F4abc

RESOLUTION NO. 16-010
Planning & Zoning Commission

RESOLUTION RECOMMENDING TO CITY COUNCIL THE APPROVAL OF THE VACATION OF LANGSTON DR.

BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF HIAWATHA, IOWA, TO RECOMMENDATION TO CITY COUNCIL TO APPROVE THE VACATION REQUEST SUBMITTED BY BRAINIAC INC. FOR THE PROPERTY DESCRIBED AS LANGSTON DR., HIAWATHA NORTH 15TH, HIAWATHA, IA.

AYES: TOM WILLE, MARK POWERS, RETA SAYLOR AND MARK ROSS
NAYS: KENNY JONES, DARRYL CHENEY, GILBERT LAWRENCE
ABSENT: NONE

PASSED AND APPROVED THIS 23rd DAY OF MAY, 2016.

_____
Gilbert Lawrence, Chairperson

ATTEST:

_____
Jennifer Goerg, Community Development Clerk

RESOLUTION NO. 16-100
City Council

RESOLUTION REFERRING THE PROPOSAL TO VACATE RIGHT-OF-WAY TO THE PLANNING AND ZONING COMMISSION FOR STUDY AND RECOMMENDATION TO CITY COUNCIL
Langston Drive, Hiawatha Iowa

WHEREAS, Brainiac Incorporated submitted a request to vacate Langston Drive, for the purpose of improving the medical development plans of the adjacent properties, allow increased parking options for new medical development, create safer environment for medical employees and patients, improve options to shield and protect the interests of neighboring properties, improve traffic flow, optimize water detention, increase green space options, optimize light pollution and nuisance sound solutions, and remove city responsibility for maintenance in connection with the Mercy Hospital project located at 1195 Boyson Road, and

WHEREAS, as per Code of Ordinances Chapter 137 Vacation and Disposal of Streets, Section 137.02 Planning and Zoning Commission, "Any proposal to vacate a street, alley, portion thereof or any public grounds shall be referred by the Council to the Planning and Zoning Commission for a study and recommendation prior to further consideration by the Council. The Commission shall submit a written report including recommendations to the Council within 30 days after the date the proposed vacation is referred to the Commission," and

WHEREAS, with the passage of this resolution, City Council formally refers the proposal to Langston Drive to the Planning and Zoning Commission as directed in Section 137.02 of the Code of Ordinances, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA to refer the request to vacate Langston Drive, as submitted by Brainiac Incorporated, to the Planning and Zoning Commission for a study and recommendation prior to further consideration by the Council. "The Commission shall submit a written report including recommendations to the Council within 30 days after the date the proposed vacation is referred to the Commission."

AYES: Dick Olson, Aime Wichtendahl, Dennis Norton, Marty Bruns
NAYS: None
ABSENT: Bob Rampulla

PASSED AND APPROVED this 4th day of May, 2016

Bill Bennett, Mayor

ATTEST:

Kelly Kornegor, City Clerk

City of Hiawatha
Community Development Department

Purpose:	Vacation of Public Property	**Date: 05/25/16**
To:	Hiawatha City Council	
Address:	Langston Drive	**Zone**: C-3
Number of Lots:	1	
Reviewed by:	Patrick Parsley, Community Development Director	
Description:	The owner of 1195 Boyson Road would like to purchase the City owned ROW designated as Langston Drive. The ROW was planned as an access to this property, the lot south of Langston and the adjacent properties east of 1195 Boyson. The ROW also contains utilities.	

Report: City Code Chapter 137 describes the process for vacation approval.

137.04 FINDINGS REQUIRED. No street, alley, portion thereof or any public grounds shall be vacated unless the Council finds that:

1. Public Use. The street, alley, portion thereof or any public ground proposed to be vacated is not needed for the use of the public, and therefore, its maintenance at public expense is no longer justified.
2. Abutting Property. The proposed vacation will not deny owners of property abutting on the street or alley reasonable access to their property.

The City of Hiawatha currently has no need to maintain Langston Drive as a ROW however it could serve as a permanent utility easement and as an access easement to adjacent undeveloped property. The requester owns the only developed property served by this road. It also serves as one of three potential accesses to adjacent undeveloped property to the east. If Langston is vacated the two remaining access points to the undeveloped land; located on Boyson Road and 10th Street respectively, should be adequate for the development of the adjacent property according to the City Engineer.

The only other public purpose within Langston Drive is the location of utilities. The utilities could be maintained in their present location as long as the vacated ROW is designated as an access and utility easement.

If Langston Drive is vacated, sold and designated as an access easement and utility easement the maintenance of the property would become the responsibility of the new owner. The owner would be allowed to develop parking upon the easement but could never build a structure on the easement or block access.

The requester is the owner of 1195 Boyson and the owner of the lot south of Langston Drive. These are the only two presently developed lots served by Langston Drive. He is requesting the vacation in order to create a safer crossing from the parking lot to the medical facility at 1195 Boyson and to provide better access for the ambulance route through the lot. The vacation would assure additional safety for pedestrians crossing Langston as it would not be used for through traffic.

Recommendation: We have completed the research as indicated and find that this land is not needed for City of Hiawatha ROW and the vacation does not deny adjacent property owners access to their property. The Planning and Zoning Commission has recommended approval of the request by a vote of 4 to 3.

Community Development supports the recommendation to vacate Langston Drive as long as a portion of the existing ROW is designated as a permanent access and utility easement. After agreeing to vacate Langston Drive the City will require the purchaser to complete a plat-of-survey and deed for recording the property change of ownership and for recording the specific allowable uses and responsibilities for maintaining the easement. City staff will review changes to the site plan verifying proper green space and drainage is being maintained on the site.

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:** **April 28, 2016**

From: John C Bender PE, City Engineer

Re: **Brainiac Incorporated**

Description: **Disposal or Conveying of Langston Drive East of 12th Avenue**

Report: Chad Abernathey, President of Brainiac Inc is requesting the portion of Langston Drive be vacated and conveyed or transferred in order to develop additional parking and walkways on the Mercy Ambulatory Services project at 1195 Boyson Road. Once the property is vacated as public use, there may still be the need for access and utility easements for adjacent properties. These issues need to be studied.

The normal procedure would be for the Council to receive and file the request and forward to the Planning and Zoning Commission for a recommendation. This can take place at the month of May and can then be brought back to Council for action in June.

Engineering recommends this issue be forwarded to the Planning and Zoning Commission for a recommendation.

If you have any questions, please do not hesitate to contact me.

April 15, 2016

Dear Mayor and members of the Hiawatha City Council,

Brainiac Inc. respectfully requests the vacation of the property known as Langston Drive.

Brainiac Inc. desires to purchase this property from the City of Hiawatha to improve traffic management, delivery access, employee safety, increased parking, medical clinic security, enhanced patient and ambulance access, etc.

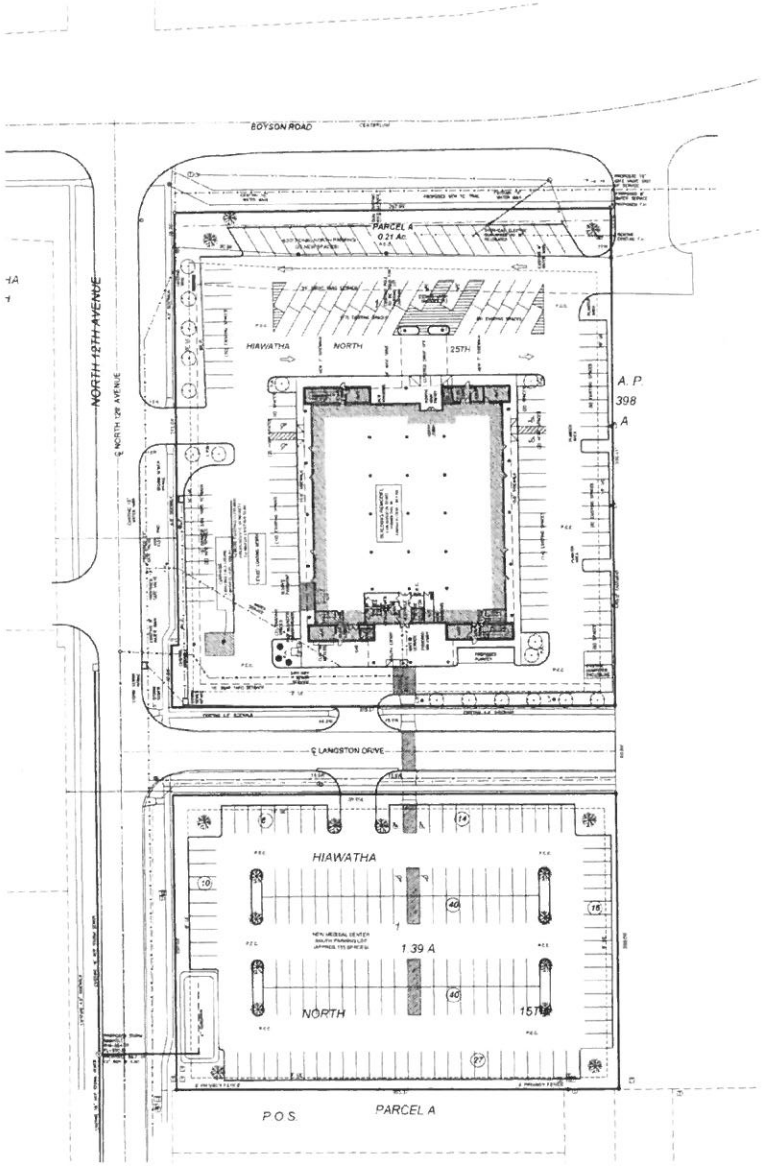
The City of Hiawatha benefits from this opportunity by placing this property on the public tax roll, discontinuing road maintenance, and enhancing the appearance and functionality of the Mercy Hospital project.

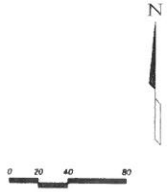
Any offer proposed, would include a utility easement, in the event that future development is entertained by adjacent land owners. Of note, Langston Drive has never been used as a thoroughfare and Brainiac Inc. owns both adjoining properties.

Sincerely,

Chad Abernathey, President
Brainiac Inc.

Jun 23,2015 11:25AM





SITE LOCATION MAP

SCALE: 1" = 300'

LEGAL DESCRIPTION

LOT 1, HIAWATHA NORTH FIFTEENTH ADDITION TO THE CITY OF HIAWATHA, IOWA

AND

LOT 1, HIAWATHA NORTH TWENTY-FIFTH ADDITION TO THE CITY OF HIAWATHA, IOWA

PARCEL A, PLAT OF SURVEY #1995 TO LINN COUNTY, IOWA

OWNER / APPLICANT
BRAVIAC, INC
DR CHRIS ABERNATHEY
387 WOODLAND DRIVE
CEDAR RAPIDS, IA 52403

ENGINEER
BRAIN ENGINEERING, INC
1740 WOLFORD COURT NE
CEDAR RAPIDS, IOWA 52402
PH: 396-8401
FAX: 396-1056

NAME: MERCY AMBULATORY SERVICES BUILDING

LOCATION: 1588 BOYSON ROAD

USE: HOSPITAL / DOCTORS' OFFICES

TOTAL SITE AREA
NORTH LOT EXISTING: 90,130 SQ. FT.
NORTH LOT PROPOSED: 161,260 SQ. FT.
SOUTH LOT NEW: 46,530 SQ. FT.

EXISTING ZONING: C-3 HIGHWAY COMMERCIAL DISTRICT

TOTAL SQ. FT. OF STRUCTURES
EXISTING: 16,875 FEET = 12.5%
PROPOSED: 19,875 FEET = 12.3%

HARD SURFACE AREA OF LOT (INCLUDES BUILDING AND PAVING)
EXISTING: 80,775 SQ. FEET = 61.1%
PROPOSED: 137,428 SQ. FEET = 85.3%
NEW: 35,953 SQ. FT. = 24.0%

OPEN AREA OF LOT
EXISTING: 79,954 SQ. FEET = 48.9%
PROPOSED: 23,991 SQ. FEET = 14.9%
NEW: 23,991 SQ. FEET = 14.9%

SEE LIGHTING PLAN FOR LIGHT DETAILS AND LOCATION

SETBACKS: C-3
FRONT YARD: 25 FEET
INTERIOR SIDE YARD: 0 FEET
REAR YARD: 15 FEET
CORNER SIDE YARD: 15 FEET

PARKING
FIRST FLOOR - HOSPITAL
3 + 1 BED / 1 ER STS = 40 PARKING SPOTS
SECOND FLOOR - HIGH TRAFFIC DOCTORS OFFICE
7 + HDR = 24 SPOTS
THIRD FLOOR - DOCTOR OFFICE - ROOMS
3 + 1 BED / 1 ER STS = 40 PARKING SPOTS
BASEMENT - STORAGE
1 SPOT / EMPLOYEES (30 EMPLOYEES) = 10 SPOTS

REQUIRED - 378 PARKING SPACES
PROVIDED - 378 PARKING SPACES

REQUIRED - 7 HANDICAP
PROVIDED - 10 HANDICAP (VAN ACCESSIBLE)

NOTES
1. PARKING SPACES ARE 9x19
2. ALL DESIGN SHALL COMPLY TO METRO STANDARDS UNLESS SPECIFIC DESIGN EXCEPTIONS ARE AUTHORIZED BY THE THE CITY OF HIAWATHA IN WRITING

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, 2016
License Number 20267
Pages or sheets covered by this seal

SHEET INDEX
1. SITE PLAN
2. GRADING AND EROSION CONTROL PLAN
3. LANDSCAPING PLAN

No.	Revision	Date
3		
2		
1	MOVED CLUBHOUSE, ADDED TO PARKING LOT	

Scale: 1"=40'

Block: 329

Date: 5/14/14

Drawn: DFB

Checked:

Reviewed:

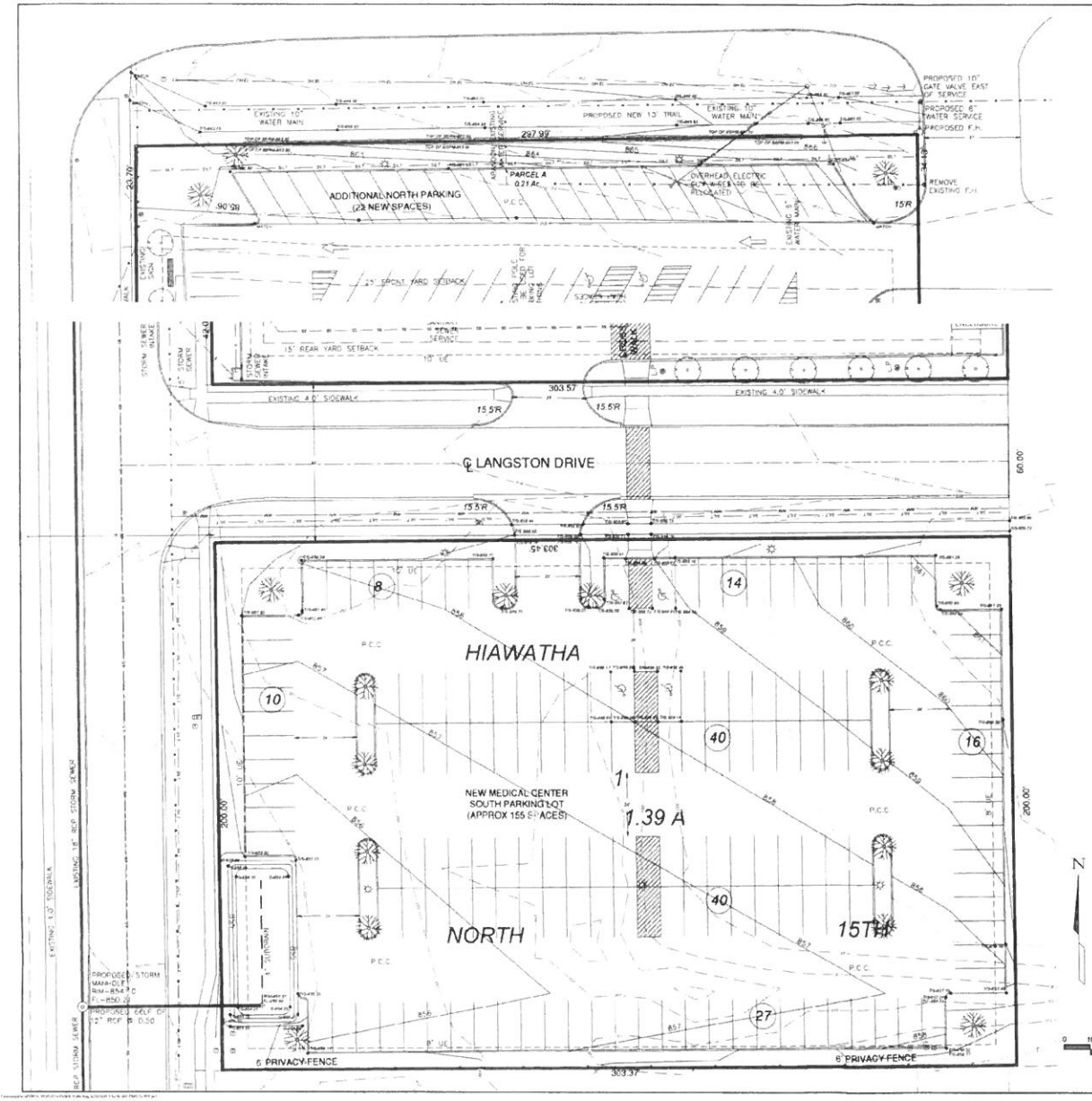
BRAIN ENGINEERING, INC

SITE PLAN

MERCY AMBULATOR SERVICE BUILDING

Page 1 of 3

Project No. 455015-10



LANDSCAPING NOTES

1. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION. BEFORE COMMENCEMENT OF ANY WORK, CONTACT IDAHO ONE CALL (1-800-342-1996) AT LEAST 48 HOURS PRIOR TO DIGGING. REPAIR DAMAGE TO UTILITIES AND STRUCTURES IMMEDIATELY.
2. PRIOR TO PLANT MATERIAL INSTALLATION, THE LANDSCAPER OR OWNER'S REPRESENTATIVE SHALL APPROVE PLANT LOCATIONS. FIELD ADJUSTMENTS OF PROPOSED PLANT LOCATIONS MAY BE REQUIRED TO MINIMIZE POTENTIAL INTERFERENCE WITH EXISTING UTILITIES, TO MINIMIZE HAZARDS TO PLANT GROWTH AND TO IMPROVE MAINTENANCE CONDITIONS.
3. PRIOR TO INSTALLATION, ALL TREE PLANTING LOCATIONS SHALL BE FLAGGED AND PLANTING BEDS SHALL BE DELINEATED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. CONTACT THE OWNER'S REPRESENTATIVE ONE WEEK PRIOR TO ANTICIPATED PLANT MATERIAL INSTALLATION DATE FOR LAYOUT APPROVAL.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 (LATEST EDITION).
5. PROVIDE A 3" MINIMUM DEPTH OF SHREDDED HARDWOOD MULCH IN ALL TREE PLANTING BEDS. MULCH RINGS FOR TREES SHALL BE A MINIMUM SIX FOOT DIAMETER AND CONTAIN SPADE EDGING AT MULCH RING EDGE.
6. PROVIDE 3" DEPTH OF SHREDDED HARDWOOD MULCH IN ALL SHRUB/ORNAMENTAL GRASS/PERENNIAL BEDS.
7. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN VIGOROUS GROWING CONDITIONS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INITIAL ACCEPTANCE.
8. SURFACE RESTORATION IS TO BE PROVIDED FOR ALL AREAS DISTURBED BY CONSTRUCTION. COORDINATE WITH OWNER FOR ALL TURF GRASS (LAWN AREAS) TO BE SEEDED OR SODDED, UNLESS NOTED OTHERWISE.

LANDSCAPING REQUIREMENTS

NORTH PARKING LOT
1 TREE PER 12 PARKING SPOTS
TREES REQUIRED 2.23 (PARKING SPOTS)
TREES PROVIDED 2

SOUTH PARKING LOT
1 TREE PER 12 PARKING SPOTS
TREES REQUIRED 13 (155 PARKING SPOTS)
TREES PROVIDED 11

LANDSCAPE SCHEDULE

QTY	ID	DESCRIPTION	MIN. SIZE	ROOT	SPACING	NOTES
2	IV	IVORY SILK JAPANESE TREE LILAC	1-1/2" DBH	B&B	SEE PLAN	NURSERY MATCHED QUALITY SPECIMEN
2	AB	AUTUMN BRILLIANCE SERVICEBERRY	1-1/2" DBH	B&B	SEE PLAN	NURSERY MATCHED QUALITY SPECIMEN
2	PFC	PRAIRIE FIRE CRABAPPLE	1-1/2" DBH	B&B	SEE PLAN	NURSERY MATCHED QUALITY SPECIMEN
15		BLUE MUFFIN VIBURNUM	3 GAL	CONTAINER	SEE PLAN	NURSERY MATCHED QUALITY SPECIMEN
14		COMPACT AMERICAN CRANBERRYBUSH	3 GAL	CONTAINER	SEE PLAN	NURSERY MATCHED QUALITY SPECIMEN
19		GOLDFLAME SPIREA	18"-24" HT	CONTAINER	SEE PLAN	NURSERY MATCHED QUALITY SPECIMEN
19		WINE & ROSES WEIGELA	2 GAL	CONTAINER	SEE PLAN	NURSERY MATCHED QUALITY SPECIMEN
4		SEA GREEN SPREADING JUNIPER	18"-24" HT	CONTAINER	SEE PLAN	NURSERY MATCHED QUALITY SPECIMEN

ENGINEERED SOIL NOTES

MIXTURE

SOIL MIXTURE SHALL BE 80% WASHED CONCRETE SAND AND 20% FINELY SCREENED COMPOST. ABSOLUTELY NO TOPSOIL. THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BASIN AREA THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS.

COMPACTION IN BASIN

COMPACTION IN THE AREAS OF ENGINEERED SOIL AND TOPSOIL AREAS SHALL BE MINIMIZED. THESE AREAS ARE DESIGNED TO PROVIDE STORMWATER INFILTRATION AND COMPACTION REDUCES THIS INFILTRATION AS WELL AS RETARDS GROWTH OF GRASSES.

EXCAVATION HOES SHOULD BE USED TO REMOVE ORIGINAL SOIL WHERE POSSIBLE. CONTRACTOR SHALL USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF-TYPE TIRES IF A LOADER IS NECESSARY.

A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW SHALL BE USED AT THE BOTTOM AND SIDES OF THE BASIN. TILLING OPERATIONS WILL REFRACTURE THE SOIL PROFILE THROUGH THE 12-INCH COMPACTION ZONE.

ROTOTILL 2-3 INCHES OF SAND INTO THE BASE OF THE INFILTRATION BASIN BEFORE PLACEMENT OF SUBDRAIN AND BACKFILLING THE BASIN. PUMP ANY PONDED WATER BEFORE ROTOTILLING BASE.

SOIL INSTALLATION

INSTALLATION OF THE ENGINEERED SOIL MIX AND TOPSOIL IN OTHER AREAS MUST BE DONE IN A MANNER THAT WILL ENSURE ADEQUATE FILTRATION. AFTER SCARIFYING THE BASE OF THE FACILITY AND PLACING SUBDRAIN, PLACE ENGINEERED SOIL MIX IN 8-12" LIFTS. LIFTS ARE NOT TO BE COMPACTED BUT ARE PERFORMED IN ORDER TO REDUCE THE POSSIBILITY OF EXCESSIVE SETTLEMENT. LIFTS MAY BE LIGHTLY WATERED TO ENCOURAGE MATERIAL COMPACTION.

AVOID OVER-COMPACTION BY ALLOWING FOR NATURAL COMPACTION AND SETTLEMENT. NO ADDITIONAL MANUAL COMPACTION OF SOIL IS NECESSARY. RAKE SOIL MATERIAL AS NEEDED TO LEVEL.

PROPOSED BIORETENTION BASIN SHALL NOT BE UTILIZED AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION ACTIVITIES UNLESS PROPOSED ELEVATION OF THE BIORETENTION CELLS IS LOWER THAN SEDIMENT TRAP.

UNDERDRAIN NOTES

UNDERDRAIN SHALL BE 4" DIA. HDPE PIPE.

THE PIPE SHALL HAVE 9 INCH PERFORATIONS 6" CENTER TO CENTER ALONG TOP AND SIDES.

UNDERDRAIN SHALL BE LOCATED AT LOCATION AND ELEVATIONS AS INDICATED ON PLAN.

A MINIMUM OF 4" OF ENGINEERED STONE GRAVEL SHALL BE PLACED UNDER THE UNDERDRAIN PIPE. STONE SHALL BE PLACED OVER UNDERDRAIN BY CAREFULLY SPILLING DIRECTLY OVER UNDERDRAIN AND SPREADING MANUALLY.

FILTER FABRIC WITH A MINIMUM PERMITTIVITY RATE OF 75 GALS/MIN/FT2 SHALL BE REQUIRED. FILTER FABRIC SHALL BE PLACED AS SHOWN FOR BOTTOM AND SIDES OF WASHED STONE ENVELOPE.

UNDERDRAIN TO OUTLET INTO THE PROPOSED POND UNLESS ENGINEER APPROVED SOILS ARE FOUND FOR THE UNDERDRAIN TO OUTLET INTO (SUITABLE SOIL COEFFICIENT OF PERMEABILITY IS 1FOOT PER DAY OR GREATER).

CLEANOUT

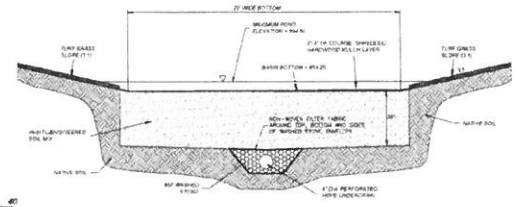
CLEANOUT SHALL BE 12" DIA. NYLOPLAST DRAIN BASIN WITH 8" DUAL WALL WELL OUTLET AND 12" RCP OUTLET.

FRAME AND GRATE SHALL BE 12" DIAMETER WITH GRATED COVER.

PLANTINGS

PLANT SPACE WILL BE 1 PLANT PER 1.5 SQUARE FEET.

PLANTS WILL BE A MIX OF SUZZEDWEED, SMOOTH BLUE ASTER, FOX/BLUE BEARDTONGUE, CANADA AVE WORE LITTLE BLUESTEM AND EVRTON GRASS.



BIORETENTION BASIN DETAIL
NO SCALE

No.	Revision	Date
3		
2		
1		

Scale: 1"=20'
Date: 5/12/15
Drawn: CFB
Checked:
Reviewed:

BRAUN ENGINEERING, INC.

LANDSCAPING PLAN
MERCY AMBULATORY SERVICES BUILDING

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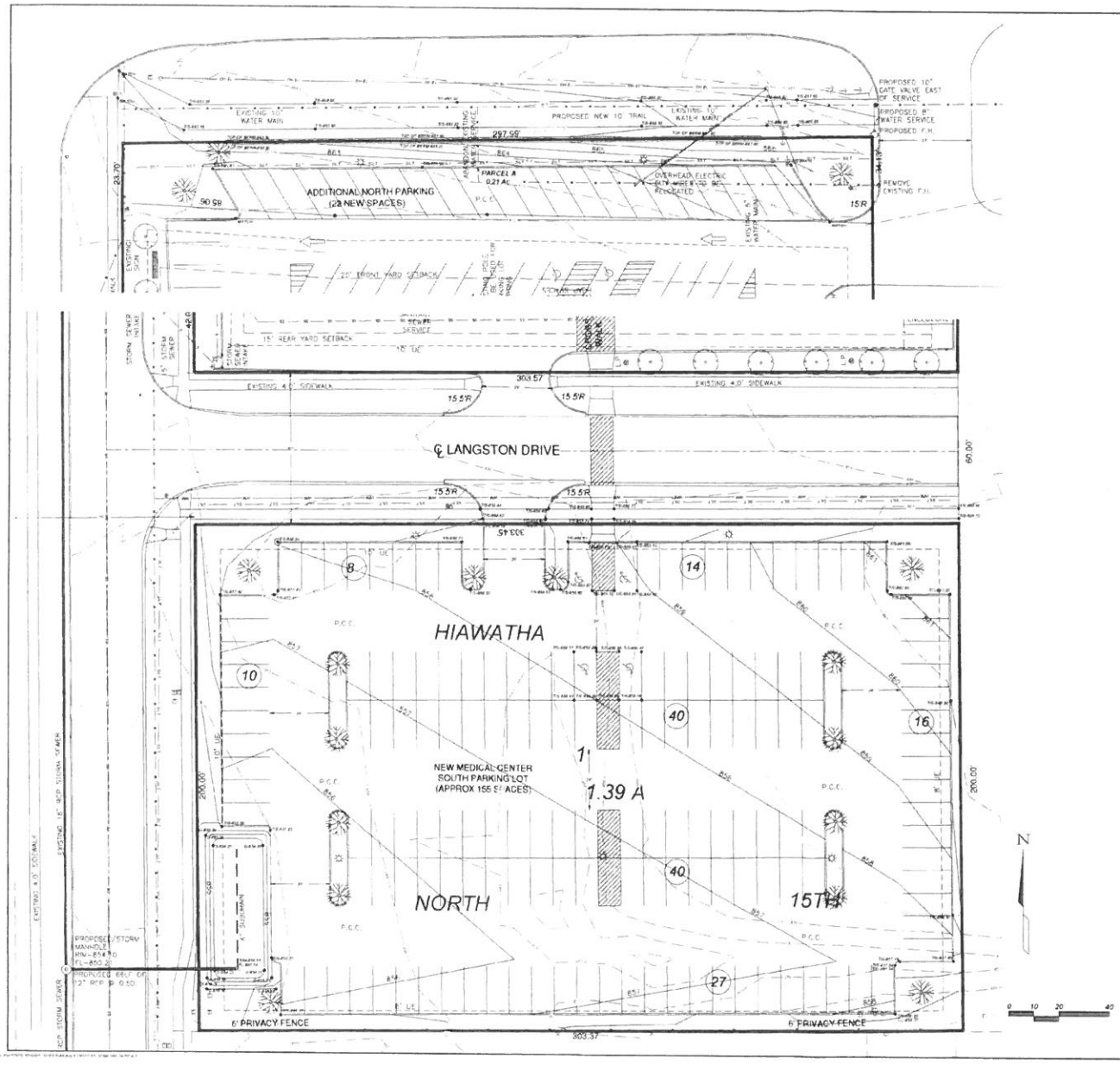
Project No. 455015-10

Jun 23,2015 11:25AM

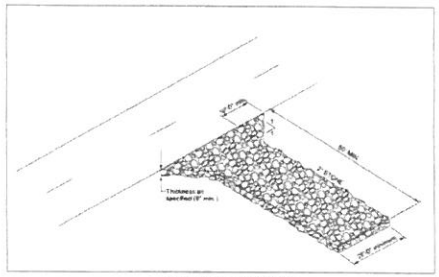


EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL, SEDIMENT AND DUST CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT'S STORM WATER POLLUTION PREVENTION PLAN AND THE CEDAR RAPIDS METROPOLITAN AREA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION.
2. THE CONTRACTOR SHALL INCORPORATE ALL EROSION CONTROL FEATURES INTO THE PROJECT PRIOR TO DISTURBING THE SOIL.
3. THE CONTRACTOR SHALL COMPLY WITH THE SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE AND LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT AGAINST EROSION AND DUST POLLUTION ON THIS SITE AND ALL OF-SITE BORROW OR DEPOSIT AREAS DURING CONSTRUCTION OR AS A RESULT OF CONSTRUCTION.
5. THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY, INCLUDING PUBLIC UTILITIES, SANITARY SEWER, STORM DRAINAGE SYSTEMS, AND STREETS FROM ANY DAMAGE RESULTING FROM EARTHMOVING ACTIVITIES OR OTHER DEBRIS FROM PROJECT SITE. REPAIR DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
6. THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION, OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM THE PROJECT SITE. REMOVE ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR PREVENTION.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY AND/OR PERMANENT SEEDING OF AREAS UPON COMPLETION OF GRADING AS SOON AS PRACTICAL. "FINAL STABILIZATION" MEANS ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% FOR THE AREA HAS BEEN ESTABLISHED OR AN EQUIVALENT STABILIZATION MEASURE.
8. IF CONSTRUCTION ACTIVITIES ARE NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AT LEAST 21 DAYS THE AREA SHALL BE STABILIZED BY TEMPORARY EROSION CONTROLS WITHIN 14 DAYS OF CEASING CONSTRUCTION ACTIVITIES.
9. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.
10. SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILED TOPSOIL.

GRADING NOTES:

1. STRIP EXISTING VEGETATION WITHIN THE GRADING LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE ON SITE FOR REUSE IF SUITABLE.
2. PROOF ROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND RECOMPACTED. PROOF ROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT.
3. REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
4. SCARIFY EXISTING SUBGRADE TO DEPTH OF 12 INCHES AND RECOMPACT TO 95% STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
5. DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE MATERIAL ARE WITHIN SPECIFIED LIMITS.
6. PLACE FILL MATERIAL IN MAXIMUM 8" LIFTS.
7. FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
8. SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS COMPACTED SUBSOIL.
9. FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2 1/2 INCHES IN GREATEST DIMENSION.
10. SCARIFY AND RECOMPACT THE TOP 6" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY (ASTM D698).
11. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 6" OF RESULTING SUBGRADE. COMPACT RESULTING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY (ASTM D698).
12. FILL PLACED WITHIN THE BUILDING AREA AND IN AREAS TO BE PAVED SHOULD CONSIST OF APPROVED MATERIALS WHICH ARE FREE OF ORGANIC MATTER AND DEBRIS. THE FILL SHOULD BE PLACED AND COMPACTED IN LIFTS OF 8 INCHES OR LESS IN LOOSE THICKNESS.
13. FINISH CONTOURS SHOWN ARE TOP OF PAVEMENT OR TOP OF TOPSOIL.
14. NO ROCK EXCAVATION IS ANTICIPATED ON THIS PROJECT. SHOULD ROCK BE ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE OWNER'S REPRESENTATIVE.



DETAIL No. 1300-060

SITE EROSION CONTROL USE CEDAR RAPIDS METROPOLITAN AREA STANDARD DETAILS FOR PUBLIC IMPROVEMENT
No. 1300-050
No. 1300-060

No.	Date
3	
2	
1	

Project: 337
Scale: 1"=20'
Date: 9/12/15
Drawn: DPB
Checked:
Reviewed:

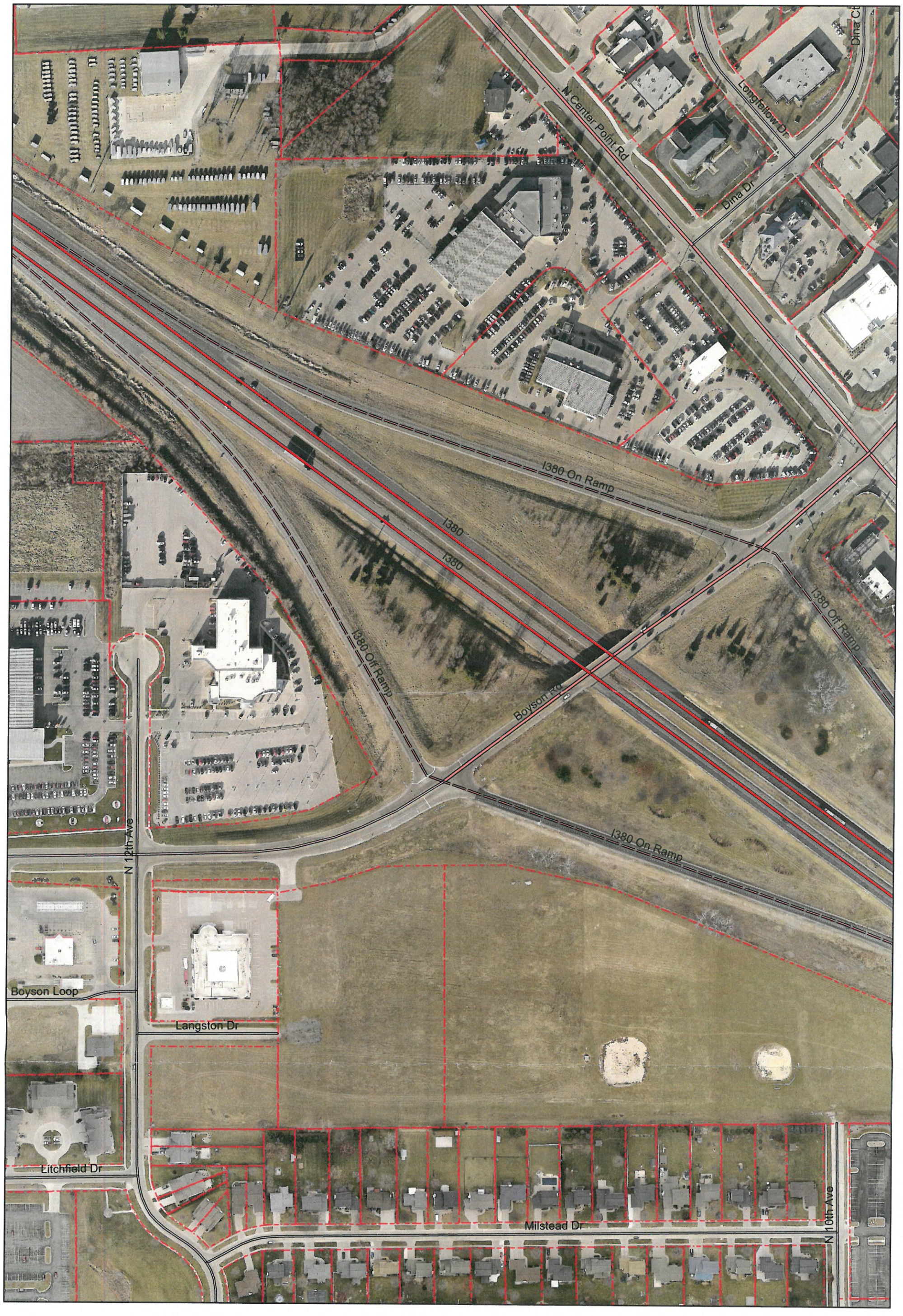
BRAUN ENGINEERING, INC

GRADING AND EROSION CONTROL PLAN

MERCY AMBULATORY SERVICES BUILDING

Sheet 2 of 3

Project No. 455015-10



Hiawatha!™

1 inch = 200 feet

DRAFT

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HIAWATHA, IOWA, 1996, BY AMENDING CHAPTER 137 VACATION AND DISPOSAL OF STREETS §137.04 FINDINGS REQUIRED

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA:

SECTION 1. Chapter 137, Section 137.04 Findings Required, of the Code of Ordinances of the City of Hiawatha, Iowa, 1996, is hereby amended as follows:

137.04 FINDINGS REQUIRED. No street, alley, portion thereof or any public grounds shall be vacated unless the Council finds that:

1. Public Use. The street, alley, portion thereof or any public ground proposed to be vacated is not needed for the use of the public, and therefore, its maintenance at public expense is no longer justified.

D. Portion of Langston Drive right of way described as 33-NE SW 32-84-7, Hiawatha North 15th.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

PASSED AND APPROVED this 1st day of June, 2016.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk

DRAFT

I, Kelly Kornegor, City Clerk of the City of Hiawatha, Iowa, do hereby certify that the foregoing ORDINANCE was PASSED and APPROVED by the City Council of the City of Hiawatha, Iowa, on the 1st day of June, 2016, and was posted as Ordinance No. _____ on the _____ day of June, 2016.

_____
Kelly Kornegor, City Clerk