F12

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:** **May 30, 2017**

From: John Bender PE, City Engineer

Re: **Rolling Prairie 3rd Addition**

Description: Approve Plan of Improvements

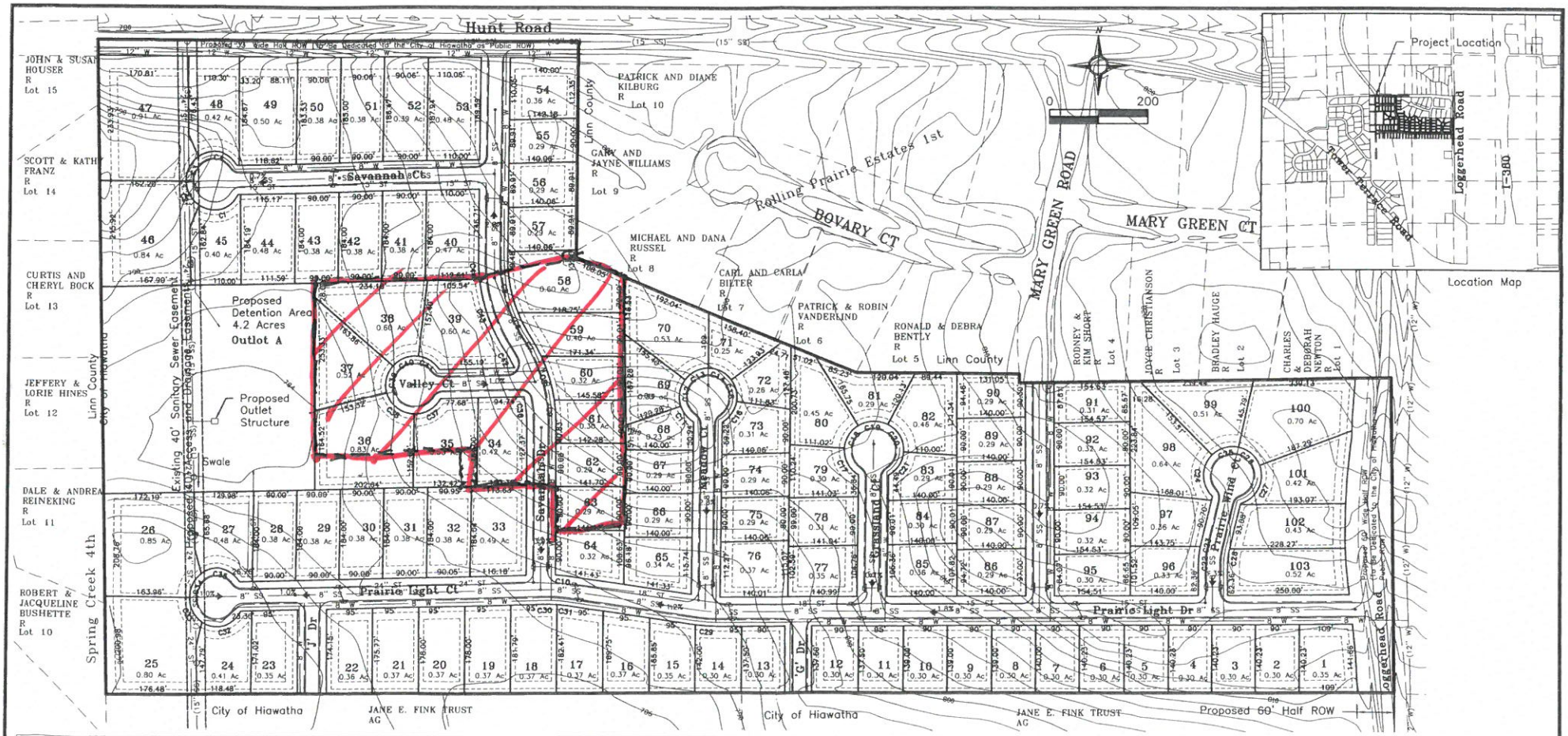
Report:

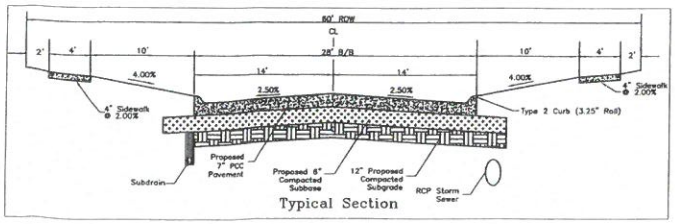
The plan of improvements for Rolling Prairie 3rd Addition has been submitted for the next 13 lots in the Rolling Prairie preliminary plat. This is the new addition on Savannah Drive that includes approximately the following:

- 680LF of sanitary sewer,
- 280LF of storm sewer,
- 260LF of water main,
- 820 LF of street paving, along with draintile.

Engineering has reviewed the plan of improvements that are proposed for this development. Engineering recommends approval of these public improvement plans.

If you need any further information, please let me know.





Typical Section

Owner1: Patrick H. and Diane L. Kilburg
Telephone No.: (319) 393-3404
Mailing Address: 4822 Bovary Court
Cedar Rapids, Iowa 52411

Contact Person: Chasson M. Halloush
Telephone No.: (319) 393-8726
Fax No.: (319) 393-6858
E-Mail: ghalloush@alltransinc.com
Mailing Address: 1930 St Andrews CT NE
Cedar Rapids, IA 52402

Date Submitted: 3/14/2013
Date Revised: __/__/2013

Developer Name: Jay Murphy
Company Name: J. Murphy Homes
Address: 229 Northland Court NE
Cedar Rapids, IA 52402
Phone: (319) 270-4174
E-mail: jmurphy@jmurphyhomes.com

The developer shall install LED streetlights in accordance with City of Hiawatha Residential Standard

Legal Description:
The N ½ of the SW ¼ of Section 19, Township 84N Range 7W of the 5th P.M., Except Rolling Prairie Estates First Addition to Linn County, Iowa

Minimum/ Maximum Lot Size:
R3: Min: 0.17 Acres Max: 0.91 Acres
Currently AG

Typical Lot Size:
R3: 0.29 Acres

Impervious Area Details

Area Description	Total Area	Estimated Impervious Area	Percent Impervious Area
Single Family Lots (Lots 1-104)	41.8 Acres	12.5 Acres	30%
Detention (Outlot A)	4.2 Acres	0 Acres	0%
Public Street ROW	7.7 Acres	5.8 Acres	75%
Total Site	53.7 Acres	18.3 Acres	34%

CURVE TABLE

CURVE	LENGTH	RADIUS	chord	Tangent	Chord Direction
C1	100.39	60.00	89.09	66.48	N75°00'57"E
C2	58.16	60.00	59.91	31.59	S26°18'34"E
C3	56.77	60.00	56.45	31.98	S28°32'31"W
C4	96.81	60.00	86.65	62.62	N79°10'03"W
C5	108.61	285.91	107.96	54.97	S11°36'20"E
C6	41.46	285.91	41.43	20.77	S28°40'33"E
C7	81.12	339.39	81.04	30.64	N29°46'02"W
C8	94.24	339.39	93.84	47.43	N16°39'11"W
C9	49.37	339.39	49.33	24.73	N04°31'49"W
C10	32.72	330.00	32.70	16.37	N84°36'52"W
C11	42.47	60.00	41.59	22.17	S39°21'08"E
C12	58.28	60.00	58.01	31.87	S09°45'12"W
C13	56.13	60.00	54.11	30.31	S63°22'43"W
C14	55.63	60.00	53.66	29.99	N63°13'38"W
C15	47.58	60.00	46.34	25.12	N13°39'02"W
C16	54.07	60.00	52.26	29.03	N34°33'02"E
C17	65.90	60.00	62.63	36.71	S38°10'08"E
C18	57.61	60.00	55.43	31.24	S30°48'06"W
C19	81.89	60.00	59.18	34.03	S87°51'32"W
C20	69.43	60.00	65.62	39.19	N29°28'25"W
C21	59.33	60.00	56.94	32.34	N32°02'25"E
C22	37.85	180.00	37.76	18.99	S05°29'35"W

CURVE TABLE

CURVE	LENGTH	RADIUS	chord	Tangent	Chord Direction
C23	5.97	180.00	5.97	2.98	S12°37'59"W
C24	95.99	60.00	86.08	61.77	S00°35'06"E
C25	59.69	60.00	57.26	32.58	S73°44'50"W
C26	59.69	60.00	57.26	32.58	N49°15'10"W
C27	98.79	60.00	86.00	64.72	N28°24'54"E
C28	29.21	120.00	29.14	14.68	S09°36'34"W
C29	49.47	330.00	49.43	24.78	S86°04'09"E
C30	24.43	270.00	24.42	12.22	N88°46'04"W
C31	20.74	270.00	20.73	10.37	N83°58'30"W
C32	100.39	60.00	89.09	66.48	N75°00'57"E
C33	59.84	60.00	57.39	32.67	S28°28'43"E
C34	57.09	60.00	54.98	30.81	S27°00'59"W
C35	98.81	60.00	86.65	62.62	N79°10'03"W
C36	56.88	270.00	56.77	28.54	N06°10'32"W
C37	66.56	60.00	63.20	37.17	N56°51'44"E
C38	78.54	60.00	73.05	46.04	S31°51'32"E
C39	58.08	60.00	55.84	31.54	S13°22'20"W
C40	58.05	60.00	55.81	31.52	S88°49'19"W
C41	52.90	60.00	51.20	28.31	N58°12'07"W
C42	52.12	396.70	52.08	26.10	N22°49'02"W
C43	145.88	345.79	144.80	74.04	S18°49'28"E
C44	37.32	345.79	37.31	18.68	S03°38'48"E

RECEIVED MAR 18 2013

SHEET NO.

Hiawatha!™

Plan of Improvements for Rolling Prairie Estates 3rd Addition

May 24, 2017

The Water Department has completed its review of Rolling Prairie Estates 3rd Addition's plan of improvements that were submitted by Alltrans, INC. The Water Department recommends approval of these plans for construction.

Marty Recker

Water Superintendent

Cc. Kelly Kornegor, City Clerk

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

DRAFT

RESOLUTION NO. 17-
City Council

RESOLUTION AUTHORIZING CONTRACTOR TO PROCEED WITH IMPROVEMENTS INSTALLATION FOR ROLLING PRAIRIE ESTATES THIRD ADDITION

WHEREAS, plans, profiles, cross sections, and specifications for construction of improvements in Rolling Prairie Estates Third 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 and street paving along with drain tile, in Rolling Prairie Estates Third 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 Superintendent has reviewed the plan of improvements for Rolling Prairie Estates Third 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 Rolling Prairie Estates Third Addition to the City of Hiawatha, Linn County, Iowa.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 7th day of June, 2017.

_____
Marty Bruns, Mayor Pro-Tem

ATTEST:

_____
Kelly Kornegor, City Clerk