F3b

City of Hiawatha

Community Development Department

Building, Zoning, Code Enforcement & Development

101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 294-2929 FAX (319) 393-1516

Purpose:	Preliminary Plat	**Date: 02/28/2017**
To:	City Council	
Name of Plan:	Bali Hai Addition	
Address:	2111 Robins Road (tentative)	**Zone**: Rezoned to C-4
Number of Lots:	2 (19 acres)	
Reviewed by:	Patrick Parsley, Community Development Director	

Description: This property is located on the east side of Robins Road and north of the Bali Hai Mobile Home Park. The applicant is proposing possible improvements to utilities to make sewer and water available. The preliminary plat is for the development of a single lot.

Report: This area includes flood plain areas. The developer is proposing to maintain the flood way with unchanged elevations however there will be a sanitary sewer installed in the flood zone. The extent of the sanitary sewer is still being studied by the applicant. It may include a future public sewer or it may simply be a service to a building. The developer will submit a SWPPP and NPDES before being permitted to do excavating or filling on this lot.

The preliminary plat complies with city standards and no plan of improvements is required at this time since there is access to all utilities. Final platting may require a plan of improvements and a petition of waiver for the improvement of Robins Road.

Recommendation: Community Development and P&Z support approve of the Preliminary Plat.

3d.1.2

City of Hiawatha

Engineering Department

101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 393-1515 ext. 511 FAX (319) 393-1516

To: Planning and Zoning Commission **Date: February 17, 2017**

From: John C Bender PE, City Engineer

Re: Bali Hai

Description: Preliminary Plat Approval

Report:

Engineering has reviewed the preliminary plat of Bali Hai Addition to the City of Hiawatha. This is a preliminary plat of the area just to the north of the existing Bali Hai mobile home park.

This preliminary plat is in conjunction of the rezoning request from existing A zoning to C-4 central service district. This will allow the owner to maintain one lot for construction of an equipment and maintenance building and provide another lot for future C-4 development.

The only requirements we are reviewing is the need for a drainage easement to accommodate the storm water flow from adjoining properties and a sanitary sewer easement for the extension of a public sanitary sewer from the existing Dry Creek interceptor to Robins Road for future sewer service. The City is considering participating in the sewer cost because of additional size and length of the line to serve properties on the west side of Robins Road.

This will plat will also allow for the dedication of the Robins Road ROW, currently under an old County roadway easement.

Engineering recommends approval of this preliminary plat.

3d.1.3

PRELIMINARY PLAT
BALI HAI ADDITION
IN THE CITY OF HIAWATHA
LINN COUNTY, IOWA

RECOMMENDED CONDITIONS

1. AS PART OF FINAL PLAT SUBMITTAL TO CITY COUNCIL,
2. AS PART OF FINAL PLAT SUBMITTAL TO CITY COUNCIL.
3. PRIOR TO FINAL PLAT APPROVAL BY CITY COUNCIL,.
4. PRIOR TO THE ISSUANCE OF A FOUNDATION PERMIT OR BUILDING PERMIT
5. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY,.

LOCATION MAP NO SCALE

LEGAL DESCRIPTION

(According to the Warranty Deed found in book 1959, page 171, Office of the Recorder, Linn County, Iowa)
S 1/2 NE 1/4 SW 1/4 IN SECTION 28-84-7, LINN COUNTY, IOWA
SUBJECT TO THE PUBLIC HIGHWAY, EXCEPT RAILROAD RIGHT-OF-WAY

MISCELLANEOUS NOTES:

1. The locations of all utilities shown on the survey are from Hiawatha provided maps.
2. The parcel number for the property is 11283-01002-00000..

FLOOD ZONE:

FLOODPLAIN LIMITS ARE APPROXIMATED BY GRAPHIC PLOTTING FROM FLOOD INSURANCE RATE MAP, COMMUNITY NO. 190441, PANEL NO. 19113C0291D, WHICH BEARS AN EFFICTIVE DATE OF APRIL 5, 2010.

ZONING:

Rezoning Request: A to C-4
Zoning Classification: C-4
Building Setbacks: None required except for transitional
Minimum Lot Size: 400 sq. ft. for each dwelling unit

CERTIFICATE OF APPROVAL

THIS PRELIMINARY PLAT HAS BEEN APPROVED BY THE CITY COUNCIL BY RESOLUTION NO._____ ON _____

_____
DIRECTOR, COMMUNITY DEVELOPMENT

SHEET INDEX:
PAGE 1 – COVER SHEET
PAGE 2 – PRELIMINARY PLAT

NOTE:
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 DESIGN STANDARDS MANUAL.

SCOTT SURVEY INC

Stephen M. Scott, P.E. & L.S.
Civil Engineer & Land Surveyor

319-540-5263 www.scottsurvey.com
email@scottsurvey.com
P.O. Box 315, Center Point, IA 52213-0315

Contact Person	Stephen Scott, L.S.
Telephone Number	319-540-5263
Fax Number	319-294-8694
E-Mail Address	email@scottsurvey.com
Mailing Address	P.O. Box 315, Center Point
Date Submitted	January 30, 2017
Date Revised	February 20, 2017

PROPERTY LOCATION:
2100 BLOCK, ROBINS ROAD
HIAWATHA, IA 52233

PROPRIETOR:
BROWN INC.
3627 MIDWAY ROAD
TODDVILLE, IA 52341

APPLICANT:
FRANK BELLON
3613 CARIBOU CT. NE
CEDAR RAPIDS, IA 52402
319-363-3444

LICENSED LAND SURVEYOR
STEPHEN M. SCOTT
13842
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

REVIEW

STEPHEN M. SCOTT, L.S. Iowa Lic. No. 13842

My license renewal date is December 31, 2018

Pages or sheets covered by this seal:

THIS PAGE ONLY

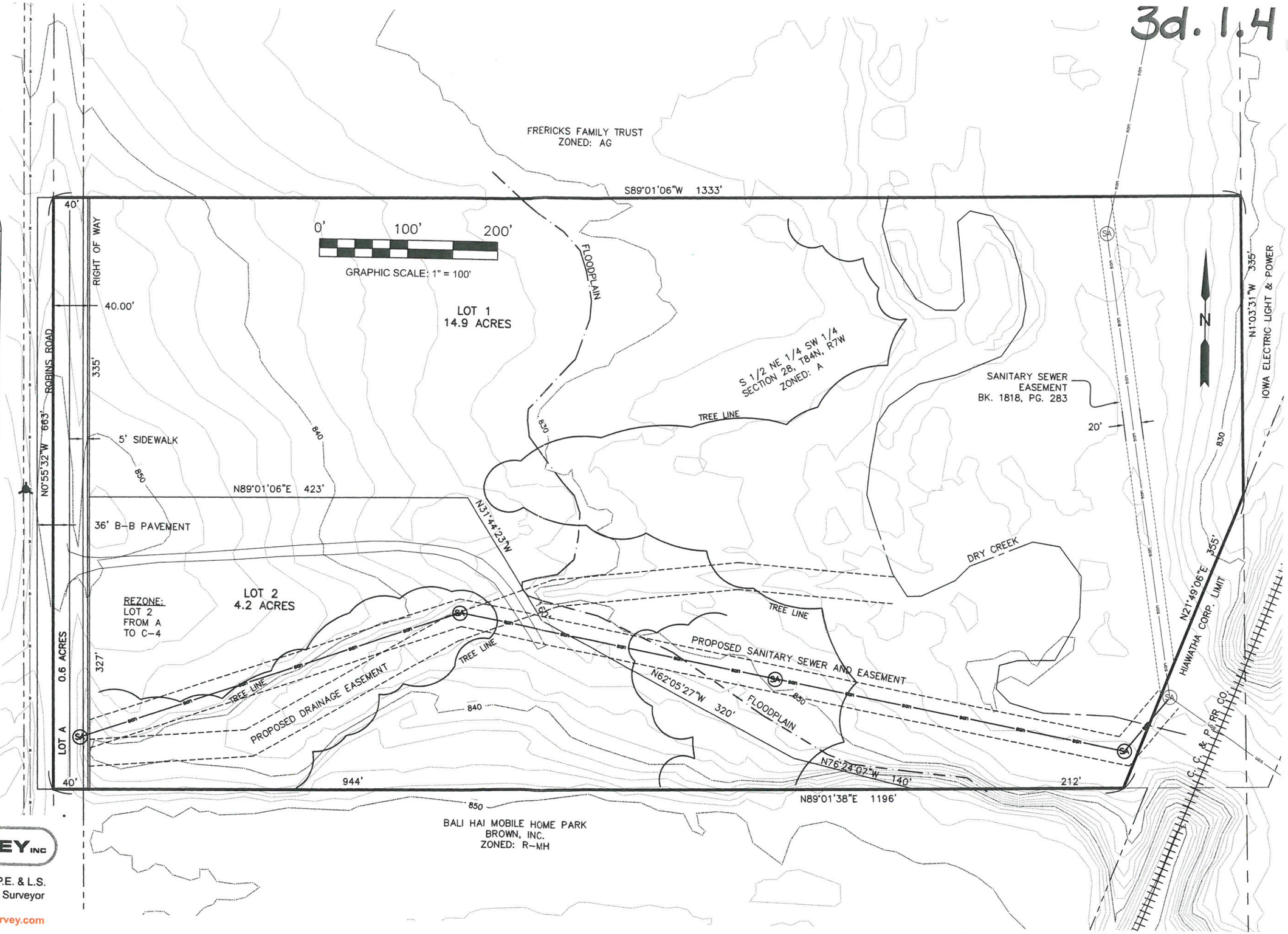
PROJECT NO. 1761802

3d. 1.4

PRELIMINARY PLAT
BALI HAI ADDITION
IN THE CITY OF HIAWATHA
LINN COUNTY, IOWA

SYMBOL LEGEND

- ℄ – Centerline
- P.O.B. – Place/Point of Beginning
- A – Encroachment/Protrusion
- MH – Manhole
- ST – Storm Manhole
- Curb Inlet Basin w/ Grate
- Catch Basin
- CO – Cleanout
- SA – Sanitary Manhole
- Fire Hydrant
- SV – Water Valve
- Water Meter
- Gas Meter
- GV – Gas Valve
- Air Condition Unit
- Utility Pedestal (As Noted)
- Electric Meter
- Electric Transformer
- E – Electric Manhole
- T – Telephone Manhole
- MW – Monitoring Well
- Bollard Post
- Handicap Space
- Sign
- Utility Pole
- Light Pole
- Guy Wire
- Guardrail
- X – Fence (As Noted)
- san – Sanitary Sewer
- stm – Storm Sewer
- w – Water Line
- g – Gas
- e – Underground Electric
- li – Underground Lighting
- t – Underground Telephone
- c – Underground Cable T.V.
- fo – Underground Fiberoptics
- ou – Overhead Utilities
- Cable Pedestal



SCOTT SURVEY INC

Stephen M. Scott, P.E. & L.S.
Civil Engineer & Land Surveyor

319-540-5263 www.scottsurvey.com
email@scottsurvey.com
P.O. Box 315, Center Point, IA 52213-0315

revised 2/20/17

PROJECT NO. 1761802

DRAFT

RESOLUTION NO. 17-
City Council

RESOLUTION APPROVING PRELIMINARY PLAT
BALI HAI ADDITION, HIAWATHA, IOWA

WHEREAS, a preliminary plat of Bali Hai Addition to the City of Hiawatha, Linn County, Iowa, has been received and reviewed by appropriate officials and found to be in conformance with regulations of the City of Hiawatha, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hiawatha, Iowa, to approve the preliminary plat of Bali Hai Addition to the City of Hiawatha, Linn County, Iowa, as recommended by the City Engineer, Hiawatha Water Superintendent and Planning & Zoning Commission.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 15th day of March, 2017.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kari Graber, Deputy Clerk