F4a

City of Hiawatha
Community Development Department

Purpose: Site Plan: Design Guidelines **Date: 02/27/2018**

To: Hiawatha City Council

Name of Plan: Hiawatha Multi-Specialty Clinic

Address: 1020 Sherman Road **Zone**: C-4

Number of Lots: 1 lot with 1 building.

Reviewed by: Patrick Parsley, Community Development Director

Description: This property is located on the northeast corner of the intersection of NCPR and Sherman Road. It is in Sherman's Square 4th Addition and recently went through Plat of Survey 2203 which combined two lots and adjusted an adjacent property line.

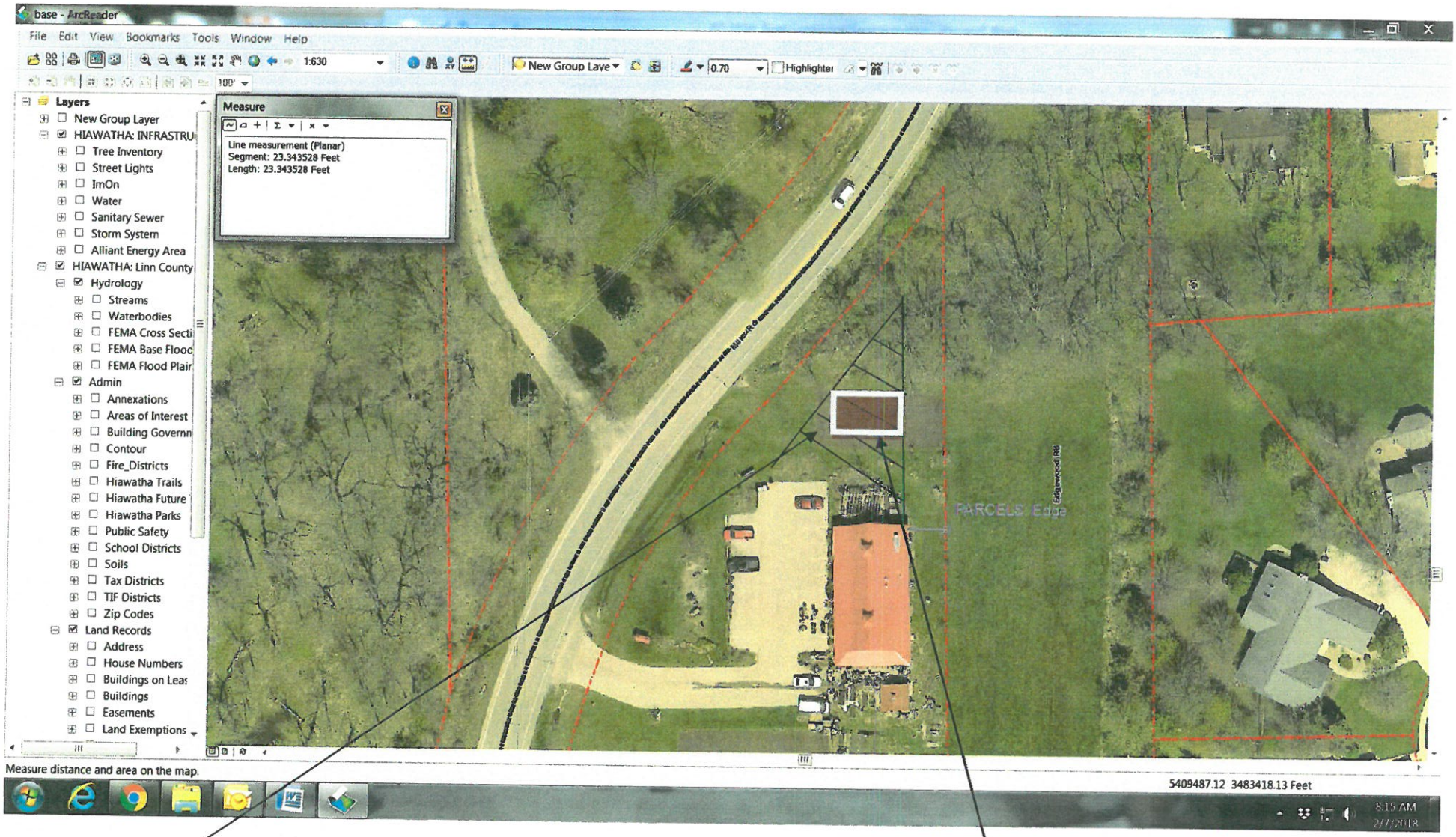
The plan includes the construction of a two story building on the combined lot (Parcel A), the relocation of a public storm sewer line, and a potential future building on the adjacent lot (Parcel B). The building is located along NCPR so it is in the Design Guideline overlay.

Report: The Planning and Zoning concern is with the Design Guideline for the building exteriors, the building locations and the parking areas.

- The building exteriors are to be varied and include masonry on all sides visible from NCPR. Elevations of the three visible sides are included in the submittal and all comply with the guidelines.
- The DG requires a 25 foot setback from NCPR for the building. The proposed site plan complies with the setback requirements.
- The DG requires a 25 foot setback for the parking or the installation of a berm with plantings to a height of 3 feet above the curb. The plans comply with the screening requirement for parking lots.

The applicant has complied with these requirements. Staff has reviewed the remainder of the site plan for compliance and the applicant is aware sign plans must be submitted for approval.

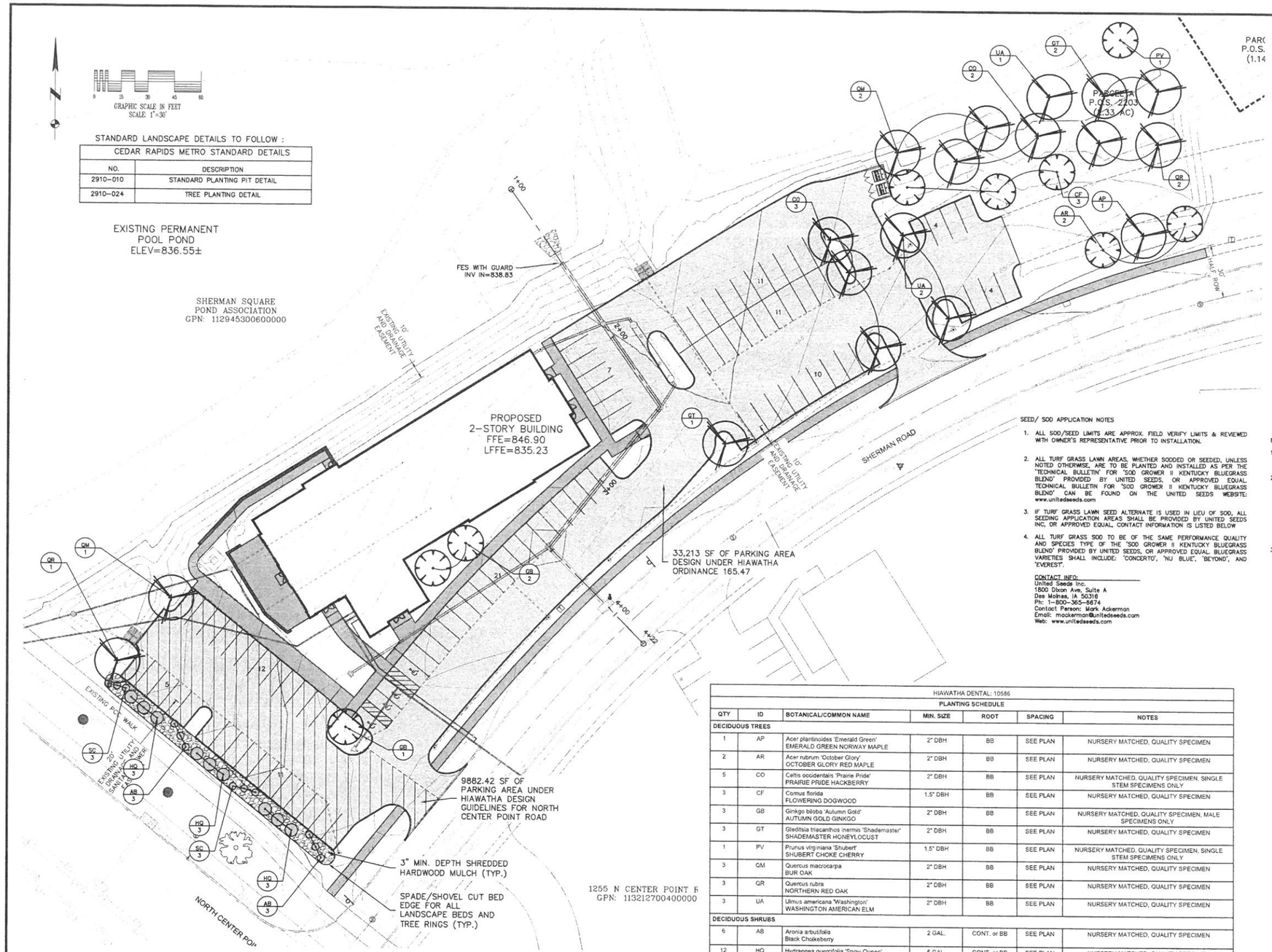
Recommendation: Community Development and the Planning and Zoning Commission recommend approval of this site plan regarding the Design Guideline specifications at 1020 Sherman Road.



Approximate Buildable area

Approximate Maximum building size is 40' from east to west when set at 75' from the existing barn.

3B-1



1 L1.0 HIAWATHA DENTAL LANDSCAPE

STANDARD LANDSCAPE DETAILS TO FOLLOW :

CEDAR RAPIDS METRO STANDARD DETAILS	
NO.	DESCRIPTION
2910-010	STANDARD PLANTING PIT DETAIL
2910-024	TREE PLANTING DETAIL

IOWA ONE-CALL 800/292-8989 TOLL-FREE CALL- BEFORE- YOU- DIG

HIAWATHA PLANTING REQUIREMENTS

ZONING:
EXISTING: C3 PROPOSED: C3

HIAWATHA DESIGN GUIDELINES (APPLIES TO PORTION FACING NCPR)

1: SCREENING AND LANDSCAPING
ROW TREES PROVIDED: 0 (ROW TREES EXISTING and ALREADY INSTALLED)
PARKING LOT TREES: 1/12
28 PARKING SPACES/12 = 2.3 =2
PARKING LOT TREES REQUIRED/PROVIDED: 2
PARKING LOT BUFFER/SCREENING: 3' HIGH AND 10' WIDE MIN.

165.47 LANDSCAPING AND SHADING REGULATIONS

SUBDIVISION LANDSCAPE AND SHADE REQUIREMENTS
1: STREET TREES
NOT REQUIRED IN C-4 ZONING

(B) AT STREET INTERSECTIONS; TREES SHALL NOT BE LOCATED WITHIN:
ARTERIAL = 70 FEET OF INTERSECTION OF CURB LINES;
COLLECTOR = 50 FEET OF INTERSECTION OF CURB LINES;
LOCAL = 30 FEET OF INTERSECTION OF CURB LINES

165.47 LANDSCAPING and SHADING REGULATIONS

1: SCREENING AND LANDSCAPING
(A). C-4 DISTRICTS: TOTAL LOT AREA = 101,494.8 SF
101,494.8 SF * (10%) = 10,149.48 SF MINIMUM OPEN SPACE
OPEN SPACE PROVIDED: 41817 SF = 0.85 AC = 41.2%
(NOT INCLUDING ANY BUILDINGS, PAVED VEHICULAR SURFACES OR REQUIRED SIDE/FRONT/REAR YARD AREAS)
10,149.48 SF OPEN SPACE * (1/3) = 3,379.77 SF TREE COVER
3,379.77 SF TREE COVER / (200 SF) = 17 TREES
OPEN SPACE TREES REQUIRED: 17
OPEN SPACE TREES PROVIDED: 17

2: SHADING
(A) STREET TREES REQUIRED IN ALL C-4 ZONE DISTRICTS; AS NOTED ABOVE (5.C.(1)).
(B) APPLIES TO ALL PARKING FACILITIES OF 40+ SPACES WITH MORE THAN 2 DRIVE AISLES.
TOTAL PAVED PARKING AREA = 43,119.5 SF (51,836 total parking-9,906.5 SF under NCPR Design Guidelines)
33,213.5 SF * (5%) = 1660 SF OF INTERIOR LANDSCAPING
1660 SF/200 SF (PER TREE)= 8 TREES

LANDSCAPE TOTALS

* PARKING LOT SCREENING SHRUBS:	24
* PARKING LOT TREES:	2
OPEN SPACE TREES PROVIDED:	17
INTERIOR PARKING TREES:	8
TOTAL TREES PROVIDED:	27

* HIAWATHA NORTH CENTER POINT ROAD DESIGN GUIDELINES STANDARDS APPLIED

SEED/ SOD APPLICATION NOTES

1. ALL SOD/SEED LIMITS ARE APPROX. FIELD VERIFY LIMITS & REVIEWED WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. ALL TURF GRASS LAWN AREAS, WHETHER SODDED OR SEEDED, UNLESS NOTED OTHERWISE, ARE TO BE PLANTED AND INSTALLED AS PER THE 'TECHNICAL BULLETIN' FOR 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' PROVIDED BY UNITED SEEDS, OR APPROVED EQUAL. TECHNICAL BULLETIN FOR 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' CAN BE FOUND ON THE UNITED SEEDS WEBSITE: www.unitedseeds.com
3. IF TURF GRASS LAWN SEED ALTERNATE IS USED IN LIEU OF SOD, ALL SEEDING APPLICATION AREAS SHALL BE PROVIDED BY UNITED SEEDS INC, OR APPROVED EQUAL. CONTACT INFORMATION IS LISTED BELOW
4. ALL TURF GRASS SOD TO BE OF THE SAME PERFORMANCE QUALITY AND SPECIES TYPE OF THE 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' PROVIDED BY UNITED SEEDS, OR APPROVED EQUAL. BLUEGRASS VARIETIES SHALL INCLUDE: 'CONCERTO', 'NU BLUE', 'BEYOND', AND 'EVEREST'.

CONTACT INFO:
United Seeds Inc.
1800 Dixon Ave, Suite A
Des Moines, IA 50316
Ph: 1-800-365-8674
Contact Person: Mark Ackerman
Email: mackerman@unitedseeds.com
Web: www.unitedseeds.com

BED PREPARATION AND MULCHING NOTES

1. IMPORTED TOPSOIL, IF REQUIRED, SHALL BE: FERTILE, FRIABLE, NATURAL TOPSOIL, WITH A CLAY CONTENT NOT EXCEEDING 30% AND ORGANIC MATTER CONTENT NOT LESS THAN 5% FREE FROM LUMPS, COARSE SANDS, STONES, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL, WITH ACIDITY RANGE OF BETWEEN PH 6.0 and 8.8.
2. PLANTING SOIL:
PLANTING SOIL (i.e. BACKFILL AREAS AROUND ROOT BALLS AS SHOWN ON TREE/SHRUB INSTALLATION DETAIL) SHALL BE AMENDED. THOROUGHLY MIX 4 PARTS TOPSOIL 1 PART COMPOST, 1 PART SAND.

TOPSOIL SHALL BE AS SPECIFIED WITHIN THE NOTE ABOVE.
COMPOST SHALL BE FINELY SCREENED GRADED TO PASS SIEVE AS FOLLOWS:
-MINIMUM OF 85% BEING 1/4" OR SMALLER (DRY BASIS RESULT).
-MINIMUM OF 70% BEING 5/32" OR SMALLER (DRY BASIS RESULT).
-WITH CLUMPS OR PARTICLES 3/4" DIAMETER OR GREATER.
SAND SHALL BE C33 WASHED CONCRETE SAND, OR APPROVED EQUAL.

3. PRIOR TO MULCHING ALL PLANTING BED AREAS, APPLY COMMERCIAL GRADE PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL), PER MANUFACTURE'S DIRECTIONS, TO ALL PLANTING BEDS.

HIAWATHA DENTAL: 10586

PLANTING SCHEDULE

QTY	ID	BOTANICAL/COMMON NAME	MIN. SIZE	ROOT	SPACING	NOTES
DECIDUOUS TREES						
1	AP	Acer platinoides 'Emerald Green' EMERALD GREEN NORWAY MAPLE	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
2	AR	Acer rubrum 'October Glory' OCTOBER GLORY RED MAPLE	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
5	CO	Celtis occidentalis 'Prairie Pride' PRAIRIE PRIDE HACKBERRY	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN, SINGLE STEM SPECIMENS ONLY
3	CF	Cornus florida FLOWERING DOGWOOD	1.5" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
3	GB	Ginkgo biloba 'Autumn Gold' AUTUMN GOLD GINKGO	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN, MALE SPECIMENS ONLY
3	GT	Gleditsia triacanthos inermis 'Shademaster' SHADEMASTER HONEYLOCUST	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
1	PV	Prunus virginiana 'Shubert' SHUBERT CHOKE CHERRY	1.5" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN, SINGLE STEM SPECIMENS ONLY
3	QM	Quercus macrocarpa BUR OAK	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
3	QR	Quercus rubra NORTHERN RED OAK	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
3	UA	Ulmus americana 'Washington' WASHINGTON AMERICAN ELM	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
DECIDUOUS SHRUBS						
6	AB	Aronia arbutifolia Black Cholkeberry	2 GAL.	CONT. or BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
12	HQ	Hydrangea quercifolia 'Snow Queen' SNOW QUEEN HYDRANGEA	5 GAL.	CONT. or BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
6	SC	sambucus canadensis ELDERBERRY	5 GAL.	CONT. or BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
GROUNDCOVERS/ SEED MIXES						
N/A	SOD/ SEED	PER SOD/SEED NOTES	N/A	N/A	N/A	PER SOD/SEED NOTES, ALL DISTURBED AREAS PER NOTES

GENERAL LANDSCAPE NOTES

1. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION. BEFORE COMMENCEMENT OF ANY WORK, CONTACT IOWA ONE CALL (1-800-292-8989) OR 811 AT LEAST 48 HOURS PRIOR TO DIGGING. CONTRACTOR TO REPAIR DAMAGE TO UTILITIES AND STRUCTURES IMMEDIATELY AT CONTRACTORS EXPENSE.
2. PRIOR TO PLANT MATERIAL INSTALLATION, THE LANDSCAPE ARCHITECT 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 AND/OR IN CONSIDERATION OF OTHER FACTORS.
3. PRIOR TO INSTALLATION, TREE PLANTING LOCATIONS SHALL BE FLAGGED AND PLANTING BEDS SHALL BE DELINEATED FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. CONTACT THE PROJECT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE ONE WEEK PRIOR TO ANTICIPATED PLANT MATERIAL INSTALLATION DATE FOR LAYOUT APPROVAL.
4. PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
5. PLANT QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE. DRAWINGS SHALL PREVAIL WHERE DISCREPANCIES OCCUR.
6. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
7. PROVIDE A MINIMUM 3" DEPTH OF SHREDDED HARDWOOD MULCH IN PLANTING BEDS AND TREE RINGS. MULCH RINGS FOR TREES SHALL BE A MINIMUM SIX FOOT (6') DIAMETER, UNLESS SHOWN DIFFERENTLY ON PLANS. MULCH BEDS AND TREE RINGS SHALL CONTAIN SPADE/SHOVE CUT EDGING AT MULCH EDGE.
8. NURSERY TAGS SHALL BE LEFT ON PLANT MATERIAL UNTIL LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE HAS COMPLETED THE INITIAL ACCEPTANCE.
9. CONTAINER GROWN STOCK SHALL HAVE THE CONTAINER REMOVED AND THE ROOT BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
10. PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS, METALS, OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
11. AS NEEDED, STAKE NEWLY PLANTED TREES RELATIVE TO WIND EXPOSURE. PLANTS SHALL BE SET PLUMB TO GROUND AND FACED FOR BEST APPEARANCE. AS NECESSARY, PRUNE DEAD BRANCHES OR THOSE THAT COMPROMISE APPEARANCE AND STRUCTURE TO A MAX OF ⅓ THE PLANT.
12. CONTRACTOR SHALL WATER AND MAINTAIN ALL SEEDED AREAS AS WELL AS PLANT MATERIAL UNTIL GROUND FREEZES. MAINTENANCE IS INCIDENTAL AND INCLUDES, BUT IS NOT LIMITED TO, WEEDING, MULCHING, AND OTHER NECESSARY RELATED OPERATIONS UNTIL INITIAL ACCEPTANCE. INITIAL ACCEPTANCE IS CONSIDERED TO BE THE DATE AT WHICH PLANTING AND MULCHING, ETC., PER LANDSCAPE PLAN, HAS BEEN COMPLETED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
13. PLANT MATERIAL SHALL BE GUARANTEED TO BE IN VIGOROUS GROWING CONDITIONS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INITIAL ACCEPTANCE. REPLACE PLANT MATERIAL UP TO ONE YEAR OF INITIAL ACCEPTANCE, IN ACCORDANCE WITH LANDSCAPE PLANS. ALL PLANTS THAT ARE DEAD OR IN AN UNHEALTHY OR UNSIGHTLY STATE ARE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
14. AREAS DISTURBED BY CONSTRUCTION SHALL HAVE FULL SURFACE RESTORATION IMPLEMENTED BY MEANS OF TURF GRASS LAWN SEED AND/OR SOD. CONTRACTOR TO VERIFY/COORDINATE WITH OWNER UNLESS NOTED OTHERWISE.
15. SEEDING APPLICATION NOTES ARE LISTED IN SOD/SEED APPLICATION NOTES. CONTRACTOR SHALL FOLLOW SEED MANUFACTURER'S RECOMMENDED SPECIFICATIONS FOR PRODUCT INFORMATION & INSTALLATION, OR CITY STANDARDS, AS APPLICABLE.
16. FOR OTHER LANDSCAPING WORK NOT ADDRESSED VIA MANUFACTURER'S SPECIFICATIONS OR NOT COVERED WITHIN THESE GENERAL NOTES, CONTRACTOR SHALL FOLLOW CITY STANDARDS AS APPLICABLE. THE PLAN AND NOTES ON THIS SHEET SHALL SUPERCEDE CITY STANDARDS AS APPLICABLE.
17. TREES TO BE PLACED WITHIN PARKING LOT ISLANDS ARE TO STRICTLY FOLLOW APPLICABLE CITY STANDARDS.
18. LANDSCAPE TO BE INSTALLED PER APPLICABLE SUDAS OR CITY STANDARDS.
19. NURSERY SOURCE FOR LANDSCAPE PLANTS SHOWN HEREON SHALL BE WITHIN A 150 MILE RADIUS OF HIAWATHA, IOWA AND GROWN IN A CLIMATE ZONE OF 5A OR COLDER.
20. PROVIDE AND MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION AND INSTALLATION. DO NOT ALLOW ADDITION OF TOPSOIL, PLANTING SOIL OR MULCH TO DETER POSITIVE DRAINAGE OR TO CREATE AREA OF LOCALIZED PONDING.
21. LANDSCAPE DETAILS FOR THIS PROJECT TO FOLLOW CITY OF HIAWATHA CODE OF ORDINANCES AND CEDAR RAPIDS METRO DESIGN DETAILS.

DRAWN BY: NHS				/ /
CHECKED BY: BWJ				/ /
APPROVED BY:				/ /
DATE: 2/15/18				/ /
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE

Hiawatha!

HALL & HALL ENGINEERS, INC.
Leaders in Land Development Since 1953
1860 BOYSON ROAD, HIAWATHA, IOWA 52233
PHONE: (319) 362-9548 FAX: (319) 362-7595
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
LAND SURVEYING • LAND DEVELOPMENT PLANNING
www.halleng.com

HIAWATHA DENTAL
IN THE CITY OF HIAWATHA,
LINN COUNTY, IOWA

SITE LANDSCAPE PLAN

PROJECT NO: 10586

SHEET L1.0

CAD File: I:\projects\10500\10586-Primus Dental-Hiawatha\DWG\PD\10586-L1.dwg Date Plotted : Feb 15, 2018 - 12:29pm Plotted By : NSTRENG

DRAFT

RESOLUTION NO. 18-
City Council

RESOLUTION APPROVING THE SITE PLAN AND BUILDING MATERIALS FOR A NEW COMMERCIAL DEVELOPMENT LOCATED AT 1020 SHERMAN ROAD AS SUBMITTED BY HALL & HALL ENGINEERS

WHEREAS, the City of Hiawatha adopted the Hiawatha Design Guidelines final draft dated September 27, 2010, as a manual for future development and redevelopment standards for the following areas: I-380 Corridor, North Center Point Road, Town Center, Boyson Road, Tower Terrace Road, and Edgewood Road Extension, and

WHEREAS, Hall & Hall Engineers submitted plans for the construction of one (1) commercial building including the relocation of a public storm sewer line on the property located at 1020 Sherman Road in an applicable area identified in the Hiawatha Design Guidelines, and

WHEREAS, in order to ensure continuity in long range planning and development in applicable areas within the City of Hiawatha, the site plan including building materials, parking berm, landscaping, screening, and building elevations, requires approval from the Planning and Zoning Commission and City Council; the site plan was reviewed and approved by the Planning and Zoning Commission on February 26, 2018, and

WHEREAS, City Council deems the site plan for construction of one (1) new commercial building on the property located at 1020 Sherman Road to be in accordance with the development and redevelopment standards outlined in the Hiawatha Design Guidelines, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, approving the proposed building design, parking berm, landscaping, screening and building elevations for one (1) new commercial building on the property located at 1020 Sherman Road to the Hiawatha Design Guidelines, as submitted by Hall & Hall Engineers.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 7th day of March, 2018.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk