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City of Hiawatha
Community Development Department

Purpose: Final Plat **Date: 04/23/2019**

To: Hiawatha City Council

Name of Plan: Sherman Square 10th Addition Final Plat

Address: Adjacent to 1905 NCPR **Zone**: C-4

Number of Lots: 1 lot of 8.29 acres and Anchor Drive dedication of .98

Reviewed by: Patrick Parsley, Community Development Director

Description: This property is located on Anchor Drive and a future street "A" noted on the preliminary plat. It includes a 20 foot wide access to NCPR which will likely become part of the existing driveway for CCB. The applicant is proposing improvements to Anchor Drive to Tower Terrace but is delaying development of the proposed street "A". The improvement to street "A" is included in the development agreement. No rezoning is associated with this plat.

Report: The proposed lot and road locations are in compliance with Hiawatha development standards and the preliminary plat. Staff has reviewed to plat and requested the applicant to address the following specific issues.

1. This property includes considerable storm water drainage ways in the preliminary plat. The drainage way is designated as an easement through this plat.
2. This property abuts Street A along their south line. This would normally require development along with this plat. ½ the street ROW is dedicated on the plat and the development responsibility of the developer is included in the development agreement.
3. The remaining development of Anchor Drive to Tower Terrace is included in this plat. The applicable plan of improvements for the completion of the ROW has been submitted.

Blue bounds, development agreement and utility sign offs have been submitted.

Recommendation: Community Development and the Planning & Zoning Commission support the recommendation to approve the Final Plat.

City of Hiawatha

Engineering Department

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

To: **Planning & Zoning Commission** **Date:** **April 15, 2019**

From: John C Bender PE, City Engineer

Re: **Sherman Square 10th Addition Final Plat**

Description: **Final Plat**

Report:

This property is located west of Anchor Drive and north a future street "A" noted on the revised preliminary plat approved last year. The connection of Anchor Drive to Tower Terrace Road is completed, along with the new 20 foot access to North Center Point Road. This is basically the widening of the existing access already being used as part of Lot 1 of Sherman Square 6th Addition. This existing driveway is the primary truck access for CCB Packaging.

We have draft engineering plans for the needed improvements to extend Anchor Drive to Tower Terrace. However, there are no plans at this time to constructed the proposed "A" street. We have asked for one half of the 60 foot right-of-way to be included as part of this addition to identify this future street and include the construction of the proposed street in the development agreement. Access will be allowed on Anchor Drive and the new proposed "A" street, but we have not seen and proposed site plans for the property at this time.

Currently, utilities are installed in Anchor Drive, or will be extended as part of this addition. The future site plan will give us indication as to the best approach to provide service to this property.

Engineering recommends approval. If you have any questions please let me know.

RESOLUTION NO. 19-003
Planning & Zoning Commission

RESOLUTION APPROVING THE FINAL PLAT FOR SHERMAN SQUARE 10TH ADDITION HIAWATHA, IOWA

WHEREAS, A FINAL PLAT FOR SHERMAN SQUARE 10TH ADDITION TO HIAWATHA, IOWA, HAS BEEN FILED WITH THE CITY CLERK AND AFTER CONSIDERATION OF THE SAME IS FOUND TO BE CORRECT AND IN ACCORDANCE WITH THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, AND THE ORDINANCES OF THE CITY OF HIAWATHA, IOWA, IN RELATION TO PLATS AND ADDITIONS TO CITIES, NOW THEREFORE,

BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HIAWATHA, IOWA, THAT SAID FINAL PLAT AND DEDICATIONS OF SAID SHERMAN SQUARE 10TH ADDITION TO HIAWATHA, LINN COUNTY, IOWA, IS HEREBY ACKNOWLEDGED AND APPROVED ON THE PART OF THE PLANNING AND ZONING COMMISSION OF HIAWATHA, IOWA, AND THAT THE CHAIRMAN AND SECRETARY OF THE HIAWATHA PLANNING AND ZONING COMISSION ARE HEREBY DIRECTED TO CERTIFY THIS RESOLUTION OF APPROVAL AND AFFIX THE SAME TO SAID PLAT AS BY LAW PROVIDED, AND RECOMMEND THAT THE HIAWATHA CITY COUNCIL APPROVE SAME.

PASSED THIS 22nd DAY OF April, 2019.

_____
Mark Ross, Vice Chair

ATTEST:_____
Clerk, Tiffany Stinson

STATE OF IOWA)
)SS
LINN COUNTY)

We, Mark Ross; Vice Chair, and Community Development Clerk; Tiffany Stinson, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the Planning and Zoning Commission of the City of Hiawatha, Iowa, on this 22nd day of April, 2019.

_____
Mark Ross, Vice Chair

_____
Clerk, Tiffany Stinson

Hiawatha!™

Plan of Improvements for Sherman Square Tenth Addition, Hiawatha Iowa

April 8, 2019

The Water Department has completed its review of Sherman Square Tenth Addition proposed plan of improvements that were submitted by Brain Engineers Inc.

In Water Notes; change language from Cedar Rapids to Hiawatha in all areas. Also change from Cedar Rapids Metro Standard to SUDAS.

Where tapping sleeve is located on Tower Terrace 12" water main. An 8" valve is required on the tapping sleeve. Please show on plans.

At station 14+71.81 please install an 8" gate valve for water main. This is mid- point between Tower Terrace and the existing valve on Anchor Drive.

Ensure that all hydrants have a 6" hydrant valve included in assembly.

Water services for future lots east of Anchor Drive are not shown. Those services shall be provided from Stamy Road unless stated in this plan of improvements.

The Water Department recommends these changes before approval.

Marty Recker

Water Superintendent

Cc. Kari Graber, City Clerk

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

RESOLUTION NO. 19-
City Council

RESOLUTION APPROVING FINAL PLAT AND DEVELOPMENT AGREEMENT SHERMAN SQUARE TENTH ADDITION, HIAWATHA, IOWA

WHEREAS, a Final Plat of Sherman Square Tenth Addition to the City of Hiawatha, Linn County, Iowa, containing one (1) lot, and Anchor Drive dedication of .98, has been received and reviewed by the City Engineer, Hiawatha Water Superintendent and Planning and Zoning Commission and found to be in conformance with regulations of the City of Hiawatha, and

WHEREAS, the property owner has submitted the following executed agreement, and it is included as part of the final plat documents:

1. Development Agreement

WHEREAS, the City Engineer recommends City Council approval of the Development Agreement as submitted, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIAWATHA, IOWA, to approve the final plat of Sherman Square Tenth Addition to the City of Hiawatha, Linn County, Iowa, containing one (1) lot and Anchor Drive dedication of .98 and further approve the Development Agreement be approved and direct the Mayor and City Clerk to execute the agreement.

AYES:
NAYS:

PASSED AND APPROVED this 1st day of May, 2019.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kari Graber, City Clerk

STATE OF IOWA, COUNTY OF LINN

I, Kari Graber, City Clerk of the City of Hiawatha, Iowa do certify that the above and foregoing Resolution is a true and correct copy of the Resolution as passed by the City Council of the City of Hiawatha, Iowa on the 1st day of May, 2019.

_____

Kari Graber, City Clerk