F46

City of Hiawatha
Community Development Department

Purpose: Final Plat Approval **Date: 09/26/2017**

To: Hiawatha City Council

Name of Plan: Peck's Landing 1st Addition

Address: Peck's Boulevard, Peck's Drive and Edgewood Road **Zone**: C-3

Number of Lots: 1 lot

Reviewed by: Patrick Parsley, Community Development Director

Description: This is a single lot from the Peck's Landing preliminary plat. The lot lines have been adjusted from the preliminary plat. The lot sizes comply with the UDC. There is no request for a zoning change.

Report: This final plat matches closely to the most recent preliminary plat. The plan of improvements has been received and the developer is working with the City on a development agreement. The developer's agreement is still under review as it will include eventual City ownership of the sewer and water utilities but will not include public streets or public storm sewer within the development.

Final blue bound documents and utility sign-offs should be submitted before Council consideration. Approval should include the requirement for full access and utility easements to be delineated and recorded as part of this plat.

Recommendation: Community Development and the Planning and Zoning Commission recommend approval of this final plat contingent upon the above items, Council acceptance of the improvements and approval of the developer's agreement. No occupancy will be allowed until these two items are approved by Council.

City of Hiawatha
Community Development Department

3A-2

Purpose: Final Plat Approval **Date: 09/18/2017**

To: Planning and Zoning Commission

Name of Plan: Peck's Landing 1st Addition

Address: Peck's Boulevard, Peck's Drive and Edgewood Road **Zone**: C-3

Number of Lots: 1 lot

Reviewed by: Patrick Parsley, Community Development Director

Description: This is a single lot from the Peck's Landing preliminary plat. The lot lines have been adjusted from the preliminary plat. The lot sizes comply with the UDC. There is no request for a zoning change.

Report: This final plat matches closely to the most recent preliminary plat. The plan of improvements has been received and the developer is working with the City on a development agreement. The developer's agreement is still under review as it will include eventual City ownership of the sewer and water utilities but will not include public streets or public storm sewer within the development.

Final blue bound documents and utility sign-offs will be submitted before Council consideration. The Staff review had three comments to be addressed:

1. Lot 8 should be labeled as an "outlot" since it is not develop-able
2. Full access and utility easements must be delineated and recorded.
3. North 18th Avenue was not included in the RCLDS plats on the east side of this plat. May need to include 18th Avenue North in these plats.

Recommendation: Community Development supports the Planning and Zoning Commission recommendation for approval of this final plat contingent upon the above items, Council acceptance of the improvements and approval of the developer's agreement. No occupancy will be allowed until these two items are approved by Council.

Hiawatha!™

3A-3

Final Plat of Improvements for Peck's Landing First Addition

September 20th, 2017

The Water Department has completed inspection and reviewed Peck's Landing First Addition plan of improvements that were submitted by Hall and Hall Engineering. The Water Department recommends final approval of Peck's Landing First Addition.

Marty Recker

Marty Recker

Assistant 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

3A-4

FINAL PLAT

PECK'S LANDING FIRST ADDITION

IN THE CITY OF HIAWATHA, LINN COUNTY, IOWA

INDEX LEGEND

Location: LOT 1 AND LOT 2, PECK'S GREEN THUMB FIRST ADDITION AND LOT 3, AP NO. 194, HIAWATHA, LINN COUNTY, IOWA.

Requestor: PECK'S LANDING, LLC

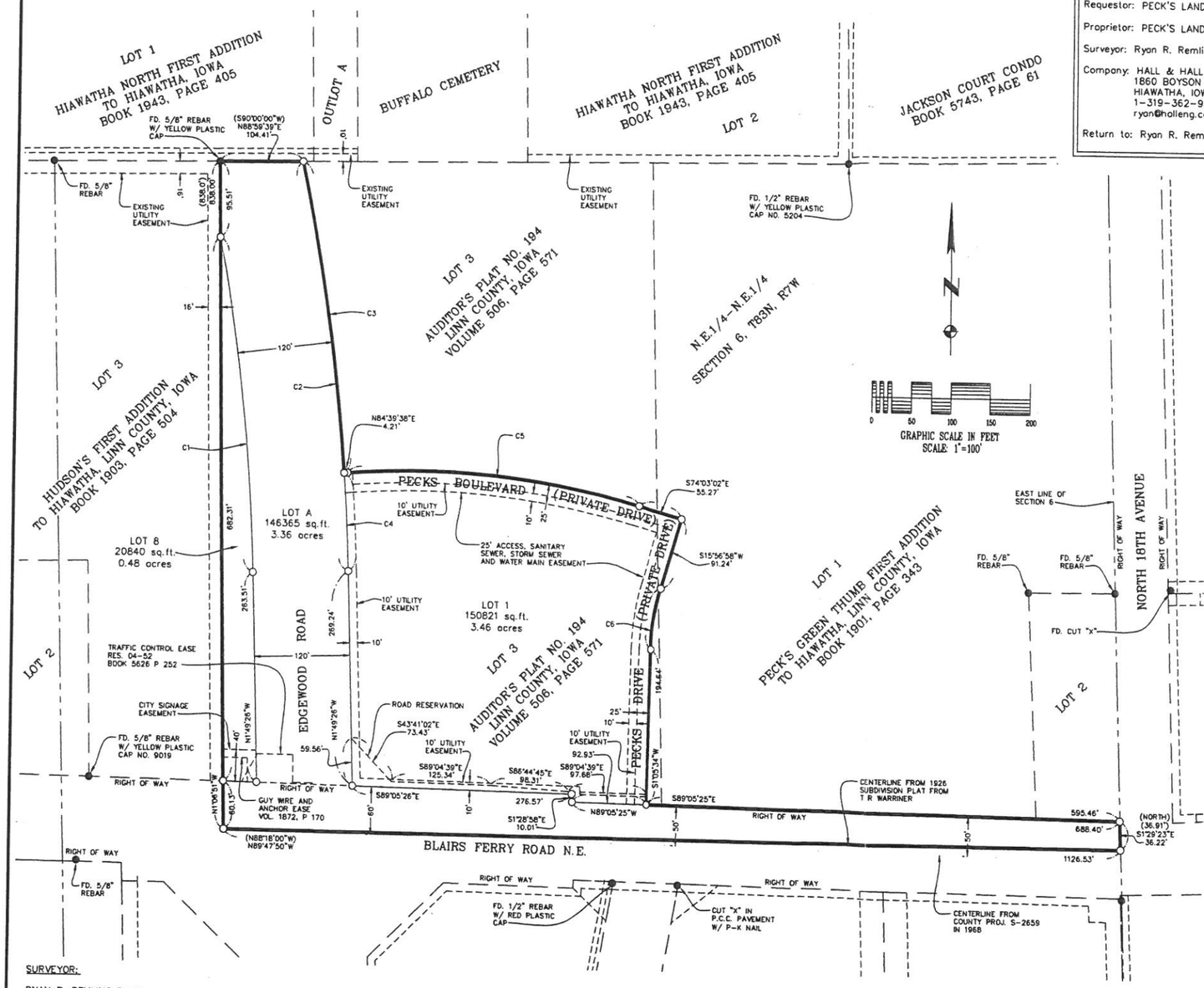
Proprietor: PECK'S LANDING, LLC

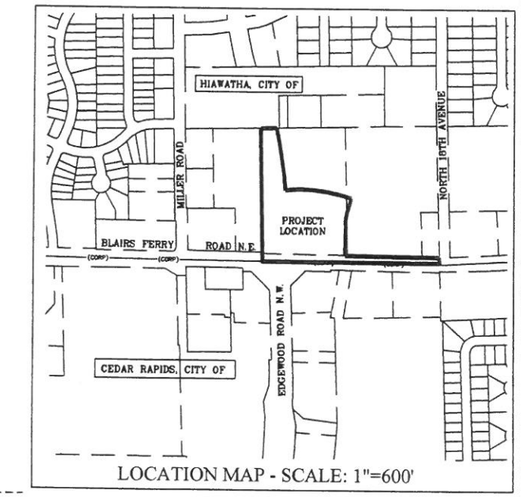
Surveyor: Ryan R. Remling, P.L.S.

Company: HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
1-319-362-9548
ryan@halleng.com

Return to: Ryan R. Remling

SPACE RESERVED FOR RECORDING PURPOSES





LOCATION MAP - SCALE: 1"=600'

SURVEY FIELD WORK PERFORMED: 3/17

TOTAL AREA: 318,026 SQ.FT. 7.30 ACRES

LEGAL DESCRIPTION:

PART OF LOT 1 AND PART OF LOT 2, PECK'S GREEN THUMB FIRST ADDITION TO HIAWATHA, LINN COUNTY, IOWA AS RECORDED IN BOOK 1901, PAGE 343 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER AND PART OF LOT 3, AUDITOR'S PLAT NO. 194, LINN COUNTY, IOWA AS RECORDED IN VOLUME 506, PAGE 571 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N1°06'51"W 838.00 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTH LINE OF LOT 1, HIAWATHA NORTH FIRST ADDITION TO HIAWATHA, IOWA AS RECORDED IN BOOK 1943, PAGE 405 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER; THENCE N88°59'39"E 104.41 FEET ALONG THE NORTH LINE OF SAID LOT 3 AND SAID SOUTH LINE; THENCE SOUTHEASTERLY 394.44 FEET ALONG THE ARC OF A 2816.00 FOOT RADIUS CURVE, CONCAVE WESTERLY (CHORD BEARS S8°20'37"E 394.11 FEET); THENCE N84°39'38"E 4.21 FEET; THENCE SOUTHEASTERLY 371.56 FEET ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS S84°41'42"E 369.42 FEET); THENCE S74°03'02"E 55.27 FEET; THENCE S15°56'58"W 91.24 FEET; THENCE SOUTHWESTERLY 77.79 FEET ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE, CONCAVE EASTERLY (CHORD BEARS S8°31'16"W 77.57 FEET); THENCE S1°05'34"W 194.64 FEET TO THE NORTH RIGHT OF WAY OF BLAIRSFERRY ROAD N.E.; THENCE S89°05'25"E 595.46 FEET ALONG SAID NORTH RIGHT OF WAY TO THE WEST RIGHT OF WAY OF NORTH 18TH AVENUE AND THE EAST LINE OF SECTION 6, TOWNSHIP 83 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN; THENCE S1°29'23"E 36.22 FEET ALONG SAID WEST RIGHT OF WAY AND SAID EAST LINE; THENCE N89°47'50"W 1126.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 308,025 SQ.FT., 7.30 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR:

RYAN R. REMLING P.L.S.
HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
(319)-362-9548

SURVEY PREPARED FOR:

PECK'S LANDING, LLC
1950 BOYSON ROAD
HIAWATHA IA 52233
(319) 395-7900

OWNER/APPLICANT:

PECK'S LANDING, LLC
1950 BOYSON ROAD
HIAWATHA IA 52233

SURVEY LEGEND

○	SET 1/2" REBAR W/ YELLOW PLASTIC CAP NO. 18769 UNLESS OTHERWISE NOTED
●	FD. MONUMENT AS NOTED
( )	RECORDED AS
- - - - -	EASEMENT LINE
═══	PLAT BOUNDARY
───	PLAT LOT LINE
— — —	EXISTING LOT LINE
═ ═ ═	SECTION QUARTER LINE

Curve Table

Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	8° 58' 41"	211.66'	422.46'	2696.00'	422.03'	N6° 18' 47"W
C2	10° 31' 57"	259.56'	517.65'	2816.00'	516.92'	S7° 05' 25"E
C3	8° 01' 32"	197.54'	394.44'	2816.00'	394.11'	S8° 20' 37"E
C4	2° 30' 25"	61.62'	123.22'	2816.00'	123.21'	S3° 04' 39"E
C5	21° 17' 19"	187.95'	371.56'	1000.00'	369.42'	S84° 41' 42"E
C6	14° 51' 23"	39.11'	77.79'	300.00'	77.57'	S8° 31' 16"W

NOTES:

PLACEMENT OF ABOVE-GROUND UTILITY STRUCTURES WHERE UTILITY EASEMENTS CROSS SEWER, WATER, DRAINAGE, OR ACCESS EASEMENTS, OR IN VISUAL CLEARANCE AREAS IS PROHIBITED.

ALL EASEMENTS ARE 10' WIDE UTILITY EASEMENTS UNLESS OTHERWISE NOTED.

LOT A TO BE DEDICATED TO THE CITY OF HIAWATHA AS PUBLIC ROAD RIGHT OF WAY.

LICENSED LAND SURVEYOR RYAN R. REMLING 18769 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.

Signed: Date:

RYAN R. REMLING, L.S. 18769
My license renewal date is December 31, _____

Pages or sheets covered by this seal:

EXCEPT LOCATION MAP

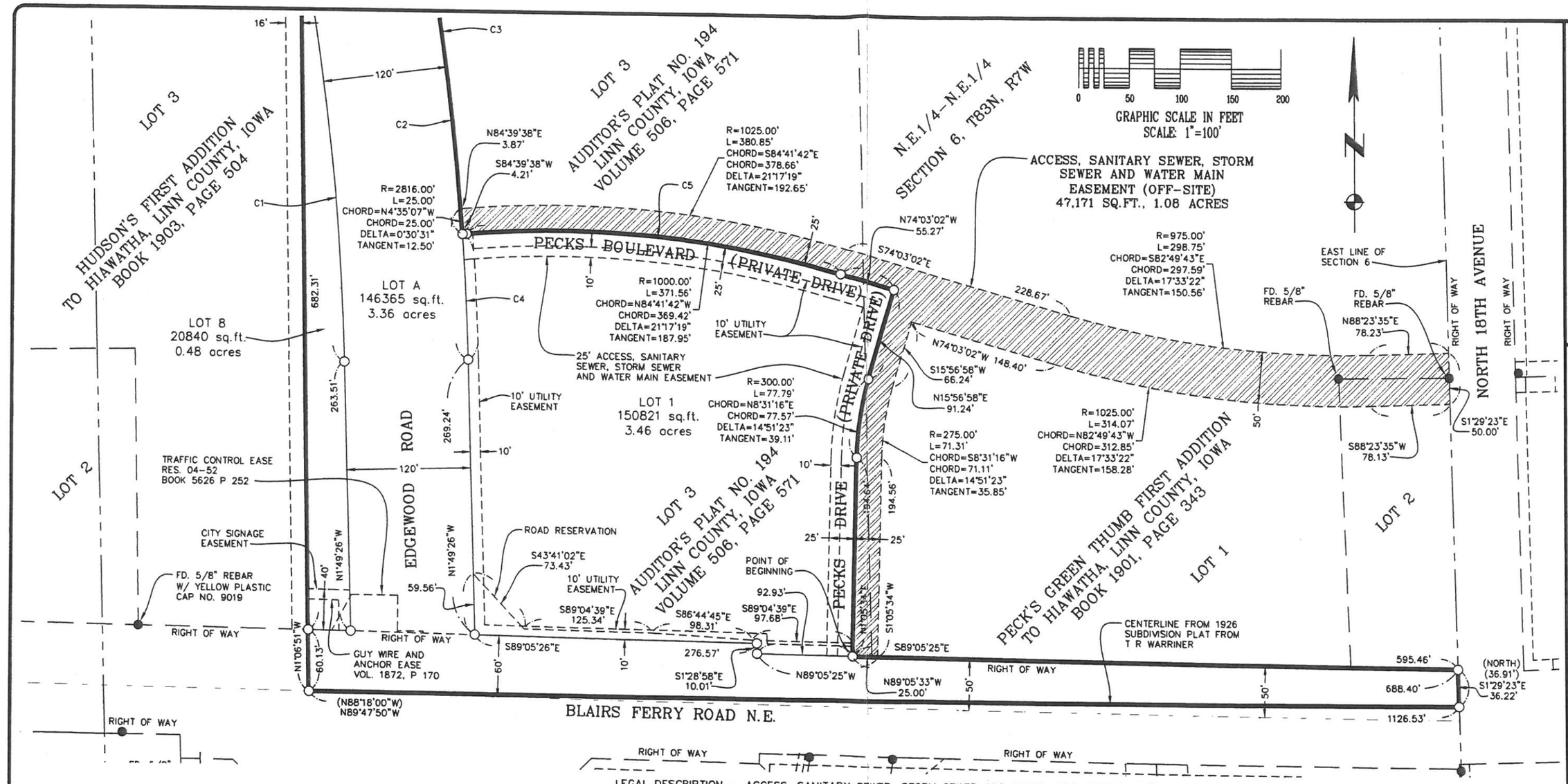
Revision Description	Revision Number & Date

HALL & HALL ENGINEERS, INC.
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

Sheet Title: FINAL PLAT
PECK'S LANDING FIRST ADDITION
IN THE CITY OF HIAWATHA, LINN COUNTY, IOWA

Designed by:	DLK
Drawn by:	DLK
Checked by:	
Date:	9/13/17
Field Book No:	236
Scale:	1"=100'
Sheet:	1 of 1
Project Number:	10293-16-9

CAD File: I:\projects\10200\10293-16-Ahmann\10293-16-9-Pecks-BFR\DWG\Plats\10293-16-9 FDI FIRST PHASE 302017.dwg Date Plotted : Sep 14, 2017 – 1:07pm Plotted By : DLK



SURVEY LEGEND

○	SET 1/2" REBAR W/ YELLOW PLASTIC CAP NO. 18769 UNLESS OTHERWISE NOTED
●	FD. MONUMENT AS NOTED
( )	RECORDED AS
- - - - - -	EASEMENT LINE
═══	PLAT BOUNDARY
———	PLAT LOT LINE
— — — —	EXISTING LOT LINE
— - - —	SECTION QUARTER LINE

SURVEYOR:

RYAN R. REMLING P.L.S.
HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
(319)-362-9548

OWNER/APPLICANT:

PECK'S LANDING, LLC
1950 BOYSON ROAD
HIAWATHA IA 52233
(319) 395-7900

LEGAL DESCRIPTION – ACCESS, SANITARY SEWER, STORM SEWER AND WATER MAIN EASEMENT (OFF-SITE):

PART OF LOT 1 AND PART OF LOT 2, PECK'S GREEN THUMB FIRST ADDITION TO HIAWATHA, LINN COUNTY, IOWA AS RECORDED IN BOOK 1901, PAGE 343 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER AND PART OF LOT 3, AUDITOR'S PLAT NO. 194, LINN COUNTY, IOWA AS RECORDED IN VOLUME 506, PAGE 571 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, PECK'S LANDING FIRST ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA; THENCE N1°05'34"W 194.64 FEET ALONG THE EAST LINE OF SAID LOT 3; THENCE NORTHEASTERLY 77.79 FEET ALONG SAID EAST LINE AND THE ARC OF A 300.00 FOOT RADIUS CURVE, CONCAVE EASTERLY (CHORD BEARS N8°31'16"E 77.57 FEET); THENCE N15°56'58"E 91.24 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N74°03'02"W 55.27 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE NORTHWESTERLY 371.56 FEET ALONG SAID NORTH LINE AND THE ARC OF A 1000.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS N84°41'42"W 369.42 FEET; THENCE S84°39'38"W 4.21 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY 25.00 FEET ALONG THE EAST LINE OF LOT A, PECK'S LANDING FIRST ADDITION AND THE ARC OF A 2816.00 FOOT RADIUS CURVE, CONCAVE WESTERLY (CHORD BEARS N4°35'07"W 25.00 FEET); THENCE N84°39'38"E 3.87 FEET; THENCE SOUTHEASTERLY 380.85 FEET ALONG THE ARC OF A 1025.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY (CHORD BEARS S84°41'42"E 378.66 FEET); THENCE S74°03'02"E 228.67 FEET; THENCE SOUTHEASTERLY 298.75 FEET ALONG THE ARC OF A 975.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY (CHORD BEARS S82°49'43"E 297.59 FEET); THENCE N88°23'35"E 78.23 FEET TO THE WEST RIGHT OF WAY OF NORTH 18TH AVENUE; THENCE S1°29'23"E 50.00 FEET ALONG SAID WEST RIGHT OF WAY; THENCE S88°23'35"W 78.13 FEET; THENCE NORTHWESTERLY 314.07 FEET ALONG THE ARC OF 1025.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY (CHORD BEARS N82°49'43"W 312.85 FEET); THENCE N74°03'02"W 148.40 FEET; THENCE S15°56'58"W 66.24 FEET; THENCE SOUTHWESTERLY 71.31 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE, CONCAVE EASTERLY (CHORD BEARS S8°31'16"W 71.11 FEET); THENCE S1°05'34"W 194.56 FEET TO THE NORTH RIGHT OF WAY OF BLAIRS FERRY ROAD N.E.; THENCE N89°05'33"W 25.00 FEET ALONG SAID NORTH RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 47,171 SQ.FT., 1.08 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

HALL & HALL ENGINEERS, INC.
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

Designed by: | Drawn by: | Checked by:

Sheet Title: FINAL PLAT
ACCESS, SANITARY SEWER, STORM SEWER AND WATER MAIN EASEMENT (OFF-SITE), PECK'S LANDING FIRST ADDITION IN THE CITY OF HIAWATHA, LINN CO., IA.

Date: 9/13/17

Field Book No: 236

Scale: 1"=100'

Sheet: 1 of 1

Project Number: 10293-16-9

CAD File: I:\projects\10200\10293-16-Ahmann\10293-16-9-Pecks-BFR\DWG\Plots\10293-16-9 F01 FIRST PHASE 302017.dwg Date Plotted: Sep 14, 2017 – 1:08pm Plotted By: DLK

DRAFT

RESOLUTION NO. 17-
City Council

RESOLUTION APPROVING FINAL PLAT
PECK'S LANDING FIRST ADDITION, HIAWATHA, IOWA

WHEREAS, a final plat of Peck's Landing First Addition to the City of Hiawatha, Linn County, Iowa, containing one (1) lot 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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIAWATHA, IOWA, to approve the final plat of Peck's Landing First Addition to the City of Hiawatha, Linn County, Iowa containing one (1) lot.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 4th day of October, 2017.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk