City of Hiawatha
Community Development Department

Purpose: Final Plat Approval **Date: 08/27/2019**

To: Hiawatha City Council

Name of Plan: Todd Hill First Addition

Address: Dell Ridge Lane and Forrest Hill Court **Zone**: R-3

Number of Lots: 29 lots/Approximately 20 acres

Reviewed by: Patrick Parsley, Community Development Director

Description: This is part of the Todd Hills preliminary plat. The lot lines have been adjusted but no major changes are proposed differing from the preliminary plat. The lot sizes comply with the UDC and all buildable lots are outside the 100 year flood plain. There is no request for a zoning change.

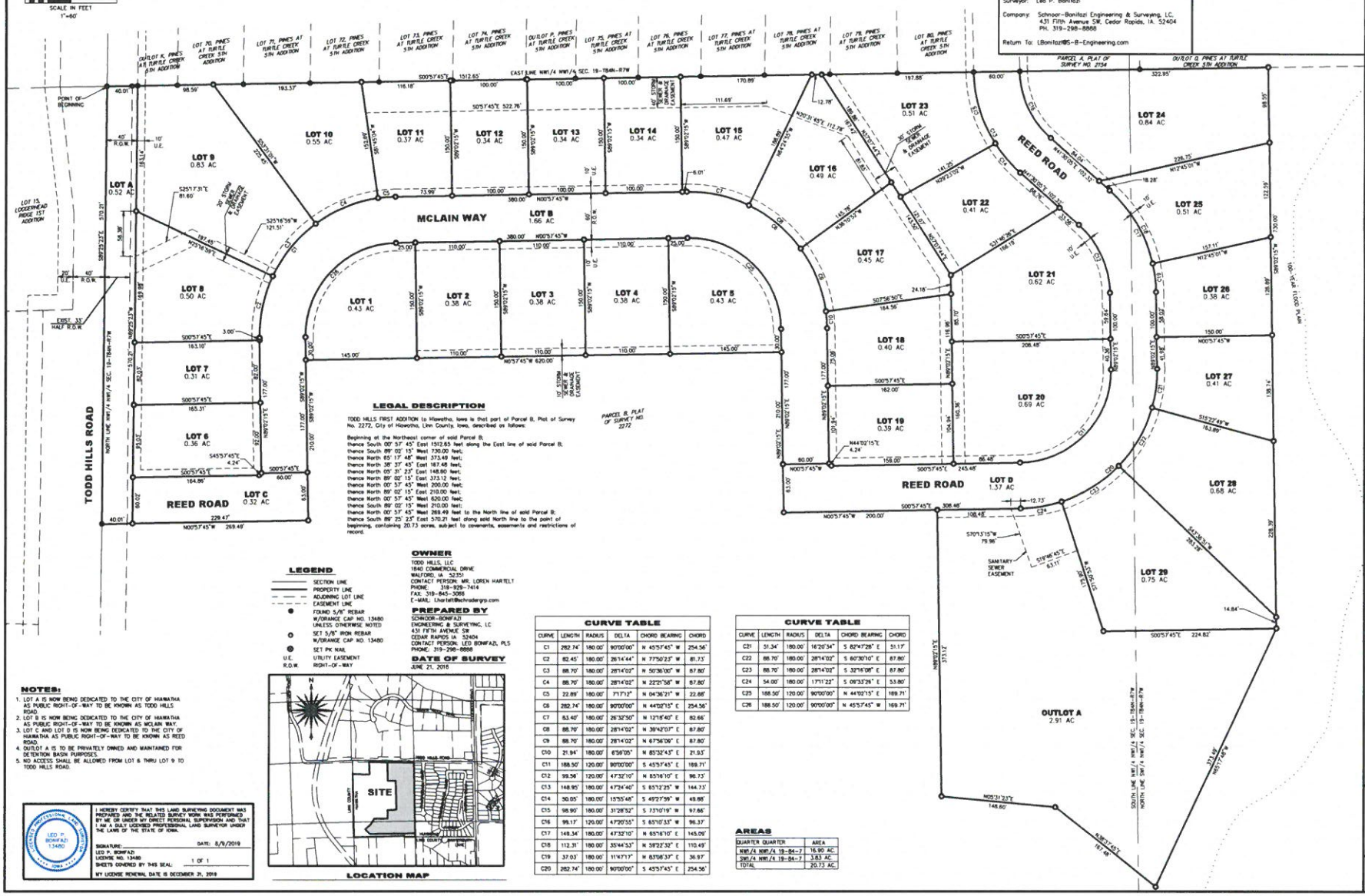
Report: This final plat matches closely to the most recent preliminary plat. The plan of improvements has been received and the improvements are being completed. The plan includes a private detention basin for the subdivision. The acceptance of the improvements is part of the developer's agreement to be recorded with the final plat. Final blue bound documents and utility sign-offs have been submitted for Council consideration.

The water department has reviewed the final plat and has no issues.

Recommendation: Community Development and the Planning and Zoning Commission recommend approval of this final plat with the developer's agreement. In accordance with the development agreement construction of individual homes will not commence until emergency vehicle access to the given site is approved by the Fire Chief. Further, occupancy will be limited in accordance with the developer's agreement to coincide with the completion and acceptance of the utility and street improvements.

FINAL PLAT
TODD HILLS FIRST ADDITION
TO HIAWATHA, IOWA

SCALE IN FEET 1"=60'



LEGAL DESCRIPTION

TODD HILLS FIRST ADDITION to Hiawatha, Iowa is that part of Parcel B, Plat of Survey No. 2272, City of Hiawatha, Linn County, Iowa, described as follows:

Beginning at the Northeast corner of said Parcel B;
thence South 00° 57' 45" East 1512.65 feet along the East line of said Parcel B;
thence South 89° 02' 15" West 730.00 feet;
thence North 85° 17' 48" West 373.48 feet;
thence North 38° 37' 45" East 167.48 feet;
thence North 05° 31' 23" East 148.60 feet;
thence North 89° 02' 15" East 373.12 feet;
thence North 00° 57' 45" West 200.00 feet;
thence North 89° 02' 15" East 210.00 feet;
thence North 00° 57' 45" West 620.00 feet;
thence South 89° 02' 15" West 210.00 feet;
thence North 00° 57' 45" West 269.49 feet to the North line of said Parcel B;
thence South 89° 25' 23" East 570.21 feet along said North line to the point of beginning, containing 20.73 acres, subject to covenants, easements and restrictions of record.

LEGEND

- SECTION LINE
- PROPERTY LINE
- ADJOINING LOT LINE
- EASEMENT LINE
- FOUND 5/8" REBAR W/ORANGE CAP NO. 13480 UNLESS OTHERWISE NOTED
- SET 5/8" IRON REBAR W/ORANGE CAP NO. 13480
- SET PK NAIL
- U.E. UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY

OWNER

TODD HILLS, LLC
1840 COMMERCIAL DRIVE
WALFORD, IA 52351
CONTACT PERSON: MR. LOREN HARTELT
PHONE: 319-929-7414
FAX: 319-845-3088
E-MAIL: lhartelt@schroedergrp.com

PREPARED BY

SCHNOOR-BONIFAZI
ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS IA 52404
CONTACT PERSON: LEO BONIFAZI, PLS
PHONE: 319-298-8888

DATE OF SURVEY

JUNE 21, 2018

LOCATION MAP

NOTES:

1. LOT A IS NOW BEING DEDICATED TO THE CITY OF HIAWATHA AS PUBLIC RIGHT-OF-WAY TO BE KNOWN AS TODD HILLS ROAD.
2. LOT B IS NOW BEING DEDICATED TO THE CITY OF HIAWATHA AS PUBLIC RIGHT-OF-WAY TO BE KNOWN AS MCLAIN WAY.
3. LOT C AND LOT D IS NOW BEING DEDICATED TO THE CITY OF HIAWATHA AS PUBLIC RIGHT-OF-WAY TO BE KNOWN AS REED ROAD.
4. OUTLOT A IS TO BE PRIVATELY OWNED AND MAINTAINED FOR DETENTION BASIN PURPOSES.
5. NO ACCESS SHALL BE ALLOWED FROM LOT 6 THRU LOT 9 TO TODD HILLS ROAD.

LICENSED PROFESSIONAL LAND SURVEYOR LEO P. BONIFAZI 13480 STATE OF 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: DATE: 8/9/2019
LEO P. BONIFAZI
LICENSE NO. 13480
SHEETS COVERED BY THIS SEAL: 1 OF 1
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	282.74'	180.00'	90°00'00"	N 45°57'45" W	254.56'
C2	82.45'	180.00'	26°14'44"	N 77°50'23" W	81.73'
C3	88.70'	180.00'	28°14'02"	N 50°36'00" W	87.80'
C4	88.70'	180.00'	28°14'02"	N 22°21'58" W	87.80'
C5	22.89'	180.00'	7°17'12"	N 04°36'21" W	22.88'
C6	282.74'	180.00'	90°00'00"	N 44°02'15" E	254.56'
C7	83.40'	180.00'	26°32'50"	N 12°18'40" E	82.66'
C8	88.70'	180.00'	28°14'02"	N 39°43'07" E	87.80'
C9	88.70'	180.00'	28°14'02"	N 67°56'09" E	87.80'
C10	21.94'	180.00'	6°58'05"	N 85°32'43" E	21.93'
C11	188.50'	120.00'	90°00'00"	S 45°57'45" E	169.71'
C12	99.56'	120.00'	47°32'10"	N 85°16'10" E	96.73'
C13	148.95'	180.00'	47°24'40"	S 85°12'25" W	144.73'
C14	50.05'	180.00'	15°55'48"	S 49°27'39" W	49.88'
C15	98.90'	180.00'	31°28'52"	S 73°10'19" W	97.66'
C16	99.17'	120.00'	47°20'55"	S 85°10'33" W	96.37'
C17	148.34'	180.00'	47°32'10"	N 85°16'10" E	145.09'
C18	112.31'	180.00'	35°44'53"	N 58°22'32" E	110.49'
C19	37.03'	180.00'	11°47'17"	N 83°08'37" E	36.97'
C20	282.74'	180.00'	90°00'00"	S 45°57'45" E	254.56'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C21	51.34'	180.00'	16°20'34"	S 82°47'28" E	51.17'
C22	88.70'	180.00'	28°14'02"	S 60°30'10" E	87.80'
C23	88.70'	180.00'	28°14'02"	S 32°16'08" E	87.80'
C24	54.00'	180.00'	17°11'22"	S 09°33'26" E	53.80'
C25	188.50'	120.00'	90°00'00"	N 44°02'15" E	169.71'
C26	188.50'	120.00'	90°00'00"	N 45°57'45" W	169.71'

AREAS

QUARTER QUARTER	AREA
NW1/4 NW1/4 19-84-7	16.90 AC.
SW1/4 NW1/4 19-84-7	3.83 AC.
TOTAL	20.73 AC.

SPACE RESERVED FOR RECORDING PURPOSES

INDEX LEGEND

Location: PARCEL B, PLAT OF SURVEY NO. 2272
NW 1/4 19-84-7
Requestor: TODD HILLS, LLC.
Proprietor: TODD HILLS, LLC.
Surveyor: Leo P. Bonifazi
Company: Schnoor-Bonifazi Engineering & Surveying, LC.
431 Fifth Avenue SW, Cedar Rapids, IA. 52404
PH. 319-298-8888
Return To: LBonifazi@S-B-Engineering.com

Schnoor Bonifazi
Engineering & Surveying
SCHNOOR-BONIFAZI
ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)

REVISIONS

DRAWN: JED SCHNOOR
APPROVED: LEO BONIFAZI
ISSUED FOR: APPROVAL
DATE: 8/9/2019
PROJECT NO.: 18034

FINAL PLAT
TODD HILLS FIRST ADDITION
TO HIAWATHA, IOWA

FINAL PLAT

DRAFT

RESOLUTION NO. 19-
City Council

RESOLUTION APPROVING FINAL PLAT
TODD HILLS FRIST ADDITION, HIAWATHA, IOWA

WHEREAS, a Final Plat of Todd Hills First Addition to the City of Hiawatha, Linn County, Iowa, containing 20.73 acres divided to twenty-nine (29) lots, 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 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 Todd Hills First Addition to the City of Hiawatha, Linn County, Iowa, 20.73 acres divided to twenty-nine (29) lots be approved and direct the Mayor and City Clerk to execute the agreement.

AYES:
NAYS:

PASSED AND APPROVED this 4th day of September, 2019.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kari Graber, City Clerk

DRAFT

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 4th day of September, 2019.

_____

Kari Graber, City Clerk