F16

City of Hiawatha
Community Development Department

Purpose:	Preliminary Plat	**Date: 8/28/2018**
To:	Hiawatha City Council	
Name of Plan:	Sherman Square Addition	
Address:	Various:	**Zone**: C-4
Number of Lots:	20 lots	
Reviewed by:	Patrick Parsley, Community Development Director	

Description: This development encompasses twenty lots currently zoned for commercial development; C-3, C-4 and I-1. The current uses include some agricultural. The previous preliminary plat was approved in 1992 and does not comply with new standards for street access and did not reflect the same street and lot layouts in the most recent final plat; Sherman Square 9th addition.

The development is adjacent to commercial development on three sides including C-4 and I-2. The north is across the street from an Agricultural zone. It is on a main arterial street and is buffered from one and two family residential zones. The Comprehensive Plan shows this area as a preferred commercial area.

Report:
Site Considerations: The site development allows for access to necessary utilities, and has the adequate area for the required parking, landscaping, open space, and other accessory uses planned for the proper functioning of the development. The developer is proposing public streets with utilities located in the ROW of the public streets. City staff has reviewed the plans for compliance to our platting specifications and the following issues have been addressed.

1. The new C-4 setback requirements are noted.
2. A new standard for access spacing on Tower Terrace is now in place. The applicant is aware the Anchor Drive intersection and the driveway entrance west of Anchor Drive may become right-in-right-out with the future design of Tower Terrace Road. No additional access will be permitted on Tower Terrace Road.
3. Access to NCPR has been modified to accommodate possible future development west of NCPR.
4. Sidewalks and trails in accordance with Metro Standards on all streets abutting this development have been detailed.
5. The plat indicates the method for storm water management is per lot.

Recommendations: Community Development and the Planning and Zoning Commission support a recommendation for approval of this revised preliminary plat request.

City of Hiawatha

Engineering Department

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

To: **Mayor and City Council** **Date:** **August 28, 2018**

From: **John C Bender PE, City Engineer**

Re: **Sherman Square Addition**

Description: **Revised Preliminary Plat**

Report:

This is approximately 40 acres east of Center Point Road and south of Tower Terrace Road that had an original preliminary plat approved in the 1990's. The additions of the 1st through the 8th have been previously approved and developed. The 9th addition was just recently approved, but included a proposed street and lot layout that made the old preliminary plat not valid with the current development schedule. For that reason, we requested that the preliminary plat be revised to match the intent of how the area will be developed.

This revised preliminary plat better represents the recent opportunities for growth and how this area would most likely be developed in the future. It provides for an additional access to North Center Point Road and to Tower Terrace Road. However, the access to Tower Terrace may be a right-in and right-out sometime in the future. The proximity to the Stamy Road intersection does not meet our intended access spacing on Tower Terrace Road. As the land develops on the north side of Tower Terrace, opposing access drives might also require the installation of channelizing islands to control traffic conflicts. The developer is aware of the possibility.

The proposed roadway and lot layout is substantially in compliance with the intent of a commercial area. The plan allows for the necessary installation of adequate public utilities and access to serve the future growth.

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

Hiawatha!™

Review Preliminary Plat Sherman Square Addition

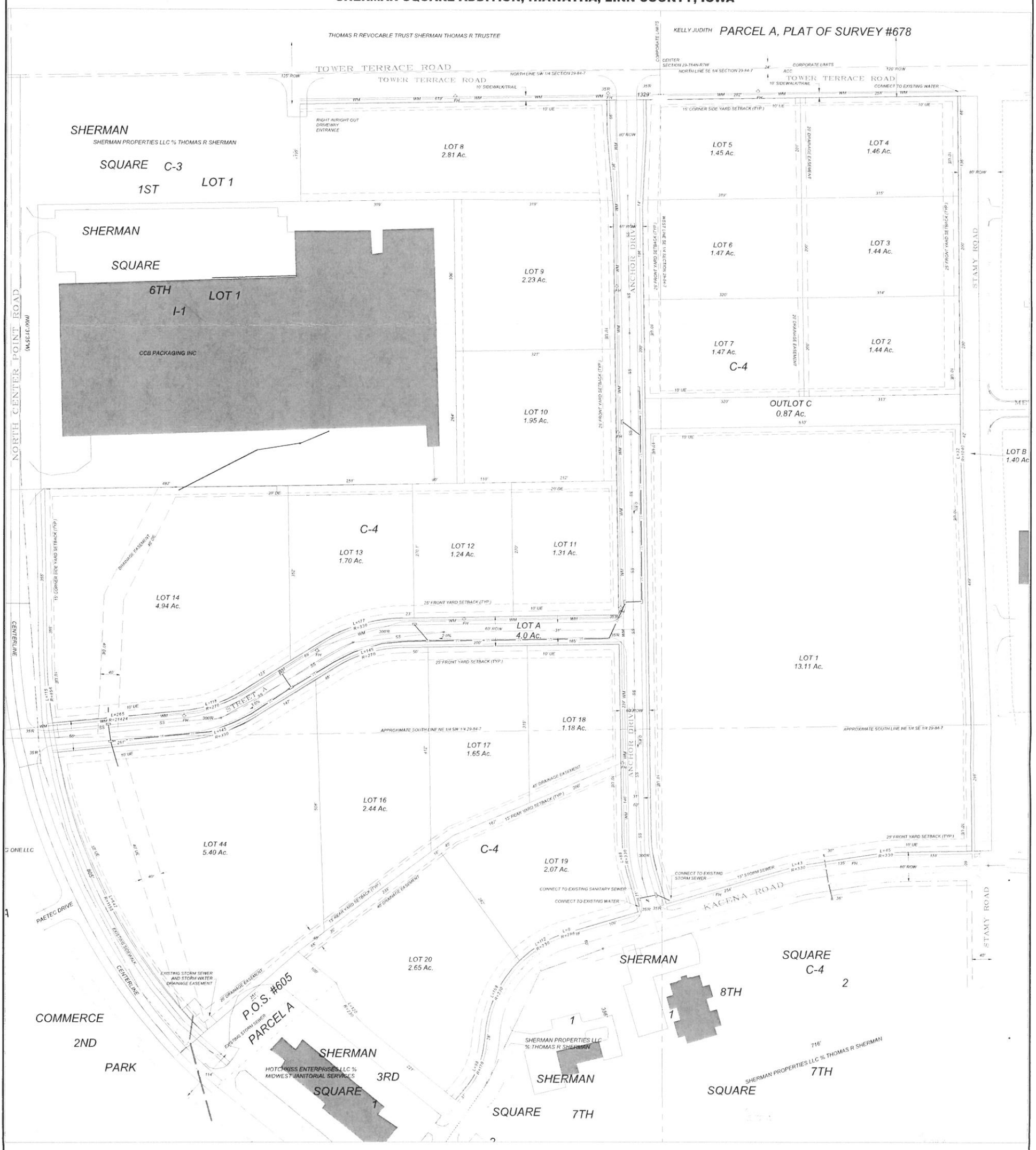
Date 08/09/2018

Hiawatha Water Department has reviewed the proposed plat for Sherman Square Addition. The plan meets the water department requirements for construction. However the Water Department reserves the right to require a field change if deemed necessary.

Marty Recker, Water System Supervisor

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

PRELIMINARY PLAT
SHERMAN SQUARE ADDITION, HIAWATHA, LINN COUNTY, IOWA



NOTES

1. ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.
2. EXISTING ZONING IS C-4.
3. CONTOUR LINES ARE FROM LINN COUNTY 2010 FLIGHT.
4. CONTOURS ARE AT 2 FOOT INTERVALS.
5. ALL INTERIOR CURB RADII ARE 35 FEET.
6. ALL LOTS HAVE A MINIMUM 60-FOOT WIDTH AT THE 25-FOOT SETBACK LINE.
7. FOR CLARITY, THE SETBACKS ARE NOT SHOWN ON PLAT.
8. THE REQUIRED STORM WATER DETENTION AND STORM WATER QUALITY VOLUME FOR EACH LOT SHALL BE PROVIDED BY INDIVIDUAL ON-SITE DETENTION BASINS ON EACH LOT.
9. PUBLIC ACCESS TO TOWER TERRACE ROAD FROM LOTS 4 AND 5 IS PROHIBITED.
10. PUBLIC ACCESS TO STAMY ROAD AND ANCHOR DRIVE FROM LOTS 4 AND 5 IS PROHIBITED WITHIN THE FIRST 150 FEET SOUTH OF TOWER TERRACE ROAD RIGHT-OF-WAY.
11. OUTLOT A IS ROAD RESERVATION.

YARD SETBACK REQUIREMENTS: C-4
FRONT YARD: 25 FEET
INTERIOR SIDE YARD: 0 FEET
CORNER SIDE YARD 15 FEET
REAR YARD: 15 FEET

LEGAL DESCRIPTION

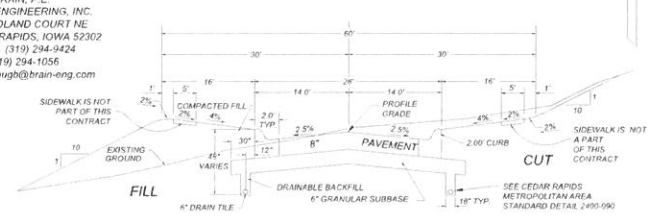
WEST 40 ACRES SE ¼ AND THE EAST ½ SW ¼ SECTION 29-84-7, LINN COUNTY, IOWA, LYING NE-LY OF STATE HIGHWAY NO. 150 EXCEPTING THEREFROM THE FOLLOWING: SHERMAN SQUARE FIRST THROUGH EIGHTH ADDITIONS TO HIAWATHA, IOWA; PLAT OF SURVEY #605 AS RECORDED IN BOOK 4027 PAGE 271 OF THE RECORDS OF THE LINN COUNTY, IOWA RECORDER ON DECEMBER 23, 1999 AND THE PUBLIC HIGHWAY (AS RECORDED IN THE LINN COUNTY, IOWA RECORDER'S OFFICE IN BOOK 6705 PAGE 6705).

SURVEYOR:
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52302
PHONE: (319) 294-9424

OWNER / PETITIONER:
SHERMAN PROPERTIES L L C. ET AL
C/O CHRISTOPHER R. SHERMAN
2753 NORTH CENTER POINT ROAD
CEDAR RAPIDS, IA 52411
319-393-9798

CONTACT PERSON:
DOUG BRAIN, P.E.
BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52302
PHONE: (319) 294-9424
FAX: (319) 294-1056
email: dougb@brain-eng.com

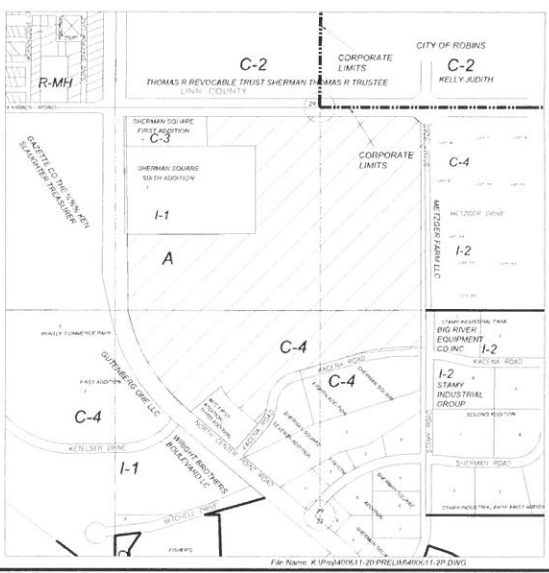
DATE SUBMITTED: 7/20/18
DATE REVISED: 8/9/18



TYPICAL SECTION
NO SCALE

LEGEND

WM	PROPOSED WATER MAIN
SS	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
FH	PROPOSED FIRE HYDRANT
	PROPOSED RA-3 INTAKE
	PROPOSED RA-5 INTAKE
	PROPOSED MANHOLE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
SDE	STORM SEWER AND DRAINAGE EASEMENT
WME	WATER MAIN EASEMENT



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Project No. 400618-20	Page 1 of 1	Title: PRELIMINARY PLAT SHERMAN SQUARE ADDITION	BRAIN ENGINEERING, INC.	Drawn: SMB 8/8/18	Checked:	Reviewed:	Book: 204	Scale: 1"=100'	3.	2.	1.	No.	Revision	Date

RESOLUTION NO. 18-012
Planning & Zoning Commission

RESOLUTION APPROVING PRELIMINARY PLAT
SHERMAN SQUARE ADDITION
HIAWATHA, IOWA

THE PLANNING AND ZONING COMMISSION OF HIAWATHA, IOWA, HEREBY RECOMMENDS THAT THE CITY COUNCIL APPROVE THE PRELIMINARY PLAT SUBMITTED BY BRAIN ENGINEERING FOR SHERMAN SQUARE ADDITION, HIAWATHA, IA.

Roll call vote:
AYES: TERRY TRIMPE, KENNY JONES, DARRYL CHENEY, ERIC HOOVER AND MARK POWERS
NAYS: NONE
ABSENT: NONE

PASSED THIS 27th DAY OF AUGUST, 2018

_____
Mark Powers, Chairperson

ATTEST:

_____
Jennifer Goerg, Community Development Clerk

DRAFT

RESOLUTION NO. 18-
City Council

RESOLUTION APPROVING PRELIMINARY PLAT
SHERMAN SQUARE ADDITION, HIAWATHA, IOWA

WHEREAS, a preliminary plat of Sherman Square 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 Sherman Square 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 5th day of September, 2018.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk