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City of Hiawatha
Community Development Department

Purpose: Preliminary Plat **Date: 8/28/2018**

To: Hiawatha City Council

Name of Plan: Todd Hills Addition

Address: Various: **Zone**: R-3

Number of Lots: Approximately 90 lots

Reviewed by: Patrick Parsley, Community Development Director

Description: This development encompasses approximately 90 lots currently zoned for residential development; R-3. The current use is agriculture.

The development is adjacent to residential development on all sides including three sides abutting non-annexed property. It is on a future arterial street and is buffered from commercial zones. The Comprehensive Plan shows this area as a preferred less-dense residential area.

Report:
Site Considerations: The site development allows for access to necessary utilities, and meets the minimum standards for lot sizes, lot frontages and street access. The developer is proposing public streets, sidewalks, street lights and utilities located in the ROW. Easements are detailed to accommodate other utilities such as communication wires.
The improvements are to be constructed by the developer in accordance with current metro standards. A sewer lift station is included for the sanitary system and will become part of the accepted improvements for the final plat. Staff has reviewed the preliminary plat for compliance to our platting specifications and the following additional issues have been addressed.

1. The R-3 setback requirements are noted.
2. Developable lots are outside the flood plain.
3. Access to the development is through two openings on Todd Hills Road and one from Reed Road.
4. No access from private lots will be allowed onto Todd Hills Road.
5. The method for storm water management includes a home-owners-association shared detention basin.
6. Inlets and pipes for storm drainage and the sewer lift are located in designated utility easements.

Recommendations: Community Development and the Planning and Zoning Commission support a recommendation for approval of this 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: **Todd Hills Addition**

Description: **Preliminary Plat**

Report:

Engineering has reviewed the preliminary plat for the property located west of Edgewood Road and south of Todd Hills Road. This is approximately 50 acres of agricultural property that was recently annexed into the city. The draft proposal shown for this property is approximately 90 new residential lots of about ¼ acre in size.

Currently, the sewer and water utilities are already installed adjacent to the property from the east. Water service is more than adequate and can be looped throughout the addition. The sanitary sewer is installed to the property from the Pines at Turtle Creek addition. However, because of the elevation change, a small package sewer life station will be required to serve the entire property. The policy would be for the developer to install the pump station and the City would take over the maintenance as we do with all other developments.

During the plat review process, we asked for a minimum of two public access roads to be connected to Todd Hills Road to supplement the existing access available on Reed Road. We also asked for the internal loop street system to be renamed for the ease of understanding street addresses for emergency services. Both these request were complied with.

The proposed street layout is in substantial compliance with the anticipated low density residential subdivision and will allow adequate street and utility access. The street, sewer, and water design plans will be developed using the 2018 SUDAS Standards. The only major change from our current Metro Standards will be the street width can be reduced from 28 feet to 26 feet. Along with that change, we will remove parking from one side of all streets.

Engineering recommends approval of this preliminary plat.

Hiawatha!™

Review Preliminary Plat Todd Hills Addition

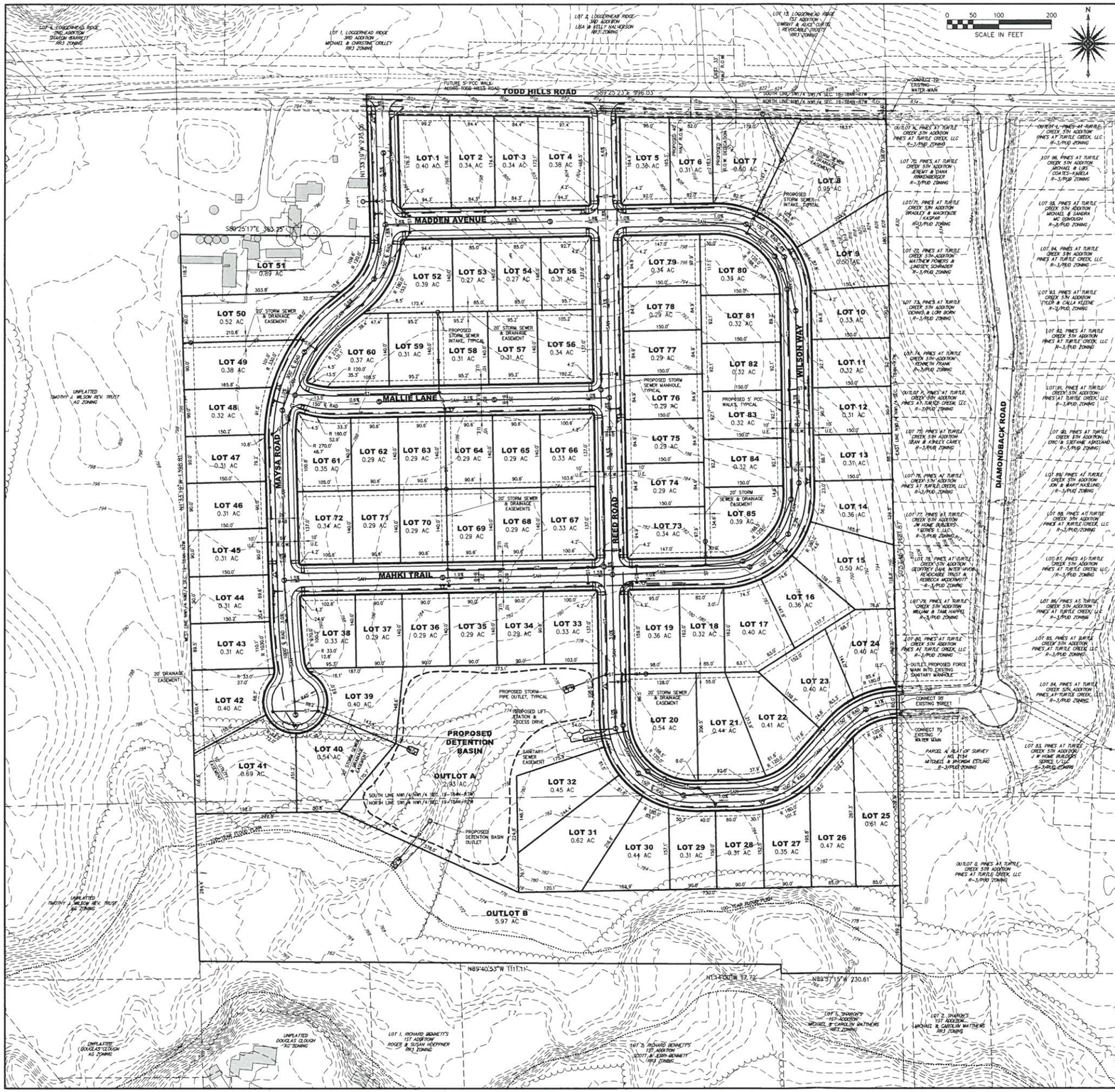
Date 08/09/2018

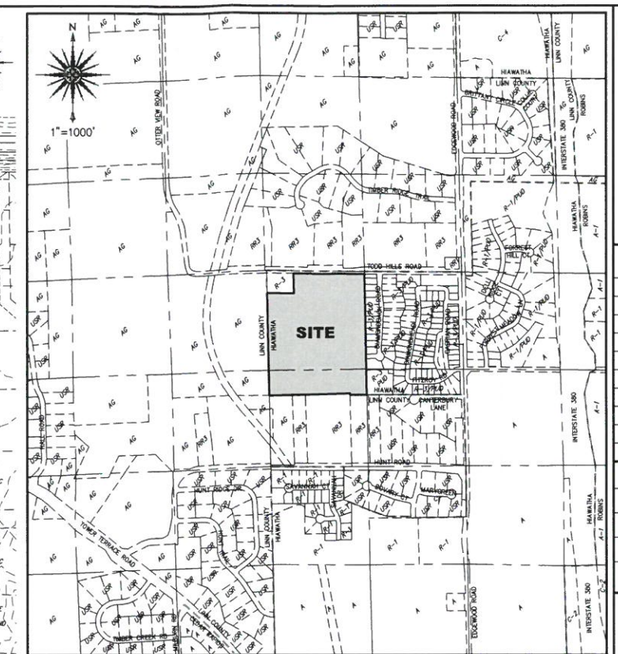
Hiawatha Water Department has reviewed the proposed plat for Todd Hills Addition. The plan meets the water department requirements for construction. However the Water Department reserves the right to require a field change if deemed necessary.

Marty Recker

Marty Recker, Water System Supervisor

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





1 **SITE LOCATION MAP**
1"=1000'

GENERAL NOTES

APPLICANT
TODD HILLS, LLC
1840 COMMERCIAL DRIVE
WALFORD, IA 52351
CONTACT PERSON: MR. LOREN HARTELT
PHONE: 319-929-7414
FAX: 319-845-3066
E-MAIL: l.hartelt@schradergrp.com

TITLEHOLDER
JOHN & LOIS NOVAK
3950 TODD HILLS ROAD
HIAWATHA, IA 52233
PHONE: 319-393-3084

PREPARED BY

CONTACT PERSON:	TRED SCHNOOR, P.E.
TELEPHONE NO.:	(319) 298-8888
MAILING ADDRESS:	SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC 431 FIFTH AVENUE SW CEDAR RAPIDS, IA 52404
E-MAIL:	tschnoor@s-b-engineering.com
DATE SUBMITTED:	07/24/2018
DATE REVISED:	07/27/2018

SITE LEGAL DESCRIPTION
PARCEL B, PLAT OF SURVEY NO. 2272

SITE ADDRESS
- 3590 TODD HILLS ROAD, HIAWATHA, IA 52233

EXISTING ZONING
- A (AGRICULTURE ZONE DISTRICT)

PROPOSED ZONING
- R-3 (SINGLE FAMILY RESIDENCE DISTRICT)

R-3 LOT SIZE, DENSITY & BULK REQUIREMENTS
- MINIMUM LOT AREA: 7,500 SQ. FT.
- MINIMUM LOT WIDTH: 60 FEET
- FRONT YARD: 25 FEET
- REAR YARD: 25 FEET
- CORNER SIDE YARD: 20 FEET
- SINGLE INTERIOR SIDE YARD: 5 FEET
- COMBINED INTERIOR SIDE YARDS: 14 FEET

TOTAL PRELIMINARY PLAT AREA
- 2,157,274 SQ. FT. = 49.52 ACRES

TOTAL AREA OF NUMBERED LOTS
- 1,376,286 SQ. FT. = 31.59 ACRES

NUMBERED LOT CHARACTERISTICS
- MINIMUM NUMBERED LOT SIZE: 0.29 ACRES
- MAXIMUM NUMBERED LOT SIZE: 0.95 ACRES
- AVERAGE NUMBERED LOT SIZE: 0.37 ACRES

PROPOSED PUBLIC STREETS
- TOTAL AREA OF PUBLIC STREET R.O.W. DEDICATION: 9.03 ACRES (INCLUDES TODD HILLS ROAD R.O.W. DEDICATION)
- TOTAL LENGTH OF PROPOSED PUBLIC STREETS: 5,503 LF (DOES NOT INCLUDE TODD HILLS ROAD)

FLOOD PLAIN
PORTIONS OF THE SITE ARE LOCATED WITHIN ZONE A, 100-YEAR FLOOD HAZARD BOUNDARY. THERE IS NO BASE FLOOD ELEVATION FOR THE SITE.

FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 19113C0280D – EFFECTIVE DATE APRIL 5, 2010

NOTES
1. THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. ANY FINAL PLAT AND RELATED IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS PROGRAM (SUDAS).
2. NO PRIVATE ACCESS ALLOWED ONTO TODD HILLS ROAD FROM LOTS 1 THROUGH 8.
3. NO STREET GRADES ARE TO EXCEED 12%

LEGEND

	APPROXIMATE SECTION LINE	PCC	PORTLAND CEMENT CONCRETE
	PROPERTY LINE	HMA	HOT MIX ASPHALT
	EASEMENT LINE	RCP	REINFORCED CONCRETE PIPE
	ADJOINING LOT LINE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
	ADJOINING EASEMENT LINE	CMP	CORRUGATED METAL PIPE
721	EXISTING GRADE CONTOUR LINE	IE	PIPE INVERT ELEVATION
OE	EXISTING OVERHEAD ELECTRIC LINE	EXIST.	EXISTING
G	EXISTING GAS LINE	FFE	FINISH FLOOR ELEVATION
W	EXISTING WATER LINE	MH	MANHOLE
UT	EXISTING UNDERGROUND TELEPHONE LINE	SAN.	SANITARY
UE	EXISTING UNDERGROUND ELECTRIC LINE	R.O.W.	RIGHT-OF-WAY
UFO	EXISTING UNDERGROUND FIBER OPTICS LINE	RIM	RIM ELEVATION
ST	EXISTING STORM SEWER LINE		PROPOSED FIRE HYDRANT
SAN	EXISTING SANITARY SEWER LINE		PROPOSED WATER VALVE
	EXISTING CIRCULAR STORM INTAKE	W	PROPOSED WATER LINE
	EXISTING CURB INLET INTAKE		PROPOSED SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE	SAN	PROPOSED SANITARY SEWER
CO	EXISTING CLEAN OUT	FM	PROPOSED SANITARY SEWER FORCE MAIN
	EXISTING SANITARY SEWER MANHOLE		PROPOSED CURB & APRON INTAKE
	EXISTING TELEPHONE MANHOLE		PROPOSED STORM SEWER AREA INTAKE
	EXISTING TELEPHONE PEDESTAL		PROPOSED STORM SEWER CURB INTAKE
	EXISTING GAS VALVE	ST	PROPOSED STORM SEWER
	EXISTING FIRE HYDRANT		PROPOSED FLARED END SECTION & RIP-RAP BLANKET
	EXISTING WATER VALVE	723	PROPOSED FINISH GRADE CONTOUR
	EXISTING LIGHT POLE		
	EXISTING POWER POLE		
	EXISTING DECIDUOUS TREE		
	EXISTING TRAFFIC SIGN		

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

REVISIONS

DRAWN:	TRED SCHNOOR
APPROVED:	TRED SCHNOOR
ISSUED FOR:	APPROVAL
DATE:	07/27/2018
PROJECT NO.:	18034

PRELIMINARY PLAT TODD HILLS ADDITION TO HIAWATHA, IOWA

PRELIMINARY PLAT

RESOLUTION NO. 18-011
Planning & Zoning Commission

RESOLUTION APPROVING PRELIMINARY PLAT
TODD HILLS
HIAWATHA, IOWA

THE PLANNING AND ZONING COMMISSION OF HIAWATHA, IOWA, HEREBY RECOMMENDS THAT THE CITY COUNCIL APPROVE THE PRELIMINARY PLAT SUBMITTED BY LOREN HARTELT FOR TODD HILLS ADDITION, HIAWATHA, IA.

Roll call vote:
AYES: DARRYL CHENEY, KENNY JONES, TERRY TRIMPE, MARK ROSS, MARK POWERS AND ERIC HOOVER
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
TODD HILLS ADDITION, HIAWATHA, IOWA

WHEREAS, a preliminary plat of Todd Hills 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 Todd Hills 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