F5

City of Hiawatha

Community Development Department

Building, Zoning, Code Enforcement & Development

101 Emmons St., Hiawatha Iowa, 52233-1697

Purpose:	Design Guideline Site Plan	**Date: 08/29/2017**
To:	Hiawatha City Council	
Name of Plan:	McGrath Parking Improvements	
Address:	1090 NCPR	**Zone**: C-3
Number of Lots:	1	
Reviewed by:	Patrick Parsley, Community Development Director	
Description:	This property is located on the west side of North Center Point Road.	
Report:	The site design concern is with the Design Guideline for parking areas. The DG requires a 25 foot setback from North Center Point Road or the installation of a berm with plantings to a height of 3 feet above the curb. The applicant has complied with this requirement. Staff is reviewing the remainder of the site plan for compliance. The storm water plan and exterior lighting plans have been submitted. There are two remaining issues on the lighting plan to comply with Chapter 68. Engineering is working with the site engineer on the drainage issues.	
Recommendation:	Community Development and the P&Z Commission recommend approval of the Design Guideline portion of the site plan. This includes the parking screening only.	

RESOLUTION NO. 17-023
Planning & Zoning Commission

RESOLUTION APPROVING THE DESIGN GUIDELINES
1090 N CENTER POINT RD.
HIAWATHA, IOWA

CONSIDER RESOLUTION FOR RECOMMENDATION TO CITY COUNCIL TO APPROVE THE DESIGN GUIDELINES SUBMITTED BY BROST ARCHITECTS FOR THE PROPERTY LOCATED AT 1090 N CENTER POINT RD., HIAWATHA, IOWA.

Roll call vote:
AYES: DARRYL CEHENEY, TERRY TRIMPE, MARK ROSS AND MARK POWERS
NAYS: NONE
ABSENT: RETA SAYLOR, KENNY JONES AND TOM WILLE.

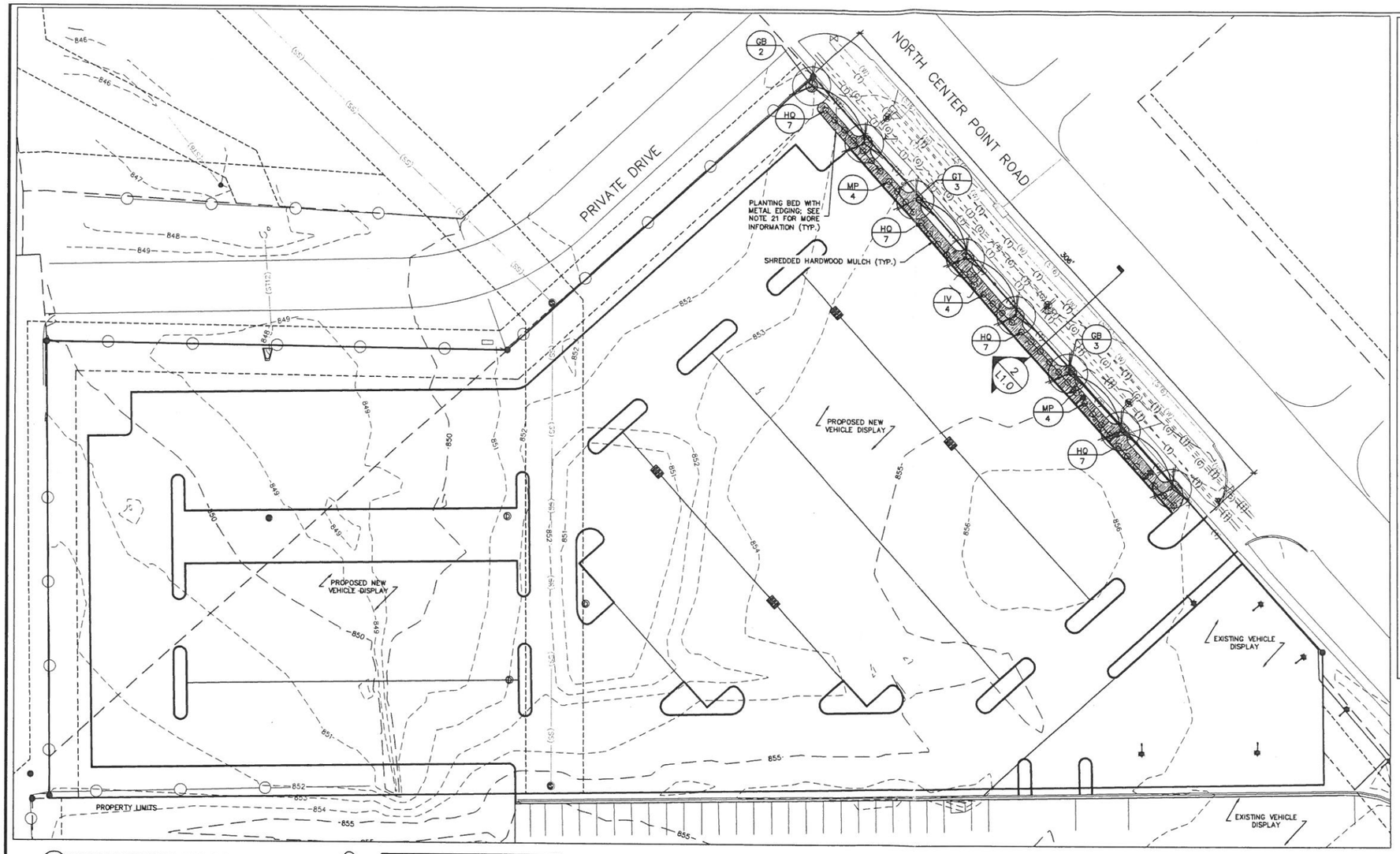
PASSED THIS 28th DAY OF AUGUST, 2017

_____
Mark Powers, Chairperson

ATTEST:

_____
Jennifer Goerg, Community Development Clerk

D2



1 L1.0 PARKING LOT EXPANSION LANDSCAPE PLAN

0 15 30
SCALE IN FEET

SITE PLAN NOTES
1. OVERALL SITE SHOWN FOR REFERENCE ONLY
2. FINAL PLACEMENT OF SITE UTILITIES MAY VARY AND ARE SHOWN FOR REFERENCE AND CLARITY ONLY

GENERAL LANDSCAPE NOTES

1. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION. BEFORE COMMENCEMENT OF ANY WORK, CONTACT IOWA ONE CALL (1-800-292-8989) OR 811 AT LEAST 48 HOURS PRIOR TO DIGGING. CONTRACTOR TO REPAIR DAMAGE TO UTILITIES AND STRUCTURES IMMEDIATELY AT CONTRACTORS EXPENSE.
2. PRIOR TO PLANT MATERIAL INSTALLATION, THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL APPROVE PLANT LOCATIONS. FIELD ADJUSTMENTS OF PROPOSED PLANT LOCATIONS MAY BE REQUIRED TO MINIMIZE POTENTIAL INTERFERENCE WITH EXISTING UTILITIES, TO MINIMIZE HAZARDS TO PLANT GROWTH AND TO IMPROVE MAINTENANCE CONDITIONS AND/OR IN CONSIDERATION OF OTHER FACTORS.
3. PRIOR TO INSTALLATION, TREE PLANTING LOCATIONS SHALL BE FLAGGED AND PLANTING BEDS SHALL BE DELINEATED FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. CONTACT THE PROJECT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE ONE WEEK PRIOR TO ANTICIPATED PLANT MATERIAL INSTALLATION DATE FOR LAYOUT APPROVAL.
4. PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
5. PLANT QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE. DRAWINGS SHALL PREVAIL WHERE DISCREPANCIES OCCUR.
6. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
7. PROVIDE A MINIMUM 3" DEPTH OF SHREDDED HARDWOOD MULCH IN PLANTING BEDS AND TREE RINGS. MULCH RINGS FOR TREES SHALL BE A MINIMUM SIX FOOT (6') DIAMETER, UNLESS SHOWN DIFFERENTLY ON PLANS. MULCH BEDS AND TREE RINGS SHALL USE ALUMINUM EDGING AS NECESSARY FOR APPLICATION AT MULCH EDGE, UNLESS OTHERWISE NOTED. SEE NOTE 21 UNDER GENERAL NOTES FOR MORE INFORMATION.
8. NURSERY TAGS SHALL BE LEFT ON PLANT MATERIAL UNTIL LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE HAS COMPLETED THE INITIAL ACCEPTANCE.
9. CONTAINER GROWN STOCK SHALL HAVE THE CONTAINER REMOVED AND THE ROOT BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
10. PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS, METALS, OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
11. AS NEEDED, STAKE NEWLY PLANTED TREES RELATIVE TO WIND EXPOSURE. PLANTS SHALL BE SET PLUMB TO GROUND AND FACED FOR BEST APPEARANCE. AS NECESSARY, PRUNE DEAD BRANCHES OR THOSE THAT COMPROMISE APPEARANCE AND STRUCTURE TO A MAX OF ⅓ THE PLANT.
12. CONTRACTOR SHALL WATER AND MAINTAIN ALL SEEDED AREAS AS WELL AS PLANT MATERIAL UNTIL GROUND FREEZES. MAINTENANCE IS INCIDENTAL AND INCLUDES, BUT IS NOT LIMITED TO, WEEDING, MULCHING, AND OTHER NECESSARY RELATED OPERATIONS UNTIL INITIAL ACCEPTANCE. INITIAL ACCEPTANCE IS CONSIDERED TO BE THE DATE AT WHICH PLANTING AND MULCHING, ETC., PER LANDSCAPE PLAN, HAS BEEN COMPLETED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
13. PLANT MATERIAL SHALL BE GUARANTEED TO BE IN VIGOROUS GROWING CONDITIONS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INITIAL ACCEPTANCE. REPLACE PLANT MATERIAL UP TO ONE YEAR OF INITIAL ACCEPTANCE, IN ACCORDANCE WITH LANDSCAPE PLANS. ALL PLANTS THAT ARE DEAD OR IN AN UNHEALTHY OR UNSIGHTLY STATE ARE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
14. AREAS DISTURBED BY CONSTRUCTION SHALL HAVE FULL SURFACE RESTORATION IMPLEMENTED BY MEANS OF TURF GRASS LAWN SEED AND/OR SOD. CONTRACTOR TO VERIFY/COORDINATE WITH OWNER UNLESS NOTED OTHERWISE.
15. SEEDING APPLICATION NOTES ARE LISTED IN SOD/SEED APPLICATION NOTES. CONTRACTOR SHALL FOLLOW SEED MANUFACTURER'S RECOMMENDED SPECIFICATIONS FOR PRODUCT INFORMATION & INSTALLATION, OR CITY STANDARDS, AS APPLICABLE.
16. FOR OTHER LANDSCAPING WORK NOT ADDRESSED VIA MANUFACTURER'S SPECIFICATIONS OR NOT COVERED WITHIN THESE GENERAL NOTES, CONTRACTOR SHALL FOLLOW CITY STANDARDS AS APPLICABLE. THE PLAN AND NOTES ON THIS SHEET SHALL SUPERCEDE CITY STANDARDS AS APPLICABLE.
17. TREES TO BE PLACED WITHIN PARKING LOT ISLANDS ARE TO STRICTLY FOLLOW APPLICABLE CITY STANDARDS.
18. LANDSCAPE TO BE INSTALLED PER APPLICABLE SUDAS OR CITY STANDARDS.
19. NURSERY SOURCE FOR LANDSCAPE PLANTS SHOWN HEREON SHALL BE WITHIN A 150 MILE RADIUS OF HIAWATHA, IOWA AND GROWN IN A CLIMATE ZONE OF 5A OR COLDER.
20. PROVIDE AND MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION AND INSTALLATION. DO NOT ALLOW ADDITION OF TOPSOIL, PLANTING SOIL OR MULCH TO DETER POSITIVE DRAINAGE OR TO CREATE AREA OF LOCALIZED PONDING.
21. PROVIDE ALUMINUM EDGING BETWEEN ALL MULCHED BEDS AND LAWN AREAS (SOD AND/OR SEED). ALUMINUM EDGING SHALL BE PERMALOC CLEANLINE 3/16" x 5.5" WITH MILL FINISH - NATURAL ALUMINUM, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PRODUCT INFORMATION SEE: www.permaloc.com.
22. LANDSCAPE DETAILS FOR THIS PROJECT TO FOLLOW CEDAR RAPIDS METRO DESIGN DETAILS.

PLANTING REQUIREMENTS

ZONING:
EXISTING: C3
PROPOSED: C3

ADJACENT ZONING:
NORTH: C4
SOUTH: C3
WEST: C3
EAST: C3

165.34 DESIGN AND MAINTENANCE OF OFF-STREET PARKING AREAS.

5. SCREENING AND LANDSCAPING.
ALL OPEN VEHICLE PARKING AREAS CONTAINING MORE THAN 4 PARKING SPACES, UNLESS LOCATED GREATER THAN 100 FEET AWAY, SHALL BE EFFECTIVELY SCREENED ON EACH SIDE ADJOINING PROPERTY IN A RESIDENTIAL DISTRICT OR INSTITUTIONAL PREMISES.

165.47 LANDSCAPING AND SHADING REGULATIONS.

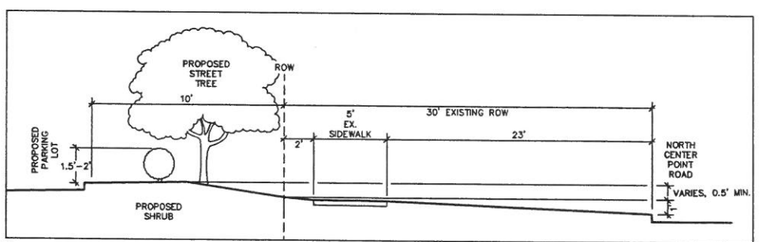
5. SUBDIVISION LANDSCAPE AND SHADE REQUIREMENTS.
C. SHADING.
(1) APPLIES IN ALL NORTH CENTER POINT ROAD ZONE DISTRICTS; STREET TREES SHALL BE INSTALLED WITHIN 50 FEET FROM ROAD CENTERLINE AND BACK OF CURB.
NORTH CENTER POINT ROAD
LENGTH OF FRONTAGE: 306 LF = 306 LF
LARGE TREES REQUIRED: 306 / 40 = 7.65
8 SHADE TREES REQUIRED/PROVIDED

(2) AT STREET INTERSECTIONS; TREES SHALL NOT BE LOCATED WITHIN:
ARTERIAL = 70 FEET OF INTERSECTION OF CURB LINES;
COLLECTOR = 50 FEET OF INTERSECTION OF CURB LINES;
LOCAL = 30 FEET OF INTERSECTION OF CURB LINES

SEED/ SOD APPLICATION NOTES

1. ALL SOD/SEED LIMITS ARE APPROX. FIELD VERIFY LIMITS & REVIEWED WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. ALL TURF GRASS LAWN AREAS, WHETHER SODDED OR SEEDED, UNLESS NOTED OTHERWISE, ARE TO BE PLANTED AND INSTALLED AS PER THE 'TECHNICAL BULLETIN' FOR 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' PROVIDED BY UNITED SEEDS, OR APPROVED EQUAL. TECHNICAL BULLETIN FOR 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' CAN BE FOUND ON THE UNITED SEEDS WEBSITE: www.unitedseeds.com
3. ALL TURF GRASS SOD TO BE OF THE SAME PERFORMANCE QUALITY AND SPECIES TYPE OF THE 'SOD GROWER II KENTUCKY BLUEGRASS BLEND' PROVIDED BY UNITED SEEDS, OR APPROVED EQUAL. BLUEGRASS VARIETIES SHALL INCLUDE: 'CONCERTO', 'NU BLUE', 'BEYOND', AND 'EVEREST'.

CONTACT INFO:
United Seeds Inc.
1800 Dixon Ave, Suite A
Des Moines, IA 50316
Ph: 1-800-365-6674
Contact Person: Mark Ackerman
Email: mackerman@unitedseeds.com
Web: www.unitedseeds.com



2 L1.0 NORTH CENTER POINT ROAD FRONTAGE SECTION
N.T.S.

IOWA 811 ONE CALL

McGRATH PARKING LOT EXPANSION -10552

PLANTING SCHEDULE

QTY	ID	BOTANICAL/COMMON NAME	MIN. SIZE	ROOT	SPACING	NOTES
DECIDUOUS TREES						
5	GB	Ginkgo biloba 'Autumn Gold'(Male of Species Only) AUTUMN GOLD GINKGO (MALE OF SPECIES ONLY)	2" CAL.	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN, MALE ONLY
3	GT	Gleditsia triacanthos var. inermis 'Skyline' SKYLINE THORNLESS HONEYLOCUST	2" CAL.	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
DECIDUOUS SHRUBS						
28	HQ	Hydrangea quinquefolia 'Snow Queen' SNOW QUEEN OAKLEAF HYDRANGEA	3 GAL.	CONT. or BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
4	IV	Ilex verticillata WINTERBERRY	4 GAL.	CONT. or BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
8	MP	Myrica pensylvanica NORTHERN BAYBERRY	3 GAL.	CONT. or BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
GROUNDCOVERS/ SEED MIXES						
N/A	SOD/ SEED	PER SOD/SEED NOTES	N/A	N/A	N/A	PER SOD/SEED NOTES, ALL DISTURBED AREAS PER NOTES

DRAWN BY: NHS				/ /
CHECKED BY: --				/ /
APPROVED BY: NHS				/ /
DATE: 8/1/17				/ /
FIELD BOOK: 238	NO.	REVISION DESCRIPTION	APPROVED	DATE

HALL & HALL ENGINEERS, INC.
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MCGRATH LOT IMPROVEMENTS
IN THE CITY OF HIAWATHA,
LINN COUNTY, IOWA

NORTH CENTER POINT ROAD FRONTAGE
LANDSCAPE

PROJECT NO: 10552

SHEET
L1.0

CAD File: I:\projects\10500\10552-McGrath Parking Lot Expansion\DWG\PD\10552-la plan.dwg Date Plotted : Aug 01, 2017 - 2:43pm Plotted By : NSTRENG

DRAFT

RESOLUTION NO. 17-
City Council

RESOLUTION APPROVING THE PARKING LOT IMPROVEMENTS FOR AN EXISTING COMMERCIAL DEVELOPMENT LOCATED AT 1090 N CENTER POINT ROAD AS SUBMITTED FOR MCGRATH

WHEREAS, the City of Hiawatha adopted the Hiawatha Design Guidelines final draft dated September 27, 2010, as a manual for future development and redevelopment standards for the following areas: I-380 Corridor, North Center Point Road, Town Center, Boyson Road, Tower Terrace Road, and Edgewood Road Extension, and

WHEREAS, Hall & Hall Engineers, Inc. submitted plans on behalf of McGrath for the construction of parking lot improvements on the property located at 1090 N Center Point Road in an applicable area identified in the Hiawatha Design Guidelines, and

WHEREAS, in order to ensure continuity in long range planning and development in applicable areas within the City of Hiawatha, the site plan including parking and screening, requires approval from the Planning and Zoning Commission and City Council; the site plan was reviewed and approved by the Planning and Zoning Commission on August 28, 2017, and

WHEREAS, City Council deems the site plan for construction of parking lot improvements on the property located at 1090 N Center Point Road to be in accordance with the development and redevelopment standards outlined in the Hiawatha Design Guidelines, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, approving the proposed parking lot improvements on the property located at 1090 N Center Point Road to the Hiawatha Design Guidelines, as submitted by Hall & Hall Engineers, Inc. on behalf of McGrath.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 6th day of September, 2017.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk