

**AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
August 28, 2017**

**HIAWATHA COUNCIL CHAMBERS
(101 Emmons Street-Upper Floor) – 5:30 P.M.**

1. Call to Order - Roll Call
2. Consider Approval of:
 - a. Agenda
 - b. Minutes of June 26, 2017
3. Business
 - a. Tower Commerce Center 14th Addition/805 Tower Terrace Rd.
 - # 1. Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Jon Dusek for Tower Commerce Center 14th Addition, Hiawatha, IA.
 - # 2. Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Jon Dusek for 805 Tower Terrace Rd., Hiawatha, IA.
 - b. Tower Commerce Center 15th Addition/901 Tower Terrace Rd.
 - # 1. Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Jon Dusek for Tower Commerce Center 15th Addition, Hiawatha, IA.
 - c. Rolling Prairie Estates 3rd
 - # 1. Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Alltrans, Inc for Rolling Prairie Estate 3rd Addition, Hiawatha, IA.
 - d. 1090 N Center Point Rd.
 - # 1. Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Brost Architects for 1090 N Center Point Rd., Hiawatha, IA.

Adjourn

Items that have to go on to City Council for final vote
• Items that Planning and Zoning Commission have final vote
* Items that have to go on to Board of Adjustment for final vote

**HIAWATHA PLANNING AND ZONING COMMISSION
SPECIAL MEETING
June 26, 2017**

The Hiawatha Planning and Zoning Commission met on June 26, 2017. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Members present: Mark Ross, Reta Saylor and Tom Wille. Members Absent: Terry Trimpe, Kenny Jones and Darryl Cheney. Staff present: Assistant Building Official, Jim Fisher and City Administrator, Kim Downs. Guests in Attendance: Brad Petersen, Frank Bellon, Denny Norton and Doug Brain.

Board Member, Reta Saylor moved to approve the Agenda. Second by Tom Wille Motion carried.

Board Member, Reta Saylor moved to approve the meeting minutes of June 5, 2017. Second by Mark Ross. Motion carried.

Consider Resolution for recommendation to Board of Adjustment to approve the Conditional Use for dog boarding submitted by Brain Engineering for Petersen Pet Hospital located at 1031 Kacena Rd., Hiawatha, Iowa.

Public Hearing Opened: 5:33 pm

Mark Powers asked if there were anyone that was for the rezoning.

Doug Brain addressed the Board. Stated he was there to answer any questions they may have.

Brad Petersen also addressed the Board and explained that he was looking to do limited luxury boarding and the animals would only be outside to relieve themselves.

There were no more comments.

Mark Powers asked if there were anyone that was against the rezoning.

There were none.

Mark Powers closed the public hearing at 5:55pm.

Reta Saylor moved to recommend to Board of Adjustment to approve the Conditional Use Request for dog boarding submitted by Brain Engineering for Petersen Pet Hospital located at 1031 Kacena Rd., Hiawatha, Iowa.

AYES: TOM WILLE, RETA SAYLOR, MARK ROSS AND MARK POWERS

NAYS: NONE.

ABSENT: TERRY TRIMPE, KENNY JONES AND DARRYL CHENEY

Motion Carried

Resolution #17-017 Approved

Consider resolution for recommendation to city council to approve the Design Guidelines submitted by Charlotte Brown for the property located at 2111 Robins Rd., Hiawatha, Iowa

Mark Powers asked if there as anyone there to on behalf of the property. Frank Bellon addressed the Board stating he was there to answer any questions.

Mark Powers asked if there would be stone facing on the bottom and steel on the top of the building. Frank Bellon said it would.

There were no further questions from the Board.

Mark Powers moved to recommend to City council to approve the Design Guidelines submitted by Charlotte Brown for the property located at 2111 Robins Rd., Hiawatha, Iowa. Second by Darryl Cheney.

AYES: TOM WILLE, RETA SAYLOR, MARK ROSS AND MARK POWERS.

NAYS: NONE

ABSENT: TERRY TRIMPE, KENNY JONES AND DARRYL CHENEY.

Motion Carried

Resolution #17-018 Approved

Mark Ross motioned to adjourn the meeting at 5:38p.m. Second by Tom Wille. Motion carried.

Mark Powers, Chairperson

ATTEST:

Jennifer Goerg, Community Development Clerk

3A

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

To: Planning and Zoning Commission

Date: August 17, 2017

From: John Bender PE, City Engineer

Re: Tower Commerce Center 14th Addition

Description: Approval of Final Plat

Report:

Engineering has reviewed the final plat of Tower Commerce 14th Addition to the City of Hiawatha. All street and utility improvements are currently in place and accepted, so no other action is needed that would require a developer's agreement. We also find the final plat is substantial compliance with the approved preliminary plat. We will need sign-offs from the utility companies as to the location of all proposed utility easements.

Engineering recommends approval of this final plat.

If you have any questions please let me know.

3A-1

City of Hiawatha
Community Development Department

Purpose: Final Plat Approval **Date:** 08/13/2017

To: Planning and Zoning Commission

Name of Plan: Tower Commerce Center 14th Addition

Address: 805 Tower Terrace (proposed) **Zone:** C-4

Number of Lots: 1 lot

Reviewed by: Patrick Parsley, Community Development Director

Description: This is part of the Tower Commerce Center preliminary plat. The lot lines have been adjusted but no major changes are proposed differing from the preliminary plat. The lot size complies with the UDC. There is no request for a zoning change.

Report: This final plat matches the most recent preliminary plat. There is no required plan of improvements to be considered with this plat as sewer and water are already available. Final blue bound documents and utility sign-offs will be submitted before Council consideration.

Recommendation: Community Development supports the Planning and Zoning Commission recommendation for approval of this final plat.

Final Plat of Tower Commerce Center Fourteenth Addition.

Date: 8/11/2017

The Hiawatha Water Department has reviewed the Final Plat for Tower Commerce Fourteenth Addition.

This final plan lists 10 foot utility measurements for any easements, utility, etc. on Tower Terrace Road and Commerce Boulevard. A 20' access and utility easement is located on the south edge of this Final Plat.

The Water Department Approves of this final Plat.



Marty Recker

Water Superintendent

Hiawatha Water Department

City of Hiawatha
Community Development Department

3A-2

Purpose: Site Plan: Design Guidelines **Date:** 08/13/2017

To: Planning and Zoning Commission

Name of Plan: Eagle Technology Management

Address: 805 Tower Terrace (proposed) **Zone:** C-4

Number of Lots: 1 lot

Reviewed by: Patrick Parsley, Community Development Director

Description: This is Tower Commerce Center 14th Addition. This is a single story 12,000 square foot building on a recently platted lot.

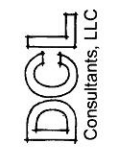
Report: The Planning and Zoning concern is with the Design Guideline for the building exterior, the building location and the parking areas. The DG requires a 25 foot setback from Tower Terrace for the building and specific exterior finishes. The DG also requires a 25 foot setback for the parking or the installation of a berm with plantings to a height of 3 feet above the curb. The applicant has complied with this requirement.

Staff has reviewed the remainder of the site plan for compliance and the applicant is aware exterior lighting plans must be submitted. Additionally they are considering a request to defer the trail installation along Tower Terrace.

Recommendation: Community Development supports the Planning and Zoning Commission recommendation for approval of this site plan regarding the Design Guideline specifications.

3A-2(2)

P.O. Box 8595
Cedar Rapids, IA 52408
(319) 533-5444



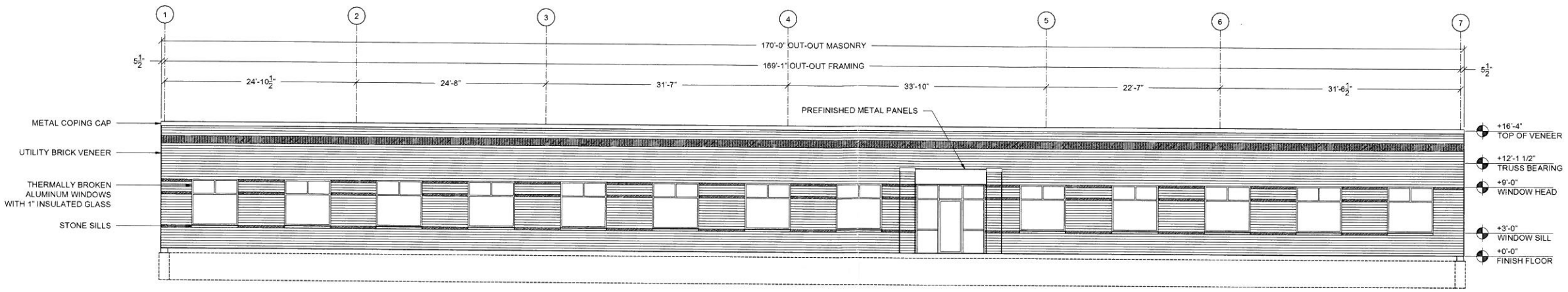
REV.	REVISION	DATE	INT.	CHK.

EXTERIOR ELEVATIONS

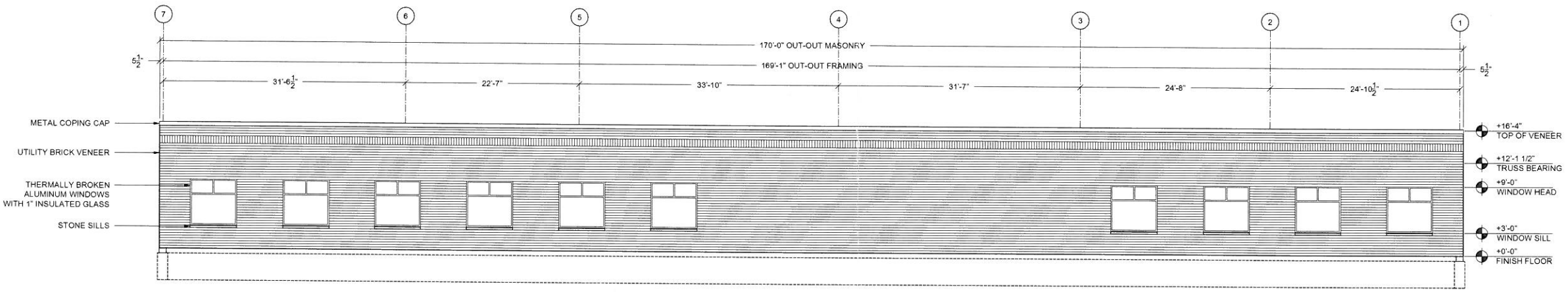
EAGLE TECHNOLOGY MANAGEMENT
TOWER TERRACE COMMERCE CTR
HIAWATHA, IOWA 52233

SCALE:	1/8" = 1'-0"
JOB NUMBER:	00000
CHECKED BY:	DCL
DRAWN BY:	ME
SUBMITTED:	06-15-2017

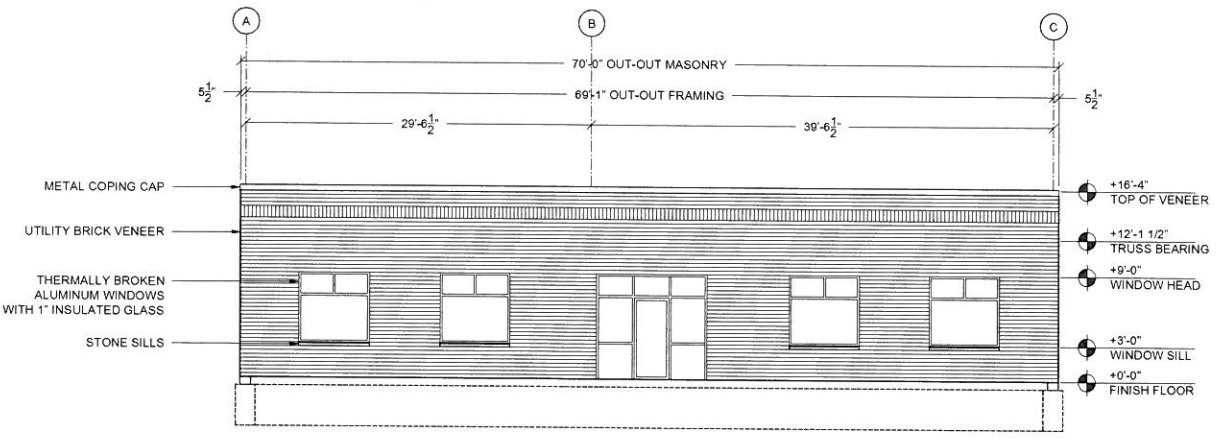
DRAWING NUMBER
A2



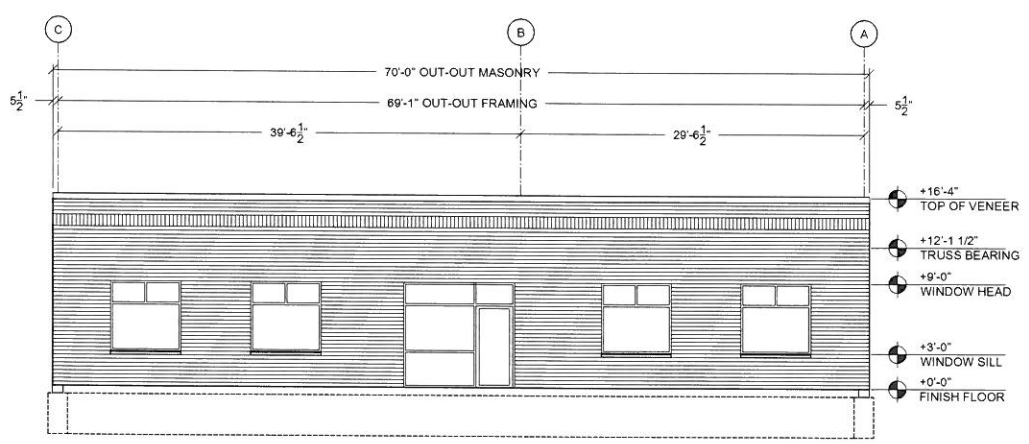
EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

FOR REVIEW
08-01-2017



3B-1

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

To: Planning and Zoning Commission

Date: August 17, 2017

From: John Bender PE, City Engineer

Re: Tower Commerce Center 15th Addition

Description: Approval of Final Plat

Report:

Engineering has reviewed the final plat of Tower Commerce 15th Addition to the City of Hiawatha. All street and utility improvements are currently in place and accepted, so no other action is needed that would require a developer's agreement. We also find the final plat is substantial compliance with the approved preliminary plat. We will need sign-offs from the utility companies as to the location of all proposed utility easements.

Engineering recommends approval of this final plat.

If you have any questions please let me know.

City of Hiawatha
Community Development Department

3B-2

Purpose: Final Plat Approval **Date:** 08/13/2017

To: Planning and Zoning Commission

Name of Plan: Tower Commerce Center 15th Addition

Address: 901 Tower Terrace (proposed) **Zone:** C-4

Number of Lots: 1 lot

Reviewed by: Patrick Parsley, Community Development Director

Description: This is part of the Tower Commerce Center preliminary plat. The lot lines have been adjusted but no major changes are proposed differing from the preliminary plat. The lot size complies with the UDC. There is no request for a zoning change.

Report: This final plat matches the most recent preliminary plat. There is no required plan of improvements to be considered with this plat as sewer and water will be made available through an easement from the adjacent lot to the east and access will be from a private access along the east side of the property as detailed in the preliminary plat. Final blue bound documents and utility sign-offs will be submitted before Council consideration.

Recommendation: Community Development supports the Planning and Zoning Commission recommendation for approval of this final plat.

Final Plat of Tower Commerce Center Fifteenth Addition.

Date: 8/11/2017

The Hiawatha Water Department has reviewed the Final Plat for Tower Commerce Fourteenth Addition.

This final plan lists 10 foot utility measurements for any easements, utility, etc. on Tower Terrace Road and on the south edge of this Final Plat. A 20' private access and a 20' public easement is located on the East edge of this Final Plat.

The Water Department Approves of this final Plat.



Marty Recker

Water Superintendent

Hiawatha Water Department

C-1

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

To: Planning and Zoning Commission

Date: August 17, 2017

From: John C. Bender PE, City Engineer

Re: Rolling Prairie 3rd Addition

Description: Approval of Final Plat

Report:

This is a 13 lot plat being developed as a street and a cul-de-sac south of Hunt Road.

Engineering has reviewed the final plat and has one issue with the easement width. No other issues. The plan of improvements has been approved by the City Council in May of 2017. The improvements have not been totally installed as of this date, but the plat can be approved with the acceptance by the Council with the approval of a developer's agreement.

Engineering recommends approval.

If you have any questions please let me know.

City of Hiawatha

Community Development Department

CR

Purpose: Final Plat Approval **Date:** 08/13/2017

To: Planning and Zoning Commission

Name of Plan: Rolling Prairie Estates 3rd Addition

Address: Valley Court and Savannah Drive **Zone:** R-1

Number of Lots: 13 lots

Reviewed by: Patrick Parsley, Community Development Director

Description: This is part of the Rolling Prairie Estates 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. 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 nearly completed. The acceptance of the improvements and the developer's agreement is still being considered. Final blue bound documents and utility sign-offs will be submitted before Council consideration.

Recommendation: Community Development supports the Planning and Zoning Commission recommendation for approval of this final plat contingent upon 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.

Final Plat of Rolling Prairie Estates 3rd Addition.

Date: 8/11/2017

The Hiawatha Water Department has reviewed the Final Plat for Rolling Prairie Estates 3rd Addition submitted by Alltrans, Inc.

The Water utility is installed per plan set and by Hiawatha Rules and Regulations. All pertinent tests have been performed and passed.

The Water Department Approves of this final Plat.



Marty Recker

Water Superintendent

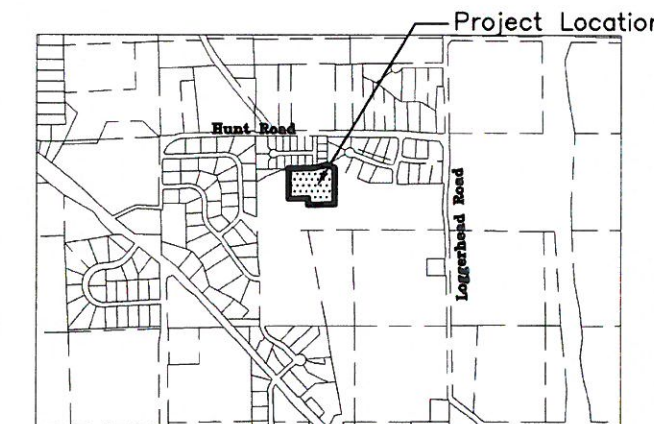
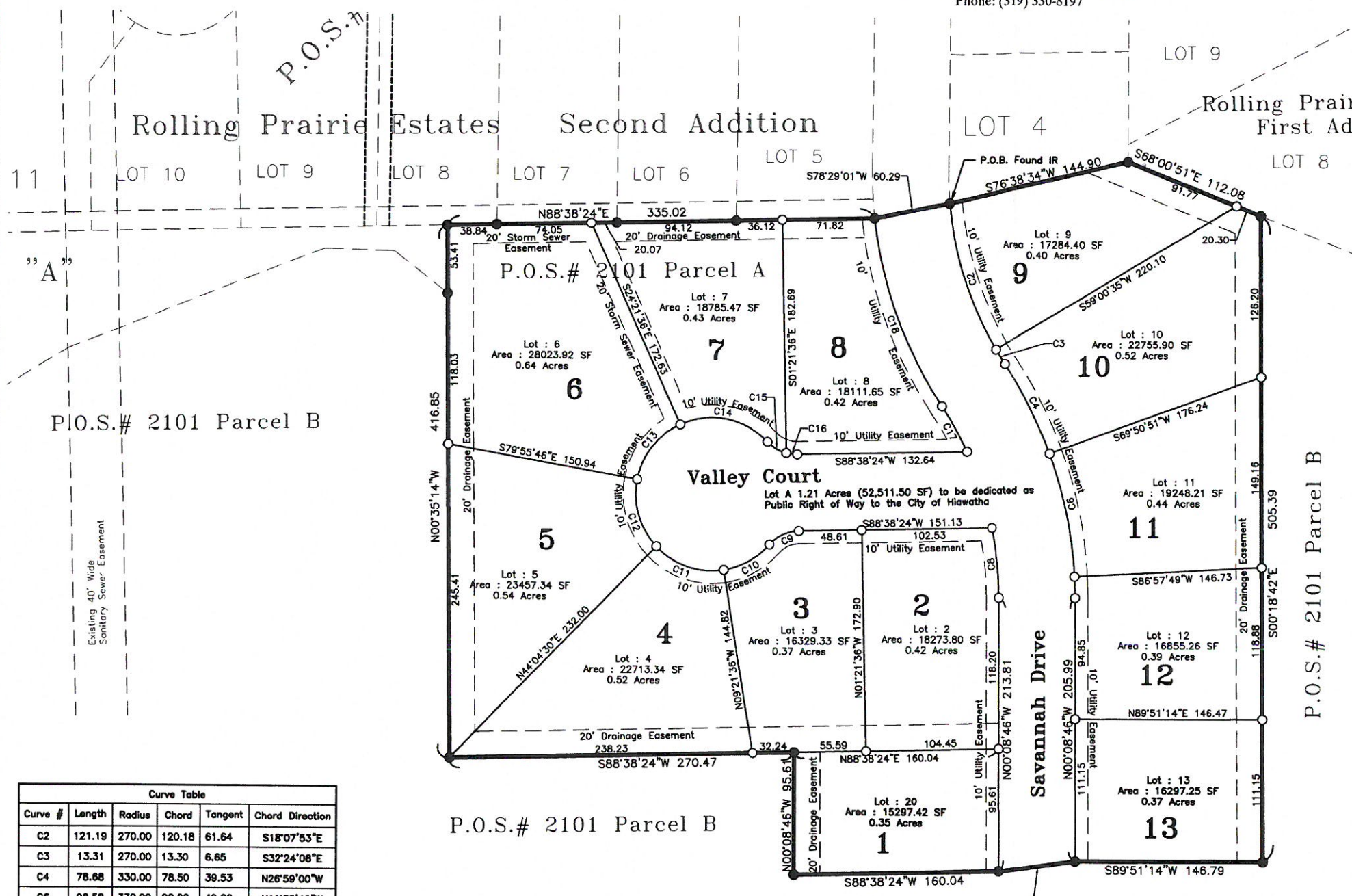
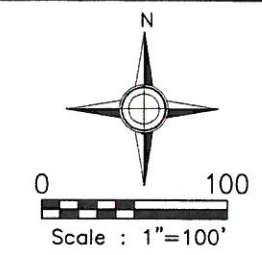
Hiawatha Water Department

C4

Final Plat

Rolling Prairie Estates Third Addition to Hiawatha, Linn County, Iowa

Prepared by Thomas M. Novick, PLS
ALLTRANS, INC
 1930 St Andrews Ct NE Cedar Rapids, Iowa 52402
 Phone: (319) 330-8197



PROPERTY DESCRIPTION

Final Plat of Rolling Prairie Estates Third Addition to Hiawatha, Linn County, Iowa is Parcel A of Plat of Survey No. 2101, located in the Northwest Quarter of the Southwest Quarter of Section 19, Township 84 North, Range 7 West, described as follows:

Commencing at the Southwest Corner of Lot 4 Rolling Prairie Estates Second Addition (Point of Beginning);
 thence, N76°38'34"E along the south line of said Lot 4, 144.90 feet to the SW corner of Lot 8 Rolling Prairie Estates First Addition to Linn County Iowa;
 thence, S68°00'51"E along the South line of said Lot 8, 112.08 feet to the NE corner of said Parcel A POS No. 2101;
 thence, S00°18'42"E along the east line of said Parcel A, 505.39 feet to the SE Corner of said Parcel A Plat of Survey 2101;
 thence, S89°51'14"W along the south line of said Parcel A, 146.79 feet;
 thence, S82°25'37"W along said South line of Parcel A, 60.51 feet;
 thence, S88°38'24"W along said South line of Parcel A, 160.04 feet;
 thence, N00°08'46"W 95.61 feet;
 thence, S88°38'24"W 270.47 feet;
 thence, N00°35'14"W along the West line of Said Parcel A, 416.85 feet to the South line of Rolling Prairie Estates Second Addition to Hiawatha, Linn County, Iowa;
 thence, N88°38'24"E along said South line of Rolling Estates First, 335.02 feet;
 thence N78°29'01"E 60.29 feet to the Point of Beginning

Said tract of land contains 7.02 acres (305950.31 sq. ft.) more or less and is subject to easements and restrictions of record.

Areas By 1/4-1/4 Section
 NW 1/4 SW 1/4 = 7.02 acres (305950 sq. ft.)

Areas To Be Dedicated
 Lot A 1.21 Acres (52,511.5 SF) to be dedicated as Public Right of Way

Note
 Boundary is Recorded and Measured Bearings and Distances.

Curve #	Length	Radius	Chord	Tangent	Chord Direction
C2	121.19	270.00	120.18	61.64	S18°07'53"E
C3	13.31	270.00	13.30	6.65	S32°24'08"E
C4	78.68	330.00	78.50	39.53	N26°59'00"W
C6	98.58	330.00	98.22	49.86	N11°35'40"W
C8	55.00	270.00	54.90	27.59	N05°58'53"W
C9	25.92	31.00	25.17	13.77	S64°41'10"W
C10	41.99	60.00	41.14	21.90	N60°46'51"E
C11	58.51	60.00	58.22	31.82	S71°14'08"E
C12	56.59	60.00	54.52	30.60	S16°16'45"E
C13	56.93	60.00	54.82	30.81	S37°55'31"W
C14	74.81	60.00	70.06	43.15	N79°10'19"W
C15	17.18	31.00	16.96	8.82	S59°19'53"E
C16	8.74	31.00	8.71	4.40	S83°17'06"E
C17	40.73	270.00	40.69	20.40	N29°29'32"W
C18	157.83	330.00	156.33	80.45	S20°06'45"E

Legend

Boundary Line —————

Utility Easement - - - - -

Section Line - - - - -

Building Setback Line

Found Monument ●

Set 1/2"x30" Pipe ○

w/Orange Cap #17774

Measured (M)

Recorded (R)

Point of Beginning P.O.B.

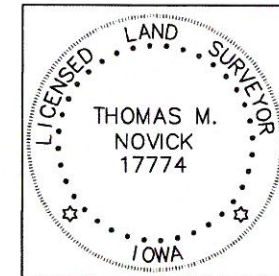
Survey Work Done: April 2017

Measurements are in decimal feet.

Index Legend

Surveyors Name: Tom M. Novick
 Company Name: ALLTRANS, INC.
 Location of Survey: SW 1/4 19-84-7, Hiawatha, Linn County, Iowa
 Developer Name: JAY Murphy Homes
 Requested By: JAY Murphy Homes
 5250 North Park Place NE Suite 114
 Cedar Rapids, IA 52402
 (319) 270-4174
 joymurphy@jaymurphyhomes.com

Return To:
 ALLTRANS, INC
 1930 St Andrews Ct NE
 Cedar Rapids, IA 52402



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: *Thomas M. Novick* DATE: 8/22/17
 THOMAS M. NOVICK IOWA REG. NO. 17774

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL: 1051

Final Plat

Rolling Prairie Estates Third Addition
 Project Number: MH1619

Approved By: TMN
 Scale: 1:100

Drawn By: JUP
 Date: 07/13/17
 Field Book #: N/A

Client: Jay Murphy Homes
 c/o Jay Murphy
 5250 North Park Place, Ste 114
 Cedar Rapids, IA 52402

ALLTRANS, INC.
 1930 St Andrews Ct NE
 Cedar Rapids, Iowa 52402
 Phone: (319) 330-8197

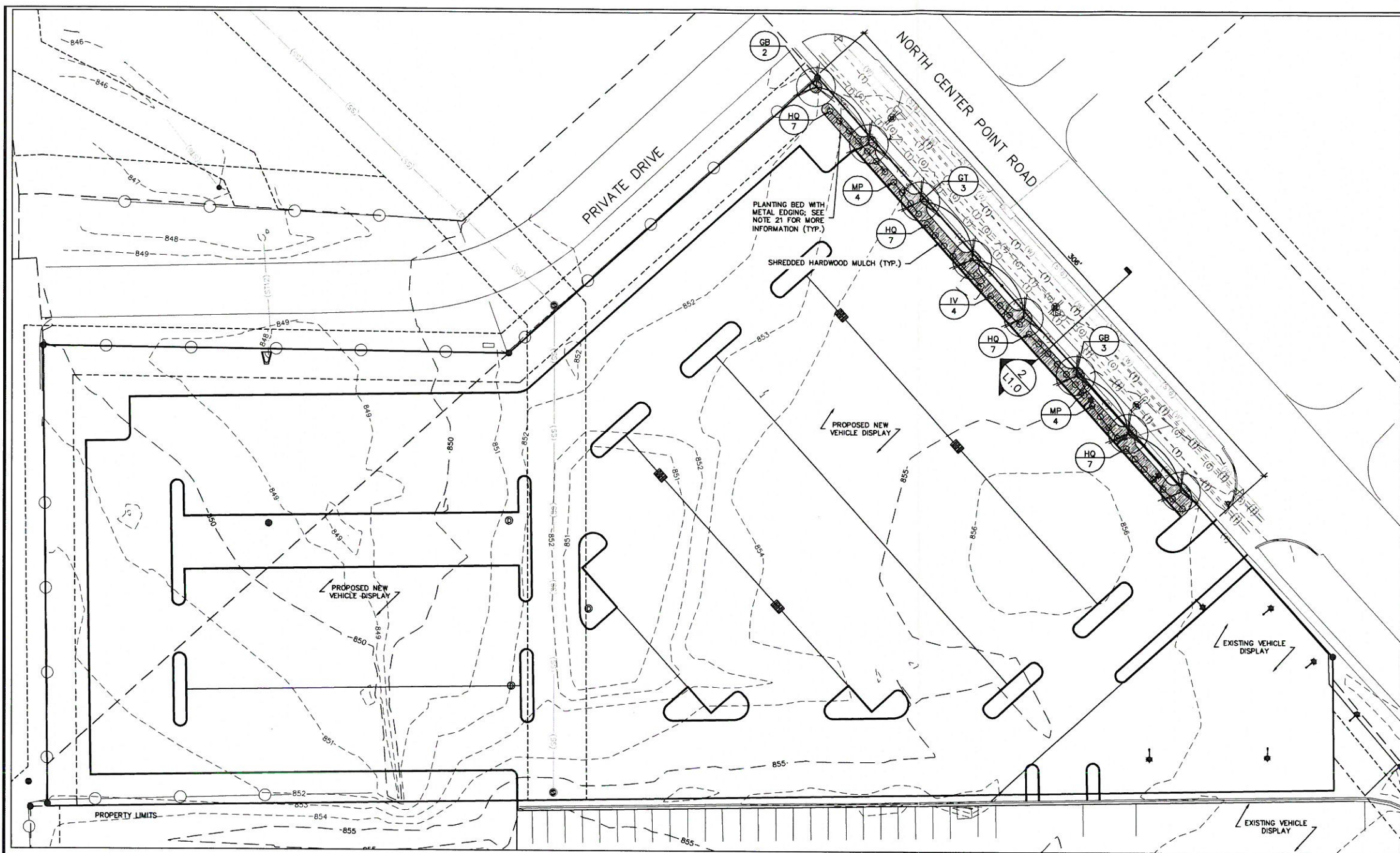
Sheet No. 1
 Of 1

D-1

City of Hiawatha
Community Development Department
Building, Zoning, Code Enforcement & Development
101 Emmons St., Hiawatha Iowa, 52233-1697

Purpose: Design Guideline Site Plan **Date:** 08/10/2017
To: Planning and Zoning Commission
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 Planning and Zoning concern is with the Design Guideline for parking areas. The DG require 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. Storm water detention, storm water calculations, additional landscaping and exterior lighting have yet to be submitted.
Recommendation: Community Development supports the recommendation to approve the Design Guideline portion of the site plan. This includes the parking screening only.

DZ



- GENERAL LANDSCAPE NOTES**
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION. BEFORE COMMENCEMENT OF ANY WORK, CONTACT IOWA ONE CALL (1-800-292-8999) OR 811 AT LEAST 48 HOURS PRIOR TO DIGGING. CONTRACTOR TO REPAIR DAMAGE TO UTILITIES AND STRUCTURES IMMEDIATELY AT CONTRACTORS EXPENSE.
 - 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.
 - 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.
 - PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
 - PLANT QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE. DRAWINGS SHALL PREVAIL WHERE DISCREPANCIES OCCUR.
 - NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
 - 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.
 - NURSERY TAGS SHALL BE LEFT ON PLANT MATERIAL UNTIL LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE HAS COMPLETED THE INITIAL ACCEPTANCE.
 - CONTAINER GROWN STOCK SHALL HAVE THE CONTAINER REMOVED AND THE ROOT BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
 - 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.
 - 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 1/3 THE PLANT.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 SUPERSEDE CITY STANDARDS AS APPLICABLE.
 - TREES TO BE PLACED WITHIN PARKING LOT ISLANDS ARE TO STRICTLY FOLLOW APPLICABLE CITY STANDARDS.
 - LANDSCAPE TO BE INSTALLED PER APPLICABLE SUDAS OR CITY STANDARDS.
 - 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.
 - 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.
 - 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.
 - LANDSCAPE DETAILS FOR THIS PROJECT TO FOLLOW CEDAR RAPIDS METRO DESIGN DETAILS.

PLANTING REQUIREMENTS		ADJACENT ZONING:	
ZONING:		NORTH:	C4
EXISTING:	C3	SOUTH:	C3
PROPOSED:	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.
LENGTH OF FRONTAGE: 306 LF = 306 LF
LARGE TREES REQUIRED: 306 / 40 = 7.65
8 SHADE TREES REQUIRED/PROVIDED

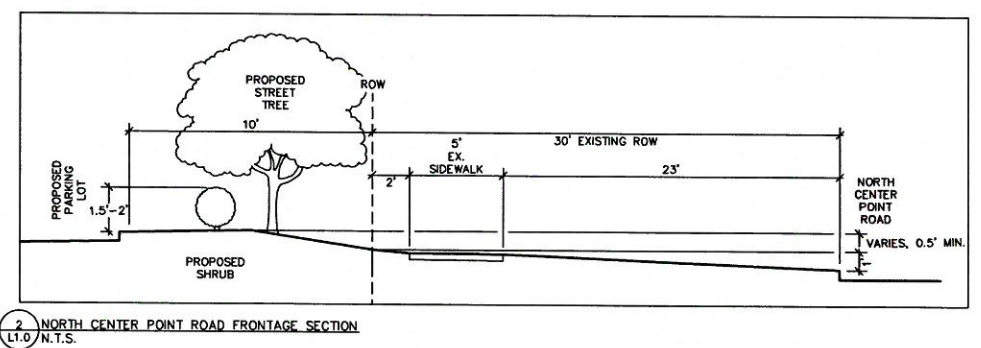
(2) AT STREET INTERSECTIONS: TREES SHALL NOT BE LOCATED WITHIN:
ARTERIAL = 70 FEET OF INTERSECTION OF CURB LINES;
COLLECTOR = 50 FEET OF INTERSECTION OF CURB LINES;
LOCAL = 30 FEET OF INTERSECTION OF CURB LINES

1. PARKING LOT EXPANSION LANDSCAPE PLAN
L1.0

SCALE IN FEET
0 15 30

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.

- SEED/ SOD APPLICATION NOTES**
- ALL SOD/SEED LIMITS ARE APPROX. FIELD VERIFY LIMITS & REVIEWED WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - ALL TURF GRASS LAWN AREAS, WHETHER SOODED 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
 - 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: 1-800-365-6874
Contact Person: Mark Ackerman
Email: mockerman@unitedseeds.com
Web: www.unitedseeds.com



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 quinquifolia '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

REVISION DESCRIPTION	APPROVED	DATE

HALL & HALL ENGINEERS, INC.
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1890 BOYSSON ROAD, HIAWATHA, IOWA 52223
PHONE: (319) 362-8648 FAX: (319) 362-7865
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MCGRATH LOT IMPROVEMENTS
IN THE CITY OF HIAWATHA,
LINN COUNTY, IOWA

CAD File: I:\projects\10552-McGrath Parking Lot Expansion\DWG\PC\10552-10-landsc-10-plant.dwg Date Plotted: Aug 01, 2017 2:43pm Plotted By: NSTRING