

**AGENDA  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
February 22, 2016**

**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 January 25, 2015
3. Business:
  - # a. Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Fusion Architects Inc. for Towers Edge located at 875 Edgewood Rd., Hiawatha, Iowa.
  - # b. Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Fusion Architects Inc. for Towers Edge located at 2050 Boyson Rd., Hiawatha, Iowa.

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  
REGULAR MEETING  
January 25, 2016**

Pat Parsley asked the Board Members if anyone would like to volunteer to be Chair since Dale Schroth would no longer be active with the board. Mark Ross nominated Gilbert Lawrence and he accepted.

Board Member, Mark Ross moved to nominate Gilbert Lawrence to Planning and Zoning Chair, second by Tom Wille.

Roll call vote:

AYES: KENNY JONES, MARK ROSS, TOM WILLE AND GILBERT LAWRENCE

NAYS: NONE

ABSENT: RETA SAYLOR, DARRYL CHENNEY,

**Motion Carried**

The Hiawatha Planning and Zoning Commission met in a meeting on January 25, 2016. Chair, Gilbert Lawrence called the meeting to order at 5:34 P.M. Members present: Mark Powers, Kenny Jones, Mark Ross and Tom Wille. Members Absent: Darryl Cheney and Reta Saylor. Staff present: Community Development Director, Pat Parsley, Assistant Building Official, Jim Fisher. Guests in Attendance:

Board Member, Mark Ross moved to approve the agenda, second by Tom Wille. Motion carried.

Board Member, Mark Ross moved to approve the minutes, second by Kenny Jones. Motion carried.

**Introduction of new Planning and Zoning member, Kenny Jones.**

Kenny Jones introduced himself and gave a brief description of his background.

**Consider Resolution for recommendation to City Council to approve the MSA Proposal for updating the City of Hiawatha Comprehensive Plan.**

Mark Ross asked Pat Parsley if he could summarize the packet. Pat directed the board to turn to page two, and look at the bulleted sections. Pat went on to explain what the City had planned.

Mark Ross asked if this was budgeted for. Pat Parsley stated that it was budgeted for twenty thousand dollars and added that the city would not be adding any of the optional items.

Recommends that the city council approve the MSA proposal for updating the city of Hiawatha Comprehensive Plan with the following conditions:

1. That the city will only spend the budgeted twenty thousand dollars and not include the available options.

Roll call vote:

AYES: GILBERT LAWRENCE, KENNY JONES, MARK ROSS, TOM WILLE AND MARK POWERS

NAYS: NONE

ABSENT: RETA SAYLOR AND DARRYL CHENNEY

**Motion Carried**

**Resolution #16-001 Approved**

**Discussion and Appointment of two (2) Volunteers to work on the Comprehensive Plan Project Team.**

There was some discussion on who would consider being on the project team. Mark Ross, Gilbert Lawrence and Kenny Jones all volunteered to be a part of the Comprehensive Plan Project Team.

AYES: KENNY JONES, MARK ROSS, TOM WILLE AND GILBERT LAWRENCE

NAYS: NONE

ABSENT: RETA SAYLOR, DARRYL CHENNEY,

**Motion Carried**

**Consider Resolution for recommendation to City Council to approve Amending UDC Code 165.70 Legal Non-Conforming Uses.**

Mark Powers read from Pat Parsleys memo. He asked if there should be something written that states the property owner would have to come up with a plan of improvements. He explained that in the past, he had to contend with properties that were not in compliance and it got quite contentious. Pat Parsley explained that with the advice of the City attorney, the description in because it's not clear on why the City is allowing non-conforming uses to continue. He went on to explain that legal non-conforming uses could continue how they are regardless of how we change the code because the City can't make them change what they are doing on their property. But because the comprehensive plan describes specific uses and we want them to eventually come into compliance, we have to somehow allow this to occur and that's done by the legal non-conforming. Because there were so many questions regarding this issue last year, we decided to change the language that qualified when a legal non-conforming use could change, change hands and transferred to another person. He explained that the city didn't have this language to explain that the city isn't here to close down legal non-conforming uses immediately, but want to move them into compliance with the comprehensive plan eventually. We are looking at it as a goal statement, it has intrinsic value but doesn't give us exact direction on how to do it. He added that this is not the place to put a plan in place.

Kenny Jones asked if the city was grandfathering in these properties until they sell their property and then they have to be conformed. Pat Parsley explained that the trigger are later on in the section but just selling the property doesn't trigger the end of a legal non-conforming use. If they stop using the property for that use for a certain amount of time, then it would terminate.

Mark Ross asked if there was a legal non-conforming use and another business sees it and asks why they can do it but not me. Pat Parsley explained that it does explain itself and that's why you want to keep moving legal non-conforming into conformance.

Commission Member, Mark Ross moved to recommend to City Council to approve Amending UDC Code 165.70 Legal Non-Conforming Uses. Second by: Tom Wille

Roll call vote:

AYES: GILBERT LAWRENCE, KENNY JONES, MARK ROSS, TOM WILLE AND MARK POWERS

NAYS: NONE

ABSENT: RETA SAYLOR AND DARRYL CHENNEY

**Motion Carried**

**Resolution #16-002 Approved**

**Consider Resolution for recommendation to City Council to approve storage container regulation changes by:**

- o Amending UDC Section 165.23 Outside Storage Containers and
- o adding 165.96 Definitions #166. Storage Containers: and
- o deleting City code section 155.39 EXTERIOR STORAGE CONTAINERS PROHIBITED

Kenny Jones asked how the department would regulate this. Pat Parsley explained that this didn't address outside displays. He went on to say that the outside storage had to be hidden either behind a fence, landscaping or the primary structure. He went on to say that storage containers were complaint driven issues and that there are already storage containers in the City. They would only be allowed in industrial zones and would have to be screen just like any other outside storage.

Kenny Jones asked if there would be permitting on the containers. Pat Parsley stated that there would not be. Mark Ross asked Pat Parsley about the PODS containers and if they would be allowed. Pat Parsley explained that they would be allowed if they were used along with a valid building permit. He went on to say that they are allowed as temporary outside storage for moving, projects, etc. Kenny Jones asked if there was a time limit on how long they would be allowed to stay there. Pat Parsley stated that there was no time limit.

Commission Member, Mark Ross moved to recommend to City Council an approval of the storage container regulation changes by:

- o Amending UDC Section 165.23 Outside Storage Containers and
- o adding 165.96 Definitions #166. Storage Containers: and
- o deleting City code section 155.39 EXTERIOR STORAGE CONTAINERS PROHIBITED

Second by Kenny Jones.

**AYES: KENNY MARK ROSS, KENNY JONES, GILBERT LAWRENCE, TOM WILLE AND MARK POWERS.**


**NAYS: NONE**

**ABSENT: RETA SAYLOR, DARRYL CHENNEY**

**Motion Carried**

**Resolution #16-003 Approved**

Chairman, Gilbert Lawrence asked for a motion to adjourn the meeting at 6:06p.m., Second by Mark Powers. Motion carried.

  
Gilbert Lawrence, Chairman

ATTEST:

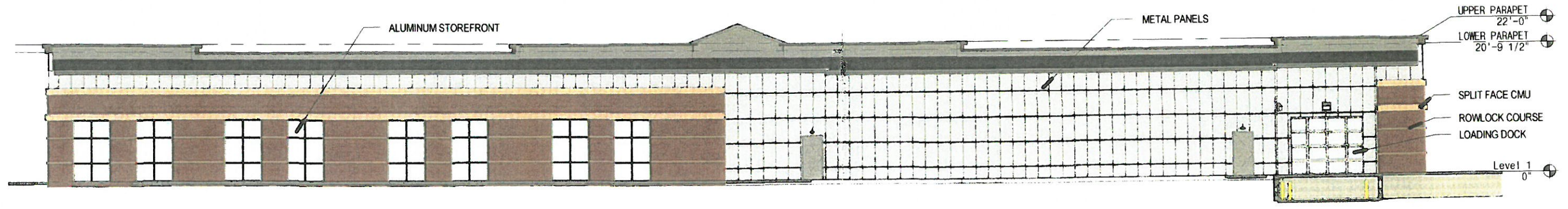
  
Jennifer Goerg, Community Development Clerk



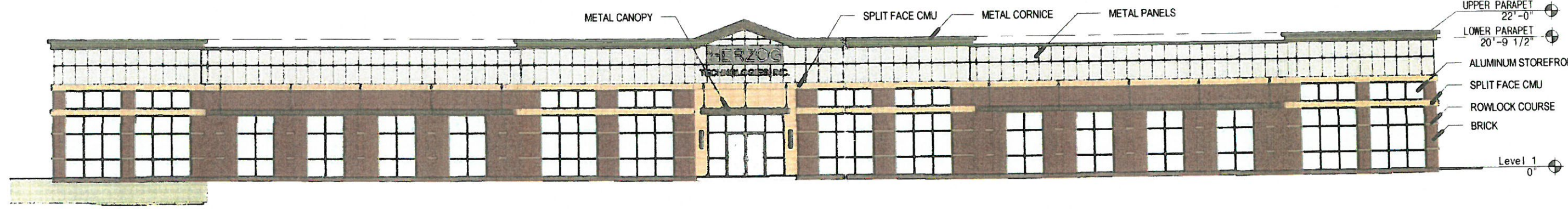
3A

WATERTOWER PLAZA Enter address here ELEVATION FRONT & BACK

01/22/16



BACK ELEVATION  $\frac{1}{16}'' = 1'-0''$  **2**  
A1-1

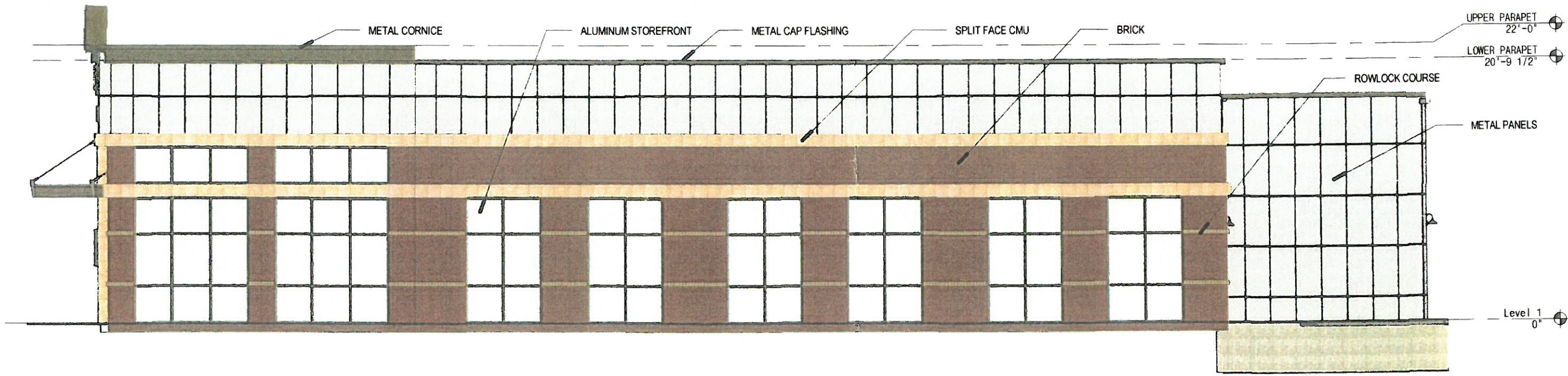


FRONT ELEVATION  $\frac{1}{16}'' = 1'-0''$  **1**  
A1-1

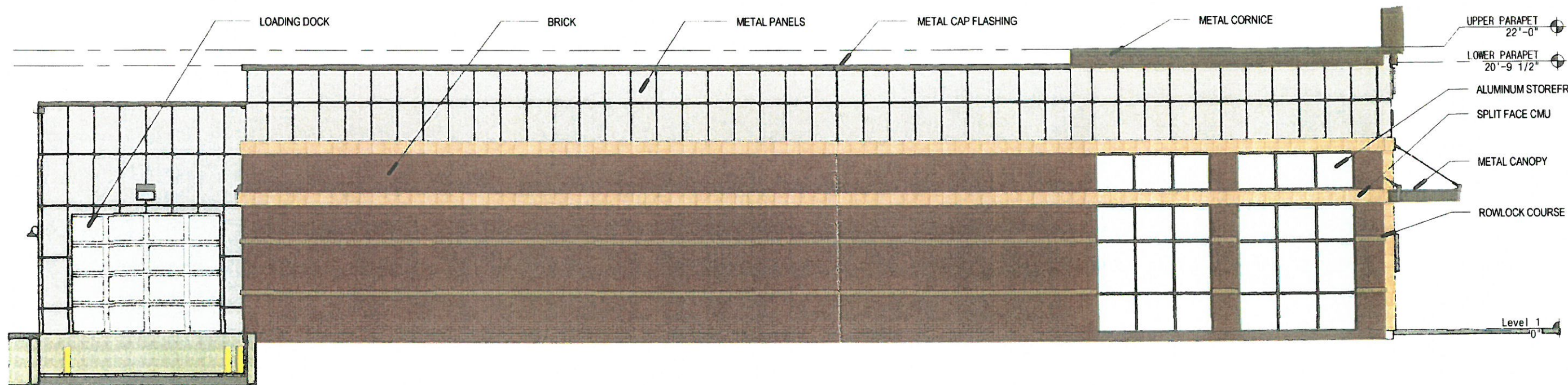
FUSION  
1641 BOYSON SQUARE DRIVE  
SUITE 100  
HIAWATHA, IOWA 52314  
877.393.9022

875 Edge Wood





RIGHT ELEVATION  $\frac{1/8" = 1'-0"}{A1-1}$  2



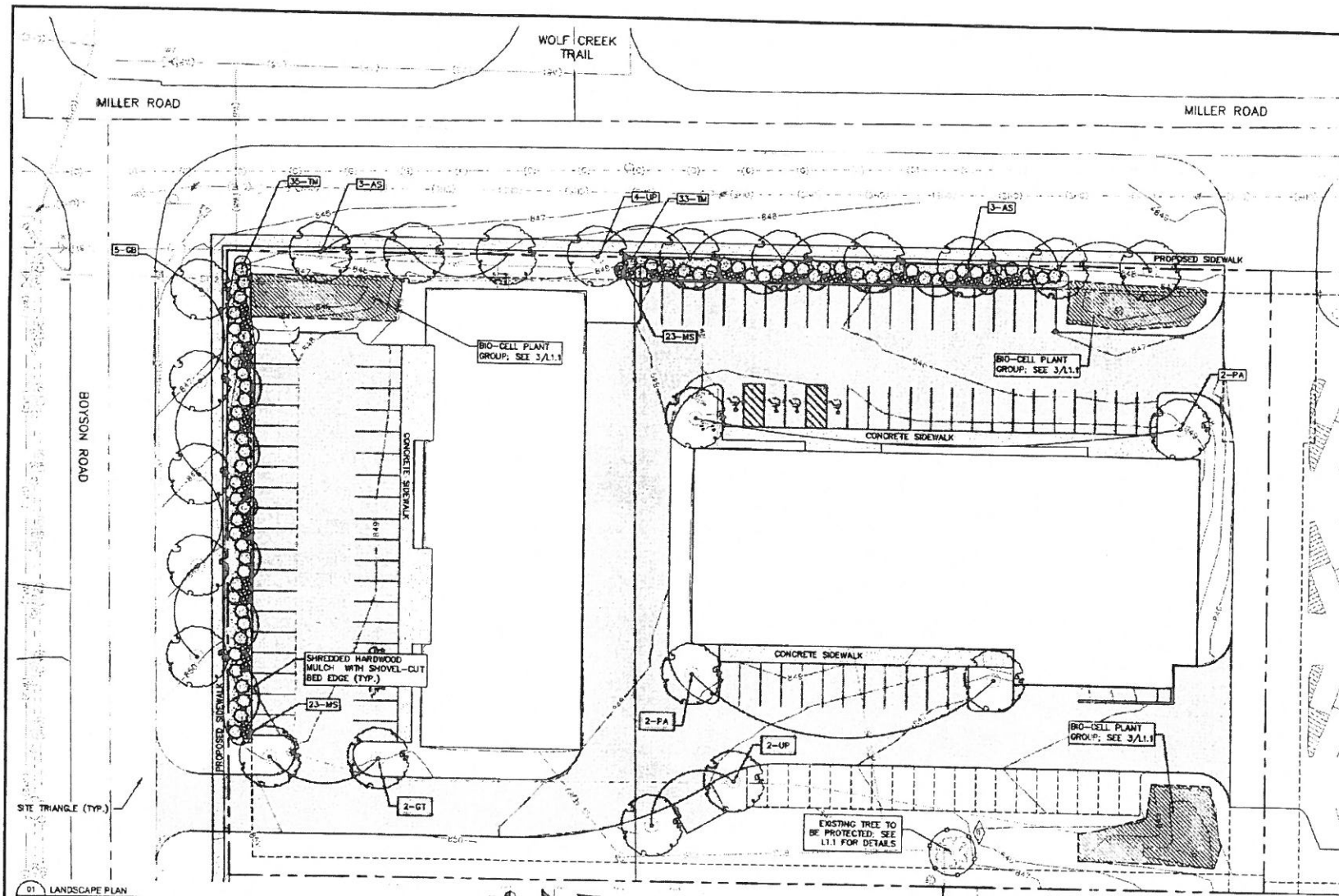
LEFT ELEVATION  $\frac{1/8" = 1'-0"}{A1-1}$  1

WATERTOWER PLAZA Enter address here ELEVATION RIGHT & LEFT

**FUSION**  
 1641 BOYSON SQUARE DRIVE  
 SUITE 100  
 HIAWATHA, IOWA 52314  
 877.393.9022

01/22/16



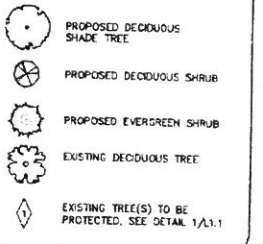


91 LANDSCAPE PLAN  
SCALE: 1"=30' (FULL SIZE 22X34)  
L1.0

**GENERAL LANDSCAPE NOTES:**

- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION. BEFORE COMMENCEMENT OF ANY WORK, CONTACT IOWA ONE CALL (811 OR 1-800-292-8889) AT LEAST 48 HOURS PRIOR TO DIGGING. REPAIR DAMAGE TO UTILITIES AND STRUCTURES IMMEDIATELY.
  - PRIOR TO PLANT MATERIAL INSTALLATION, THE LANDSCAPE 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.
  - PRIOR TO INSTALLATION, ALL 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.
  - ALL 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.
- BED PREPARATION AND MULCHING NOTES:**
- IMPORTED TOPSOIL, IF REQUIRED, SHALL BE: FERTILE, FINE-TEXTURED, NATURAL TOPSOIL, WITH A CLAY CONTENT NOT EXCEEDING 30% AND ORGANIC MATTER CONTENT NOT LESS THAN 5% FREE FROM LUMPS, COARSE SANDS, STONES, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL, WITH ACIDITY RANGE OF BETWEEN Ph 6.0 and 6.8.
  - PLANTING SOIL (i.e. BACKFILL AREAS AROUND ROOT BALLS AS SHOWN ON TREE/SHRUB INSTALLATION DETAIL) SHALL BE AMENDED, THOROUGHLY MIX 4 PARTS TOPSOIL, 1 PART COMPOST, 1 PART SAND.
  - TOPSOIL SHALL BE AS SPECIFIED WITHIN THE NOTE ABOVE. COMPOST SHALL BE FINELY SCREENED GRADED TO PASS SIEVE AS FOLLOWS:
    - MINIMUM OF 85% BEING 1/4" OR SMALLER (DRY BASIS RESULT).
    - MINIMUM OF 70% BEING 5/32" OR SMALLER (DRY BASIS RESULT).
    - WITH CLUMPS OR PARTICLES 3/4" DIAMETER OR GREATER.
 SAND SHALL BE C33 WASHED CONCRETE SAND, OR APPROVED EQUAL.
  - UNLESS OTHERWISE STATED, ALL GRASS/PERENNIAL MASSINGS ARE TO BE EVENLY SPACED IN TRIANGULAR PATTERN ARRANGEMENT.
  - PRIOR TO MULCHING ALL PLANTING BED AREAS, APPLY COMMERCIAL GRADE ORGANIC PRE-EMERGENT HERBICIDE (ORGANIC PREEN OR APPROVED EQUAL), PER MANUFACTURER'S DIRECTIONS, TO ALL PLANTING BEDS.
  - PROVIDE A MINIMUM 3" DEPTH OF SHREDDED HARDWOOD MULCH IN ALL TREE PLANTING BEDS.
  - PROVIDE 2" DEPTH OF SHREDDED HARDWOOD MULCH IN ALL SHRUB/ORNAMENTAL GRASS/PERENNIAL BEDS.
  - PROVIDE ALL TREES WITH A MINIMUM 3" DEPTH OF SHREDDED HARDWOOD MULCH. MULCH RINGS FOR TREES SHALL BE A MINIMUM SIX FOOT (6') DIAMETER AND CONTAIN SPADE EDGING AT MULCH RING EDGE.
  - 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.
  - ALL 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 OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
  - AS NEEEDED, STAKE ALL NEWLY PLANTED TREES RELATIVE TO WIND EXPOSURE. ALL 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 (33%) THE PLANT.
  - CONTRACTOR SHALL WATER AND MAINTAIN ALL SEEDING AREAS AS WELL AS ALL PLANTS UNTIL GROUND FREEZES. MAINTENANCE INCLUDES 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.
  - ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN VIGOROUS GROWING CONDITIONS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INITIAL ACCEPTANCE.
  - REPLACE ALL 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.
  - ALL ONSITE AREAS DISTURBED BY CONSTRUCTION SHALL HAVE FULL SURFACE RESTORATION IMPLEMENTED BY MEANS OF TURF GRASS LAWN SEED AND/OR SOIL. CONTRACTOR TO VERIFY WITH OWNER.
  - NURSERY SOURCE FOR LANDSCAPE PLANTS SHOWN HEREON SHALL BE WITHIN A 500 MILE RADIUS OF CEDAR RAPIDS, 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.

**PLANTING LEGEND**



**BIORETENTION DESIGN SPECIFICATIONS  
AMENDED SOIL MIX SPECIFICATION**

- BIORETENTION SOIL MIX REQUIREMENTS**  
SOIL MIXTURE SHALL BE 70% WASHED CONCRETE SAND, AND 30% FINELY (1/4"-3/8") SCREENED COMPOST (50% PASSING 1/2" SIEVE & 100% PASSING 3/8" SIEVE). THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS.
- COMPACTION IN BIORETENTION AREAS**  
IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL WHEN POSSIBLE. USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF BIORETENTION AREAS ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF-TYPE TIRES.  
COMPACTION SHALL BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW. THESE TILLING OPERATIONS ARE TO REFRACTURE THE SOIL PROFILE THROUGH THE 12-INCH COMPACTION ZONE.
- SOIL INSTALLATION**  
INSTALLATION OF SOIL MIX MUST BE DONE IN A MANNER THAT WILL ENSURE ADEQUATE FILTRATION. AFTER SCARIFYING THE BASE OF THE FACILITY AND PLACING SUBDRAIN, PLACE SOIL MIX IN 6"-12" LIFTS. LIFTS ARE NOT TO BE COMPACTED BUT ARE PERFORMED IN ORDER TO REDUCE THE POSSIBILITY OF EXCESSIVE SETTLEMENT. LIFTS MAY BE LIGHTLY WATERED TO ENCOURAGE NATURAL COMPACTION.  
AVOID OVER COMPACTION BY ALLOWING TIME FOR NATURAL COMPACTION AND SETTLEMENT. NO ADDITIONAL MANUAL COMPACTION OF SOIL IS NECESSARY. RAKE SOIL MATERIAL AS NEEDED TO LEVEL OUT OVERFILL ABOVE THE PROPOSED SURFACE INVERT TO ACCOMMODATE NATURAL SETTLEMENT TO PROPER GRADE DEPENDING UPON THE SOIL MATERIAL. UP TO 20% NATURAL COMPACTION MAY OCCUR.

**MULCH SPECIFICATIONS**

- ACCEPTABLE MULCH SHALL BE SHREDDED HARDWOOD ONLY. MULCH MUST BE WELL AGED, UNIFORM IN COLOR, AND FREE OF FOREIGN MATERIAL INCLUDING PLANT MATERIAL. WELL-AGED MULCH IS DEFINED AS MULCH THAT HAS BEEN STOCKPILED OR STORED FOR AT LEAST 12 MONTHS.

**GRADING PROCEDURES**

- GRADING PROCEDURES LISTED WITHIN STORM WATER POLLUTION PREVENTION PLAN SHALL BE FOLLOWED WHEN GRADING THE SITE. IF A SWPPP IS NOT AVAILABLE FOR THE SITE, THE CONTRACTOR SHALL UTILIZE THE FOLLOWING PROCEDURES.

**BIORETENTION DESIGN SPECIFICATIONS**

**SEQUENCE OF CONSTRUCTION FOR BIORETENTION**

- INSTALL SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS.
- GRADE SITE TO ELEVATIONS SHOWN ON PLAN. IF APPLICABLE, CONSTRUCT CURB OPENINGS, AND/OR REMOVE AND REPLACE EXISTING CONCRETE AS SPECIFIED ON THE PLAN. CURB OPENINGS SHALL BE BLOCKED OR OTHER MEASURES TAKEN TO PROHIBIT DRAINAGE FROM ENTERING CONSTRUCTION AREA.
- STABILIZE GRADING WITHIN LIMIT OF DISTURBANCE EXCEPT FOR BIORETENTION AREA. BIORETENTION AREAS MAY BE UTILIZED AS SEDIMENT TRAPS IF THE PROPOSED INVERT OF THE BIORETENTION FACILITY IS 1" LOWER THAN THE SEDIMENT TRAP.
- UPON STABILIZATION OF UPSTREAM WATERSHED, EXCAVATE BIORETENTION AREA TO PROPOSED INVERT DEPTH AND SCARIFY THE EXISTING SOIL SURFACES, TAKING CARE NOT TO COMPACT THE IN-SITU MATERIALS.
- INSTALL SUBDRAIN SYSTEM WHEN NOTED.
- BACKFILL BIORETENTION AREA WITH PLANTING SOIL AS SHOWN IN THE PLANS AND DETAILED IN THE SPECIFICATIONS. OVERTILLING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT.
- PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO ALLOW FOR SETTLEMENT. THIS CAN BE DONE BY WATER TRUCK OR ALLOWING WATER TO ENTER THE PIT FROM A RAIN EVENT.
- EXCAVATE OR FILL TO ACHIEVE PROPER DESIGN GRADE, LEAVING SPACE FOR THE UPPER LAYER OF MULCH AND/OR SOIL MIX THAT WILL BRING THE SURFACE TO FINAL GRADE.
- GRADE BIORETENTION TO BE FLAT UNLESS OTHERWISE NOTED ON THE PLAN. FINISH GRADE BASIN & REMOVE CLUMPS AND DEBRIS LARGER THAN 2". APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURER'S RECOMMENDATIONS.
- PLANT VEGETATION SPECIFIED IN THE PLANTING PLAN FOR BIORETENTION AREA.
- MULCH AND INSTALL EROSION PROTECTION AT ENTRANCE POINTS. REMOVE SEDIMENT CONTROL PRACTICES OR ENTRANCE BLOCKS WITH INSPECTOR'S AUTHORIZATION.

ID	QTY	BOTANICAL/COMMON NAME	MIN. SIZE	ROOT	SPACING	NOTES
<b>EVERGREEN SHRUBS</b>						
AS	5	Azalea 'Satan's Choice'	2 1/2" DBH	BB	SEE PLAN	NURSERY MATCHED QUALITY SPECIMEN
GB	5	Green Gables 'Autumn Gold' GARDENIA	2 1/2" DBH	BB	SEE PLAN	NURSERY MATCHED QUALITY SPECIMEN, MALE ONLY
GT	2	Gleditsia 'Lacandon' 7' in. 'Skyline SKYLINE' SPYLINE MONOCULT	2 1/2" DBH	BB	SEE PLAN	NURSERY MATCHED QUALITY SPECIMEN
PA	4	Parsonsia 'Lacandon' 'Woodstock' LONDON PLANTERS	2 1/2" DBH	BB	SEE PLAN	NURSERY MATCHED QUALITY SPECIMEN
UP	6	Ulmus 'Parsonsia' 'Bosque' LACE BARK LAM	2 1/2" DBH	BB	SEE PLAN	NURSERY MATCHED QUALITY SPECIMEN
<b>PERENNIALS / ORNAMENTAL AND NATIVE GRASSES</b>						
TM	68	Taraxacum officinale 'Taraxacum' TARAXACUM	1 GAL	CONTAINER	3 O.C.	NURSERY MATCHED QUALITY SPECIMEN
MS	46	Muhlenbergia 'Lacandon' 'Parsonsia' PARSONSIA MISCANTHUS	1 GAL	CONTAINER	SEE PLAN	NURSERY MATCHED QUALITY SPECIMEN
<b>BIO-CELL PLANT GROUP</b>						
AC	70	Aster 'Lacandon' CANADA ANEMONE	#1	CONTAINER	30" O.C.	EVENLY SPACED TRIANGULAR PATTERN HEIGHT 1'
AT	69	Aster 'Lacandon' BUTTERFLY MILKWORT	#1	CONTAINER	30" O.C.	EVENLY SPACED TRIANGULAR PATTERN HEIGHT 1.5'
DA	70	Delphinium 'Lacandon' BLUE GRAMA	#1	CONTAINER	30" O.C.	EVENLY SPACED TRIANGULAR PATTERN HEIGHT 8"
GA	69	Geranium 'Lacandon' LITTLE GERANIUM	#1	CONTAINER	30" O.C.	EVENLY SPACED TRIANGULAR PATTERN HEIGHT 1.5'
GE	70	Geranium 'Lacandon' SHARON	#1	CONTAINER	30" O.C.	EVENLY SPACED TRIANGULAR PATTERN HEIGHT 1.5'
PD	69	Phlox 'Lacandon' FLOX OYE BEAZONCHOUZ	#1	CONTAINER	30" O.C.	EVENLY SPACED TRIANGULAR PATTERN HEIGHT 3'
PV	70	Phlox 'Lacandon' VIRGINIAN	#1	CONTAINER	30" O.C.	EVENLY SPACED TRIANGULAR PATTERN HEIGHT 2.5'
RT	69	Rudbeckia 'Lacandon' BLACK EYED SUSAN	#1	CONTAINER	30" O.C.	EVENLY SPACED TRIANGULAR PATTERN HEIGHT 2'
SA	69	Sedum 'Lacandon' LITTLE BLUE STAR	#1	CONTAINER	30" O.C.	EVENLY SPACED TRIANGULAR PATTERN HEIGHT 2'
SO	69	Sorbus 'Lacandon' STAFF GLEANING	#1	CONTAINER	30" O.C.	EVENLY SPACED TRIANGULAR PATTERN HEIGHT 3.25'

DRAWN BY: NHS				
CHECKED BY: BDV				
APPROVED BY: BDV				
DATE: 2/5/15				
FIELD BOOK: 223	NO.	REVISION DESCRIPTION	APPROVED	DATE

**HALL & HALL ENGINEERS, INC.**  
Landscape Architecture & Planning  
200 BOYSON ROAD, HIWATHA, IOWA 52233  
PHONE: 515-322-9944 FAX: 515-322-7592  
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE  
LAND SURVEYING & LAND DEVELOPMENT PLANNING

**Hiawatha!**

TOWER'S EDGE  
IN THE CITY OF HIWATHA, LINN COUNTY, IOWA

LANDSCAPE PLAN

SHEET  
L1.0

PROJECT NO: 10293-15-4

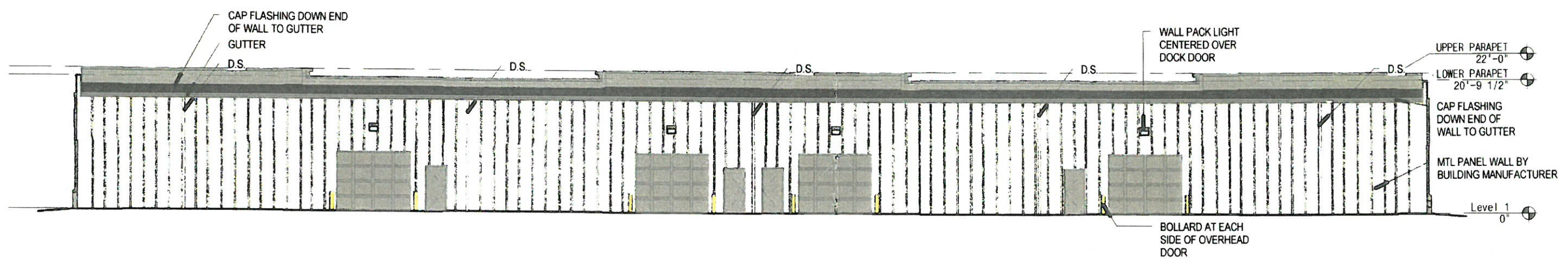
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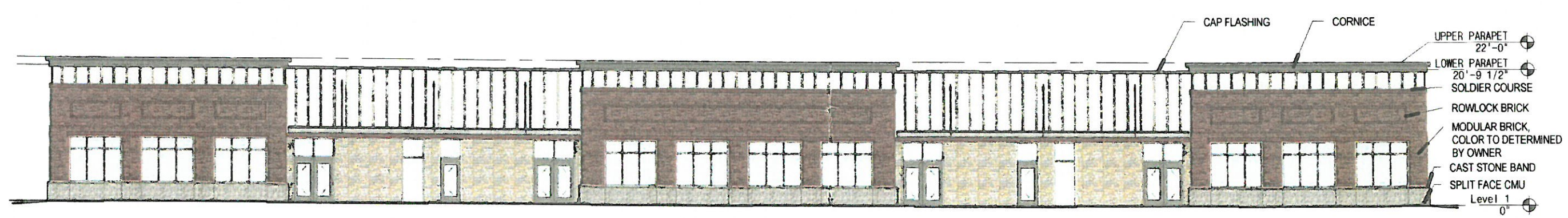
3B

ELEVATIONS

01/25/16



BACK ELEVATION  $\frac{1}{16}'' = 1'-0''$  1  
A1-1



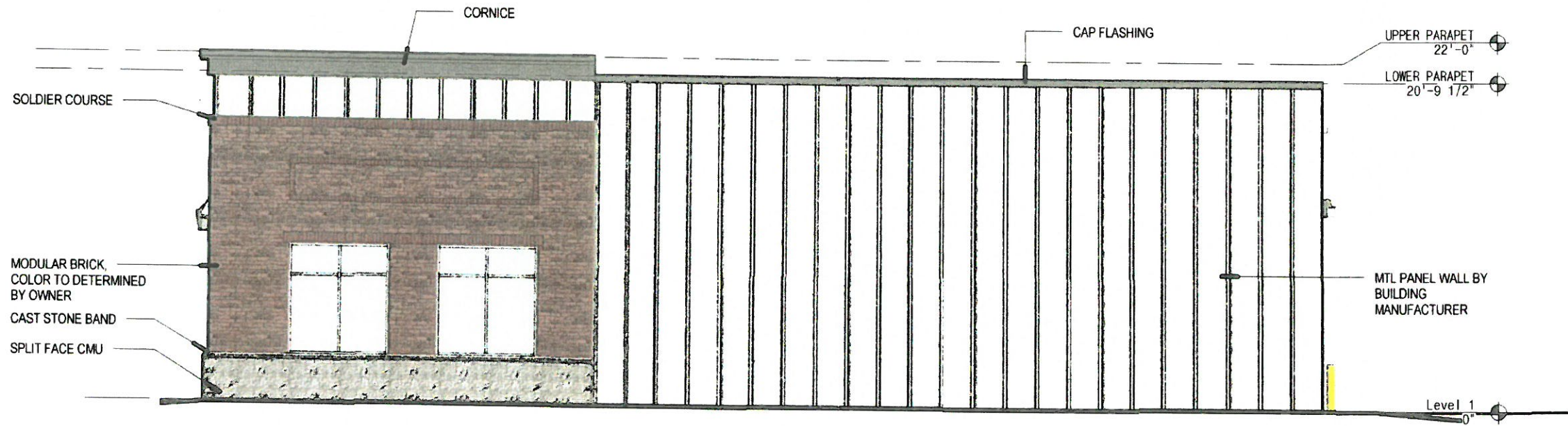
FRONT ELEVATION  $\frac{1}{16}'' = 1'-0''$  2  
A1-1

2050 Boyson

1641 BOYSON SQUARE DRIVE WATERTOWER PLAZA BUILDING 1  
SUITE 100  
HIAWATHA, IOWA 52314  
877.393.9022

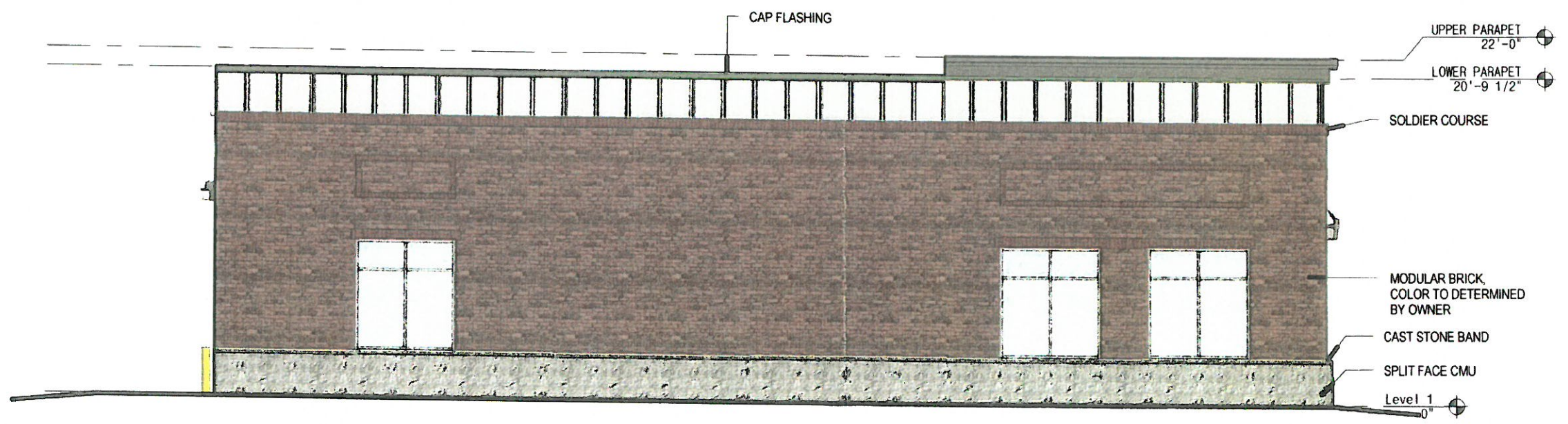






RIGHT ELEVATION

1/8" = 1'-0"	1
A1-1	



LEFT ELEVATION

1/8" = 1'-0"	2
A1-1	