

**AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
February 26, 2018**

**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 22, 2018
3. Business
 - a. 495 Miller Rd-Conditional Use
 - * 1. Consider Resolution for recommendation to the Board of Adjustment to approve the Conditional Use request submitted by Jennifer Goodlove for 495 Miller Rd., Hiawatha, IA.
 - b. 1020 Sherman Rd
 - # 1. Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Hall & Hall Engineers for 1020 Sherman 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
REGULAR MEETING
January 22, 2018

2B

The Hiawatha Planning and Zoning Commission met on January 22, 2018. Chairperson, Mark Powers called the meeting to order at 5:30 P.M. Members present: Mark Ross, Terry Trimpe, Kenny Jones, Eric Hoover. Members Absent: Darryl Cheney and Reta Saylor. Staff present: Building Official, Pat Parsley, Assistant Building Official, Jim Fisher, City Engineer, John Bender. Guests in Attendance: Susan Fornash, Steve Scott and Frank Bellon.

Board Member, Terry Trimpe moved to approve the Agenda. Second by Kenny Jones. Motion carried.

Board Member, Kenny Jones moved to approve the meeting minutes of November 27, 2017. Second by Mark Ross. Motion carried.

Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Frank Bellon for Bali Hai 1st Addition, Hiawatha, IA.

Kenny Jones asked about the flood area shown on the plat and if the sewer line would go through that area.

Pat Parsley stated the sewer development is a joint project and will run from the back of the lot to the front of the lot. Pat Parsley said the city is working on an agreement for our portion of the sanitary sewer.

John Bender added the sewer line will serve Lots 1 and 2 and the city portion goes all the way to Robins Rd. He added it will open up 30 acres of property on the west side of Robins that has never had sewer before. John Bender said the contractors will do the work and the city will inspect and reimburse for our share of costs.

Terri Trimpe asked if the project is an expansion of the mobile home park.

Frank Bellon said the plan includes constructing a maintenance facility for the mobile home park and the plan is to sell Lot 1.

Pat Parsley said the design guidelines are approved for Lot 2

Mark Ross moved to recommend to City Council to approve the Final Plat submitted by Frank Bellon for Bali Hai 1st Addition, Hiawatha, IA. Second by Eric Hoover.

AYES: KENNY JONES, TERRI TRIMPE, MARK ROSS, ERIC HOOVER, MARK POWERS

NAYS: NONE

ABSENT: RETA SAYLOR, DARRYL CHENEY

Motion Carried

Resolution #18-001 Approved

Consider Resolution for recommendation to City Council to approve the Final Plat submitted by Hall & Hall Engineers for Pecks Landing 2nd Addition, Hiawatha, IA.

Mark Ross asked if there would be a turning lane installed at the intersection of 18th and Blairs Ferry Rd.

Susan Fornash from Hall and Hall stated there will be a right turning lane added. Susan said this is part of the overall scheme and will be added with Lot 3.

John Bender stated the city is working on a 28E Agreement for the entire length of Blairs Ferry Rd. John Bender said the plan includes a raised median and a traffic light at 18th Ave. Cedar Rapids is working with the property owners on the south side. John Bender stated Hiawatha would share in cost because the road is shared.

Kenny Jones asked about Edgewood Rd. access to Lot 1.

John Bender said the access will come off the private drive.

Mark Ross moved to recommend to City Council to approve the Final Plat submitted by Hall & Hall Engineers for Pecks Landing 2nd Addition, Hiawatha, IA. Second by Kenny Jones.

AYES: TERRI TRIMPE, ERIC HOOVER, KENNY JONES, MARK POWERS, MARK ROSS

NAYS: NONE

ABSENT: RETA SAYLOR, DARRYL CHENEY

Motion Carried

Resolution #18-002 Approved

Consider Resolution for recommendation to City Council to approve the Design Guidelines submitted by Hall & Hall Engineers for 1940 & 1950 Blairs Ferry Rd., Hiawatha, IA.

Pat Parsley explained there are two buildings on the plan addressed 1940 and 1950 Blairs Ferry Road. Pat Parsley said the plans were changed so the smaller of the two buildings will be visible to Edgewood Road and screening is required.

Mark Ross asked about private drives.

Pat Parsley said there are 2 private drives.

Terri Trimpe asked about green space.

Pat Parsley said 10% green space is required in this zone and it is addressed by the requirements of a minimum number of trees and storm water management plan.

Mark Powers moved to recommend to City Council to approve the Design Guidelines for 1940 and 1950 Blairs Ferry Rd. Second by Terri Trimpe.

AYES: ERIC HOOVER, MARK ROSS, MARK POWERS, KENNY JONES, TERRI TRIMPE

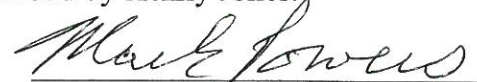
NAYS: NONE

ABSENT: RETA SAYLOR, DARRYL CHENEY

Motion Carried

Resolution #18-003 Approved

Eric Hoover moved to adjourn the meeting at 5:56 p.m. Second by Kenny Jones.



Mark Powers, Chairperson

ATTEST:



Kelly Kornegor, City Clerk

City of Hiawatha

Community Development Department

3A

Purpose: Conditional Expansion **Date:** 02/10/2018

To: Planning and Zoning Commission

Name of Plan: Farmer's Daughters

Address: 495 Miller Road **Zone:** C-2

Number of Lots: 1 lot: Adding an accessory building.

Reviewed by: Patrick Parsley, Community Development Director

Description: This property is located on the east side of Miller Road. It is also on the west side of the future Edgewood Road Extension. When Edgewood is extended it will be a double frontage lot.

The plan includes the construction of a 14'X24' greenhouse.

Report: The Planning and Zoning concern is with the expansion of a legal non-conforming use as provided in UDC Section 165.84. Paragraph 2(A) of this section permits this expansion which is a commercial use located in a commercial zone as long as the applicable setbacks are in compliance.

The site plan indicates the building can be located within the required setbacks however the plan does not coincide with estimated measurements from the Linn County mapping program. Actual lot lines must be established to verify the complying location of the greenhouse.

The standards for approval of an expansion of a non-complying use are in paragraph 7 as noted. Each item is to be addressed in the petition.

7. *Standards for Conditional Expansion. Approval for any conditional expansion shall be granted only if evidence is presented which establishes:*

A. *That the proposed expansion or enlargement will not have a substantial adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility and service facilities, and other factors affecting the public health, safety and welfare.*

The proposed greenhouse may generate additional seasonal traffic because it will extend the availability of produce for sale. There have been no reports of traffic or parking problems with the present business. However, not all spaces are currently used for vehicle parking. We recommend maintaining all present parking for customer and employee parking since this expansion is minor and would only require a single additional space.

B. *That the proposed expansion or enlargement will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property.*

The existing use has not created an issue with the neighborhood except for temporary signage which encroaches onto the ROW. A condition to consider for this expansion is compliance with the temporary signage provisions in our Sign Code Chapter 166. Our sign code limits the

temporary signage to an aggregate total of 32 square feet, must be located on the property and must be removed after 75 days.

C. *That adequate measures have been or will be taken to assure adequate access designed to minimize traffic congestion and to assure adequate service by essential public services and facilities including utilities, storm water drainage and similar facilities.*

The limited size of this expansion should not create a problem for the existing public services and utilities. The building is surrounded by pervious surface and garden area.

D. *That the proposed building, development, or use will comply with any additional standards imposed on it by provisions of this Code for the district in which the property is located.*

This zone requires that all activities and storage be located within buildings. The UDC does not allow outdoor sales and/or displays in C-2 zones. The present use includes outdoor storage, displays and sales. Conditions could be added restricting these activities or requiring screening along the developed ROW. Staff would recommend:

1. Require screening in accordance with 165.23 (9)D7 for all storage within view along Miller Road at this time and along Edgewood when developed.
2. Maintaining all displays in accordance with 165.23 (9)D8. This will require the removal of all displays from non-paved areas when the business is closed.
3. Allow the outside sales to continue as part of the existing legal non-conforming usage.

E. *Whether, and to what extent, all reasonable steps possible have been or will be taken to minimize any potential adverse effects on the surrounding property through building design, site design, landscaping, and screening.*

The proposed building is located and designed to meet the zoning setbacks and all structural and life safety requirements. The building is engineered for the necessary wind loads and the building and fire departments will inspect the building prior to allowing the public to use the building. A building permit will be required before commencing with construction. Also, see the previous items for additional conditions.

Staff has reviewed the remainder of the site plan for compliance to the UDC

Recommendation: Community Development supports the Planning and Zoning Commission recommendation for approval of this conditional expansion contingent upon the following conditions:

1. Property lines are verified for setbacks of 25 feet from the greenhouse to ROW.
2. Existing parking spaces are maintained for parking purposes only.
3. All temporary signage complies with the Sign Code chapter 166:
 - a. Signs must be located on the property
 - b. Signage is limited to an aggregate area of 32 square feet
 - c. Signs must not be displayed more than 75 days in a calendar year
4. All outside storage is removed or properly screened from view along all developed right of ways. The required ROW currently includes Miller Road and in the future Edgewood Road.
5. All outdoor displays comply with the UDC 165.23.
 - a. Displays shall not be on the ROW
 - b. Displays not on a hard surface are permitted only during business hours
6. The greenhouse is engineered, permitted and inspected in accordance with the fire code and building code.



Approximate Buildable area

Approximate Maximum building size is 40' from east to west when set at 75' from the existing barn.

3A-1

February 4, 2018

Pat Parsley, CBO
Community Development Director
City of Hiawatha

Re: Conditional Expansion Application

This letter is to suffice the petition addressing the Items in 165.84 Section 7 Standards for Conditional Expansion. Attached you will find the plans for the Gothic Premium Greenhouse System for 18'x12'x32' product #106216C designed and made from Growers Supply a division of Farmtek out of Dyersville, Iowa.

Petition:

- A. The proposed expansion will not have any substantial adverse effect upon the adjacent property, located at 495 Miller Road in Hiawatha. This greenhouse will be located (see map where I have marked). The location of this is already a usage of garden, so this only will enhance the growing process already in place. The substantial profitability due to the loss of Peck's Greenhouse will only add to the market demand.
- B. The design of this greenhouse is complementary to the barn design and complementary to the previous greenhouses that Peck's had on their property. The outdoor produce, flowers and yardart has been a substantial importance of the business at the Farmer's Daughter's Market - to date, sales of just under \$1 Million in sales of those departments alone. Not to mention we utilize the farm to table produce by cooking with this for sales in the restaurant. FarmTek has been in the design business of reputable greenhouses all across the country since 1979. Currently, Matthew 25 in Cedar Rapids is constructing a FarmTek designed greenhouse. Attached you will see the proposed greenhouse design.
- C. The location of the greenhouse will be sitting on an already ground that we till and have utilized as a garden for over 9 years now. There is no electrical or utilities that will be an interference with the greenhouse.
- D. Please see attached design for standards of the greenhouse.
- E. Ground floor of the greenhouse will be mulched and have a pathway of mulch that we already use for our outdoor dining area on the North side of the barn building. Landscaping of our gardens of flowers, raised garden beds around the greenhouse will only beautify the building. Yard art will be also utilized as we have already around the

building.

Site Plan:

1. Existing and proposed lot lines and property dimensions:
See drawing and aerial photo.
2. Location and dimensions of all existing and proposed Greenhouse. The greenhouse will be located 55' north of the existing barn building, just perpendicular to the parking lot. The west side of the proposed greenhouse setbacks more than 62' away from Miller Road and 42' feet away from Edgewood Road property line on the east side of the greenhouse. North side of greenhouse is over 100' from existing property line. See drawing.
3. Identification of building types: Barn - gift, restaurant. Outdoor area seating for dining. Greenhouse - no cement floor, mulch floor to house and grow hanging baskets, flowers and vegetables and yard art. Usage primarily early spring through November. Consumer shopping enhanced by utilizing covered gardens.
4. Floor area will be mulched in the greenhouse for the 18'x32'. Barn already has cement floors. Existing barn building is approximately 82' x 40', (includes front porch area).

Posting of Signs:

Please provide Jennifer Goodlove - Farmer's Daughter's Market with signs to be posted 7 days prior to the Planning and Zoning meeting

Next Follow-ups:

1. Structural engineering for the plan is provide to you from FarmTek.
2. No plumbing to greenhouse as we will use hose from faucet of barn building which we use already on the garden. No electrical will be applicable.
3. Architectural details are provide to you in attached plans.

I look forward to working with the city on a speedy decision of this greenhouse. Please contact me if you have further questions. Thank you.

Jennifer Goodlove
Farmer's Daughter's Market
495 Miller Road
Hiawatha, Iowa 52233

1/25/2018



Land Records

Linn County, Iowa

Real Estate Division

GIS Portal

Help

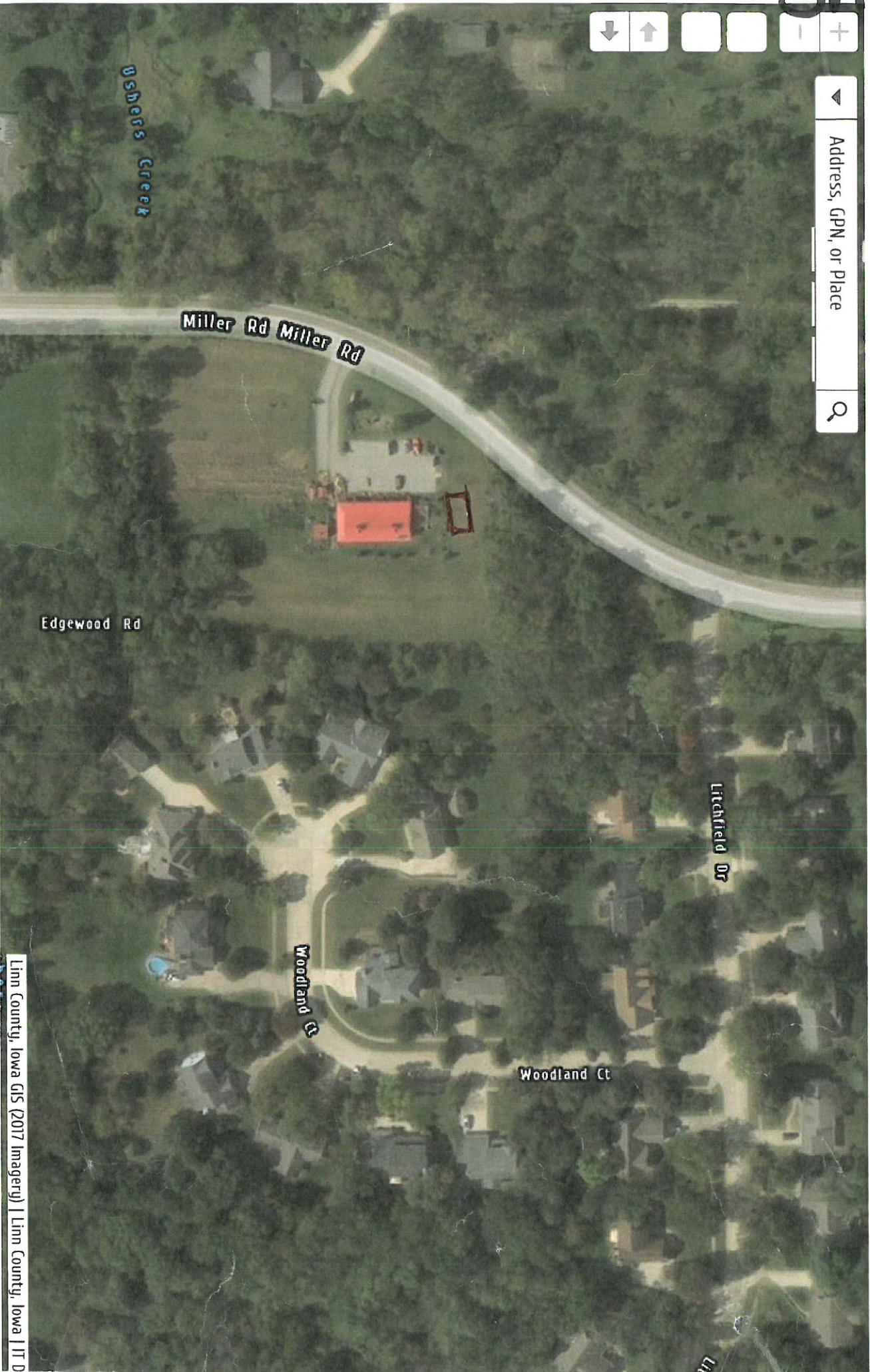
Contact

Land Records

Address, GPN, or Place



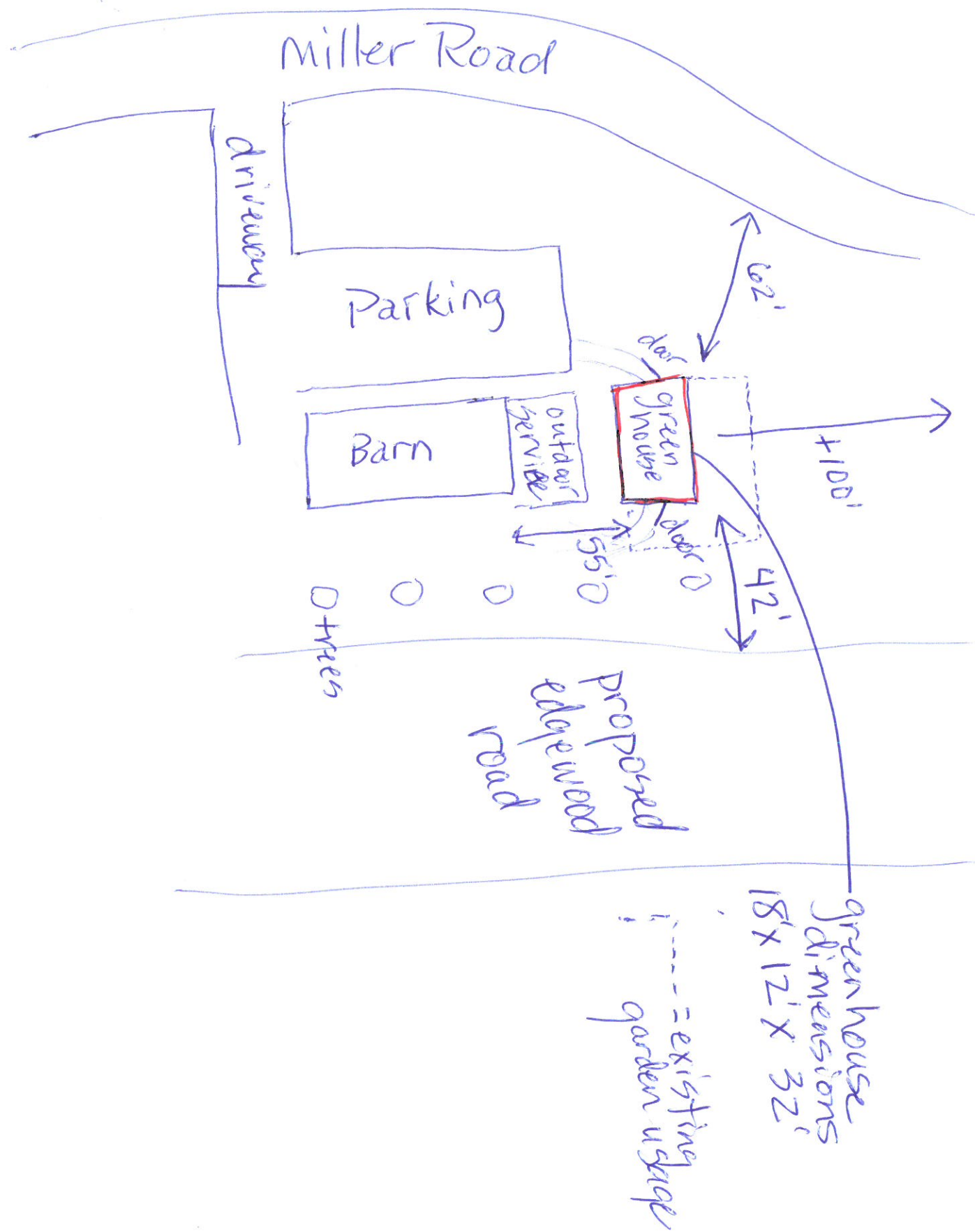
1070



200ft

-91.702239, 42.041313 Degrees

3A-3



City of Hiawatha

Community Development Department

3B

Purpose: Site Plan: Design Guidelines **Date:** 02/10/2018

To: Planning and Zoning Commission

Name of Plan: Hiawatha Multi-Specialty Clinic

Address: 1020 Sherman Road **Zone:** C-4

Number of Lots: 1 lot with 1 building.

Reviewed by: Patrick Parsley, Community Development Director

Description: This property is located on the northeast corner of the intersection of NCPR and Sherman Road. It is in Sherman's Square 4th Addition and recently went through Plat of Survey 2203 which combined two lots and adjusted an adjacent property line.

The plan includes the construction of a two story building on the combined lot (Parcel A), the relocation of a public storm sewer line, and a potential future building on the adjacent lot (Parcel B). The building is located along NCPR so it is in the Design Guideline overlay.

Report: The Planning and Zoning concern is with the Design Guideline for the building exteriors, the building locations and the parking areas.

- The building exteriors are to be varied and include masonry on all sides visible from NCPR. Elevations of the three visible sides are included in the submittal and all comply with the guidelines.
- The DG requires a 25 foot setback from NCPR for the building. The proposed site plan complies with the setback requirements.
- The DG 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 plans comply with the screening requirement for parking lots.

The applicant has complied with these requirements. Staff has reviewed the remainder of the site plan for compliance and the applicant is aware exterior lighting plans and sign plans must be submitted for approval.

Recommendation: Community Development supports the Planning and Zoning Commission recommendation for approval of this site plan regarding the Design Guideline specifications at 1020 Sherman Road.

3B-1









HIAWATHA PLANTING REQUIREMENTS

ZONING: EXISTING: C3 PROPOSED: C3
 PARC. P.O.S. (1.14)

HIAWATHA DESIGN GUIDELINES (APPLIES TO PORTION FACING NCPR)

- 1: SCREENING AND LANDSCAPING
 ROW TREES PROVIDED: 0 (ROW TREES EXISTING AND ALREADY INSTALLED)
 PARKING LOT TREES: 1/12
 28 PARKING SPACES/12 = 2.3 = 2
 PARKING LOT TREES REQUIRED/PROVIDED: 2
 PARKING LOT BUFFER/SCREENING: 3' HIGH AND 10' WIDE MIN.

165.47 LANDSCAPING AND SHADING REGULATIONS

SUBDIVISION LANDSCAPE AND SHADE REQUIREMENTS

- 1: STREET TREES
 NOT REQUIRED IN C-4 ZONING
 (B) 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

165.47 LANDSCAPING and SHADING REGULATIONS

- 1: SCREENING AND LANDSCAPING
 (A) C-4 DISTRICTS: TOTAL LOT AREA = 101,494.8 SF
 101,494.8 SF * (10%) = 10,149.48 SF MINIMUM OPEN SPACE
 OPEN SPACE PROVIDED: 41817 SF = 0.85 AC = 41.2%
 (NOT INCLUDING ANY BUILDINGS, PAVED VEHICULAR SURFACES OR REQUIRED SIDE/FRONT/REAR YARD AREAS)
 10,149.48 SF OPEN SPACE * (1/3) = 3,379.77 SF TREE COVER
 3,379.77 SF TREE COVER / (200 SF) = 17 TREES
 OPEN SPACE TREES REQUIRED: 17
 OPEN SPACE TREES PROVIDED: 17
- 2: SHADING
 (A) STREET TREES REQUIRED IN ALL C-4 ZONE DISTRICTS, AS NOTED ABOVE (S.C.(1)).
 (B) APPLIES TO ALL PARKING FACILITIES OF 40+ SPACES WITH MORE THAN 2 DRIVE AISLES.
 TOTAL PAVED PARKING AREA = 43,119.5 SF (51,836 total parking-9,906.5 SF under NCPR Design Guidelines)
 33,213.5 SF * (5%) = 1660 SF OF INTERIOR LANDSCAPING
 1660 SF/200 SF (PER TREE) = 8 TREES

LANDSCAPE TOTALS

- PARKING LOT SCREENING SHRUBS: 24
- PARKING LOT TREES: 2
- OPEN SPACE TREES PROVIDED: 17
- INTERIOR PARKING TREES: 8
- TOTAL TREES PROVIDED: 27

- HIAWATHA NORTH CENTER POINT ROAD DESIGN GUIDELINES STANDARDS APPLIED

BED PREPARATION AND MULCHING NOTES

1. IMPORTED TOPSOIL, IF REQUIRED, SHALL BE: FERTILE, FRIABLE, 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.
2. 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 65% BEING 1/4" OR SMALLER (DRY BASIS RESULT).
 -MINIMUM OF 70% BEING 3/32" OR SMALLER (DRY BASIS RESULT).
 -WITH CLUMPS OR PARTICLES 3/4" DIAMETER OR GREATER.
 SAND SHALL BE #33 WASHED CONCRETE SAND, OR APPROVED EQUAL.
3. PRIOR TO MULCHING ALL PLANTING BED AREAS, APPLY COMMERCIAL GRADE PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL), PER MANUFACTURER'S DIRECTIONS, TO ALL PLANTING BEDS.

GENERAL LANDSCAPE NOTES

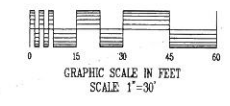
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION. BEFORE COMMENCEMENT OF ANY WORK, CONTACT IOWA ONE CALL (1-800-292-8889) OR 811 AT LEAST 48 HOURS PRIOR TO DIGGING. CONTRACTOR TO REPAIR DAMAGE TO UTILITIES AND STRUCTURES IMMEDIATELY AT CONTRACTOR'S EXPENSE.
- PRIOR TO PLANT MATERIAL INSTALLATION, 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 CONTAIN SPADE/SHOVEL CUT EDGING AT MULCH 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.
- 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 SOO. CONTRACTOR TO VERIFY/COORDINATE WITH OWNER UNLESS NOTED OTHERWISE.
- SEEDING APPLICATION NOTES ARE LISTED IN SOO/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 SUPERCEDE 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 DETERIORATE DRAINAGE OR TO CREATE AREA OF LOCALIZED PONDING.
- LANDSCAPE DETAILS FOR THIS PROJECT TO FOLLOW CITY OF HIAWATHA CODE OF ORDINANCES AND CEDAR RAPIDS METRO DESIGN DETAILS.

SEED/ SOO APPLICATION NOTES

- ALL SOO/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 'SOO GROWER II KENTUCKY BLUEGRASS BLEND' PROVIDED BY UNITED SEEDS, OR APPROVED EQUAL. TECHNICAL BULLETIN FOR 'SOO GROWER II KENTUCKY BLUEGRASS BLEND' CAN BE FOUND ON THE UNITED SEEDS WEBSITE: www.unitedseeds.com
- IF TURF GRASS LAWN SEED ALTERNATE IS USED IN LIEU OF SOO, ALL SEEDING APPLICATION AREAS SHALL BE PROVIDED BY UNITED SEEDS INC. OR APPROVED EQUAL. CONTACT INFORMATION IS LISTED BELOW.
- ALL TURF GRASS SOO TO BE OF THE SAME PERFORMANCE QUALITY AND SPECIES TYPE OF THE 'SOO 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: 1-800-365-8674
 Contact Person: Mark Ackerman
 Email: markackerman@unitedseeds.com
 Web: www.unitedseeds.com

HIAWATHA DENTAL: 10586						
PLANTING SCHEDULE						
QTY	ID	BOTANICAL/COMMON NAME	MIN. SIZE	ROOT	SPACING	NOTES
DECIDUOUS TREES						
1	AP	Acer platanoides 'Emerald Green' EMERALD GREEN NORWAY MAPLE	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
2	AR	Acer rubrum 'October Glory' OCTOBER GLORY RED MAPLE	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
5	CO	Celtis occidentalis 'Prairie Pride' PRAIRIE PRIDE HACKBERRY	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN, SINGLE STEM SPECIMENS ONLY
3	CF	Cornus florida FLOWERING DOGWOOD	1.5" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
3	GB	Ginkgo biloba 'Autumn Gold' AUTUMN GOLD GINKGO	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN, MALE SPECIMENS ONLY
3	GT	Gleditsia triacanthos 'Inermis' SHADEMASTER HONEYLOCUST	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
1	PV	Prunus virginiana 'Shubert' SHUBERT CHOKE CHERRY	1.5" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN, SINGLE STEM SPECIMENS ONLY
3	QM	Quercus macrocarpa BUR OAK	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
3	QR	Quercus rubra NORTHERN RED OAK	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
3	UA	Ulmus americana 'Washington' WASHINGTON AMERICAN ELM	2" DBH	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
DECIDUOUS SHRUBS						
6	AB	Aronia arbutifolia Black Chokeberry	2 GAL.	CONT. or BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
12	HQ	Hydrangea quercifolia 'Snow Queen' SNOW QUEEN HYDRANGEA	5 GAL.	CONT. or BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
6	SC	Sambucus canadensis ELDERBERRY	5 GAL.	CONT. or BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN
GROUNDCOVERS/ SEED MIXES						
N/A	SOO/ SEED	PER SOO/SEED NOTES	N/A	N/A	N/A	PER SOO/SEED NOTES, ALL DISTURBED AREAS PER NOTES



STANDARD LANDSCAPE DETAILS TO FOLLOW:
 CEDAR RAPIDS METRO STANDARD DETAILS

NO.	DESCRIPTION
2910-010	STANDARD PLANTING PIT DETAIL
2910-024	TREE PLANTING DETAIL

EXISTING PERMANENT POOL POND
 ELEV=836.55±

SHERMAN SQUARE POND ASSOCIATION
 GPN: 11294530060000

PROPOSED 2-STORY BUILDING
 FFE=846.90
 LFFE=835.23

33,213 SF OF PARKING AREA
 DESIGN UNDER HIAWATHA
 ORDINANCE 165.47

9882.42 SF OF PARKING AREA UNDER
 HIAWATHA DESIGN
 GUIDELINES FOR NORTH
 CENTER POINT ROAD

3" MIN. DEPTH SHREDDED
 HARDWOOD MULCH (TYP.)
 SPADE/SHOVEL CUT BED
 EDGE FOR ALL
 LANDSCAPE BEDS AND
 TREE RINGS (TYP.)

1255 N CENTER POINT R
 GPN: 11321270040000



DRAWN BY: NHS				
CHECKED BY: BWJ				
APPROVED BY:				
DATE: 2/15/18				
FIELD BOOK: NO				
	REVISION DESCRIPTION	APPROVED	DATE	

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HIAWATHA DENTAL
 IN THE CITY OF HIAWATHA,
 LINN COUNTY, IOWA

SITE LANDSCAPE PLAN

SHEET
 L1.0

PROJECT NO: 10586

CAD File: \\projects\10586\10586-Hiawatha-Dental-Hiawatha\DWG\10586-L1.dwg Date Plotted: Feb 15, 2018 12:29pm Plotted By: NSTRING