SITE PLAN FOR CONDITIONAL EXPANSION
FOR
1405 INDUSTRIAL DRIVE
HIAWATHA, LINN COUNTY, IOWA

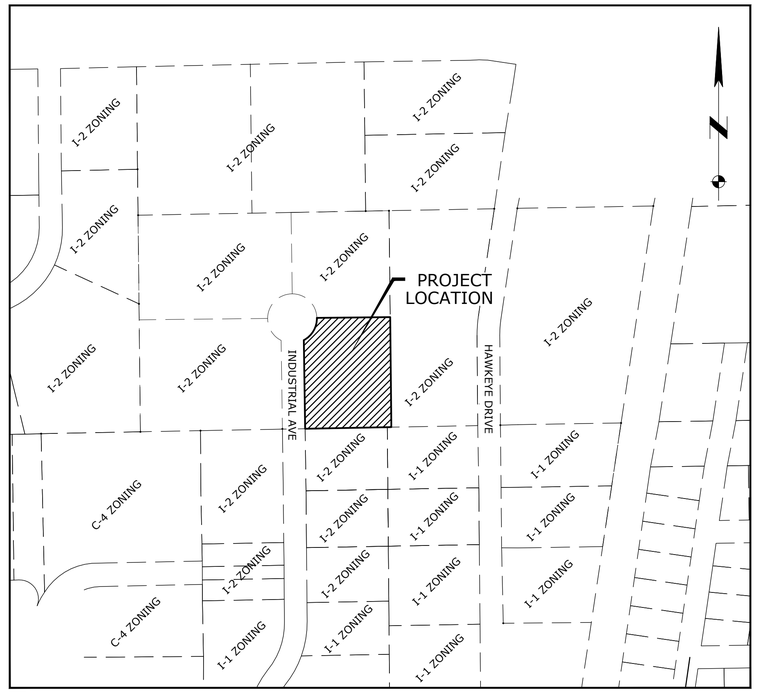
UTILITY AND EMERGENCY TELEPHONE NUMBERS

CITY OF HIAWATHA, IOWA

PUBLIC WORKS DEPARTMENT	(319)-393-1515
POLICE DEPARTMENT	(319)-393-1212
EMERGENCY	911
FIRE DEPARTMENT	(319)-393-4180
EMERGENCY	911
WATER DEPARTMENT	(319)-393-5556
SANITARY AND STORM SEWER DEPARTMENT	(319)-393-6601
TRANSIT DEPARTMENT	(319)-286-5573
PARKS AND RECREATION	(319)-393-1515
IOWA ONE CALL (UTILITIES)	(800)-292-8989
MID-AMERICAN ENERGY	(319)-298-5162
CENTURY LINK (TELEPHONE)	
ENGINEER, WEST SIDE	(319)-399-7600
ENGINEER, EAST SIDE	(319)-399-7487
ALLIANT/I.E.S. INDUSTRIES (ELECTRIC, STEAM)	
INFORMATION	(319)-786-1908
MEDIACOM (CABLE TV)	(319)-395-9699
BUSINESS	EXT 354
LOCATIONS	(800)-292-8989
WINDSTREAM (TELEPHONE / CABLE TV)	
BUSINESS	(319)-538-1985
LOCATIONS	(800)-292-8989
IMON (TELEPHONE / CABLE TV)	
BUSINESS	(319)298-6484
LOCATIONS	(800) 292-8989
SOUTHSLOPE (TELEPHONE / CABLE TV)	(319)-665-5312
IOWA NETWORK SERVICE	(319)-533-2319
ITC MIDWEST	(319)-297-6765
JOINT COMMUNICATIONS NETWORK	(319)-286-5491
LINN COUNTY REC	(319)-377-1587
CEDAR RAPIDS AND IOWA CITY RAILWAY COMPANY	(800)-283-1540
IOWA DEPARTMENT OF TRANSPORTATION	
DISTRICT ENGINEER	(319)-364-0235
MAINTENANCE GARAGES	(319)-364-8189
LINN COUNTY ENGINEER	(319)-892-6400
LINN COUNTY MAINTENANCE	(319)-892-6420

LOCATION MAP

(NOT TO SCALE)



NOTE

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS MANUAL AS NOTED WITH SUPPLEMENTAL SPECIFICATIONS UNLESS OTHERWISE NOTED.

SHEET INDEX

NO.	DESCRIPTION
C.0.0	COVER
C.1.0	CONDITIONAL USE SITE PLAN

UTILITY LEGEND

EXISTING		PROPOSED
(SS8)	SANITARY SEWER W/SIZE	SS8
(ST15)	STORM SEWER W/SIZE	ST18
	SUBDRAIN	
(FM6)	FORCE MAIN W/SIZE	FM6
(W8)	WATER MAIN W/SIZE	W12
(G)	GAS	G
(S)	STEAM	S
(OHE)	ELECTRIC–OVERHEAD	OHE
(E)	ELECTRIC–UNDERGROUND	E
(C)	CABLE TV–UNDERGROUND	C
(OHC)	CABLE TV–OVERHEAD	OHC
(OHT)	TELEPHONE–OVERHEAD	OHT
(F)	FIBER OPTIC–UNDERGROUND	F
(OHF)	FIBER OPTIC–OVERHEAD	OHF
(T)	TELEPHONE–UNDERGROUND	T
//	FENCE LINE	//
	SILT FENCE	
(FP)	FLOODPLAIN LIMITS	FP
(FW)	FLOODWAY LIMITS	FW
(CORP)	CITY CORPORATION LIMITS	CORP
800	CONTOUR LINE	800
	LIGHT POLE W/O MAST	
	LIGHT POLE W/MAST	
	TELEPHONE POLE	
	POWER POLE	
	GUY ANCHOR	
	GUY POLE	
	TELEPHONE PEDESTAL	
	TELEPHONE MANHOLE	
	CABLE TV PEDESTAL	
	UTILITY/CONTROL CABINET	
	SANITARY MANHOLE	
	STORM MANHOLE	
OR	GRATE INTAKE	OR
	RA–3 INTAKE	
	RA–5 INTAKE	
	RA–6 INTAKE	
	RA–8 INTAKE	
	HORSESHOE CATCH BASIN W/O FLUME	
	HORSESHOE CATCH BASIN W/FLUME	
GV	GAS VALVE	
	FLARED END SECTION	
	CLEANOUT, STORM OR SANITARY	
	TRAFFIC SIGNAL W/MAST	

NOTE: THIS IS A STANDARD LEGEND. SOME ITEMS MAY NOT APPEAR ON DRAWINGS.

UTILITY LEGEND (CONTINUED)

EXISTING		PROPOSED
	BOLLARD	
BM	BENCHMARK	BM
	STREET SIGN	
W	WELL	W
SB	SOIL BORING	SB
	FIRE HYDRANT	
WV	WATER VALVE	
	WATER SHUTOFF	
	WATER BLOWOFF	
CM	SURVEY CONTROL MONUMENT AS NOTED	

SURVEY LEGEND

○	SET 1/2" REBAR W/YELLOW CAP NO. 18769
□	SET PK NAIL
●	FOUND SURVEY MONUMENT AS NOTED
⊠	FOUND RIGHT OF WAY RAIL
△	SECTION CORNER SET AS NOTED
▲	SECTION CORNER FOUND AS NOTED
×	CUT "X" IN CONCRETE
( )	RECORDED AS
	EASEMENT LINE
	PLAT OR SURVEY BOUNDARY
	PLAT LOT LINE
	CENTERLINE
	SECTION LINE
	1/4 SECTION LINE
	1/4–1/4 SECTION LINE
	EXISTING LOT LINE
	BUILDING SETBACK LINE

PLANT LEGEND

EXISTING		PROPOSED
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	DECIDUOUS SHRUB	
	CONIFEROUS SHRUB	
	TREE STUMP	
	TREE LINE DRIP EDGE	

CONTACT PERSON:
SUSAN FORINASH
HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD HIAWATHA, IOWA 52233
PH: (319) 362-9548 | FAX: (319) 362-7595

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1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

Contact Person	SUSAN FORINASH
Telephone Number	(319) 362–9548
Fax Number	(319) 362–7595
E–Mail Address	susan@halleng.com
Mailing Address	1860 Boyson Rd Hiawatha, IA 52233
Date Submitted	08/06/19
Date Revised	08/08/19
Date Revised	

APPLICANT / OWNER

R & S PROPERTIES, LLC
%JIM SAUTER
1340 HAWKEYE DRIVE
HIAWATHA IA 52223
(319) 395–7029
JSAUTER@HIAWKEYEREADYMIX.COM

AREA CALCULATIONS

DUST FREE SURFACE	40,662 SQFT 0.93 AC (63%)
GREEN SPACE	24,311 SQFT 0.56 AC (37%)
TOTAL	64,973 SQFT 1.49 AC (100%)

LEGAL DESCRIPTION

LOT 2, R & S PROPERTIES 1ST ADDITION IN THE CITY OF HIAWATHA, LINN COUNTY, IOWA

ZONING AND USE

EXISTING ZONING: I–1
EXISTING USE: VACANT
PROPOSED USE: STORAGE OF PRECAST CONCRETE PRODUCT AND INTERMITTENT CRUSHING OF PRODUCT

DIMENSIONAL STANDARDS

FRONT YARD: 35'
INTERIOR SIDE: 15'
CORNER SIDE: 25'
REAR YARD: 25'

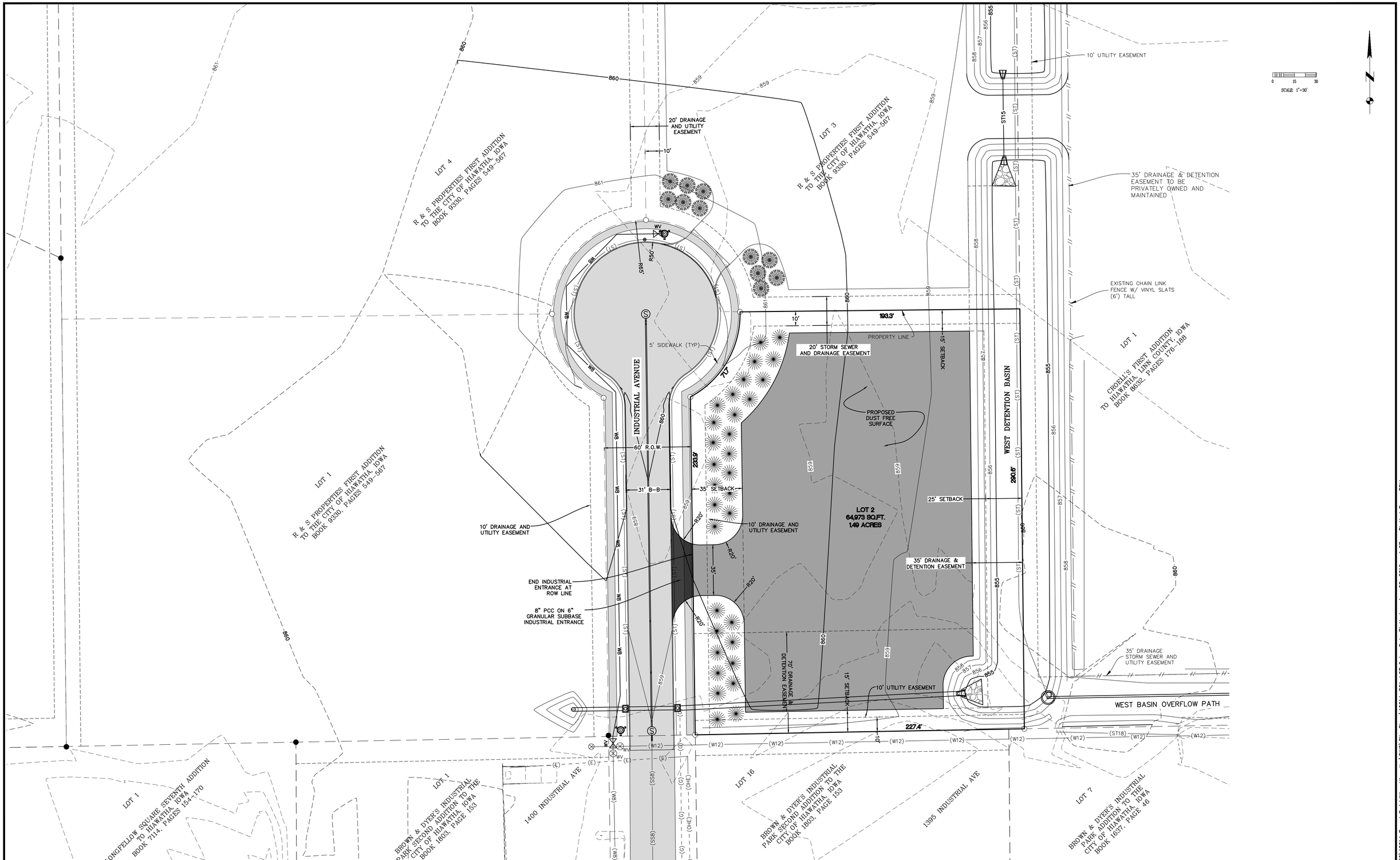
CONDITIONAL EXPANSION

WE ARE REQUESTING A CONDITIONAL EXPANSION FOR 1420 INDUSTRIAL DRIVE WHICH WOULD BE FOR THE STORAGE OF PRECAST CONCRETE PRODUCTS AND INTERMITTENT CRUSHING OF CONCRETE MATERIALS.

CRUSHING WILL BE PERFORMED BETWEEN NOVEMBER AND APRIL FOR APPROXIMATELY (10) TEN DAYS.

DUST WILL BE CONTROLLED WITH WATER. CRUSHERS ARE EQUIPPED WITH SPRAYER BARS.

DRAWINGS OF PROPOSED IMPROVEMENTS FOR
CAD File: N:\10200\10214 R and S Addition Hiawatha\DWG\Site Plans\10214-SO1-LOT 2.dwg Date Plotted: Thursday, August 8, 2019 1:07:18 PM Plotted By: Brian Vogel



DRAWN BY: BDV				/ /
CHECKED BY: SF				/ /
APPROVED BY: SF				/ /
DATE: 08/08/19				/ /
FIELD BOOK:	NO.	REVISION DESCRIPTION	APPROVED	DATE

Hiawatha!

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LOT 2 - R & S FIRST ADDITION
IN THE CITY OF HIAWATHA, LINN COUNTY, IOWA

SITE PLAN FOR CONDITIONAL EXPANSION
1405 INDUSTRIAL DRIVE, HIAWATHA, IOWA

PROJECT: 10214-04

SHEET
C1.0

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