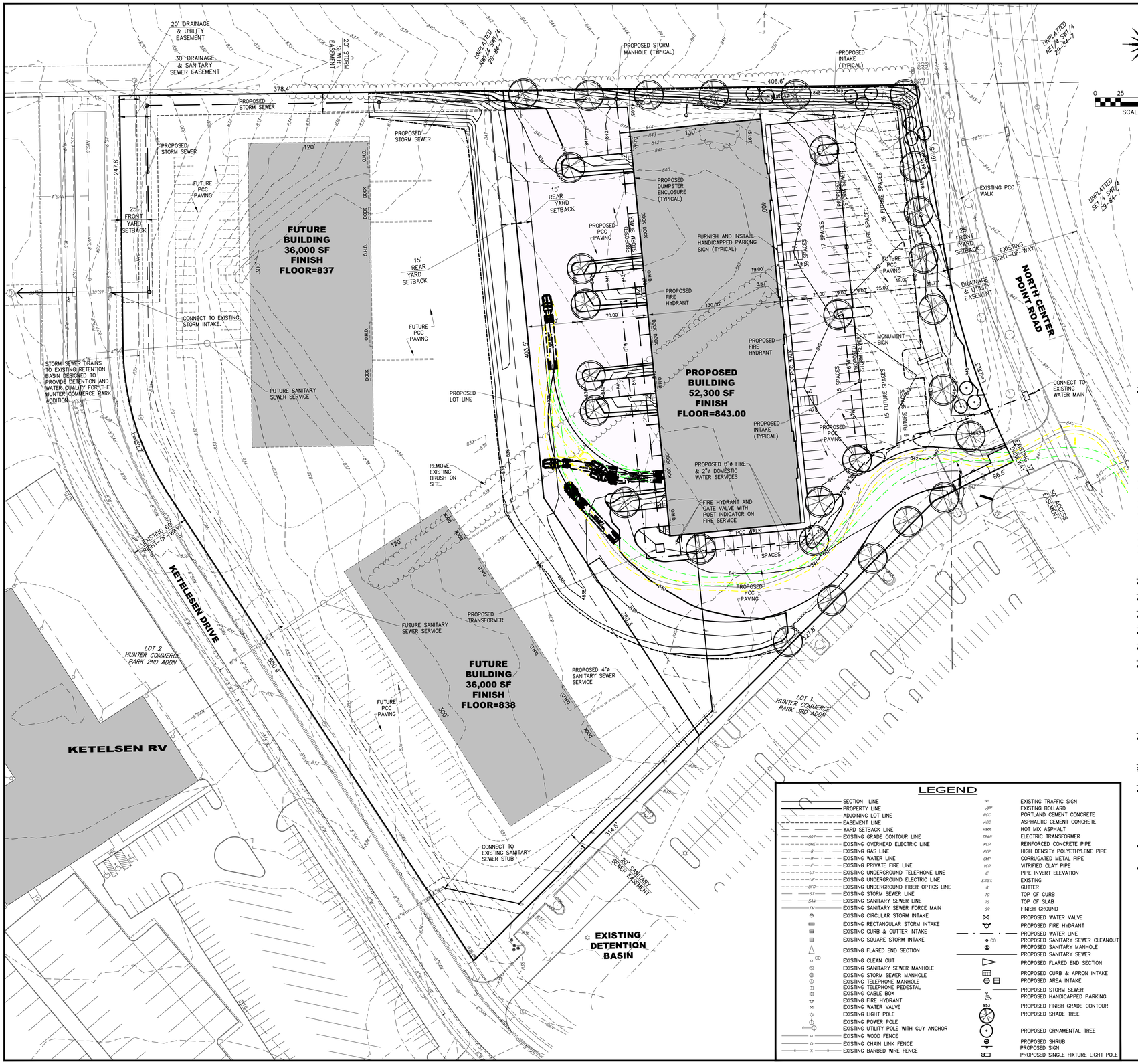

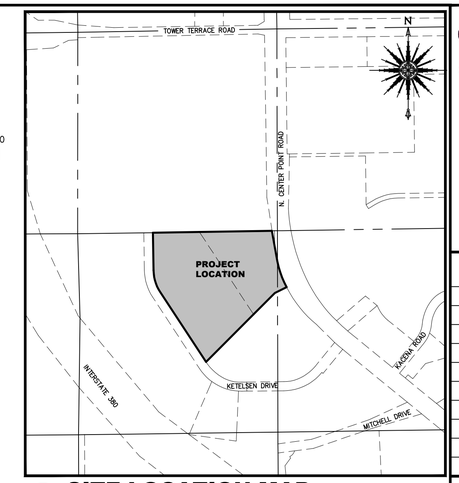

1 **SITE LOCATION MAP**
NOT TO SCALE

GENERAL NOTES

OWNER & APPLICANT
- HIAWATHA PROPERTIES, LLC
  PO BOX 236
  HIAWATHA, IA 52233
  CONTACT PERSON: MR. TIM WILSON
  PHONE: (319) 573-2777
  EMAIL: timw@hawkeye-electric.com

PREPARED BY

CONTACT PERSON:	JED SCHNOOR, P.E.
TELEPHONE NO.:	(319) 298-8888
EMAIL:	JSCHNOOR@S-B-ENGINEERING.COM
MAILING ADDRESS:	SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC 431 FIFTH AVENUE SW CEDAR RAPIDS, IA 52404
DATE SUBMITTED:	12/5/2019
DATE REVISED:	

EXISTING ZONING & USE
- ZONING: C-4 (CENTRAL SERVICE DISTRICT)
- USE: VACANT LOT

PROPOSED ZONING & USE
- ZONING: C-4 (CENTRAL SERVICE DISTRICT)
- USE: WAREHOUSE/OFFICE BUILDING

C-4 YARD SETBACK REQUIREMENTS
- FRONT YARD: 25 FEET
- CORNER SIDE YARD: 15 FEET
- REAR YARD: 15 FEET
- INTERIOR SIDE YARD: NONE

LOT AREA
- 218,214 SQ. FT. = 5.01 ACRES

TOTAL EXISTING COVERED AREA
- 1,802 SQUARE FEET= 0.04 ACRES (1% OF TOTAL AREA)

TOTAL EXISTING OPEN SPACE
- 218,214 SQ. FT. = 4.97 ACRES (99% OF TOTAL AREA)

PROPOSED COVERED AREA
- 169,200 SQ. FT. = 3.89 ACRES (78% OF TOTAL AREA)

TOTAL PROPOSED OPEN SPACE
- 49,014 SQ. FT. = 1.12 ACRES (22% OF TOTAL AREA)

STORM WATER DETENTION
- STORM WATER QUALITY AND DETENTION REQUIREMENTS FOR THE PROJECT SITE ARE PROVIDED IN THE TWO EXISTING DETENTION BASINS SERVING THE HUNTER COMMERCE PARK LOCATED WEST AND SOUTH OF THE SITE. THE ORIGINAL BASINS WERE BUILT IN 1999 TO PROVIDE STORM WATER DETENTION FOR THE SITE AND IN 2004 THE OULTET STRUCTURES WERE MODIFIED TO TREAT THE WATER QUALITY VOLUME. REFER TO HUNTER COMMERCE PARK STORM WATER MANAGEMENT CALCULATIONS DATED MAY 20, 2004.

NOTE
- ALL SUDAS STANDARDS APPLY UNLESS SPECIFIC DESIGN EXCEPTIONS ARE AUTHORIZED BY THE CITY OF HIAWATHA.

SITE LEGAL DESCRIPTION
Parcel A, Plat of Survey No. 2363, Hiawatha, Linn County, Iowa.

LANDSCAPING REQUIREMENTS
- GENERAL REQUIREMENTS:
  - 10% OF THE TOTAL LOT AREA SHALL BE PLACED IN APPROVED LANDSCAPING. 1/3 OF THE TOTAL LANDSCAPED AREA SHALL BE PLANTED WITH TREES. ONE TREE COVERS 200 SQ. FT.
  - MINIMUM REQUIRED LANDSCAPE AREA = 201,889 x 0.10 = 20,189 S.F.
  - MINIMUM NUMBER OF REQUIRED TREES = (20,189/3)/200 = 34 TREES
  - NUMBER OF PROPOSED TREES = 34 TREES
- SCREENING:
  - NO SCREENING IS NECESSARY ALONG THE ADJACENT PROPERTIES BECAUSE THEY ARE ZONED COMMERCIAL AND INDUSTRIAL.
- SHADING:
  - NO STREET TREES ARE REQUIRED BECAUSE THE SITE IS ZONED C-4.
  - TREES SHALL BE PROVIDED TO SHADE AND BREAK UP THE EXPANSE OF PARKING LOTS. INTERIOR LANDSCAPING SHALL BE A MINIMUM OF 5% OF THE TOTAL PARKING AREA.
  - TOTAL AREA OF PARKING = 20,8 SQ. FT.
  - REQUIRED LANDSCAPE AREA = 22,081 x 0.05 = 1,104 SQ. FT.
  - REQUIRED TREES = 1,104/200 = 6 TREES
  - PROVIDED INTERIOR PARKING LOT TREES = 6 PROPOSED TREES

REQUIRED PARKING
- 15,000 S.F. OF BUILDING AREA WILL BE OFFICE SPACE:
  CLASS 6 – 4 SPACES PER 1,000 SQ. FT.
  REQ'D PARKING = 15,000 S.F. x $\frac{4 \text{ SPACES}}{1{,}000 \text{ SQ. FT.}}$ = 60 SPACES
  REMAINING BUILDING AREA WILL BE WAREHOUSE SPACE:
  CLASS 24 – 1 SPACE PER 2 EMPLOYEES
  REQ'D PARKING = 32 EMPLOYEES x $\frac{1 \text{ SPACE}}{2 \text{ EMPLOYEES}}$ = 16 SPACES
- TOTAL PARKING SPACES REQUIRED = 76 SPACES
- TOTAL PARKING SPACES PROVIDED = 82 SPACES
- POTENTIAL FUTURE PARKING SPACES AVAILABLE = 64 SPACES

LEGEND

	SECTION LINE		EXISTING TRAFFIC SIGN
	PROPERTY LINE	BP	EXISTING BOLLARD
	ADJOINING LOT LINE	PCC	PORTLAND CEMENT CONCRETE
	EASEMENT LINE	ACC	ASPHALTIC CEMENT CONCRETE
	YARD SETBACK LINE	HMA	HOT MIX ASPHALT
807	EXISTING GRADE CONTOUR LINE	TRAN	ELECTRIC TRANSFORMER
OHE	EXISTING OVERHEAD ELECTRIC LINE	RCP	REINFORCED CONCRETE PIPE
G	EXISTING GAS LINE	PEP	HIGH DENSITY POLYETHYLENE PIPE
W	EXISTING WATER LINE	CMP	CORRUGATED METAL PIPE
F	EXISTING PRIVATE FIRE LINE	VCP	VITRIFIED CLAY PIPE
UT	EXISTING UNDERGROUND TELEPHONE LINE	IE	PIPE INVERT ELEVATION
UE	EXISTING UNDERGROUND ELECTRIC LINE	EXIST.	EXISTING
UFO	EXISTING UNDERGROUND FIBER OPTICS LINE	G	GUTTER
ST	EXISTING STORM SEWER LINE	TC	TOP OF CURB
SAN	EXISTING SANITARY SEWER LINE	TS	TOP OF SLAB
FM	EXISTING SANITARY SEWER FORCE MAIN	GR	FINISH GROUND
	EXISTING CIRCULAR STORM INTAKE		PROPOSED WATER VALVE
	EXISTING RECTANGULAR STORM INTAKE		PROPOSED FIRE HYDRANT
	EXISTING CURB & GUTTER INTAKE		PROPOSED WATER LINE
	EXISTING SQUARE STORM INTAKE	CO	PROPOSED SANITARY SEWER CLEANOUT
			PROPOSED SANITARY MANHOLE
	EXISTING FLARED END SECTION		PROPOSED SANITARY SEWER
CO	EXISTING CLEAN OUT		PROPOSED FLARED END SECTION
	EXISTING SANITARY SEWER MANHOLE		
	EXISTING STORM SEWER MANHOLE		PROPOSED CURB & APRON INTAKE
	EXISTING TELEPHONE MANHOLE		PROPOSED AREA INTAKE
	EXISTING TELEPHONE PEDESTAL		PROPOSED STORM SEWER
	EXISTING CABLE BOX		PROPOSED HANDICAPPED PARKING
	EXISTING FIRE HYDRANT		
	EXISTING WATER VALVE	853	PROPOSED FINISH GRADE CONTOUR
	EXISTING LIGHT POLE		PROPOSED SHADE TREE
	EXISTING POWER POLE		
	EXISTING UTILITY POLE WITH GUY ANCHOR		PROPOSED ORNAMENTAL TREE
	EXISTING WOOD FENCE		PROPOSED SHRUB
	EXISTING CHAIN LINK FENCE		PROPOSED SIGN
	EXISTING BARBED WIRE FENCE		PROPOSED SINGLE FIXTURE LIGHT POLE

LICENSED PROFESSIONAL ENGINEER
JED SCHNOOR
19241
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: Jed Schnoor
NAME: JED D. SCHNOOR
DATE: 12/5/2019
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2018
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
C1.1, C2.1, C2.2 C3.1, C3.2, C4.1 & C5.1

Schnoor Bonifazi
Engineering & Surveying
SCHNOOR-BONIFAZI
ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)

REVISIONS

DRAWN:	JED SCHNOOR
APPROVED:	JED SCHNOOR
ISSUED FOR:	APPROVAL
DATE:	12/5/2019
PROJECT NO.:	19005

HUNTER COMMERCE PARK INDUSTRIAL FLEX SPACE

LOTS 2 & 3, HUNTER COMMERCE PARK 3RD ADDITION
1460 NORTH CENTER POINT ROAD, HIAWATHA, IA 52233

SITE DEVELOPMENT PLAN

C1.1