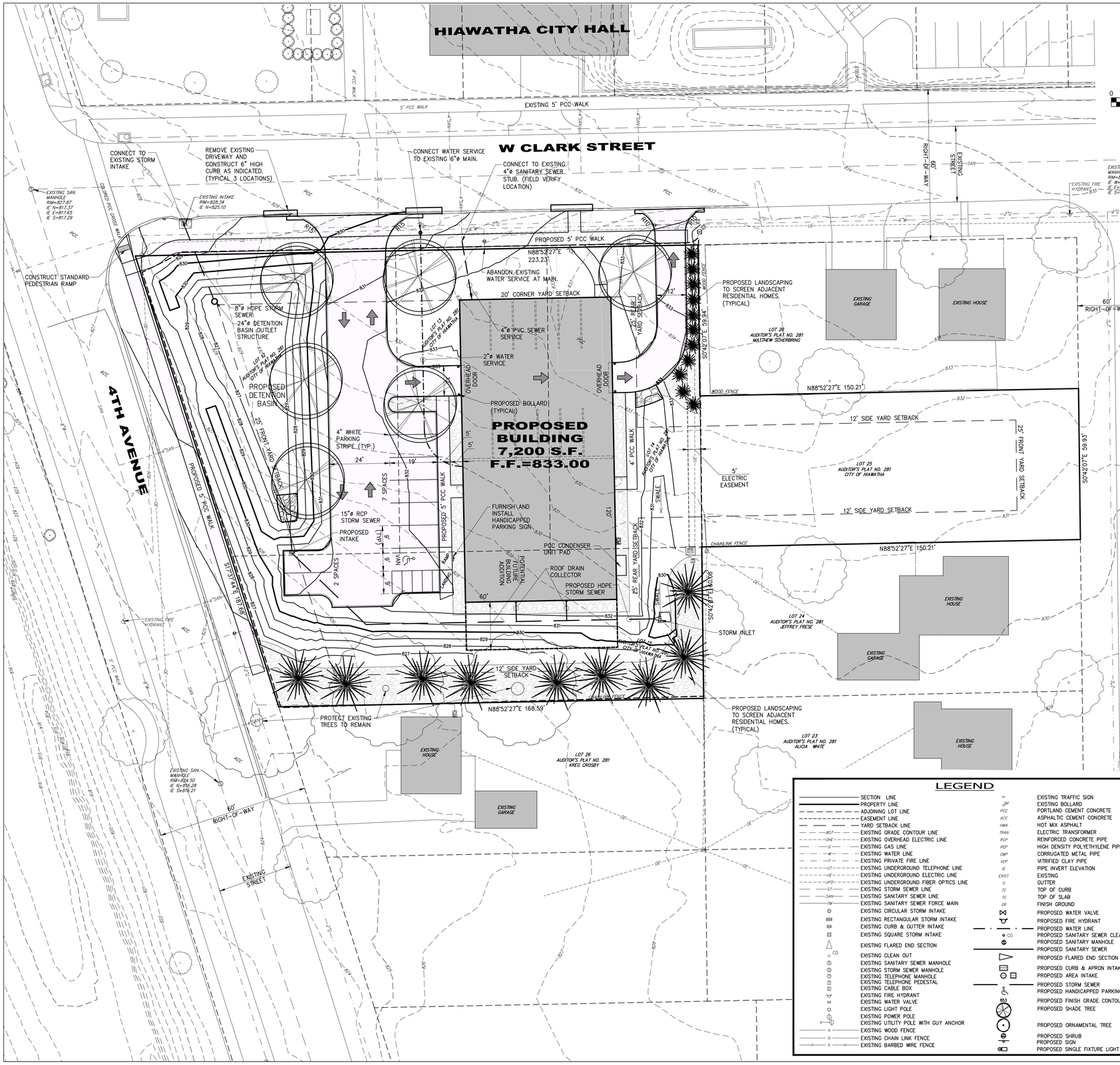


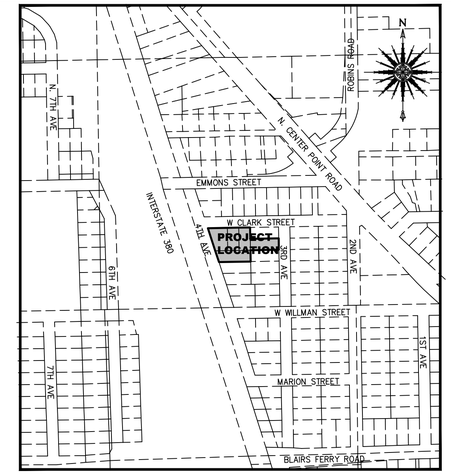


1 **SITE LOCATION MAP**
1"=400'

## GENERAL NOTES

### OWNER & APPLICANT

- CITY OF HIAWATHA
  101 EMMONS STREET
  HIAWATHA, IA 52233
  CONTACT PERSON: KIM DOWNS
  PHONE: 319-393-1515
  EMAIL: kdowns@hiawatha-iowa.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<br>431 FIFTH AVENUE SW<br>CEDAR RAPIDS, IA 52404 |
| DATE SUBMITTED: | 1/24/2020 |
| DATE REVISED: | |

### EXISTING ZONING & USE

- ZONING: R-3 (SINGLE FAMILY RESIDENCE)
- USE: VACANT LOTS

### PROPOSED ZONING & USE

- ZONING: R-3 (SINGLE FAMILY RESIDENCE)
- USE: HIAWATHA FLEET STORAGE & TRAINING

### R-3 YARD SETBACK REQUIREMENTS

- SETBACKS PER OTHER USE
- FRONT YARD: 25 FEET
- CORNER SIDE YARD: 20 FEET
- REAR YARD: 25 FEET
- INTERIOR SIDE YARD: 12/25
- Supplementary Side Yard Requirements: For all permitted principal and conditional uses, the minimum width of a required single side yard shall be increased by one foot for every 200 square feet that the surface area of a structure wall on the same lot and facing such side yard exceeds 900 square feet in area. However, the additional width required shall not exceed 15 feet.

### LOT AREA

- 44,255 SQ. FT. = 1.02 ACRES

### TOTAL EXISTING COVERED AREA

- 978 SQUARE FEET= 0.03 ACRES (2% OF TOTAL AREA)

### TOTAL EXISTING OPEN SPACE

- 43,277 SQ. FT. = 0.99 ACRES (98% OF TOTAL AREA)

### PROPOSED COVERED AREA

- 14,441 SQ. FT. = 0.33 ACRES (33% OF TOTAL AREA)

### TOTAL PROPOSED OPEN SPACE

- 29,814 SQ. FT. = 0.69 ACRES (67% OF TOTAL AREA)

### STORM WATER DETENTION

- STORM WATER QUALITY AND DETENTION REQUIREMENTS FOR THE PROJECT SITE ARE PROVIDED IN THE PROPOSED DETENTION BASIN AT THE SOUTH WEST CORNER OF THE SITE.

### SITE LEGAL DESCRIPTION

- Lots 12, 13, 14, 15 and 25, Auditor's Plat No. 281, 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 = 44,255 x 0.10 = 4,426 S.F.
  - MINIMUM NUMBER OF REQUIRED TREES = (4,426/3)/200 = 5 TREES
  - NUMBER OF PROPOSED TREES = 5 TREES
- SCREENING:
  - PROVIDE SCREENING OF ADJACENT RESIDENTIAL PROPERTIES.
- SHADING:
  - NO STREET TREES ARE REQUIRED BECAUSE THE SITE IS ZONED R-3.
  - 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 = 3,490 SQ. FT.
  - REQUIRED LANDSCAPE AREA = 3,490 x 0.05 = 175 SQ. FT.
  - REQUIRED TREES =175/200 = 1 TREES
  - PROVIDED INTERIOR PARKING LOT TREES = 1 PROPOSED TREES

### REQUIRED PARKING

- 3,360 S.F. OF THE BUILDING AREA WILL BE CLASSROOM/TRAINING: 1 SPACE PER 4 SEATS IN MAIN SEATING AREA.

  REQ'D PARKING = 48 SEATS x $\frac{1 \text{ SPACE}}{4 \text{ SEATS}}$ = 12 SPACES
- TOTAL PARKING PROVIDED = 21 (9 EXTERIOR AND 12 INTERIOR)
- ADDITIONAL PARKING PROVIDED IN THE CITY HALL PARKING LOTS

### NOTE

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

## LEGEND

| | |
|---|---|
| SECTION LINE | EXISTING TRAFFIC SIGN |
| PROPERTY LINE | EXISTING BOLLARD |
| ADJOINING LOT LINE | PORTLAND CEMENT CONCRETE |
| EASEMENT LINE | ASPHALTIC CEMENT CONCRETE |
| YARD SETBACK LINE | HOT MIX ASPHALT |
| 807 EXISTING GRADE CONTOUR LINE | ELECTRIC TRANSFORMER |
| ONE EXISTING OVERHEAD ELECTRIC LINE | REINFORCED CONCRETE PIPE |
| G EXISTING GAS LINE | HIGH DENSITY POLYETHYLENE PIPE |
| W EXISTING WATER LINE | CORRUGATED METAL PIPE |
| F EXISTING PRIVATE FIRE LINE | VITRIFIED CLAY PIPE |
| UT EXISTING UNDERGROUND TELEPHONE LINE | PIPE INVERT ELEVATION |
| UE EXISTING UNDERGROUND ELECTRIC LINE | EXISTING |
| UFO EXISTING UNDERGROUND FIBER OPTICS LINE | GUTTER |
| ST EXISTING STORM SEWER LINE | TOP OF CURB |
| SAN EXISTING SANITARY SEWER LINE | TOP OF SLAB |
| FM EXISTING SANITARY SEWER FORCE MAIN | 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 | |
| EXISTING CHAIN LINK FENCE | PROPOSED SHRUB |
| EXISTING BARBED WIRE FENCE | PROPOSED SIGN |
| | PROPOSED SINGLE FIXTURE LIGHT POLE |

JED SCHNOOR 19241 IOWA LICENSED PROFESSIONAL ENGINEER

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: 1/24/2020
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2020
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: C1.1

NOT FOR CONSTRUCTION


SOLUM LANG
ARCHITECTS
1101 Old Marion Rd NE
Cedar Rapids, Iowa 52402
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REVISION
ISSUE
DATE & TITLE

# 101 4th Avenue Hiawatha, IA 52233

# Public Safety Training & Support

SITE DEVELOPMENT PLAN

DATE 1.24.2020

DRAWING NUMBER C1.1

S-B PROJECT NUMBER 1 9 147