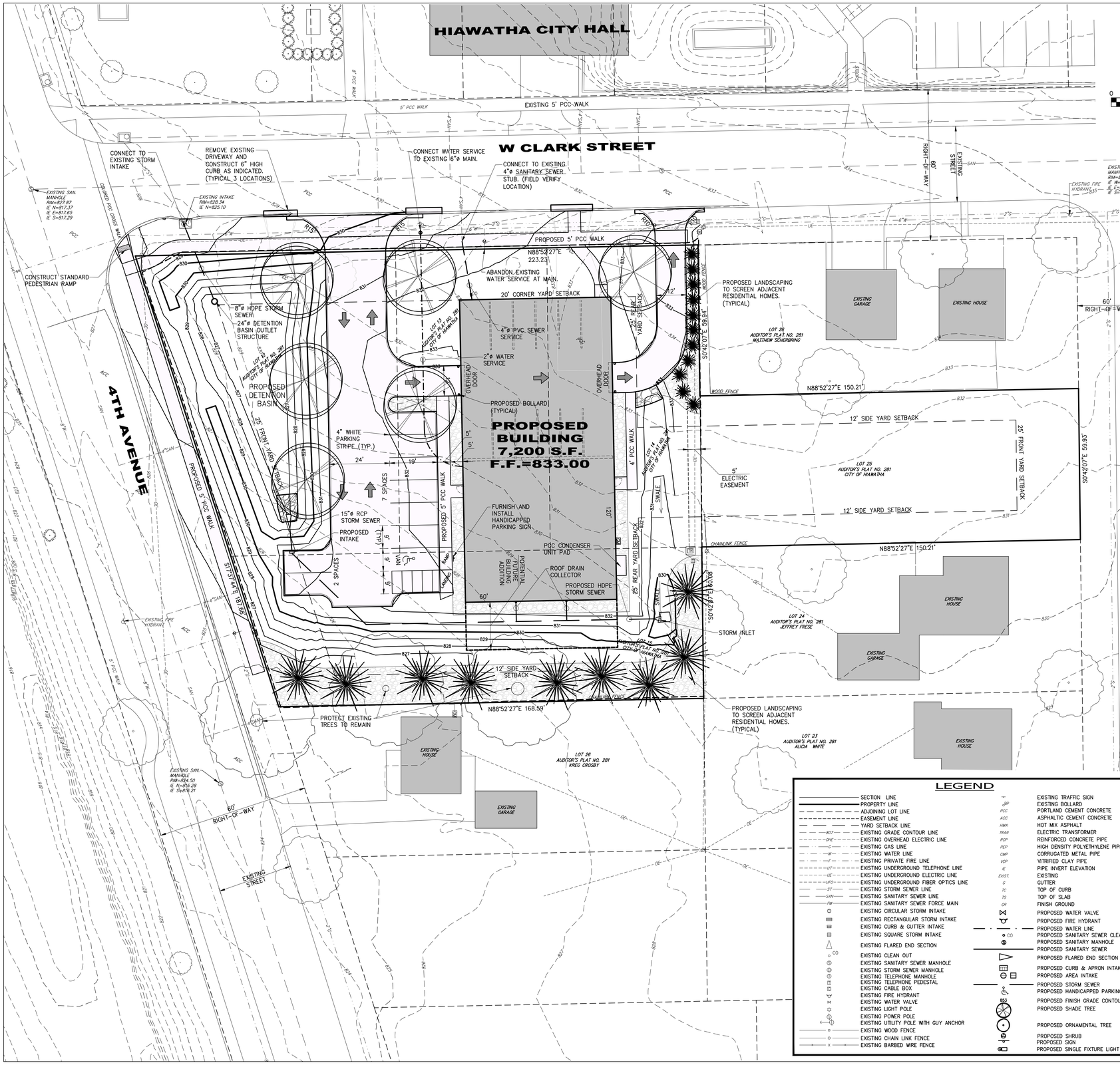

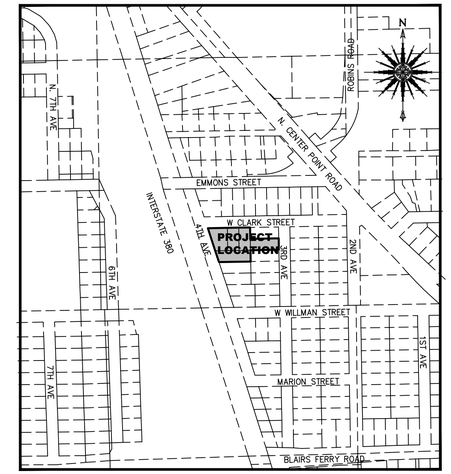

1 **SITE LOCATION MAP**
1"=400'

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 431 FIFTH AVENUE SW 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