



TITLEHOLDER & APPLICANT

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DATE SUBMITTED: 04/01/2024
DATE REVISED:

LEGAL DESCRIPTION

LOT 1, EXCEPT THEREFROM THE SOUTH 30 FEET, DAR-T FIRST ADDITION TO THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA.

AND
The South 30 feet of Lot 1, Dar-T First Addition to the City of Cedar Rapids, Linn County, Iowa

AND
All that part of the NE 1/4 of the SE 1/4 of Section 29-82-7, Linn County, Iowa, described as follows: Beginning at the Northwest corner of Lot 1, Mod Second Addition in Linn County, Iowa; thence N 88°21'20"W 10 Feet along the North line of said NE 1/4 of the SE 1/4; thence S 00°00'00"E 213.87 Feet, parallel with the East line of said NE 1/4 of the SE 1/4; thence S 88°21'20"E 10 Feet, parallel with the North line of said NE 1/4 of the SE 1/4, to the Southwest corner of Lot 1, Mod Second Addition in Linn County, Iowa; thence N 00°00'00"W along the West line of Lot 1, Mod Second Addition in Linn County, Iowa, 213.87 Feet to the point of beginning

AND
Lot 1, Mod Second Addition in Linn County, Iowa
Subject to all easements and restrictions of record.

FLOOD PLAIN

THE PROJECT SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY AS INDICATED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 191130420E - EFFECTIVE DATE JULY 20, 2021.

GENERAL NOTES

EXISTING ZONING & USE

ZONING: I-LI (LIGHT INDUSTRIAL)
A-AG (AGRICULTURE)
USE: STORAGE AND TRAILER PARKING
SINGLE FAMILY RESIDENCE

PROPOSED ZONING & USE

ZONING: I-LI
USE: INDUSTRIAL FLEX SPACE
I-LI YARD SETBACKS
FRONT YARD SETBACK 25 FEET
INTERNAL SIDE YARD SETBACK 15 FEET
STREET SIDE YARD SETBACK 25 FEET
REAR YARD SETBACK 25 FEET

TOTAL LOT AREA

• 263,017 SQUARE FEET = 6.038 ACRES

TOTAL EXISTING COVERED AREA

• 101,902 SQUARE FEET = 2.339 ACRES (39%)

TOTAL EXISTING OPEN SPACE

• 161,115 SQUARE FEET = 3.699 ACRES (61%)

PROPOSED COVERED AREA

• BUILDING COVERED AREA=79,863 SQ. FT.
PAVED COVERED AREA=109,862 SQ. FT.
TOTAL=189,525 SQ. FT. = 4.351 ACRES (72%)

PROPOSED OPEN SPACE

• 73,492 SQUARE FEET = 1.687 ACRES (28%)

REQUIRED & PROVIDED PARKING

• INDOOR STORAGE OR WAREHOUSING AREA: 1 SPACE PER 1000 SQ. FT. GROSS FLOOR AREA OR 1 SPACE PER EMPLOYEE ON LARGEST SHIFT

• 35 EMPLOYEES ON LARGEST SHIFT

REQUIRED PARKING = 35 EMPLOYEES x $\frac{1 \text{ SPACE}}{\text{EMPLOYEE}}$ = 35 SPACES

• MAXIMUM ALLOWABLE PARKING = 35 x 150% = 53 SPACES

PROVIDED PARKING = 35 SPACES

REQUIRED/PROVIDED ACCESSIBLE PKNG

• REQUIRED ACCESSIBLE PARKING = 2 SPACES

• REQUIRED VAN ACCESSIBLE PARKING = 1 SPACE

• PROVIDED ACCESSIBLE PARKING = 4 SPACES

• PROVIDED VAN ACCESSIBLE PARKING = 4 SPACES

REQUIRED & PROVIDED BICYCLE PARKING

• THE ZONING ORDINANCE ENCOURAGES SHORT TERM AND LONG TERM BICYCLE PARKING BUT THEY ARE NOT REQUIRED FOR INDUSTRIAL SERVICE LAND USE.

• THE OWNER HAS ELECTED TO NOT INCLUDE BICYCLE PARKING OR ACCOMMODATIONS WITH THIS DEVELOPMENT.

LANDSCAPING REQUIREMENTS

• REQ'D STREET TREES (SIXTH STREET SW) = 851.22' FRONTAGE x 1 TREE/30' = 28 TREES
- NO STREET TREES PROVIDED DUE TO RURAL CROSS-SECTION

• REQ'D STREET FRONT LANDSCAPING: SF=215' LANDSCAPING DEPTH 0.15 LU/FT X 851.22' = 127.7 LU

> TREES: MINIMUM 0.1 LU/FT = 85.1 LU

> SHRUBS: MINIMUM 0.025 LU/FT = 21.3 LU

LANDSCAPE PROVIDED

TREES: 27 TREES @ 4 LU/TREE = 108 LU

SHRUBS: 21,500 S.F. OF LAWN GRASS @ 1 LU/1,000 S.F. = 21.5 LU

• REQ'D REAR & SIDE BUFFERYARDS: NO BUFFERYARDS REQUIRED ALL ADJACENT LANDS ARE ZONED INDUSTRIAL.

• REQ'D SCREENING: PROVIDE SCREENING FOR THE 210-FEET OF DOCK AREA ADJACENT TO THE SIXTH STREET SW FRONTAGE. USE EVERGREEN SCREEN OPTION.

REQ'D EVERGREEN TREES = 210 x 4/100 = 8 TREES

REQ'D EVERGREEN SHRUBS = 210 x 10/100 = 21 SHRUBS

REQ'D FLOWERING TREES = 210 x 2/100 = 4 TREES

TREE MITIGATION:

- TOTAL AREA OF TREE CANOPY OF REMOVED/RELOCATED TREES (PER 2017 AERIAL) = 23,296 SF

- 1 TREE PER 1,000 SF OF REMOVED/RELOCATED TREE CANOPY = 11 TREES (23,296/1,000 = 23.3)

- WILL NEED TO PROVIDE 23 REPLACEMENT TREES TO MITIGATE THE PROPOSED TREE REMOVALS.

• REQ'D PARKING LOT TREES: 1 TREE PER 5 SPACES

SHADE TREES = 35 SPACES X 1/5 = 7 SHADE TREES

TRIP GENERATION

• PER THE INSTITUTE OF TRANSPORTATION ENGINEERS "TRIP GENERATION MANUAL", 11TH EDITION.

• USE THE AVERAGE TRIP GENERATION RATES FOR LAND USE 130: INDUSTRIAL PARK TO CALCULATE THE ESTIMATED TRIPS GENERATED FOR THE PROPOSED BUILDINGS/USES.

• ESTIMATED TRIP GENERATION:

WEEKDAY, PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 7 AND 9 A.M.: -- 32 TRIPS

WEEKDAY, PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 4 AND 6 P.M.: -- 32 TRIPS

SOLID WASTE DISPOSAL

• SOLID WASTE DISPOSAL WILL BE ADDRESSED WITHIN THE PROPOSED BUILDINGS.

• SOLID WASTE WILL BE TAKEN OFF-SITE BY A PRIVATE HAULER

STORM WATER QUALITY & DETENTION

• STORM WATER MANAGEMENT FOR THIS DEVELOPMENT WILL BE PROVIDED FOR WITHIN THE EXISTING DETENTION BASIN ON THE ADJACENT OUTLOT A, MIDWEST COMMERCE PARK FIRST ADDITION (TO THE SOUTH OF THE PROJECT SITE) WHICH WILL BE ENLARGED & MODIFIED AS SHOWN ON THESE PLANS.

REVISIONS

DRAWN: ETHAN SMALL

APPROVED: ETHAN SMALL

ISSUED FOR: REVIEW

DATE: 04/01/2024

PROJECT NO.: 23052

PLANS OF PROPOSED PRIVATE SITE IMPROVEMENTS FOR
PROPOSED INDUSTRIAL FLEX-SPACE BUILDINGS
WILLIAMS SYNERGY PROPERTY GROUP, LLC
10000 SIXTH STREET SW, CEDAR RAPIDS, IA 52404

SITE DEVELOPMENT PLAN