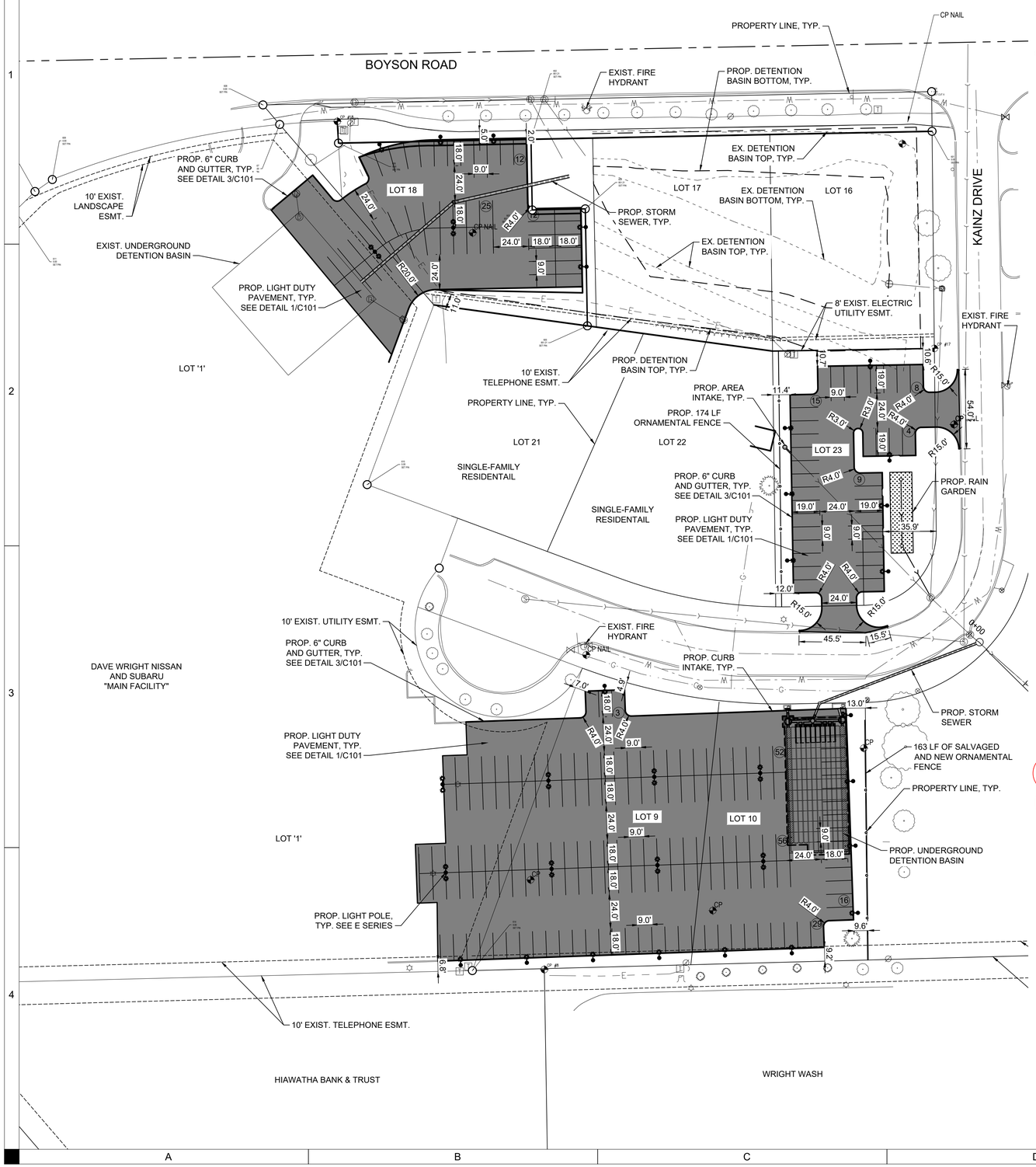


LEGEND

LIGHT DUTY PCC PAVEMENT SEE DETAIL 1/C101

0 20 40 80
SCALE IN FEET

TOTAL LOT AREA

TOTAL AREA 113781 SF = 2.61 ACRES

TOTAL PROJECT AREA

LOTS 16-18	18859 SF	= 0.43 ACRES (22.2% OF SITE)
LOT 23	19701 SF	= 0.45 ACRES (23.2% OF SITE)
LOTS 9-10	46319 SF	= 1.06 ACRES (54.6% OF SITE)

EXISTING COVERED AREA

LOTS 16-18	0 SF	= 0.00 ACRES (0.00% OF SITE)
LOT 23	1027 SF	= 0.02 ACRES (12.1% OF SITE)
LOTS 9-10	7445 SF	= 0.17 ACRES (87.9% OF SITE)

PROPOSED COVERED AREA

LOTS 16-18	12473 SF	= 0.29 ACRES (19.3% OF SITE)
LOT 23	12093 SF	= 0.28 ACRES (18.8% OF SITE)
LOTS 9-10	39900 SF	= 0.92 ACRES (61.9% OF SITE)

EXISTING OPEN AREA

LOTS 16-18	18859 SF	= 0.43 ACRES (24.7% OF SITE)
LOT 23	18674 SF	= 0.43 ACRES (24.4% OF SITE)
LOTS 9-10	38874 SF	= 0.89 ACRES (50.9% OF SITE)

PROPOSED OPEN AREA

LOTS 16-18	6386 SF	= 0.15 ACRES (31.3% OF SITE)
LOT 23	7608 SF	= 0.18 ACRES (37.3% OF SITE)
LOTS 9-10	6419 SF	= 0.23 ACRES (31.4% OF SITE)

PROPOSED BUILDING AREAS - N/A

FLOOD ZONE

LOCATION IS DETERMINED TO BE IN ZONE "X" FLOOD PLAIN AREA (AREA OF MINIMAL HAZARD), AS SHOWN IN THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 19113C0291D, EFFECTIVE DATE: APRIL 5, 2010

ADDRESS

999 BOYSON ROAD
HIAWATHA, IA 52233

EXISTING ZONING AND USE

LOTS 16-18
ZONING: R-1
USE: RESIDENTIAL

LOT 23
ZONING: R-1
USE: RESIDENTIAL

LOTS 9-10
ZONING: R-1
USE: RESIDENTIAL

PROPOSED ZONING AND USE

LOT 18
ZONING: C-3
USE: COMMERCIAL

LOTS 16-17
ZONING: C-3
USE: COMMERCIAL

LOT 23
ZONING: C-3
USE: COMMERCIAL

LOTS 9-10
ZONING: C-3
USE: COMMERCIAL

REVISION 1 - 02/28/2020
LOTS 16-17 (NOW CALLED LOT 3 FROM FINAL PLAT DATED 11/14/2019) AND LOT 23 (NOW CALLED LOT 2 FROM FINAL PLAT DATED 11/14/2019) ARE NOW PROPOSED TO BE ZONED AS C-3 COMMERCIAL.

PARKING REQUIREMENTS

LOTS 16-18
USE: VEHICLE INVENTORY
PARKING LOT SPACES REQUIRED: N/A
PARKING LOT SPACES PROVIDED: 49 SPACES
HANDICAPPED STALLS REQUIRED: 0 SPACES
HANDICAPPED STALLS PROVIDED: 0 SPACES

LOT 23
USE: OVERFLOW PARKING FOR VEHICLE INVENTORY AND CEDAR VALLEY NATURE TRAIL PARKING LOT.
PARKING LOT SPACES REQUIRED: N/A
PARKING LOT SPACES PROVIDED: 36 SPACES
HANDICAPPED STALLS REQUIRED: 2 SPACES
HANDICAPPED STALLS PROVIDED: 0* SPACES

*ADDITIONAL REQUIRED HCAP STALLS FOR TRAIL OVERFLOW TO BE PROVIDED BY OTHERS IN EXISTING PARKING FACILITIES EAST OF PROJECT NEAR AMENITY.

LOTS 9-10
USE: VEHICLE INVENTORY
PARKING LOT SPACES REQUIRED: N/A
PARKING LOT SPACES PROVIDED: 156 SPACES
HANDICAPPED STALLS REQUIRED: 0 SPACES
HANDICAPPED STALLS PROVIDED: 0 SPACES

CONTACT PERSON

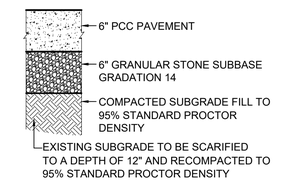
NICK HATZ
SHIVE-HATTERY INC.
P.O. BOX 1803, 52406-1803
316 SECOND ST. SE SUITE 500
CEDAR RAPIDS, IA 52401
PH (319) 364-0227
FAX (319) 364-4251
NHATZ@SHIVE-HATTERY.COM

OWNER REPRESENTATIVE

DAVE WRIGHT
DAVE WRIGHT NISSAN AND SUBARU
999 BOYSON ROAD
HIAWATHA, IA 52233
PH (844) 852-8414
DAVIDWRIGHT36@QWESTOFFICE.NET

LEGAL DESCRIPTION

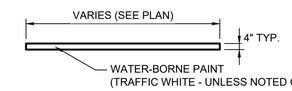
LOT 9, 10, 16, 17, 18, AND 23, AUDITOR'S PLAT NO. 372 IN LINN COUNTY, IOWA, EXCEPT PARCEL 'A', PLAT OF SURVEY NO. 1952 AS RECORDED IN BOOK 9114, PAGE 282 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER'S OFFICE.



TYPICAL LIGHT DUTY

1 PCC PAVEMENT SECTION

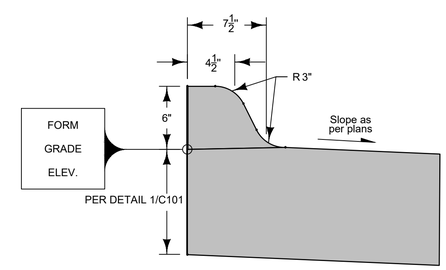
NOT TO SCALE



NOTE: ALL STRIPING SHALL CONFORM TO THE LATEST EDTION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL STANDARDS.

2 STANDARD STALL PAINT STRIPING

NOT TO SCALE



3 6" STANDARD CURB - REJECTING

NOT TO SCALE

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
316 Second Street SE Suite 500 | Cedar Rapids, Iowa 52401
319.364.0227 | fax: 319.364.4251 | www.shive-hattery.com
Iowa | Illinois | Indiana

DAVE WRIGHT NISSAN AND SUBARU SITE IMPROVEMENTS

DAVE WRIGHT NISSAN AND SUBARU
999 BOYSON ROAD, HIAWATHA, IA

ITC 3	05/06/2019	REZONING SUBMITTAL
REVISION 1	02/25/2020	

DRAWN: EAV
APPROVED: CNH
ISSUED FOR: CONSTRUCTION
DATE: 10/26/2018
PROJECT NO: 2173280
FIELD BOOK: --
CLIENT NO: --

SITE PLAN

C101

P:\Projects\CR\2173280\Defender\Drawings\1_Civil\C101 Site Plan.dwg
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