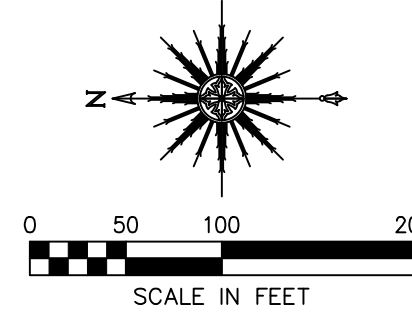
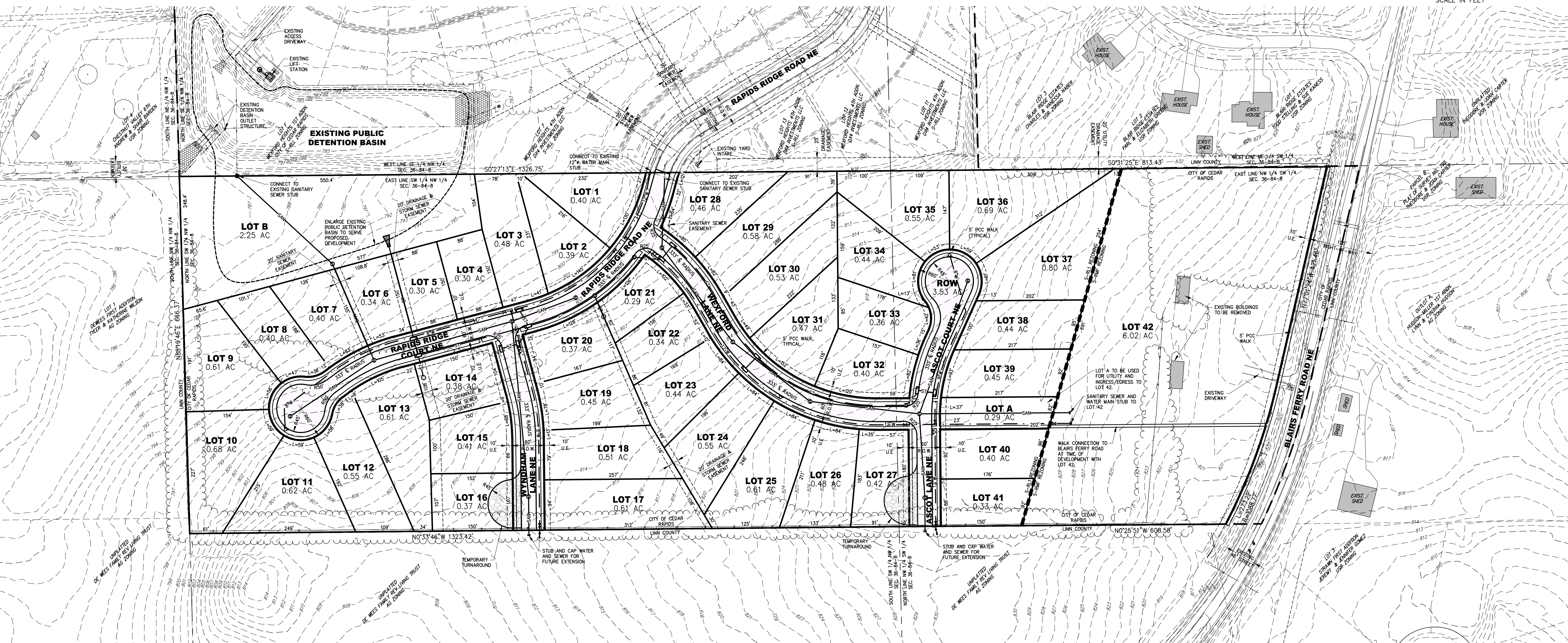


# PRELIMINARY PLAT WEXFORD WEST ADDITION TO CEDAR RAPIDS, IOWA



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



REVISIONS	

DRAWN: JED SCHNOOR  
APPROVED: JED SCHNOOR  
ISSUED FOR: REVIEW  
DATE: 8/6/2020  
PROJECT NO.: 20068

**LEGEND**

---	PROPERTY LINE
---	SECTION LINE
---	EASEMENT LINE
---	YARD SETBACK LINE
---	EXISTING CONTOUR
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	EXISTING WATER LINE
---	EXISTING SANITARY MANHOLE
---	EXISTING CLEANOUT
---	EXISTING SANITARY SEWER
---	EXISTING STORM MANHOLE
---	EXISTING CURB INTAKE
---	EXISTING AREA INTAKE
---	EXISTING STORM SEWER
---	EXISTING GAS VALVE
---	EXISTING GAS LINE
---	EXISTING UTILITY POLE
---	EXISTING LIGHT POLE/FIXTURE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING CABLE PEDESTAL
---	EXISTING ELECTRIC PEDESTAL
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING TELEPHONE MANHOLE
---	EXISTING DECIDUOUS TREE
---	EXISTING CONIFEROUS TREE
---	PROPOSED FIRE HYDRANT
---	PROPOSED WATER VALVE
---	PROPOSED WATER LINE
---	PROPOSED SANITARY MANHOLE
---	PROPOSED SANITARY SEWER
---	PROPOSED FORCE MAIN
---	PROPOSED FLARED END SECTION
---	PROPOSED INTAKE
---	PROPOSED STORM SEWER MANHOLE
---	PROPOSED STORM SEWER

**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: 8/6/2020  
DATE REVISED:

**TITLEHOLDER / APPLICANT**  
ROBARB I LLC  
111 MILLER ROAD  
HIAMATHA, IOWA 52232  
CONTACT: MRS. DUSTIN KERN  
PHONE: 319-654-6706  
EMAIL: dustin@kernservices.com

**AREA TO BE INCLUDED IN PRELIMINARY PLAT**  
31.27 ACRES

**GPN NUMBERS**  
123632700200000, 123625100100000

**EXISTING ZONING AND USE**  
ZONING: A-AG (AGRICULTURE)  
USE: UNDEVELOPED FARMLAND

**PROPOSED ZONING AND USE**  
LOTS 1-41  
ZONING: S-RL1 (SUBURBAN RESIDENTIAL LOW SINGLE UNIT DISTRICT)  
USE: SINGLE FAMILY HOMES  
AVERAGE LOT SIZE (LOT 1-41)=0.47 ACRES (2.12 UNITS/ACRE)

LOT 42  
ZONING: S-RMF (SUBURBAN RESIDENTIAL MEDIUM FLEX)  
USE: POTENTIAL FUTURE RETIREMENT/INDEPENDENT LIVING CENTER

**S-RL1 LOT SETBACK REQUIREMENTS**

- FRONT YARD: 25 FEET
- CORNER SIDE YARD: 15 FEET
- REAR YARD: 25 FEET
- INTERIOR SIDE YARD: 5 FEET/14 FEET COMBINED

**S-RMF LOT SETBACK REQUIREMENTS**

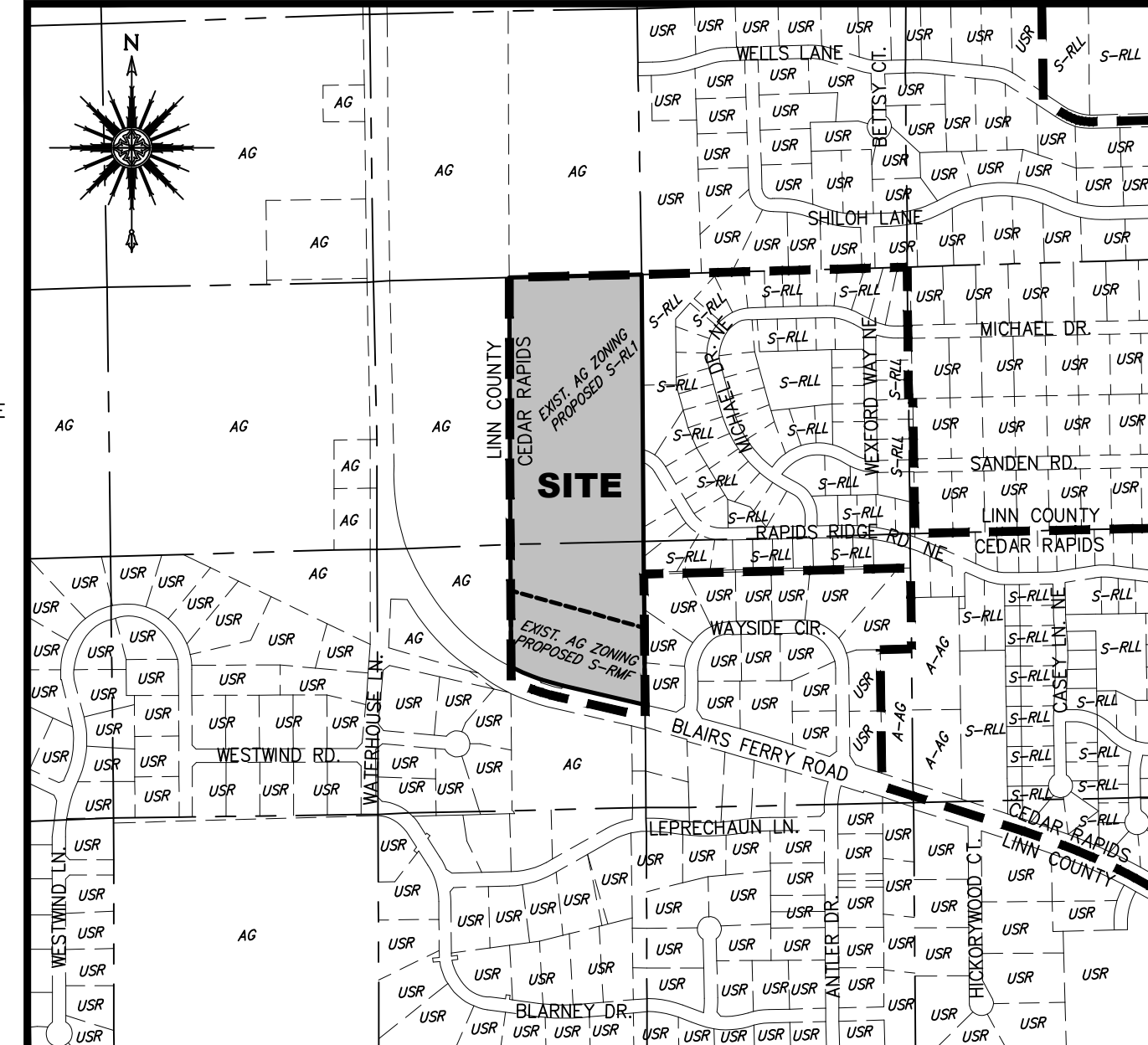
- FRONT YARD: 15 FEET
- CORNER SIDE YARD: 10 FEET
- REAR YARD: 10 FEET
- INTERIOR SIDE YARD: 3 FEET/8 FEET COMBINED

**STORM WATER MANAGEMENT**

- THE REQUIRED STORM WATER DETENTION AND STORM WATER QUALITY VOLUME WILL BE PROVIDED IN THE PUBLIC DETENTION BASIN LOCATED IN THE NORTHEAST CORNER OF THE SITE FOR THE SINGLE FAMILY LOTS. LOT 42 SHALL PROVIDE STORM WATER DETENTION AND QUALITY VOLUME AT THE TIME THE LOT IS DEVELOPED.

**FLOOD PLAIN**

- THE SUBJECT PARCEL DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY. FLOOD INSURANCE RATE MAP NUMBER 19113C02900, EFFECTIVE DATE APRIL 5, 2010.



**TRIP GENERATION**

- PER THE INSTITUTE OF TRANSPORTATION ENGINEERS "TRIP GENERATION MANUAL", 10TH EDITION.
- USE THE AVERAGE TRIP GENERATION RATES FOR LAND USE 210, SINGLE FAMILY DETACHED & 220, MULTIFAMILY HOUSING-LOW RISE TO CALCULATE THE ESTIMATED TRIPS GENERATED FOR THE PROPOSED USES.
- LOT TYPE:
  - SINGLE FAMILY DETACHED (LOTS 1-41): 41 UNITS
  - MULTIFAMILY-LOW RISE (LOT 42): 12 UNITS/ACRE=72 UNITS.
- ESTIMATED TRIP GENERATION:
  - SINGLE FAMILY (LOTS 1-41):
    - WEEKDAY, PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 7 AND 9 A.M.: --- 31 TRIPS
    - WEEKDAY, PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 4 AND 6 P.M.: --- 41 TRIPS
  - MULTIFAMILY (LOT 42):
    - WEEKDAY, PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 7 AND 9 A.M.: --- 34 TRIPS
    - WEEKDAY, PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 4 AND 6 P.M.: --- 41 TRIPS
- TOTAL:
  - WEEKDAY, PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 7 AND 9 A.M.: --- (31+34) 65 TRIPS
  - WEEKDAY, PEAK HOUR OF ADJACENT STREET TRAFFIC, ONE HOUR BETWEEN 4 AND 6 P.M.: --- (41+41) 82 TRIPS
- AT THE TIME OF DEVELOPMENT OF LOT 42, TRAFFIC CALCULATIONS SHALL BE DETERMINED BASED ON FINAL USE AND TRAFFIC IMPACT STUDY TO BE COMPLETED IF NECESSARY.

**LEGAL DESCRIPTION**

Wexford West Addition to Cedar Rapids, Iowa is the East 1/2 of the SW 1/4 of the NW 1/4 of Section 36, Township 84 North, Range 8 West of Fifth P.M., Cedar Rapids, Linn County, Iowa and Lot 1, Hudson-Miller First Addition to Linn County, Iowa.

**A-AG TO S-RL1 REZONING LEGAL DESCRIPTION**

That part of the Southwest Quarter of the Northwest Quarter and that part of Lot 1, Hudson-Miller First Addition all in Section 36, Township 84 North, Range 8 West of the 5th P.M., Cedar Rapids, Linn County, Iowa, described as follows:

Beginning at the Northwest corner of Lot 1, Hudson-Miller First Addition to Linn County, Iowa;

thence North 0° 33' 46" West 1323.42 feet along the West line of the East Half of the Southwest Quarter of the Northwest Quarter of said Section 36 to a point of intersection with the North line thereof;

thence North 88° 19' 46" East 666.37 feet along said North line to the Northeast corner of said Southwest Quarter of the Northwest Quarter;

thence South 0° 27' 13" East 1326.75 feet along the East line of said Southwest Quarter of the Northwest Quarter to the Southeast corner thereof;

thence South 0° 31' 25" East 430.63 feet along the East line of Lot 1, Hudson-Miller First Addition to Linn County, Iowa;

thence 74° 23' 36" West 691.29 feet to a point of intersection with the West line of said Lot 1;

thence North 0° 25' 51" West 228.56 feet along said West line to the point of beginning, containing 25.25 acres.

For the purpose of this description, the East line of Lot 1, Hudson-Miller First Addition to Linn County, Iowa is assumed to bear South 0° 31' 25" East.

**A-AG TO S-RMF REZONING LEGAL DESCRIPTION**

That part of Lot 1, Hudson-Miller First Addition to Linn County, Iowa, described as follows:

Beginning at the Southwest corner of Lot 1, Hudson-Miller First Addition to Linn County, Iowa;

thence North 0° 25' 51" West 380.03 feet along the West line of said Lot 1;

thence South 74° 23' 36" East 691.29 feet to a point of intersection with the East line of said Lot 1;

thence South 0° 31' 25" East 382.80 feet along said East line to the Southeast corner of said Lot 1;

thence North 77° 01' 24" West 421.46 feet along the South line of said Lot 1 to the beginning of a 1088.77-foot radius curve concave Northeasterly;

thence Northwestwardly along said South line through a central angle of 14° 22' 42" an arc distance of 273.22 feet (chord bearing North 69° 47' 47" West 272.51 feet) to the point of beginning, containing 6.02 acres.

For the purpose of this description, the East line of Lot 1, Hudson-Miller First Addition to Linn County, Iowa is assumed to bear South 0° 31' 25" East.

DIRECTOR, DEPARTMENT OF DEVELOPMENT      DATE

PRELIMINARY PLAT