



Table 25.03.040.1
 Nonresidential and Mixed Use Standard
 Zoned G1

Minimum Landscape Surface Ratio (LSR)	15%
Maximum Floor Area Ratio (FAR)	
1-Story	0.417
2-Story	0.552
3-Story	NA
Maximum Building Coverage Ratio (BCR)	
1-Story	0.42
2-Story	0.28
3-Story	NA
Density	NA
Minimum Lot Area	10,000 sf.
Minimum Street Frontage	50'
Maximum Building Height	NA
Building Setbacks	
- Front	20'
- Interior Side	20'
- Street Side	20'
- Rear	20'
- Residential District Boundary	75'
Parking Lot Setbacks	
Front	10'
Street Side	10'

EXISTING BUILDINGS

Type	Area
Metal Shop	900

Land Use Required Off-Street Parking Spaces

Commercial Retail	1 space per 200 sf. GFA
Warehousing	4 spaces per 5,000 sf. GFA; plus one space per each additional 5,000 sf. GFA
Automobile Repairs and Service	1 space per 400 sf. GFA

STORE = 3,640 SF / 200 SF = 19 PARKING SPACES
 WAREHOUSE = 2,100 SF
 STORAGE = 2,100 SF
 4,200 SF / 5,000 = 4 PARKING SPACES
 NEW SHOP = 2,100 SF
 (E)-SHOP = 900 SF
 3000 SF / 400 SF = 8 PARKING SPACES
 31 - TOTAL REQD PARKING SPACES
 PLUS 1 REQUIRED LOADING SPACE

RUNOFF CALCULATIONS

TOTAL SITE AREA = 55,660 SF = 1.30 ACRES

HARD SURFACE:

(E) HARD SURFACE AREA = 31,350 SF = .73 ACRES
 (E) HARD SURFACE REMOVED = 1,784 SF
 NEW HARD SURFACE ADDED = 14,060 SF
 PROPOSED HARD SURFACE AREA = 43,626 SF = 1.00 ACRES (39.1% ADDED)

GRAVEL SURFACE:

(E) GRAVEL AREA = 22,556 SF = .52 ACRES
 (E) GRAVEL REMOVED = 14,274 SF
 PROPOSED GRAVEL SURFACE = 8,282 SF = .19 ACRES (63.3% REMOVED)

GRASS SURFACE:

(E) GRASS SURFACE = 2,757 SF = .05 ACRES
 GRASS SURFACE REMOVED = 603 SF
 NEW GRASS SURFACE ADDED = 2,599 SF
 PROPOSED GRASS SURFACE = 4,753 SF = .11 ACRES (72.4% ADDED)

RUNOFF COEFFICIENTS:

C_{grass} = .55, C_{gravel} = .85, C_{hard} = .98,
 i10 = 3.39in/hr, i100 = 5.42in/hr

EXISTING C100 = $(.55)(.05) + (.85)(.52) + (.98)(.73) = .911$
 1.30

NEW C100 = $(.55)(.11) + (.85)(.19) + (.98)(1.00) = .925$ (1% INCREASE)
 1.30

RUNOFF FLOW:

EXISTING Q100 = $c1a = .911(5.42)(1.3) = 6.42$ cfs
 NEW Q100 = $c1a = .925(5.42)(1.3) = 6.52$ cfs

LANDSCAPED RATIO (LSR):

(E) LSR = GRASS AREA / TOTAL AREA = 2,757 / 55,660 = 5.0%
 NEW LSR = GRASS AREA / TOTAL AREA = 4,753 / 55,660 = 8.5%

SITE MAP
 SCALE: 1" = 20'-0"

LEGEND

(E) GRASS REMAINING
(E) PAVING REMAINING
(E) GRAVEL REMAINING
(E) BUILDING REMOVED/ FOUNDATION REMAINING
(E) BUILDING REMOVED
(E) GRAVEL REMOVED
NEW PAVING
NEW BUILDING

NO.	DATE	REVISION

SITE MAP
 BUILDING ADDITION
 2100 4th STREET
 SIOUX CITY, IOWA
 MIDWEST CONSTRUCTION RENTALS
 SIOUX CITY, IOWA

DRAWN: 06/15/2020
 BY: DKV

BACON CREEK DESIGN INC.
 SIOUX CITY, IOWA 51106

PLAN DATE: 06/15/2020
 JOB NO.:
 SHEET NO.: C1