

LEGAL DESCRIPTION:

LOT 33 RHOADS HEIGHTS

OWNER:

LEE FAMILY PROPERTIES LLC
ANDY LEE
4101 RIVER OAKS DR
DES MOINES, IA 50312

SITE PLAN GENERAL NOTES

- ANY AMENDMENTS OR CHANGES TO THE THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
- LIGHTING SHALL CONSIST OF LOW-GLARE CUT OFF TYP FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
- THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING COMPLIANCE.
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- NO MECHANICAL OR UTILITY EQUIPMENT OVER 3' IN HEIGHT SHALL BE ALLOWED IN ANY MINIMUM REQUIRED FRONT YARD SETBACK AREA.
- ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM STREET LEVEL VIEW OR FROM RESIDENTIALLY ZONED PROPERTY
- ALL DISTURBED AREAS SHALL BBBE RESTORED BY SEEDING.

ABC PLAN KEYNOTES:

- PHYSICALLY CHALLENGED PARKING SIGNAGE MTD TO WALL. SEE DWG 10/S2
- RAMP NOT REQUIRED: NO CURB BTWN PC PARKING AND SIDEWALK.
- REMOVE "LOADING ZONE" SIGNAGE THIS LOCATION.
- REMOVE EXISTING PAVING MATERIALS IN PARKWAY AREA AND REPLACE WITH SOIL AND GRASS COVER.
- RAMP NOT REQUIRED: NO CURB BTWN PC PARKING AND SIDEWALK.
- NEW BUFFER YARD EASEMENT - 6' OF 614 37TH ST SIDEYARD. 4' OF BUFFER YARD ON 3701 INGERSOLL 10' TOTAL BUFFER YARD.
- NEW PAVING SETBACK. REMOVE PAVING IN THIS AREA AND REPLACE WITH SOIL AND GRASS COVER. SEE PLANTING SCHEDULE FOR PLANTINGS.
- NEW DRIVEWAY APPROACH. REMOVE EXISTING PAVING AND CREATE PARKWAY TO MATCH ADJACENT PARKWAY CONSTRUCTION.
- MANHOLE OR STORMWATER INLET. MAINTAIN 10' CLEARANCE TO NEW TREE INSTALLATIONS.
- EXISTING PAVING.
- NON COMPLIANT ROOF TOP UNIT.
- GRAVEL AT GREASE INTERCEPTOR INSTALLATION. REMOVE TOP GRAVEL AND PAVE TO MATCH ADJACENT PAVING.
- EXISTING CURB AT NORTH END OF PARKING LOT. REPAIR BROKEN AND DAMAGED SEGMENTS TO MATCH EXISTING.
- REMOVE EXISTING PAVING AT FORMER TRASH ENCLOSURE LOCATION AND FILL WITH SOIL AND GRASS COVER TO PROVIDE BUFFER YARD REQ.
- RELOCATE EXISTING CURBSTOPS.
- EXISTING SIDEWALKS.
- EXISTING RAMP UP TO 4" CURB.
- EXISTING 6' FENCE.
- CONSTRUCT NEW 3' HIGH FENCE BETWEEN A LINE EVEN WITH THE FRONT WALL OF THE NEIGHBORING RESIDENTIAL PROPERTY TO THE NORTH AND THE TREE ON THE PROPERTY LINE TO THE EAST.
- CONSTRUCT 6' HIGH FENCE AT FORMER LOCATION OF TRASH ENCLOSURE TO MATCH ADJACENT FENCE CONSTRUCTION.

PARKING CALCULATIONS:

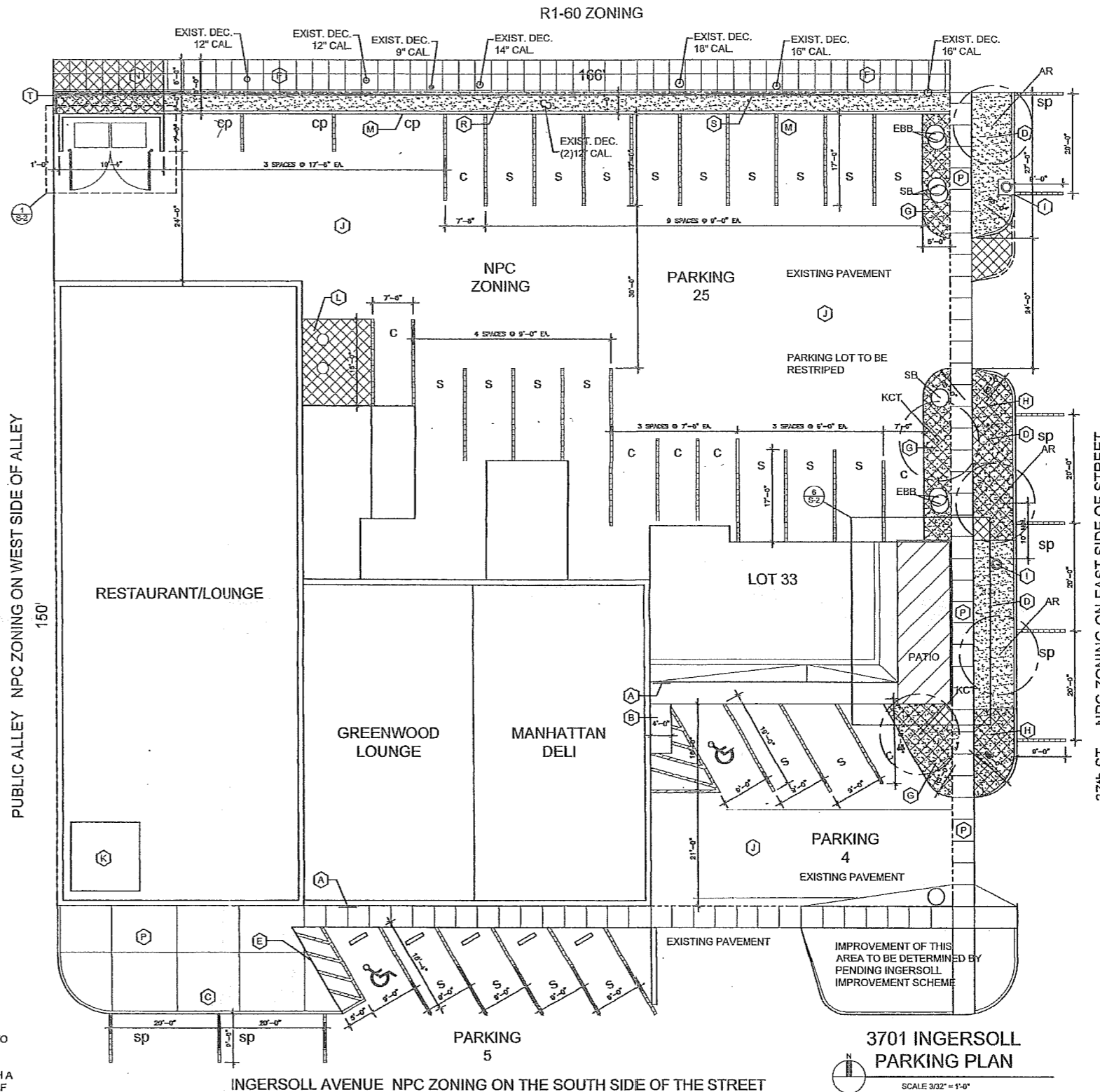
11,093 GSF BUILDING AREA
342 GSF EXTERIOR SEATING AREA
11,417 TOTAL GROSS AREA
11,417GSF/150 SF = 76.11 SPACES
76.11 x .60 (NPC REDUCTION FACTOR) = 45.67
46 SPACES REQUIRED
SPACES PROVIDED:
STANDARD 9' x 17' SPACES 24
9' x 20' PARALLEL SPACES 6
COMPACT 7.5' x 16' SPACES 9
PHYSICALLY CHALLENGED SPACES 2
TOTAL SPACES PROVIDED 41
SPACES REQUIRED: 46
SPACES PROVIDED: 41
SHORTFALL: 5
SEE ATTACHED PARKING AGREEMENT WITH NEIGHBORING PROPERTY OWNER(S).
REAR PARKING LOT IS 9,359 SF
TOTAL AREA OF LOT IS 24,900 SF

PLAN LEGEND

- STANDARD 9'X17' PARKING SPACES s
- STANDARD 9' x 20' PARALLEL PARKING SPACES sp
- COMPACT 7.5' x 16" SPACES c
- COMPACT 7.5' x 16" PARALLEL SPACES cp
- PHYSICALLY CHALLENGED PARKING SPACES
- GRASS
- YELLOW PARKING STRIPES
- PROPERTY LINE
- PAVEMENT TO BE REMOVED OR ALTERED.
- NEW 6' EASEMENT TO CREATE 10' BUFFER YARD.

NON-COMPLIANCE ISSUES:

- ROOFTOP MECHANICAL UNIT OVER "RESTAURANT/LOUNGE" SPACE IS TOO CLOSE TO SOUTH AND WEST WALLS TO CONSTRUCT A SCREEN. OSHA REQUIRES A MINIMUM OF 3' CLEARANCE BETWEEN UNIT AND SCREEN. SUCH A CLEARANCE WOULD PLACE SCREEN OUTSIDE OF THE WALL PLANES.
- PARKING STALL COUNT IS 5 SPACES SHORT OF REQUIREMENTS. WHILE PARKING RIGHTS CAN BE OBTAINED ELSEWHERE A WAIVER OF PARKING REQUIREMENTS IS REQUESTED.
- ALL PARKING IS EXISTING. A WAIVER FROM OPEN SPACE REQUIREMENTS IS REQUESTED.



PLANTING SCHEDULE						
CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
KCT	2	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	1.5" - 2.0" CAL.	B&B	SINGLE STRAIGHT TRUNK
AR	3	ACER FREEMANII "JEFFSRED"	AUTUMN BLAZE MAPLE	2" - 2.5" CAL.	B&B	SINGLE STRAIGHT TRUNK
EBB	4	EUONYMUS ALATYS	BURNING BUSH	2'-3' HT.	B&B	
SB	2	SPIEREA X BULMAQA "GOLDFLAME"	GOLD FLAME SPIREA	#3	CONT.	

3701 INGERSOLL PARKING PLAN
SCALE 3/32" = 1'-0"

SITE PLAN
 APPROVED APPROVED WITH CONDITION
See Exhibit "A" attached hereto
IN ACCORDANCE WITH SECTION 62-207(C)2000 DES MOINES MUNICIPAL CODE AS AMENDED.
NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR OR NEW AMENDED DATED PLAN
DATE _____ PLANNING DIRECTOR _____

Kyker Johnson Architecture
4810 Urbandale Ave., Suite 202
Des Moines, IA 50310
Phone: 515-279-8144
Fax: 515-279-8161
E-mail: ekkyer@gmail.com

CERTIFICATION
I HEREBY CERTIFY THAT THE ABOVE PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
EDWARD H. KYKER
REG. NO. 1391



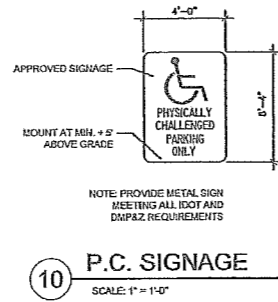
THE USER OF THIS PLAN AND ALL OTHERS WHO USE THIS PLAN TO FOLLOW THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES OF IOWA AND ALL OTHER JURISDICTIONS.

3701 INGERSOLL PARKING PLAN
3701-3711 INGERSOLL AVE
DES MOINES, IOWA

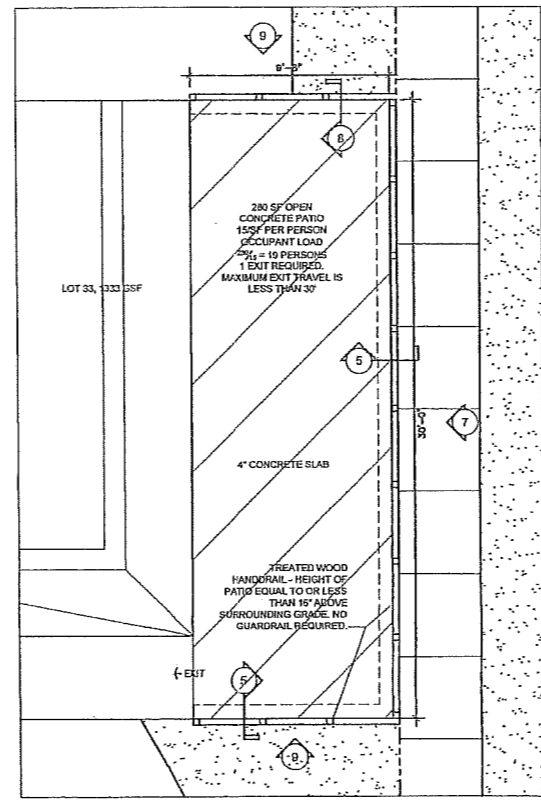
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REVISIONS: 08-05-13
PROJ. NO. 1201

SHEET NO. S1

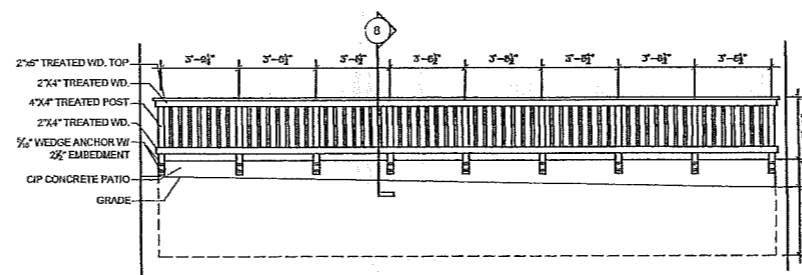
ITEM #7



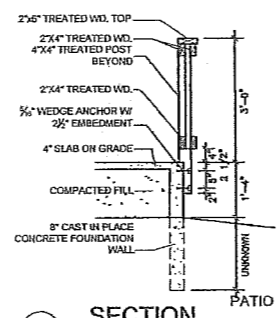
10 P.C. SIGNAGE
SCALE: 1" = 1'-0"



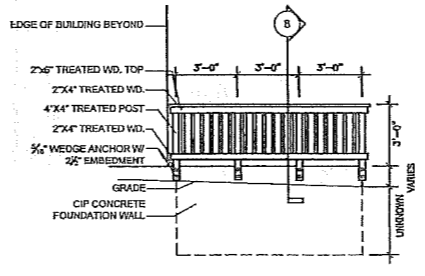
6 PLAN PATIO
SCALE: 1/4" = 1'-0"



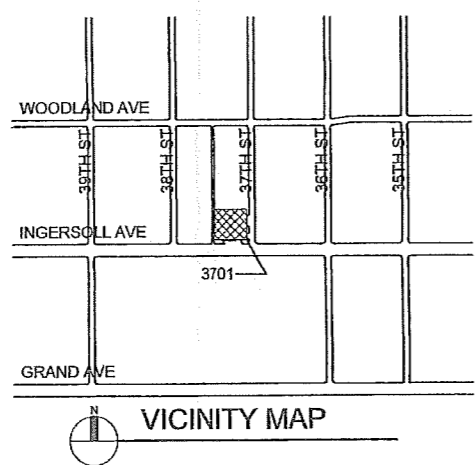
7 ELEVATION EAST PATIO
SCALE: 1/4" = 1'-0"



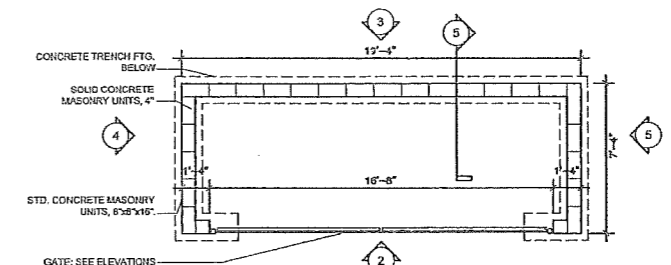
8 SECTION PATIO
SCALE: 1/2" = 1'-0"



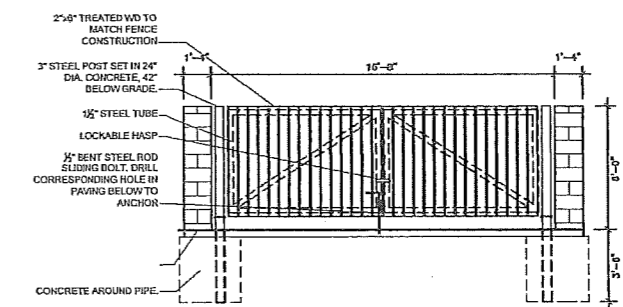
9 ELEVATION NORTH & SOUTH PATIO
SCALE: 1/4" = 1'-0"



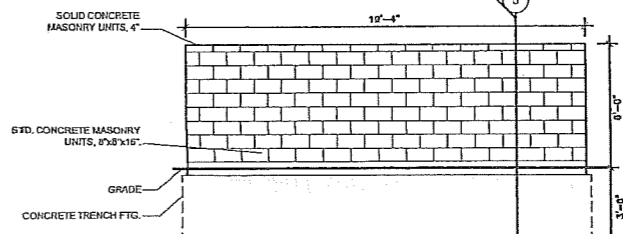
VICINITY MAP



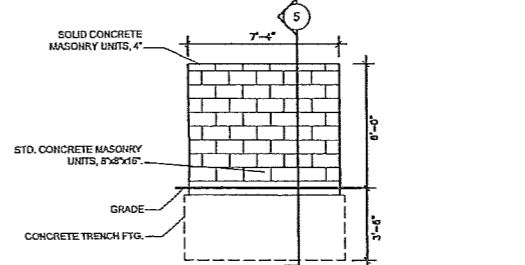
1 PLAN TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



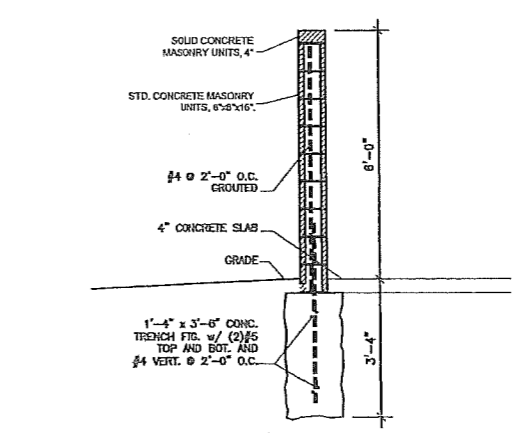
2 ELEVATION TRASH ENCLOSURE GATE
SCALE: 1/4" = 1'-0"



3 ELEVATION TRASH ENCLOSURE REAR
SCALE: 1/4" = 1'-0"



4 ELEVATION TRASH ENCLOSURE SIDE
SCALE: 1/4" = 1'-0"



5 SECTION TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"

Kyler Johnson Architecture
4910 Ubandale Ave., Suite 202
Des Moines, IA 50310
Phone: 515-279-8144
Fax: 515-279-8161
E-mail: kyler@kjarch.com

CERTIFICATION
I, EDWARD R. KYGER, REGISTERED ARCHITECT, NO. 1391, CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.
EDWARD R. KYGER
REC. NO. 1391



THE DESIGN PROFESSIONAL, BY HIS OR HER SEAL, WARRANTS AND CERTIFIES THAT HE OR SHE HAS PREPARED THESE PLANS AND SPECIFICATIONS IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF HIS OR HER PROFESSION. HE OR SHE DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM OR HER BY OTHER PROFESSIONALS OR THE INFORMATION PROVIDED BY ANY OTHER SOURCE. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACTIONS OR OMISSIONS OF ANY OTHER PROFESSIONAL OR FOR THE ACTIONS OR OMISSIONS OF ANY OTHER SOURCE.

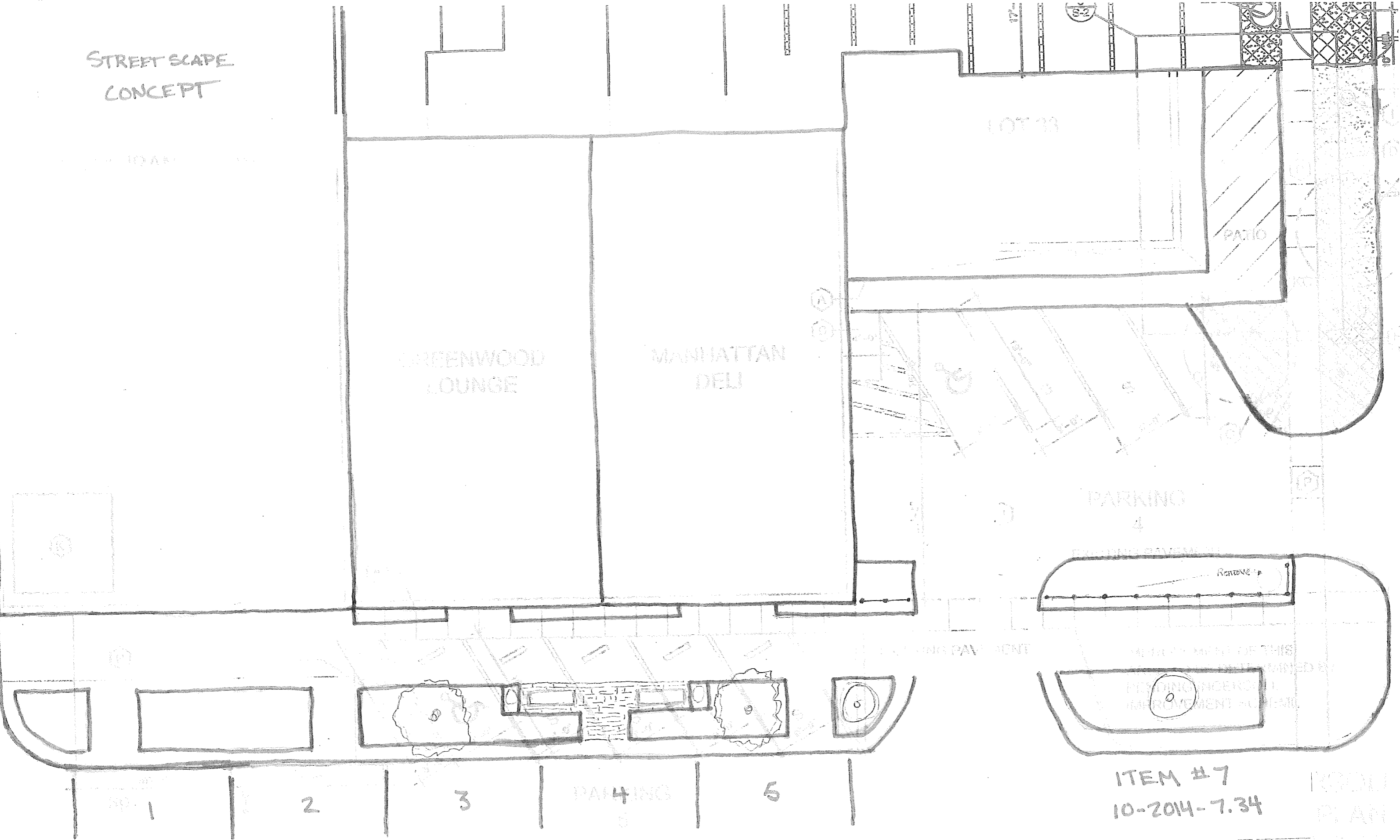
3701 INGERSOLL
PARKING PLAN
3701-3711 INGERSOLL AVE
DES MOINES, IOWA

DATE: 09-11-13
REVISIONS:
PROJ. NO. 1201

SHEET NO. **S2**

ITEM #7

STREET SCAPE
CONCEPT



PARKING

ITEM #7
10-2014-7.34

ROOM
PLAN

USE AND ZONING ON THE SOUTH SIDE OF THE STREET