

**SITE PLAN SUBMITTAL**

**LEGAL DESCRIPTION:**

LOTS TWO (2), THREE (3), FOUR (4) AND THE EAST TWENTY-ONE (21) FEET AND TEN (10) INCHES OF LOT FIVE (5) ALL IN BLOCK THREE (3) RE-PLAT OF BLOCKS TWO (TWO), THREE (3), SIX (6) AND SEVEN (7) OF THE FIRST ADDITION OF THE TOWN OF WAUKEE, DALLAS COUNTY, IOWA.

**ADDRESS:**

433-431 LAUREL STREET.  
WAUKEE, IOWA

**OWNER:**

ASHWORTH, LLC  
9052 CARPENTER CIRCLE  
CLIVE, IOWA 50325

**APPLICANT:**

OWNER

**DESIGNER:**

CONCEPTS IN DESIGN INC.  
CONTACT: BRUCE PIERCE  
855 17TH ST.  
DES MOINES, IOWA 50314  
PHONE: 244 6333  
FAX: 244 2246  
E-MAIL: cid@cidesign.net

**PROJECT DESCRIPTION AND USE FOR THE BUILDING:**

1 STORY BUILDING. THE PRIMARY STRUCTURE IS CONSTRUCTED OF 2x4 WALLS. ALL FLOORS ARE CONCRETE. ROOF IS CONSTRUCTED OF ASPHALT SHINGLES OVER WOOD SUBSTRATE AND WOOD TRUSSES. USE FOR THE BUILDING: CHIROPRACTIC OFFICE CLINIC WITH STORAGE AREA 2 EMPLOYEES.

**CODE SUMMARY:**

2003 INTERNATIONAL BUILDING CODE (I.B.C.)  
-USE & OCCUPANCY CLASSIFICATION (CHAPTER 3):  
GROUP B - BUSINESS (SECTION 304)  
-TYPE OF CONSTRUCTION (CHAPTER 6): TYPE V  
-TOTAL FLOOR BUILDING AREA = 3,318 SF.  
-ALLOWABLE HEIGHT LIMITATIONS (CHAPTER 5)  
HEIGHT LIMITATIONS (TABLE 503) 1 STORY 40'-0" ACTUAL BUILDING HEIGHT 1 STORY 16'-6"  
ACCESSIBILITY FOR THE PHYSICALLY DISABLED  
-ACCESSIBLE WATER CLOSETS IN MAIN FLOOR  
COMPLY WITH ARTICLES 4.16, 4.17 AND 4.19 ADA.  
-ENTRANCE AND DOORS IN MAIN FLOOR  
COMPLY WITH ADA.

**ZONING DISTRICT:**

EXISTING C1-A  
PROPOSED: C1-A  
BUILDING SETBACKS:  
FRONT: THIRTY (30) FEET  
SIDE: FIFTEEN (15) FEET WEST SIDE  
ZERO (0) FEET EAST SIDE  
REAR: THIRTY (30) FEET

**PARKING REQUIRED PER CODE**

BUILDING AREA 3,318 SF  
OFFICE 2,014 SF  
STORAGE 1,304 SF  
3 PARKING SPACE/1,000 S.F. AT OFFICE  
1 PARKING SPACE FOR STORAGE  
PARKING: 8 REQUIRED  
10 NEW SPACES PROPOSED INCLUDING 1 HC.

**OPEN SPACE:**

SITE AREA 14,592 SF.  
PAVED SPACE 5,556 SF.  
REQUIRED OPEN SPACE 20% LOT = 2,918 SF.  
PROPOSED OPEN SPACE = 5,718 SF.

**REQUIRED LANDSCAPING:**

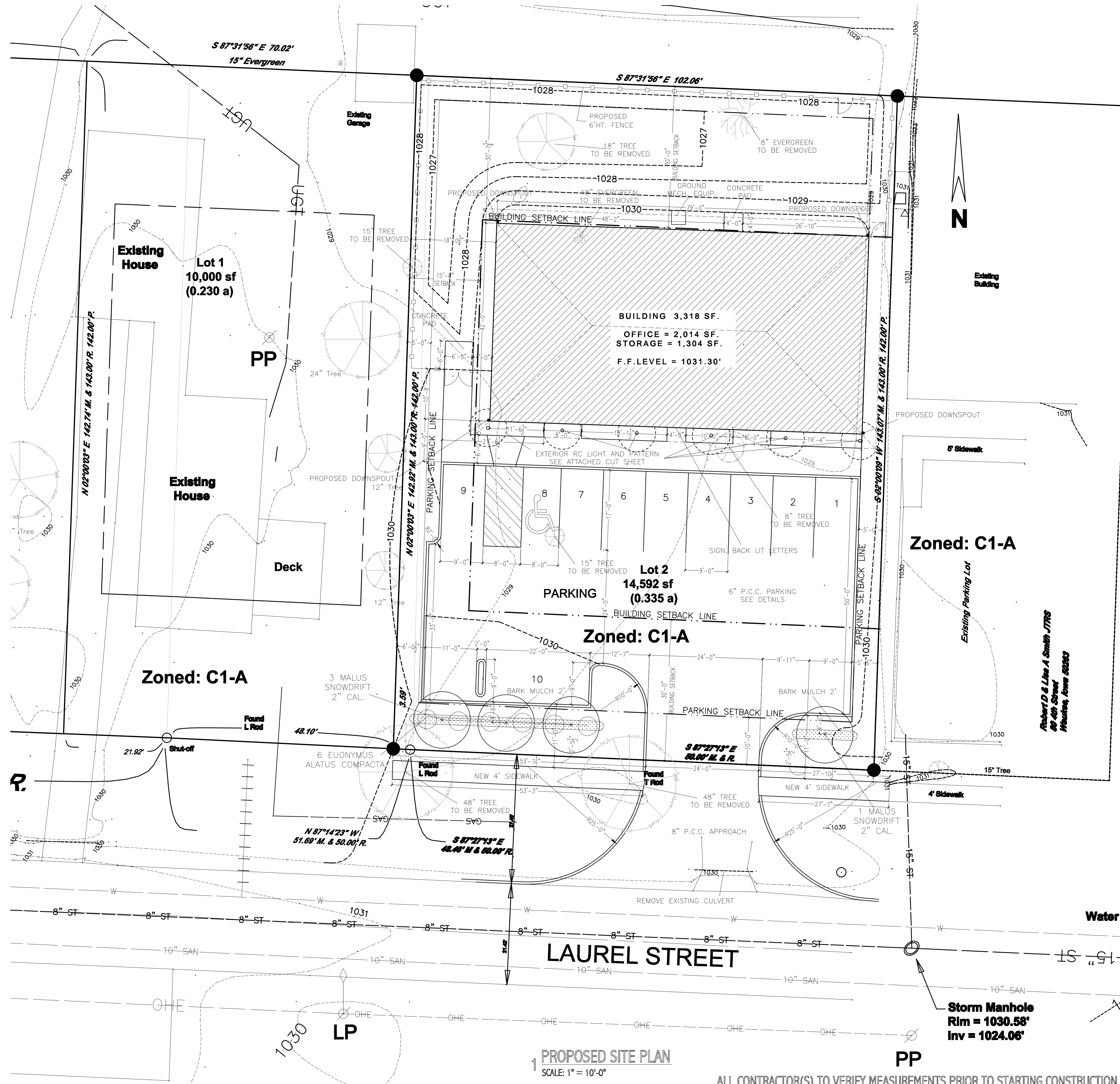
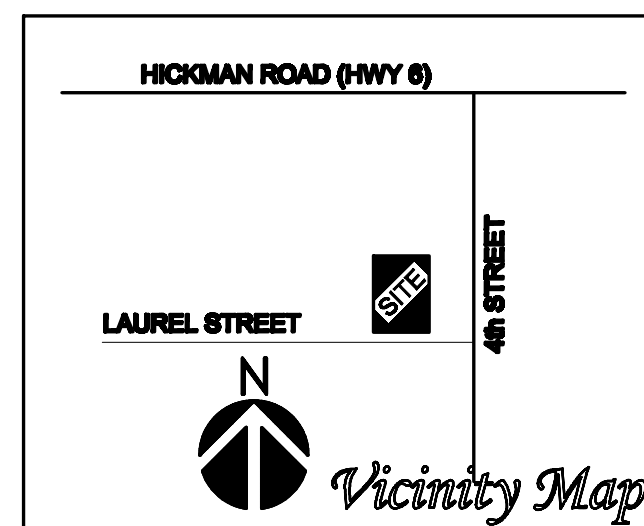
LANDSCAPE PLANTING  
2 TREES / 1,500 S.F. = 8 TREES  
1 SHRUBS / 1,500 S.F. (MIN. 6 SHRUBS) = 6 SHRUBS

**FENCE:**

SEE ARCHITECTURAL DRAWING A-301

**NOTES:**

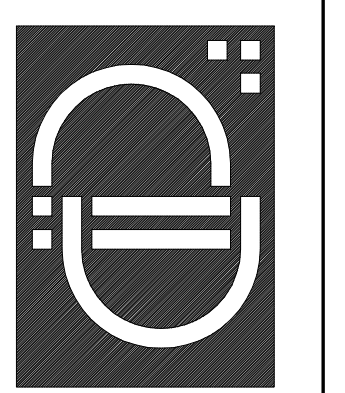
1. ADDRESS FOR THE PROPOSED CHIROPRACTIC CLINIC ON LOT 2 OF THE PLAT SHOULD USE THE ADDRESS OF 433 LAUREL STREET, WITH THE 431 LAUREL STREET ADDRESS BEING RESERVED FOR A POTENTIAL FUTURE TENANT ON THE EASTERN PORTION OF THE BUILDING
2. ALL PROPOSED IMPROVEMENTS INDICATED ON THE PRELIMINARY PLAT / SITE PLAN ARE TO CONFORM TO WAUKEE STANDARD SPECIFICATIONS.
3. ALL NON-PAVEMENT AREAS ARE TO BE HYDRA-SEED
4. A 6" SAW CUT WILL BE PROVIDED FOR THE TIE IN OF THE DRIVEWAY INTO THE EXISTING STREET.



1 PROPOSED SITE PLAN  
SCALE: 1" = 10'-0"

ALL CONTRACTOR(S) TO VERIFY MEASUREMENTS PRIOR TO STARTING CONSTRUCTION

CONCEPTS IN DESIGN  
DES MOINES, IA 50314  
855 17th Street  
515-244-6333  
Web site: cidesign.net

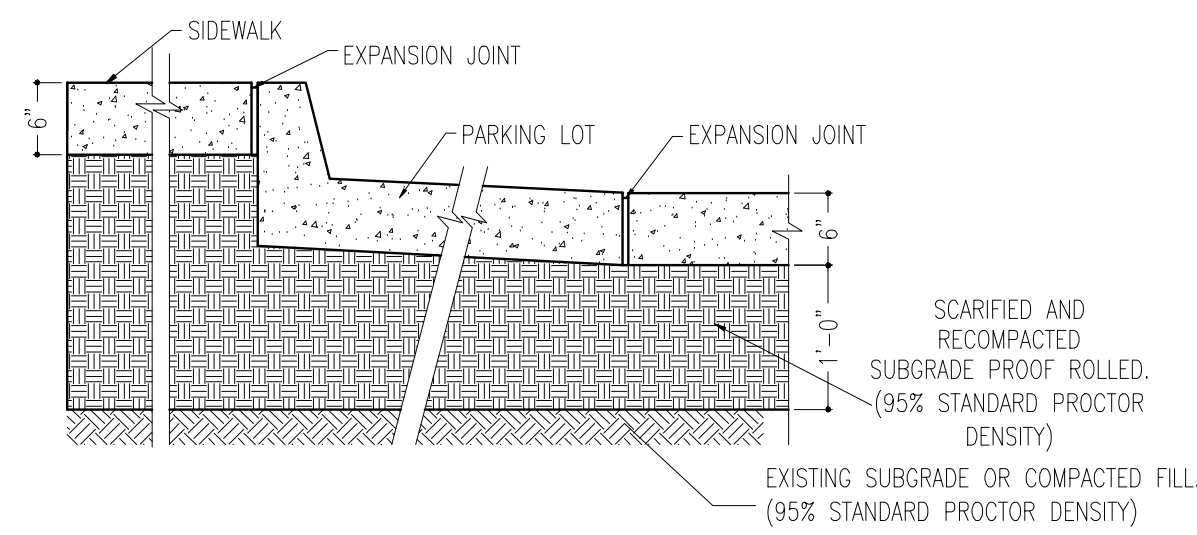


BROCKMAN 6 - PRELIMINARY PLAT / SITE PLAN  
433 - 431 LAUREL ST.  
WAUKEE, IOWA

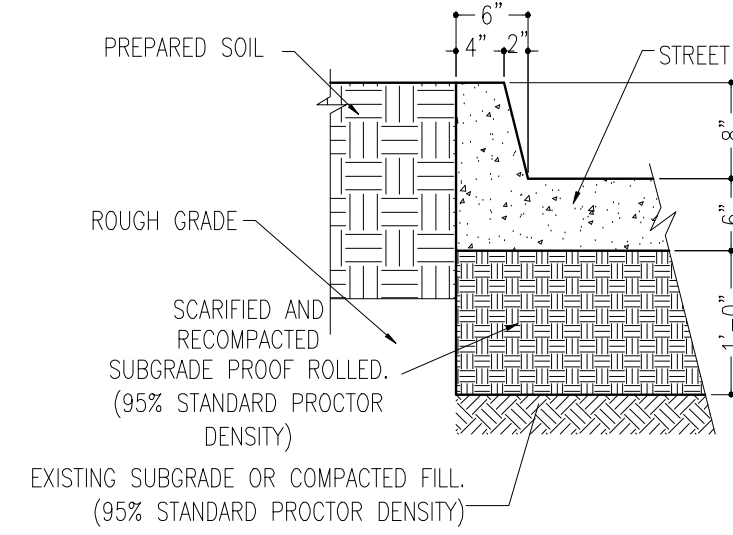
DRAWN BY I. S. P.  
REVISION  
08/25/09  
08/31/09 COMMENTS PER CITY  
09/03/09 COMMENTS PER CITY

DATE  
08/05/09

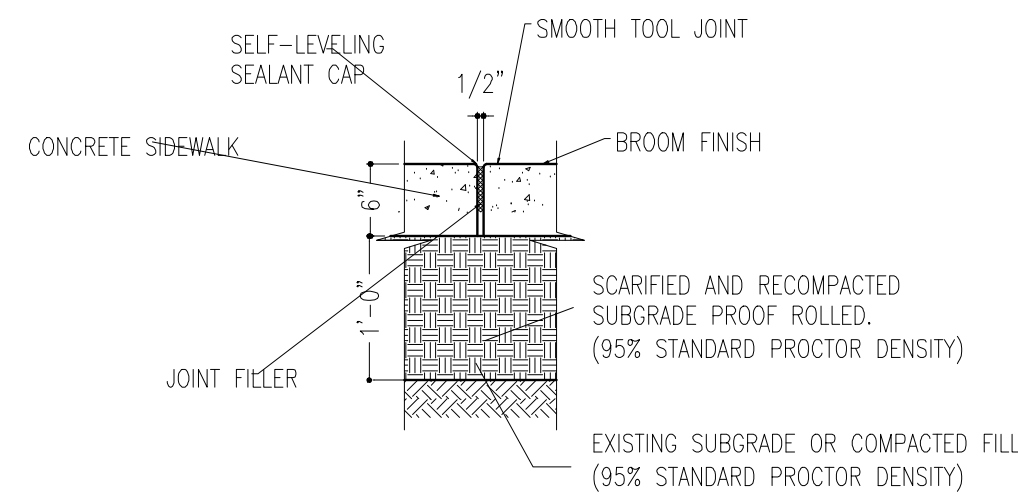
SHEET#  
L-1  
SITE PLAN



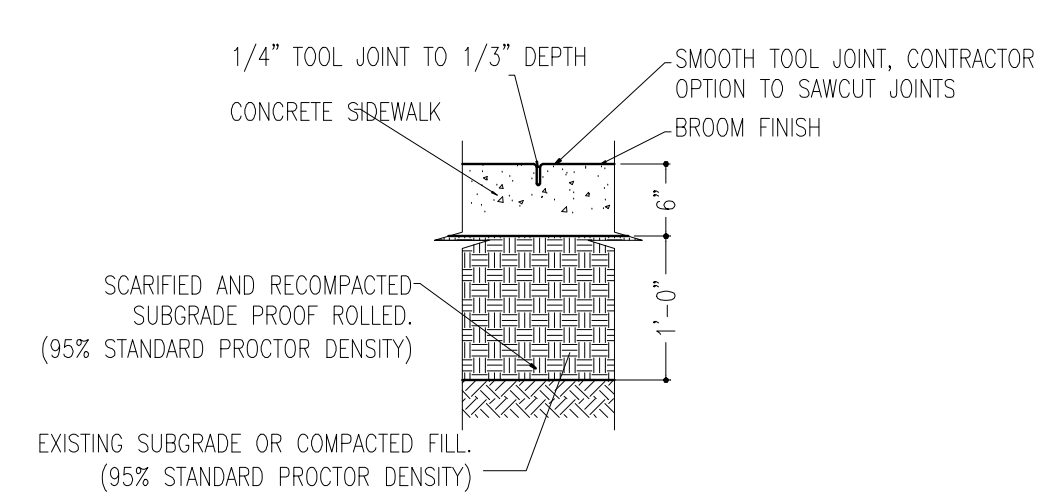
**3 TYP PARKING LOT SECTION**  
SCALE: 3/4"=1'-0"



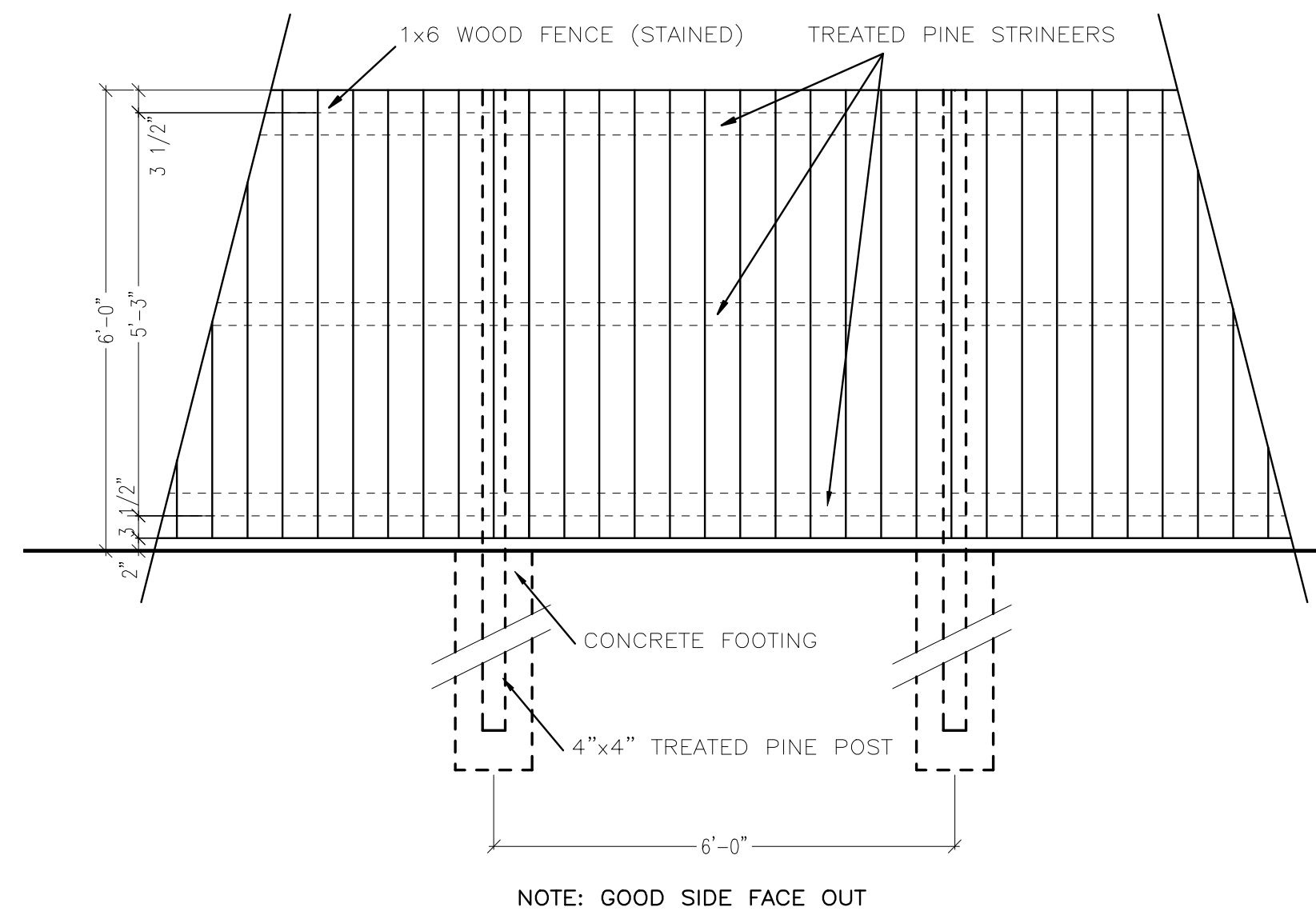
**4 TYP. CONCRETE CURB DETAIL**  
SCALE: 3/4"=1'-0"  
CONCRETE PAVING AND CURB  
IN PARKING AREA



**5 EXPANSION JOINT**  
SCALE: 3/4"=1'-0"  
INSTALL AT 30'-0" +/- AND AT ALL  
INTERSECTIONS WITH FIXED OBJECTS

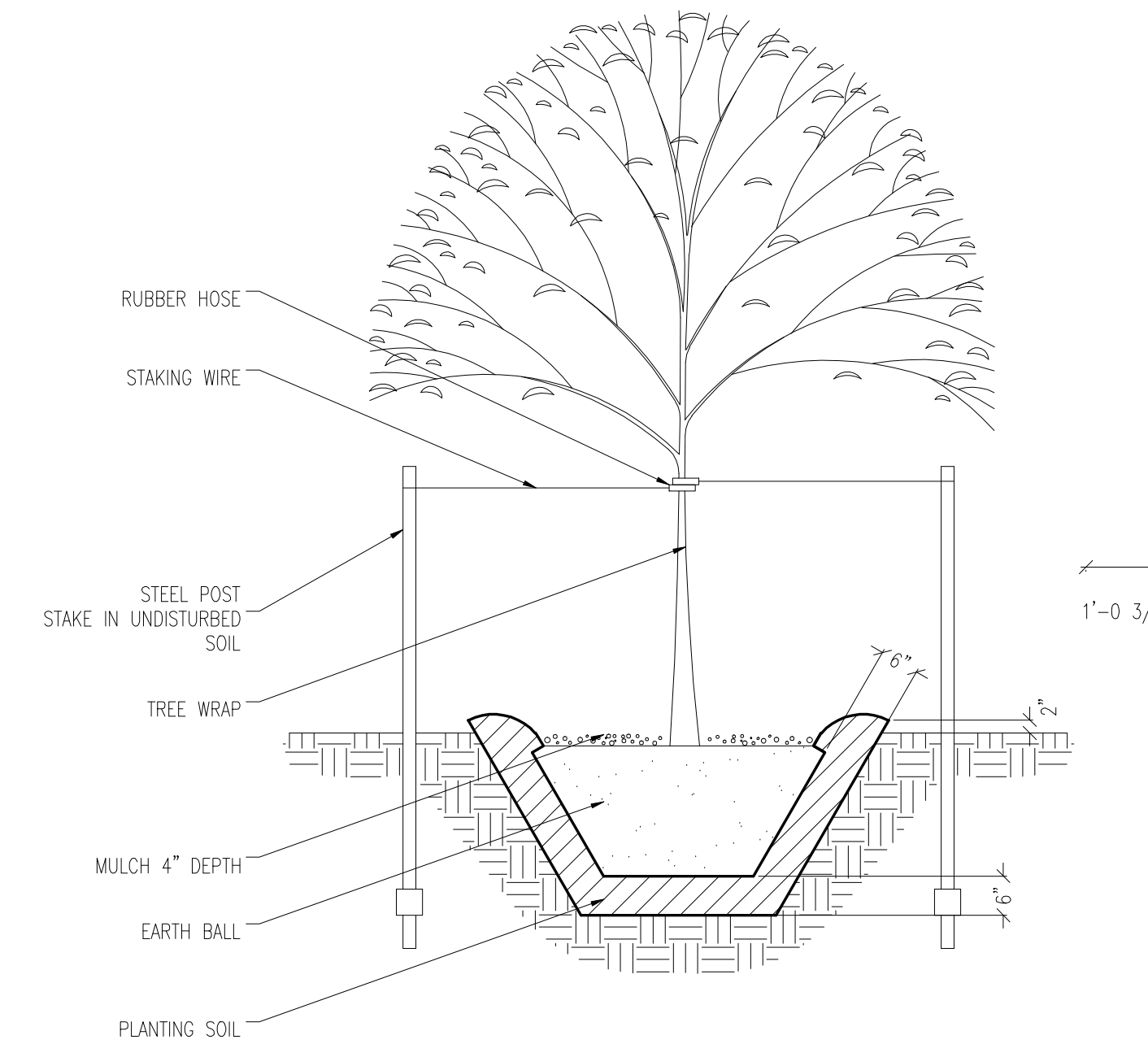


**6 CONTROL JOINT**  
SCALE: 3/4"=1'-0"  
INSTALL AT 5'-0" O.C.



**1 BACK YARD FENCE DETAIL**  
SCALE: 1/2"=1'-0"

PLANT SCHEDULE				
PLANT BOTANICAL NAME	COMMON NAME	TYPE \ SIZE	REMARKS	QUAN.
<b>TREES</b>				
MALUS SPECIES	SNOWDRIFT CRABAPPLE	2" CAL	B AND B	4
<b>SHRUBS</b>				
EUONYMUS ALATUS COMPACTA	DWF BURNING BUSH	18"-24' HT.	CONTAINER	6



**2 TREE PLANTING AND STAKING**  
SCALE: 1/2"=1'-0"  
DECIDUOUS TREES 2" CALIPER

