

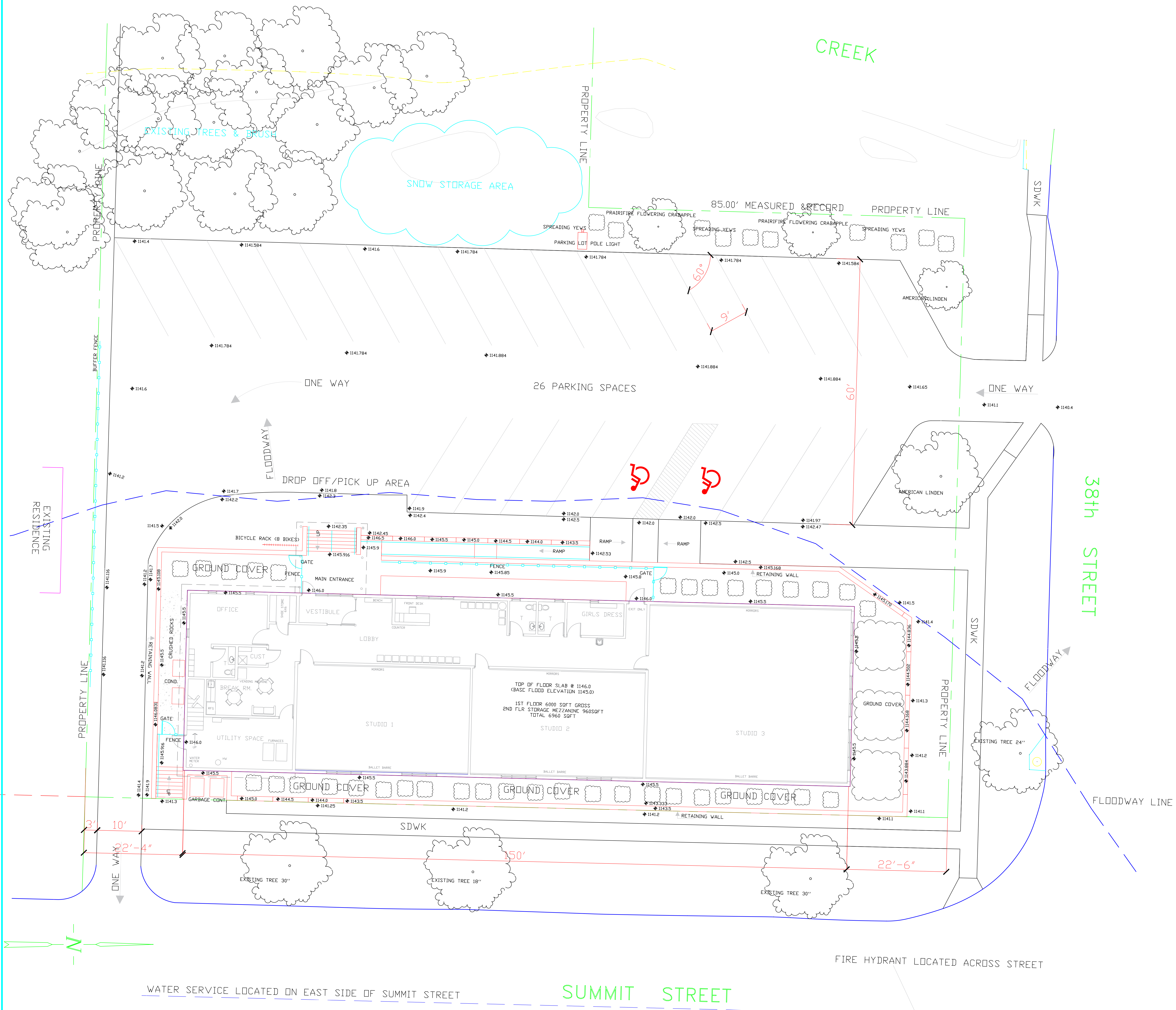
**GENERAL NOTES**

AS A LARGE PORTION OF THE SITE IS LOCATED IN THE FLOODWAY AND CAN NOT BE DEVELOPED, THE AREA THAT REMAINS, APPROXIMATELY ONE-THIRD OF THE SITE, IS AVAILABLE FOR BUILDING A STRUCTURE ABOVE THE BASE FLOOD ELEVATION. AFTER A BUILDING PLATFORM IS AT THE REQUIRED ELEVATION, RETAINING WALLS CONSTRUCTED PLUS STAIRS AND RAMPS, THERE IS LITTLE AREA REMAINING FOR A BUILDING IF SETBACKS WERE TAKEN INTO CONSIDERATION. THEREFORE A SETBACK VARIANCE IS REQUESTED.

ONSITE PARKING IS ANOTHER ISSUE. THE TYPE OF BUILDING USE IS NOT CLEARLY IDENTIFIED IN THE CODE (DANCE STUDIO CATERING TO YOUNG CHILDREN AND A SMALL NUMBER OF OLDER ONES, MOSTLY GIRLS, ALL WITH SMALL CLASS ATTENDANCE). AS THIS IS A TEACHING STUDIO, ACTUAL PERFORMANCE/RECITALS ARE NOT HELD AT THE STUDIO. MOST STUDENTS ARE DROPPED OFF FOR LESSONS, WHILE SOME PARENTS MAY WAIT.

THE PROPOSED ON-SITE PARKING FOR THIS PROJECT WILL BE LOCATED ON EXISTING PARKING LOT ALREADY ON SITE. USING THE EXISTING PARKING LOT AS A BASE FOR THE ASPHALT OVERLAY AT THIS STAGE OF CONSTRUCTION OF THE PROJECT IS A NECESSARY COST SAVING REQUIREMENT FOR THE PROJECT. PARKING FOR 26 VEHICLES CAN BE ACCOMMODATED, PROBABLY AN INSUFFICIENT NUMBER, WHICH WILL REQUIRE AN ON-SITE PARKING VARIANCE.

ALL EXISTING ASPHALT SURFACING OUTSIDE THE LIMITS OF THE PROPOSED NEW PARKING AREA TO BE REMOVED, INCLUDING THE EXCESS ASPHALT THAT OVERLAPS THE PROPERTY LINES BY 5 TO 10 FEET ON THE NORTH AND EAST SIDES OF THE PROPERTY. THE REMAINING ASPHALT TO HAVE OPEN CRACKS REPAIRED AND AREAS FILLED, FOLLOWED WITH A NEW MIN. 1" ASPHALT OVERLAY FOR PROPER DRAINAGE. THE SOUTH DRIVEWAY AND A 3 FT STRIP ALONG THE SOUTH SIDE OF THE PARKING LOT WILL REQUIRE A NEW 5" DEPTH ASPHALT PAVING SURFACE.



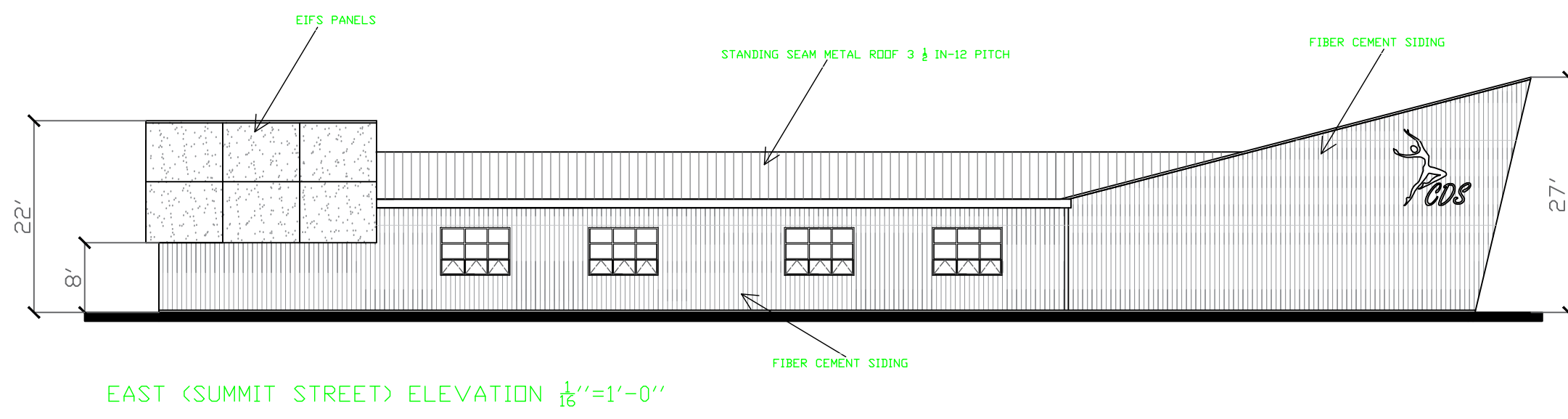
Contemporary Dance Studio  
 SIOUX CITY IOWA

Site Plan

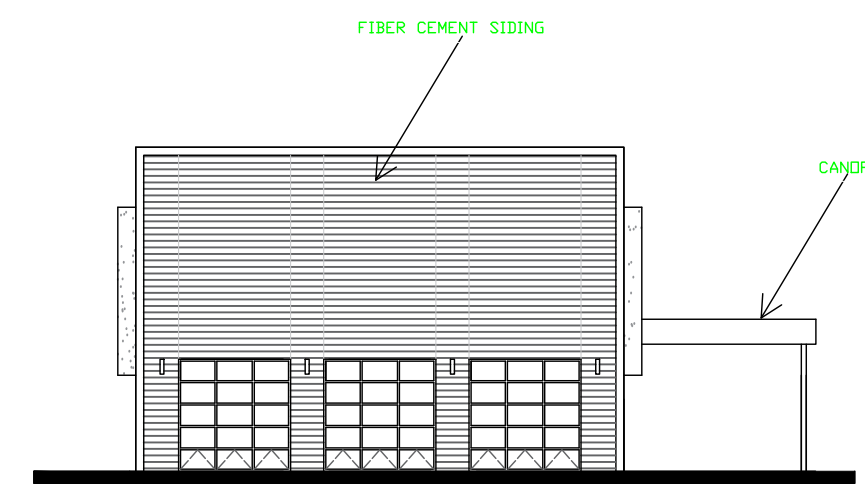
PROJECT NO.  
 1815  
 DATE: 6/4/2019  
 SCALE: 1/8"=1'-0"

DRAWING NO.  
**A1**

If this drawing is not 30" x 42" it is a reduced print

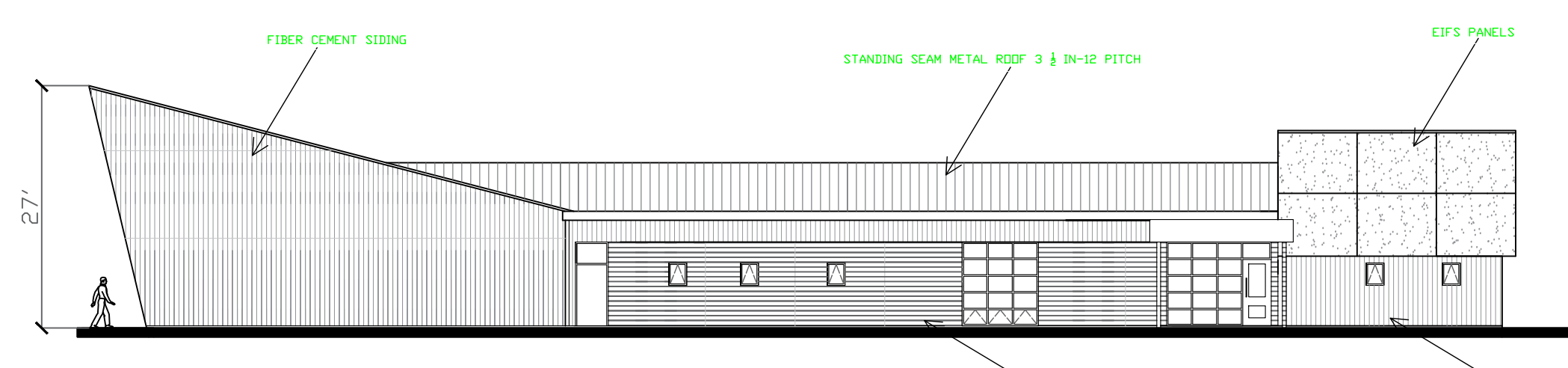


EAST (SUMMIT STREET) ELEVATION 1/8"=1'-0"

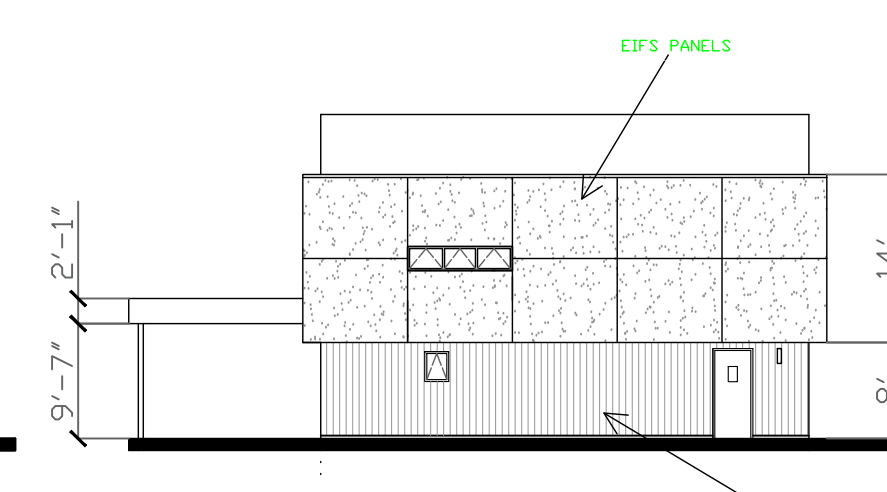


NORTH ELEVATION 1/8"=1'-0"

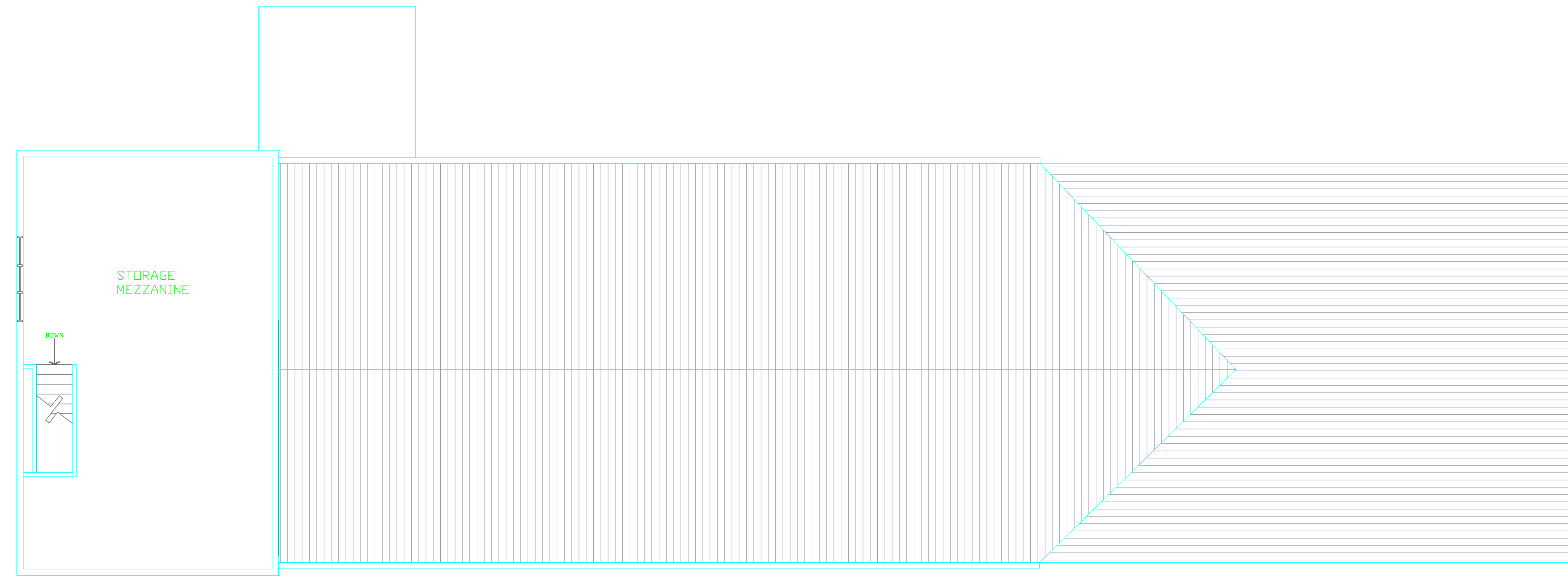
CONSTRUCTION TYPE: WOOD FRAMING



WEST (PARKING LOT) ELEVATION 1/8"=1'-0"



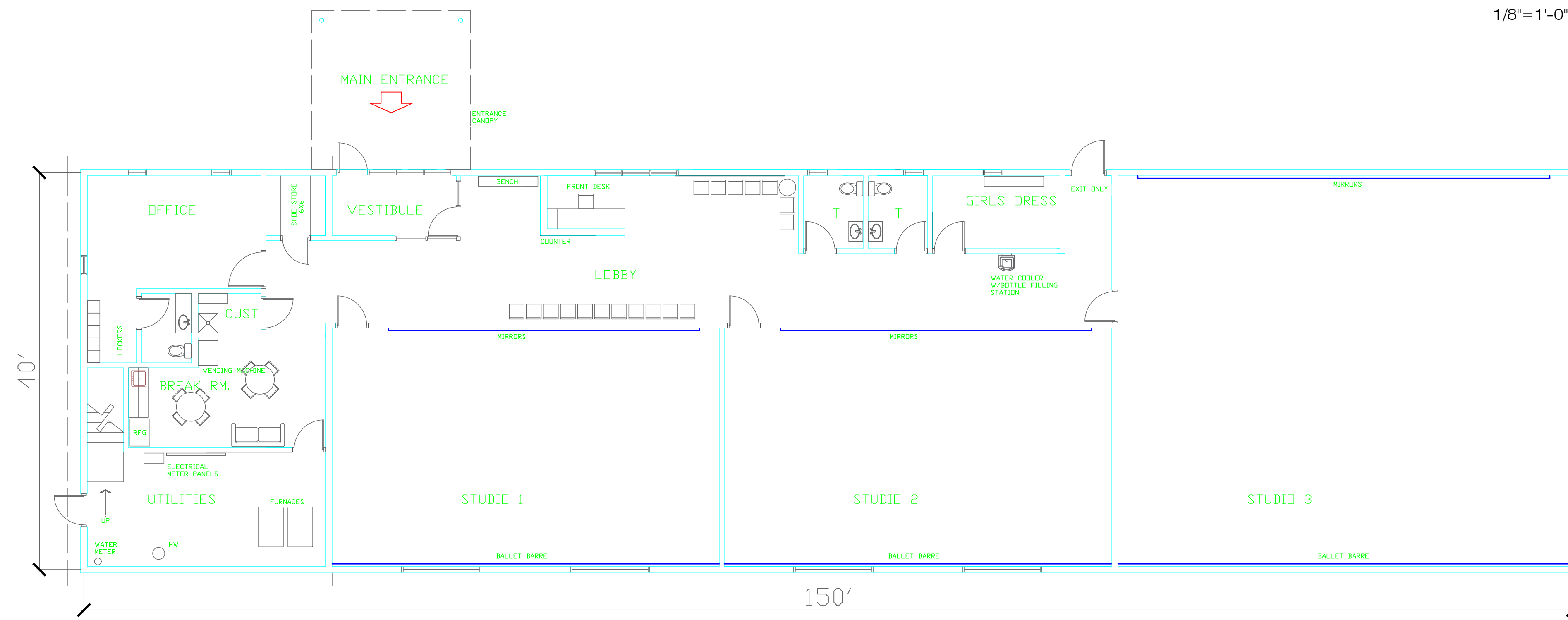
SOUTH ELEVATION 1/8"=1'-0"



2ND LEVEL FLOOR PLAN 1/8"=1'-0"



1/8"=1'-0"



GROUND LEVEL FLOOR PLAN 1/8"=1'-0"

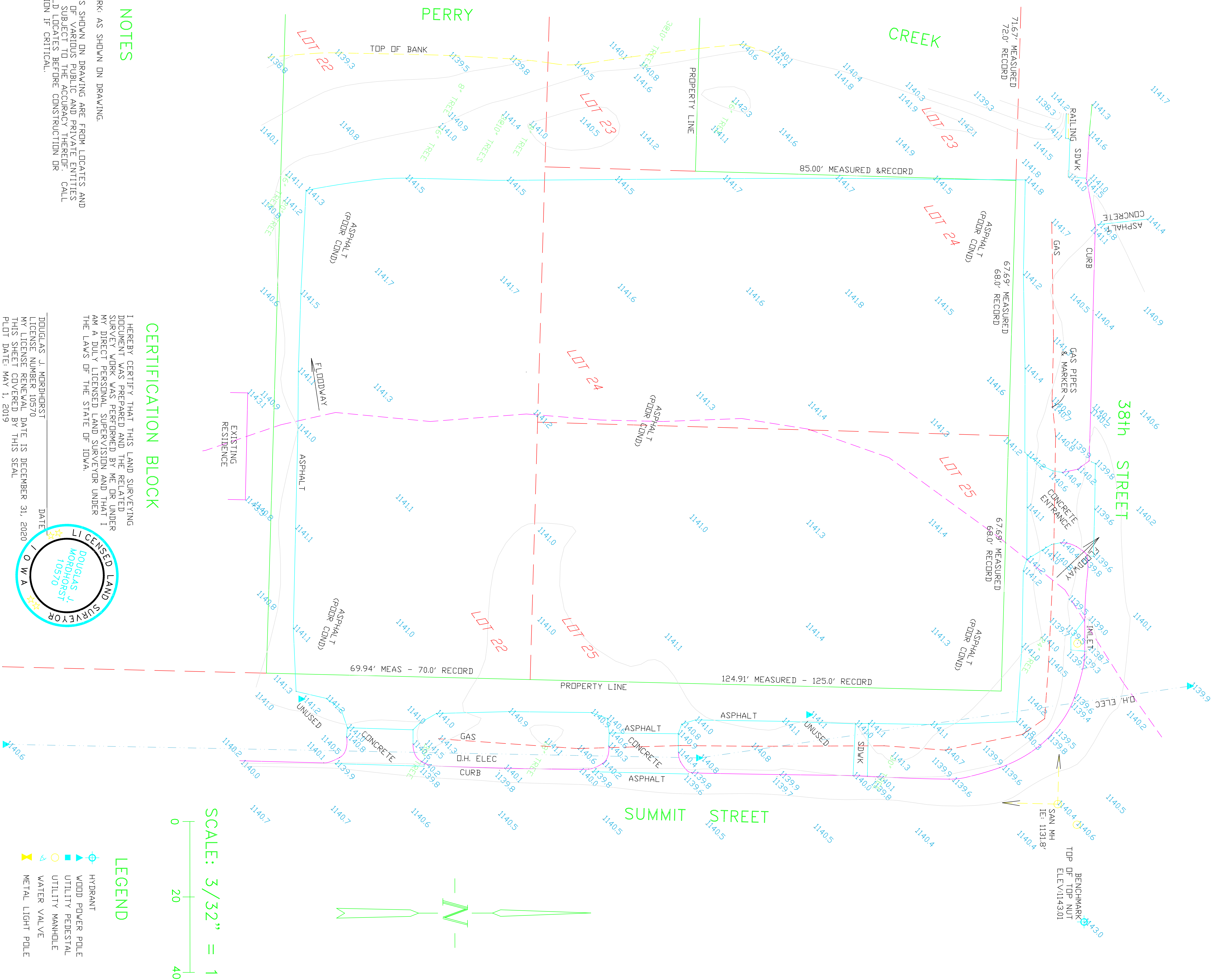


1/8"=1'-0"

Contemporary Dance Studio  
 SIOUX CITY IOWA  
 Floor Plans and Elevations

PROJECT NO. 1815  
 DATE: 6/4/2019  
 SCALE: -  
 DRAWING NO. **A2**  
*If this drawing is not 30" x 42" it is a reduced print*

TOPOGRAPHIC MAP OF PART OF  
 LOTS 22 THRU 25  
 MALLORY COURT ADDITION  
 SIOUX CITY, WOODBURY COUNTY, IOWA



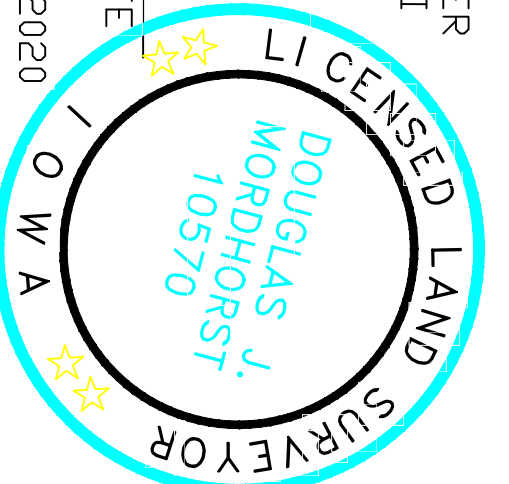
NOTES

BENCHMARK AS SHOWN ON DRAWING.  
 UTILITIES SHOWN ON DRAWING ARE FROM LOCATES AND RECORDS OF VARIOUS PUBLIC AND PRIVATE ENTITIES AND ARE SUBJECT TO THE ACCURACY THEREOF. CALL FOR FIELD LOCATES BEFORE CONSTRUCTION OR DEMOLITION IF CRITICAL.

CERTIFICATION BLOCK

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DOUGLAS J. MORRHORST DATE  
 LICENSE NUMBER 10570 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020  
 THIS SHEET COVERED BY THIS SEAL  
 PLOT DATE: MAY 1, 2019



LEGEND

- HYDRANT
- WOOD POWER POLE
- UTILITY PEDESTAL
- UTILITY MANHOLE
- WATER VALVE
- METAL LIGHT POLE