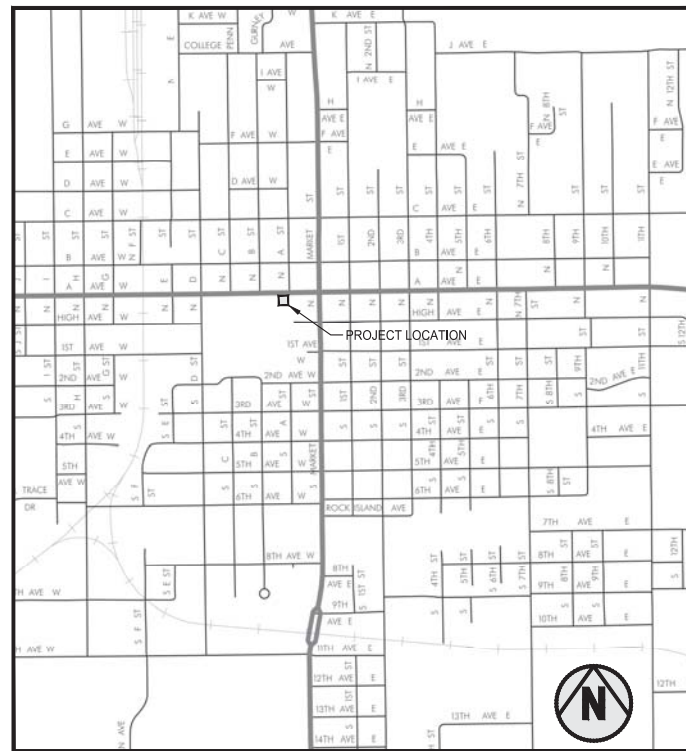
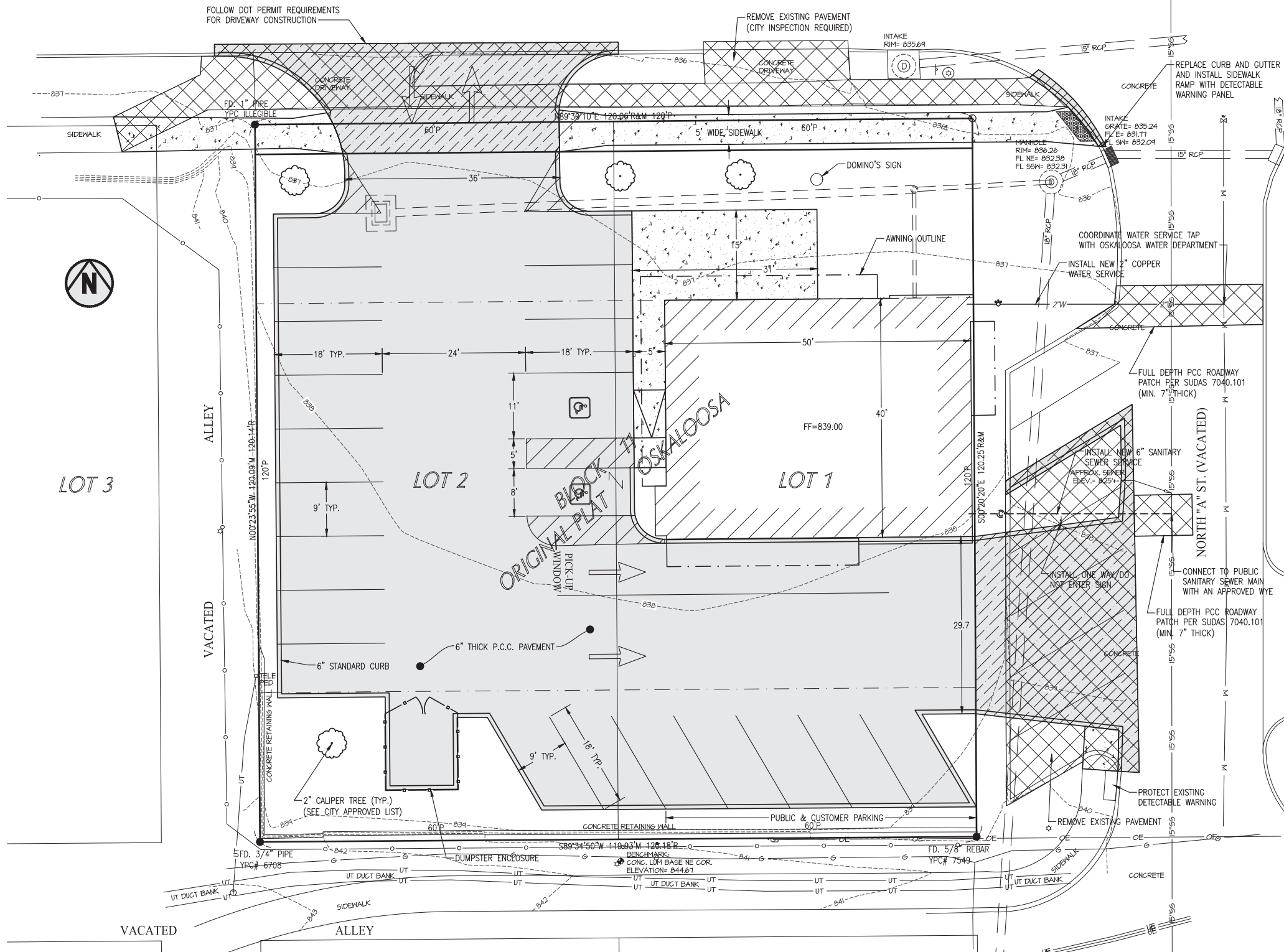


"A" AVE. WEST
STATE HWY 92



VICINITY MAP
SCALE: NONE

MISCELLANEOUS INFORMATION

OWNER:
A AVENUE LAUNDRY INC.
2788 RUTLEDGE AVE.
OSKALOOSA, IOWA 52577

DEVELOPER:
CHANTHA BJERKE

ENGINEER & SURVEYOR:
GARDEN & ASSOCIATES
1701 3RD AVE. EAST SUITE 1
PO BOX 451
OSKALOOSA, IOWA 52577

PROPERTY ADDRESS: 208 A. AVE. WEST

CURRENT ZONING:
CC - COMMUNITY COMMERCIAL DISTRICT

BULK REGULATIONS:
MINIMUM LOT AREA: 4,329 SF
MINIMUM LOT WIDTH: 88
FRONT YARD - 25 FEET
STREET SIDE YARD - 15 FEET
INTERIOR SIDE YARD - 0 FEET
REAR YARD - 25 FEET

NO ROW TREES DUE TO IOWA DOT LIMITATIONS

BUILDING HEIGHT: MAX. 50 FEET

BUILDING COVERAGE: MAX 60%

FLOOR AREA RATION (FAR): MAX 1.0

LOT AREA: 13,820 SF - 0.32 ACRES (AFTER R.O.W. DEDICATION)

CURRENT LAND USE: VACANT LOT

PLANNED LAND USE: RESTAURANT (DRIVE-IN)
2,000 SQUARE FEET

PARKING:
PARKING REQUIRED: 1 SPACE PER 50 SF OF CUSTOMER SERVICE AREA
TOTAL 8 SPACES

PARKING PROVIDED: 21 SPACES - 2 OF WHICH ARE ADA DESIGNATED

GREEN SPACE REQUIRED: 20%
TOTAL LOT AREA: 13,820 SF
TOTAL GREEN SPACE PROVIDED: 2,773 SF
TOTAL % GREEN SPACE: 20%

LEGAL DESCRIPTION:
LOT 1 & 2, BLOCK 11 OF THE ORIGINAL PLAT OF OSKALOOSA, MAHASKA COUNTY, IOWA.

Materials and construction shall be in accordance with the SUDAS Standard Specifications, 2022 Edition, plus current Supplemental Specifications and Special Provisions.

NOTE:
UNDERGROUND UTILITIES SHOWN BASED ON PHYSICAL EVIDENCE, IOWA ONE-CALL DESIGN INFORMATION REQUEST, AND INFORMATION PROVIDED BY UTILITY COMPANIES. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT SHOWN ON THIS DRAWING.

- = 6" P.C.C. PAVEMENT
- = 7" P.C.C. PAVEMENT
- = SIDEWALK
- = PAVEMENT REMOVAL

HORIZONTAL DATUM	IOWA RCS ZONE 9 - NEWTON
VERTICAL DATUM	NAVD 1988

GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS

805 Wyoming Ave.
1701 3rd Avenue East, Suite 1
Creston, Iowa 50801
Oskaaloosa, Iowa 52577
641.782.4005 Phone
641.782.4118 Fax
email@gardenassociates.net

DOMINO'S
208 A AVE. WEST
OSKALOOSA, IOWA

© COPYRIGHT 2022 GARDEN & ASSOCIATES, LTD.

SHEET TITLE
LAYOUT AND
UTILITY PLAN

SCALE:

DRAWN BY:
EVR

APPROVED:
--

REVISIONS:

DATE:
JULY 27, 2022

PROJECT NO.:
9022218

SHEET NO.:
1 OF 2

©\Project\9022218 - Domino's Bldg - Domino's Bldg - Oskaloosa\Drawings\CDL_3D Plan - Domino's\9022218 Site Plan.dwg

"A" AVE. WEST
STATE HWY 92

INSTALL SW-512, 18" DIA.
RIM=845.50
12" RCP FL IN W=832.65
6" PVC FL IN S=833.00
8" PVC FL OUT E=832.53

INTAKE
RIM= 835.64

INTAKE
GRATE= 835.24
FL E= 831.77
FL SH= 832.04

CONNECT TO EXISTING
STORM MANHOLE.
8" STORM FLOW LINE = 832.40

ROOF DRAIN COLLECTOR
MIN. 0.5% SLOPE

FF=839.00

APPROX. SEWER
ELEV.= 825.1



- = 6" P.C.C. PAVEMENT
- = 7" P.C.C. PAVEMENT
- = SIDEWALK
- = PAVEMENT REMOVAL

- GENERAL SYMBOLS LEGEND
- | | | | |
|--|---|--|--|
| | = PROPERTY CORNER FOUND | | = SIGN |
| | = SECTION CORNER FOUND | | = BOLLARD |
| | = EXISTING GROUND CONTOUR LINE | | = RAILROAD GATE OR SIGNAL |
| | = EXISTING WATER LINE (SIZE VARIES) | | = MAILBOX |
| | = EXISTING FIRE HYDRANT | | = FLAGPOLE |
| | = EXISTING WATER VALVE | | = DOWNSPOUT |
| | = EXISTING WATER SERVICE SHUTOFF | | = TREE OR SHRUB |
| | = EXISTING WATER METER PIT | | = STUMP |
| | = EXISTING WATER WELL | | = FIELD FENCELINE |
| | = WATER METER | | = CHAIN LINK FENCELINE |
| | = EXISTING STORM SEWER LINE (SIZE VARIES) | | = WOOD FENCELINE |
| | = EXISTING STORM SEWER ACCESS | | = SILT FENCE |
| | = EXISTING STORM SEWER TANK | | = BENCHMARK OR ELEVATION MARKER |
| | = EXISTING SANITARY SEWER ACCESS | | = PROPERTY CORNER SET |
| | = CLEANOUT | | = SECTION CORNER SET |
| | = ELECTRIC MANHOLE | | = PROPOSED WATER MAIN (SIZE VARIES) |
| | = OVERHEAD ELECTRIC LINE | | = PROPOSED FIRE HYDRANT |
| | = UNDERGROUND ELECTRIC LINE | | = PROPOSED WATER VALVE |
| | = ELECTRIC METER | | = PROPOSED WATER SHUTOFF |
| | = FIBEROPTIC LINE | | = PROPOSED SANITARY SEWER MANHOLE |
| | = TELEPHONE MANHOLE | | = PROPOSED SANITARY SEWER END LINE CLEANOUT |
| | = TELEPHONE PEDESTAL | | = PROPOSED SANITARY SEWER DOUBLE CLEANOUT |
| | = TELEPHONE LINE | | = PROPOSED SANITARY SEWER MAIN (SIZE VARIES) |
| | = TELEVISION PEDESTAL | | = PROPOSED LIFT STATION |
| | = TELEVISION LINE | | = PROPOSED SANITARY SEWER FORCE MAIN |
| | = GAS METER | | = PROPOSED STORM SEWER ACCESS |
| | = GAS VALVE | | = PROPOSED STORM SEWER MAIN |
| | = EXISTING GAS LINE | | = PROPOSED SECONDARY STORM SEWER |
| | = GUY WIRE | | = PROPOSED GROUND CONTOUR LINE |
| | = LUMINAIRE | | = UTILITY POLE |
| | = TRANSFORMER | | = CONCRETE SURFACING REPLACEMENT |
| | | | = FLOW DIRECTION ARROW |
| | | | = FINISH GRADE ELEVATION MARKER |
- GENERAL ABBREVIATIONS LEGEND
- | | | | |
|--------|-------------------------|------|----------------------------|
| R/W | = RIGHT OF WAY | SY | = SQUARE YARD |
| R.O.W. | = RIGHT OF WAY | CY | = CUBIC YARD |
| P.C. | = POINT OF CURVATURE | MJ | = MECHANICAL JOINT |
| P.I. | = POINT OF INTERSECTION | PE | = PLAIN END JOINT |
| P.T. | = POINT OF TANGENCY | FE | = FLANGED JOINT |
| CL | = CENTERLINE | UT | = UNION TITE JOINT |
| TC | = TOP OF CURB | S.S. | = STAINLESS STEEL |
| GU | = GUTTER | O.C. | = ON CENTER |
| FL | = FLOW LINE | I.D. | = INSIDE DIAMETER |
| SB | = SOIL BORING | O.D. | = OUTSIDE DIAMETER |
| R | = RADIUS | Ø | = DIAMETER |
| BTM | = BOTTOM | DIA. | = DIAMETER |
| HWL | = HIGH WATER LEVEL | # | = NUMBER |
| LWL | = LOW WATER LEVEL | TYP | = TYPICAL |
| EA | = EACH | INV | = INVERT |
| GPM | = GALLONS PER MINUTE | PVC | = POLYVINYL CHLORIDE PIPE |
| IN. | = INCHES | DIP | = DUCTILE IRON PIPE |
| FT | = FOOT OR FEET | CIP | = CAST IRON PIPE |
| SF | = SQUARE FEET | CMP | = CORRUGATED METAL PIPE |
| LF | = LINEAR FOOT | RCP | = REINFORCED CONCRETE PIPE |

GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS

1701 3rd Avenue East, Suite 1
Oskaloosa, Iowa 50801
P.O. Box 451
Oskaloosa, Iowa 52577
641.782.4005 Phone
641.782.4118 Fax
email@gardenassociates.net
800.951.2524 Iowa Toll Free

DOMINO'S
208 A AVE. WEST
OSKALOOSA, IOWA

© COPYRIGHT 2022 GARDEN & ASSOCIATES, LTD.

SHEET TITLE
GRADING AND
STORM SEWER
PLAN

SCALE:

DRAWN BY:
EVR

APPROVED:
--

REVISIONS:

DATE:
JULY 27, 2022

PROJECT NO.:
9022218

SHEET NO.:
2 OF 2

©/Project/9022218 - Domino's - Domino's - Domino's - Oskaloosa/Iowa/9022218 - Site Plan.dwg