



CONCEPT DEVELOPMENT PLAN

ZONING:

EXISTING: PD (C-4 UNDERLYING)
 PROPOSED: C-4 AND C-1A

PREPARED FOR:

ANDY ROWLAND
 15920 HICKMAN ROAD SUITE 400
 CLIVE, IOWA 50325

PROPRIETOR:

MDBB1 LLC
 2600 WESTOWN PARKWAY SUITE 210
 WEST DES MOINES, IOWA 50266

Project information

Project: Andy Rowland / Revision #1 / REZONE CONCEPT

Additional information

Number of parking spaces:	172
Surface parking lot:	24021.35 sf [0.55 ac]
Surface driveways:	27403.87 sf [0.63 ac]
Total surface:	190967.21 sf [4.38 ac]
Pervious surface:	78249.81 sf [1.8 ac]
Impervious surface (59%):	112717.4 sf [2.59 ac]

Legal Description of Property:

A TRACT OF LAND IN THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER (S 1/2, SW 1/4) OF SECTION 35 TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AS A POINT OF REFERENCE AT THE SOUTH QUARTER (1/4) CORNER OF SAID SECTION 35; THENCE WEST 545.0 FEET ALONG THE SOUTH LINE OF SAID SW 1/4 TO A POINT; THENCE NORTH 60.0 FEET TO THE POINT BEGINNING ON THE NORTH RIGHT-OF-WAY OF UNIVERSITY AVENUE; THENCE CONTINUING NORTH 407.0 FEET TO A POINT; THENCE WEST 467.0 FEET TO A POINT; THENCE SOUTH 407.0 FEET TO A POINT SAID POINT BEING IN A FENCE ON THE NORTH RIGHT-OF-WAY OF UNIVERSITY AVENUE; THENCE EAST 467.0 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING AND CONTAINS 4.36 ACRES EXCLUSIVE OF ROAD RIGHT-OF-WAY.

30-foot landscape buffer legend	
	Overstory Tree
	Evergreen Tree
	Ornamental Tree

LEGEND:

STANDARD SYMBOLS:

- IRON ROD OR PIPE FOUND
- CALCULATED CORNER
- ▲ SECT. COR. MONUMENT FOUND
- △ SECT. COR. MONUMENT CALC.
- ⊘ POWER POLE
- ⊙ LIGHT POLE
- ⊞ F.F. FINISHED FLOOR

- +/-
- x—x—
- ⊕
- ⊙
- ⊘
- ⊙
- ⊞
- x:125.34
- N.T.S.
- H.M.A.

- MORE OR LESS FENCE LINE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- VALVE
- SPOT ELEVATION (@ x)
- NOT TO SCALE
- HOT MIX ASPHALT

- P.C.C. PORTLAND CEMENT CONCRETE
- xxx— UTILITY LINE OR PIPE
- W WATER
- G GAS
- SAN SANITARY SEWER
- ST STORM SEWER
- UGE/T UNDERGROUND ELEC. / TEL.
- OHE/T OVERHEAD ELEC. / TEL.
- CATV CABLE TELEVISION