

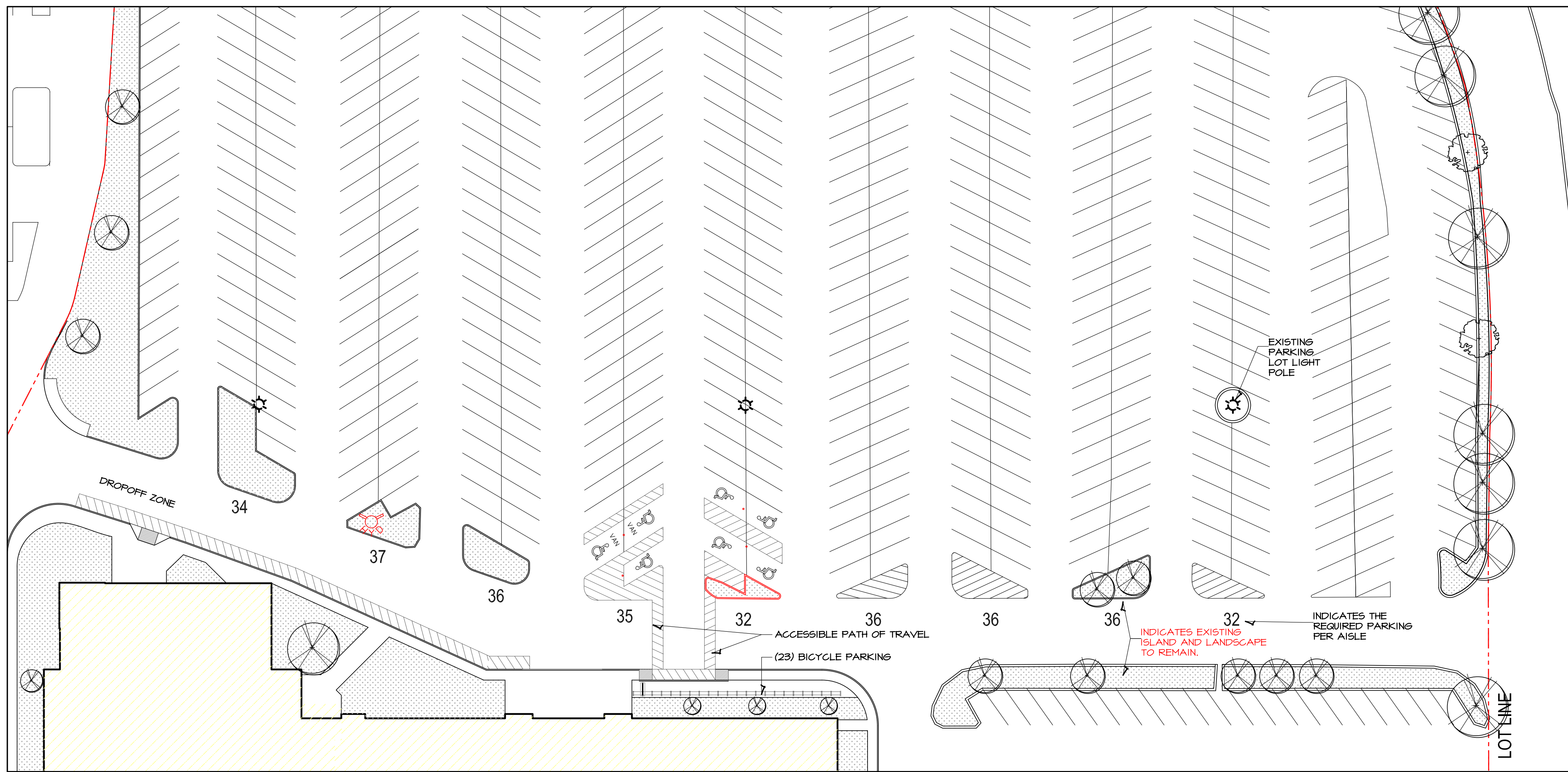
THE FORMER YELLOW HATCH ON THE PARKING LOT WAS TO INDICATE TO THE CITY THE AMOUNT OF PARKING REQUIRED BY ZONING TO SUPPORT THE GENESIS HEALTH CLUB VS. THE EXISTING PARKING AVAILABLE.

THE YELLOW HATCH HAS BEEN REMOVED WITH ADDENDUM 3, ISSUED 4/24/22.

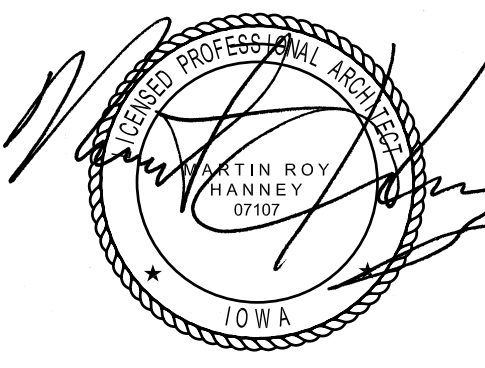
THE ADA PARKING STALLS SHOWN ON THE ADJACENT PLAN ARE NEW AND THE GENERAL CONTRACTOR SHALL INCLUDE IN THE BASE BID THE COST TO PAINT OUT THE EXISTING ADA PARKING THAT WILL NO LONGER BE USED, RESTORING THAT PARKING TO BE NORMAL PARKING STALLS AND PAINT THE NEW ADA PARKING GRAPHICS AS SHOWN, ALSO PAINTING THE CROSS WALK THAT CONNECTS THE NEW ADA PARKING TO THE NEW CURB RAMP, AND PAINTING THE STRIPPED "DROP OFF ZONE" THAT PARALLELS THE CURB, REFER TO DETAIL "A" ON SHEET AS1.5.

THERE WERE PATH OF TRAVEL DIRECTION ARROWS SHOWN ON THE PLAN. THESE ARROW GO FROM THE ADA PARKING TO THE GENESIS HEALTH CLUBS FRONT DOOR. THESE ARROWS WERE TO DEMONSTRATE THE PATH OF TRAVEL FOR THE CITY AND ARE NOT PART OF THIS PROJECT. AS SUCH I HAVE REMOVED THEM FROM THE DRAWING.

THERE IS AN EXISTING PARKING LOT ISLAND ON THE SOUTH OF THE NEW ADA PARKING THAT IS TO REMAIN. THE SITE DRAWINGS HAVE BEEN REVISED TO SHOW THIS ISLAND (MATCHING THE SPOT ELEVATION DIAGRAM ON SHEET AS1.3)



A PARKING SITE PLAN
SCALE: 1" = 30'-0" NORTH



4/24/22
HANNEY & ASSOCIATES, ARCHITECTS
1726 South Hillside, Wichita, Kansas 67211
Phone (316) 683-8985
Fax (316) 684-1441

2022 GENESIS HEALTH CLUBS
SOUTHRIDGE MALL
1111 East Army Post Road
Des Moines, Iowa 50315

BICYCLE PARKING

Sec. 135-6.3

1 BIKE Per 2,500 S.F.

Per an email dated 12/21/21 the number of bicycle racks determined to be compliant with the adopted code was determined to be 22.

TOTAL BIKE RACKS 22 Racks Required
23 Racks Provided

BIKE RACKS:
Each rack to provide a clear 24" x 72" space. The bike racks shall be manufactured by: Urban Racks, 936 Peace Portal Drive, Blaine, Washington 98230 www.urbanracks.com 1-888-717-8881 phone Model: Urban Staple

NEW ADA SIDEWALK ACCESS RAMP. SLOPES SHALL NOT EXCEED 1:12

EXISTING CONC. SIDEWALK AND CURB

INDICATES (23) BIKE RACK AND NEW CONCRETE PAD. PROVIDES 24" x 72" SPACE PER BIKE.

SPOT ELEVATIONS DEMONSTRATING ADA COMPLIANCE

Grades prepared by Bishop Engineering

REMOVE 4 REPLACE WALK WITH 150% ADA CROSS-SLOPE

RESTRIPE PARKING FOR ADA STALLS IN LEVEL AREA

PAINTED CROSSING, ACCESSIBLE PATH.

NO CURB

EXISTING 12" CRAB

EXISTING 6" TREE

EXISTING 20' TREE

EXISTING 6" TREE

EXISTING 6" TREE

FF=894.05

THE SPOT ELEVATIONS ON THIS SHEET ARE TWO FOLD:
1) THE SPOT ELEVATIONS IN THE PARKING LOT ARE TO DEMONSTRATE TO THE CITY THAT THE EXISTING PAVING PROVIDES A PATH TO THE BUILDING WITH SLOPES COMPLIANT WITH THE ADA.
2) THE SPOT ELEVATIONS ON THE MOST OF THE SIDEWALK ARE TO DEMONSTRATE THAT THE EXISTING SLOPES ON THE SIDEWALK ARE COMPLIANT WITH THE ADA. THE EXCEPTION TO THIS IS THE NEW ACCESSIBLE CURB RAMP LOCATED TO THE EAST OF THE EXISTING MAIN ENTRANCE. THESE SPOTS ARE FOR THE CONSTRUCTION OF THE NEW RAMP.

REQUIRED PARKING CALCULATION

ZONING: CX - MIXED USE

PARKING REQUIREMENTS: 1 STALL PER 400 SQ. FT. (Per. Sec. 135-6.3.1)

GENESIS	-	41,766 / 400 =	105 Stalls
BASKETBALL	-	42,406 / 400 =	106 Stalls
FUTURE	-	24,635 / 400 =	62 Stalls
TOTAL PARKING	-	(min. provided)	273 Stalls
			273 Required
			280 Provided

ADA STALLS: 7 Required 7 Provided
2 Space is Van Accessible

STALL & PARKING LOT DESIGN:
Parking lot layout is existing and meets or exceeds the the Des Moines - Planning & Design Guidelines (135-6.8.3) for 60° angle parking and configuration with standard sized stalls. Existing parking areas, where modified, to be refurbished and restriped per these guidelines.

PARKING ISLANDS

Sec. 135-7.9 (A)

The existing parking is to remain.

PARKING ISLAND LANDSCAPE

Sec. 135-7.9.2 (B)

LANDSCAPE REQUIREMENTS:
PARKING LOT TREES (Sec. 135-7.9.2 b)
Genesis has agreed to plant parking lot trees.

STREET TREES (Sec. 135-7.4)
Not Required
Genesis property is located within the Macerich Southridge Mall campus and does not touch a Public Street.

BERM FRONTAGE BUFFER (Sec. 135-7.7)
Genesis has agreed to plant (11) eleven new trees along the interior Southridge Mall ring road that abuts the Genesis property.

EXISTING TREES:
Any trees that need removal shall first get approval from the City Forestry Division.



DRAWINGS ISSUED

NO.	DATE	ITEM	ISSUED
10	4/24/22	ADDENDUM 3	
4	2/1/22	PERMIT SET	
3	1/25/22	CHECK SET	
1	12/15/21	CHECK SET	
6	4/24/21	CHECK SET	
5	3/21/21	SITE PLAN REVIEW	
4	1/21/21	UDRB SUBMITTAL	
3	1/08/21	MILESTONE DEV. PLAN	
2	5/25/21	CONCEPT DEV. PLAN	
1	3/20/21	CONCEPT DEV. PLAN	

COMPUTER DRAWING
DMS_AS103.dwg

DATE: AUGUST 2021
DRAWN BY: CHECKED BY:
MH, CH, DH, TH, TC MRH

SHEET
AS1.3
OF SHEETS