PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, March 3, 2026
6:30 PM

City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		Phil Tuning

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning Commission meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Approval of the March 3, 2026 Agenda

Consider MOTION to approve and accept the March 3, 2026 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. **Minutes of the February 17, 2026 Plan and Zoning Commission meeting**

   Consider MOTION to approve and accept the February 17, 2026, minutes of the Plan and Zoning Commission meeting.

2. **3106 N Ankeny Boulevard - Advanced Family Dentistry Commercial Building Site Plan**

   Consider MOTION to approve the Advanced Family Dentistry Commercial Building Site Plan, located at 3106 N Ankeny Boulevard, subject to approval and recording of Piper Properties Plat 6 and necessary easements.

3. **Berwick Estates Plat 3 - Final Plat**

Consider MOTION to recommend City Council approval of the Berwick Estates Plat 3 Final Plat; and recommend City Council authorization of cost-participation request for modified subbase, 8-inch subdrain, and sidewalk oversizing along NE Berwick Drive in the amount estimated to be $194,465.

4. 6110 SE Convenience Boulevard - Corporate Woods Toy Storage Site Plan

Consider MOTION to approve the site plan for 6110 SE Convenience Boulevard, Corporate Woods Toy Storage, subject to recordation of the Corporate Woods Toy Storage Final Plat.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - 4

F. REMOVED CONSENT AGENDA ITEMS:

G. BUSINESS ITEMS:

H. REPORTS:

Director and Commissioner Reports

1. March 2, 2026, City Council Report
2. Tentative Agenda Items for Tuesday, March, 17, 2026
3. Commissioner's Reports

I. MISCELLANEOUS ITEMS:

J. ADJOURNMENT:

Consider MOTION to adjourn the meeting

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Approval of the March 3, 2026 Agenda

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED
Consider MOTION to approve and accept the March 3, 2026 agenda with/without amendments.

ATTACHMENTS
None

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		Phil Tuning

ITEM NAME
Minutes of the February 17, 2026 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED
Consider MOTION to approve and accept the February 17, 2026, minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. February 17, 2026pzmins

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 17, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER
Chair Ted Rapp called the February 17, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL
Members present: Ted Rapp, Lisa West, Joseph Herst, Trina Flack, Phil Tuning and Todd Ripper. Absent: Randy Weisheit. Staff present: Eric Jensen, Eric Carstens, Jake Heil, Laura Hutzell, Ryan Kirschman and Bryan Morrissey.

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve and accept the February 17, 2026 agenda without amendments. Second by P. Tuning. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS
There were no communications.

CITIZEN'S REQUEST
There were no requests.

CONSENT AGENDA ITEMS
Item #1. Minutes
Motion to approve and accept the February 3, 2026 minutes of the Plan and Zoning Commission meeting.
Item #2. Berwick Estates Plat 2 – Final Plat
Motion to recommend approval of the final plat for Berwick Estates Plat 2; and recommend City Council authorization of cost-participation request for modified subbase, 8-inch subdrain, and sidewalk oversizing along NE Berwick Drive in the amount estimated to be $176,438
Item#3 1010 N. Ankeny Boulevard – Innovative Hub Site Plan
Motion to approve the site plan for 1010 N. Ankeny Blvd, Innovative Hub, subject to approval of the required traffic study, obtaining the required Iowa DOT work permits and subject to City Council approval of the required easement documents and public improvement documents, including contracts and bonds
Item#4 First Street Commons Plat 4 – Final Plat
Motion to recommend approval of the First Street Commons Plat 4 Fina Plat
Item#5 2401 SE 90th Street – I-80 Commerce Center Plat 1 Lot 2 Site Plan
Motion to approve the site plan for 2401 SE 90th Street, I-80 Commerce Center Plat 1 Lot 2, subject to approval of SWPPP, COSESCO, and NPDES General Permit
Item#6 Elevated Water Storage Tank No. 4 – Site Plan
Motion to approve the site plan for the Elevated Water Storage Tank No. 4, subject to recordation of the associated Plat of Survey

Motion by L. West to approve the recommendations for Consent Agenda Items #1 - #6. Second by T. Ripper. Motion carried 6 - 0.

REPORTS
City Council Meeting
E.Jensen reported on the February 16, 2026 City Council meeting.

Director's Report
E.Jensen presented the tentative agenda items for the Tuesday, March 3, 2026 Plan and Zoning Commission meeting.

Commissioner's Reports
T. Ripper asked about the work going on along Highway 69 near NE 62nd Street. Don Clark, Municipal Utilities Director, commented that the City did a sanitary sewer project along there last year and the IDOT have planted trees along the right-of-way. T. Ripper also mentioned that the City of Des Moines has a "mini tree" program.
T. Flack and E. Jensen commented that the City of Ankeny has a similar program.

Chair T. Rapp shared that he drove out to the Berwick Estates development and commented on the number of houses being built.

ADJOURNMENT
There being no further business, Chair T. Rapp adjourned the meeting. Meeting adjourned at 6:39 p.m.

Submitted by Eric Carstens, Planning Manager
Plan & Zoning Commission

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		Phil Tuning

ITEM NAME
3106 N Ankeny Boulevard - Advanced Family Dentistry Commercial Building Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the Advanced Family Dentistry Commercial Building Site Plan, located at 3106 N Ankeny Boulevard, subject to approval and recording of Piper Properties Plat 6 and necessary easements.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant letter
4. Site Plan
5. Elevations



N

1 inch = 286 feet

Date: 1/28/2026

3106 N Ankeny Boulevard
Advanced Family Dentistry Commercial Building
Site Plan
Aerial Map

Ankeny
bringing it all together.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: March 3, 2026

Agenda Item: Advanced Family Dentistry Commercial Building - Site Plan
3106 N Ankeny Boulevard
Report Date: February 23, 2026
Prepared by: Ryan Kirschman, AICP
Planner I

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the Advanced Family Dentistry Commercial Building Site Plan, located at 3106 N Ankeny Boulevard, subject to approval and recording of Piper Properties Plat 6 and necessary easements.

Project Summary:

Bricktowne Piper LC is proposing to construct an Advanced Family Dentistry office with an additional medical office space. The proposed building is approximately 17,000 square feet. The site is located north of NW Reinhart Drive and west of N Ankeny Boulevard in the northwest quadrant of the City of Ankeny.

The site is zoned C-2, General Retail, Highway Oriented and Central Business Commercial District. Properties to the north, east, and south are similarly zoned C-2. Property to the west is zoned R-3, Multiple Family Residence District. The Ankeny Plan 2040 figure 12.10 The Ankeny Future Land Use Map identifies the area as Neighborhood Commercial.

The subject property is approximately 1.69 acres and is currently undeveloped. The properties directly adjacent to the subject property are mostly undeveloped. The site will be adequately screened from the surrounding properties and street right-of-way. The applicant shows adequate parking for the use and there will be adequate pedestrian access to the proposed site.

Site Plan Worksheet

3106 N Ankeny Boulevard – Advanced Family Dentistry Commercial Building

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

1. **The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

   The proposed medical office building will compliment the existing sites along the N Ankeny Boulevard corridor.

2. **The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

   The proposal is compatible with the surrounding properties along N Ankeny Boulevard.

3. **The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

   The proposed parking on the site is adequate for the anticipated employees and guests, the proposal includes 85 total parking spaces. The site will also provide safe access for pedestrian and bicycle traffic.

4. **The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

   The site will be accessed through the property to the south, the property to the south is accessed via NW Reinhart Drive. The area can accommodate the traffic increase from the proposed use.

5. **Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

   The parking lot and drive aisles are adequately screened from the nearby residential properties and the right-of-way.

6. **Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

   The proposal includes adequate screening for the trash enclose associated with the proposal.

7. **All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

   All services to the building will be underground.

8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

   Any site lighting will be directed away from adjoining property and downward.

9. **The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

   Storm water will be directed to the storm drains on the property where the water will go to a proposed storm water detention basin on the property to the south.

10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

    The proposal will connect to planned lines that come from the south side of the subject property. Staff believes these utility lines can adequately service the site without straining the systems.

11. **Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

    The overall site layout provides for adequate open space.

12. **Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

    The proposed landscaping compliments the design and layout of the proposed site enhancing the overall visual appeal of the site.

B. Building Design

1. **Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.**

   The proposed building is to scale with other buildings in the area.

2. **Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

   The proposed building will be constructed with mostly brick and stucco.

3. **All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

   The proposal includes a trash enclosure made of brick, complimentary of the proposed building. The enclosure will be screened with a mixture of trees and shrubs.

4. **Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

   The commercial building is the only building proposed on the site.

C. Signs

1. **All signs shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

   The signs shown on the elevations are proportional to the proposed building scale. Any signs will need to be permitted and reviewed by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

2. **Building signs shall be designed as an integral architectural element of the building.**

   There are multiple building signs located on the proposed building. The signs will be reviewed by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

3. **Ground signs shall be designed to provide elements compatible with the building design and architectural elements.**

   There is a proposed monument sign associated with the bank. This sign will need to be reviewed and permitted by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

4. **Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

   The signs that are indicated on the proposed building will be reviewed with a sign permit at a later date.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

1. **Conformance to Design Standards and other applicable code requirements.**

   The plans submitted conform to the written regulations of the City.

2. **Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

   The site layout is compatible with setbacks and scale of other buildings in the area.

3. **Layout and utilization of building, parking, drive-ways, and open spaces.**

   The site layout is consistent with the layouts of other buildings in the area.

4. **Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**

   The proposal conforms to the architectural character of the area.

5. **Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**

   It appears that the impacts on these utility systems can be accommodated adequately.

January 23, 2026

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Advanced Family Dentistry Commercial
Final Plat & Site Plan Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Advanced Family Dentistry, we submit herewith the following final plat, construction drawings and site plan for review and approval. The project area contains 1.69 acres and is located at 3106 N. Ankeny Boulevard. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the C-2 General Retail & Highway Oriented Commercial Business District. The project features the construction of a 14,800-sf bank building with associated parking improvements. We would like to request cost sharing for the 12-inch watermain in the amount of $13.75/LF which equates to $6,888.75.

Please accept this submittal for the next available Planning & Zoning Commission and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

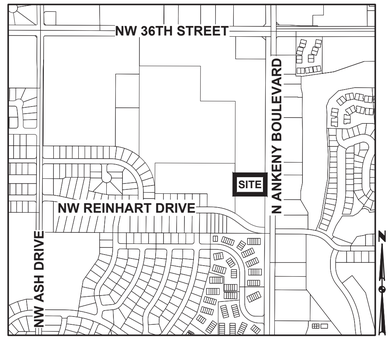
SITE PLAN FOR:

ADVANCED FAMILY DENTISTRY COMMERCIAL BUILDING

ANKENY, IOWA

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

OWNER / APPLICANT

BRICKTOWNE PIPER LC
CONTACT: TODD PETERSEN
4611 MORTENSEN ROAD STE 106
AMES, IA 50014
PH: (515) 232-2128

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: ERIN OLLENDIKE
EMAIL: ERINO@CDA-ENG.COM
PH. (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400

ARCHITECT

JENSEN GROUP
4611 MORTENSEN ROAD, STE 106
AMES, IA 50014
PH. (515) 233-2752

DATE OF SURVEY

MAY 20, 2025

BENCHMARKS

ARROW ON HYD, NORTH SIDE OF NW REINHART DR. HYD ON CURVE BETWEEN DOUBLE INTAKE AND SINGLE INTAKE. ACROSS FROM 105 NW REINHART DR.
ELEVATION = 959.17

ARROW ON HYD, SOUTH SIDE OF NW 36TH ST ACROSS FROM KWIK STAR (320 NW 36TH ST)
ELEVATION=955.06

SUBMITTAL DATES

FIRST SUBMITTAL:	11/26/2025
SECOND SUBMITTAL:	01/09/2026
THIRD SUBMITTAL:	01/23/2026
FOURTH SUBMITTAL:	02/20/2026

LEGAL DESCRIPTION

LOT 1, PIPER PROPERTIES PLAT 6, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 1.69 ACRES (73,778 SQUARE FEET).

ZONING

C-2: GENERAL RETAIL & HIGHWAY ORIENTED COMMERCIAL BUSINESS DISTRICT

PROJECT SITE ADDRESS

3106 N ANKENY BOULEVARD, ANKENY, IA

EXISTING/ PROPOSED USE

EXISTING: OPEN SPACE

PROPOSED: OFFICE

DEVELOPMENT SUMMARY

AREA: 1.69 ACRES (73,778 SF)

SETBACKS:
FRONT: 35 FEET
SIDE: 0 FEET UNLESS ADJACENT TO RESIDENTIAL IN WHICH CASE IS 25 FEET
REAR: 40 FEET

OPEN SPACE CALCULATION:

TOTAL SITE:	=	73,778 SF (1.69 AC.)
BUILDING	–	15,478 SF
PARKING AREAS	–	14,247 SF
ACCESS DRIVES	–	20,353 SF
SIDEWALK	–	5,405 SF
OPEN SPACE PROVIDED	=	18,295 SF (25%)

PARKING:
ONE SPACE PER 200 SF OF GROSS FLOOR AREA
GFA = 17,000 SF

TOTAL REQUIRED	=	85 SPACES
TOTAL PROVIDED	=	85 SPACES

ADA REQUIRED (76-100 SPACES) = 4 SPACES
ADA PROVIDED = 4 SPACES

ERU CALCULATION

IMPERVIOUS SURFACES	= 55,305
ERU TOTAL (IMPERVIOUS / 4,000)	= 14
ERU MAXIMUM	= 90

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2026
ANTICIPATED FINISH DATE = SUMMER 2026

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	DETAILS
C3.0	DIMENSION PLAN
C4.0	GRADING PLAN
C5.0	EROSION AND SEDIMENT CONTROL PLAN
C6.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY (R/W)
BUILDING SETBACK
PERMANENT EASEMENT (P/E)
TEMPORARY EASEMENT (T/E)
TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-516 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE
STORM SEWER
STORM SERVICE
WATERMAIN WITH SIZE (8"W)
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED (UAC)
MINIMUM PROTECTION ELEVATION (MPE)

EXISTING

SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE (TV)
GAS MAIN (G)
FIBER OPTIC (FO)
UNDERGROUND TELEPHONE (T)
OVERHEAD ELECTRIC (OE)
UNDERGROUND ELECTRIC (E)
FIELD TILE (TILE)
SANITARY SEWER W/ SIZE (8"S)
STORM SEWER W/ SIZE (15"ST)
WATER MAIN W/ SIZE (8"W)

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2509.702

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF ANKENY COSESCO PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

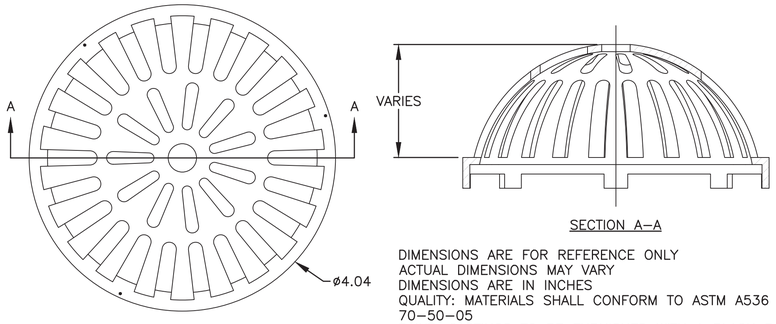
ERIN K. OLLENDIKE — 16926 — LICENSED PROFESSIONAL ENGINEER — IOWA

ERIN K. OLLENDIKE, P.E. — DATE

LICENSE NUMBER 16926
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS C1.0-C6.0

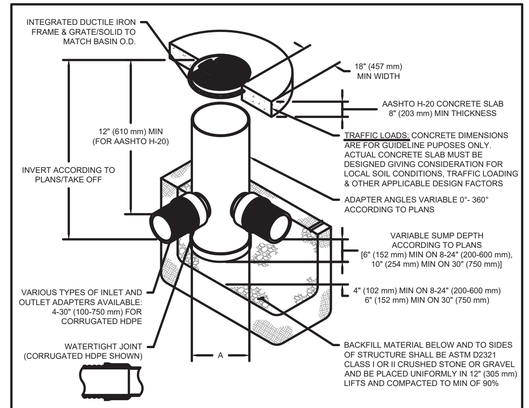
PRELIMINARY NOT FOR CONSTRUCTION

FILE: H:\2025\2509702\DWG\2509702-SITE.DWG
RE: 11/22/2025 2:12 PM BY: CUTLER, TECH:
PLOTTED BY: GRAE HEROLD COMMENT:
ENG:



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70–50–05
PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT

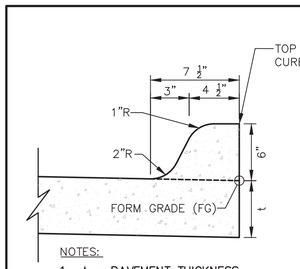
DOME GRATE
NOT TO SCALE



NOTES
1. 6-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

NYLOPLAST DRAIN BASIN
NOT TO SCALE



NOTES:
1. t = PAVEMENT THICKNESS IN INCHES; AS SPECIFIED.

INTEGRAL 6" STANDARD CURB
NOT TO SCALE

① Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

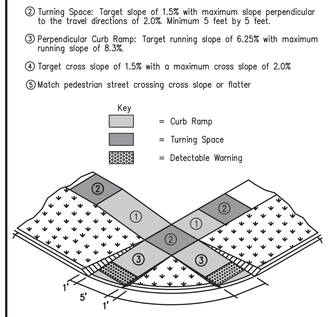
The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

② Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0% Minimum 5 feet by 5 feet.

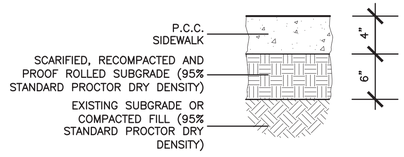
③ Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.

④ Target cross slope of 1.5% with a maximum cross slope of 2.0%

⑤ Match pedestrian street crossing cross slope or flatter



CURB RAMP FOR CLASS B OR C SIDEWALK
NOT TO SCALE

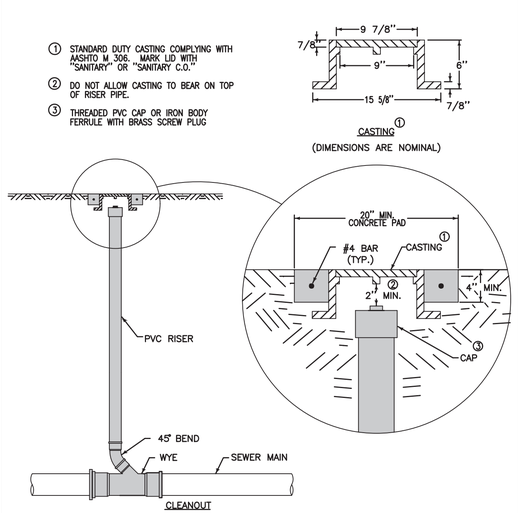


PCC SIDEWALK DETAIL
NOT TO SCALE

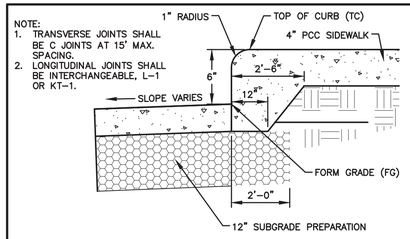
① STANDARD DUTY CASTING COMPLYING WITH AASHTO M 306. MARK LID WITH "SANITARY" OR "SANITARY C.O."

② DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE.

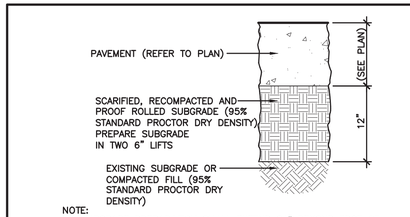
③ THREADED PVC CAP OR IRON BODY FERRULE WITH BRASS SCREW PLUG



SW-203 SANITARY CLEANOUT
NOT TO SCALE

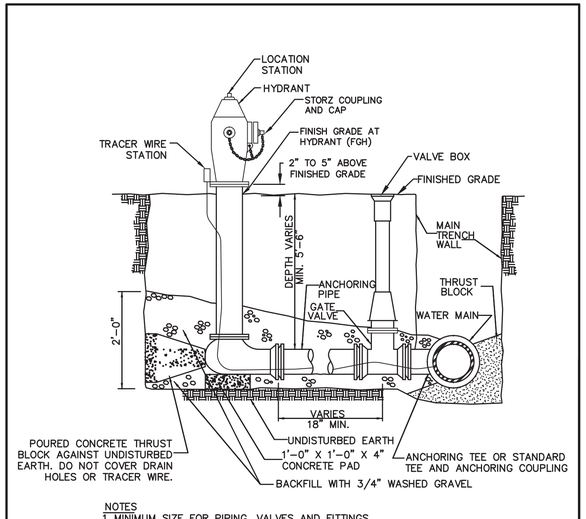


6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

12" SUBGRADE PREPARATION DETAIL
NOT TO SCALE



NOTES
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

HYDRANT ASSEMBLY DETAIL
NOT TO SCALE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

REVISIONS	DATE
FOURTH SUBMITTAL	02/20/2026
THIRD SUBMITTAL	01/23/2026
SECOND SUBMITTAL	01/09/2026
FIRST SUBMITTAL	11/26/2025

ENGINEER: EKO | ENGINEER: GH | EI: MAE

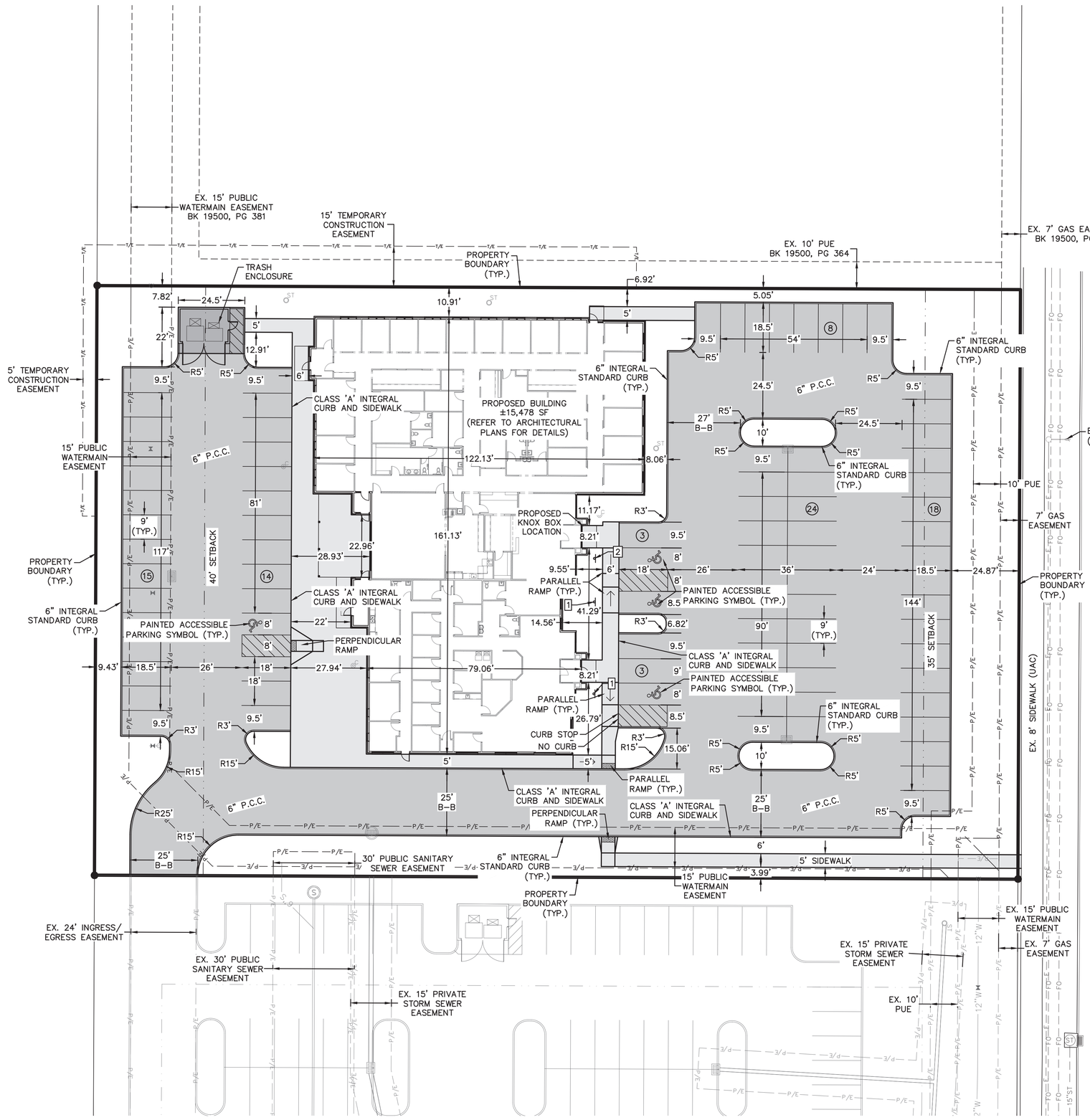
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

ADVANCED FAMILY DENTISTRY
COMMERCIAL BUILDING
DETAILS

3106 N ANKENY BOULEVARD

SHEET NUMBER:
C2.0
2509.702

FILE: H:\2025\2509702\DWG\2509702-SITE.DWG
PLOT DATE: 2/20/2026 2:12 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG.
TECH:



GENERAL NOTES

1. THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S DEVELOPMENT ENGINEERING DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. CONTRACTOR SHALL PROTECT SIGNS, SIGN POSTS AND STREETLIGHTS IN THE RIGHT OF WAY, AND WILL BE RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT OF DAMAGED FACILITIES.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. SIDEWALK CURB RAMPS	6" P.C.C.
3. PARKING AISLES & STALLS	6" P.C.C.
4. TRASH ENCLOSURE PAD	8" P.C.C.

SIGN LEGEND





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FOURTH SUBMITTAL	02/20/2026
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4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | ENGINEER: GH | EI: MAE
CIVIL DESIGN ADVANTAGE

ADVANCED FAMILY DENTISTRY COMMERCIAL BUILDING DIMENSION PLAN

3106 N ANKENY BOULEVARD | ANKENY, IOWA

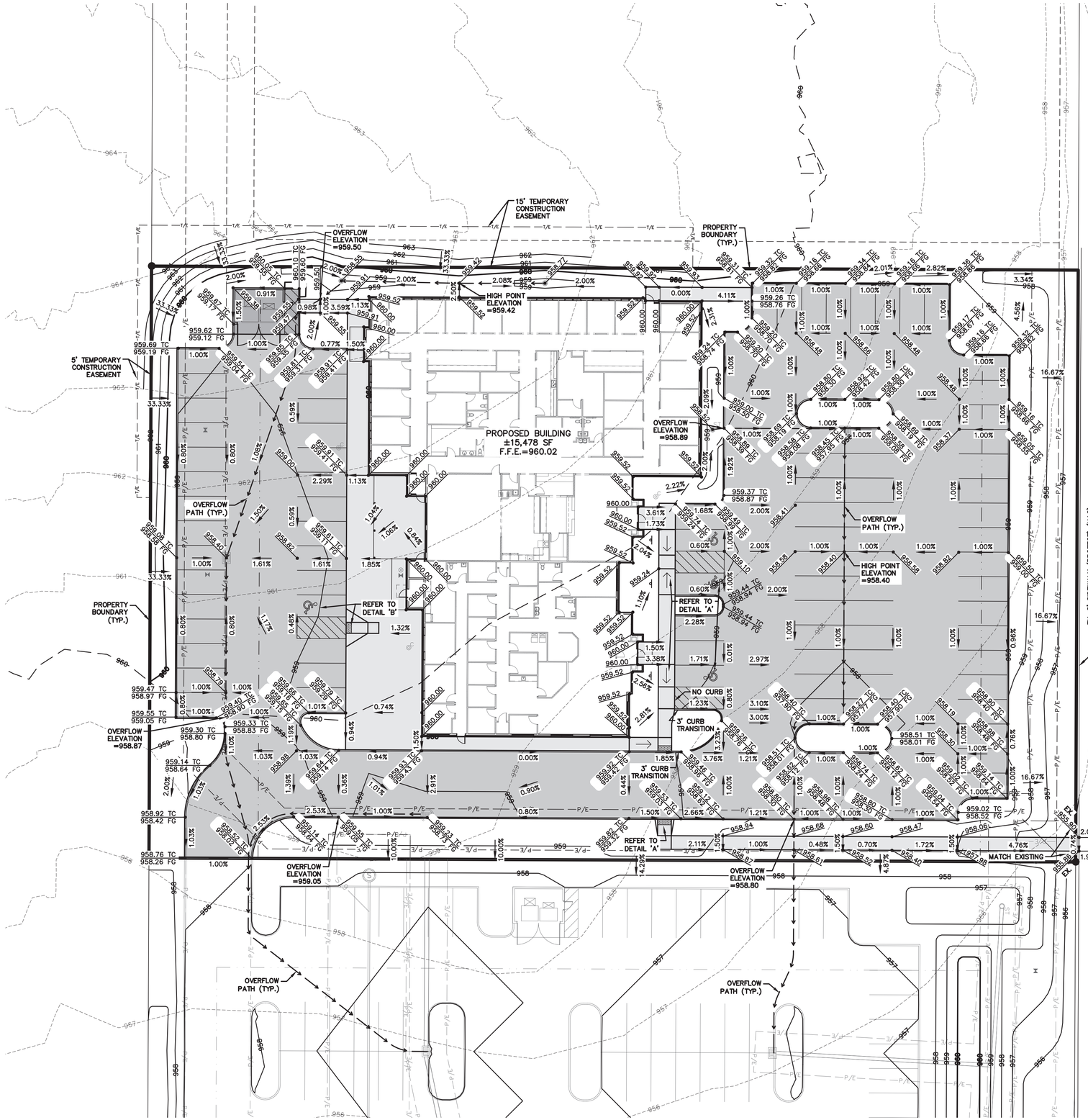
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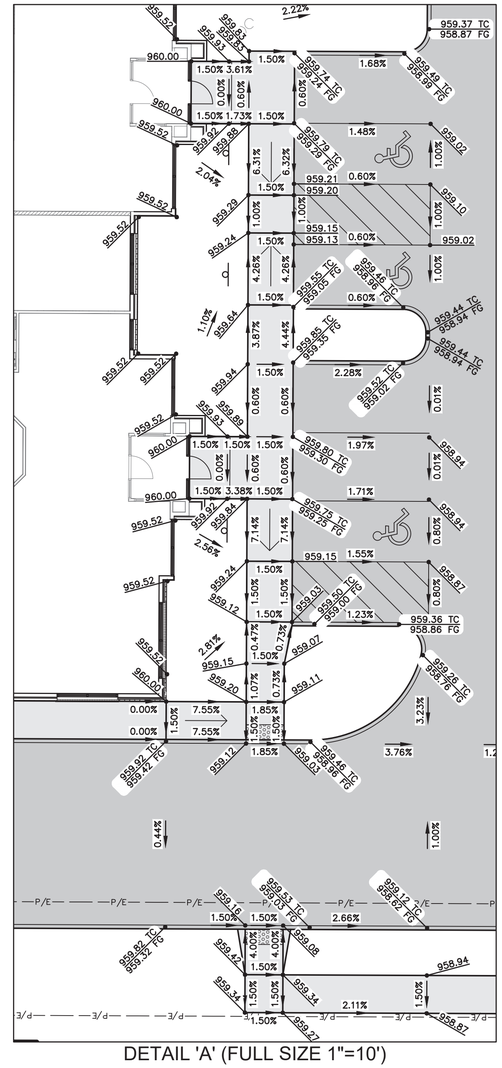
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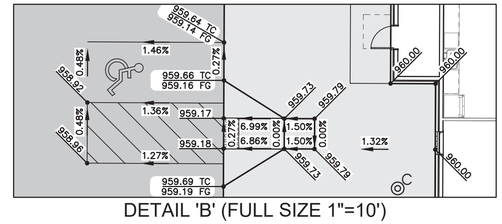
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TECH:

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S STORMWATER DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.
14. POST-CONSTRUCTION VOLUME OF THE DETENTION BASINS WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED.







REVISIONS	DATE
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4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | ENGINEER: GH | EI: MAE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

ADVANCED FAMILY DENTISTRY COMMERCIAL BUILDING
GRADING PLAN

3106 N ANKENY BOULEVARD

SHEET NUMBER:
C4.0
2509.702

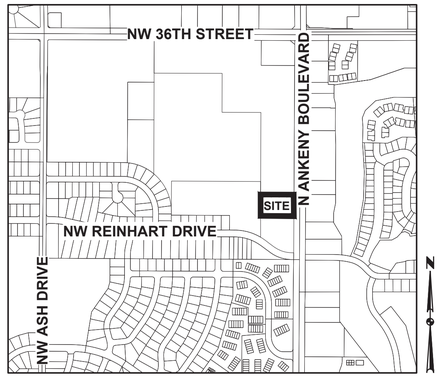
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COMMENT:
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ADVANCED FAMILY DENTISTRY COMMERCIAL BUILDING

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	711
2	FILTER SOCK	LF	75
3	SEEDING, FERTILIZING, AND MULCHING	AC	0.44
4	INLET PROTECTION DEVICES	EA	7
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO FOURMILE CREEK ±3,200 FT

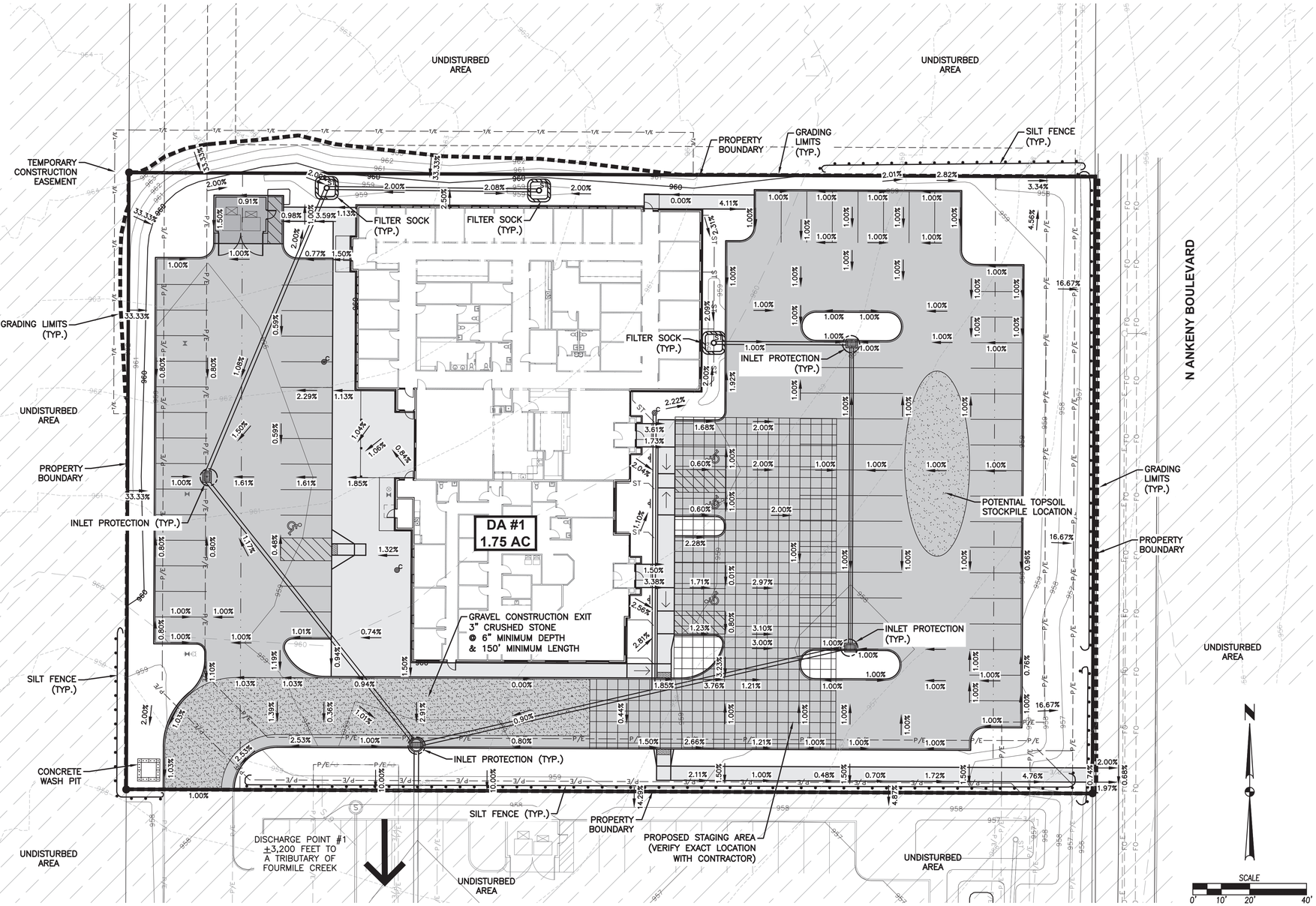
TOTAL AREA DISTURBED TO DISCHARGE POINT	1.75 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	6,288 CU FT
VOLUME PROVIDED IN FILTER SOCK (75 LF @ 2.0 CU FT/LF OF FENCE)	150 CU FT
VOLUME PROVIDED IN SILT FENCE (711 LF @ 10.0 CU FT/LF OF FENCE)	7,110 CU FT
TOTAL VOLUME PROVIDED	7,260 CU FT

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

SWPPP LEGEND

- DRAINAGE ARROW (X.XX %)
- GRADING LIMITS
- FILTER SOCK
- SILT FENCE
- DITCH CHECK
- INLET PROTECTION
- PORTABLE RESTROOM (R)
- CONCRETE WASHOUT PIT
- UNDISTURBED AREA
- GRAVEL ENTRANCE
- STAGING AREA



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4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: GH EI: MAE
ENGINEER: EKO
CIVIL DESIGN ADVANTAGE

ADVANCED FAMILY DENTISTRY
COMMERCIAL BUILDING
EROSION AND SEDIMENT CONTROL PLAN
3106 N ANKENY BOULEVARD
ANKENY, IOWA

SHEET NUMBER: C5.0
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COMMENT:
ENG:

UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE 2026 SUDAS AND THE CITY SUPPLEMENTAL STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. ALL STORM SEWER, SANITARY SEWER, AND WATERMAIN SHALL BE PRIVATE.
17. BUILDING CONNECTION SHALL NOT BE MADE TO THE PUBLIC SYSTEM UNTIL THE PUBLIC WATER MAIN HAS A WALK THRU COMPLETED AND IS READY FOR CITY ACCEPTANCE.

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PHONE: (515) 369-4400

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CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

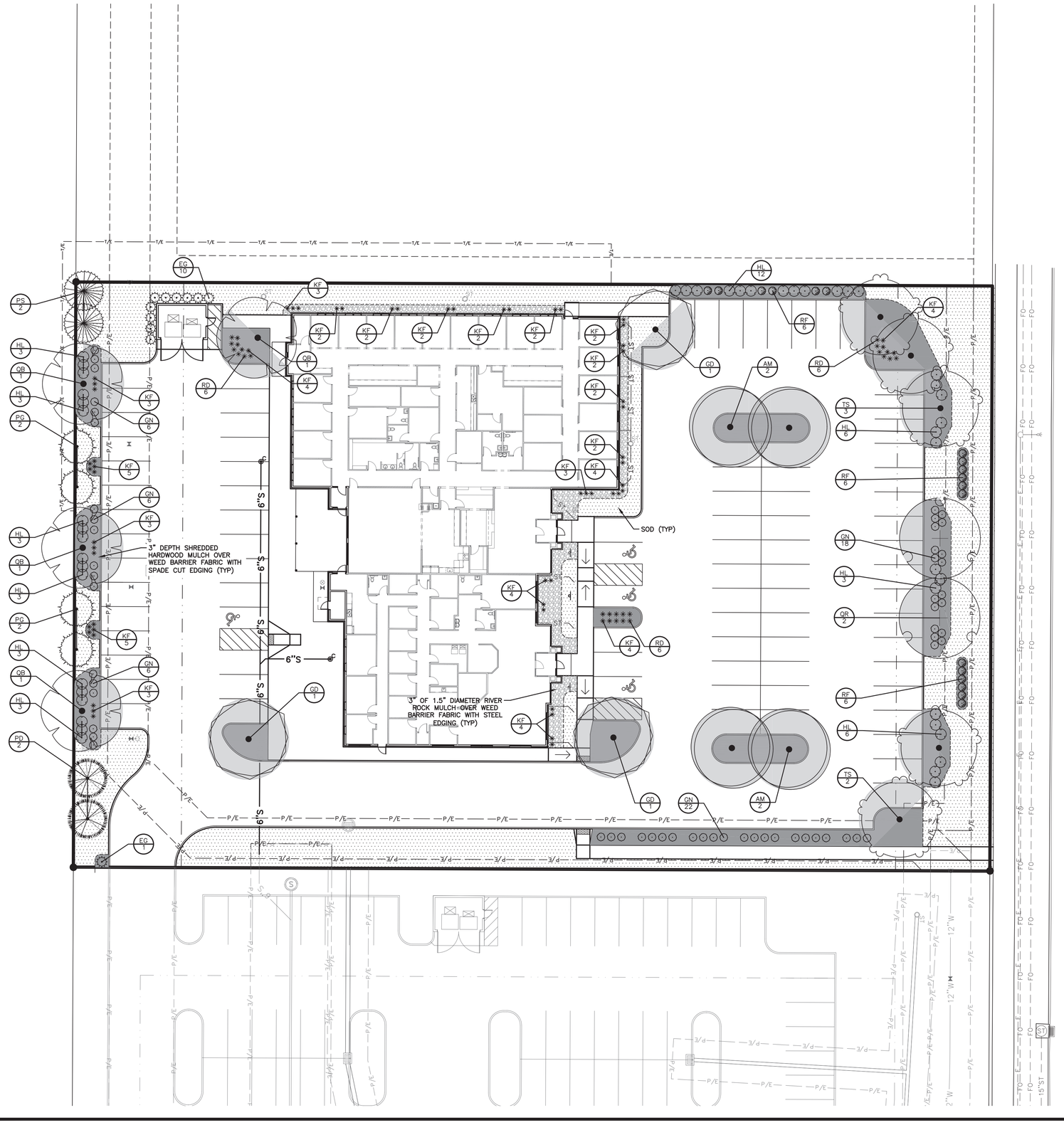
ADVANCED FAMILY DENTISTRY COMMERCIAL BUILDING
UTILITY PLAN

3106 N ANKENY BOULEVARD

SHEET NUMBER:
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PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:

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GENERAL NOTES

1. THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SUDAS TYPE-1 SEED OR SOD ALL DISTURBED AREAS AS SHOWN ON PLANS. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3" IN AREAS NOT DESIGNATED FOR ROCK MULCH. SHREDDED HARDWOOD MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 6' DIAMETER CIRCLE. AREAS DESIGNATED FOR ROCK MULCH SHALL HAVE 3" DEPTH STEEL EDGING. AREAS DESIGNATED FOR SHREDDED HARDWOOD MULCH SHALL HAVE SPADE CUT EDGING.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

OPEN SPACE REQUIREMENT:

SITE AREA	=	73,778 SF
OPEN SPACE REQUIRED (20%)	=	14,756 SF
OPEN SPACE PROVIDED (25%)	=	18,473 SF

LANDSCAPING REQUIREMENT:

2 TREES AND 6 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE

14,756 SF/ 3,000 = 4.91

TREES REQUIRED (4.91 x2)	= 10 TREES
TREES PROVIDED	= 11 TREES
SHRUBS REQUIRED (4.91 x6)	= 30 SHRUBS/GRASSES
SHRUBS/GRASSES PROVIDED	+ 30 ORNAMENTAL GRASSES
FOUNDATION PLANTINGS	+ 36 ORNAMENTAL GRASSES
TRASH ENCLOSURE	+ 10 ORNAMENTAL GRASSES
TOTAL	= 76 SHRUBS/GRASSES

SCREENING REQUIREMENT

WEST PROPERTY LINE (186 LF)
- PROVIDED TREES = 11 TREES
- PROVIDED SHRUBS/GRASSES = 56 SHRUBS/GRASSES

SOUTH PROPERTY LINE (109 LF)
- PROVIDED SHRUBS/GRASSES = 22 SHRUBS

EAST PROPERTY LINE (197 LF)
- PROVIDED TREES = 4 TREES
- PROVIDED SHRUBS/GRASSES = 45 SHRUBS

NORTH PROPERTY LINE (170 LF)
- PROVIDED SHRUBS/GRASSES = 18 SHRUBS

TOTAL PROVIDED	
TOTAL TREES	= 26 TREES
TOTAL SHRUBS/GRASSES	= 217 SHRUBS/GRASSES

PAVEMENT SHADING REQUIREMENTS

20% OF ALL PAVEMENT MUST BE SHADED

ACCESS DRIVE/PARKING/SIDEWALK	= 40,240 SF
REQUIRED SHADED AREA	= 8,048 SF (20%)
REQUIRED TREES 8,048 SF/ 706 (30' DIA. TREE)	= 12 TREES
PROVIDED TREES	= 12 TREES

PAVEMENT SHADING TREES

6 — ENTIRE TREE COUNTS TOWARDS REQUIREMENT (TREES WITHIN ISLANDS)

12 — HALF TREE COUNTS TOWARDS REQUIREMENT (TREES ON EXTERIOR OF PAVEMENT)

TOTAL PAVEMENT SHADE TREES = 12

LANDSCAPE GROUNDCOVERS

- SOD
- SHREDDED HARDWOOD MULCH MIN. DEPTH 3" OVER WEED BARRIER FABRIC WITH SPADE CUT EDGING
- RIVER ROCK MULCH 1.5" DIAMETER MIN. DEPTH 3" OVER WEED BARRIER FABRIC WITH STEEL EDGING

PLANT SCHEDULE OPEN SPACE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AM	4	STATE STREET™ MIYABE MAPLE	ACER MIYABEI 'MORTON'	B&B, 2" CALIPER
GD	3	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B, 2" CALIPER
QB	1	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 2" CALIPER
TS	3	SILVER LINDEN	TILIA TOMENTOSA	B&B, 2" CALIPER
	11	SUBTOTAL:		
GRASSES				
EG	10	EULALIA GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	CONT, 1 GAL
KF	12	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL
RD	18	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	CONT, 1 GAL
	40	SUBTOTAL:		

PLANT SCHEDULE FOUNDATION PLANTINGS

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
GRASSES				
KF	36	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL

PLANT SCHEDULE WEST SCREEN

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
QB	3	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 2" CALIPER
	3	SUBTOTAL:		
EVERGREEN TREES				
PD	2	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	B&B, 6' HEIGHT
PG	4	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PS	2	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
	8	SUBTOTAL:		
SHRUBS				
GN	18	TINY WINE®GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SMNPOTWG'	CONT, 24" HT.
HL	18	LITTLE LIME®PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	CONT, 24" HT.
	36	SUBTOTAL:		
GRASSES				
EG	1	EULALIA GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	CONT, 1 GAL
KF	19	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL
	20	SUBTOTAL:		

PLANT SCHEDULE EAST SCREEN

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
QR	2	RED OAK	QUERCUS RUBRA	B&B, 2" CALIPER
TS	2	SILVER LINDEN	TILIA TOMENTOSA	B&B, 2" CALIPER
	4	SUBTOTAL:		
SHRUBS				
GN	18	TINY WINE®GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SMNPOTWG'	CONT, 24" HT.
HL	15	LITTLE LIME®PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	CONT, 24" HT.
RF	12	FINE LINE BUCKTHORN	RHAMNUS FRANGULA 'FINE LINE'	CONT, 24" HT.
	45	SUBTOTAL:		

PLANT SCHEDULE SOUTH SCREEN

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
SHRUBS				
GN	22	TINY WINE®GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SMNPOTWG'	CONT, 24" HT.

PLANT SCHEDULE NORTH SCREEN

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
SHRUBS				
HL	12	LITTLE LIME®PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	CONT, 24" HT.
RF	6	FINE LINE BUCKTHORN	RHAMNUS FRANGULA 'FINE LINE'	CONT, 24" HT.
	18	SUBTOTAL:		

SCALE 0' 10' 20' 40'

REVISIONS	DATE
FOURTH SUBMITTAL	02/20/2026
THIRD SUBMITTAL	01/23/2026
SECOND SUBMITTAL	01/09/2026
FIRST SUBMITTAL	11/26/2025

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | ENGINEER: GH | EI: MAE
CIVIL DESIGN ADVANTAGE

ADVANCED FAMILY DENTISTRY COMMERCIAL BUILDING LANDSCAPE PLAN

3106 N ANKENY BOULEVARD ANKENY, IOWA

SHEET NUMBER: L1.0

2509.702

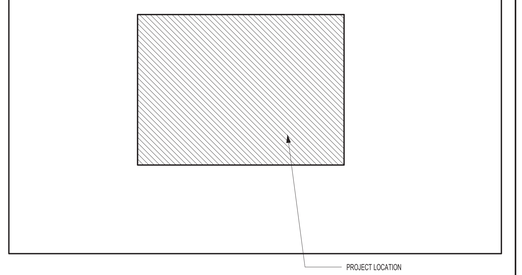
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COMMENT:
ENG:





NOTE: THIS DRAWING AND ELEVATION VIEWS ARE AN ARTISTIC INTERPRETATION OF THE GENERAL APPEARANCE OF THE DESIGN. VERIFY WITH BUILDER FOR FINAL MATERIAL AND COLORS

VICINITY LOCATION



APPLICABLE CODES
CITY OF ANKENY, IOWA

1. BUILDING CODE	2024 ANKENY BUILDING CODE (2024 INTERNATIONAL BUILDING CODE)
2. FIRE CODE	2024 ANKENY FIRE CODE
3. MECHANICAL CODE	2024 ANKENY MECHANICAL CODE
4. ELECTRICAL CODE	2023 NATIONAL ELECTRICAL CODE (NEC) WITH STATE AMENDMENTS
5. PLUMBING CODE	2024 ANKENY PLUMBING CODE
6. ENERGY CODE	2024 ANKENY ENERGY CODE
7. FUEL GAS CODE	2024 ANKENY FUEL GAS CODE
8. ICC/ANSI.A117.1 2017 (ADA STANDARDS)	2017 ADA STANDARDS FOR ACCESSIBLE DESIGN
FIRE ALARM AND SUPPRESSION PLANS TO BE SUBMITTED TO FIRE MARSHAL OFFICE FOR REVIEW AND APPROVAL	

PROJECT TEAM

ARCHITECT

COMPANY NAME	K-O ARCHITECTS
ADDRESS	- WEST DES MOINES, IOWA
PHONE:	-

GENERAL CONTRACTOR

COMPANY NAME	CORKREAN CONSTRUCTION
ADDRESS	65 JEFFERSON WINTERSET, IOWA 50273
PHONE:	-

ARCHITECTURAL DRAFTING

COMPANY NAME	RIESSBERG GROUP DESIGN
ADDRESS	- GRIMES, IA
PHONE:	515-202-3386

MECHANICAL CONTRACTOR

COMPANY NAME	BELL BROTHERS
ADDRESS	-
PHONE:	-

STRUCTURAL ENGINEER

COMPANY NAME	RAKER RHOADS ENGINEERING
ADDRESS	- DES MOINES, IOWA
PHONE:	-

ELECTRICAL CONTRACTOR

COMPANY NAME	TBD
ADDRESS	-
PHONE:	-

CIVIL ENGINEER

COMPANY NAME	-
ADDRESS	- -
PHONE:	-

PLUMBING CONTRACTOR

COMPANY NAME	POLK COUNTY PLUMBING
ADDRESS	-
PHONE:	-

HVAC/ PLUMBING/ ELECTRICAL/ ENERGY REVIEW

COMPANY NAME	DURANTEM MEP CONSULTING
ADDRESS	WEST DES MOINES, IOWA
PHONE:	-

SPRINKLER CONTRACTOR

COMPANY NAME	TBD
ADDRESS	-
PHONE:	-

ABBREVIATIONS

ABV: Above
ACOUS: Acoustical
ADDL: Additional
ADH: Adhesive
ADJ: Adjustable
AFF: Above Finish Floor
AGG: Aggregate
AHJ: Authority Having Jurisdiction
A/C: Air Conditioning
ALT: Alternate
ALUM: Aluminum
ANC: Anchor, Anchorage
AB: Anchor Bolt
ANOD: Anodized
APX: Approximate
APT: Apartment
ARCH: Architect (Architectural)
ASPH: Asphalt
AUTO: Automatic
AVE: Avenue
AVR: Average
AWN: Awning

BSMT: Basement
BM: Beam
BVL: Bevelled
BITUM: Bituminous
BLK: Block
BLKG: Blocking
BLW: Below
BLDV: Boulevard
BTW: Between
BD: Board
BOT: Bottom
BLDG: Building
BUR: Built Up Roofing
B/O: By Others
BO: Bottom Of
BR: Bedroom

CAB: Cabinet
CALC: Calculation
CO: Cabinet Door
CG: Corner Guard
CIP: Cast-In-Place (Concrete)
CL: Centerline
CO: Clean Out
CONTR: Contract (or)
COORD: Coordinate
CRPT: Carpet
CIP: Cast-In-Place
CLK: Caulking
CAS: Casement
CB: Catch Basin
CLG: Ceiling
CT: Ceramic Tile
CIR: Circle
CLR: Clear
COL: Column
CONC: Concrete
CMU: Concrete Masonry Unit
CONST: Construction
CONT: Continuous
JT: Control Joint
CORR: Corrugated
CUFT: Cubic Foot
CUYD: Cubic Yard

DP: Damp Proofing
DTL: Detail
DIA: Diameter
DIM: Dimension
DW: Dishwasher
DIV: Division
DR: Door
DH: Double Hung
DS: Downspout
DRWR: Drawer
DT: Drain Tile
DWG: Drawing
D: Nail Size

EW: Each Way
E: East
EL: Elevation
ELEV: Elevation
EQ: Equal
EQP: Equipment
EXCV: Excavate
EXH: Exhaust
EXIST: Existing
EXT: Exterior

FOC: Face Of Concrete
FOF: Face Of Finish
FOM: Face of Masonry
FOS: Face of Studs
FOW: Face of Wall
FBD: Fiberboard
FCB: Fiber Cement Board
FGL: Fiberglass
FIN: Finish
FFE: Finished Floor Elevation
FA: Fire Alarm
FE: Fire Extinguisher
FEC: Fire Extinguisher Cabinet
FPL: Fireplace
FLSH: Flashing
FLR: Floor
FLUOR: Fluorescent
FT: Foot, Feet
FTG: Footing
FND: Foundation
FRM: Frame(d), (ing)
FBO: Furnished By Others
FUR: Furred

GA: Gage, Gauge
GAL: Gallon
GL: Glass, Glazing
GI: Galvanized Iron
GLBK: Glass Block
GLB: Glue Laminated Beam
GT: Grout
GRD: Grade, Grading
GWB: Gypsum Wall Board

HWD: Hardware
HDR: Header
HTG: Heating
HVAC: Heating, Ventilation, Air Conditioning
HT: Height
HC: Hollow Core
HOR: Horizontal
HB: Hose Bib

IN: Inch
INCL: Include
ID: Inside Diameter
INS: Insulate
INT: Interior
INV: Invert

JNT: Joint
JST: Joist

KD: Kiln Dried
KIT: Kitchen

LB: Pound
LAM: Laminate(d)
LAV: Lavatory
LH: Left Hand
L: Length
LOA: Length Overall
LT: Light
LF: Lineal Feet
LL: Live Load
LVL: Laminated Veneer Lumber
LVR: Louver

MFR: Manufacturer
MO: Masonry Opening
MAX: Maximum
MAS: Masonry
MECH: Mechanic(al)
MC: Medicine Cabinet
MED: Medium
MDF: Medium Density Fiberboard
MDO: Medium Density Overlay
MBR: Member
MMB: Membrane
MTL: Metal
MWK: Millwork
MIN: Minimum
MIR: Mirror
MISC: Miscellaneous
MOD: Module
MLD: Moulding
MLB: Micro Laminate Beam

NOM: Nominal
N: North
NIC: Not In Contract
NTS: Not To Scale
NO, #: Number

O: Non-Operable Window Section
OBS: Obscure
OC: On Center
OP: Opaque
OPG: Opening
OSB: Orientated Strand Board
OD: Outside Diameter

PMT: Paint(ed)
PBD: Particle Board
PRT: Partition
PVMT: Pavement
PERF: Perforate(d)
PLAS: Plaster
PLAM: Plastic Laminate
PLT: Plate
PLYWD: Plywood
PCC: Precast Concrete
PCF: Pounds Per Cubic Foot
PLF: Pounds Per Linear Foot
PSF: Pounds Per Square Foot
PSI: Pounds Per Square Inch
PBF: Prefabricated
PRF: Preformed
PT: Pressure Treated
PL: Property Line
PH: Toilet Paper Hanger

QTY: Quantity
QT: Quarry Tile

RAD: Radius
REF: Reference
RFL: Reflected(d),(ive),(or)
REFR: Refrigerator
REG: Register
RE: Reinforced
REQ'D: Required
RA: Return Air
REV: Revision
R: Riser
RD: Rod
R&S: Rod and Shelf
RFG: Roofing
RM: Room
RO: Rough Opening

SCH: Schedule
SCN: Screen
SECT: Section
SGD: Sliding Glass Door
SHTH: Sheathing
SHT: Sheet
SH: Shelf, Shelving
SIM: Similar
SKL: Skylight
S: South
SLB: Slab
SLD: Slider(ing)
SPEC: Specification
SQ: Square
STD: Standard
STV: Stove
STL: Steel
STR: Structural
SA: Supply Air
SC: Solid Core
SW: Shear Wall
SS: Stainless Steel
SYS: System

TEL: Telephone
TEMP: Tempered
TK: Tight Knot
T&G: Tongue And Groove
T/O: Top Of
TOC: Top Of Concrete
TOW: Top Of Wall
TB: Towel Bar
T: Tread
TS: Tubular Steel
TYP: Typical

UL: Underwriters Laboratory
UNF: Unfinished
UNO: Unless Noted Otherwise

VB: Vapor Barrier
VAR: Varnish
VIF: Verify In Field
VRN: Veneer
VERT: Vertical
VG: Vertical Grain
VIN: Vinyl Sheet

WL: Wall
WC: Water Closet
WH: Water Heater
WP: Water Proofing
WR: Weather Resistant
WRB: Weather Resistive Barrier
WWF: Welded Wire Fabric
WWM: Welded Wire Mesh
W: West
WIN: Window
W/O: Without
W: With
WD: Wood

X: Operable Window Section

MISC SYMBOLS

- FROST PROOF HOSE BIB
- FLOOR LINE ABOVE
- STRUCTURAL BEAM / HEADER OR GIRDER TRUSS
- LOAD BEARING WALL
- SOLID BLOCKING FROM CONCENTRATED LOAD
- CONCENTRATED LOAD FROM ABOVE. SOLID BLOCK TO FOUNDATION OR BEAM /HEADER BELOW.
- SMOKE DETECTOR
- CARBON MONOXIDE AND SMOKE DETECTOR COMBO

DRAWING SYMBOLS LEGEND

CEILING TAG
B 10' - 0" — CEILING HEIGHT; CEILING TYPE IN LEGEND

DOOR TAG
100 / 1'-0" — DOOR CALLOUT IN SCHEDULE; DOOR WIDTH

STAIR TAG
20R @ 7 1/2" — RISER HEIGHT PER TREAD; # OF RISER

WINDOW TAG
11 — WINDOW CALL OUT IN SCHEDULE
Type Name / Head Ht. / Sill Ht. / Rough Wd. / Rough Ht. — WINDOW SIZE (INCHES); HEADER HGT FROM FLOOR DECKING; WINDOW SILL HGT FROM FLOOR DECKING ROUGH FRAMING OPENING

ELEVATION REFERENCE
NAME AND SCALE OF ELEVATION; DETAIL REFERENCE ON PAGE; INDICATES PAGE NUMBER SECTION CAN BE FOUND ON

BUILDING SECTION REFERENCE
1 / SIM / A101 — INDICATES DIRECTION SECTION IS LOOKING; INDICATES PAGE NUMBER SECTION CAN BE FOUND ON

DRAWING LIST

A0.0	COVER PAGE
A0.1	CODE REVIEW
A0.2	CODE ANALYSIS
A0.3	ACCESSIBILITY STANDARDS
A0.4	SCHEDULES & ASSEMBLIES
A1.0	EXTERIOR ELEVATIONS
A2.0	FOUNDATION PLAN
A2.1	LEVEL 1 FLOOR PLAN
A2.2	ROOF PLAN
A3.1	LEVEL 1 REFLECTED CEILING PLAN
A4.0	BUILDING SECTIONS
A4.1	WALL SECTIONS
A4.2	WALL SECTIONS
A5.0	EXTERIOR DETAILS
A5.1	EXTERIOR DETAILS
A6.0	ENLARGED PLANS & ELEVATIONS
A6.1	INTERIOR ELEVATIONS
A7.1	LEVEL 1 FINISH PLAN
A8.1	LEVEL 1 FURNITURE PLAN
A9.0	TRASH ENCLOSURE

RIESSBERG GROUP DESIGN
Grimes, Iowa
riessberggroup@gmail.com
Phone: 515-202-3386

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

Project ID:
25-2743

Drawn by: KMR

DESCRIPTION	DATE
Review Set	09-19-25
Revision 2	09-25-25
Revision 3	10-21-25
Revision 4	11-25-25
Revision 5	01-09-26
Revision 6	02-17-26

New Commercial Office Space For:
Dentist Building

Project Location:
Ankeny, Iowa

RIESSBERG GROUP DESIGN IS NOT A LICENSED ARCHITECT OR ENGINEER. THESE PLANS ARE PROVIDED ON AN "AS IS" BASIS. THE OWNER AND/OR CONTRACTOR RELEASES IT'S OWNER / EMPLOYEES FROM ANY CLAIMS OR LAWSUIT THAT MAY ARISE DURING CONSTRUCTION. CAREFULLY INSPECT ALL DIMENSION, STRUCTURE AND DETAILS IN THESE DOCUMENTS & NOTIFY RIESSBERG GROUP DESIGN AND ANY DISCREPANCIES.

COVER PAGE

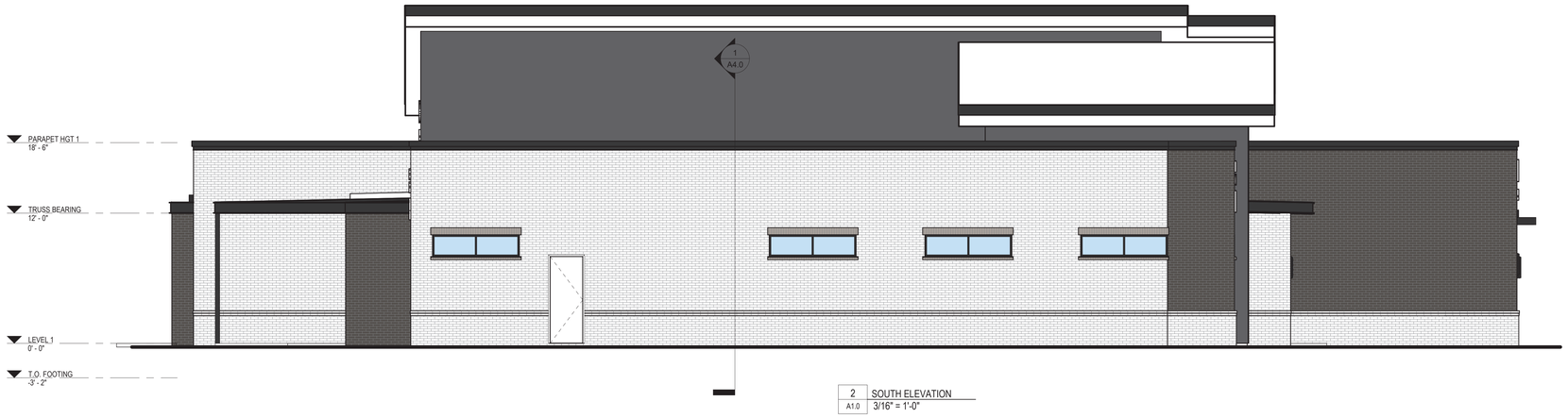
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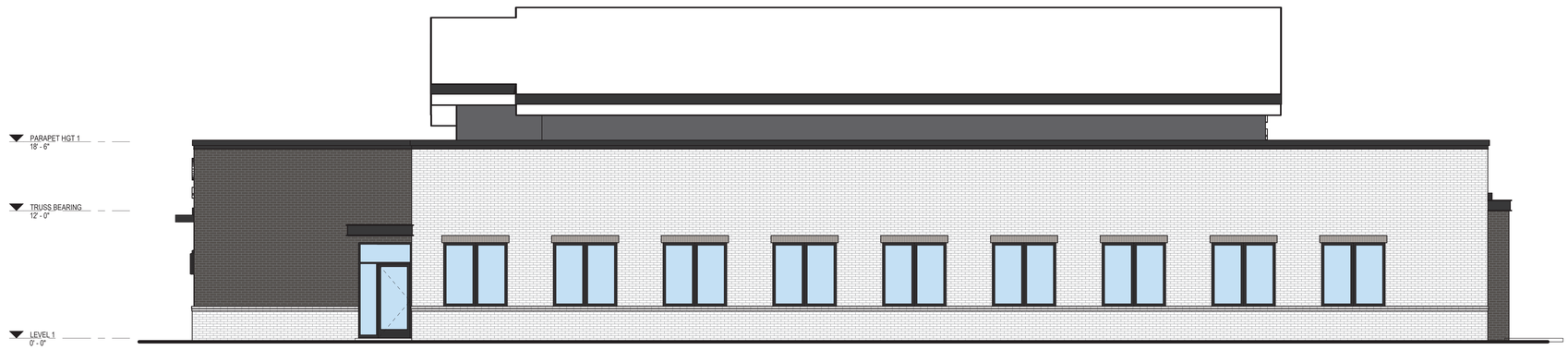
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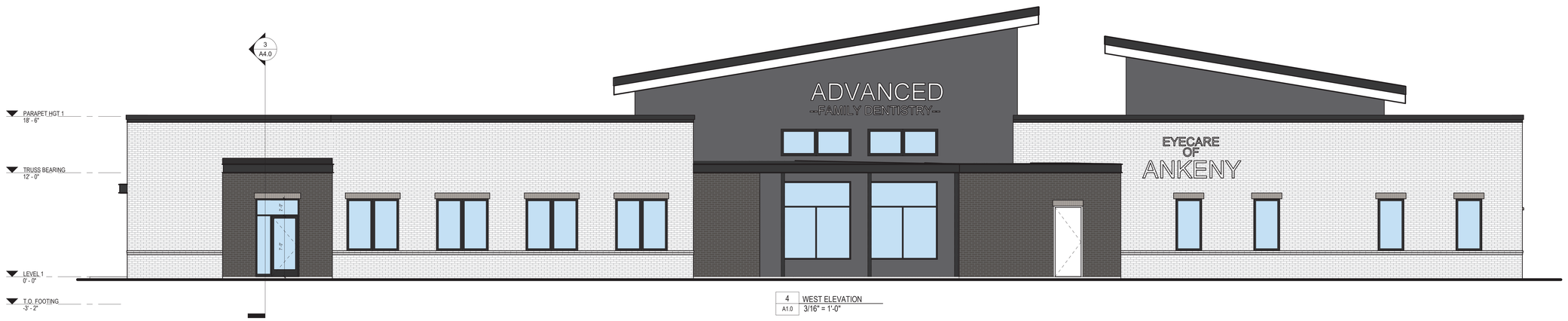
1 EAST ELEVATION
A1.0 3/16" = 1'-0"



2 SOUTH ELEVATION
A1.0 3/16" = 1'-0"



3 NORTH ELEVATION
A1.0 3/16" = 1'-0"



4 WEST ELEVATION
A1.0 3/16" = 1'-0"

GENERAL ELEVATION NOTES

1. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
2. FLASHING TO BE INSTALLED AT WALL AND ROOF INTERSECTIONS AND WHEREVER THERE'S A CHANGE IN ROOF SLOPE DIRECTION AND ROOF OPENINGS.
3. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
4. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
5. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND PIPE FREEZING.
6. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS

EXTERIOR FINISHES

BRICK, COLOR 1
- BASIS OF DESIGN
- MANUFACTURER: GLEN-GERY
- SIZE: MODULAR, 3 5/8" X 2 1/4" X 7 5/8"
- COLOR: CARBON BLACK VELOUR
- INSTALL PATTERN: RUNNING BOND

BRICK, COLOR 2
- BASIS OF DESIGN
- MANUFACTURER: GLEN-GERY
- SIZE: MODULAR, 3 5/8" X 2 1/4" X 7 5/8"
- COLOR: CHARLESTON
- INSTALL PATTERN: RUNNING BOND

STUCCO FINISH
- BASIS OF DESIGN: TBD
- COLOR: SHADE OF DARK GRAY

MISC METAL (PARAPET CAPS, CANOPIES, GUTTERS, DOWNSPOUTS)
- COLOR: PREFINISHED BLACK

ALUMINUM STOREFRONT SYSTEM
- BASIS OF DESIGN: TBD
- 1" INSULATED GLAZING UNIT, ARGON FILLED, THERMALLY BROKEN, CLEAR, SOLAR CONTROL LOW-E GLASS (SOLARBAN 60 OR EQUIVALENT)
- DOOR PANEL & FRAME: PREFINISHED BLACK
- WINDOW FRAMES: PREFINISHED BLACK

Exterior Wall Covering Material - Estimate

MATERIAL TYPE	MATERIAL SF	MATERIAL %	WALL SIDING ELEVATION
Brick - Color 1	974 SF	37.6%	EAST
Brick - Color 2	963 SF	37.1%	EAST
Stucco Finish	658 SF	25.3%	EAST
Brick - Color 1	1676 SF	53.9%	NORTH
Brick - Color 2	309 SF	10.0%	NORTH
Stucco Finish	1121 SF	36.1%	NORTH
Brick - Color 1	1658 SF	33.8%	SOUTH
Brick - Color 2	618 SF	12.6%	SOUTH
Stucco Finish	2631 SF	53.6%	SOUTH
Brick - Color 1	1815 SF	47.9%	WEST
Brick - Color 2	435 SF	11.5%	WEST
Stucco Finish	1538 SF	40.6%	WEST

NOTE:
-WINDOWS AND DOORS HAVE BEEN REMOVED IN CALCULATIONS
-AREAS BEHIND TRIM INCLUDED IN CALCULATIONS

RIESBERG GROUP DESIGN
Grimes, Iowa
riesberggroup@gmail.com
Phone: 515-202-3386

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

Project ID:
25-2743

Drawn by: KMR

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Project Location:
Ankeny, Iowa

RIESBERG GROUP DESIGN IS NOT A LICENSED ARCHITECT OR ENGINEER. THESE PLANS ARE PROVIDED ON AN "AS IS" BASIS. THE OWNER AND/OR CONTRACTOR RELEASES IT'S OWNER / EMPLOYEES FROM ANY CLAIMS OR LAWSUIT THAT MAY ARISE DURING CONSTRUCTION. CAREFULLY INSPECT ALL DIMENSION, STRUCTURE AND DETAILS IN THESE DOCUMENTS & NOTIFY RIESBERG GROUP DESIGN AND ANY DISCREPANCIES.

EXTERIOR ELEVATIONS

A1.0

Scale: As indicated

GENERAL FLOOR PLAN NOTES

DIMENSIONS ON PLAN:
1. EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
2. INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
3. CEILING HEIGHT NOTES ARE FROM TOP OF FLOOR DECKING TO BOTTOM OF CEILING FRAMING MATERIAL.
4. PATIO HEIGHTS NOTED ARE TAKEN FROM TOP OF MAIN FLOOR DECK AND NOT FROM DECK OR CONCRETE HGT. (UNLESS NOTED)

GENERAL:
1. ALL SITE INFO, FURNITURE, AND FIXTURES SHOWN ARE CONCEPTUAL, REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS DOCUMENTS OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION
2. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING
3. INSTALL VERTICAL EXPANSION JOINTS WHERE REQUIRED FOR STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING.
4. CAULK AND SEAL ALL CONTROL-EXPANSION, SAWCUT JOINTS AT ALL INTERIOR AND EXTERIOR CONCRETE

ACOUSTICAL WALL LEGEND

- INDICATES INTERIOR ACOUSTICAL WALL LOCATIONS (SEE FLOOR PLANS)
- R- 13 BATT INSULATION
- ACOUSTICAL SEALANT @ TOP AND BOTTOM OF GYP.

1 / A2.1 LEVEL 1 - FLOOR PLAN
3/16" = 1'-0"

RIESBERG GROUP DESIGN
Grimes, Iowa
riesberggroup@gmail.com
Phone: 515-202-3386

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

Project ID: 25-2743

Drawn by: KMR

DESCRIPTION	DATE
Revision 2	09-25-25
Revision 3	10-21-25
Revision 4	11-25-25
Revision 5	01-09-26
Revision 6	02-17-26

New Commercial Office Space For:

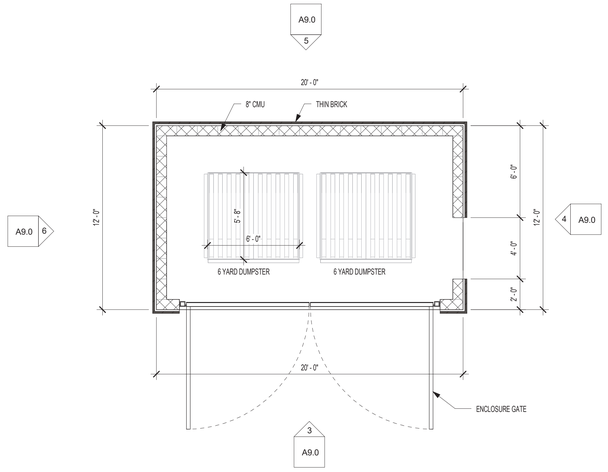
Project Location: Dentist Building, Ankeny, Iowa

RIESBERG GROUP DESIGN IS NOT A LICENSED ARCHITECT OR ENGINEER. THESE PLANS ARE PROVIDED ON AN "AS IS" BASIS. THE OWNER AND/OR CONTRACTOR RELEASES IT'S OWNER / EMPLOYEES FROM ANY CLAIMS OR LAWSUIT THAT MAY ARISE DURING CONSTRUCTION. CAREFULLY INSPECT ALL DIMENSION, STRUCTURE AND DETAILS IN THESE DOCUMENTS & NOTIFY RIESBERG GROUP DESIGN AND ANY DISCREPANCIES.

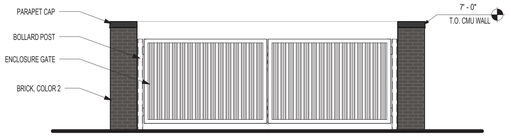
LEVEL 1 FLOOR PLAN

A2.1

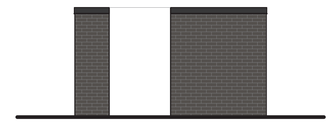
Scale: As indicated



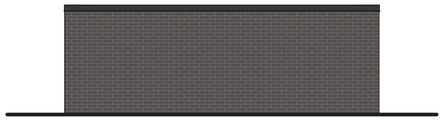
1 A9.0 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



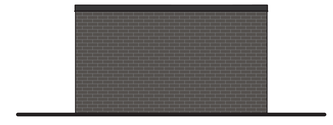
3 A9.0 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



4 A9.0 TRASH ENCLOSURE - RIGHT ELEVATION
1/4" = 1'-0"



5 A9.0 TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"



6 A9.0 TRASH ENCLOSURE - LEFT ELEVATION
1/4" = 1'-0"

RIESBERG GROUP DESIGN
Grimes, Iowa
riesberggroup@gmail.com
Phone: 515-202-3386

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

Project ID:
25-2743

Drawn by: KMR

DESCRIPTION	DATE

New Commercial Office Space For:
Dentist Building

Project Location:
Ankeny, Iowa

RIESBERG GROUP DESIGN IS NOT A LICENSED ARCHITECT OR ENGINEER. THESE PLANS ARE PROVIDED ON AN "AS IS" BASIS. THE OWNER AND/OR CONTRACTOR RELEASES IT'S OWNER / EMPLOYEES FROM ANY CLAIMS OR LAWSUIT THAT MAY ARISE DURING CONSTRUCTION. CAREFULLY INSPECT ALL DIMENSION, STRUCTURE AND DETAILS IN THESE DOCUMENTS & NOTIFY RIESBERG GROUP DESIGN AND ANY DISCREPANCIES.

TRASH ENCLOSURE

A9.0

Scale: 1/4" = 1'-0"

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME

Berwick Estates Plat 3 - Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Cost-participation request for modified subbase, 8-inch subdrain, and sidewalk oversizing along NE Berwick Drive in the amount estimated to be $194,465.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the Berwick Estates Plat 3 Final Plat; and recommend City Council authorization of cost-participation request for modified subbase, 8-inch subdrain, and sidewalk oversizing along NE Berwick Drive in the amount estimated to be $194,465.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Final Plat



N

1 inch = 694 feet

Date: 2/16/2026

Berwick Estates Plat 3
Final Plat
Aerial Map

Ankeny
bringing it all together.

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: March 3, 2026

Agenda Item: Berwick Estates Plat 3 – Final Plat
Report Date: February 25, 2026
Prepared by: Ryan Kirschman, AICP EJC
Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Berwick Estates Plat 3 Final Plat; and recommend City Council authorization of cost-participation request for modified subbase, 8-inch subdrain, and sidewalk oversizing along NE Berwick Drive in the amount estimated to be $194,465.

Project Summary:

Berwick Estates Plat 3 is a proposed 27.28(+/-) acre final plat, located north of SE Corporate Woods Dr/NE 62nd St, east of NE Berwick Drive, and south of SE Oralabor Road/NE 78th Street. The property is zoned R-1, One-Family Residence District. The subject plat consists of creating 36 single family lots and 3 street lots. The 36 residential lots will consist of single-family homes.

Project Report:

Streets: The access to the development off of NE Berwick Drive will be from SE 45th Street and SE 46th Street. SE 45th Street and SE 46th Street will run east from NE Berwick Drive where they will connect to SE Crossing Oaks Drive which will run north to south.

Water: The applicant is proposing to extend 10-inch water main south along NE Berwick Drive to service future development. An 8-inch water main will run along SE 45th Street, SE Crossing Oaks Drive, and SE 46th Street to service the plat.

Sewer: The applicant is proposing to install 8-inch sanitary sewer through the whole plat connecting to a stub along the north plat boundary.

Drainage: The proposed high points are in the east portion of the plat along SE Crossing Oaks Drive. The grading slopes generally to the west and south.

Parkland: The parkland dedication requirement for Plat 3 is 1.364 acres, but parkland is not proposed with this plat. The developer will be dedicating 7.2 acres of parkland with a future final plat. The total park dedication for the Berwick Estates is estimated at 7.2 acres.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: **Berwick Estates Plat 3**
NAME OF OWNER/ DEVELOPER: **Berwick Holdings LLC**

GENERAL INFORMATION:

PLAT LOCATION:	North of SE Corporate Woods Dr/NE 62nd St, east of NE Berwick Drive, and south of SE Oralabor Road/NE 78th Street
SIZE OF PLAT:	27.28 acres
ZONING:	R-1, One-Family Residence District

LOTS:

NUMBER:	36 single-family lots; 3 street lots
SIZE/DENSITY:	1.32 units per acre
USE:	Residential
BUILDING LINES:	
Front:	35′
Rear:	35′
Side:	One Story: 8′ min. one side, 18′ total sum More than one story: 10′ min. one side, 20′ total sum
Lot Width:	85′ minimum
Lot Area:	10,200 SF minimum

PARK SITE DEDICATION:

The parkland dedication requirement for Plat 3 is 1.364 acres, but parkland is not proposed with this plat. The developer will be dedicating 7.2 acres of parkland with a future final plat. The total park dedication for the Berwick Estates is estimated at 7.2 acres.

ADJACENT LANDS:

NORTH:	Berwick Estates Plat 2
SOUTH:	Unincorporated land
EAST:	Unincorporated land
WEST:	Unincorporated land

STREET DEVELOPMENT:

NAME:	SE 45th Street
LENGTH:	Approximately 678′
CLASSIFICATION:	Normal Residential
R.O.W. (REQ′D./PROV.):	60′/60′
PAVEMENT WIDTH:	27′

NAME:	SE 46th Street
LENGTH:	Approximately 665′
CLASSIFICATION:	Normal Residential
R.O.W. (REQ′D./PROV.):	60′/60′
PAVEMENT WIDTH:	27′

NAME:	SE Crossing Oaks Drive
LENGTH:	Approximately 546′
CLASSIFICATION:	Normal Residential
R.O.W. (REQ′D./PROV.):	60′/60′
PAVEMENT WIDTH:	27′

WASTE WATER:

PROJECTED FLOWS: 36 units X 3 pers. per house X 300 gal. per day/pers.= 32,400 GPD

WRA CAPACITY: 200 MGD; current daily avg. 132 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Middle Four Mile Creek Basin.

WATER SYSTEM:

USAGE: 36 units X 3 pers. per house X 100 gal. per day/person = 10,800 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

McCLURE™
ENGINEERING CO.

1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

2/20/2026

Honorable Mayor, City Council, and Plan & Zoning Commission
City of Ankeny City Council Chambers
Ankeny Kirkendall Public Library
1250 SW District Drive,
Ankeny, Iowa 50023

RE: Berwick Estates Plat 3 Construction Drawings & Final Plat

Dear Honorable Mayor, City Council, and Plan & Zoning Commission Members,

On behalf of Berwick Holdings LLC and ATI Group, we respectfully request your approval of the Berwick Estates Plat 2 Construction Drawings and Final Plat located in Eastern Ankeny.

The proposal for Plat 3 remains substantially consistent with the master layout depicted in the Site Planning process. Plat 3 contains 36 lots consisting of standard single-family lots. Portions of two new roadways will be constructed, along with major Berwick Drive ROW improvements, including new water main, sidewalk, and ditch grading along the east side of Berwick Drive. We believe this project will serve to protect the interests of existing Ankeny residents while expanding the lives of future residents.

The developer also request authorization of City cost participation for modified subbase ($90,225) & 8-inch subdrain ($104,340) under and along public roadways to the total amount of $194,565.

We thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

Patt Kullberg, PE
Project Engineer

Cc: ATI Group

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | LAKE OZARK, MISSOURI

BERWICK ESTATES PLAT 3
ANKENY, IOWA
FINAL PLAT

INDEX LEGEND
CITY: ANKENY
COUNTY: POLK
PLAT: OUTLOT X SUBDIVISION: DRA ACRES PLAT 1
ALIQUOT: SE1/4 SE1/4 SEC. 32-T80N-R23W
PROPRIETOR: BERWICK HOLDINGS LLC
REQUESTED BY: BERWICK HOLDINGS LLC
SURVEYOR: PATRICK SHELQUIST
COMPANY: MCCLURE
PREPARED BY & RETURN TO: PATRICK SHELQUIST 6655 NE 15TH STREET DES MOINES, IOWA 50313 / 515-512-1361

OWNERS:
BERWICK HOLDINGS LLC
1615 SW MAIN STREET, SUITE #207
ANKENY, IOWA 50021
(319) 560-5428
ATTN: CASEY SCHAFBUCH

ENGINEER:
MCCLURE
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
pkullberg@mcclurevision.com
ATTN: PAT KULLBERG

GENERAL NOTES:
1) LOT 'A', LOT 'B', AND LOT 'C' TO BE DEDICATED TO THE CITY OF ANKENY FOR RIGHT OF WAY PURPOSES

2) LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

3) THE DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE PLAT, INCLUDING ALONG BERWICK DRIVE.

4) NO LOT MAY HAVE DIRECT ACCESS TO NE BERWICK DR OR THE FUTURE STREET ASSOCIATED WITH LOT B.

5) THE EASTBOUND LEFT TURN LANE AT NE 62ND STREET AND NE BERWICK DRIVE WILL NEED TO BE CONSTRUCTED PRIOR TO TEMPORARY OR FINAL OCCUPANCY OF THE FIRST LOT BUILT WITHIN THIS PLAT.

6) DRIVEWAYS FOR LOTS 1, 21, 22 & 36 SHALL BE PLACED AS FAR EAST FROM THE INTERSECTION AS POSSIBLE.

7) THE DRIVEWAY FOR LOT 5 SHALL BE LOCATED TO AVOID THE INTAKE STRUCTURE.

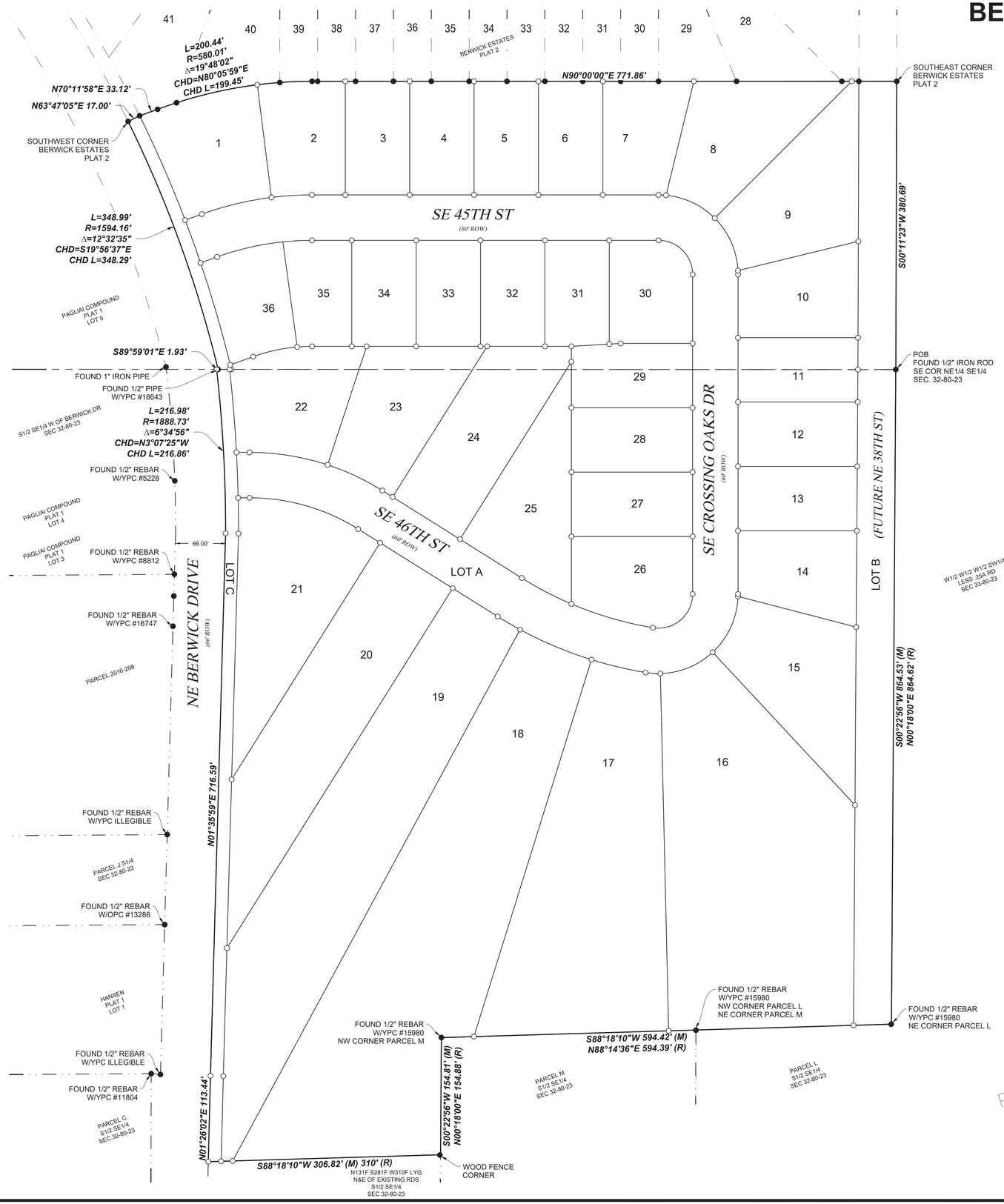
8) THE DRIVEWAY FOR LOT 26 SHALL BE LOCATED TO AVOID THE INTAKE STRUCTURE.

ZONING:
R-1 RESIDENTIAL

LEGAL DESCRIPTION:
PART OF OUTLOT X, DRA ACRES PLAT 1, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., ALSO BEING THE SOUTHEAST CORNER OF SAID OUTLOT X; THENCE S00°22'56"W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, 864.53 FEET; THENCE S88°18'10"W, 594.42 FEET; THENCE S00°22'56"W, 154.81 FEET; THENCE S88°18'10"W, 306.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF NE BERWICK DR; THENCE N01°26'02"E, ALONG SAID RIGHT-OF-WAY LINE, 113.44 FEET; THENCE N01°35'59"E, ALONG SAID RIGHT-OF-WAY LINE, 716.59 FEET; THENCE 216.98 FEET, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF A 1888.73 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, HAVING A CHORD BEARING N03°07'25"W, 216.86 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE S89°59'01"E, ALONG SAID NORTH LINE, 1.93 FEET, TO THE SOUTHWEST CORNER OF SAID OUTLOT X; THENCE ALONG THE WEST LINE OF OUTLOT X, ALSO BEING THE SAID EAST RIGHT-OF-WAY LINE, 348.99 FEET ALONG A 1594.16 FOOT RADIUS CURVE, CONCAVE WESTERLY, HAVING A CHORD BEARING N19°56'37"W, 348.29 FEET; TO THE SOUTHWEST CORNER OF BERWICK ESTATES PLAT 2; THENCE ALONG THE SOUTH LINE OF SAID BERWICK ESTATES PLAT 2 N63°47'05"E, 17.00 FEET; THENCE N70°11'58"E, ALONG SAID SOUTH LINE, 33.12 FEET; THENCE 200.44 FEET, ALONG SAID SOUTH LINE AND THE ARC OF A 580.01 FOOT RADIUS CURVE, CONCAVE SOUTH, HAVING A CHORD BEARING N80°05'59"E, 199.45 FEET; THENCE N90°00'00"E, ALONG SAID SOUTH LINE, 771.86 FEET TO THE EAST LINE OF SECTION 32 ALSO THE SOUTHEAST CORNER OF SAID BERWICK ESTATES PLAT 2; THENCE S00°11'23"W, 380.69 FEET, TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 27.28 ACRES.





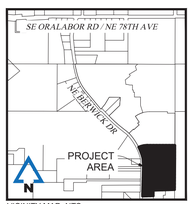
GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXIST EASEMENT

MONUMENTS FOUND:
- ▲ SECTION CORNER (TYPE AS NOTED)
- ■ 1/2" REBAR W/NO CAP
- ● 1/2" REBAR W/RPC #24477 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:
- ○ 1/2" REBAR W/RPC #24477
- ⌑ CUT X OR MAG NAIL

FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



VICINITY MAP- NTS

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK SHELQUIST — DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-X

DATE SURVEYED: XX/XX/20XX

PRELIMINARY

BERWICK ESTATES PLAT 3
FINAL PLAT

ENGINEER KULLBERG	DRAWN BY HART	REVISIONS 11/6/2025	ANKENY, IOWA
SURVEYOR SHELQUIST	CREW CHIEF ----	12/4/2025	POLK COUNTY
SHEET NO. 01/04		2/18/2026	2023000306-060 09/25/2025

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6655 NE 15th Street
Des Moines, Iowa 50313
515-512-1361

DRAWING PATH: P:\2023\000306-060\04.Drawings\Survey\20230000306-060-FP.dwg PLOT DATE: 02/18/2026 7:27 AM PLOTTED BY: KATHRYN BERTRAN-HART

BERWICK ESTATES PLAT 3
ANKENY, IOWA
FINAL PLAT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C1	356.85'	1611.16'	12°41'25"	N19°52'12"W	356.12'
C2	217.23'	1905.73'	6°31'52"	N03°05'30"W	217.11'
C3	30.00'	1611.16'	1°04'01"	N20°20'03"W	30.00'
C4	30.00'	1611.16'	1°04'01"	N19°16'02"W	30.00'
C5	138.23'	400.00'	19°48'02"	S80°05'59"W	137.55'
C6	117.81'	75.00'	90°00'00"	N45°00'00"W	106.07'
C7	130.09'	75.00'	99°22'42"	N49°41'21"E	114.38'
C8	198.27'	500.00'	22°43'13"	S69°15'41"E	196.98'
C9	168.07'	300.00'	32°05'55"	S73°57'02"E	165.88'
C10	30.03'	1899.79'	0°54'21"	N02°35'58"W	30.03'
C11	30.01'	1900.01'	0°54'18"	N01°41'53"W	30.01'
C12	94.82'	430.00'	12°38'02"	N76°30'59"E	94.62'
C13	150.37'	1611.16'	5°20'51"	S23°32'29"E	150.32'
C14	127.89'	580.01'	12°38'02"	S76°30'59"W	127.63'
C15	53.79'	430.00'	7°10'00"	N86°25'00"E	53.75'
C16	72.55'	580.01'	7°10'01"	S86°25'00"W	72.50'
C17	9.96'	105.00'	5°26'15"	S87°16'52"E	9.96'
C18	72.50'	105.00'	39°33'45"	S64°46'52"E	71.07'
C19	77.44'	105.00'	42°15'32"	S23°52'14"E	75.70'
C20	5.02'	105.00'	2°44'28"	S01°22'14"E	5.02'
C21	3.04'	105.00'	1°39'28"	S00°49'44"W	3.04'
C22	83.20'	105.00'	45°23'59"	S24°21'27"W	81.04'
C23	76.26'	105.00'	41°36'43"	S67°51'48"W	74.59'
C24	19.63'	105.00'	10°42'33"	N85°58'34"W	19.60'
C25	73.45'	530.00'	7°56'26"	N76°39'05"W	73.39'
C26	102.50'	530.00'	11°04'49"	N67°08'28"W	102.34'
C27	34.22'	530.00'	3°41'58"	N59°45'04"W	34.22'
C28	151.26'	270.00'	32°05'55"	N73°57'02"W	149.29'
C29	104.88'	330.00'	18°12'37"	S80°53'42"E	104.44'
C30	109.95'	1905.45'	3°18'22"	S04°42'17"E	109.94'
C31	79.49'	230.00'	19°48'02"	S80°05'59"W	79.09'
C32	79.99'	330.00'	13°53'19"	S64°50'44"E	79.80'
C33	73.97'	470.00'	9°01'04"	S62°24'36"E	73.90'
C34	112.40'	470.00'	13°42'10"	S73°46'13"E	112.14'
C35	78.05'	45.00'	99°22'42"	N49°41'21"E	68.63'
C36	70.69'	45.00'	90°00'00"	N45°00'00"W	63.64'
C37	38.69'	370.00'	5°59'27"	S87°00'16"W	38.67'
C38	19.68'	230.00'	4°54'05"	S87°32'58"W	19.67'
C39	89.18'	370.00'	13°48'35"	S77°06'15"W	88.96'
C40	59.81'	230.00'	14°53'58"	S77°38'56"W	59.64'
C41	140.32'	1611.16'	4°59'24"	S16°14'20"E	140.27'

SOUTHEAST CORNER BERWICK ESTATES PLAT 2

SOUTHWEST CORNER BERWICK ESTATES PLAT 2

BERWICK ESTATES PLAT 2

W1/2 W1/2 W1/2 SW1/4 LESS 24A RD SEC 33-80-23

PARCEL L S1/2 SE1/4 SEC 32-80-23

PARCEL M S1/2 SE1/4 SEC 32-80-23

PARCEL C S1/2 SE1/4 SEC 32-80-23

S1/2 SE1/4 W OF BERWICK DR SEC 32-80-23

N131F 5281F W316F LYG N&E OF EXISTING RDS S1/2 SE1/4 SEC 32-80-23

(FUTURE NE 38TH ST)

SE CROSSING OAKS DR (60' ROW)

SE 45TH ST (60' ROW)

SE 46TH ST (66' ROW)

NE BERWICK DRIVE (66' ROW)

STREET LOT A 113,305 SF

ROW 'B' 62,298 SF

LOT C 23,795 SF

S00°11'23"W 380.69'

S00°22'56"W 864.53' (M)
N00°18'00"E 864.62' (R)

S88°18'10"W 594.42' (M)
N88°14'36"E 594.39' (R)

S00°22'56"W 154.81' (M)
N00°18'00"E 154.88' (R)

S88°18'10"W 306.82' (M) 310' (R)

N90°00'00"E 771.86'

N01°35'59"E 716.59'

N01°26'02"E 113.44'

S89°59'01"E 1.93'

L=216.98'
R=1888.73'
Δ=6°34'56"
CHD=N3°07'25"W
CHD L=216.86'

L=348.99'
R=1594.16'
Δ=12°32'35"
CHD=S19°56'37"E
CHD L=348.29'

L=200.44'
R=580.01'
Δ=19°48'02"
CHD=N80°05'59"E
CHD L=199.45'

N70°11'58"E 33.12'

N63°47'05"E 17.00'

PAGLIAI COMPOUND PLAT 1 LOT 5

PAGLIAI COMPOUND PLAT 1 LOT 4

PAGLIAI COMPOUND PLAT 1 LOT 3

PARCEL 2016-208

PARCEL J S1/4 SEC 32-80-23

HANSEN PLAT 1 LOT 1

NORTH
0 13 25 50
(IN FEET)
1 inch = 50 ft.

BERWICK ESTATES PLAT 3 FINAL PLAT	
ENGINEER KULLBERG SURVEYOR SHELQUIST	DRAWN BY HART CREW CHIEF ----
REVISIONS 11/6/2025 12/4/2025 2/18/2026	ANKENY, IOWA POLK COUNTY 2023000306-060 09/25/2025
SHEET NO. 02/04	

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BERWICK ESTATES PLAT 3
ANKENY, IOWA
FINAL PLAT

W1/2 W1/2 W1/2 SW1/4
LESS .25A RD
SEC 33-80-23

(FUTURE NE 38TH ST)

LOT B

S00°11'23"W 5.83'
N29°48'36"W 33.00'
S90°00'00"W 13.99'
N29°48'36"W 33.00'
S00°11'23"W 8.48'

25.00' LANDSCAPE BUFFER EASEMENT

7.00' GAS EASEMENT
10.00' PUE

N00°22'56"E 115.99'

PARCEL L
S1/2 SE1/4
SEC 32-80-23

N90°00'00"W 247.71'

SE CROSSING OAKS DR

STORM SEWER EASEMENT

C18
C17
N85°35'21"W 67.51'

N55°07'35"W 219.85'

PRESERVATION EASEMENT

PARCEL M
S1/2 SE1/4
SEC 32-80-23

EXISTING 10.00' PUE
(BERWICK ESTATES-PLAT 2)

EXISTING 15.00' DRAINAGE
(BERWICK ESTATES
PLAT 2 - LOTS 29-32)

BERWICK ESTATES PLAT 2

15.00' DRAINAGE EASEMENT
(SEE SHEET 4)

STORM SEWER EASEMENT
(SEE SHEET 4)

SE 45TH ST

SE 46TH ST

LOT A

S10°21'48"W 221.08'

15.00' PUBLIC DRAINAGE EASEMENT
(SEE SHEET 4)

EXISTING 15.00' STORM
SEWER & DRAINAGE
(BERWICK ESTATES
PLAT 2 - LOTS 33-41)

N25°24'18"W 287.55'

N131F S281F W310F LYG
N&E OF EXISTING RDS
S1/2 SE1/4
SEC 32-80-23

SANITARY SEWER EASEMENT
(SEE SHEET 4)

20.00' STORM
SEWER EASEMENT
(SEE SHEET 4)

25.00' LANDSCAPE
BUFFER EASEMENT

STORM SEWER EASEMENT
(SEE SHEET 4)

DRAINAGE EASEMENT
(SEE SHEET 4)

N00°00'00"W 69.13'

30.00' STORM SEWER &
DRAINAGE EASEMENT

20.00' PUBLIC UTILITY EASEMENT
BK 15393 PGS 121-134

S88°24'01"E 10.13'
S01°35'59"W 82.82'

LOT C

NE BERWICK DRIVE
(66' ROW)

66.00'

20.00' SANITARY SEWER EASEMENT
BK 15393 PGS 121-134

5.00' GAS EASEMENT
BK 15393 PGS 121-134

30.00' ROW EASEMENT FOR
WATER TRANSMISSION LINES AND APPURTENANCES
BK 4816 PG 332

40' SANITARY AND STORM
SEWER EASEMENT
(BERWICK ESTATES-PLAT 2)

SANITARY SEWER EASEMENT
(SEE SHEET 4)

PAGLIAI COMPOUND
PLAT 1
LOT 5

S1/2 SE1/4 W OF BERWICK DR
SEC 32-80-23

PAGLIAI
COMPOUND
PLAT 1
LOT 4

PAGLIAI
COMPOUND
PLAT 1
LOT 3

PARCEL 2016-208

PARCEL J S1/4
SEC 32-80-23

HANSEN
PLAT 1
LOT 1

PARCEL C
S1/2 SE1/4
SEC 32-80-23

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C17	41.56'	470.00'	5°03'58"	S78°05'19"E	41.54'
C18	27.38'	45.00'	34°51'18"	N81°57'03"E	26.95'
C19	80.53'	330.00'	13°58'58"	N78°46'52"W	80.33'

NORTH
0 13 25 50
(IN FEET)
1 inch = 50 ft.

BERWICK ESTATES PLAT 3 FINAL PLAT			
ENGINEER KULLBERG	DRAWN BY HART	REVISIONS 11/6/2025	ANKENY, IOWA POLK COUNTY
SURVEYOR SHELQUIST	CREW CHIEF ----	12/4/2025 2/18/2026	202300308-060
SHEET NO. 03/04			09/25/2025

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BERWICK ESTATES PLAT 3
ANKENY, IOWA
FINAL PLAT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C1	35.04'	580.01'	3°27'41"	N71°55'48"E	35.03'
C2	100.51'	1636.16'	3°31'11"	S22°36'40"E	100.49'
C3	1.69'	430.00'	0°13'30"	S70°18'42"W	1.69'
C4	150.37'	1611.16'	5°20'51"	N23°32'29"W	150.32'
C5	12.79'	330.00'	2°13'16"	N88°53'22"W	12.79'
C6	80.02'	1935.45'	2°22'08"	S04°10'53"E	80.02'
C7	143.48'	1641.16'	5°00'33"	S16°14'48"E	143.44'
C8	6.69'	370.00'	1°02'08"	N70°43'02"E	6.69'
C9	146.47'	1611.16'	5°12'32"	N16°07'46"W	146.42'
C10	109.95'	1905.73'	3°18'21"	N04°42'16"W	109.94'
C11	47.23'	1905.73'	1°25'12"	S00°32'10"E	47.23'
C12	20.01'	270.00'	4°14'48"	N87°52'36"W	20.01'
C13	79.49'	230.00'	19°48'02"	S80°05'59"W	79.09'
C14	74.30'	215.00'	19°48'02"	N80°05'59"E	73.93'
C15	11.84'	470.00'	1°26'36"	S66°11'50"E	11.84'
C16	9.05'	470.00'	1°06'10"	S67°28'13"E	9.05'

SE 45TH ST

SE 46TH ST

NE BERWICK DRIVE
(66' ROW)

LOT A

LOT C

BERWICK ESTATES PLAT 2

PAGLIAI COMPOUND PLAT 1 LOT 2

S1/2 SE1/4 W OF BERWICK DR SEC 32-80-23

PAGLIAI COMPOUND PLAT 1 LOT 4

PAGLIAI COMPOUND PLAT 1 LOT 3

PARCEL 2016-208

N90°00'00"W 10.00'
N00°00'00"E 15.00'
N90°00'00"W 5.00'
S00°00'00"E 14.67'
N00°00'00"E 247.33'
S00°00'00"E 247.33'
15.00' DRAINAGE EASEMENT
N83°28'39"W 20.00'
N06°31'21"E 49.04'
N90°00'00"E 15.00'
S06°31'21"W 43.02'
20.00' STORM SEWER EASEMENT

N80°00'00"W 342.35'
N80°00'00"E 342.35'
15.00' PUBLIC DRAINAGE EASEMENT

N70°11'58"E 10.48'
N04°05'28"W 131.06'
S04°16'25"E 43.19'
S70°11'58"W 10.48'
S19°48'02"E 15.00'
N89°59'01"W 6.97'
S21°50'05"W 11.77'
S31°33'16"W 14.05'
N90°00'00"W 13.37'
S89°59'01"E 2.32'
20.00' STORM SEWER EASEMENT
SANITARY SEWER EASEMENT
SANITARY SEWER EASEMENT
10.00' PUE
7.00' GAS EASEMENT
N70°11'58"E 23.32'
S70°11'58"W 23.32'
S16°25'23"W 61.83'
N70°11'58"E 57.14'

N00°32'12"W 46.78'
N01°35'59"E 98.22'
N00°57'11"E 110.06'
N20°08'15"W 33.14'
N69°51'45"E 25.00'
STORM SEWER EASEMENT
DRAINAGE EASEMENT
N89°28'48"W 20.04'
S88°24'01"E 35.00'
S88°24'01"E 10.13'
S00°57'11"W 114.90'
S20°08'15"E 37.98'
S01°35'59"W 82.82'
S01°35'59"W 97.93'
N90°00'00"W 15.02'
66.00'

NORTH
0 8 15 30
(IN FEET)
1 inch = 30 ft.

ENGINEER KULLBERG	DRAWN BY HART	REVISIONS 11/6/2025	ANKENY, IOWA
SURVEYOR SHELQUIST	CREW CHIEF -----	12/4/2025	POLK COUNTY
SHEET NO. 04/04		2/18/2026	2023000306-060 09/25/2025

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PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		Phil Tuning

ITEM NAME
6110 SE Convenience Boulevard - Corporate Woods Toy Storage Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

Staff Report Attached

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

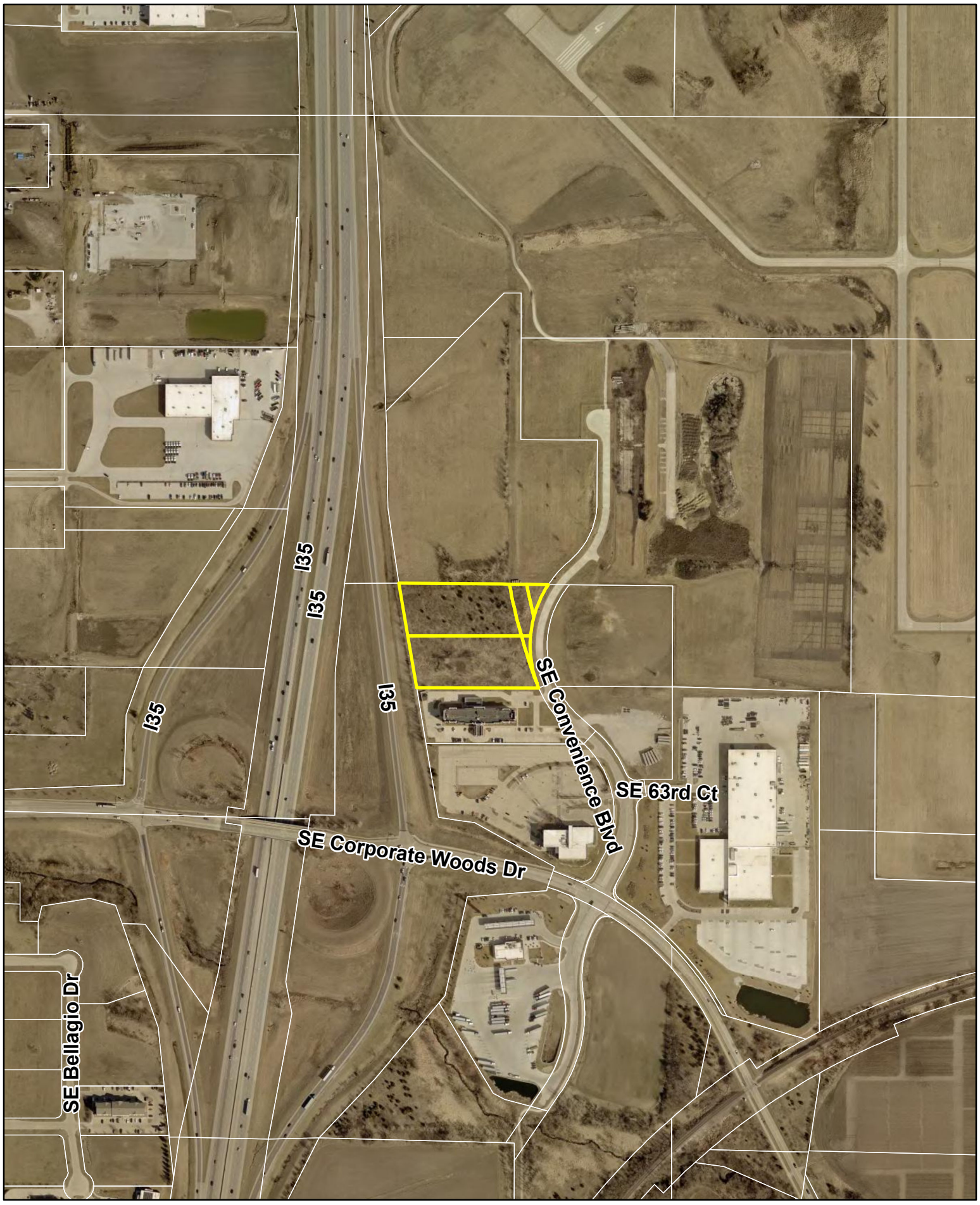
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 6110 SE Convenience Boulevard, Corporate Woods Toy Storage, subject to recordation of the Corporate Woods Toy Storage Final Plat.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Site Plan
5. Building Elevations



N

1 inch = 500 feet

Date: 2/26/2026

6110 SE Convenience Boulevard
Corporate Woods Toy Storage Site Plan
Aerial Map

Ankeny
bringing it all together.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: March 3, 2026

Agenda Item: 6110 SE Convenience Boulevard – Corporate Woods Toy Storage Site Plan
Report Date: February 26, 2026
Prepared by: Bryan Morrissey EJC
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 6110 SE Convenience Boulevard, Corporate Woods Toy Storage, subject to recordation of the Corporate Woods Toy Storage Final Plat.

Project Summary:

The subject property is located north of SE Corporate Woods Drive and generally situated between SE Convenience Boulevard and Interstate-35. The site is approximately 5.13-acres (+/-) in size and is a part of the Corporate Woods Business Park Planned Unit Development (PUD). Neighboring properties are zoned either M-1, Light Industrial District or are a part of the Corporate Woods Business Park PUD. The applicant, Maven Crux Development, is proposing to construct three separate storage buildings on the site that can be leased or owned and are designed for users to store personal RV's, boats, motorcycles and other recreational vehicles.

The exterior of the proposed buildings will be constructed primarily of stone veneer and metal wall paneling. The Corporate Woods Business Park PUD has its own set of architectural standards that takes precedent over the traditional building materials standards of the Code. The building elevations included with these plans meet the architectural standards listed in the PUD. Additionally, the two trash enclosures depicted on the plans will be comprised of CMU, which is considered a substantial and acceptable material for enclosures.

The proposed plans do not call for any dedicated parking areas on the site. The applicant has stated that users are expected to park inside their respective units most of the time, while some users will park within the drive aisle adjacent to their unit on occasion. The applicant has communicated to City Staff that parking areas are not typical with this kind of storage development, as the only visitors to the site are tenants who have their own unit or prospective tenants. Although it is unusual for a commercial development to not have a parking area with dedicated stalls, Staff does recognize that these kinds of storage units are unique in that they are designed to specifically store large vehicles. With that in mind, it is reasonable to conclude that users will park inside their unit when accessing the site most of the time. In the event that parking within the drive aisles creates issues between tenants, it will be the property owner's responsibility to address those internal conflicts.

The landscaping and open space requirements of the PUD and Code have been satisfied with what's proposed on the plans. Pavement shading trees will be installed along the north and west property boundaries, while the plantings along south and east property lines will be utilized to fulfill the open space landscaping requirements of the Code. A dump station and wash area is proposed near the southwest corner of the site; however, fencing along the west property boundary along with existing and proposed landscaping will screen these areas from Interstate-35. The site will be serviced via six-inch water and four-inch sanitary lines that stem from the existing mains on SE Convenience Boulevard, while a five-foot sidewalk extension is proposed along SE Convenience Boulevard as well. Lastly, stormwater on the site will be directed towards the regional detention basin near the Baker Group property along SE Corporate Woods Drive.

Site Plan Worksheet
6110 SE Convenience Boulevard – Corporate Woods Toy Storage Site Plan

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

1. **The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

   Three separate buildings are proposed on the site. All three buildings run horizontally from west to east with the east façade facing SE Convenience Boulevard. This aligns with the neighboring hotel to the south that is situated horizontally as well.

2. **The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

   The site plan generally complies with the landscaping requirements of the Code. Dedicated on-site parking stalls are not included with these plans as the applicant has stated that users will utilize their individual units to park and/or store vehicles. Users may utilize the drive aisles in between buildings to park personal vehicles if needed.

3. **The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

   The site does not provide dedicated individual parking stalls. Users are expected to park inside their respective units or park on the drive aisle adjacent to their unit, if needed. A five-foot sidewalk will be extended along SE Convenience Boulevard adjacent to the subject property.

4. **The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

   A traffic memo for the site was reviewed and approved by the City's Traffic Engineering Manager. Public improvements stemming from the proposed development are not required.

5. **Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

   Dedicated parking stalls are not included with these plans, therefore, headlight screening for public ways and adjoining properties is not proposed.

6. **Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

   Two trash enclosures are included with the proposed plans. Both trash enclosures will be comprised of CMU. Additionally, plans call for a dump station and wash area near the southwest corner of the property. These areas will be screened from I-35 via the existing landscaping combined with the proposed fencing and landscaping.

7. **All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

   All services to the building will be underground.

8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

   Lighting on the site will be directed away from adjoining properties and downward.

9. **The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

   Storm water will drain from one of the multiple storm water intakes to the existing regional detention basin located near the Baker Group property along SE Convenience Boulevard.

10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

    The applicant is proposing to connect to the eight-inch sanitary and twelve-inch water mains that run along SE Convenience Boulevard, adjacent to the subject property.

11. **Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

    The proposed plans meet the open space requirements of the Corporate Woods PUD, with a majority of the open space being provided south and east of the proposed buildings.

12. **Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

    The proposed landscaping conforms and meets the requirements of the Corporate Woods PUD and Ankeny Municipal Code.

B. Building Design

1. **Buildings shall have good scale and maintain or enhance the established scale of neighboring buildings and sites.**

   The proposed buildings total 96,334 square feet in size with Building A being 36,307 SF, Building B being 39,923 SF, and Building C being 20,104 SF. These buildings are comparable in size and scale to the surrounding buildings in the Corporate Woods Planned Unit Development.

2. **Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

The materials for the proposed buildings consist primarily of stone veneer and pre-finished metal wall paneling. These materials are considered to be acceptable within the Corporate Woods Business Park PUD.

3. **All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

   Any mechanical or utility equipment on the roof will be screened appropriately.

4. **Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

   Three buildings are being proposed on the site. All three buildings will be comprised of the same materials in similar quantities.

C. Signs

Final design and allowances of signage will be determined with future sign permits.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

1. **Conformance to Design Standards and other applicable code requirements**

   The plans submitted generally conform to the written regulations of the City and Corporate Woods Business Park PUD.

2. **Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

   The site layout is compatible with setbacks and other sites in the neighboring area.

3. **Layout and utilization of building, parking, drive-ways, and open spaces.**

   The layout and circulation system for traffic on the site is appropriate.

4. **Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**

   The proposed building is comparable in scale and style to the other developments within the Corporate Woods Business Park PUD.

5. **Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**

   It appears that the impact on these utility systems can be accommodated adequately.

Corporate Woods Toy Storage – Project Approval Request Letter

Project Name: Corporate Woods Toy Storage

Location: 6110 SE Convenience Boulevard, Ankeny, IA 50021

To the City of Ankeny Planning & Zoning Department,

On behalf of MavenCrux Development, LLC and LLMC Ankeny IA, LLC, we respectfully submit this letter requesting formal approval of the proposed Corporate Woods Toy Storage development. The project has been designed to meet all applicable PUD standards, CC&R requirements, and all relevant City of Ankeny regulations currently in effect.

Project Summary

The development consists of two combined lots totaling 5.13 acres (223,660 SF) within Corporate Woods Business Park Plats 1 and 2. The site is zoned PUD, and the proposed use is classified as Group S-1 Self-Storage.

Buildings & Site Layout

The project consists of three single-story commercial self-storage buildings with a total gross square footage of 96,217 SF, divided as follows:

Building A – 36,187 SF – 64 units

Building B – 39,939 SF – 36 units

Building C – 20,091 SF – 18 units

Total Building Area: 96,217 SF

Building Height: 24'-0" (single story)

The site meets or exceeds all required setbacks, height limitations, and orientation guidelines outlined in the Corporate Woods PUD.

Intended Use & Operations

The project will provide approximately 118 indoor "toy storage" units, designed for secure storage of personal RVs, boats, cars, motorcycles, and similar recreational vehicles. Units will be available for individual ownership or lease, with all operations governed by project CC&Rs and on-site management.

Key operational characteristics include private use only, secured access points, remote property management, accessible restrooms, trash enclosures, an RV refresh station, and utility management through a single metered system.

Proposed functional features include conditioned storage units, hose bibb stubs on units in Buildings B and C, basic power, lighting, internet access, fire sprinklers, and enhanced features in larger units such as 150-amp service, man doors, split-system air conditioning, and water/sewer stubs.

Conformance with PUD Requirements

The proposed development aligns with the intent and standards of the Corporate Woods PUD. Landscaping, screening, circulation, and site design have been developed to meet or exceed applicable guidelines, and the project integrates seamlessly with surrounding uses.

Request for Approval

Based on the project's conformance with the governing PUD and all applicable city requirements, we respectfully request formal approval of the Corporate Woods Toy Storage development.

Respectfully,



J. Ross Nichols

MavenCrux Development, LLC

Manager, LLMC Ankeny IA, LLC

CIVIL IMPROVEMENT PLANS
CORPORATE WOODS TOY STORAGE
ANKENY, IOWA

OF A PORTION OF THE SOUTHEAST 1/4 NORTHWEST FRAC QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF CITY OF ANKENY, POLK COUNTY, IOWA

ATWELL NOTES:

1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON HIMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO SAME WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.
2. THE ENGINEER MAKES NO GUARANTEE REGARDING THE LOCATION OR ELEVATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CALL IOWA ONE CALL FOR LOCATION OF ALL UTILITIES.
3. THE CONTRACTOR SHALL MAKE HIS OWN ESTIMATE OF EARTHWORK QUANTITIES REQUIRED TO COMPLETE ALL WORK AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMPORT FILL OR EXPORT SOIL AS REQUIRED TO PROVIDE AN EARTHWORK BALANCE AT NO EXTRA COST TO THE PROJECT.
4. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION.
5. THE DEVELOPER/CONTRACTOR ASSUMES ALL RESPONSIBILITY AND COSTS INCURRED IF THEY ELECT TO LANDSCAPE RETENTION BASINS BEFORE THE REQUIRED RETENTION VOLUME HAS BEEN CERTIFIED BY THE ENGINEER.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING STORM DRAIN PIPES DURING THE CONSTRUCTION STAGE. THE COVER ON THE DRAINAGE PIPE IS DESIGNED FOR FINAL GRADE; THEREFORE, EXTRA CARE MUST BE EXERCISED DURING THE CONSTRUCTION PHASE TO MAINTAIN COVER OVER PIPES TO PREVENT DAMAGE.
7. CONTRACTOR TO VERIFY WATER / SEWER SEPARATION PER 2028 IOWA SUDAS DESIGN MANUAL SECTION 4C-1- G
8. CONTRACTOR IS TO LOCATE EXISTING PROPERTY MONUMENTS PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE SURVEYOR REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES SET BY THE ENGINEER UNLESS ALL SURVEY STAKES SET BY THE SURVEYOR ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF IN THE OPINION OF THE SURVEYOR, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED TO CORRECT ANY ITEM OR IMPROPER CONSTRUCTION WORK IN THIS DEVELOPMENT SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.
10. STORM WATER POLLUTION PREVENTION PLAN DEPICTS TYPICAL EROSION CONTROL MEASURES TO BE EMPLOYED ON THIS SITE. IT IS UNDERSTOOD THAT THE STORM WATER POLLUTION PREVENTION PLAN IS A DYNAMIC DOCUMENT AND IT IS TO BE UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS AND ADDRESS UNFORESEEN CONDITIONS.

LINE TYPES

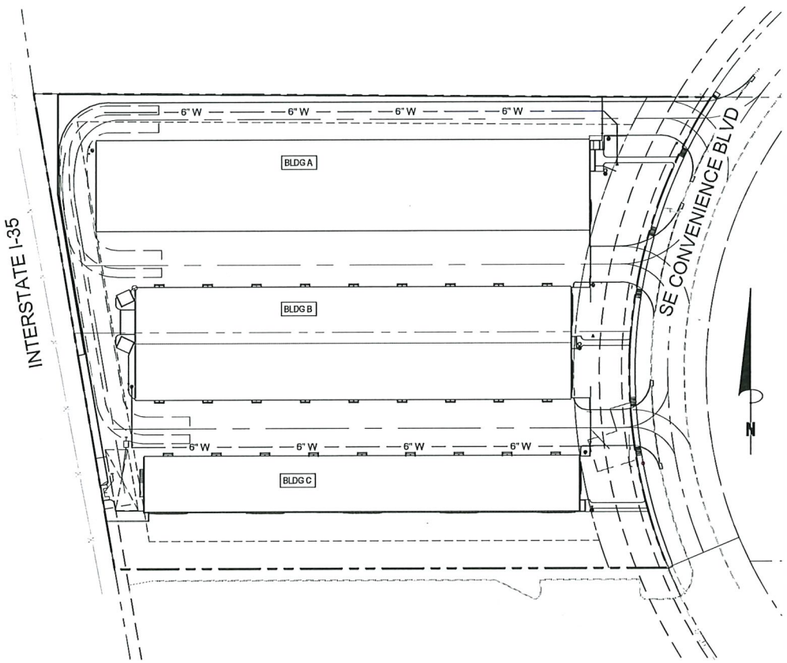
- MATCHLINE
- PHASE LINE
- BOUNDARY
- CENTERLINE
- EASEMENT
- PUBLIC UTILITY EASEMENT
- RIGHT OF WAY
- 8" S — SEWER
- 6" W — WATER
- EXISTING SECTION LINE
- SIGHT VISIBILITY TRIANGLE : 25MPH
- SCREEN WALL
- EX CATV — EXISTING CATV
- EX ELEC — EXISTING ELECTRIC
- EXISTING EASEMENT
- X — EXISTING FENCE
- EX GAS — EXISTING GAS
- EXISTING LOT
- EXISTING PUBLIC UTILITY EASEMENT
- EX TEL — EXISTING TELEPHONE
- EX 8"S — EXISTING SEWER
- REDUCER
- GRADE BREAK
- EX 8"W — EXISTING WATER

LEGEND

EXISTING	PROPOSED	
○	○	SEWER MANHOLE
◀	◀	FLOW DIRECTION
⊗	⊗	WATER VALVE
		FIRE HYDRANT
□	□	WATER METER BOX
▶	▶	REDUCER
		HANDICAP RAMP
PAD=17.5 FF=18.17	PAD=17.5 FF=18.17	PAD & FINISHED FLOOR ELEVATION
◉	◉	CENTERLINE MONUMENT
		SCUPPER
		DRYWELL
		STORM DRAIN
		STREET LIGHTS
		RIP RAP
		STREET SIGN
1350	1350	CONTOUR MAJOR
1350	1350	CONTOUR MINOR

ABBREVIATIONS

(AB)	AS-BUILT	MH	MANHOLE
BC OR B/C	BACK OF CURB	P	PAVEMENT
C&G	CURB & GUTTER	PL	PROPERTY LINE
CB	CATCH BASIN	PUE	PUBLIC UTILITY EASEMENT
CL	CENTERLINE	R	RIGHT
DTL OR DTLS	DETAIL OR DETAILS	RCP	REINFORCED CONCRETE PIPE
DRN	DRAINAGE	RW	RIGHT OF WAY
E	ELECTRIC	S=	SLOPE
EA	EACH	SC	SCUPPER
EL	ELEVATION	SF	SQUARE FEET
EOP	EDGE OF PAVEMENT	SWR	SEWER
ESMT	EASEMENT	SW OR S/W	SIDEWALK
EX	EXISTING	STD	STANDARD
FC	FACE OF CURB	STA	STATION
FF	FINISH FLOOR	SD	STORM DRAIN
FP	FINISH PAD	SY	SQUARE YARDS
FH	FIRE HYDRANT	SVT	SITE VISIBILITY TRIANGLE
FL	FLOW LINE	TEL	TELEPHONE
G	GUTTER	TC	TOP OF CURB
GB	GRADE BREAK	TL	TRUE LENGTH
INV	INVERT ELEVATION	VG	VALLEY GUTTER
L	LEFT	W	WATER
LF	LINEAR FEET	W=	WIDTH
		VERT	VERTICAL

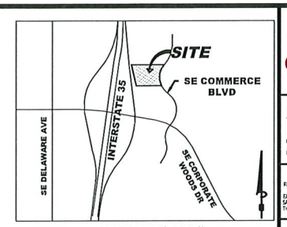


SITE MAP

60 30 0 60 120

GRAPHIC SCALE
1" = 60'

SHEET INDEX TABLE	
SHEET NUMBER	SHEET DESCRIPTION
CIVIL	
C000	COVER SHEET
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C050	EXISTING CONDITIONS - DEMO PLAN
C051	GRADING & EROSION CONTROL PLAN
C100	OVERALL SITE PLAN
C200	OVERALL GRADING & DRAINAGE
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ST1.1	GENERAL NOTES
ST1.1.1	GENERAL NOTES
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ST3.1.1	RETAINING WALL SECTION
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L1.01	LANDSCAPE PLAN



SEC.6, T.79N, R23W.

VICINITY MAP
N.T.S.

OWNER/DEVELOPER
LLMC ANKENY IA, LLC
16852 AURORA COURT
CLIVE, IA 50325
PHONE: (515) 468-8988
CONTACT: J. ROSS NICHOLS

ARCHITECT
KONTEXTURE, LLC
3334 N. 20TH STREET
PHOENIX, ARIZONA 85016
PHONE: (602) 875-6221
CONTACT: ELIZA HERMAN
EMAIL: ELIZA.HERMAN@KONTEXTURE.COM

CIVIL ENGINEER
ATWELL
4900 E. SCOTTSDALE RD. STE 1600
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 690-7527
CONTACT: RAMZI GEORGES, P.E., CF,
EMAIL: RGEORGES@ATWELL.COM

STRUCTURAL
MELQART
714 W. OLYMPIC BLVD, STE 617
LOS ANGELES, CALIFORNIA 90015
PHONE: (213) 590-9119
CONTACT: RICHARD A. DAOUD

MEP
ARDEBILI
7328 E. STETSON DR.
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 626-7072

SURVEYOR
SNYDER AND ASSOCIATES, INC
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
PHONE: (515) 964 2020
CONTACT: TERRY COADY
EMAIL: TLCOADY@SNYDER-ASSOCIATES.COM

GEOTECH
CONSTRUCTION MATERIALS TESTING, INC
1610 E. MADISON AVENUE
DES MOINES, IOWA 50313
PHONE: (515) 283-0794
CONTACT: SYBIL FERRIER

SITE DATA

EXISTING ZONING: PUD.
PROPOSED USE: COMMERCIAL DEVELOPMENT
PROJECT ADDRESS: 6110 SE CONVENIENCE BOULEVARD. ANKENY, IA 50021

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THREE SINGLE-STORY COMMERCIAL SELF-STORAGE BUILDINGS WITH A TOTAL GROSS SQUARE FOOTAGE OF 98,334 S.F DIVIDED AS FOLLOWS:
BUILDING A 38,307 SQ.FT.
BUILDING B 39,923 SQ.FT.
BUILDING C 20,104 SQ.FT.
PROPOSED FUNCTION INCLUDES CONDITIONED STORAGE UNITS AND HOSE BIBB STUB ON UNITS IN BUILDINGS B AND C, ACCESSIBLE RESTROOMS, TRASH ENCLOSURES, AND RV REFRESH STATION ARE PROPOSED AS PUBLIC AMENITIES.

EQUIVALENT RESIDENTIAL UNIT (ERU) CALCULATION

MAXIMUM ERU = 99 ERU
ERU CALCULATION: TOTAL IMPERVIOUS AREA/4000 SF
TOTAL IMPERVIOUS AREA = 175,498 SF.
TOTAL ERU = 175,498 SF ÷ 4,000 SF = 44 ERU

BULK REGULATIONS

FRONT YARD SETBACKS ALONG THE ROAD RIGHT-OF-WAY
EXCEPT INTERSTATE HIGHWAY 35, MINIMUM 50'
SETBACK FROM INTERSTATE HIGHWAY 35, MINIMUM 35'
MINIMUM SIDE-YARD SETBACK = 25'
MINIMUM REAR-YARD SETBACK = 35'
BUILDING MASSING SHOULD REFLECT THE GENERAL ORIENTATION OF THE ROAD ON WHICH THEY ARE SITED.
MAXIMUM BUILDING HEIGHTS SHALL BE REGULATED BY THE CITY OF ANKENY, ANKENY REGIONAL AIRPORT ZONING IN EFFECT AT THE TIME OF SITE PLAN REVIEW.

BASIS OF BEARING

THE NORTH LINE OF OUTLOT "S", CORPORATE WOODS BUSINESS PARK PLAT 4 WAS ASSUMED TO BEAR SOUTH 89°31'25" EAST.

DRAINAGE STATEMENT

- PROJECT IS LOCATED IN ZONE "X"
- THE PROJECT WILL BE DEVELOPED ACCORDING TO IOWA SUDAS DESIGN STANDARDS.
- THE PROPOSED PROJECT WILL NOT INCREASE PEAK FLOWS EXITING THE SITE
- ALL FINISHED FLOOR ELEVATIONS ARE SET ABOVE THE ADJACENT 100-YEAR WATER SURFACE ELEVATION AND/OR THE SITE ULTIMATE OUTFALL.

DRAINAGE NOTE

THE PROJECT DISCHARGES TO A PUBLIC STORM SYSTEM, NO ON-SITE DETENTION/RETENTION PROVIDED THROUGH THE 100-YR EVENT. NO WATER QUALITY REQUIRED FOR THE DEVELOPMENT.

PLAT DESCRIPTION

LOT 1 OF CORPORATE WOODS TOY STORAGE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

UNDERGROUND UTILITY NOTE

THE UTILITIES DEPICTED HEREON ARE BASED UPON THE BEST AVAILABLE INFORMATION AT THE TIME OF THE FIELD SURVEY. CONTRACTOR TO CONTACT IOWA 811 OR A PRIVATE UTILITY LOCATOR 48 HOURS PRIOR TO ANY ONSITE CONSTRUCTION AND FIELD VERIFY EXACT LOCATIONS OF ALL UTILITIES. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

FLOODPLAIN ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #19153C0215 F, DATED FEBRUARY 1, 2019, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

IOWA ONE CALL

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON PLAN ARE TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND MUST NOT BE CONSIDERED EXACT OR ACCURATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY OTHER STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell.com
4900 E. SCOTTSDALE RD. SUITE 1600
SCOTTSDALE, AZ 85251
(480) 218-8831
COA# 7283

SEC 6, T29N, R23W
6110 SE CONVENIENCE BOULEVARD
ANKENY
POLK COUNTY, IOWA

CORPORATE WOODS TOY STORAGE
COVER SHEET
GEOPARCEL: 792306176004 & 792306196007
LLMC ANKENY IA, LLC
16852 AURORA CT
CLIVE, IOWA 50325

DATE 01/19/2026

REVISIONS

LICENSED PROFESSIONAL ENGINEER
KERI L. WILLIAMS
P26651
9/11/26

N.T.S.

DRAWN BY: TLC
CHECKED BY: RG
PROJECT MANAGER: BH
JOB #: 24006600
FILE CODE: ##
SHEET NO. C000

NOT-ISSUED-FOR-CONSTRUCTION

CAD FILE: 250000678-CSO1

FILE NAME: 0.5\250000678 - Landscape - ankeny\Civil\Plan Set\Construction\250000678-CSO1.dwg LAST SAVED BY: gmartinez 2/5/2026 7:27 AM PLOTTED BY: Brenda Gaska 2/5/2026 PAPER: ARCH EXPAND D (24.00 X 36.00 INCHES) (DWG, DWF, TO PDF.PC3 PLOT STAMP)

DEMOLITION NOTES

1. IN ORDER TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SOIL EROSION AND SEDIMENTATION, THE DEMOLITION CONTRACTOR SHALL CONSTRUCT EROSION CONTROL MEASURES PER THE INITIAL EROSION CONTROL PLAN (PHASE I) AS NECESSARY PRIOR TO AND DURING DEMOLITION OPERATIONS. ADDITIONAL MEASURES MAY BY REQUIRED AS DIRECTED BY THE ENGINEER, LOCAL INSPECTOR OR THE OWNER.
2. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE OR THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION. ANY DEVIATION WITHOUT THE OWNERS' CONSENT WILL BE AT THE CONTRACTOR'S RISK.
3. THE DEMOLITION CONTRACTOR SHALL LOCATE, IDENTIFY PROPERLY, TERMINATE, AND MARK ALL EXISTING UTILITIES THAT SHALL REMAIN WITHIN THE DEMOLITION AREA TO PROTECT THEM FROM DAMAGE.
4. THE DEMOLITION CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, ASSOCIATED GOVERNMENT DEPARTMENTS, AND THE OWNER'S REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY UTILITY SERVICE. NOTIFICATION MUST BE MADE PER THE PROJECT SPECIFICATIONS. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH AND ADHERENCE TO THE REQUIREMENTS OF EACH UTILITY COMPANY AND ANY GOVERNMENT UTILITY DEPARTMENT REGARDING SERVICE INTERRUPTION.
5. THE DEMOLITION CONTRACTOR SHALL PROTECT ALL LANDSCAPING AND OTHER FEATURES DESIGNATED TO REMAIN AND REPLACE/REPAIR ALL ITEMS THAT ARE DISTURBED DURING DEMOLITION.
6. THE CONTRACTOR SHALL CONDUCT ALL DEMOLITION OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC AND/OR PRIVATE ACCESSES AND FACILITIES.
7. THE DEMOLITION CONTRACTOR SHALL PROTECT BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER IS REMOVED OR DISTURBED, IT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AT THE CONTRACTORS EXPENSE.
8. THE DEMOLITION CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES AS REQUIRED IN ACCORDANCE WITH THE US DEPT. OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND GOVERNING AGENCY REQUIREMENTS.
9. DEPRESSIONS AND VOID AREAS CAUSED BY DEMOLITION WORK SHALL BE FILLED TO SUB-GRADE AND PROPERLY COMPACTED. THE CONTRACTOR SHALL SLOPE ALL DISTURBED AREAS TO DRAIN IN ORDER TO AVOID PONDING.
10. THE DEMOLITION CONTRACTOR SHALL ACQUIRE ALL PERMITS AND PAY ALL ASSOCIATED FEES PERTAINING TO THE DEMOLITION AND DISPOSAL REQUIREMENTS. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING THIS WORK. IF THERE ARE NO LOCAL, STATE OR FEDERAL REQUIREMENTS THE DEMOLITION CONTRACTOR SHALL ACQUIRE AN ENGINEER'S CERTIFICATION THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS.
11. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY AND SAFETY MANAGEMENT. THE CONTRACTOR SHALL PROCEED WITH THE DEMOLITION IN AN ORGANIZED MANNER FOLLOWING ALL APPLICABLE OSHA REQUIREMENTS IN ORDER TO ENSURE WORKER AND CIVIC SAFETY.
12. THE DEMOLITION CONTRACTOR SHALL DO THE FOLLOWING:
    - 12.1. CONFIRM THAT COPIES OF ALL PERMITS AND APPROVALS ARE KEPT ONSITE AND THAT THEY ARE AVAILABLE FOR REVIEW UPON REQUEST.
    - 12.2. INSTALL INITIAL PHASE SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
    - 12.3. REMOVE AND DISPOSE OFFSITE ALL DEBRIS NOT ACCEPTABLE TO THE OWNER.
    - 12.4. LOCATE AND CAP/PLUG ALL WET AND DRY UTILITIES TO BE REMOVED/ABANDONED WITHIN THE LIMITS OF DISTURBANCE.
    - 12.5. PROTECT AND KEEP IN OPERATION ALL ACTIVE SYSTEMS THAT ARE NOT TO BE REMOVED/ABANDONED.
    - 12.6. COORDINATE WITH APPROPRIATE UTILITY SERVICE COMPANY/PROVIDER AND PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND/OR UTILITY COMPANY REQUIREMENTS. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING DURING "OFF-PEAK" HOURS OR ON WEEKENDS TO MINIMIZE THE IMPACT ON THE PUBLIC.
    - 12.7. DIRECT A LICENSED ENVIRONMENTAL TESTING COMPANY COMPLETE A CONTAMINANT AND INSPECTION AND REPORT WITH REGARD TO BUILDINGS/STRUCTURES TO BE REMOVED, AND ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL ENVIRONMENTAL REGULATIONS. CONTAMINATED/HAZARDOUS BUILDING MATERIAL AND/OR SOILS SHALL BE REMOVED AND DISPOSED OF OFFSITE BY A QUALIFIED/LICENSED CONTRACTOR FAMILIAR WITH THE APPLICABLE REGULATIONS.
13. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. IF PERMISSION IS GIVEN, ALL RELATED PERMITS AND MEASURES SHALL BE AT THE DIRECTION OF THE LOCAL ISSUING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS AND SEISMIC VIBRATION TESTING REQUIRED FOR PROPER MONITORING OF LOCAL STRUCTURES IN THE AREA.
14. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS SHOULD DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR RIGHTS-OF-WAY. STREET CLOSURES MUST BE APPROVED BY THE APPROPRIATE GOVERNMENTAL AUTHORITY.
15. EQUIPMENT AND OPERATION OF EQUIPMENT SHALL BE CONTROLLED TO WITHIN THE LIMITS OF DISTURBED ONSITE AREA OF THE PROPERTY.
16. PROTECT ALL SIGNS, POSTS, STREETLIGHTS, POLES IN THE PUBLIC ROW. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE DAMAGED ITEMS

SITE NOTES

1. THE PROJECT BOUNDARY SURVEY HAS BEEN PROVIDED BY SNYDER & ASSOCIATES, INC. (THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY, OR FOR DESIGN ERRORS OR OMISSIONS AS A RESULT OF SURVEY INACCURACIES.)
2. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL BUILDINGS AND BUILDING APPURTENANCES WITHIN FIVE (5) FEET OF THE BUILDING WALL TO INCLUDE TRUCK DOCKS, SIDEWALKS, STEPS, ETC.
3. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL SITE WORK AND SITE APPURTENANCES UP TO FIVE (5) FEET OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS ALL UTILITY CONDUITS.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS FROM THE OWNER PRIOR TO CONSTRUCTION.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB AND TO THE END OF PARKING STRIPE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO THE OUTSIDE FACE OF THE BUILDING.
6. ALL STRIPED OR CURBED RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
7. PARKING LOT STRIPING SHALL HAVE TWO (2) COATS OF PAINT (MIN).
8. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS. LOCAL CODES MAY GIVE ADDITIONAL DIRECTION WITH REGARD TO GEOMETRICS.
9. ALL CONCRETE WORK SHALL BE INSTALLED TO THE COMPRESSIVE STRENGTH ESTABLISHED IN THE PROJECT GEOTECHNICAL REPORT. THE REPORT SHALL BE FOLLOWED IF THERE IS A DISCREPANCY WITHIN THESE DRAWINGS.
10. ALL ONSITE AND OFFSITE CURB OR CURB AND GUTTER SHALL BE INSTALLED PER CURB AND GUTTER DETAILS WITHIN THIS DRAWING SET. 1/2 INCH EXPANSION JOINTS OF PRE-MOLDED BITUMASTIC EXPANSION JOINT. MATERIAL SHALL BE PROVIDED AT ALL RADIUS POINTS AND AT INTERVALS NOT TO EXCEED 50 FEET IN THE REMAINDER OF THE ON-SITE CURB AND GUTTER.
11. ALL SIGNS DEPICTED ON THESE PLANS ARE SHOWN FOR INFORMATION ONLY. ALL SIGNS SHALL BE PERMITTED SEPARATELY BY OTHERS
12. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND/OR TO THE STATE DEPARTMENT OF TRANSPORTATION RULES AND REGULATIONS.
13. SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS UPON THE COMPLETION OF THE PROJECT.

ACCESSIBILITY NOTES

1. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITY ACT (ADA) REQUIREMENTS. LOCAL CODES MAY GIVE ADDITIONAL DIRECTION WITH REGARD TO GEOMETRICS.
2. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
3. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO THE ENTRANCE IS TO BE PROVIDED IT SHALL BE CONSTRUCTED TO A MINIMUM OF 5' WIDE. THE RUNNING SLOPE OF THE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
4. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURB, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
5. IN THE CASE THAT A NEW SIDEWALK IS TO BE CONSTRUCTED IN THE PUBLIC R/W, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES ALSO TO CROSS WALKS WITHIN THE DRIVEWAY. SPECIAL ATTENTION SHALL BE PAID DURING STAKING TO ENSURE A 2% CROSS SLOPE IS MET.
6. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS. INSTALLATIONS THAT ARE NON-COMPLIANT SHALL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
7. ACCESSIBLE PARKING SHALL HAVE 98" VERTICAL CLEARANCE.
8. DETECTABLE WARNING STRIPS SHALL BE PLACED ON ALL RAMPS.
9. ALL ADA PARKING SPACES SHALL HAVE PROPER SIGNAGE POSTED TO DESIGNATE REGULAR SPACES AND VAN SPACES, AS WELL AS APPLICABLE LOCAL FINES FOR VIOLATIONS.

GRADING NOTES

1. THE PROJECT TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY SNYDER & ASSOCIATES, INC. (THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY, OR FOR DESIGN ERRORS OR OMISSIONS AS A RESULT OF SURVEY INACCURACIES.)
2. SHOULD THE CONTRACTOR NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THE PROJECT SURVEY OR THESE DESIGN DRAWINGS, HE MAY OPT TO HAVE A NEW TOPOGRAPHIC SURVEY PREPARED AT HIS OWN EXPENSE.
3. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
4. INFORMATION CONCERNING SITE SOIL CONDITIONS SHALL BE PROVIDED BY THE OWNER'S GEOTECHNICAL ENGINEER. THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS THEREIN ARE CONSIDERED PART OF THE AUTHORIZED CONSTRUCTION DOCUMENTS. IN CASE OF CONFLICT OR DISCREPANCY, THE GEOTECHNICAL REPORT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY.
5. SITE STRIPPING WILL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND RECOMMENDATIONS.
6. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND ARCHITECTURAL PLANS AND SPECIFICATIONS.
7. ALL FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL, SHALL BE CLEAN, SELECT, GRANULAR MATERIAL. PRIOR TO THE USE OF ANY GRANULAR FILL, GRADATION ANALYSIS SHALL BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL TO DETERMINE WHETHER THE MATERIAL IS SUITABLE FOR FILL. COMPACTED FILL SHALL BE PLACED IN ACCORDANCE WITH THE APPROVED GEOTECHNICAL REPORT FOR THE PROJECT.
8. ALL ROCKS, STUMPS, ROOTS, AND ORGANIC MATTER SHALL BE REMOVED TO A DEPTH OF TWO FEET MINIMUM BELOW THE BOTTOM OF THE BASE SECTIONS. THE CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER FOR DIRECTION BEFORE BURYING ROCK ONSITE.
9. ALL SOIL EROSION AND SEDIMENT SHALL BE CONTROLLED AND CONTAINED ON-SITE.
10. ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED UNIFORMLY AND SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL. THE CONTRACTOR SHALL IMPORT TOPSOIL IF NOT READILY AVAILABLE ONSITE. OPEN AREAS SHALL BE SEEDED, MULCHED, FERTILIZED AND WATERED TO PROVIDE AN UNIFORM STAND OF GRASS.
11. CONTRACTOR SHALL INSTALL SLOPE STABILIZATION FABRIC TO ALL SLOPES 2H:1V OR STEEPER AND SHALL MAINTAIN ALL SLOPE AREAS UNTIL THERE EXISTS A HEALTHY STAND OF GRASS.
12. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS.
13. THE FLOW IN ALL EXISTING STORM SEWERS, STORM DRAINS, AND WATERWAYS SHALL BE MAINTAINED.
14. ALL SPOT ELEVATIONS SHALL BE TAKEN TO BE THE TOP OF PAVEMENT OR FINISHED GROUND UNLESS OTHERWISE NOTED.
    TC=TOP OF CURB ELEVATION
    MATCH=PROPOSED GRADE TO MATCH EXISTING GRADE
    TW=TOP OF RETAINING WALL ELEVATION;
    FG=FINISHED GRADE AT TOE OF WALL ELEVATION
15. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
16. ALL PIPE LENGTHS SHOWN ON PLAN AND PROFILE VIEWS ARE BASED ON THE HORIZONTAL DISTANCE BETWEEN STRUCTURES.
17. THE CONTRACTOR SHALL COMPARE PLAN AND PROFILE STORM SEWER INFORMATION FOR DISCREPANCIES. IF ANY EXIST THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR CLARIFICATION.
18. PRECAST CONCRETE STRUCTURES OR POURED IN PLACE STRUCTURES PROVIDED THEY MEET THE DETAILS AND PLAN REQUIREMENTS.
19. ALL STORM PIPE CONNECTIONS AT MANHOLES SHALL BE WATER TIGHT
20. ALL STORM SEWER MANHOLE STRUCTURES IN PAVED AREAS SHALL BE INSTALLED OR ADJUSTED WITH TRAFFIC READY LIDS FLUSH WITH THE PAVEMENT. MANHOLE STRUCTURES IN UNPAVED AREAS SHALL BE INSTALLED FLUSH WITH FINISH GRADE.
21. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
22. ALL SYSTEM MANHOLES AND PIPES SHALL BE FLUSHED CLEAN PRIOR TO TURNING OVER TO THE OWNER.
23. THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. EXISTING UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST SOURCES AVAILABLE (FIELD SURVEYS AND UTILITY MAPS) AND MAY NOT BE FULLY ACCURATE. AS SUCH, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHILE GRADING. ANY UTILITY RELOCATION DEEMED NECESSARY BUT NOT SHOWN ON THE APPROVED DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION.
24. THE GRADING CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, ASSOCIATED GOVERNMENT DEPARTMENTS, AND THE OWNER'S REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY UTILITY SERVICE. NOTIFICATION MUST BE MADE PER THE PROJECT SPECIFICATIONS. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH AND ADHERENCE TO THE REQUIREMENTS OF EACH UTILITY COMPANY AND ANY GOVERNMENT UTILITY DEPARTMENT REGARDING SERVICE INTERRUPTION.

UTILITY NOTES

1. THE CONTRACTOR SHALL HAVE A COPY OF THE APPROVED PLANS, A COPY OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, AND A COPY OF ALL PERMITS AND APPROVALS ON THE JOB.
2. ALL UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND FOR THE PROTECTION OF OTHER UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SECURITY DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND/OR DIRECTIVES WITH REGARD TO EXCAVATION AND TRENCHING PROCEDURES.
5. ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED PRIOR TO UTILITY INSTALLATION.
6. THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. EXISTING UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST SOURCES AVAILABLE (FIELD SURVEYS AND UTILITY MAPS) AND MAY NOT BE FULLY ACCURATE. AS SUCH, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHILE GRADING. ANY UTILITY RELOCATION DEEMED NECESSARY BUT NOT SHOWN ON THE APPROVED DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION.
7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY UTILITY CONFLICTS, ADDITIONAL UTILITIES ENCOUNTERED, AND/OR ANY OTHER UTILITY INFORMATION WHICH MAY REQUIRE EXAMINATION.
8. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE AND IMPLEMENT THEIR SPECIFIC INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
9. THE CONTRACTOR SHALL CALL 811 AT LEAST 72 HOURS PRIOR TO EXCAVATION IN ORDER THAT UTILITIES BE FIELD LOCATED.
10. THE CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY INSPECTOR 72 HOURS BEFORE CONNECTING TO ANY EXISTING UTILITY.
11. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE RESPECTIVE UTILITY'S STANDARDS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATION OF OR ADJUSTMENTS TO EXISTING UTILITIES DURING CONSTRUCTION. THIS WORK SHALL BE PERFORMED IN A TIMELY FASHION AND WITH A MINIMAL DISRUPTION OF SERVICE.
13. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR THE PROPOSED LOCATION OF ALL WET AND DRY UTILITY ENTRANCES INTO THE BUILDING. CONTRACTOR SHALL COORDINATE INSTALLATION OF THE VARIOUS UTILITIES TO AVOID CONFLICTS AND ENSURE THAT THE PROPER DEPTHS ARE ACHIEVED.
14. ALL DRY UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE PROPER UTILITY COMPANY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL DRY UTILITIES BY OTHERS.
15. THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
16. THE CONTRACTOR SHALL COORDINATE THE INSTALLATIONS OF WATER AND SANITARY SERVICES WITH THE LOCAL WATER AND SEWER PROVIDER. THE LOCAL WATER AND SEWER AUTHORITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL WATER AND SANITARY SEWER CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE, AND MATERIAL OF ANY EXISTING WATER AND/OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT. THE RELOCATION OF ALL WATER/SEWER FACILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
18. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL TELEVISE EXISTING SANITARY SEWER LINE FROM THE POINT OF CONNECTION THROUGH THE NEXT SUCCESSIVE DOWNSTREAM RUN OF PIPE. THE CONTRACTOR SHALL ALSO TELEVISE ALL NEWLY INSTALLED SANITARY SEWER PIPE TO ENSURE LINES AND GRADES HAVE BEEN MET.
19. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN SANITARY, WATER, STORM, AND PRIVATE UTILITY LINES. MEASUREMENTS SHALL BE TAKEN FROM THE NEAREST EDGE OF THE UTILITIES IN QUESTION.
20. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER SERVICES SHALL BE 10'. THE MINIMUM VERTICAL SEPARATIONS SHALL BE 18"
21. SANITARY SEWER PIPE SLOPE SHALL BE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
22. ALL MANHOLES REQUIRE KOR-N-SEAL OR EQUAL RUBBER BOOTS.
23. TOPS FOR SANITARY SEWER MANHOLES PLACED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC READY FRAMES AND SHALL MATCH THE FINISHED PAVEMENT ELEVATIONS. TOPS FOR MANHOLES PLACED WITHIN GRASSED AREAS SHALL MATCH FINISHED GRADE ELEVATIONS. ALL EXISTING MANHOLES & UTILITY BOXES SHALL BE ADJUSTED AS NECESSARY TO MATCH FINISHED GRADING.
24. ALL SANITARY MANHOLES AND PIPE SHALL BE FLUSHED CLEAN OF DEBRIS PRIOR TO TURNING SYSTEM OVER TO OWNER. ALL CASTINGS FOR SANITARY AND STORM SEWERS WITHIN PAVEMENT SHALL BE EAST JORDAN IRON WORKS 3025 SELF-LEVELING CASTINGS, ALL MANHOLES SHALL USE CRETEX PRO-RINGS FOR ADJUSTMENTS; M1 ADHESIVE SHALL BE VISIBLE AT ALL ADJUSTMENT RINGS, OUTSIDE OF PAVEMENT, TYPE A CASTING OR APPROVED EQUIVALENT SHALL BE USED, A SWEEPING INVERT WILL NEED TO BE POURED FOR INVERTS THAT HAVE CHANGE IN DIRECTION. INFILTRATION TAPE MUST BE USED AT ALL MANHOLE BARREL JOINTS.
25. ALL FIRE HYDRANTS SHALL CONFORM TO LOCAL REQUIREMENTS.
26. THRUST BLOCKS ARE REQUIRED WHEREVER PIPE CHANGES DIRECTION (TEES, BENDS, ETC.).
27. GRAVITY SEWER LINE MATERIAL SHALL BE PVC TRUSS PIPE OR DIP (CLASS 350).
28. WATERLINE PIPES FOR FIRE LINES SHALL BE ULFM LISTED PIPE AND FITTING REQUIREMENTS AND PIPE MATERIALS SHALL BE PVC C900.
29. DOMESTIC WATERLINE MATERIALS SERVICES SHALL BE UNIFORM PLUMBING CODE (UPC) APPROVED MATERIALS
30. STORM DRAIN MATERIALS SHALL WATER TIGHT UPC APPROVED MATERIALS INCLUDING BUT NOT LIMITED TO WATER HOPE, PVC OR CONCRETE PIPE AND FITTINGS.
31. ALL STORM SEWER CONNECTIONS TO MAIN LINE PIPES WILL BE MADE WITH A TEE CONNECTION AND ALL SANITARY SEWER CONNECTIONS TO MAIN LINE PIPES WILL BE MADE WITH A MANUFACTURED WYE CONNECTION.
32. THE PRIMARY ELECTRIC SERVICE SHALL BE PROVIDED BY THE LOCAL POWER PROVIDER. THIS INCLUDES THE TRANSFORMER, PAD, TRENCHING, BACKFILL AND COMPACTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE SECONDARY SERVICE. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF BOTH SERVICES.
33. THE GAS SERVICE UP TO THE GAS METER SHALL BE PROVIDED BY THE LOCAL GAS PROVIDER. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE GAS SERVICE.
34. THE GAS AND UNDERGROUND POWER LINES ARE SHOWN FOR INFORMATION PURPOSES ONLY. EXACT LOCATIONS SHALL BE FIELD DETERMINED DURING CONSTRUCTION.

EROSION NOTES

1. THE OWNER SHALL ALLOW AND MAINTAIN OFF-STREET PARKING FOR WORKERS ON THE SUBJECT PROPERTY THROUGHOUT CONSTRUCTION.
2. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ONSITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR ASSOCIATED FEDERAL, REGIONAL, AND LOCAL REGULATORY AGENCIES.
4. ALL EROSION CONTROL MEASURES SHALL MEET THE REQUIREMENTS AND THE SPECIFICATIONS CONTAINED WITHIN THE CONSTRUCTION DETAILS UNLESS AN EQUAL PRODUCT HAS BEEN PRESENTED TO AND APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE ENTIRE DURATION OF LAND DISTURBING ACTIVITIES.
6. THE CONTRACTOR SHALL PROTECT ANY BORDERING OR ADJACENT DRAINAGE COURSE AND SHALL REMOVE ANY INTRUDING CONSTRUCTION DEBRIS OR SPOIL MATERIAL IN AN EXPEDITIOUS MANNER.
7. THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY MARKED AT THE OUTSET OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS AS INDICATED ON THE APPROVED EROSION CONTROL DRAWINGS.
8. A CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED AT THE OUTSET OF CONSTRUCTION AND SHALL BE MAINTAINED APPROPRIATELY IN ORDER TO PREVENT TRACKING ONTO PUBLIC ROADWAYS. ALL MATERIALS SPILLED ONTO A PUBLIC ROADWAY OR INTO A PUBLIC STORM SEWER SHALL BE REMOVED IMMEDIATELY.
9. ONCE A CONSTRUCTION EXIT HAS BEEN APPROPRIATELY INSTALLED, APPROPRIATE PERIMETER EROSION CONTROL AND STORMWATER MEASURES SHALL BE INSTALLED PRIOR TO FURTHER CONSTRUCTION.
10. ALL SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED WITH EITHER PERMANENT HARD SURFACE GROUND COVER VEGETATION.
11. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ACCUMULATED SILT FROM EACH RESPECTIVE EROSION CONTROL MEASURE IN ACCORDANCE WITH THE NOTES AND DETAILS ON THESE DRAWINGS.
12. ALL DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
13. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
14. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED SHOULD INTERIM DRAINAGE CONDITIONS DIFFER FROM THE APPROVED FINAL CONDITIONS. THE CONTRACTOR SHALL MAKE ADJUSTMENTS ACCORDINGLY IN ORDER THAT SEDIMENT NOT LEAVE THE SITE.
15. THE CONTRACTOR SHALL KEEP AN ON-SITE DAILY LOG OF THE MAINTENANCE OF ALL EROSION CONTROL MEASURES. THE LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.

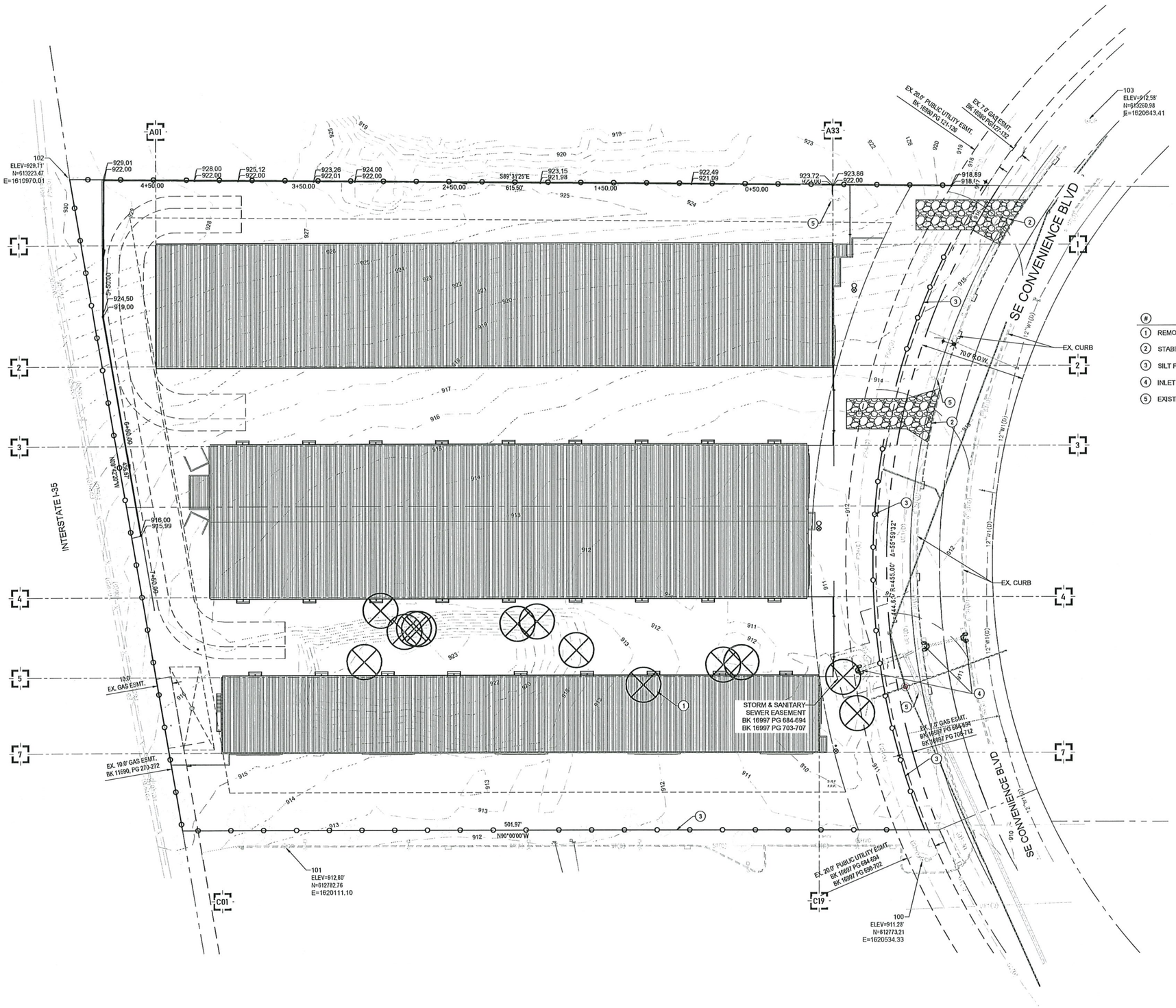
IOWA ONE CALL

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN PLAN APPROXIMATE IN SOME INSTANCES NOT BEEN DETERMINED VERIFIED. BEFORE BEGINNING ANY WORK, IT SHALL BE THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ALL AND ALL EXPENSES WHICH MAY BE INCURRED BY REASON OF SUCH INTERFERENCE, FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY OR THE ACTS OR OMISSIONS OF PERSONS ENGAGED IN THE WORK OF ANY EARTH STRUCTURE, CUT OR ANY OTHER PERSONS.

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KEY NOTES

#	
1	REMOVE EXISTING TREE.
2	STABILIZED CONSTRUCTION EXIT PER SUDAS 9040.120 SHEET C400.
3	SILT FENCE AND WATTLES AT PERIMETER PER SUDAS 9040.119 SHEET C400.
4	INLET PROTECTION.
5	EXISTING STREET LIGHTS TO BE RELOCATED, SEE SHEET C100.

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

IOWA ONE CALL

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES DO USFNS.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY ERRORS, STRUCTURES, OR OF ANY OTHER PERSONS.

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ANKENY
POLK COUNTY, IOWA

CORPORATE WOODS TOY STORAGE
EXISTING CONDITIONS - DEMO PLAN
GEOPARCEL: 792306176004 & 792306196007
LLMC ANKENY IA, LLC
16852 AURORA CT
CLIVE, IOWA 50325

DATE 01/19/2026

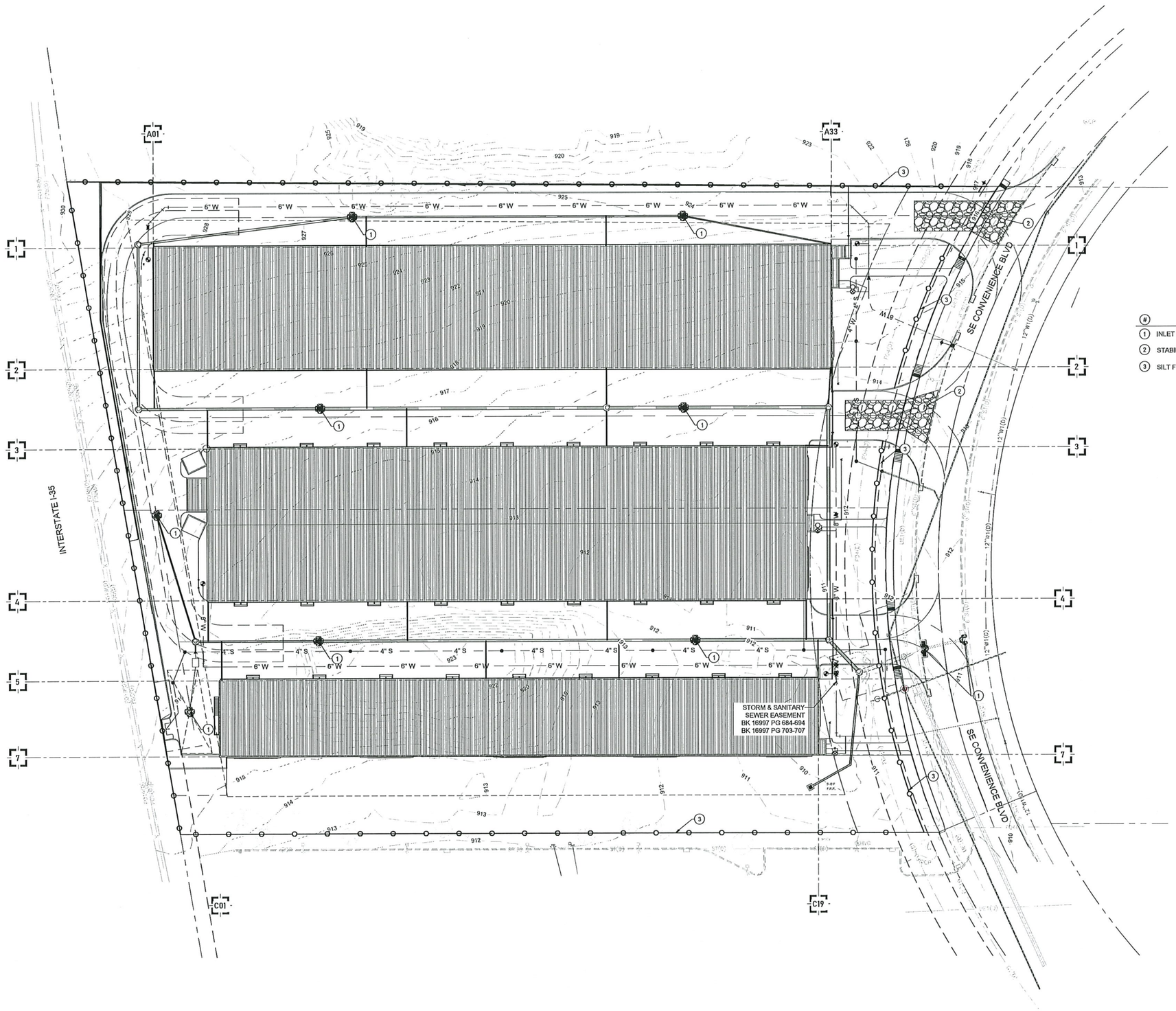
REVISIONS

LICENSED PROFESSIONAL ENGINEER
KERI L. WILLIAMS
P26657
01/19/26
IOWA

N.T.S.

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CHECKED BY: RG
PROJECT MANAGER: BH
JOB #: 24006603
FILE CODE: ##
SHEET NO. C050

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KEY NOTES

(1) INLET PROTECTION.

(2) STABILIZED CONSTRUCTION EXIT PER SUDAS 9040.120 SHEET C400.

(3) SILT FENCE AND WATTLES AT PERIMETER PER SUDAS 9040.119 SHEET C400.

N

30 15 0 30 60

GRAPHIC SCALE
1" = 30'

IOWA ONE CALL

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE IN NATURE AND MAY NOT BE CORRECT OR COMPLETE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL COSTS ARISING FROM DAMAGE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER IS DIRECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE PROPS OF PERSONS ENGAGED IN THE PROPS OF ANY TRENCH STRUCTURES, OR OF ANY OTHER PERSONS.

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ANKENY

POLK COUNTY, IOWA

CORPORATE WOODS TOY STORAGE

GRADING & EROSION CONTROL PLAN

GEOPARCEL: 792306176004 & 792306196007

LLMC ANKENY IA, LLC
16852 AURORA CT
CLIVE, IOWA 50325

DATE 01/19/2026

REVISIONS

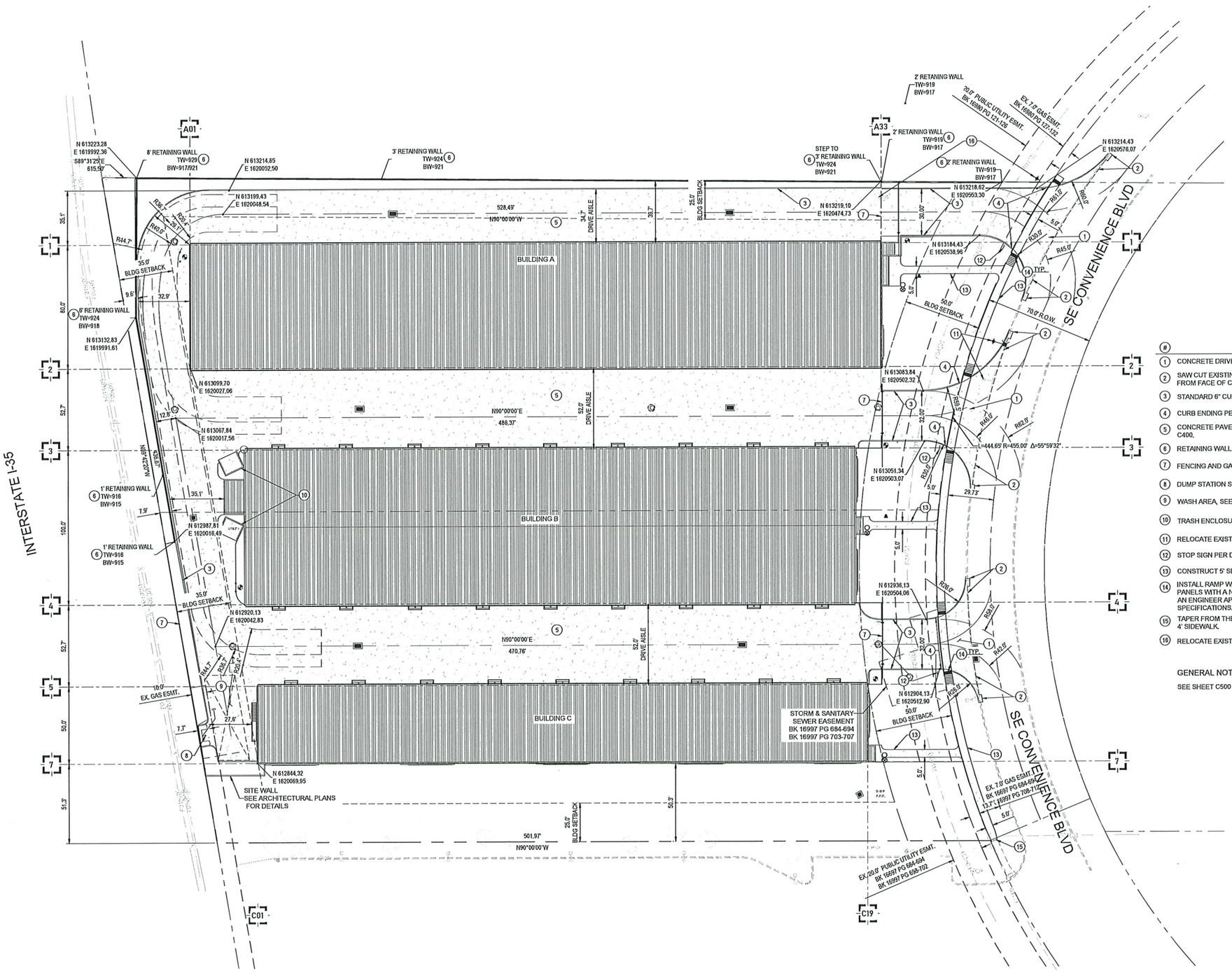
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P26657
9/17/26

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PROJECT MANAGER: BH
JOB #: 24006600
FILE CODE: ##
SHEET NO. C051

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CAD FILE: 250000678-GESC



#	KEY NOTES
1	CONCRETE DRIVEWAY TYPE A, SUDAS 7030.101 (MODIFIED).
2	SAW CUT EXISTING CONCRETE AT EXISTING FACE OF CURB, AT END OF DRIVEWAY CUT 1.5' FROM FACE OF CURB TO EXISTING JOINT.
3	STANDARD 6" CURB PER SUDAS PV-102.
4	CURB ENDING PER SHEET C400.
5	CONCRETE PAVEMENT. (ADD ALTERNATE ASPHALT PAVEMENT) PER SECTIONS SHEET C400.
6	RETAINING WALL SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR DETAILS.
7	FENCING AND GATES, SEE ARCHITECTURAL PLANS FOR DETAILS.
8	DUMP STATION SEE ARCHITECTURAL PLANS FOR DETAILS.
9	WASH AREA, SEE ARCHITECTURAL AND PLUMBING PLANS FOR DETAILS.
10	TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
11	RELOCATE EXISTING STREET LIGHT.
12	STOP SIGN PER DETAIL SHEET C400.
13	CONSTRUCT 5' SIDEWALK PER SUDAS 7030.201 AND 7030.205.
14	INSTALL RAMP WITH TUF-TILE GALVANIZED STEEL MANUFACTURED DETECTABLE WARNING PANELS WITH A NON-SLIP SURFACE AND RAISED TRUNCATED DOMES IN PATINA FINISH, OR AN ENGINEER APPROVED EQUAL ARE TO BE USED PER CITY SUPPLEMENTAL SPECIFICATIONS. REFER TO SHEETS C201 AND C202 FOR RAMP DETAILS.
15	TAPER FROM THE LAST SCORE JOINT OF THE PROPOSED 5' SIDEWALK TO MATCH EXISTING 4' SIDEWALK.
16	RELOCATE EXISTING UTILITY POLE.

GENERAL NOTE:

SEE SHEET C500 FOR SIGNAGE, TURNING MOVEMENTS AND KNOX BOX.

IOWA ONE CALL

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY AN APPROXIMATION BASED ON INFORMATION VERIFIED BY THE OWNER OF ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE

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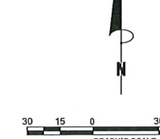
OVERALL SITE PLAN

GEOPARCEL: 792306176004 & 792306196007

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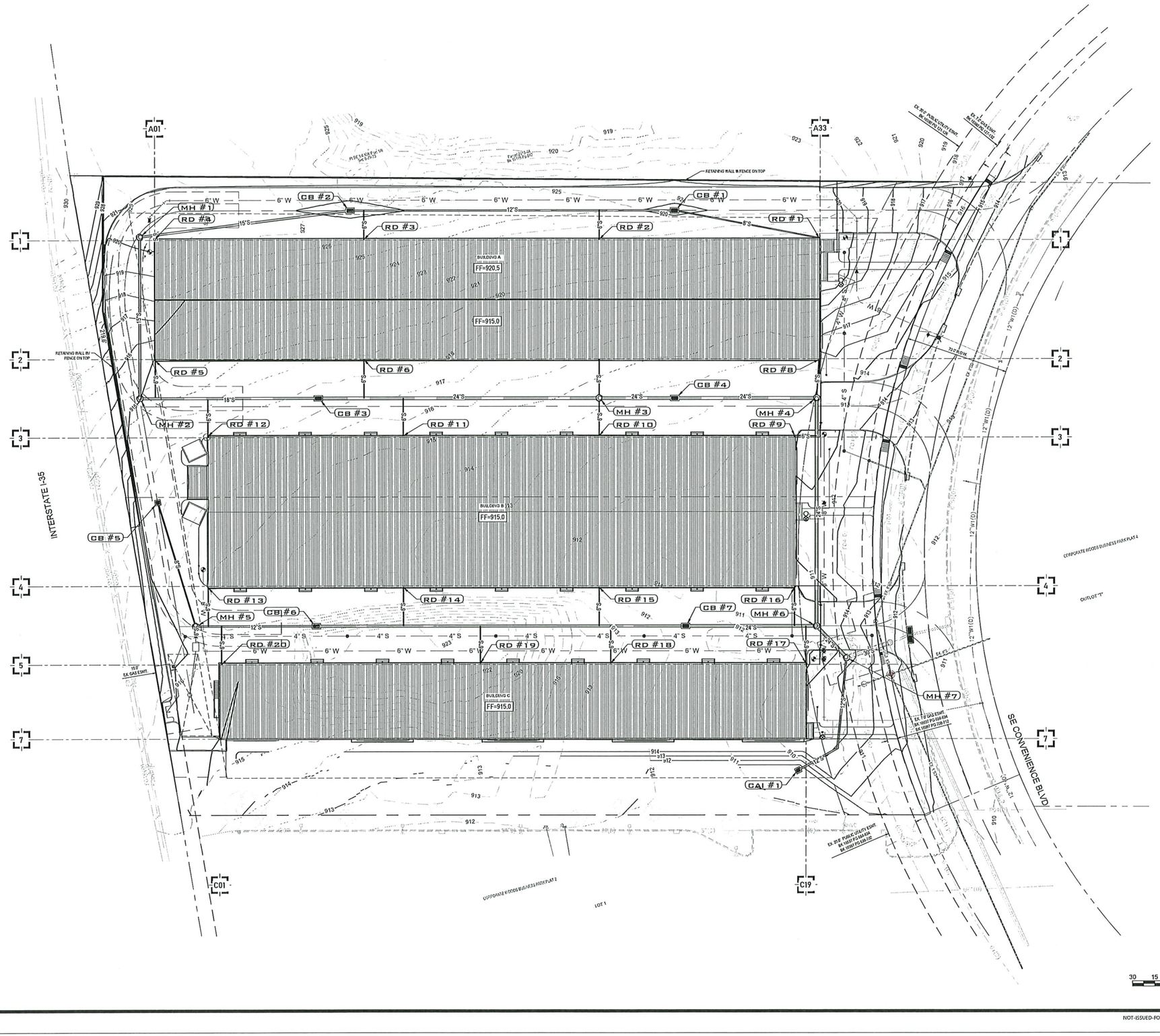
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JOB #: 24006600
FILE CODE: ##
SHEET NO. C100

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IOWA ONE CALL

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN PLAN APPROXIMATE IF NOT ALL ARE SHOWN OR NOT BEEN ACCURATELY LOCATED IN THE FIELD. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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CORPORATE WOODS TOY STORAGE

OVERALL GRADING & DRAINAGE

GEOPARCEL: 792306176004 & 792306196007

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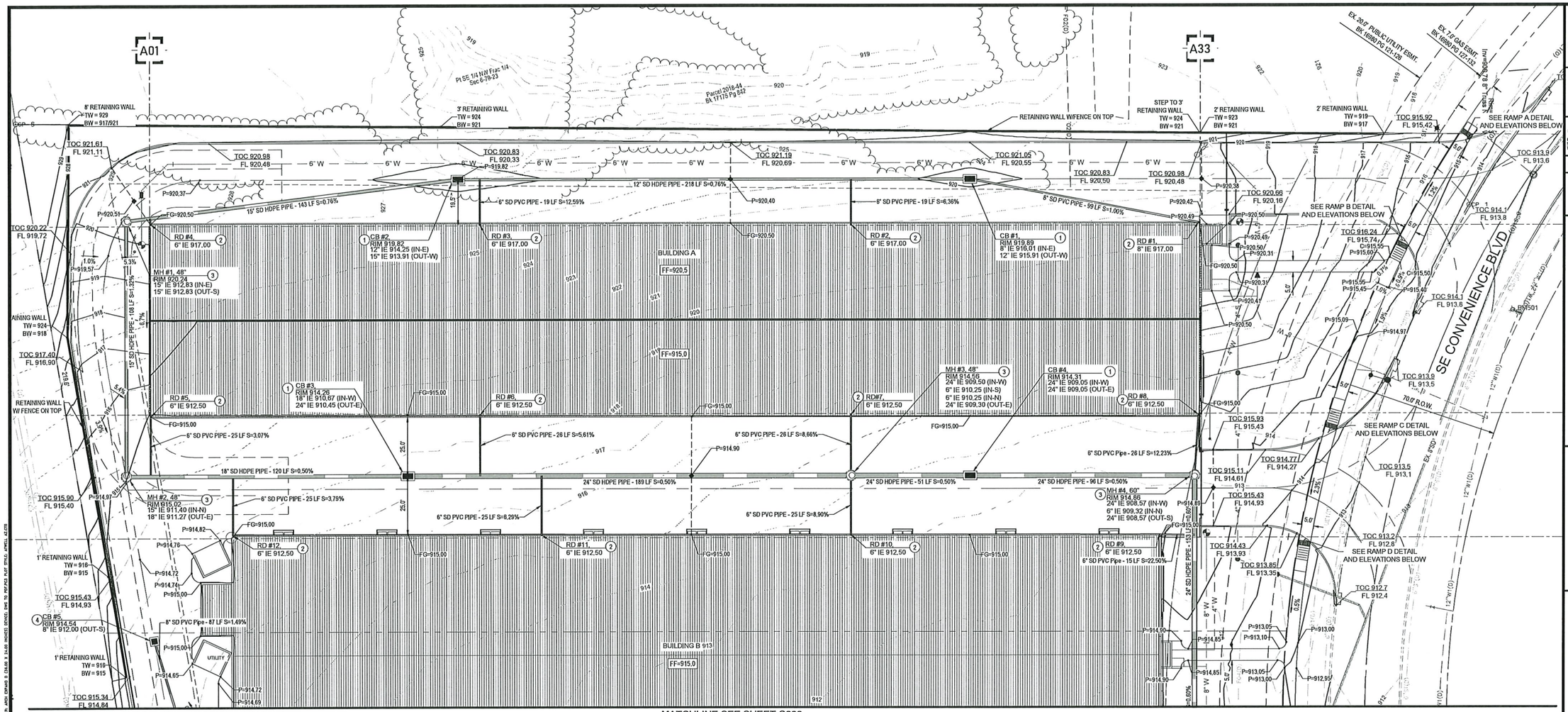
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9/18/26

N.T.S.

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CHECKED BY: RG
PROJECT MANAGER: BH
JOB #: 24006503
FILE CODE: ##
SHEET NO. C200

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CAD FILE: 250000678-GD



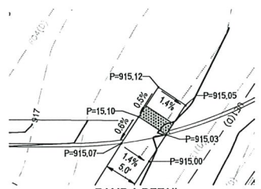
GRADING & DRAINAGE KEY NOTES

1. INSTALL DOUBLE GRATE INLET PER SUDAS SW-505.
2. 6" ROOF DRAIN CONNECTION, SEE PLUMBING FOR CONTINUATION.
3. INSTALL STORM MANHOLE PER SUDAS SW-401, SIZE PER PLAN.
4. INSTALL 30" CIRCULAR AREA INLET PER SUDAS SW-512 WITH TYPE 4C GRATE.

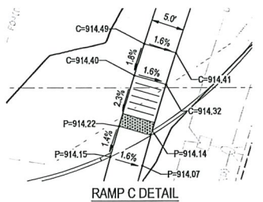
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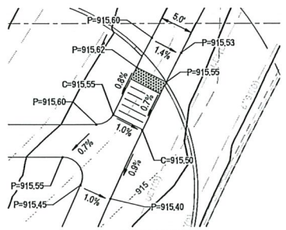
GRAPHIC SCALE
1" = 20'



RAMP A DETAIL
SCALE: 1" = 10'



RAMP C DETAIL
SCALE: 1" = 10'



RAMP B DETAIL
SCALE: 1" = 10'



RAMP D DETAIL
SCALE: 1" = 10'

IOWA ONE CALL

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CO.A# 10231

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GRADING & DRAINAGE
GEOPARCEL: 792306176004 & 792306196007
LLMC ANKENY IA, LLC
16852 AURORA CT
CLIVE, IOWA 50325

DATE 01/19/2026

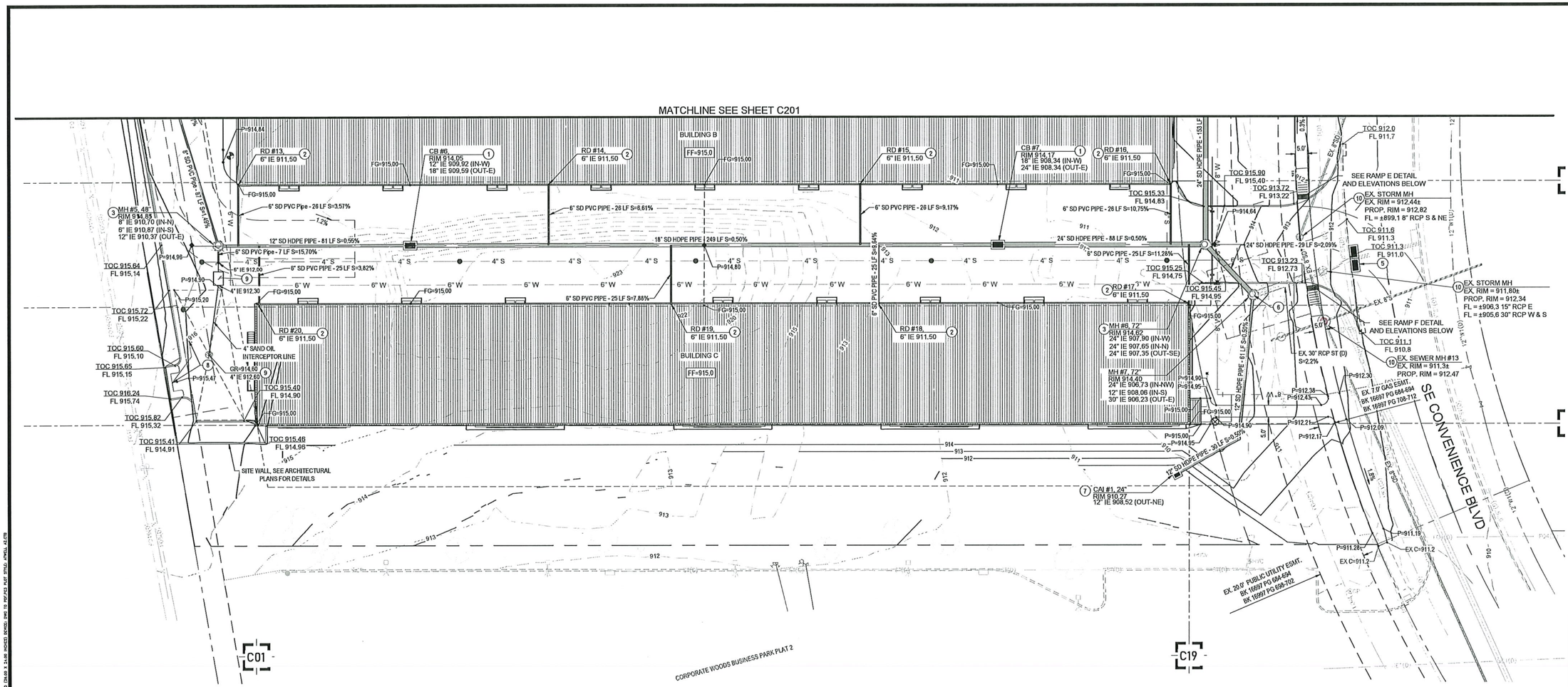
REVISIONS

LICENSED PROFESSIONAL ENGINEER
KERI L. WILLIAMS
P26657
01/19/26
MY RENEWAL DATE IS DECEMBER 31, 2026

N.T.S.

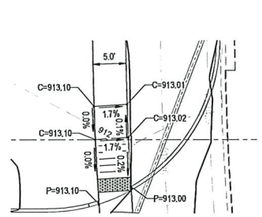
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CHECKED BY: RG
PROJECT MANAGER: BH
JOB #: 24006600
FILE CODE: ##
SHEET NO. C201

NOT-ISSUED-FOR-CONSTRUCTION CAD FILE: 250000678-GD02



GRADING & DRAINAGE KEY NOTES

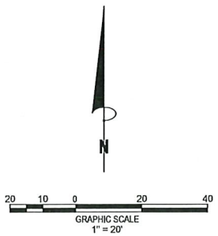
1. INSTALL TRIPLE INLET PER SUDAS SW-515.
2. 6" ROOF DRAIN CONNECTION, SEE PLUMBING FOR CONTINUATION.
3. INSTALL STORM MANHOLE PER SUDAS SW-401, SIZE PER PLAN.
4. INSTALL 30" CIRCULAR AREA INLET PER SUDAS SW-512 WITH TYPE 4C GRATE.
5. REMOVE EXISTING CATCH BASIN GRATE AND INSTALL DOUBLE GRATE INLET WITH TYPE Q CASTING PER SUDAS DETAIL SW 603. CONTRACTOR TO CONTACT DEVELOPMENT ENGINEERING PRIOR TO DEMO/REPLACEMENT OF THE STRUCTURE.
6. REMOVE EXISTING 'FES' AND INSTALL 60" STORM DRAIN MANHOLE PER SUDAS SW-401.
7. INSTALL 24" CIRCULAR AREA INLET PER SUDAS SW-512 WITH TYPE 3B GRATE.
8. SANITARY STUB FOR RV DUMP STATION. SEE PLUMBING PLANS FOR DETAILS.
9. SAND OIL INTERCEPTOR AND WASH AREA DRAIN BY OTHERS. 4" SAND OIL INTERCEPTOR AND 10" TRAFFIC RATED ADS NYLOPLAST GRATE AND DRAIN BASIN OR ENGINEER APPROVED EQUAL. SEE PLUMBING PLANS FOR ADDITIONAL DETAILS.
10. ADJUST EXISTING SANITARY AND STORM SEWER CASTING TO GRADE. RIM PER PLAN.



RAMP E DETAIL
SCALE: 1" = 10'



RAMP F DETAIL
SCALE: 1" = 10'



NOT-ISSUED-FOR-CONSTRUCTION CAD FILE: 250000678-GD02

IOWA ONE CALL

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NOTICE

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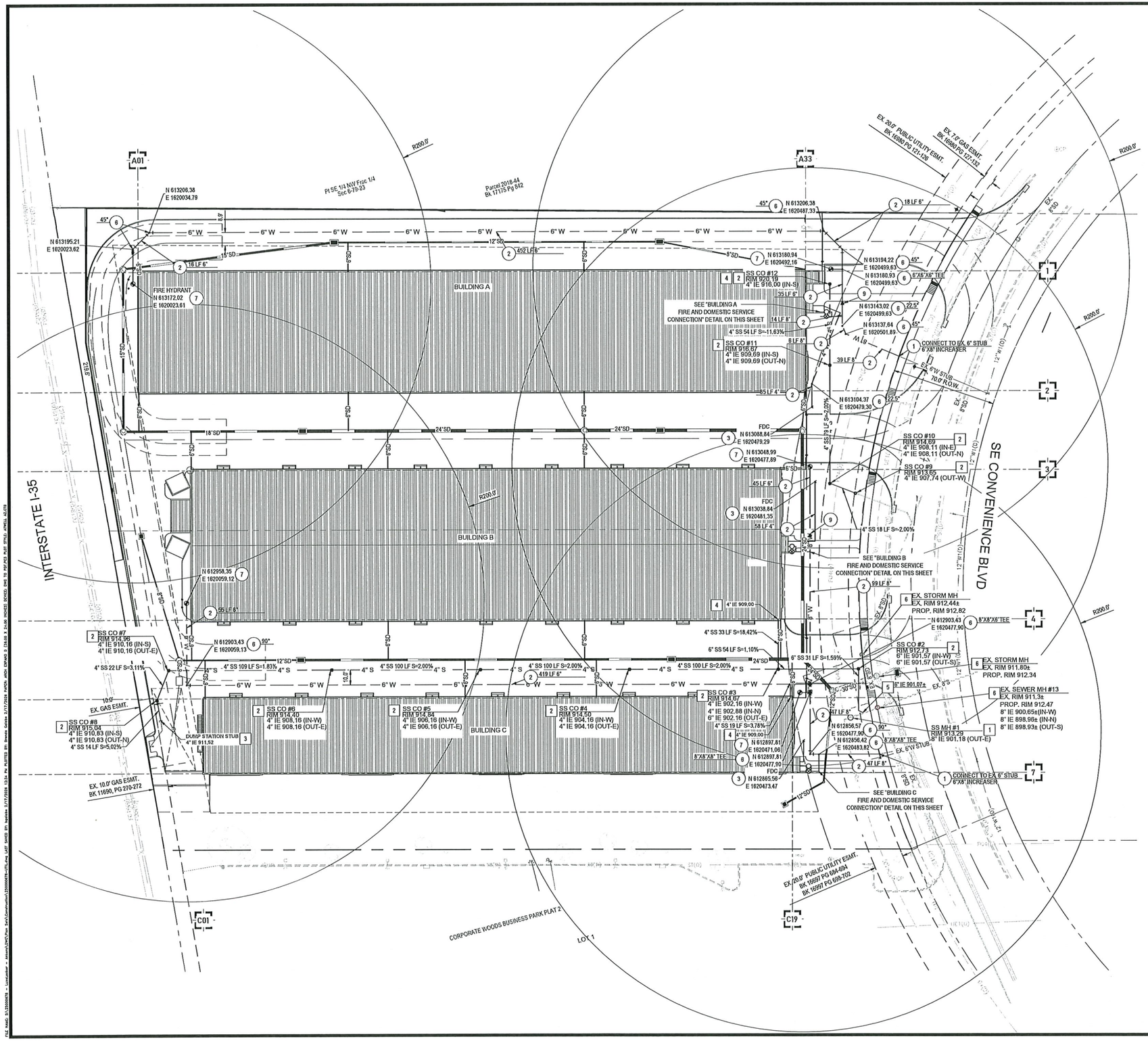
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JOB #: 24006603
FILE CODE: ##
SHEET NO. C202



N

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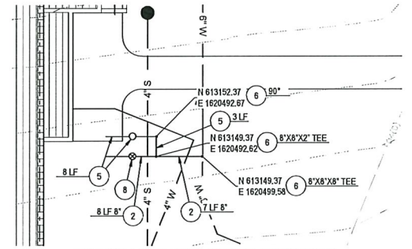
GRAPHIC SCALE
1" = 30'

WATER KEY NOTES

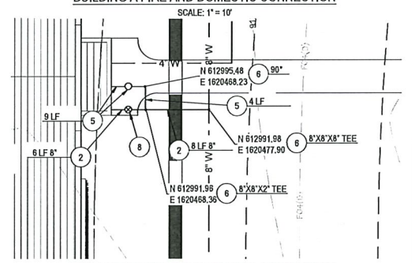
1. CONNECT TO EXISTING 6" STUB, INSTALL AN 6"X8" INCREASER.
2. INSTALL PVC C-900 ULFM WATER PIPE (SIZE PER PLAN).
3. 4" DRY STANDPIPE REMOTE FDC PER DETAIL SHEET C400.
4. 8" TEE WITH T.B. PER SUDAS WM-101.
5. INSTALL 2" SCH 40 PVC WATER LINE WITH CURB STOP ENCASED IN CONCRETE.
6. INSTALL FITTING WITH T.B. PER SUDAS WM-101. SEE PLAN FOR FITTING SIZE.
7. INSTALL FIRE HYDRANT ASSEMBLY WITH BOLLARDS PER SUDAS WM-201.
8. INSTALL 8" GATE VALVE.
9. INSTALL 8" X 6" REDUCER.

SEWER KEY NOTES

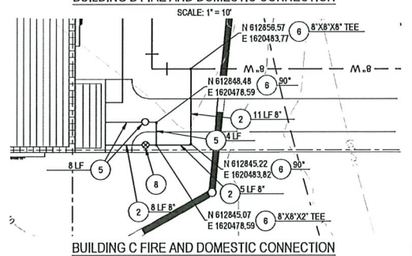
1. INSTALL MANHOLE PER SUDAS SW-401 AND CONNECT TO EXISTING 8" SEWER WITH NECESSARY AND APPROPRIATE FITTINGS.
2. INSTALL SEWER CLEANOUT PER SUDAS SW-203.
3. SEE PLUMBING PLANS FOR DUMP STATION PLUMBING.
4. BUILDING CONNECTION POINT SEE PLUMBING PLANS FOR CONTINUATION.
5. CONNECT TO THE EXISTING 8" SEWER WITH A MANUFACTURED WYE. PLACE WYE CONNECTION A MINIMUM OF 7' FROM THE MANHOLE.
6. ADJUST EXISTING SANITARY AND STORM SEWER CASTING TO GRADE. RIM PER PLAN.



BUILDING A FIRE AND DOMESTIC CONNECTION



BUILDING B FIRE AND DOMESTIC CONNECTION



BUILDING C FIRE AND DOMESTIC CONNECTION

NOT-ISSUED-FOR-CONSTRUCTION CAD FILE: 250000678-UTIL

IOWA ONE CALL

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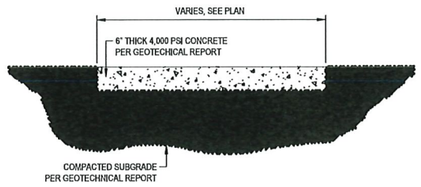
DATE 01/19/2026

REVISIONS

LICENSED PROFESSIONAL ENGINEER
KERI L. WILLIAMS
P26657

N.T.S.

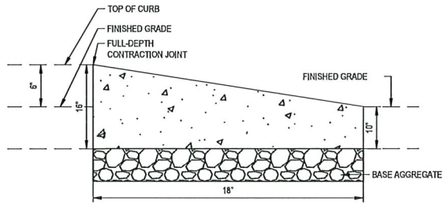
DRAWN BY: TLC
CHECKED BY: RG
PROJECT MANAGER: BH
JOB #: 24006600
FILE CODE: ##
SHEET NO. C300



NOTES:

1. PROVIDE EXPANSION JOINT WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. PROVIDE EXPANSION JOINT AROUND CURB RAMP.
2. PROVIDE WEAKENED PLANE CONTRACTION JOINTS IN SIDEWALK AT A MAXIMUM SPACING OF 15 FT.
3. SIDEWALKS SHALL BE LIGHTLY BROOM-FINISHED WITH DIRECTION OF BROOMING PERPENDICULAR TO DIRECTION OF TRAFFIC UNLESS OTHERWISE INDICATED.
4. SCORE SIDEWALKS AS SHOWN ON PLANS.
5. CONCRETE STRENGTH SHALL BE PER SPECS.

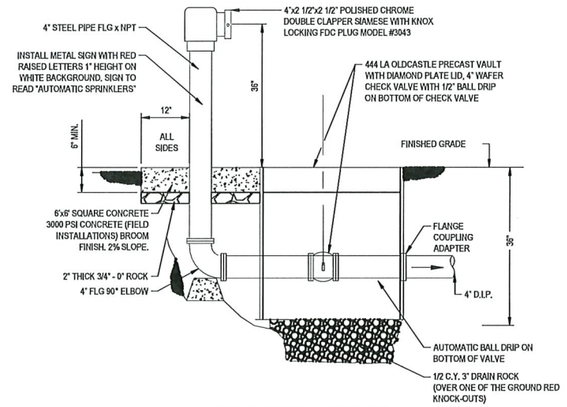
1 PCC PAVEMENT
SCALE: N.T.S.



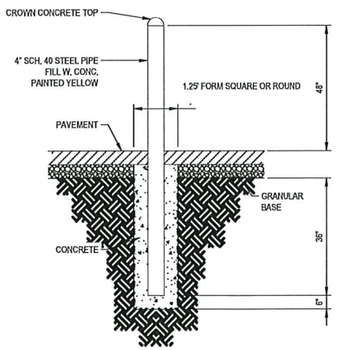
NOTES:

1. CURB EXPOSURE IS 6". VARY STANDARD CURB ONLY AS DIRECTED.
2. CONSTRUCT CONTRACTION JOINTS AT 15' MAXIMUM SPACING AND SPACING AND AT ENDS OF EACH INLET AND RAMP.
3. TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 1.5% MAX. (MAX 2.0% FINISHED SURFACE SLOPE), UNLESS OTHERWISE SHOWN, OR AS DIRECTED.
4. CONCRETE COMPRESSIVE STRENGTH SHALL BE PER SPECS.
5. BASE AGGREGATE TO BE PLACED ON COMPACTED FILL PER SPECS.

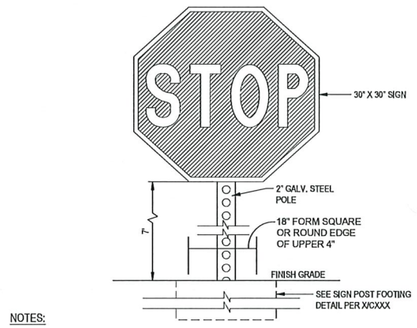
3 CURB ENDING
SCALE: N.T.S.



1 FIRE DEPARTMENT CONNECTION
SCALE: N.T.S.



5 STANDARD BOLLARD
SCALE: N.T.S.



NOTES:

1. SIGN SHALL HAVE WHITE LETTERS ON RED REFLECTIVE BACKGROUND, SIGN MUST COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

4 "STOP" SIGN DETAIL
SCALE: N.T.S.

IOWA ONE CALL

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SITE AND UTILITY DETAILS
GEOPARCEL: 792306176004 & 792306196007
LLMC ANKENY IA, LLC
16852 AURORA CT
CLIVE, IOWA 50325

DATE 01/19/2026

REVISIONS

LICENSED PROFESSIONAL ENGINEER
KERI L. WILLIAMS
P26657
3/18/26

N.T.S.

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CHECKED BY: RG
PROJECT MANAGER: BH
JOB #: 24006600
FILE CODE: ##
SHEET NO. C400

NOT-ISSUED-FOR-CONSTRUCTION CAD FILE: 250000678-DTLS

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NOTE: KNOX RAPID ENTRY BOXES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF ANKENY FIRE DEPARTMENT REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH OFD FOR APPROVED BOX TYPE, MOUNTING HEIGHT, AND EXACT PLACEMENT. ALL KNOX BOXES SHALL BE ORDERED THROUGH THE OFFICIAL KNOX COMPANY WEBSITE AND INSTALLED PER MANUFACTURER INSTRUCTIONS. THE OWNER SHALL PROVIDE ALL REQUIRED KEYS PRIOR TO FINAL INSPECTION.

1

36" SQUARE

CUSTOM



2

18" X 24"

CUSTOM



3

18" x 24"



4

30" x 30"



5

36" SQUARE



6

18" x 24"

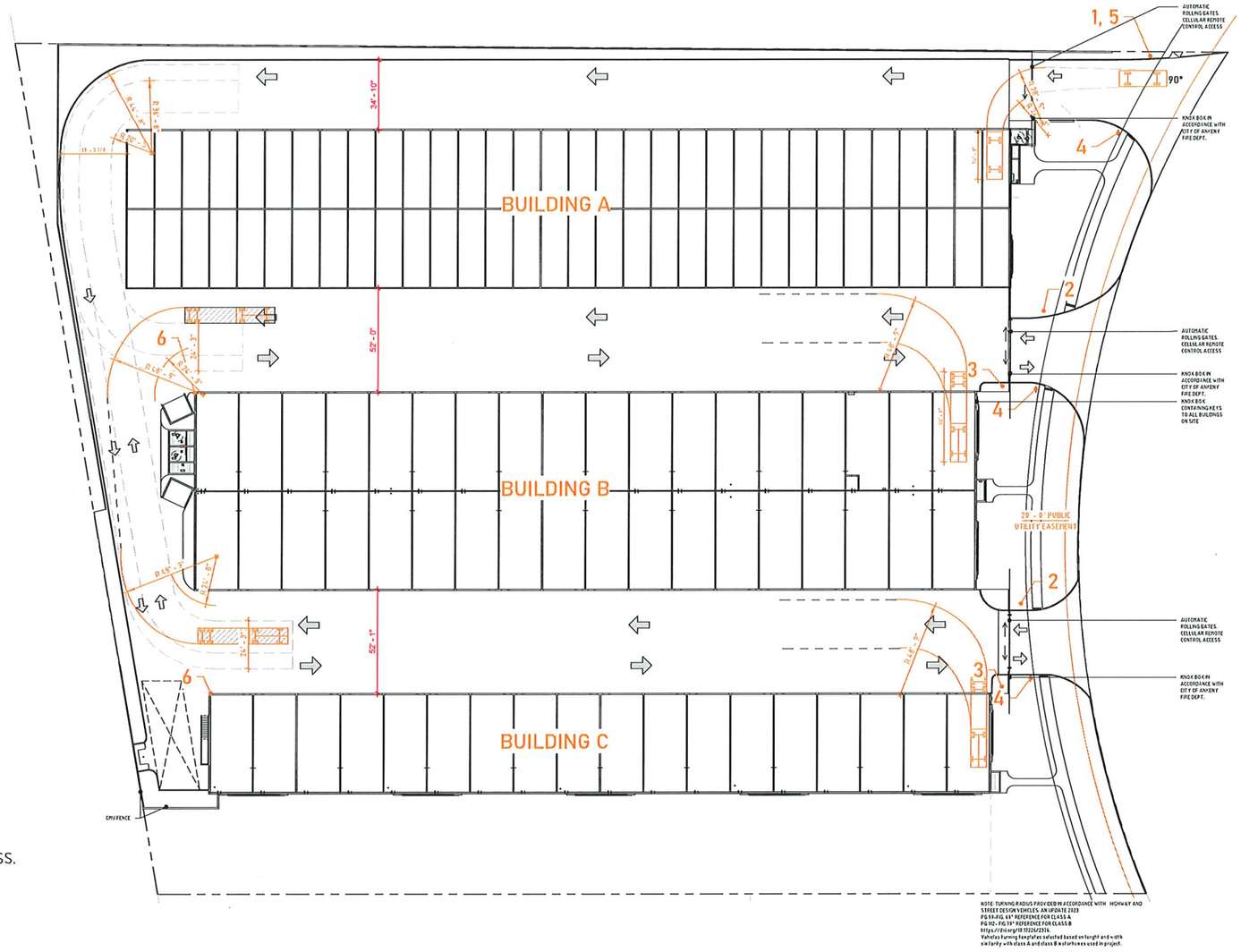


NOTE:
- ALL CUSTOM SIGNAGE TO COMPLY WITH MUTCD AND LOCAL REQUIREMENTS.
- ALL GATES TO BE AUTOMATIC WITH CELLULAR REMOTE CONTROL ACCESS.

RV AND MOTORHOMES GATE USAGE:
GATE A ENTRANCE ONLY*
GATE B AND C EXIT ONLY
PASSANGER VEHICLES:
GATE A ENTRANCE*
GATE B AND C ENTRANCE AND EXIT

*IDLING IN R.O.W. AND DRIVEWAY STACKING NOT PERMITED FOR ENTRY ONTO THE PROPERTY.

2 SIGNAGE
3/8" = 1'-0"



1 TURNING MOVEMENT PLAN AND SIGNAGE
1" = 30'-0"

KONTEXTURE

KONTEXTURE, LLC
ARCHITECT
3334 N 20th. Street, Phoenix, AZ, 85016,
623.533.7652

CORPORATE WOODS TOY STORAGE

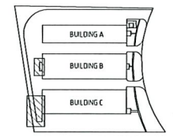
6110 SE Convenience Blvd, Ankeny, IA 50021

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

LICENSED PROFESSIONAL ARCHITECT
DANIEL ISTRATE
ARC08813
DATE: 02/16/2026
IOWA

KEYPLAN



SCALE: AS NOTED

SIGNAGE AND TURNING MOVEMENT PLAN

C500

PROJECT NO.: 25-034

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CAST-IN-PLACE CONCRETE (CONT'D)

7. CONCRETE SHRINKAGE:
CONCRETE SHRINKAGE CHARACTERISTICS SHALL COMPLY WITH ASTM C157 AND SHALL NOT EXCEED 0.05%.

8. CONCRETE SLUMP:
CONCRETE SLUMP SHALL NOT EXCEED 4 INCHES.

9. CHLORIDES:
CONCRETE OR GROUT SHALL NOT CONTAIN CHLORIDES.

10. CONCRETE CURING:
CURE CONCRETE IN ACCORDANCE WITH ACI 301 SECTION 5.3.6 FOR A MINIMUM OF 7 DAYS FOLLOWING PLACEMENT.

11. EMBEDDED ITEMS:
SECURELY TIE ANCHOR BOLTS, REINFORCING STEEL, INSERTS, AND OTHER EMBEDDED ITEMS IN PLACE PRIOR TO POURING CONCRETE.

12. CONDUITS, PIPES AND SLEEVES EMBEDDED IN CONCRETE:
DO NOT EMBED CONDUITS, PIPES, OR SLEEVES IN STRUCTURAL CONCRETE, INCLUDING CONCRETE ON METAL DECK, EXCEPT WHERE SPECIFICALLY DETAILED OR APPROVED BY STRUCTURAL ENGINEER.

13. CONSTRUCTION JOINTS:
LOCATION OF CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO PLACING REINFORCING STEEL. PROVIDE KEYS IN CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE. ROUGHEN CONCRETE SURFACE TO 1/4 INCH AMPLITUDE. THOROUGHLY CLEAN, REMOVE LAITANCE, AND THOROUGHLY WET AND REMOVE STANDING WATER PRIOR TO PLACING NEW CONCRETE.

14. CONCRETE ABUTTING EXISTING CONCRETE:
ROUGHEN EXISTING CONCRETE SURFACE TO 1/4 INCH AMPLITUDE WHERE NEW CONCRETE ABUTS EXISTING CONCRETE.

15. EXPOSED CORNERS:
FORM EXPOSED CORNERS WITH 3/4 INCH CHAMFER UNLESS NOTED OTHERWISE.

MASONRY

1. APPLICABLE STANDARD:
PERFORM MASONRY WORK COMPLYING WITH TMS 602 AND ACI 530.1

2. COMPRESSIVE STRENGTH OF MASONRY ASSEMBLY (f'm):
MINIMUM COMPRESSIVE STRENGTH OF MASONRY ASSEMBLY SHALL BE 2000 PSI UNLESS NOTED OTHERWISE.

3. DETERMINATION OF COMPRESSIVE STRENGTH OF MASONRY ASSEMBLY:
COMPRESSIVE STRENGTH OF MASONRY ASSEMBLY SHALL BE DETERMINED IN ACCORDANCE WITH THE UNIT STRENGTH METHOD OR THE PRISM TEST METHOD PER TMS 602 SECTION 1.4B.

4. UNIT STRENGTH METHOD:
COMPRESSIVE STRENGTH OF MASONRY ASSEMBLY DETERMINED USING THE UNIT STRENGTH METHOD SHALL MEET THE FOLLOWING MINIMUM VALUES:

MASONRY COMPRESSIVE STRENGTH	MINIMUM COMPRESSIVE STRENGTH		
	CONCRETE MASONRY UNIT	MORTAR	GROUT
f'm = 2000 PSI	2000 PSI	1800 PSI	2000 PSI
f'm = 2500 PSI	3250 PSI	1800 PSI	2500 PSI

5. PRISM TEST METHOD:
COMPRESSIVE STRENGTH OF MASONRY ASSEMBLY DETERMINED USING THE PRISM TEST METHOD SHALL BE IN ACCORDANCE WITH TMS 602 SECTION 1.4B. COMPRESSIVE STRENGTH OF THE CONCRETE MASONRY UNIT AND GROUT SHALL NOT BE LESS THAN THE COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLY. SUBMIT PRISM TEST RESULTS FOR EACH TYPE AND COMPRESSIVE STRENGTH OF MASONRY REQUIRED BEARING THE SEAL AND SIGNATURE OF A REGISTERED CIVIL ENGINEER IN THE STATE WHERE THE PROJECT SITE OCCURS TO ARCHITECT (STRUCTURAL ENGINEER).

6. CONCRETE MASONRY UNITS:
CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT DENSITY COMPLYING WITH ASTM C90. UNITS SHALL BE OPEN END, AND BOND BEAM UNITS SHALL BE USED AT HORIZONTAL REINFORCING. REFER TO ARCHITECT FOR FINISH AND COLOR OF CONCRETE MASONRY UNITS.

7. MORTAR:
MORTAR SHALL BE TYPE S COMPLYING WITH ASTM C270. MIX BY VOLUME IN PROPORTIONS OF 1 PART PORTLAND CEMENT, 1/2 PART LIME PUTTY AND 3 PARTS SAND. DO NOT USE MASONRY CEMENT OR PLASTIC CEMENT. MORTAR AGGREGATE SHALL COMPLY WITH ASTM C144.

8. GROUT:
GROUT SHALL COMPLY WITH ASTM C476. GROUT AGGREGATE SHALL COMPLY WITH ASTM C404. GROUT MIXES SHALL BE DESIGNED BY QUALIFIED TESTING LABORATORY AND LICENSED ENGINEER OF LOCAL JURISDICTION.

9. PORTLAND CEMENT:
PORTLAND CEMENT SHALL BE TYPE II COMPLYING WITH ASTM C150.

10. REINFORCING STEEL:
SEE REINFORCING STEEL SECTION.

11. MINIMUM COVER AT REINFORCING STEEL:
MAINTAIN THE FOLLOWING MINIMUM CLEAR DISTANCE BETWEEN REINFORCING STEEL AND MASONRY UNIT, UNLESS NOTED OTHERWISE:

REINFORCING TO OUTSIDE FACE OF MASONRY (8 INCH WALL)....2 INCHES
REINFORCING TO OUTSIDE FACE OF MASONRY (12 INCH WALL)...2-1/2 INCHES
REINFORCING TO INSIDE FACE OF MASONRY.....1/2 INCH

12. PLACEMENT OF MASONRY UNITS:
A. MASONRY UNITS SHALL BE LAID IN RUNNING BOND.
B. CELLS SHALL BE PLACED IN VERTICAL ALIGNMENT.
C. MASONRY UNITS SHALL OVERLAP AT WALL CORNERS AND INTERSECTIONS.

13. PLACEMENT OF GROUT:
A. GROUT SOLID ALL CELLS.
B. MECHANICALLY VIBRATE GROUT IN CELLS.
C. PROVIDE 1 INCH MINIMUM GROUT AROUND REINFORCING STEEL, ANCHOR BOLTS AND INSERTS PENETRATING MASONRY SHELL.
D. PROVIDE CLEANOUTS IN BOTTOM MASONRY COURSE FOR EACH GROUT POUR WHEN GROUT POUR HEIGHT EXCEEDS 5 FEET 4 INCHES. CLEANOUTS SHALL COMPLY WITH TMS 602 SECTION 3.2F.
E. GROUT POUR HEIGHTS SHALL COMPLY WITH TMS 602 TABLE 7.
F. GROUT LIFT HEIGHT SHALL NOT EXCEED 5 FEET FOR LOW-LIFT CONSTRUCTION.

REINFORCING STEEL

1. REINFORCING STEEL:
PROVIDE REINFORCING STEEL COMPLYING WITH THE APPROPRIATE STANDARD AS FOLLOWS:

ALL REINFORCING UNLESS NOTED OTHERWISE .....ASTM A615 GRADE 60
WELDED REINFORCING .....ASTM A706 GRADE 60

2. REINFORCING (EXCLUDING TIES) IN CONCRETE MOMENT FRAMES, COUPLING BEAMS, AND SHEARWALL BOUNDARY ELEMENTS:
PROVIDE REINFORCING STEEL COMPLYING WITH ASTM A706 GRADE 60. ASTM A615 GRADE 60 REINFORCING STEEL COMPLYING WITH ACI 318 SECTION 20.2.2.5 SHALL ALSO BE PERMITTED.

3. WELDED WIRE FABRIC:
PROVIDE WELDED WIRE FABRIC COMPLYING WITH THE APPROPRIATE STANDARD AS FOLLOWS:

SMOOTH WELDED WIRE FABRIC .....ASTM A185
DEFORMED WELDED WIRE FABRIC .....ASTM A497

4. SHOP DRAWINGS:
PREPARE REINFORCING STEEL SHOP DRAWINGS COMPLYING WITH ACI 315. SUBMIT REINFORCING STEEL SHOP DRAWINGS INDICATING REINFORCING STEEL PLACEMENT, INCLUDING SPLICE LOCATIONS AND LENGTHS, TO ARCHITECT (STRUCTURAL ENGINEER) FOR APPROVAL. PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) BEFORE DEVELOPING REINFORCING STEEL SHOP DRAWINGS IF INSUFFICIENT CLEAR DISTANCE BETWEEN REINFORCING STEEL OR OTHER CONGESTION IS ENCOUNTERED.

5. REINFORCING STEEL CONDITION DURING CONCRETE PLACEMENT:
REINFORCING STEEL SHALL BE FREE OF MUD, OIL AND OTHER MATERIALS THAT MAY AFFECT CONCRETE BOND AT TIME OF CONCRETE PLACEMENT.

6. SPLICE LOCATION:
SPLICE REINFORCING STEEL WHERE INDICATED IN THE DRAWINGS. IF SPLICE LOCATIONS CANNOT BE DETERMINED, VERIFY WITH STRUCTURAL ENGINEER PRIOR TO DEVELOPING SHOP DRAWINGS.

7. SPLICE LENGTH – CONCRETE CONSTRUCTION:
LAP REINFORCING STEEL AT SPLICES TO LENGTHS INDICATED IN STRUCTURAL DRAWINGS. LAP WIRE FABRIC 1.5 SPACES (12 INCHES MINIMUM).

8. SPLICE LENGTH – MASONRY CONSTRUCTION:
LAP REINFORCING STEEL AT SPLICES A MINIMUM OF 72 BAR DIAMETERS AND NOT LESS THAN 30 INCHES UNLESS NOTED OTHERWISE.

9. MINIMUM CLEAR DISTANCE BETWEEN PARALLEL REINFORCING:
MINIMUM CLEAR DISTANCE BETWEEN PARALLEL REINFORCING STEEL SHALL BE THE GREATER OF 1 INCH OR 1 BAR DIAMETER. MINIMUM CLEAR DISTANCE BETWEEN PARALLEL REINFORCING STEEL AT COLUMNS SHALL BE THE GREATER OF 1-1/2 INCHES OR 1-1/2 BAR DIAMETERS. MINIMUM CLEAR DISTANCE BETWEEN GROUPS OF BUNDLED BARS SHALL BE THE SAME AS FOR SINGLE BARS EXCEPT BAR DIAMETER IS DERIVED FROM EQUIVALENT TOTAL AREA OF BUNDLE.

10. MINIMUM CONCRETE COVER:
MAINTAIN THE FOLLOWING MINIMUM CLEAR DISTANCE BETWEEN REINFORCING STEEL AND FACE OF CONCRETE, UNLESS NOTED OTHERWISE:

SLABS ON GRADE .....CENTER OF SLAB
CONCRETE BELOW GRADE – FORMED .....2 INCHES
CONCRETE BELOW GRADE – UNFORMED .....3 INCHES
WALLS ABOVE GRADE – EXPOSED TO WEATHER.....2 INCHES
WALLS ABOVE GRADE – NOT EXPOSED TO WEATHER....1 INCHES
COLUMNS – CLEAR TO FACE OF TIES.....1-1/2 INCHES
BEAMS – CLEAR TO FACE OF TIES.....1-1/2 INCHES
STRUCTURAL SLABS – TOP AND BOTTOM.....1 INCHES

11. CONCRETE COVER AT REVEALS:
SPECIFIED CONCRETE COVER SHALL BE MAINTAINED TO ALL REINFORCING STEEL AT REVEALS AND INSETS. SUBMIT SHOP DRAWINGS SHOWING CONCRETE REVEALS AND INSETS TO ARCHITECT (STRUCTURAL ENGINEER) FOR REVIEW.

12. CHAIRS AND SPACERS:
CHAIRS AND SPACERS FOR REINFORCING STEEL THAT REST ON EXPOSED SURFACES SHALL BE PLASTIC OR PLASTIC COATED.

13. WALL AND COLUMN DOWELS:
PROVIDE DOWELS FOR WALLS AND COLUMNS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING STEEL UNLESS NOTED OTHERWISE.

14. WELDED REINFORCING:
WELD REINFORCING STEEL PER REQUIREMENTS OF AWS D1.4 AND APPLICABLE BUILDING CODE. SUBMIT PROPOSED WELDING PROCEDURE TO STRUCTURAL ENGINEER AND TO GOVERNING CODE AUTHORITY FOR APPROVAL PRIOR TO WELDING. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY.

15. REBAR BENDING:
BEND REINFORCING STEEL COLD UNLESS OTHERWISE APPROVED BY STRUCTURAL ENGINEER. DO NOT FIELD BEND REINFORCING STEEL IN CONCRETE UNLESS OTHERWISE SHOWN IN CONTRACT DOCUMENTS OR APPROVED BY STRUCTURAL ENGINEER.

CAST-IN-PLACE CONCRETE

1. APPLICABLE STANDARD:
PERFORM CONCRETE WORK COMPLYING WITH ACI 301 AND ACI 304.

2. AGGREGATE:
AGGREGATE FOR NORMAL-WEIGHT CONCRETE SHALL BE NATURAL SAND AND ROCK COMPLYING WITH ASTM C33. AGGREGATE FOR LIGHTWEIGHT CONCRETE SHALL BE LIGHTWEIGHT AGGREGATE COMPLYING WITH ASTM C330.

3. PORTLAND CEMENT:
PROVIDE PORTLAND CEMENT COMPLYING WITH ASTM C150, TYPE II.

4. FLY ASH:
CLASS F FLY ASH COMPLYING WITH ASTM C618 IS PERMITTED TO BE USED IN FOUNDATION CONCRETE. WHEN FLY ASH IS USED, QUANTITY SHALL NOT BE LESS THAN 15 PERCENT NOR MORE THAN 25 PERCENT BY WEIGHT OF TOTAL CEMENTITIOUS METRIAL. WATER-CEMENT RATIO SHALL BE BASED ON TOTAL CEMENTITIOUS MATERIAL, INCLUDING FLY ASH AND OTHER POZZOLANS.

5. MINIMUM COMPRESSIVE STRENGTH:
PROVIDE CONCRETE WITH THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH (f'c) AT 28 DAYS UNLESS NOTED OTHERWISE:

LOCATION	f'c	MAX. W/C RATIO	MAX. AGGREGATE SIZE
RETAINING WALLS	4500 PSI	0.45	1" (NORMAL-WEIGHT)
FOOTINGS	4500 PSI	0.45	1" (NORMAL-WEIGHT)

6. CONCRETE MIX DESIGN:
SUBMIT CONCRETE MIX DESIGN FOR EACH TYPE AND COMPRESSIVE STRENGTH OF CONCRETE REQUIRED BEARING THE SEAL AND SIGNATURE OF A REGISTERED CIVIL ENGINEER IN THE STATE WHERE THE PROJECT SITE OCCURS TO ARCHITECT (STRUCTURAL ENGINEER) FOR APPROVAL.

SCOPE OF WORK

1. RETAINING WALLS SUPPORTED ON CONTINUOUS FOOTINGS PER ATWELL CIVIL DRAWINGS AND SECTIONS.

FOUNDATIONS

1. GEOTECHNICAL REPORT:
FOUNDATION DESIGN IS BASED ON RECOMMENDATIONS PROVIDED IN GEOTECHNICAL REPORT AND SUBSEQUENT ADDENDUM LETTERS. PERFORM FOUNDATION WORK COMPLYING WITH GEOTECHNICAL REPORT AND ADDENDA. GEOTECHNICAL REPORT AND ADDENDA ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE KEPT AT THE JOB SITE. GEOTECHNICAL ENGINEER AND REPORT ARE AS FOLLOWS:

GEOTECHNICAL ENGINEER .....CONSTRUCTION MATERIAL TESTING (CMT)
REPORT NUMBER 252096MAV
REPORT DATE .....NOVEMBER 25, 2025

2. FOUNDATION DESIGN VALUES:
FOUNDATION DESIGN IS BASED ON THE FOLLOWING VALUES:

BEARING CAPACITY
CONTINOUS FOOTING .....2000 PSF.

LATERAL BEARING PRESSURE ...400 (GRANULAR), 260 (COHESIVE) PSF/FT
COEFFICIENT OF FRICTION 0.27-0.36

3. MINIMUM FOOTING DEPTH:
FOUND FOOTINGS A MINIMUM OF 18 INCHES BELOW LOWEST ADJACENT GRADE OR FINISH FLOOR, WHICHEVER IS LOWER.

4. FOUNDATION EXCAVATIONS:
FOUNDATION EXCAVATIONS SHALL BE OBSERVED AND ACCEPTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL, REINFORCING STEEL, OR CONCRETE.

5. BACKFILLING AND COMPACTION:
FOOTINGS AND BUILDING SLABS ON GRADE SHALL BEAR ON COMPACTED FILL OR UNDISTURBED NATURAL GRADE COMPLYING WITH REQUIREMENTS OF GEOTECHNICAL REPORT. BACKFILLING AND COMPACTION PROCEDURES SHALL COMPLY WITH GEOTECHNICAL REPORT AND SHALL BE PERFORMED UNDER SUPERVISION OF GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.

6. RETAINING WALL BACKFILL:
PLACE BACKFILL BEHIND RETAINING WALLS FOLLOWING COMPLETION AND INSPECTION OF WATERPROOFING. ADEQUATELY SHORE RETAINING WALLS DURING BACKFILL OPERATION. UNLESS ADEQUATELY SHORED, DO NOT PLACE BACKFILL BEHIND BUILDING STRUCTURE RETAINING WALLS UNTIL CONCRETE AT ELEVATED FLOOR LEVELS ADJACENT TO WALLS HAVE BEEN COMPLETELY POURED (IN AREA) AND HAVE CURED FOR AT LEAST 7 DAYS.

7. RETAINING WALL DRAINAGE:
RETAINING WALL BACKFILL SHALL BE FULLY DRAINED OF WATER AND OTHER FLUIDS BY MEANS OF SUB-DRAIN, WEEP HOLES, AND/OR OTHER MEANS APPROVED BY THE GEOTECNICAL ENGINEER AND GOVERNING CODE AUTHORITY.

8. PRIOR TO CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE GEOTECHNICAL ENGINEER SHALL ADVISE THE BUILDING OFFICIAL THAT:
A. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
B. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED.
C. THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE GEOTECHNICAL REPORT.

RETAINING WALLS

1. GEOTECHNICAL REPORT:
FOUNDATION DESIGN IS BASED ON RECOMMENDATIONS PROVIDED IN GEOTECHNICAL REPORT AND SUBSEQUENT ADDENDUM LETTERS. PERFORM FOUNDATION WORK COMPLYING WITH GEOTECHNICAL REPORT AND ADDENDA. GEOTECHNICAL REPORT AND ADDENDA ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE KEPT AT THE JOB SITE. GEOTECHNICAL ENGINEER AND REPORT ARE AS FOLLOWS:

GEOTECHNICAL ENGINEER .....CONSTRUCTION MATERIAL TESTING (CMT)
REPORT NUMBER 252096MAV
REPORT DATE .....NOVEMBER 25, 2025
ACTIVE EQUIVALENT FLUID WEIGHT(LEVEL) .....35 PSF/FT (GRANULAR SOILS)
65 PSF/FT (COHESIVE SOILS)
AT REST PRESSURE .....60 PSF/FT (GRANULAR SOILS)
90 PSF/FT (COHESIVE SOILS)

ADDITIONAL GEOTECHNICAL/RETAINING WALL NOTES (PROJECT SPECIFIC)

1. FROST DEPTH: ALL EXTERIOR FOOTINGS AND RETAINING WALL FOUNDATIONS IN UNHEATED AREAS SHALL BE FOUNDED A MINIMUM OF 3'-6" BELOW FINISHED GRADE FOR FROST PROTECTION, UNLESS NOTED OTHERWISE.

2. UNSUITABLE SOILS: IF WET, SOFT, OR EXPANSIVE SOILS ARE ENCOUNTERED AT FOUNDATION OR RETAINING WALL SUBGRADE, OVER-EXCAVATE MINIMUM OF 3 FEET BELOW FINAL FOOTING ELEVATION AND REPLACE WITH APPROVED ENGINEERED FILL AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD.

3. OVER-EXCAVATION BACKFILL: OVER-EXCAVATED AREAS SHALL BE BACKFILLED WITH NON-EXPANSIVE LEAN CLAY (CL) OR CLEAN GRANULAR MATERIAL (MAX. 1-INCH SIZE). NON-EXPANSIVE CLAY SHALL HAVE LL $\leq$ 45 AND PI $\leq$ 23 PER ASTM D-4318.

4. RETAINING WALL BACKFILL & DRAINAGE: EXPANSIVE COHESIVE SOILS (CL-CH) SHALL NOT BE PLACED WITHIN 3 FEET OF RETAINING WALLS. PROVIDE FREE-DRAINING GRANULAR BACKFILL (MIN. 2 FEET WIDE, 2H:1V OR FLATTER) AND A CONTINUOUS 4-INCH PERFORATED DRAIN PIPE DAYLIGHTED A MINIMUM OF 20 FEET FROM FOUNDATIONS OR CONNECTED TO AN APPROVED OUTLET.

5. FIELD VERIFICATION: FOUNDATION AND RETAINING WALL EXCAVATIONS SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD AND KEPT FREE OF STANDING WATER PRIOR TO CONCRETE PLACEMENT.

2. RETAINING WALL BACKFILL:
PLACE BACKFILL BEHIND RETAINING WALLS FOLLOWING COMPLETION AND INSPECTION OF WATERPROOFING. ADEQUATELY SHORE RETAINING WALLS DURING BACKFILL OPERATION. UNLESS ADEQUATELY SHORED, DO NOT PLACE BACKFILL BEHIND BUILDING STRUCTURE RETAINING WALLS UNTIL CONCRETE AT ELEVATED FLOOR LEVELS ADJACENT TO TO WALLS HAVE BEEN COMPLETELY POURED (IN AREA) AND HAVE CURED FOR AT LEAST 7 DAYS.

3. RETAINING WALL DRAINAGE:
RETAINING WALL BACKFILL SHALL BE FULLY DRAINED OF WATER AND OTHER FLUIDS PER GEOTECHNICAL ENGINEER RECOMMENDATIONS AND APPROVED BY THE GOVERNING CODE AUTHORITY.

4. GEOTECHNICAL ENGINEER:
WHERE REQUIRED BY THE BUILDING OFFICIAL, A GEOTECHNICAL ENGINEER SHALL BE RETAINED BY THE OWNER TO PROVIDE A GEOTECHINCAL REPORT IN ACCORDANCE WITH CBC SECTION 1803.

GENERAL

1. APPLICABLE BUILDING CODE:
PERFORM CONSTRUCTION AND WORKMANSHIP COMPLYING WITH CONTRACT DOCUMENTS AND 2024 INTERNATIONAL BUILDING CODE (IBC).

2. APPLICABLE STANDARDS:
SPECIFICATIONS, CODES, AND STANDARDS REFERENCED IN THE CONTRACT DOCUMENTS SHALL BE OF THE LATEST APPROVED ISSUE, INCLUDING SUPPLEMENTS, UNLESS NOTED OTHERWISE. MATERIAL SPECIFICATIONS SHALL COMPLY WITH THE LATEST EDITION OF ASTM REFERENCED STANDARDS.

3. GOVERNING CODE AUTHORITY:
COUNTY OF ANKENY DEPARTMENT OF BUILDING AND SAFETY.

4. CONTRACT DOCUMENTS:
PERFORM STRUCTURAL RELATED WORK, INCLUDING THE DEVELOPMENT OF SHOP DRAWINGS, WITH THE CONSIDERATION OF ALL CONTRACT DOCUMENTS. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ROOF AND FLOOR ELEVATIONS, EDGE OF SLABS, OPENINGS, DEPRESSIONS, SLOPES, CURBS, DRAINS, AND TRENCHES NOT SHOWN IN STRUCTURAL DRAWINGS. ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL BE RESOLVED WITH THE ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO PROCEEDING WITH WORK.

5. DESIGN INTENT:
STRUCTURAL DRAWINGS, AS PART OF THE CONTRACT DOCUMENTS, INDICATE INFORMATION SUFFICIENT TO CONVEY DESIGN INTENT. CONTRACTOR SHALL REVIEW CONTRACT DOCUMENTS AND PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) OF ANY DISCREPANCIES OR QUESTIONS PRIOR TO PROCEEDING WITH WORK.

6. TYPICAL DETAILS AND SCHEDULES:
DETAILS AND SCHEDULES INDICATED AS "TYPICAL" ARE APPLICABLE THROUGHOUT THE PROJECT AND MAY NOT BE SPECIFICALLY REFERENCED IN STRUCTURAL DRAWINGS. CONTRACTOR SHALL DETERMINE WHERE TYPICAL DETAILS AND SCHEDULES APPLY PRIOR TO PROCEEDING WITH WORK. SHOULD CONDITIONS EXIST THAT ARE NOT SPECIFICALLY DETAILED AND NO TYPICAL DETAIL APPLIES, PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER).

7. CONFLICTS IN STRUCTURAL DRAWINGS:
NOTES AND DETAILS SPECIFICALLY REFERENCED IN DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE STRUCTURAL DRAWINGS CONFLICT WITH PROJECT SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY. CONDITIONS NOT SPECIFICALLY REFERENCED SHALL BE CONSTRUCTED AS SHOWN FOR SIMILAR CONDITIONS.

8. SITE CONDITIONS:
CONTRACTOR SHALL VERIFY SITE CONDITIONS INCLUDING DIMENSIONS AND ELEVATIONS. PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) OF ANY DISCREPANCIES OR CONFLICT WITH CONTRACT DOCUMENTS PRIOR TO PROCEEDING WITH WORK.

9. MEANS AND METHODS OF CONSTRUCTION:
CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHOD OF CONSTRUCTION. PERFORM CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES AND PROCEDURES COMPLYING WITH NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. CONTRACTOR SHALL PROVIDE SHORING AND BRACING TO ENSURE STABILITY OF STRUCTURE AND GENERAL SAFETY DURING CONSTRUCTION.

10. SITE OBSERVATIONS:
SITE OBSERVATION VISITS BY FIELD REPRESENTATIVES OF ARCHITECT (STRUCTURAL ENGINEER) DO NOT INCLUDE CONTINUOUS INSPECTION SERVICES AND/OR APPROVAL FOR METHOD OF CONSTRUCTION. OBSERVATIONS BY ARCHITECT (STRUCTURAL ENGINEER) ARE PERFORMED TO DETERMINE IF CONTRACTOR UNDERSTANDS DESIGN INTENT OF CONTRACT DOCUMENTS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED SUPERVISION OF CONSTRUCTION.

11. MODIFICATIONS AND SUBSTITUTIONS:
MATERIALS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE CONSIDERED FOR USE PROVIDED A WRITTEN REQUEST IS SUBMITTED TO OWNER, ARCHITECT (STRUCTURAL ENGINEER) AND GOVERNING CODE AUTHORITY FOR APPROVAL PRIOR TO ITS USE OR INCLUSION IN SHOP DRAWINGS. MODIFICATIONS AND SUBSTITUTIONS WILL NOT BE ACCEPTED DURING SHOP DRAWING REVIEW.

12. SHOP DRAWING SUBMITTALS:
A. CONTRACTOR SHALL REVIEW FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS PRIOR TO SUBMITTING TO ARCHITECT (STRUCTURAL ENGINEER).
B. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
C. PROVIDE A PROFESSIONAL ENGINEER'S SIGNATURE AND SEAL IN THE STATE WHERE THE PROJECT SITE OCCURS WHEN INDICATED.
D. REVIEW IS FOR GENERAL CONFORMANCE WITH DESIGN INTENT AND DOES NOT CONSTITUTE AN AUTHORIZATION TO DEVIATE FROM THE CONTRACT DOCUMENTS.
E. SHOP DRAWINGS WILL BE REJECTED FOR INCOMPLETENESS, LACK OF COORDINATION WITH OTHER PORTIONS OF CONTRACT DOCUMENTS, LACK OF CALCULATIONS (WHEN REQUIRED), OR WHERE MODIFICATIONS OR SUBSTITUTIONS ARE INDICATED WITHOUT PRIOR REVIEW AND APPROVAL.
F. MAINTAIN A COPY OF REVIEWED AND ACCEPTED SHOP DRAWINGS AT SITE FOR DURATION OF CONSTRUCTION.
G. STRUCTURAL ENGINEER REQUIRES 10 WORKING DAYS FOLLOWING RECEIPT OF SHOP DRAWINGS AND CALCULATIONS FOR COMPLETION OF REVIEW. SHOP DRAWINGS WILL BE REVIEWED A MAXIMUM OF 2 TIMES.
H. FOR DESIGN-BUILD ITEMS, SUBMIT SHOP DRAWINGS THAT BEAR THE SIGNATURE AND SEAL OF A REGISTERED CIVIL ENGINEER TO ARCHITECT (STRUCTURAL ENGINEER) AND GOVERNING CODE AUTHORITY FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

13. PIPE AND DUCT BRACING:
BRACE PIPES AND DUCTS COMPLYING WITH LATEST EDITION OF "SEISMIC RESTRAINT MANUAL; GUIDELINES FOR MECHANICAL SYSTEMS" BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION.

14. EQUIPMENT INSTALLATION AND ANCHORAGE:
INSTALL AND ANCHOR MECHANICAL AND ELECTRICAL EQUIPMENT TO STRUCTURE COMPLYING WITH ASCE 7 SECTION 13.4. ISOLATORS, FASTENERS, AND ANY OTHER ELEMENT THAT ANCHORS EQUIPMENT SHALL BE APPROVED BY ICC OR EQUIVALENT TESTING PROCEDURE. SUSPENDED EQUIPMENT SHALL BE SECURED BY APPROVED LATERAL OR SWAY BRACING.

APPLICABLE CODES

1. 2024 INTERNATIONAL BUILDING CODE (IBC).

PLOT DATE: 1/23/2026 10:32 AM

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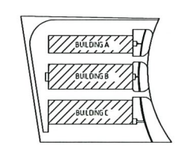
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ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

LICENSED PROFESSIONAL ENGINEER
RICHARD DAOUD
P30051
IOWA
Signed 01/23/26
Expires 12/31/26

KEYPLAN



SCALE: AS NOTED

GENERAL NOTES

ST1.1

PROJECT NO: 25-97114

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AISC 360 CHAPTER N
REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

INSPECTION TASKS PRIOR TO WELDING (TABLE N5.4-1)	TASK
WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS	P
WELDING PROCEDURE SPECIFICATIONS (WPS) AVAILABLE	P
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	P
MATERIAL IDENTIFICATION (TYPE/GRADE)	O
WELDER IDENTIFICATION SYSTEM	O
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY) – JOINT PREPARATIONS – DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) – CLEANLINESS (CONDITION OF STEEL SURFACES) – TACKING (TACK WELD QUALITY AND LOCATION) – BACKING TYPE AND FIT (IF APPLICABLE)	O
FIT-UP OF CJP GROOVE WELDS OF HSS T-, Y- AND K-JOINTS WITHOUT BACKING (INCLUDING JOINT GEOMETRY) – JOINT PREPARATIONS – DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) – CLEANLINESS (CONDITION OF STEEL SURFACES) – TACKING (TACK WELD QUALITY AND LOCATION)	P
CONFIGURATION AND FINISH OF ACCESS HOLES	O
FIT-UP OF FILLET WELDS – DIMENSIONS (ALIGNMENT, GAPS AT ROOT) – CLEANLINESS (CONDITION OF STEEL SURFACES) – TACKING (TACK WELD QUALITY AND LOCATION)	O
CHECK WELDING EQUIPMENT	O
INSPECTION TASKS DURING WELDING (TABLE N5.4-2)	**TASK**
CONTROL AND HANDLING OF WELDING CONSUMABLES – PACKAGING – EXPOSURE CONTROL	O
NO WELDING OVER CRACKED TACK WELDS	O
ENVIRONMENTAL CONDITIONS – WIND SPEED WITHIN LIMITS – PRECIPITATION AND TEMPERATURE	O
WPS FOLLOWED – SETTINGS ON WELDING EQUIPMENT – TRAVEL SPEED – SELECTED WELDING MATERIALS – SHIELDING GAS TYPE/FLOW RATE – PREHEAT APPLIED – INTERPASS TEMPERATURE MAINTAINED (MIN./MAX.) – PROPER POSITION (F, V, H, OH)	O
WELDING TECHNIQUES – INTERPASS AND FINAL CLEANING – EACH PASS WITHIN PROFILE LIMITATIONS – EACH PASS MEETS QUALITY REQUIREMENTS	O
PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS	P
INSPECTION TASKS AFTER WELDING (TABLE N5.4-3)	**TASK**
WELDS CLEANED	O
SIZE, LENGTH AND LOCATION OF WELDS	P
WELDS MEET VISUAL ACCEPTANCE CRITERIA – CRACK PROHIBITION – WELD/BASE-METAL FUSION – CRATER CROSS SECTION – WELD PROFILES – WELD SIZE – UNDERCUT – POROSITY	P
ARC STRIKES	P
K-AREA	P
WELD ACCESS HOLES IN ROLLED HEAVY SHAPES AND BUILT-UP HEAVY SHAPES	P
BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	P
REPAIR ACTIVITIES	P
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	P
NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF THE EOR	O
INSPECTION TASKS PRIOR TO BOLTING (TABLE N5.6-1)	**TASK**
MANUFACTURER CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	O
FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	O
CORRECT FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)	O
CORRECT BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	O
CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	O
PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED	P
PROTECTED STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS	O
INSPECTION TASKS DURING BOLTING (TABLE N5.6-2)	**TASK**
FASTENER ASSEMBLIES PLACED IN ALL HOLES AND WASHERS AND NUTS ARE POSITIONED AS REQUIRED	O
JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION	O
FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	O
FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	O
INSPECTION TASKS AFTER BOLTING (TABLE N5.6-3)	**TASK**
DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	P
INSPECTION TASKS FOR COMPOSITE DECK (TABLE N6.1)	**TASK**
PLACEMENT AND INSTALLATION OF STEEL DECK	P
PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS	P
DOCUMENT ACCEPTANCE OR REJECTION OF STEEL ELEMENTS	P

LEGEND

O– OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS.

P – PERFORM THESE TASKS FOR EACH CONNECTION OR MEMBER.

CBC TABLE 1705.6
REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASKS	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	–	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	–	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	–	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	–
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	–	X

CBC TABLE 1705.3
REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION TASKS	CONTINUOUS	PERIODIC
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	–	X
2. REINFORCING BAR WELDING: A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706. B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16 INCH. C. INSPECT ALL OTHER WELDS.	– – X	X X –
3. INSPECT ANCHORS CAST IN CONCRETE.	–	X
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4A.	X –	– X
5. VERIFY USE OF REQUIRED DESIGN MIX.	–	X
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	–
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	–
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	–	X
9. INSPECT PRESTRESSED CONCRETE FOR: A. APPLICATION OF PRESTRESSING FORCES. B. GROUTING OF BONDED PRESTRESSING TENDONS.	X	–
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	–	X
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	–	X
12. INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	–	X

STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATION:
   STRUCTURAL OBSERVATION IS REQUIRED FOR THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR TESTING AGENCY.
2. STRUCTURAL OBSERVER:
   THE OWNER SHALL EMPLOY A CIVIL OR STRUCTURAL ENGINEER OR ARCHITECT TO PERFORM STRUCTURAL OBSERVATIONS. THE ENGINEER OR ARCHITECT SHALL BE REGISTERED IN THE STATE WHERE THE PROJECT SITE OCCURS.
3. PRECONSTRUCTION MEETING:
   THE OWNER OR OWNER'S REPRESENTATIVE SHALL ARRANGE FOR A PRECONSTRUCTION MEETING TO BE ATTENDED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS, DEPUTY INSPECTORS, AND THE BUILDING INSPECTORS. THE MEETING SHALL IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS AFFECTING THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT.
4. SITE VISITS:
   STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THE STEPS IN THE PROGRESS OF THE WORK ALLOWING FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF WORK INVOLVED. AT A MINIMUM, THE FOLLOWING SIGNIFICANT CONSTRUCTION STAGES REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER:

CONSTRUCTION STAGES	ELEMENTS TO BE OBSERVED
A. FOUNDATION	STEEL REINFORCEMENT, VERTICAL DOWELS AND SPACING, REBAR SPLICES
B. RETAINING WALL	STEEL REINFORCEMENT, SIZE, SPACING, COVER, SPLICES

5. OBSERVATION REPORTS:
   STRUCTURAL OBSERVER SHALL PREPARE AND SUBMIT AN OBSERVATION REPORT TO THE BUILDING OFFICIAL FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. OBSERVATION REPORTS SHALL BE STAMPED AND SIGNED BY THE STRUCTURAL OBSERVER.
6. FINAL OBSERVATION REPORT:
   STRUCTURAL OBSERVER SHALL PREPARE AND SUBMIT A FINAL OBSERVATION REPORT TO THE BUILDING OFFICIAL STATING THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND THE STRUCTURAL SYSTEM IS IN GENERAL CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

STANDARD ABBREVIATIONS AND SYMBOLS

&	AND
@	AT
(A) OR ABV	ABOVE
A.B.	ANCHOR BOLT
ADD L	ADDITIONAL
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
ALT	ALTERNATE
ARCH	ARCHITECT(URAL)
(B) OR BEL	BELOW
BLKG	BLOCKING
B.N.	BOUNDARY NAILING
B.O.	BOTTOM OF
B.S.	BOTH SIDES
BTWN	BETWEEN
c	CAMBER
℄	CENTERLINE
C.J.	CEILING JOIST OR CONSTRUCTION JOINT
CJP	COMPLETE JOINT PENETRATION
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
DBL	DOUBLE
DF	DOUGLAS FIR
DIA OR ø	DIAMETER
DIM	DIMENSION
DO	DITTO
(E)	EXISTING
EA	EACH
E.F.	EACH FACE
ELEV	ELEVATION
ELEV	ELEVATION
EMBED	EMBEDMENT
EQ	EQUAL
E.S.	EACH SIDE
E.W.	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.J.	FLOOR JOIST
F.N.	FIELD NAILING
F.S.	FAR SIDE
FT	FEET OR FOOT
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZE
GLB	GLUED-LAMINATED BEAM
GR	GRADE
(H)	HIGH OR HORIZONTAL
HDR	HEADER
HORIZ	HORIZONTAL
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
IN.	INCHES
INT	INTERIOR
K	KIP (1000 LB)
(L)	LOW
LONG.	LONGITUDINAL
LB	POUND
LLH	LONG LEG HORIZONTAL
LLV	LAMINATED VENEER LUMBER
LVL	LONG LEG VERTICAL
LTWT	LIGHT WEIGHT
MANUF	MANUFACTURER
M.B.	MACHINE BOLT
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MISC	MISCELLANEOUS
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
N.S.	NEAR SIDE
N.S.	NEAR SIDE
N.T.S	NOT TO SCALE
o.c.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
O.H.	OPPOSITE HAND
OPNG	OPENING
PJP	PARTIAL JOINT PENETRATION
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
ℙ	PLATE
P.T.	PRESSURE TREATED
PT	POST-TENSIONED
REINF	REINFORCING
REQ'D	REQUIRED
R.J.	ROOF JOIST
R.R.	ROOF RAFTER
SF	SQUARE FEET
SFRS	SEISMIC FORCE RESISTING SYSTEM
SHTG	SHEATHING
SIM	SIMILAR
S.M.S.	SHEET METAL SCREW
S.O.G.	SLAB ON GRADE
SPEC	SPECIFICATION
SQ.	SQUARE
S.S.	SELECT STRUCTURAL
STAGG	STAGGERED
STD	STANDARD
STIFF	STIFFENER
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF STEEL
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
URM	UNREINFORCED MASONRY
(V) OR VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
w/	WITH
w/o	WITHOUT
W.P.	WORK POINT
WWF	WELD WIRE FABRIC
XS	EXTRA STRONG
XXS	DOUBLE EXTRA STRONG

INSTITUTIONS

ACI	AMERICAN CONCRETE INSTITUTE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
IAPMO	INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS
ICC	INTERNATIONAL CODE COUNCIL
SDI	STEEL DECK INSTITUTE
SJI	STEEL JOIST INSTITUTE
TMS	THE MASONRY SOCIETY

STRUCTURAL STEEL SHAPES

C	STANDARD CHANNEL
HSS	HOLLOW STRUCTURAL SECTION
L	ANGLE
MC	MISCELLANEOUS CHANNEL
W	WIDE FLANGE
WT	TEE

STATEMENT OF SPECIAL INSPECTIONS AND QUALITY ASSURANCE

1. TESTING AGENCY:
   TESTING AGENCY RETAINED BY OWNER AND SATISFACTORY TO ARCHITECT (STRUCTURAL ENGINEER) AND GOVERNING CODE AUTHORITY SHALL PERFORM TESTS AND INSPECTIONS COMPLYING WITH THE CONTRACT DOCUMENTS AND APPLICABLE CODES.
2. TEST AND INSPECTION REPORTS:
   TESTING AGENCY SHALL SUBMIT TEST AND INSPECTION REPORTS INDICATING RESULTS, OBSERVATIONS, AND COMPLIANCE OR NONCOMPLIANCE WITH CONTRACT DOCUMENTS TO OWNER, ARCHITECT (STRUCTURAL ENGINEER), AND GOVERNING CODE AUTHORITY. UPON COMPLETION OF WORK, TESTING AGENCY SHALL SUBMIT A FINAL SIGNED REPORT STATING THAT ALL WORK REQUIRING SPECIAL INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND APPLICABLE CODES.
3. MATERIAL CERTIFICATION:
   CONTRACTOR SHALL SUBMIT CERTIFIED LABORATORY TEST REPORTS CONFIRMING MATERIALS ARE FROM IDENTIFIABLE TESTED STOCK TO OWNER, TESTING AGENCY, ARCHITECT (STRUCTURAL ENGINEER), AND GOVERNING CODE AUTHORITY. IF MATERIALS CANNOT BE IDENTIFIED OR IF CERTIFIED LABORATORY TEST REPORTS CANNOT BE MADE AVAILABLE, TESTING AGENCY SHALL PERFORM TESTING AT CONTRACTOR'S EXPENSE TO DETERMINE COMPLIANCE WITH CONTRACT DOCUMENTS AS DIRECTED BY ARCHITECT (STRUCTURAL ENGINEER).
4. APPROVED FABRICATORS:
   SPECIAL INSPECTION IS NOT REQUIRED WHERE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
5. STATEMENT OF SPECIAL INSPECTIONS:
   TESTING AGENCY SHALL PERFORM SPECIAL INSPECTION COMPLYING WITH CBC SECTION 1705 (UNLESS NOTED OTHERWISE) FOR THE FOLLOWING WORK:
   A. CONCRETE CONSTRUCTION – SEE CBC SECTION 1705.3 AND TABLE 1705.3.
   B. SOILS – SEE CBC SECTION 1705.6 AND TABLE 1705.6.
   C. POST-INSTALLED ANCHORS – SEE CODE REPORTS.
   F. MASONRY CONSTRUCTION – SEE TMS 602 TABLE 4.
6. NON-DESTRUCTIVE TESTING OF WELDS:
   A. TESTING AGENCY SHALL PERFORM NON-DESTRUCTIVE TESTING OF WELDED JOINTS IN ACCORDANCE WITH AISC 360 SECTION N5.5 FOR THE FOLLOWING ITEMS:
      1. 100% OF CJP GROOVE WELDS IN MATERIALS 5/16 INCH OR GREATER (REDUCTION IN TESTING PERMITTED IN ACCORDANCE WITH SECTION N5.5E)
      2. THERMALLY CUT ACCESS HOLES WHEN FLANGE THICKNESS EXCEEDS 2 INCHES.
   B. TESTING AGENCY SHALL PERFORM NON-DESTRUCTIVE TESTING OF WELDED JOINTS IN THE SEISMIC FORCE RESISTING SYSTEM IN ACCORDANCE WITH WITH AISC 341 SECTION J6.2 FOR THE FOLLOWING ITEMS:
      1. K-AREA WELDS
      2. CJP GROOVE WELDS
      3. BASE METAL FOR LAMELLAR TEARING AND LAMINATIONS
      4. THERMALLY CUT BEAM COPES AND ACCESS HOLES WHEN FLANGE THICKNESS EXCEEDS 1-1/2 INCHES
      5. REDUCED BEAM SECTION REPAIR
      6. WELD TAB REMOVAL SITES
7. CONTRACTOR RESPONSIBILITY:
   EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND- OR SEISMIC- FORCE RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND- OR SEISMIC-RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING:
   1. ACKNOWLEDGMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
   2. ACKNOWLEDGMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
   3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS.
   4. IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

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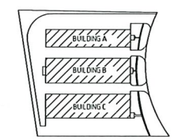
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Signed 01/23/26
Expires 12/31/26

KEYPLAN



SCALE: AS NOTED

GENERAL NOTES

ST1.1.1

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TMS 602 TABLE 3
REQUIRED VERIFICATION OF MASONRY CONSTRUCTION (LEVEL 2)

VERIFICATION TASKS	REQUIRED	NOT REQUIRED
PRIOR TO CONSTRUCTION, VERIFICATION OF COMPLIANCE OF SUBMITTALS	X	
PRIOR TO CONSTRUCTION, VERIFICATION OF f'm, EXCEPT WHERE SPECIFICALLY EXEMPTED BY THE CODE.	X	
DURING CONSTRUCTION, VERIFICATION OF SLUMP FLOW AND VISUAL STABILITY INDEX (VSI) WHEN SELF-CONSOLIDATING GROUT IS DELIVERED TO THE PROJECT SITE	X	
DURING CONSTRUCTION, VERIFICATION OF f'm FOR EVERY 5000 sq. ft.		X
DURING CONSTRUCTION, VERIFICATION OF PROPORTIONS OF MATERIALS AS DELIVERED TO THE PROJECT SITE FOR PREMIXED OR PREBLENDED MORTAR AND GROUT OTHER THAN SELF-CONSOLIDATING GROUT.		X

TMS 602 TABLE 4
REQUIRED INSPECTION OF MASONRY CONSTRUCTION (LEVEL 2)

INSPECTION TASKS	CONTINUOUS	PERIODIC
1. AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE.		
A. PROPORTIONS OF SITE-PREPARED MORTAR		X
C. GRADE, TYPE AND SIZE OF REINFORCEMENT, CONNECTORS, ANCHOR BOLTS,		X
F. SAMPLE PANEL CONSTRUCTION		X
2. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE		
A. GROUT SPACE		X
C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS		X
D. PROPORTIONS OF SITE-PREPARED GROUT		X
3. VERIFY COMPLIANCE FOR THE FOLLOWING DURING CONSTRUCTION:		
A. MATERIAL AND PROCEDURES WITH THE APPROVED SUBMITTALS		X
B. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION		X
C. SIZE AND LOCATION OF STRUCTURAL MEMBERS		X
D. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION		X
E. WELDING OF REINFORCEMENT	X	
F. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER TEMPERATURE ABOVE 90°F		X
G. PLACEMENT OF GROUT	X	
4. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS		X

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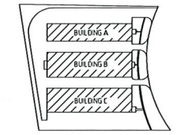
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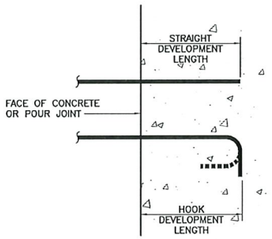
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REINFORCING DEVELOPMENT NOTES

1. ALL DEVELOPMENT LENGTHS SHALL BE "CLASS A" UNLESS NOTED OTHERWISE.
2. BAR LOCATION:
   TOP BARS – HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
   OTHER BARS – ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW BARS.
3. CATEGORY:
   D1 – C ≥ 2db AND CS ≥ 4db
   D2 – ALL OTHER CONDITIONS
   D3 – C < db OR CS < 2db
4. REINFORCING GRADE:
   REINFORCING DEVELOPMENT LENGTH IS FOR GRADE 60 REINFORCING. FOR GRADE 75 REINFORCING MULTIPLY LENGTHS IN SCHEDULE BY 1.25.
5. CONCRETE:
   REINFORCING DEVELOPMENT LENGTH IS FOR NORMAL WEIGHT CONCRETE. FOR LIGHT WEIGHT CONCRETE MULTIPLY LENGTHS IN SCHEDULE BY 1.3.
6. HOOKED BARS:
   HOOKED BARS SHALL EXTEND INTO SUPPORT AS FAR AS POSSIBLE WITH EMBEDMENT NOT LESS THAN SHOWN IN SCHEDULE. PROVIDE 2" MINIMUM END COVER AND 2½" MINIMUM SIDE COVER.

BUNDLED BAR NOTES

1. BUNDLED BARS OF MORE THAN 2 BARS IN THE SAME PLANE ARE NOT PERMITTED. ACCEPTABLE BUNDLED BAR LAYOUTS ARE: ⁘ & ⁂ & ⁝⁝
2. USE EFFECTIVE BAR DIAMETER TO DETERMINE APPLICABLE COVER AND SPACING LIMITATIONS FOR BUNDLED BARS:
   A. FOR 2–BAR BUNDLE dbe=1.41db
   B. FOR 3–BAR BUNDLE dbe=1.73db
   C. FOR 4–BAR BUNDLE dbe=2.00db
3. FOR 3–BAR BUNDLE MULTIPLY LENGTHS IN SCHEDULE BY 1.20. FOR 4–BAR BUNDLE MULTIPLY LENGTHS IN SCHEDULE BY 1.33.



LEGEND

② INDICATES "REINFORCING DEVELOPMENT NOTE" REFERENCE
CS = CLEAR SPACING
C = COVER
db = BAR DIAMETER

REINFORCING DEVELOPMENT LENGTH SCHEDULE (INCHES) ④⑤

CONCRETE STRENGTH(f'c)	CATEGORY ③	BAR LOCATION ②	CLASS A BAR SIZE #3	#4	#5	#6	#7	#8	#9	#10	#11	SEISMIC BAR SIZE #3	#4	#5	#6	#7	#8	#9	#10	#11
3000 PSI	D1	TOP	13	18	22	26	38	43	49	55	61	17	22	27	33	47	54	61	68	76
		OTHER	12	14	17	20	29	33	37	42	47	13	17	21	25	36	42	47	53	58
	D2	TOP	22	29	36	43	63	72	81	91	101	27	36	45	54	78	90	101	114	126
		OTHER	17	22	28	33	48	55	62	70	78	21	28	35	42	60	69	78	87	97
	D3	TOP	–	–	54	65	94	107	121	136	151	–	–	67	81	117	134	151	170	189
		OTHER	–	–	42	50	72	83	93	105	116	–	–	52	62	90	103	116	131	145
	HOOK		6	8	10	12	14	16	18	20	22	8	10	12	15	17	20	22	25	28
4000 PSI	D1	TOP	12	15	19	23	33	37	42	47	53	14	19	24	28	41	47	53	59	66
		OTHER	12	12	15	18	25	29	33	37	41	12	15	18	22	32	36	41	46	51
	D2	TOP	19	25	31	37	54	62	70	79	87	24	31	39	47	68	78	87	98	109
		OTHER	15	19	24	29	42	48	54	61	67	18	24	30	36	52	60	67	76	84
	D3	TOP	–	–	47	56	81	93	105	118	131	–	–	58	70	102	116	131	147	164
		OTHER	–	–	36	43	63	72	81	91	101	–	–	45	54	78	89	101	113	126
	HOOK		6	7	9	10	12	14	15	17	19	7	9	11	13	15	17	19	22	24
5000 PSI	D1	TOP	12	14	17	20	29	34	38	43	47	13	17	21	25	37	42	47	53	59
		OTHER	12	12	13	16	23	26	29	33	36	12	13	16	20	28	32	36	41	45
	D2	TOP	17	23	28	34	49	56	63	71	78	21	28	35	42	61	69	78	88	98
		OTHER	13	17	22	26	38	43	48	54	60	16	22	27	32	47	54	60	68	75
	D3	TOP	–	–	42	50	73	83	94	106	117	–	–	52	63	91	104	117	132	146
		OTHER	–	–	32	39	56	64	72	81	90	–	–	40	48	70	80	90	102	113
	HOOK		6	6	8	9	11	12	14	16	17	6	8	10	12	13	15	17	19	21
BAR DIAMETERS (INCHES)		db	0.38	0.50	0.63	0.75	0.88	1.00	1.13	1.27	1.41	0.38	0.50	0.63	0.75	0.88	1.00	1.13	1.27	1.41
		2db	0.75	1.00	1.25	1.50	1.75	2.00	2.26	2.54	2.82	0.75	1.00	1.25	1.50	1.75	2.00	2.26	2.54	2.82
		4db	1.50	2.00	2.50	3.00	3.50	4.00	4.51	5.08	5.64	1.50	2.00	2.50	3.00	3.50	4.00	4.51	5.08	5.64

NOTE:
FOR 4500 PSI USE DEVELOPMENT 5000 PSI.

TYPICAL REINFORCING DEVELOPMENT LENGTH SCHEDULE — C102 — 2

REINFORCING SPLICE NOTES

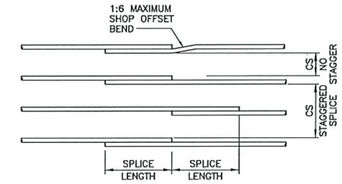
1. ALL LAP SPLICES SHALL BE "CLASS B" UNLESS NOTED OTHERWISE.
2. BAR LOCATION:
   TOP BARS – HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
   OTHER BARS – ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAN 12" OF CONCRETE CAST BELOW BARS.
3. CATEGORY:
   S1 – C ≥ 2db AND CS ≥ 4db
   S2 – ALL OTHER CONDITIONS
   S3 – C < db OR CS < 2db
4. REINFORCING GRADE:
   REINFORCING SPLICE LENGTH IS FOR GRADE 60 REINFORCING. FOR GRADE 75 REINFORCING MULTIPLY LENGTHS IN SCHEDULE BY 1.25.
5. CONCRETE:
   REINFORCING SPLICE LENGTH IS FOR NORMAL WEIGHT CONCRETE. FOR LIGHT WEIGHT CONCRETE MULTIPLY LENGTHS IN SCHEDULE BY 1.3.
6. WHERE BARS OF DIFFERENT SIZE ARE SPLICED, SPLICE LENGTH SHALL BE THE LARGER OF DEVELOPMENT LENGTH OF THE LARGER BAR AND SPLICE LENGTH OF THE SMALER BAR.

BUNDLED BAR NOTES

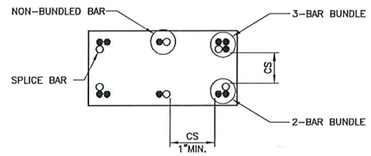
1. BUNDLED BARS OF MORE THAN 2 BARS (INCLUDING SPLICE BAR) IN THE SAME PLANE ARE NOT PERMITTED. ACCEPTABLE BUNDLED BAR LAYOUTS ARE: ⁘ & ⁂
2. USE EFFECTIVE BAR DIAMETER TO DETERMINE APPLICABLE COVER AND SPACING LIMITATIONS FOR BUNDLED BARS:
   A. FOR 2–BAR BUNDLE dbe=1.41db
   B. FOR 3–BAR BUNDLE dbe=1.73db
3. FOR 2–BAR BUNDLE MULTIPLY LENGTHS IN SCHEDULE BY 1.20. FOR 3–BAR BUNDLE MULTIPLY LENGTHS IN SCHEDULE BY 1.33.

LEGEND

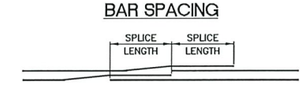
② INDICATES "REINFORCING SPLICE NOTE" REFERENCE
CS = CLEAR SPACING
C = COVER
db = BAR DIAMETER



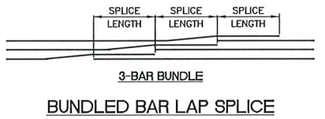
TYPICAL LAP SPLICE



BAR SPACING



2-BAR BUNDLE



3-BAR BUNDLE

BUNDLED BAR LAP SPLICE

REINFORCING SPLICE LENGTH SCHEDULE (INCHES) ④⑤

CONCRETE STRENGTH(f'c)	CATEGORY ③	BAR LOCATION ②	CLASS B BAR SIZE #3	#4	#5	#6	#7	#8	#9	#10	#11	SEISMIC BAR SIZE #3	#4	#5	#6	#7	#8	#9	#10	#11
3000 PSI	S1	TOP	17	23	28	34	49	56	63	71	79	21	28	35	42	61	70	79	89	98
		OTHER	13	18	22	26	38	43	49	55	61	17	22	27	33	47	54	61	68	76
	S2	TOP	28	38	47	56	81	93	105	118	131	35	47	58	70	102	116	131	147	164
		OTHER	22	29	36	43	63	72	81	91	101	27	36	45	54	78	90	101	114	126
	S3	TOP	–	–	70	84	122	139	157	177	196	–	–	87	105	152	174	196	221	245
		OTHER	–	–	54	65	94	107	121	136	151	–	–	67	81	117	134	151	170	189
4000 PSI	S1	TOP	15	20	25	29	43	49	55	62	68	19	25	31	37	53	61	68	77	85
		OTHER	12	15	19	23	33	37	42	47	53	14	19	24	28	41	47	53	59	66
	S2	TOP	25	33	41	49	71	81	91	102	114	31	41	51	61	88	101	114	128	142
		OTHER	19	25	31	37	54	62	70	79	87	24	31	39	47	68	78	87	98	109
	S3	TOP	–	–	61	73	106	121	136	153	170	–	–	76	91	132	151	170	191	212
		OTHER	–	–	47	56	81	93	105	118	131	–	–	58	70	102	116	131	147	164
5000 PSI	S1	TOP	13	18	22	26	38	44	49	55	61	17	22	27	33	48	54	61	69	76
		OTHER	12	14	17	20	29	34	38	43	47	13	17	21	25	37	42	47	53	59
	S2	TOP	22	29	36	44	63	72	81	92	102	27	36	45	54	79	90	102	114	127
		OTHER	17	23	28	34	49	56	63	71	78	21	28	35	42	61	69	78	88	98
	S3	TOP	–	–	54	65	95	108	122	137	152	–	–	68	81	118	135	152	171	190
		OTHER	–	–	42	50	73	83	94	106	117	–	–	52	63	91	104	117	132	146
BAR DIAMETERS (INCHES)		db	0.38	0.50	0.63	0.75	0.88	1.00	1.13	1.27	1.41	0.38	0.50	0.63	0.75	0.88	1.00	1.13	1.27	1.41
		2db	0.75	1.00	1.25	1.50	1.75	2.00	2.26	2.54	2.82	0.75	1.00	1.25	1.50	1.75	2.00	2.26	2.54	2.82
		4db	1.50	2.00	2.50	3.00	3.50	4.00	4.51	5.08	5.64	1.50	2.00	2.50	3.00	3.50	4.00	4.51	5.08	5.64

NOTE:
FOR 4500 PSI USE SPLICE 5000 PSI.

TYPICAL REINFORCING SPLICE LENGTH SCHEDULE — C101 — 1

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CORPORATE WOODS TOY STORAGE

GP: 792306176007
GP: 792306176004

6110 SE CONVENIENCE BLVD,
ANKENY, IA 50021

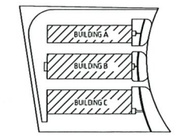
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714 W OLYMPIC BLVD SUITE #617
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213 590 6119
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SEALS AND SIGNATURES

LICENSED PROFESSIONAL ENGINEER
RICHARD DAOUD
P30051
IOWA
Signed 01/23/26
Expires 12/31/26

KEYPLAN



SCALE: AS NOTED

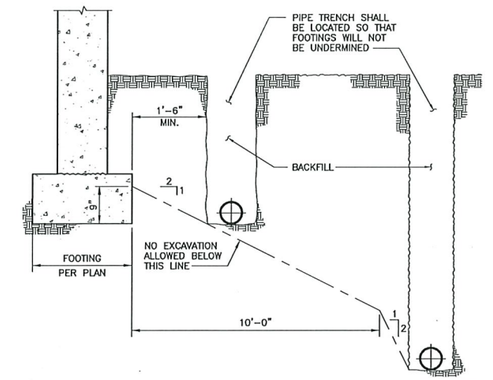
TYPICAL CONCRETE FOUNDATION DETAILS

ST1.2

PROJECT NO.: 25-97114

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TYPICALTRENCH NEAR FOUNDATION DETAIL

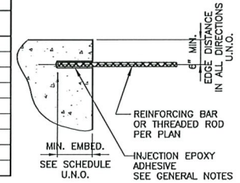
C208 (3)

CONCRETE STRENGTH	BAR LOCATION	DEVELOPMENT LENGTH OF BARS									
		8" CONCRETE MASONRY					10" AND 12" CONCRETE MASONRY				
		#4	#5	#6	#7	#8	#4	#5	#6	#7	#8
1500 PSI	CENTER	36"	45"	54"	63"	79"	36"	45"	54"	63"	72"
	EDGE	36"	45"	74"	100"	151"	36"	45"	59"	80"	121"
2500 PSI	CENTER	36"	45"	54"	63"	61"	36"	45"	54"	63"	72"
	EDGE	36"	45"	57"	78"	117"	36"	45"	54"	63"	94"

TYPICAL REINFORCING DEVELOPMENT LENGTH IN MASONRY SCHEDULE

M102 (4)

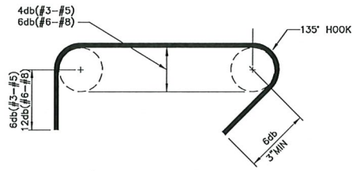
EPOXY ANCHOR EMBEDMENT SCHEDULE		
BAR SIZE	ROD DIAMETER	MIN. EMBED. U.N.O.
#3	3/8"	3 3/8"
#4	1/2"	4 1/2"
#5	5/8"	5 5/8"
#6	3/4"	6 3/4"
#7	7/8"	7 7/8"
#8	1"	9"
#9	–	10 1/8"
#10	1 1/4"	11 1/4"
#11	–	12 3/8"



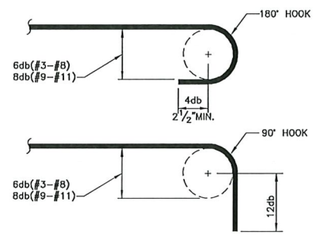
NOTES:
1. EPOXY ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. SEE SCHEDULE FOR MINIMUM EMBEDMENT LENGTHS.
2. EPOXY ANCHORS TO BE USED ONLY WHERE INDICATED ON DRAWINGS.

TYPICAL EPOXY ANCHOR EMBEDMENT SCHEDULE

C104 (2)



STANDARD HOOKS FOR TIES AND STIRRUPS ONLY



STANDARD HOOKS (EXCLUDING TIES AND STIRRUPS)

LEGEND
db = BAR DIAMETER
* = MINIMUM HOOK LENGTH MAY GOVERN

	BAR SIZE								
	#3	#4	#5	#6	#7	#8	#9	#10	#11
4db	1 1/2"*	2"*	2 1/2"*	3"	3 1/2"	4"	4 1/2"	5"	5 1/2"
6db	2 1/4"*	3"	3 3/4"	4 1/2"	5 1/4"	6"	–	–	–
8db	–	–	–	–	–	–	9 1/2"	10 3/4"	12"
12db	4 1/2"	6"	7 1/2"	9"	10 1/2"	12"	13 1/2"	15"	16 1/2"

TYPICAL REINFORCING BAR STANDARD HOOK

C103 (1)

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CORPORATE WOODS TOY STORAGE

GP: 792306176007
GP: 792306176004

6110 SE CONVENIENCE BLVD,
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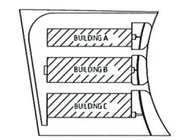
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SEALS AND SIGNATURES

LICENSED PROFESSIONAL ENGINEER
RICHARD DAOUD
P30051
IOWA
Signed 01/23/26
Expires 12/31/26

KEYPLAN



SCALE: AS NOTED

TYPICAL CONCRETE FOUNDATION DETAILS

ST1.2.1

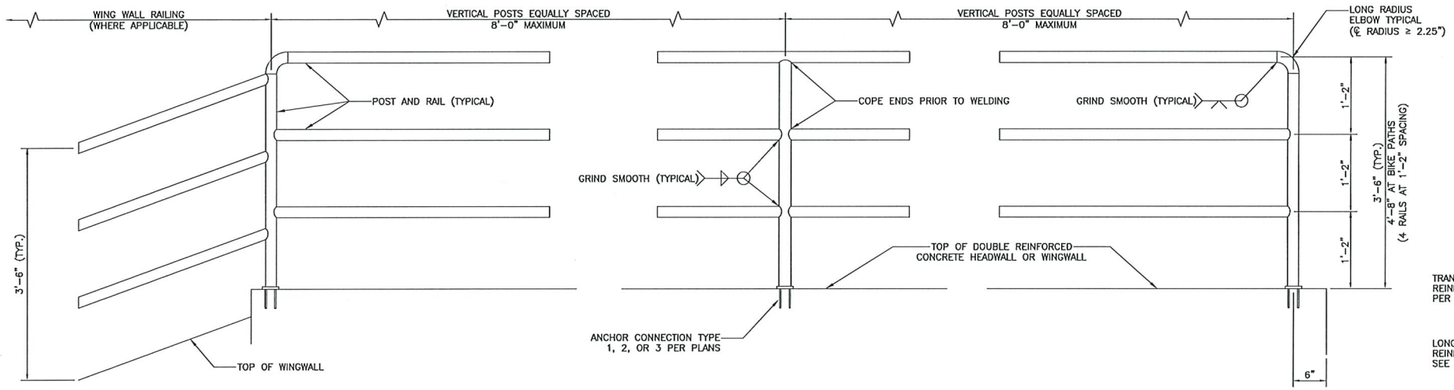
PROJECT NO.: 25-97114

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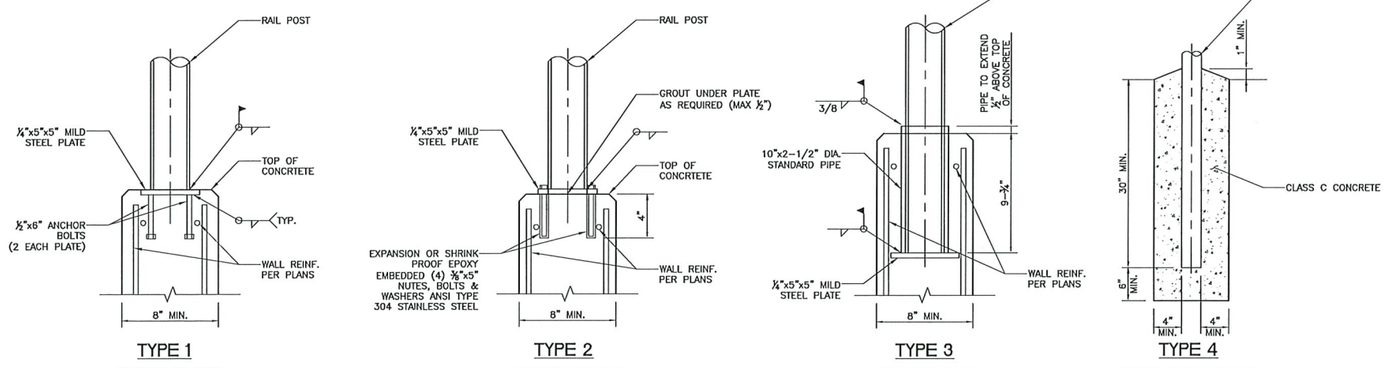
NOTES:

1. POSTS AND RAILS SHALL BE 1.90 INCH OUTSIDE DIAMETER, HIGH STRENGTH HEAVY INDUSTRIAL STEEL PIPE CONFORMING TO ASTM F1043 MATERIAL GROUP IA-2 (2.72 LB/FT, MINIMUM YIELD STRENGTH = 50 KSI) OR MATERIAL GROUP IC GALVANIZED AFTER FORMING (2.28 LB/FT, MINIMUM YIELD STRENGTH = 50 KSI)
2. PAINT RAIL PER MAG SPECIFICATIONS SECTION 530 WHEN REQUIRED BY PLANS, SHOP PRIME WITH RUST INHIBITING PRIMER (FIELD REPAIR PRIMER AS NEEDED). COLOR PER PLANS.
3. VERTICAL POSTS TO BE EVENLY SPACED.
4. REMOVE ALL SHARP EDGES.
5. INSTALL SAFETY RAIL AS REQUIRED BY PLANS OR SPECIFICATIONS.
6. THE EMBEDMENT FOR ANCHOR TYPES 1, 2, AND 3 SHALL BE LOCATED INSIDE THE WALL REINFORCEMENT CAGE.
7. SAFETY RAIL IS NOT TO BE USED AS A PEDESTRIAN BRIDGE RAIL.
8. FOR SAFETY RAIL ON 8" BLOCK (CMU) WALLS, THE TOP COURSE SHALL BE A BOND BEAM WITH 2-#4 LONGITUDINAL REBAR AND GROUT.



SAFETY RAIL ELEVATION

N.T.S. 3

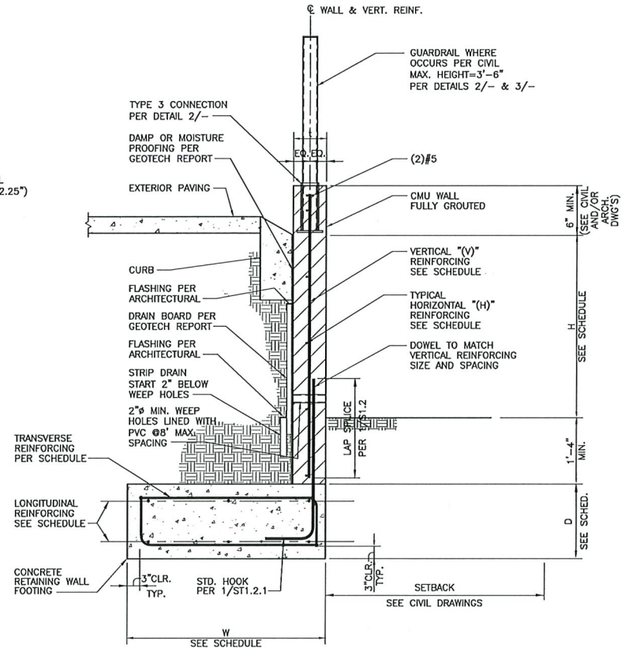


NOTE: SEE PLANS FOR ANCHORAGE DETAILS FOR ATTACHMENT TO SINGULARITY REINFORCED AND NON-REINFORCED WALLS.

SAFETY RAIL DETAILS

N.T.S. 2

NOTE:
ALL FOUNDATIONS, RETAINING WALLS, AND EARTHWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY CONSTRUCTION MATERIALS TESTING, INC. (DATED NOVEMBER 25, 2025). THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL GEOTECHNICAL RECOMMENDATIONS INCLUDING, BUT NOT LIMITED TO, FOUNDATION BEARING, SUBGRADE PREPARATION, BACKFILL MATERIALS, DRAINAGE, AND FIELD OBSERVATIONS. A COPY OF THE GEOTECHNICAL REPORT SHALL BE MAINTAINED ON SITE AT ALL TIMES.



SINGLE CURTAIN

LEGEND
H = WALL HEIGHT ABOVE LOWEST ADJACENT GRADE
D = DEPTH OF FOOTING
W = WIDTH OF FOOTING
t = NOMINAL THICKNESS OF CONCRETE MASONRY WALL

CMU WALL					CONCRETE FOOTING			
WALL HEIGHT (H)	t	CURTAIN	REINFORCING (V)*	REINFORCING (H)	SIZE W	SIZE D	REINFORCING LONGITUDINAL	REINFORCING TRANSVERSE
H < 2'-0"	8"	SINGLE	#5@16	#5@24	3'-6"	24"	#5T&B@12	#6T&B@10
H < 4'-0"	8"	SINGLE	#5@8	#5@24	6'-0"	24"	#5T&B@12	#6T&B@10
H < 6'-0"	10"	DOUBLE	#5@8	#5@24	9'-0"	24"	#5T&B@12	#6T&B@10

*NOTE:
1. SOIL ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION EVIDENCE OF SUCH INSPECTION SHALL PROVIDED TO THE BUILDING INSPECTOR AT FOUNDATION INSPECTION.
2. REFER TO CIVIL DRAWINGS AND GEOTECHNICAL SOILS REPORT FOR DRAINAGE REQUIREMENTS. REFER TO ARCHITECTURAL DETAILS FOR WATERPROOFING REQUIREMENTS.

CMU RETAINING WALL SCHEDULE
(6'-0" MAX.)

N.T.S. 1

KONTEXTURE

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ARCHITECT
3334 N 20th Street, Phoenix, AZ, 85016,
623.533.7652

CORPORATE WOODS TOY STORAGE

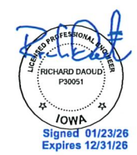
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GP: 792306176004

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ANKENY, IA 50021

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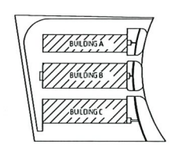
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SEALS AND SIGNATURES



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KEYPLAN



SCALE: AS NOTED

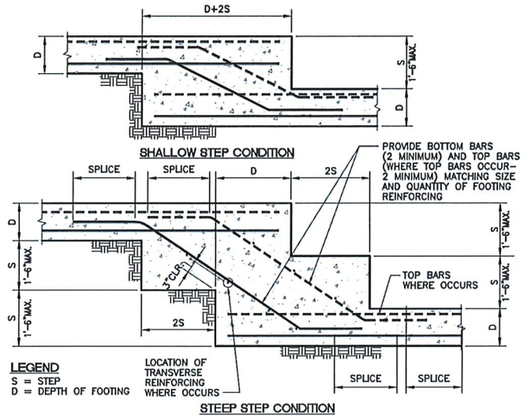
RETAINING WALL SECTIONS

ST3.1

PROJECT NO.: 25-97114

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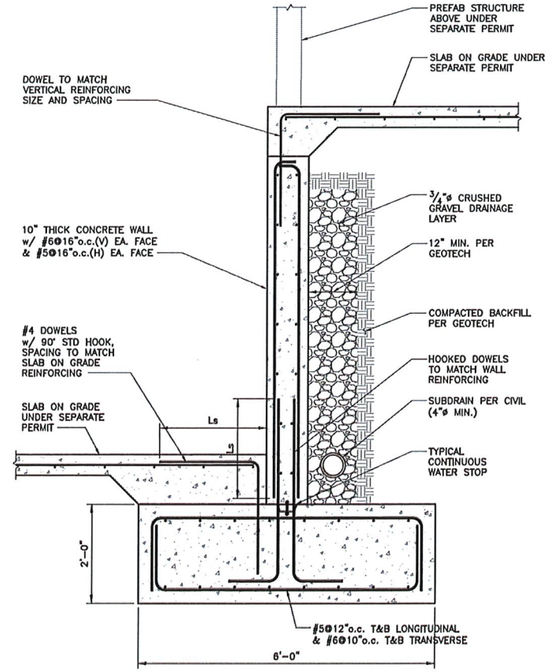
PLOT DATE: 1/23/2026 10:42 AM



TYPICAL STEPPED FOOTING DETAIL

C210 (2)

NOTE:
ALL FOUNDATIONS, RETAINING WALLS, AND EARTHWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY CONSTRUCTION MATERIALS TESTING, INC. (DATED NOVEMBER 25, 2025). THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL GEOTECHNICAL RECOMMENDATIONS INCLUDING, BUT NOT LIMITED TO, FOUNDATION BEARING, SUBGRADE PREPARATION, BACKFILL MATERIALS, DRAINAGE, AND FIELD OBSERVATIONS. A COPY OF THE GEOTECHNICAL REPORT SHALL BE MAINTAINED ON SITE AT ALL TIMES.



*NOTE:
1. SOIL ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION EVIDENCE OF SUCH INSPECTION SHALL PROVIDED TO THE BUILDING INSPECTOR AT FOUNDATION INSPECTION.
2. REFER TO CIVIL DRAWINGS AND GEOTECHNICAL SOILS REPORT FOR DRAINAGE REQUIREMENTS. REFER TO ARCHITECTURAL DETAILS FOR WATERPROOFING REQUIREMENTS.

RESTRAINED CONCRETE RETAINING WALL AT BUILDING-A

N.T.S. (1)

KONTEXTURE

KONTEXTURE, LLC
ARCHITECT
3334 N 20th. Street, Phoenix, AZ, 85016,
623.333.7652

CORPORATE WOODS TOY STORAGE

GP: 792306176007
GP: 792306176004

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ANKENY, IA 50021

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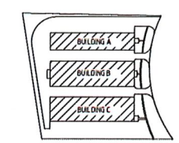
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SEALS AND SIGNATURES



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KEYPLAN



SCALE: AS NOTED

RETAINING WALL SECTIONS

ST3.1.1

PROJECT NO: 25-97114

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PLOT DATE: 1/23/2026 10:43 AM

GENERAL NOTES

-All finished grades to be approved by the landscape architect prior to the installation of any plant material.
-Plant material to be approved by the landscape architect prior to installation.
-All tree locations to be staked by the landscape contractor and approved by the landscape architect prior to any holes being dug.
-The contractor is to provide a 2 lb sample of the proposed decomposed granite for review and approval by the landscape architect and owner. The contractor shall provide 100% coverage of non-paved areas within the limits of construction.
-For all tree planting that encounters hardpan/caliche provide separate unit price to install trees with an auger.
-It is the responsibility of the landscape contractor to inform the landscape architect of any plant material concerns based on the planting season (e.g. summer vs winter). Should the landscape contractor have any concerns about plant material due to heat or frost exposure, the installer shall request a substitution or delay in planting. Once planted, all plant material is subject to specified warranties.
-All palm and deciduous trees to be unconditionally guaranteed for one year after installation. All other plants shall be guaranteed for a minimum period of of 90 days from the date of final approval by the city/owner. Any plant materials not approved by city/owner prior to October 1 of the calendar year in which they are installed shall be further guaranteed until may 20th of the following calendar year.
-Trees, shrubs, vines, groundcovers and turf which have to be replaced under the terms of the guarantee shall be guaranteed for an additional 90 days from the date of replacement.
-The landscape contractor shall be responsible for providing all finished grades and for maintaining positive drainage away from all buildings during the finish grading process. All slopes not to exceed 4:1 in landscape areas.
-The landscape contractor shall verify berm and retention basin locations shown on these plans with those on the civil engineering plans. Should a discrepancy exist between the plans, Studio Sprawl should be notified immediately.
-Under no circumstance shall any tree be planted within 6' of any building without the express written approval of the landscape architect.
-Trees and shrubs shall be placed a minimum of 6' from public accessways, utility cabinets and fire hydrants.
-Shrubs must be at maturity, 6' from the rear of a fire hydrant. No material other than groundcovers may be placed between a fire hydrant and the street or roadway or 6' on either side. Field verify all hydrant location with the civil engineering plans.
-All site improvements, including landscape and site clean up must be completed prior to final approval or certificate of occupancy.
-Trees adjacent to pedestrian walkways should have minimum canopy clearance of 6'8".
-No plant material with mature growth greater than three (3) feet in height shall be planted within potable water, sanitary sewer, or non-potable irrigation easements. [Volume III, Section 2.05(A)]
-No shrubs shall be planted within five (5) feet or trees within ten (10) feet of potable and non-potable water meters, fire hydrants, sanitary sewer manholes, or potable water, sanitary water, and non-potable irrigation mains and services. [Volume III, Section 2.05(B)]
-Automatic irrigation system shall be equipped with an automatic rain detection device. [Chapter 18.44.100.3.b]

PLANT PALETTE - OVERALL

TREE INVENTORY

NAME	QTY.	SIZE	COMMENTS
TREES TO BE REMOVED	11		
TREES TO REMAIN	05		

SHADE TREES

NAME	QTY.	SIZE	COMMENTS
Acer rubrum 'Autumn Blaze' AUTUMN BLAZE RED MAPLE	27	2" CAL.	10' HT.
Quercus bicolor SWAMP WHITE OAK	03	2" CAL.	10' HT.
Pinus strobus EASTERN WHITE PINE	15	B & B	6 HT.

UNDERSTORY TREES

NAME	QTY.	SIZE	COMMENTS
Cercis canadensis REDBUD	03	1.5" CAL.	6' HT.
Malus 'Adams' CRABAPPLE TREE	07	1.5" CAL.	6' HT.

ACCENTS

NAME	QTY.	SIZE	COMMENTS
Viburnum plicatum tomentosum Shasta SHASTA DOUBLEFILE VIBURNUM	10	5 GAL	30" HT.
Weigela florida 'Alexandra' 'WINE & ROSE' WEIGELA	17	5 GAL	24" HT.
Rhododendron obtusum KURUME AZALEA	10	5 GAL	24" HT.
Miscanthus aaccharillorus 'Furpurascens' RED FLAME GRASS	24	5 GAL	

VINES

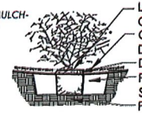
NAME	QTY.	SIZE	COMMENTS
Lonicera x heckrotii 'Goldflame' GOLD FLAME HONEYSUCKLE	14	15 GAL	30" HT.
Campsis radicans TRUMPET VINE	13	15 GAL	30" HT.

GROUNDCOVERS/PERENNIALS

NAME	QTY.	SIZE	COMMENTS
Euonymus fortunei 'Variegata' WINTERCREEPER EUONYMUS	22	1 GAL	
Hosta x 'Winter Snow' HOSTA WINTER SNOW	11	1 GAL	

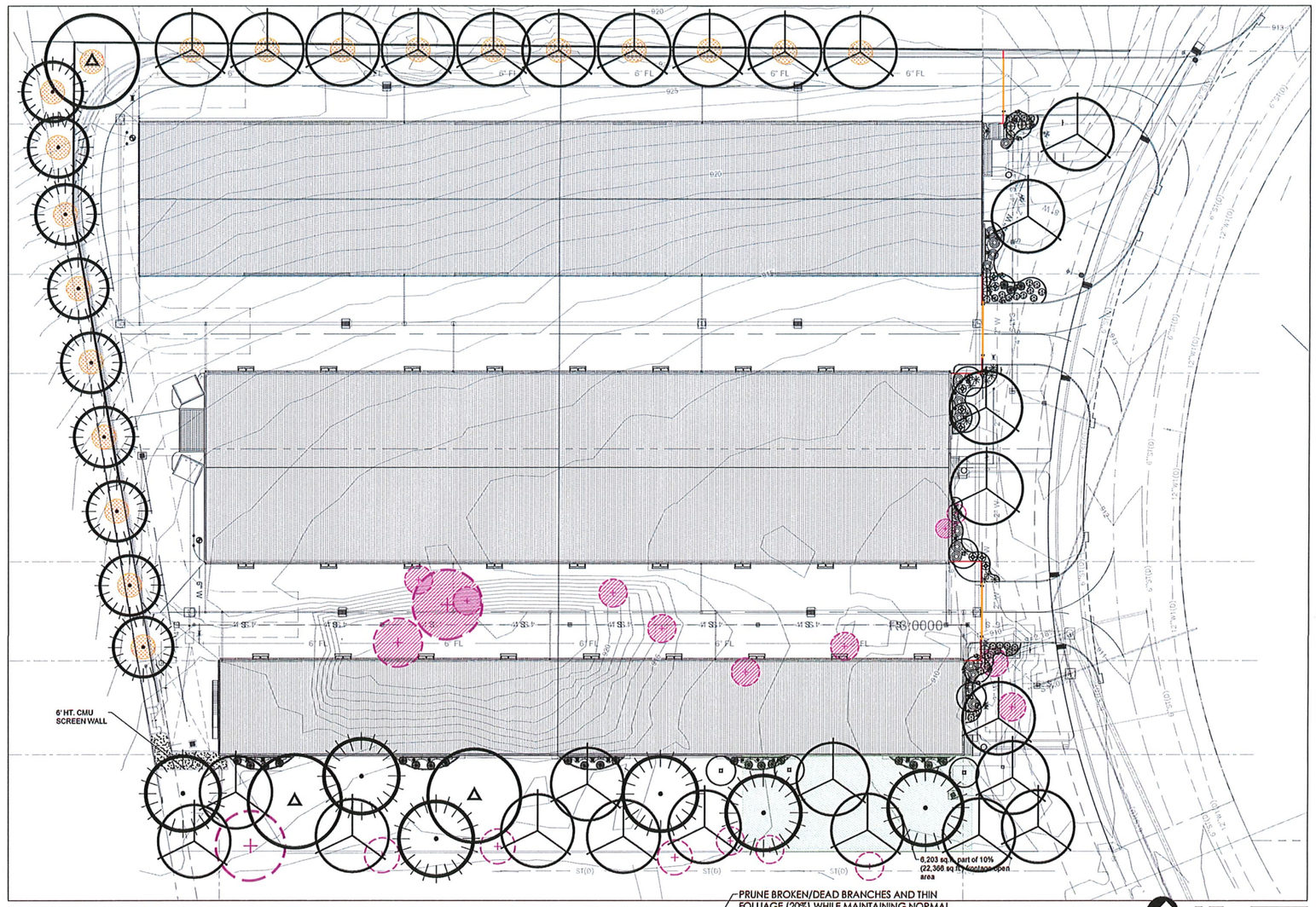
LANDSCAPE MATERIALS

Cynodon dactylon BERMUDA LAWNGRASS	41,320 S.F.
SHREDDED HARDWOOD MULCH- 3" IN ALL NON TURF AREAS	



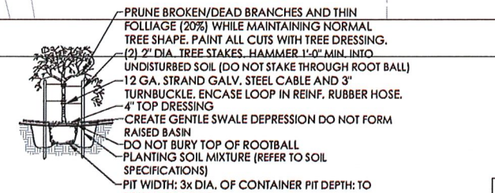
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

SHRUB PLANTING NO SCALE



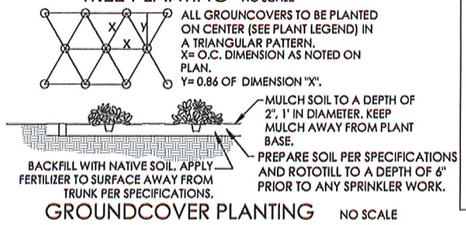
LANDSCAPE PLAN

LANDSCAPE CALCULATIONS per PUD of Corporate Woods Business Park- 10-19-2004			
SITE AREA - 223,660 S.F. (5.13 ACRES)			
TOTAL OPEN SPACE (20% OF SITE) - 44,732 S.F.			
TOTAL OPEN SPACE	SOUTH YARD TOTAL	EAST YARD TOTAL	
44,732 S.F.	6,203 S.F.	16,163 S.F.	
TREES REQUIRED (3 TREES/ 3000 S.F)	TREES PROVIDED	SHRUBS REQUIRED (3 SHRUBS/ 3,000 S.F.)	SHRUBS PROVIDED
50	45 + 05 (REMAINING TREES)	50	50
PARKING PAVEMENT SHADE			
GROSS PAVED AREA	REQUIRED SHADED AREA (20% OF GROSS PAVED AREA)	SHADING TREES REQUIRED (REQUIRED SHADE/ 706 S.F.)	SHADING TREES PROVIDED
71,795 S.F.	14,359 S.F.	20 TREES	20 TREES



PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

TREE PLANTING NO SCALE



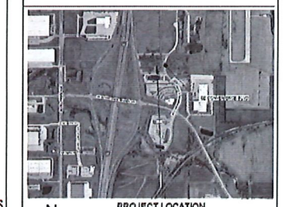
GROUNDCOVER PLANTING NO SCALE

N

0" 10' 20' 40'

SCALE: 1" = 20'-0"

VICINITY MAP



studio SPRAWL
po box 14012 480.361.9281
scottsdale, arizona 85267 www.studiosprawl.com

KONTEXTURE, LLC
ARCHITECT
3334 N 20th. Street, Phoenix, AZ, 85016,
623.533.7652

CORPORATE WOODS TOY STORAGE

GP: 792206176007
GP: 792206176004

6110 SE CONVENIENCE BLVD,
ANKENY, IA 50021

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

REGISTERED LANDSCAPE ARCHITECT
DANIEL R. ERLANDSON
LA00708
DATE: 02/02/26
STATE OF IOWA

KEYPLAN

SCALE: AS NOTED

LANDSCAPE PLAN

L1.0

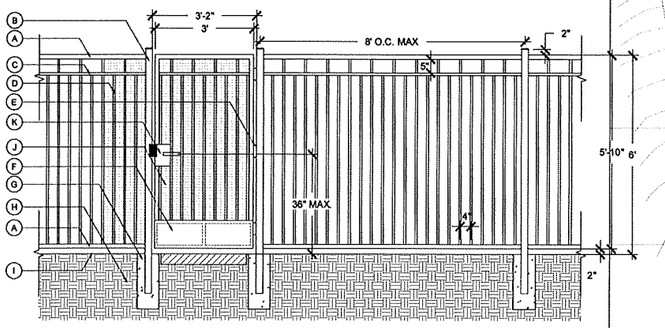
PROJECT NO. 25-034
525-109

KONTEXTURE, LLC ©2025

FENCING LEGEND

DESCRIPTION	
———	6' TALL PERIMETER FENCE (REFER TO DETAIL 01/L1.01)
·····	6' TALL VEHICULAR GATE (REFER TO DETAIL 02/L1.01)

FOR COORDINATION ONLY

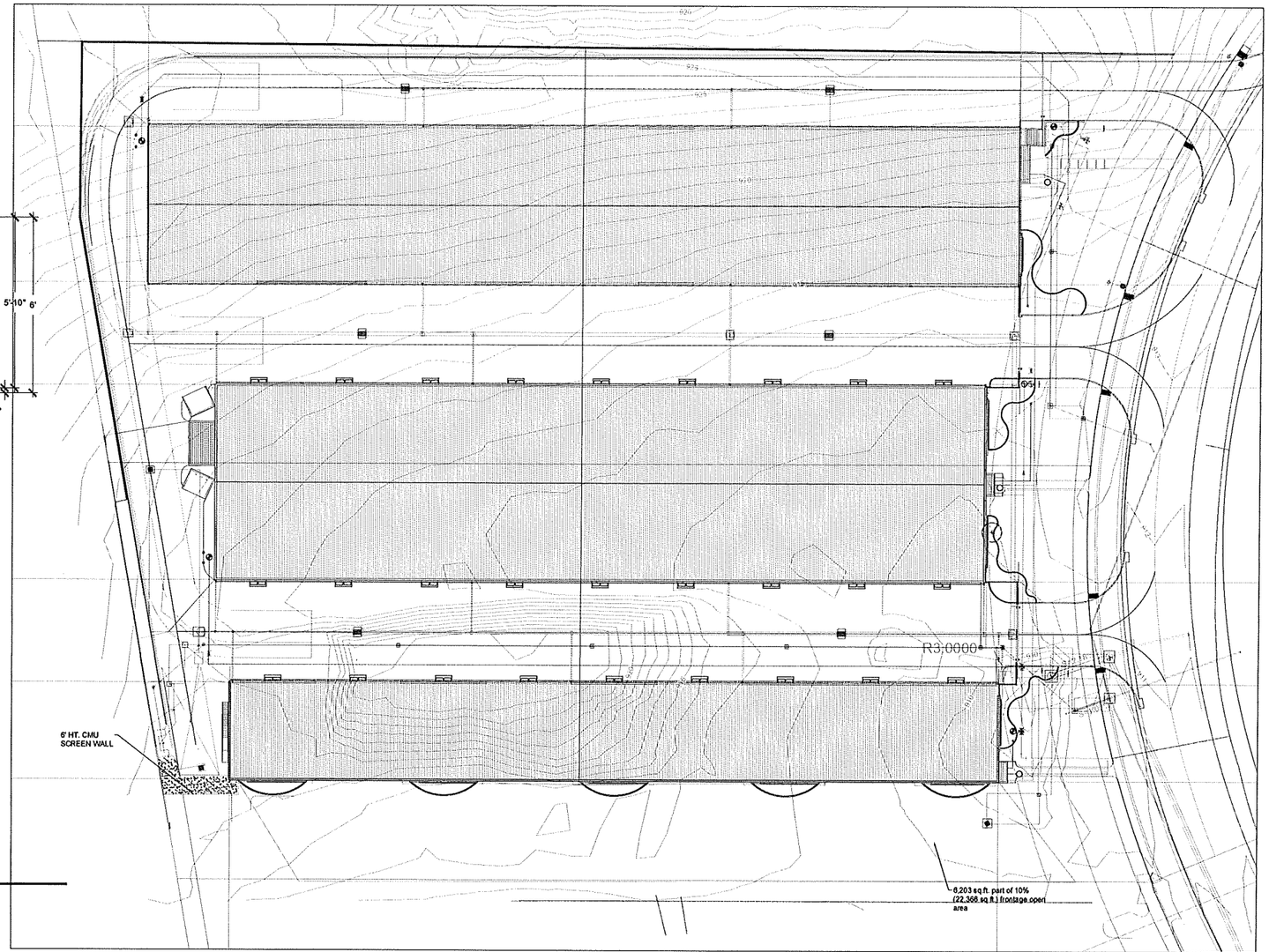


LEGEND	
A	1 1/2" SQ. TUBULAR STEEL RAIL. GAUGE PER CONTRACTOR
B	2 1/2" SQ. STEEL POST W/ DECORATIVE CAP. GAUGE PER CONTRACTOR
C	1" SQ. TUBULAR STEEL RAIL
D	3/4" SQ. TUBULAR STEEL PICKET @ 4' O.C. MAX. GAUGE PER CONTRACTOR.
E	HEAVY DUTY SELF CLOSING HINGES PER CONTRACTOR.
F	10" KICK PLATE PANEL
G	CONCRETE FOOTING (COORDINATE W/ STRUCTURAL ENGINEER)
H	COMPACTED SUBGRADE
I	FINISH GRADE
J	RESTRICTIVE MESH W/ MIN. 18" RADIUS FROM HANDLE
K	FOB OR KEYPAD ACCESS CONTROL SYSTEM (REFER TO LOW VOLTAGE DRAWINGS)

NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL - FIELD VERIFY ALL DIMENSIONS.
2. THE GATE OR ENCLOSURE SHALL HAVE NO OPENING GREATER THAN 1/2" IN ANY DIRECTION WITHIN 18" FROM FROM THE LATCH, INCLUDING THE SPACE BETWEEN THE GATE AND GATE POST WITH WHICH THE GATE LATCHES.
3. A PRIMER COAT SHALL BE APPLIED TO ALL SURFACES, FOLLOWED BY A TOUCH-UP COAT ON ALL CONNECTIONS, WELDS, OR ANY DAMAGED/RUSTED AREAS. A SECOND COAT SHALL BE APPLIED, FOLLOWED BY (2) COATS OF PAINT, COLOR: BLACK.
4. ALL WELDS TO BE GROUND SMOOTH.

01 6' HT. PERIMETER FENCE

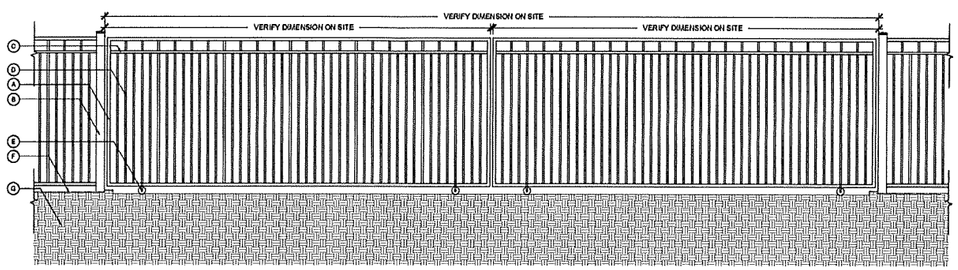
SCALE: 1/2" = 1'-0"



LANDSCAPE PLAN

0' 10' 20' 40'

SCALE: 1" = 20'-0"



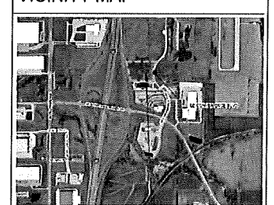
LEGEND	
A	1 1/2" SQ. TUBULAR STEEL FRAME. GAUGE PER CONTRACTOR
B	2 1/2" SQ. STEEL POST W/ DECORATIVE CAP. GAUGE PER CONTRACTOR
C	1" SQ. TUBULAR STEEL RAIL
D	3/4" SQ. TUBULAR STEEL PICKET @ 4' O.C. MAX. GAUGE PER CONTRACTOR.
E	WHEELS AT SLIDER GATE
F	FINISH GRADE
G	COMPACTED SUBGRADE

NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL - FIELD VERIFY ALL DIMENSIONS.
2. A PRIMER COAT SHALL BE APPLIED TO ALL SURFACES, FOLLOWED BY A TOUCH-UP COAT ON ALL CONNECTIONS, WELDS, OR ANY DAMAGED/RUSTED AREAS. A SECOND COAT SHALL BE APPLIED, FOLLOWED BY (2) COATS OF PAINT, COLOR: BLACK.
3. ALL WELDS TO BE GROUND SMOOTH.

02 VEHICULAR GATE

SCALE: 1/2" = 1'-0"

VICINITY MAP



studio SPRAWL
po box 14012 480.361.9281
scottsdale, arizona 85267 www.studiosprawl.com

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CORPORATE WOODS TOY STORAGE

GP: 792306176007
GP: 792306176004

6110 SE CONVENIENCE BLVD,
ANKENY, IA 50021

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

REGISTERED LANDSCAPE ARCHITECT
DANIEL B. ERLANDSON
LA00708
DATE: 8/22/25
STATE OF IOWA

KEYPLAN

SCALE: AS NOTED

LANDSCAPE PLAN

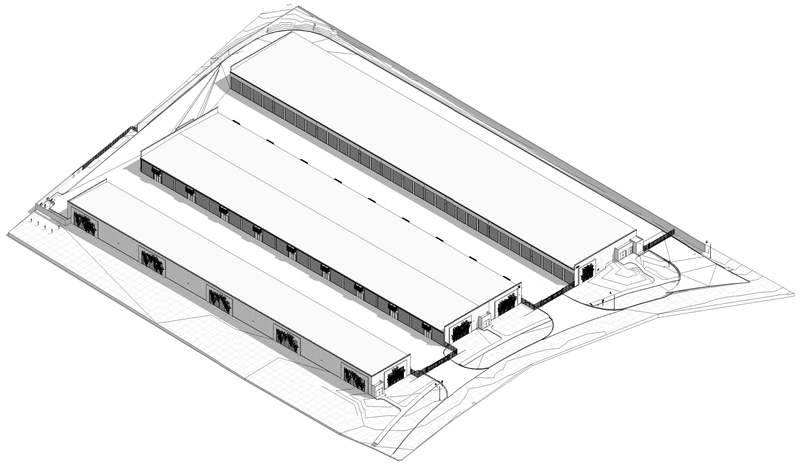
L1.01

PROJECT NO.: 25-034
525-109

KONTEXTURE, LLC ©2025

CORPORATE WOODS TOY STORAGE

SEC 6, T29N, R23W SE CONVENIENCE BLDV
ANKENY, POLK COUNTY, IOWA



SHEET INDEX	
Sheet Number	Sheet Name
G0.0	COVER SHEET
A1.0	SITE PLAN
A1.5	SITE DETAILS - SIGNAGE
A1.6	TRAFFIC FLOW AND CONTROL MEASURES
A2.0	OVERALL FLOOR PLANS
A4.0	ELEVATIONS
C000	COVERSHEET
C050	EXISTING CONDITIONS DEMO PLAN
C100	OVERALL SITE PLAN
C200	PRELIMINARY GRADING AND DRAINAGE
C201	GRADING AND DRAINAGE
C202	GRADING AND DRAINAGE
C300	WATER AND SEWER PLAN
C400	EROSION CONTROL DETAILS
C401	SITE DETAILS
C402	UTILITY DETAILS
C403	UTILITY DETAILS
L1.0	LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
ST1.1	GENERAL NOTES
ST1.1.1	GENERAL NOTES
ST1.2.1	TYPICAL CONCRETE FOUNDATION DETAILS
ST3.1	RETAINING WALL SECTION
ST3.1.1.	RETAINING WALL SECTION



PROJECT LOCATION

GENERAL NOTES

W COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.

B. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FILED CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

C. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASES, FABRICATION OR INSTALLATION.

D. COORDINATE WORK WITH THE OWNER/ LANDLORD/ LANDLORD'S REPRESENTATIVE/ MALL OPERATION MANAGER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING/ MALL FUNCTIONS AND OCCUPANTS

E. COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS

F. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.

G. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE

H. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH OWNER AND LANDLORD TO ENSURE SECURITY.

I. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.

J. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.

K. OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

L. WHERE EXISTING ACCESS PANELS CONFLICT WITH NEW CONSTRUCTION, CONFIRM RELOCATION OF EXISTING PANELS WITH ARCHITECT BEFORE PROCEEDING WITH WORK.

M. DIMENSIONS ARE FROM FACE OF FINISH UNO. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESSES AND MOUNTING OF FINISHES.

N. DIMENSIONS NOTED "CLEAR" OR "CLR' MUST ALLOW FOR THICKNESS OF WALL FINISHES BE ACCURATELY MAINTAINED AND SHALL NOT CARRY MORE THAN 1/8" WITHOUT WRITTEN APPROVAL FROM ARCHITECT.

O. DIMENSIONS MARKED +/- MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSIONS. NOTIFY ARCHITECTS OF ANY DIMENSIONS EXCEEDING TOLERANCE & OBTAIN WRITTEN APPROVAL FROM ARCHITECT BEFORE PROCEEDING.

P. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

Q. WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.

R. MAINTAIN THE RATING OF EXISTING RATED ASSEMBLIES

S. PROVIDE CONTROL JOINTS AS NEEDED TO AVOID CRACKING ON WALLS AND CEILINGS. COORDINATE WITH ARCHITECT LOCATION

T. CONFIRM REQUIRED CLEARANCES WITH SPECIFIED APPLIANCES. COORDINATE CLEARANCES WITH NEW CONSTRUCTION.

Unit Mix	
Number	Name
101	UNIT A1
102	UNIT A2
103	UNIT A3
104	UNIT A4
105	UNIT A5
106	UNIT A6
107	UNIT A7
108	UNIT A8
109	UNIT A9
110	UNIT A10
111	UNIT A11
112	UNIT A12
113	UNIT A13
114	UNIT A14
115	UNIT A15
116	UNIT A16
117	UNIT A17
118	UNIT A18
119	UNIT 19
120	UNIT 20
121	UNIT A21
122	UNIT A22
123	UNIT A23
124	UNIT A24
125	UNIT A25
126	UNIT A26
127	UNIT A27
128	UNIT A28
129	UNIT A29
130	UNIT 30
131	UNIT 31
132	UNIT 32
133	UNIT A33
134	UNIT A34
135	UNIT A35
136	UNIT A36
137	UNIT A37
138	UNIT A38
139	UNIT A39
140	UNIT A40
141	UNIT A41
142	UNIT A42
143	UNIT A43
144	UNIT A44
145	UNIT A45
146	UNIT A46
147	UNIT A47
148	UNIT A48
149	UNIT A49
150	UNIT A50

Unit Mix	
Number	Name
151	UNIT A51
152	UNIT A52
153	UNIT A53
154	UNIT A54
155	UNIT A55
156	UNIT A56
157	UNIT A57
158	UNIT A58
159	UNIT A59
160	UNIT A60
161	UNIT A61
162	UNIT A62
163	UNIT A63
164	UNIT A64
201	UNIT B1
202	UNIT B2
203	UNIT B3
204	UNIT B4
205	UNIT B5
206	UNIT B6
207	UNIT B7
208	UNIT B8
209	UNIT B9
210	UNIT B10
211	UNIT B11
212	UNIT B12
213	UNIT B13
214	UNIT B14
215	UNIT B15
216	UNIT B16
217	UNIT B17
218	UNIT B18
219	UNIT B19
220	UNIT B20
221	UNIT B21
222	UNIT B22
223	UNIT B23
224	UNIT B24
225	UNIT B25
226	UNIT B26
227	UNIT B27
228	UNIT B28
229	UNIT B29
230	UNIT B30
231	UNIT B31
232	UNIT B32
233	UNIT B33
234	UNIT B34
235	UNIT B35
236	UNIT B36

Unit Mix	
Number	Name
237	UNIT B37
238	UNIT B38
239	UNIT B39
240	UNIT B40
241	UNIT B41
242	UNIT B42
243	UNIT B43
244	UNIT B44
245	UNIT B45
246	UNIT B46
247	UNIT B47
248	UNIT B48
249	UNIT B49
250	UNIT B50
251	UNIT B51
252	UNIT B52
253	UNIT B53
254	UNIT B54

BUILDING CODES

CODES ADOPTED BY THE CITY OF ANKENY: 2024 I-CODES WITH AMENDMENTS EFFECTIVE JULY 1, 2025

- 2023 NATIONAL ELECTRICAL CODE, MUNICIPAL CODE CHAPTER 179 - ORDINANCE 2223
- 2024 ANKENY BUILDING AND ENERGY CODE, MUNICIPAL CODE CHAPTER 175 - ORDINANCE 2215
- 2024 ANKENY FIRE CODE, MUNICIPAL CODE CHAPTER 180 - ORDINANCE 2217
- 2024 ANKENY MECHANICAL CODE, MUNICIPAL CODE CHAPTER 176 - ORDINANCE 2222
- 2024 ANKENY PLUMBING CODE, MUNICIPAL CODE CHAPTER 178 - ORDINANCE 2224
- 2024 ANKENY PROPERTY MAINTENANCE CODE, MUNICIPAL CODE CHAPTER 177 - ORDINANCE 2219

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THREE SINGLE-STORY COMMERCIAL SELF-STORAGE BUILDINGS WITH A TOTAL GROSS SQUARE FOOTAGE OF 96,217 S.F DIVIDED AS FOLLOWS:

BUILDING A
- 36,187 SQ.FT.
- 64 UNITS

BUILDING B
- 39,939 SQ.FT.
- 36 UNITS

BUILDING C
- 20,091 SQ.FT.
- 18 UNITS

PROPOSED FUNCTION INCLUDES CONDITIONED STORAGE UNITS AND WATER STUB ON UNITS IN BUILDINGS B AND C. ACCESSIBLE RESTROOMS, TRASH ENCLOSURES, AND RV REFRESH STATION ARE PROPOSED AS AMENITIES.

PROJECT INFO

SITE INFORMATION
JURISDICTION: - ANKENY, IA
ZONING: - PUD
BUILDING INFORMATION

OCCUPANCY: GROUP S-1, SELF STORAGE UNITS
BUILDING HEIGHT: 24'-0" (1 STORY)

PROJECT TEAM:

ARCHITECT

KONTEXTURE
3334 N 20TH ST
PHOENIX, AZ 85016
PHONE: 602.875.6221
CONTACT: ELIZA HERMAN

ELECTRICAL

OMID ARDEBILI, P.E.
ARDEBILI ENGINEERING, LLC
8100 E. INDIAN SCHOOL RD. SUITE 205
SCOTTSDALE , AZ 85251
PHONE: 480.361.6269
FAX: 480.247.4993

OWNER

KNAPP ELWELL LC
5000 WESTOWN PKWY STE 400
WEST DES MOINES, IA 50266-5921
CONTACT: ROSS NICHOLS
PHONE: 515.468.8988

MECH./PLUMBING

ARDEBILI ENGINEERING, LLC
8100 E. INDIAN SCHOOL RD. SUITE 205
SCOTTSDALE , AZ 85251
PHONE: 480.361.6269
FAX: 480.247.4993

CONTRACTOR

BENSON CONSTRUCTION, LLC
2065 W. OBISPO AVE, STE. 101
GILBERT, ARIZONA 85233
CONTACT: JONATHAN STRINGER
PHONE: 480-892-0715

LANDSCAPE

STUDIO SPRAWL
PO BOX 14012
SCOTTSDALE, ARIZONA 85267
CONTACT: DAN EARLANDSON
PHONE: 480.361.9281

FIRE PROTECTION

GUARDIAN FIRE DESIGN
CONTACT: RODNEY ROBINETTE
PHONE: 480.797.0873

CIVIL

ATWELL
4900 N SCOTTSDALE RD, STE 1600
SCOTTSDALE AZ 85251
CONTACT: RAMZI GEORGES
PHONE: 480.586.2105

STRUCTURAL

MELQUART STRUCTURAL ENGINEERING
714 W OLYMPIC BLVD SUITE #617
LOS ANGELES, CA 90015
CONTACT: RICHARD A. DAOUD
PHONE: 213 590 6119

DEFERRED SUBMITTALS

A. FIRE SPRINKLER SYSTEM
B. FIRE ALARM SYSTEM
C. GATE
D. SIGNAGE.

KONTEXTURE
architecture | interiors | urban planning

KONTEXTURE, LLC
ARCHITECT
3334 N 20th. Street, Phoenix, AZ, 85016,
623.533.7652

CORPORATE WOODS TOY STORAGE
6110 SE Convenience Blvd, Ankeny, IA 50021

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

LICENSED PROFESSIONAL ARCHITECT
DANIEL ISTRATE
ARC08813
DATE 01/22/2025
IOWA

KEYPLAN

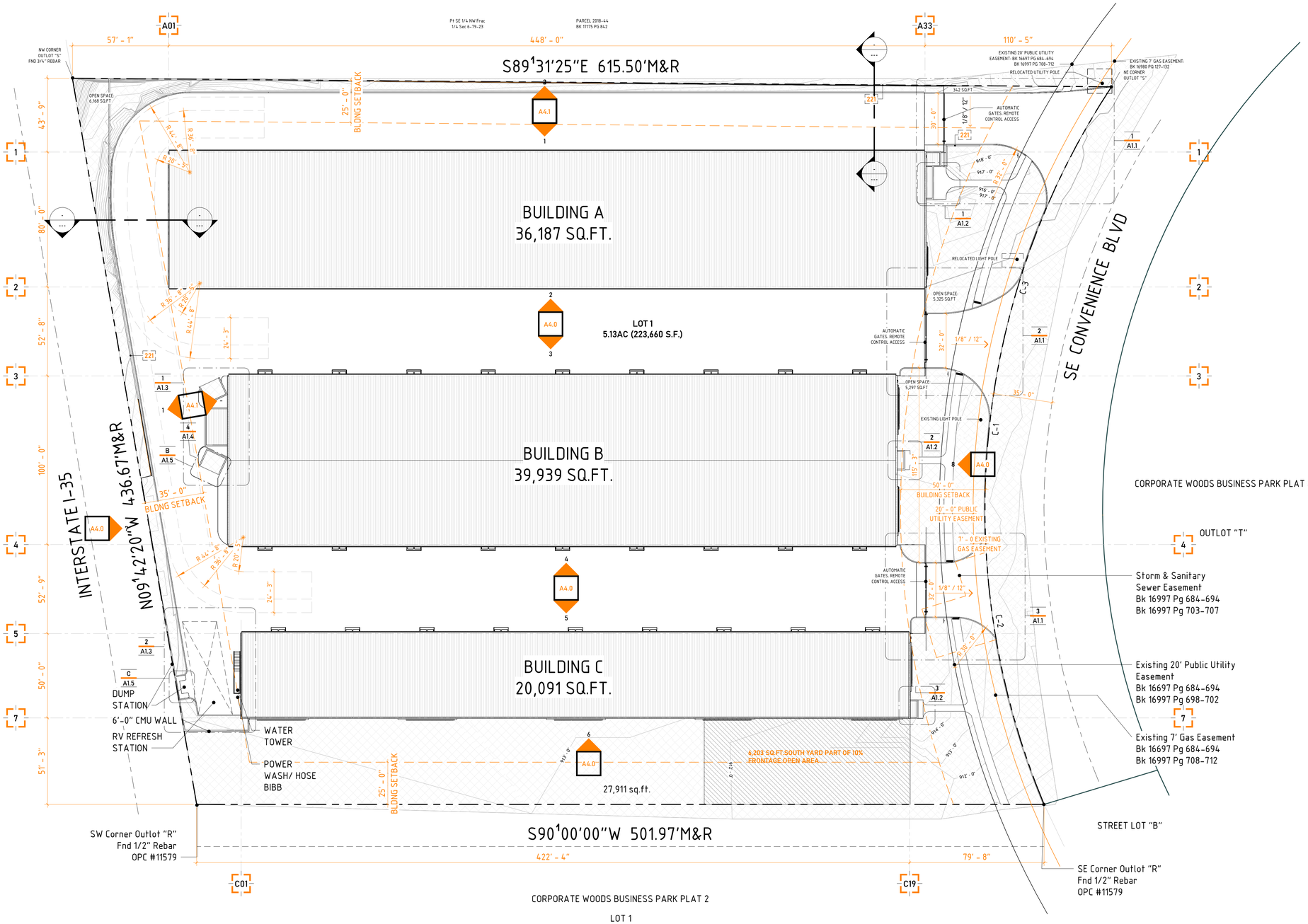
SCALE: AS NOTED

COVER SHEET

G0.0

PROJECT NO.: 25-034

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1 SITE PLAN
1" = 30'-0"

PROJECT INFO

REZONING DESCRIPTION
LOT 1 AND OUTLOT "Y", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND LOT 1, CORPORATE WOODS BUSINESS PARK PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND LOT 1 AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND OUTLOT "R", OUTLOT "S" AND OUTLOT "T", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND LOT 1, OUTLOT "Y" AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 5, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

PLAT DESCRIPTION
OUTLOT "R" AND OUTLOTS "S" ALL OF CORPORATE WOODS BUSINESS PARK PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SITE INFORMATION

JURISDICTION:	- ANKENY, IA
ZONING:	- PUD

BUILDING INFORMATION

OCCUPANCY:	GROUP S-1, SELF STORAGE UNITS
BUILDING HEIGHT:	24'-0" (1 STORY)

BULK REGULATIONS:
GUIDELINES
· FRONT YARD SETBACKS ALONG ROAD RIGHTS-OF-WAY, EXCEPT INTERSTATE HIGHWAY 35, SHALL BE A 50-FOOT MINIMUM. THE MINIMUM SETBACK FROM INTERSTATE HIGHWAY 35 WILL BE 35-FEET.
· THE MINIMUM SIDE-YARD SETBACK SHALL BE 25-FEET.
· THE MINIMUM REAR-YARD SETBACK SHALL BE 35-FEET.
· BUILDING MASSING SHOULD REFLECT THE GENERAL ORIENTATION OF THE ROAD ON WHICH THEYARE SITED.
· MAXIMUM BUILDING HEIGHTS SHALL BE REGULATED BY THE CITY OF ANKENY, ANKENY REGIONAL AIRPORT ZONING IN EFFECT AT THE TIME OF SITE PLAN REVIEW.

BUILDING INFORMATION:

TOTAL LOT SQ.FT:	223,660 SQ.FT.(5.13 AC)
TOTAL BUILDING SQ.FT:	96,722 SQ.FT.
LOT COVERAGE:	43.24%

LANDSCAPE OPEN AREA % REQ'D:	20%
LANDSCAPE OPEN AREA:	44,732 SQ.FT.
FRONTAGE OPEN AREA (SOUTH- EAST):	22,366 SQ.FT.
FRONTAGE OPEN AREA % (SOUTH- EAST):	10.0%

LANDSCAPE REDUCTIONS AS FOLLOWS:
5% REDUCTION FOR FRONTAGE OPEN SPACE(10% OF TOTAL OPEN AREA)
5% REDUCTION FOR PARKING LOCATED ONLY AT THE SIDES/REAR (NO PROPOSED PARKING ON THE PROPERTY)

LANDSCAPE OPEN SPACE

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THREE SINGLE-STORY COMMERCIAL SELF-STORAGE BUILDINGS WITH A TOTAL GROSS SQUARE FOOTAGE OF 96,217 S.F DIVIDED AS FOLLOWS:

BUILDING A
- 36,187 SQ.FT.
- 64 UNITS

BUILDING B
- 39,939 SQ.FT.
- 36 UNITS

BUILDING C
- 20,091 SQ.FT.
- 18 UNITS

PROPOSED FUNCTION INCLUDES CONDITIONED STORAGE UNITS AND HOSE BIBB STUB ON UNITS IN BUILDINGS B AND C. ACCESSIBLE RESTROOMS, TRASH ENCLOSURES, AND RV REFRESH STATION ARE PROPOSED AS PUBLIC AMENITIES.

KEYNOTES

221 RETAINING WALL. RE: CIVIL SHEETS.

VICINITY MAP



PROJECT LOCATION

KONTEXTURE
architecture | interiors | urban planning

KONTEXTURE, LLC
ARCHITECT
3334 N 20th. Street, Phoenix, AZ, 85016,
623.533.7652

CORPORATE WOODS TOY STORAGE

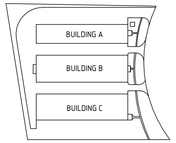
6110 SE Convenience Blvd, Ankeny, IA 50021

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

LICENSED PROFESSIONAL ARCHITECT
DANIEL ISTRATE
ARC08813
DATE 02/04/2026
IOWA

KEYPLAN



SCALE: AS NOTED

SITE PLAN

A1.0

PROJECT NO.: 25-034

KONTEXTURE, LLC ©2025

9" x 9"



TYPICAL RESTROOM SIGN NOTES:

TACTILE AND BRAILLE CHARACTERS:
CHARACTERS MUST BE RAISED, MINIMUM 1/32 INCH AND MUST BE ACCOMPANIED BY GRADE 2 BRAILLE.

TYPE STYLES:
CHARACTERS MUST BE UPPERCASE AND SAN SERIF OR SIMPLE SERIF FONT. TEXT MAY NOT BE WITHIN BACKGROUND FIELD.

CHARACTER HEIGHT:
TACTILE CHARACTERS MUST BE MIN. 5/8 INCH HIGH, MAX. 2 INCHES HIGH, ALL UPPER CASE.

PICTOGRAMS (SYMBOLS):
EQUIVALENT WRITTEN DESCRIPTION MUST BE PLACED DIRECTLY BELOW SYMBOL. WRITTEN DESCRIPTION CANNOT BE WITHIN SYMBOL'S BACKGROUND FIELD. BORDER DIMENSION OF SYMBOL BACKGROUND FIELD MUST BE MINIMUM 6 MIN. INCHES HIGH.

FINISH AND CONTRAST:
CHARACTERS AND BACKGROUND MUST BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS MUST ADEQUATELY CONTRAST WITH BACKGROUND (APPROX. 70%).

MOUNTING LOCATION AND HEIGHT:
MOUNTED ON WALL ADJACENT TO THE LATCH SIDE OF DOOR. MOUNTED TO AVOID DOOR SWING AND PROTRUDING OBJECTS. MOUNTING HEIGHT OF 60 INCHES FROM FLOOR TO TOP OF SIGN. REFERANCE ADA TYPICAL MOUNTING HEIGHT DETAILS.

1 • RESTROOM SIGNAGE
1/2" = 1'-0"

2A
7" x 10"



2B
6" x 12"



NOTE:
ALL SIGNAGE REQUIREMENTS TO BE CONFIRMED WITH LOCAL FIRE DEPT. AND CITY REQUIREMENTS.

2 • FIRE DEPARTMENT SIGNAGE
3/8" = 1'-0"

3A
18" SQUARE

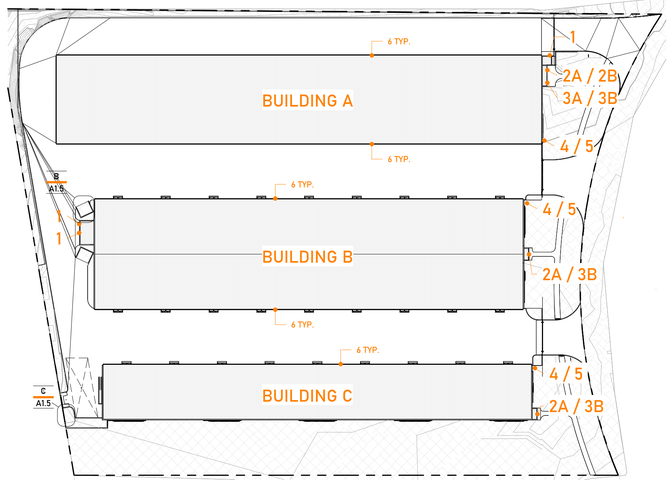


3B
7" x 10"

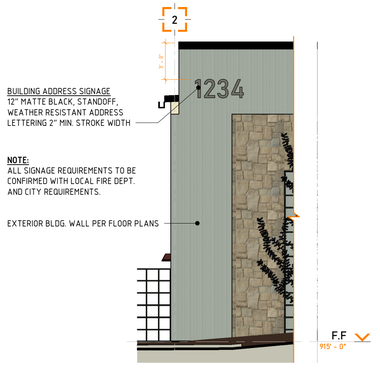


NOTE:
ALL SIGNAGE REQUIREMENTS TO BE CONFIRMED WITH LOCAL FIRE DEPT. AND CITY REQUIREMENTS.

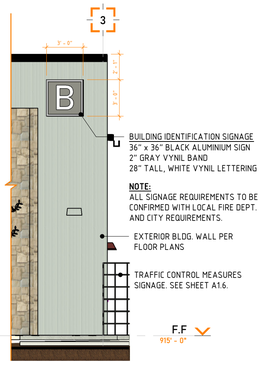
3 • ELECTRICAL ROOM SIGNAGE
3/8" = 1'-0"



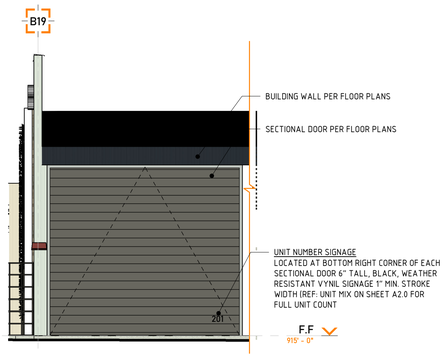
A • SITE SIGNAGE REFERENCE PLAN
1" = 60'-0"



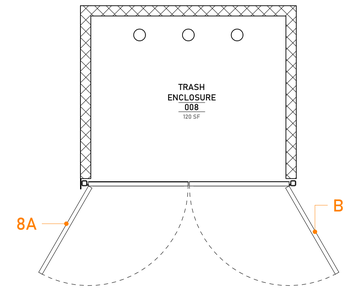
4 • BLDG. ADDRESS SIGNAGE
3/16" = 1'-0"



5 • BLDG. IDENTIFICATION SIGNAGE
3/16" = 1'-0"



6 • UNIT NUMBERS SIGNAGE
3/16" = 1'-0"



B • TRASH ENCLOSURE TYP. SIGNAGE PLAN
1/4" = 1'-0"

7" x 10"



7 • MECH ROOM SIGNAGE
1/2" = 1'-0"

12" x 12"



8A

12" x 12"



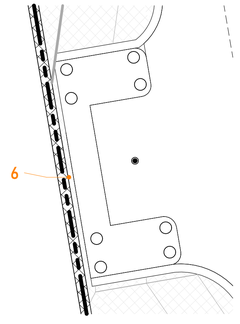
8B

8 • DUMPSTER SIGNAGE
1/2" = 1'-0"

9" x 12"



6A • DUMP STATION SIGNAGE
1/2" = 1'-0"



C • DUMP STATION SIGNAGE PLAN
1/4" = 1'-0"

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KONTEXTURE, LLC
ARCHITECT
3334 N 20th. Street, Phoenix, AZ, 85016,
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CORPORATE WOODS TOY STORAGE

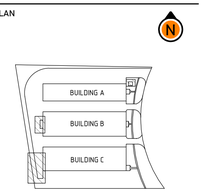
6110 SE Convenience Blvd, Ankeny, IA 50021

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES



KEYPLAN



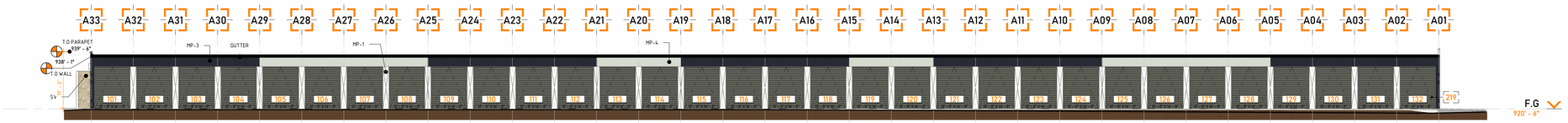
SCALE: AS NOTED

SITE DETAILS - SIGNAGE

A1.5

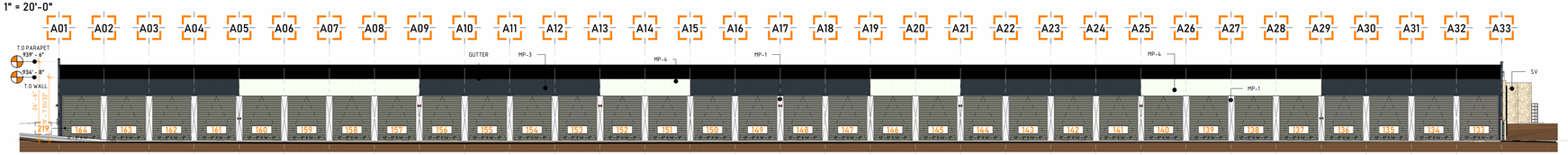
PROJECT NO.: 25-034

KONTEXTURE, LLC ©2025



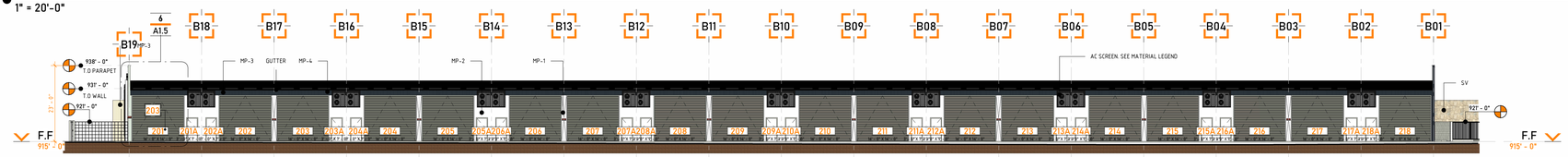
1 NORTH ELEVATION - BUILDING A

1" = 20'-0"



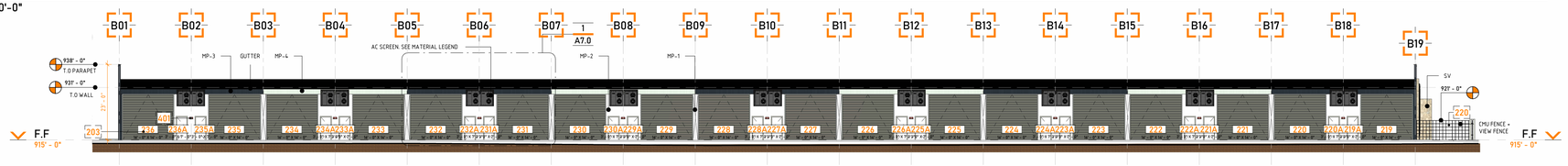
2 SOUTH ELEVATION - BUILDING A

1" = 20'-0"



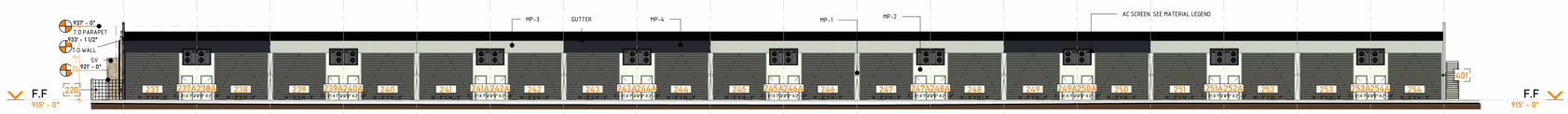
3 NORTH ELEVATION - BUILDING B

1" = 20'-0"



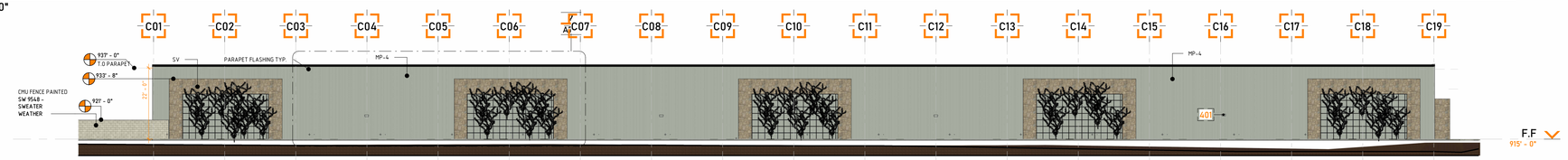
4 SOUTH ELEVATION - BUILDING B

1" = 20'-0"



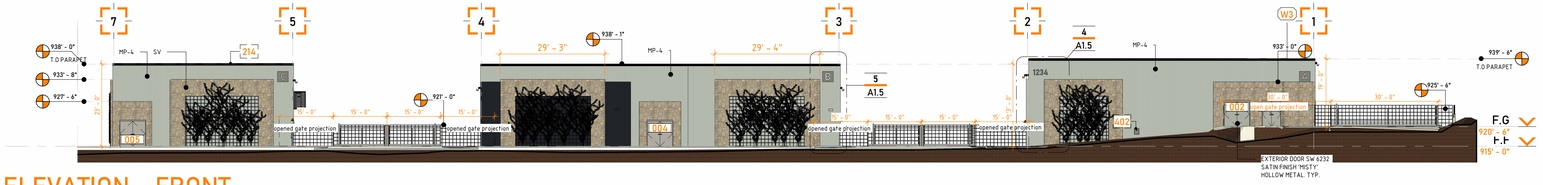
5 NORTH ELEVATION - BUILDING C

1" = 20'-0"



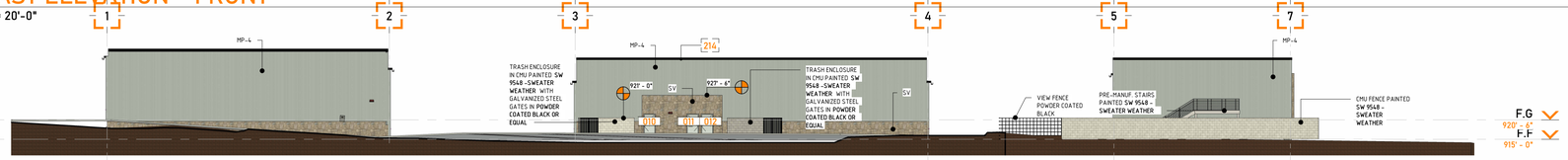
6 SOUTH ELEVATION BUILDING C

1" = 20'-0"



8 EAST ELEVATION - FRONT

1" = 20'-0"



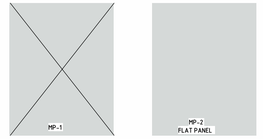
7 WEST ELEVATION - BACK

1" = 20'-0"

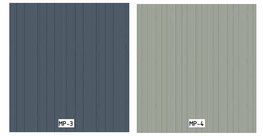
MATERIAL LEGEND



SV
STONEGATE NATURAL STONE VENEER. APPLIED ON ACCESORIES STRUCTURES AND BUILDING WAINSCOAT WITH MP-4



PRE-FINISHED METAL WALL PANELS (VERT.)
MANUFACTURER: FORGE
PRODUCT: PRE-FINISHED METAL PANEL (PBR)
COLOR:OLYMPUS WHITE SW6253 -MP-1/ MP-2



PRE-FINISHED METAL WALL PANELS (VERT.)
MANUFACTURER: FORGE
PRODUCT: PRE-FINISHED METAL PANEL (PBR)
COLOR: SAMOVAR SILVER SW6233 - MP-3
COLOR: SEA MARINER SW9640 - MP-4



AC SCREEN GALVANIZED STEEL.
POWDER COATED BLACK.



GALVANIZED STEEL TRELLIS FOR CLIMBING PLANTS
POWDER COATED BLACK



CMU BLOCK FENCE 8"X8"X16"/RETAINING WALL- TRASH ENCLOSURE - PAINTED SW 9548 -SWEATER WEATHER AND/OR GALVANIZED STEEL VIEW FENCE-
POWDER COATED BLACK



THIN GAUGE STEEL FLASHING AND GUTTER SYSTEM
POWDER COATED BLACK

KEYNOTE

203	DOOR TAG. TYPICAL. RE: SHEET A8.0 FOR DOOR AND WINDOW SCHEDULES AND ELEVATIONS.
214	PRE-FINISHED METAL PARAPET CAP. RE: SHEET A7.0 FOR DETAILS.
219	COOKSON OVERHEAD DOORS STANDARD 14' HIGH SW 9560 SATIN FINISH "NIGHT OUT" TYP.
220	PERIMETER FENCE. RE: SHEET *A7.1* FOR DETAILS.
401	EXTERIOR WEATHER PROOF SCONCE. MODEL LITHONIA WPX2LED 30K. TYPICAL. RE: ELECTRICAL DRAWINGS.
402	LOCATION OF BUILDING PANEL MP-1 FED FROM MAIN DISTRIBUTION PANEL (MDP-1) ON SITE. RE: ELECTRICAL DRAWINGS SHEET E0.3 FOR MORE INFORMATION.

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ARCHITECT
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CORPORATE WOODS TOY STORAGE

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ISSUED FOR	REV	DATE

SEALS AND SIGNATURES



KEYPLAN



SCALE: AS NOTED

ELEVATIONS

A4.0

PROJECT NO.: 25-034

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PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		Phil Tuning

ITEM NAME
Director and Commissioner Reports

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

1. March 2, 2026, City Council Report
2. Tentative Agenda Items for Tuesday, March, 17, 2026
3. Commissioner's Reports

ATTACHMENTS

None

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Consider MOTION to adjourn the meeting

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

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ACTION REQUESTED

ATTACHMENTS

None