



Meeting Agenda

Plan and Zoning Commission

Tuesday, February 7, 2023

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Glenn Hunter, Chair

Ted Rapp, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

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 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:

Consider MOTION to approve and accept the February 7, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the January 18, 2023 minutes of the Plan and Zoning Commission meeting.

2. 1503 S Ankeny Boulevard - U-Haul Phase 1 & 2 Site Plan

Consider MOTION to approve the site plan for 1503 S Ankeny Blvd, U-Haul Phase 1 and 2; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreement; and subject to City Council approval of the public improvements and contracts and bonds.

3. 221 SE Magazine Road - U-Haul Phase 3 Site Plan

Consider MOTION to approve the site plan for 221 SE Magazine Road, U-Haul Phase 3.

4. 965 SE Corporate Woods Drive - Kum & Go Site Plan

Consider MOTION to approve the site plan for 965 SE Corporate Woods Drive, Kum & Go; subject to City Council approval of the associated onsite and offsite easements; and subject to City Council approval of the public improvements and the contracts and bonds.

5. Georgetown Plat 12 Final Plat

Consider MOTION to recommend City Council approval of Georgetown Plat 12 Final Plat.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #5.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. February 6, 2023 City Council Report - Staff
2. Director's Report
 - Tentative agenda items for February 21, 2023
 - January 2023 Building Permit Report
3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

- February 20, 2023 - 5:30 p.m. City Council Representative: Staff
- Election of Chair and Vice Chair

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

February 7, 2023

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the January 18, 2023 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes

Plan & Zoning Commission Meeting

Wednesday, January 18, 2023

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

CALL TO ORDER

Chair G.Hunter called the January 18, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Trina Flack, Glenn Hunter, Ted Rapp, Todd Ripper, Lisa West and Randy Weisheit. Absent: Annette Renaud. Staff present: E.Jensen, E.Carstens, B.Morrissey, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the January 18, 2023 agenda without amendments. Second by L.West. 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 January 4, 2023 minutes of the Plan and Zoning Commission meeting.

Motion by T.Rapp to approve the recommendations for Consent Agenda Item #1. Second by T.Flack. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #2. Hubbell Realty Company, on behalf of NGR, Inc., request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District

B.Morrissey reported the applicant, Hubbell Realty, on behalf of NGR Inc. is requesting to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. The proposed rezoning consists of one parcel and totals approximately 31.17 acres. He stated that the subject area is generally located three-quarters of a mile north of SE Corporate Woods Drive and immediately east of SE Four Mile Drive. B.Morrissey noted that this parcel is currently in the process of being annexed into the City of Ankeny as part of the recently approved NGR Four Mile Drive Annexation. Once the annexation is officially recorded, the subject parcel will be zoned R-1, One-Family Residence District as is standard procedure for newly annexed properties in Ankeny. He explained that the surrounding properties to the southwest and west are zoned M-1, Light Industrial District, while properties to the east and north are not within Ankeny's Corporate Limits. The proposed rezoning does align with the Ankeny Plan 2040 Future Land Use Map, which identifies the area as being suitable for Airport Business Park and Open Space uses. B.Morrissey stated that the M-1 District is a compatible zoning district within the Airport Business Park land use classification. He said that the applicant has submitted the required rezoning petitions and all legal notifications for the rezoning have been met. B.Morrissey provided detailed information to answer the questions that were raised at the public hearing, which included building height restrictions, petition requirements, future land use map designations, uses allowed in the M-1 zoning district and the zoning requirements for M-1 zoning districts that about R-1 zoning districts in other communities, specifically cited by the public, the City of Johnston. B.Morrissey noted that in terms of Ankeny's Comprehensive Plan showing this area as being suitable for light-industrial uses as opposed to residential uses, the City took into consideration the existing land uses already

present in the area. Staff recommends City Council approval of the request by Hubbell Realty Company, on behalf of NGR, Inc., to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District.

R.Weisheit commented that at the public hearing the Commission was shown a preliminary drawing of the proposed building site and asked if it could be presented again. He wanted clarification as to what the depth of the green space will be. E.Carstens said staff has not received an official site plan/plat for the property and commented that maybe the applicant will provide the preliminary drawing again to the Commission.

Clint Sloss, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines and Dustin Creech, Engineering Resource Group, Inc., 2413 Grand Avenue, Des Moines on behalf of NGR, Inc. Dustin Creech provided the preliminary drawing showing a speculative building on the parcel of land and stated that there is approximately 670-feet from the proposed building to Four Mile Creek and 1,075-feet from the proposed building to the nearest dwelling or structure to the east. He said ample natural trees will be preserved along the creek and said they would answer any questions the Commission may have.

There were no questions from the Commission.

T.Flack said she is not comfortable with losing green space. T.Ripper mentioned that it would be reviewed by staff at the site plan stage. The Commissioners discussed the Open Space designation in the comprehensive plan. R.Weisheit mentioned that the wooded area that could be lost is sparse, if the building is situated on the parcel as shown in the speculative building exhibit. There were no further comments.

Motion by T.Rapp to recommend City Council approval of the request by Hubbell Realty Company, on behalf of NGR, Inc., to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. Second by R.Weisheit. Motion carried 4 – 2 (Nay: T.Flack and L.West).

Item #3. Aspen Ridge Commercial Plat 2 Preliminary Plat

B.Morrissey reported Aspen Ridge Commercial Plat 2 Preliminary Plat is a proposed 9-acre preliminary plat located at the intersection of NW State Street and NW 36th Street. The preliminary plat includes two commercial lots and one outlot, all of which are zoned C-1, Neighborhood Retail Commercial District. He noted that the plat does not include the addition of any public streets. He stated that two right-in/right-out access drives will be installed with the development, one on NW State Street and the other on NW 36th Street, along with a center median on NW 36th Street. He said that full access to the site will be available via existing NW 34th Street. B.Morrissey explained that there are existing sidewalks that run along the north and west sides of the subject site. He provided details on how the area would be served by water, sanitary sewer along with the general flow of stormwater, as the area lies within the Rock Creek watershed. Staff recommends City Council approval of the Aspen Ridge Commercial Plat 2 Preliminary Plat.

G.Hunter shared concerns regarding the right-in/right-out access drives. Staff responded that there will be a median installed on NW 36th Street and there is an existing median on NW State Street, which will alleviate improper use of the access drives. T.Rapp asked for clarification about the installation of the turn lanes and traffic lights at NW 36th Street and NW State Street, as noted on the preliminary plat.

Trent Smith, McClure Engineering, Co., 1360 NW 121st Street, Clive on behalf of ATI Group, clarified the turn lane question by stating that the developer will install two turn lanes, one eastbound on NW 36th Street and one northbound on NW State Street. The turn lane/traffic lights at the intersection would be installed as part of the NW 36th Street reconstruction.

There were no further questions from the Commission.

Motion by T.Ripper to recommend City Council approval of Aspen Ridge Commercial Plat 2 Preliminary Plat. Second by T.Flack. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the January 17, 2023 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the February 7, 2023 Plan and Zoning Commission meeting and presented the Plan and Zoning Commission 2022 Annual Report. He thanked the Commission for their service in 2022.

E.Jensen informed the Commission that the annexation request by the City of Alleman was denied by the City Development Board.

There was discussion between staff and the Commission regarding interpretations of land use categories within the comprehensive plan. E.Jensen suggested that a Plan and Zoning Commission retreat be scheduled in the Spring.

Commissioner's Reports

T.Flack said that the Prairie Trail Sports Complex is a great addition to Ankeny.

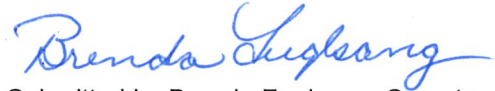
T.Ripper questioned the size of the trees that were planted on SW State Street.

MISCELLANEOUS ITEMS

February 6, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. The meeting adjourned at 7:10 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

February 7, 2023

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

1503 S Ankeny Boulevard - U-Haul Phase 1 & 2 Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

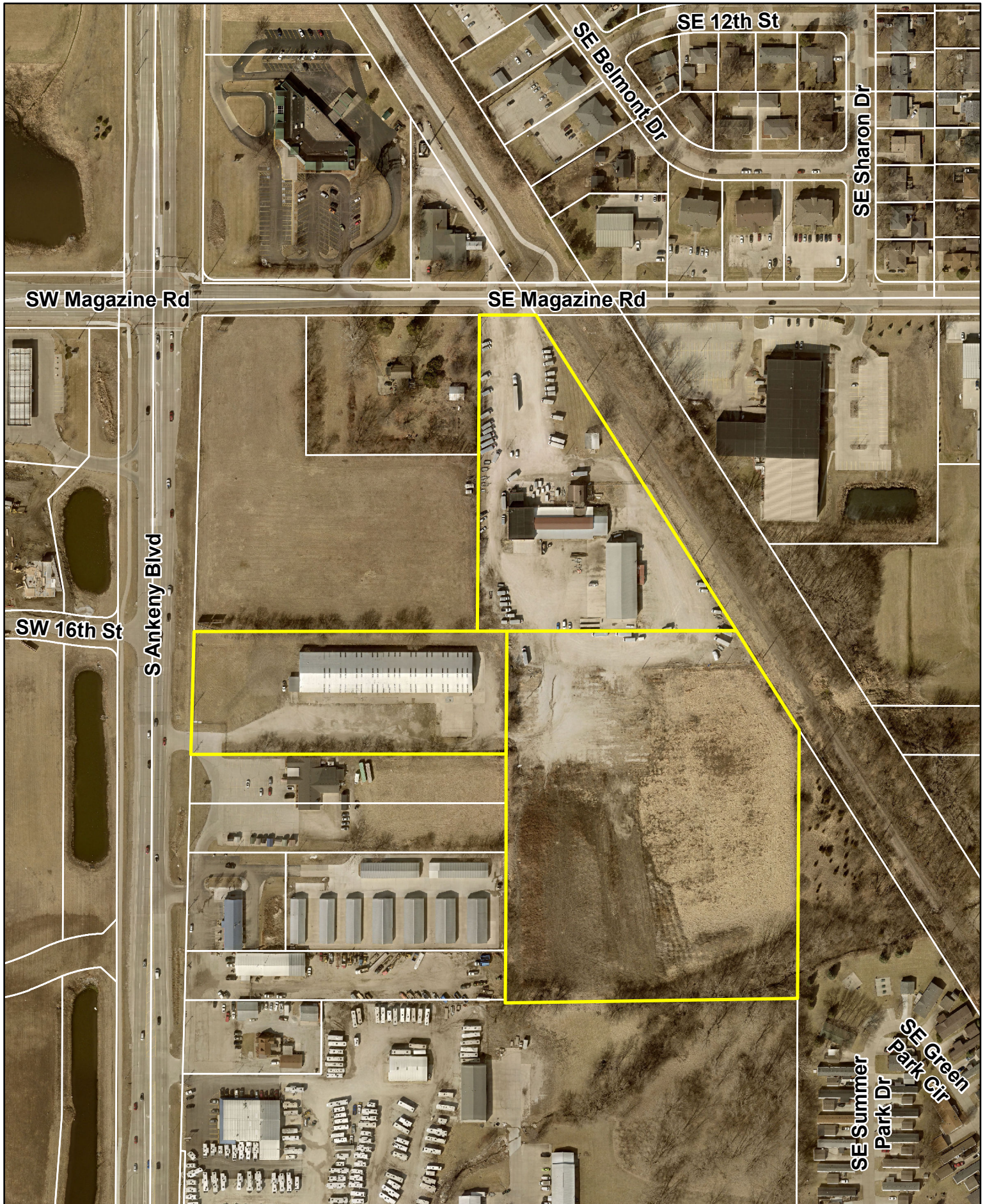
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 1503 S Ankeny Blvd, U-Haul Phase 1 and 2; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreement; and subject to City Council approval of the public improvements and contracts and bonds.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Site Plan
	Elevations



1 inch = 250 feet

Date: 1/10/2023

1503 S Ankeny Blvd
U-Haul - Phase I & II





*Plan and Zoning Commission
Staff Report*

Meeting Date: February 7, 2023

Agenda Item: 1503 S Ankeny Boulevard – U-Haul Phase 1 & 2 Site Plan
Report Date: February 2, 2023
Prepared by: Jake Heil *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approves the site plan for 1503 S Ankeny Blvd, U-Haul Phase 1 & 2; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreement; and subject to City Council approval of the public improvements and contracts and bonds.

Project Summary:

The subject properties are located at 1503 S Ankeny Boulevard and 221 SE Magazine Road and is generally located south of SE Magazine Road, east of S Ankeny Boulevard. The site is a combination of three different parcels totaling 18.48 Acres (+/-), with three phases of improvements. The phase 1 & 2 site plan consists of two parcels; the parcel along S Ankeny Boulevard and the interior parcel to the east, totaling 14.45 Acres (+/-). The western parcel located along S Ankeny Blvd is zoned C-2; General Retail and Highway Oriented Commercial District, while the other two properties are zoned M-1; Light Industrial District. The surrounding properties to the north and south are zoned C-2; General Retail and Highway Oriented Commercial District, properties to the east are zoned M-1; Light Industrial and R-5; Mobile Home Residence District, and properties to the west are zoned Prairie Trail PUD. Phase 1 and 2 of the proposed development includes a three story 103,005 sf self-storage building along S Ankeny Blvd, and a single story 14,041 sf U-Box building on the interior lot, parking, utility service connections, storm water detention basin, and associated site improvements.

The proposed site will have two access points, both currently existing. One provides access to the west to S Ankeny Blvd and another providing access to the north along SE Magazine Rd. The access to SE Magazine Road is currently a gravel access and will be paved as part of the site improvements. Parking for the proposed use requires 1 space for every 2 employees on the maximum shift but not less than 1 space per 5,000 sf of area devoted to storage. The proposed site plan meets the requirements with 24 total parking stalls with 1 being ADA accessible.

The proposed three story 103,005 sf self-storage building is 40 feet in height at the uppermost point, and will be constructed of precast concrete slabs, brick, metal wall panels, and glass. The second proposed building is a one story 14,041 sf U-Box building, that will be 47 feet in height at the uppermost point, and will be constructed of CMU and insulated metal paneling. The proposed building materials conform to Section 192.02.3.B, providing over the required primary materials on the elevations for both buildings. The landscaping on the proposed site plan complies with applicable regulations, with additional screening where necessary.

New utility service connections and a stormwater detention basin will be installed with this development. The proposed site will utilize 8-inch water lines on site that will connect to the existing 8-inch water service that runs north/south through the middle of the site. 4-inch sanitary sewer services will connect to the existing 8-inch main running north/south through the middle of the site, which will carry wastewater southwesterly off-site to the Saylor Creek Lift Station along SW Ankeny Road, and ultimately into the Rock Creek Trunk Sewer. Stormwater for the proposed site generally drains to the south side of the site, where a stormwater detention basin will handle stormwater for the site. Stormwater then flows south and west via pipes and open drainage ways, emptying into DMACC Lake. From there stormwater empties into an unnamed creek, and continues flowing south and east along the unnamed creek which ultimately flows into the Des Moines River.

Site Plan Worksheet
1503 S Ankeny Boulevard– U-Haul Phase I & II – 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.**

The primary building façade of the self-storage building faces south. The developer has incorporated additional materials to continue the façade onto the west elevation. The second building's façade faces north. The site provides two accesses one from S Ankeny Boulevard and one from SE Magazine Road. The proposed building and parking areas meet all code requirements and compliments other sites in the neighboring area.

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

The site plan complies with the landscaping and parking lot requirements of the code.

- 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 provides for adequate parking and circulation. Parking for the site requires 1 space for every 2 employees on the maximum shift but not less than 1 space per 5,000 sf of area devoted to storage. The proposed site plan meets the requirements with 24 total parking stalls with 1 being ADA accessible. The site also provides improvements for safe pedestrian and bicycle access around and through the site.

- 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 proposed site will have two access points, both currently existing. One provides access to the west to S Ankeny Blvd and another providing access to the north along SE Magazine Rd. The access to SE Magazine Road is currently a gravel access and will be paved as part of the site improvements. The proposed site and use should not increase congestion or decrease safety on the site or surrounding public streets.

- 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 primary parking for the site is located on the south and east side of the proposed building. The proposed parking meets the requirements for off street parking as stated in Chapter 194.01. Headlight screening was added to the site for parking along S Ankeny Blvd.

- 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 site does not propose any exterior trash enclosures. There is an on-site stormwater detention basin that is screened by various species of trees.

- 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.**

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.**

Stormwater for the proposed site generally drains to the south side of the site, where a stormwater detention basin will handle stormwater for the site. Stormwater then flows south and west via pipes and open drainage ways, emptying into DMACC Lake. From there stormwater empties into an unnamed creek, and continues flowing south and east along the unnamed creek which ultimately flows into the Des Moines River.

- 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.**

New utility service connections and a stormwater detention basin will be installed with this development. The proposed site will utilize 8-inch water lines on site that will connect to the existing 8-inch water service that runs north/south through the middle of the site. 4-inch sanitary sewer services will connect to the existing 8-inch main running north/south through the middle of the site, which will carry wastewater southwesterly off-site to the Saylor Creek Lift Station along SW Ankeny Road, and ultimately into the Rock Creek Trunk Sewer.

- 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 site meets open space requirements, with the majority of the open space along the south and east sides of the site.

- 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 parking lot shading and open space landscaping conform to the landscape requirements of the Code.

B. Building Design

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

The proposed three story 103,005 sf self-storage building is 40 feet in height at the uppermost point. The second proposed one story 14,041 sf U-Box building will be 47 feet in height at the uppermost point. The proposed development will enhance what was previously existing on site. The proposed buildings are taller than other existing buildings along S Ankeny Blvd to the south, however with existing trees and proposed landscaping the majority of the development will be screened.

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

The proposed self-storage building will be constructed of untreated and sandstone/bone white precast concrete slabs, regal oak brick, walnut, sierra tan and silversmith colored metal wall panels, glass, and metal accents. The second proposed building will be constructed of sandstone CMU and white and sandstone colored insulated metal paneling. These proposed materials meet the required building material standards and match materials used by other sites along S Ankeny Blvd.

- 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.**

There is no proposed rooftop mechanical equipment or other work areas to be screened on site.

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

The proposed buildings on site compliment the design and materials of the existing buildings on-site and are compatible with adjacent development.

C. Signs

Locations of signs have been shown on the submitted plans; however final design and allowances 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 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 proposed three-story self-storage building is located along S Ankeny Blvd and the second proposed U-Box building will be located towards the east side of the site. The proposed buildings and site development meet all setbacks required by Code.

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

The site provides for adequate vehicular parking and circulation, as well as uninhibited on-site pedestrian movement.

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

The proposed three story 103,005 sf self-storage building is 40 feet in height at the uppermost point, and will be constructed of precast concrete slabs, brick, metal wall panels, and glass. The second proposed one story 14,041 sf U-Box building will be 47 feet in height at the uppermost point, and will be constructed of CMU and insulated metal paneling. The proposed materials and colors are similar to other sites along S Ankeny Blvd.

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 26, 2023

Planning Commission & City Council
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 5023
515-963-3559

ISG

**RE: U-HAUL SITE PLANS PHASES 1&2, AND PHASE 3
1503 S ANKENY BLVD & 221 SE MAGAZINE RD**

City of Ankeny Planning Commission & City Council:

ISG submitted a Site Plan application on behalf of U-Haul in July 2022 for U-Haul Phases 1 & 2, which is for new site construction comprising of a self-storage building on the western portion and a U-Box building and RV storage on the southern portion of the site. In September 2022, another Site Plan application was submitted for U-Haul Phase 3, which is for the north portion of the existing site, comprising of remodeling the existing building, two new buildings for U-Haul vehicles maintenance/storage, and utility, landscaping and site improvements.

The overall site consists of three lots:

- 1) 1503 S Ankeny Blvd (Parcel ID 181-003-9400-1003), zoned C-2
 - a. This is the area for the proposed Site Plan Phases 1&2
- 2) Vacant lot (Parcel ID 181-00394-001-001), zoned M-1
 - a. This is the area for the proposed Site Plan Phases 1&2
- 3) 221 SE Magazine Rd (Parcel ID 181-00394-001-009), zoned M-1
 - a. This is where the existing U-Haul building is located, and the area for the proposed Phase 3 Site Plan

The property owner of all three lots is Amerco Real Estate Company. Below is a more detailed description of the proposed project in which we are seeking approval from the Planning Commission and City Council.

SITE + PROJECT DESCRIPTION

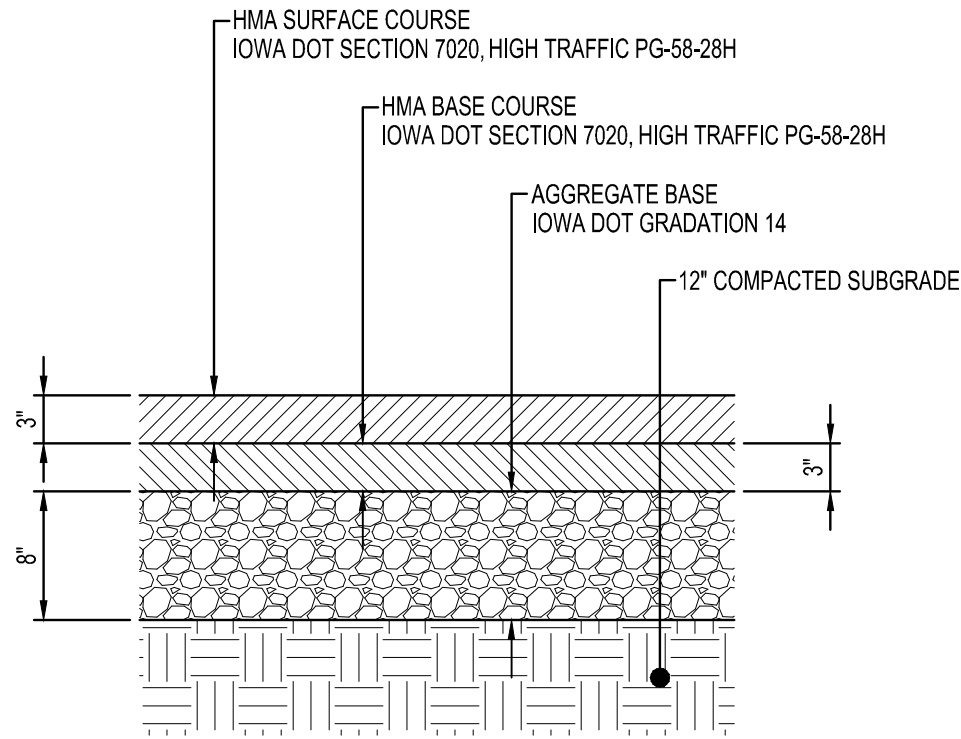
In total, the overall U-Haul site is 18.56 acres. The proposed site development would result in a total of 14.73 acres of impervious coverage and 3.83 acres (20.6% of the site) of greenspace, meeting the 20% greenspace requirement. A Stormwater Report and COSESCO Permit Application that is inclusive of both site plan applications and all phases have been submitted and accepted by City staff. A Trip Generation Memo was submitted in June to Leslie Hart and our team has worked through comments including providing public improvements along Magazine Road, which have been incorporated into the plans.

Our team asks that the Planning Commission and City Council approve the U-Haul Phase 1 & 2 site plan, and also approves the U-Haul Phase 3 site plan. Please contact me at 952.426.0699 or Andrea.Rand@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

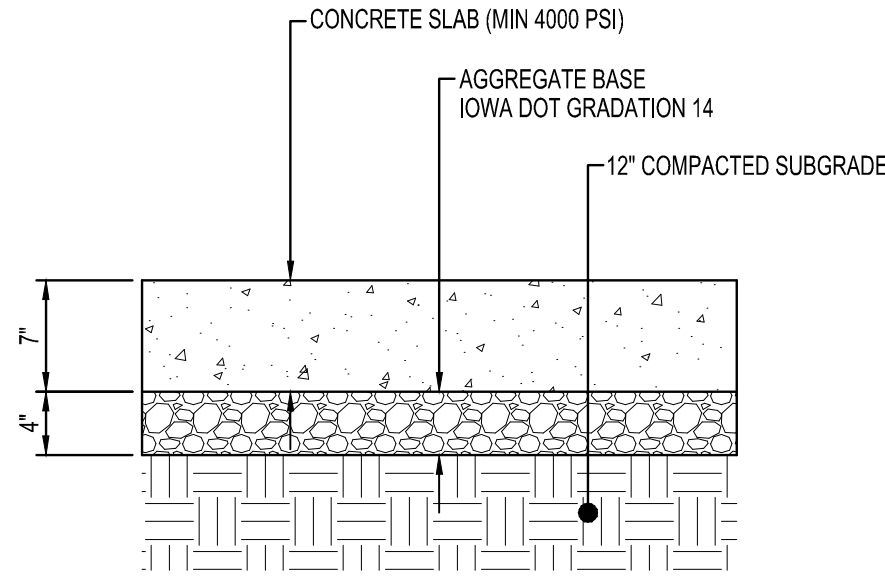


Andrea Rand, AICP
Project Coordinator

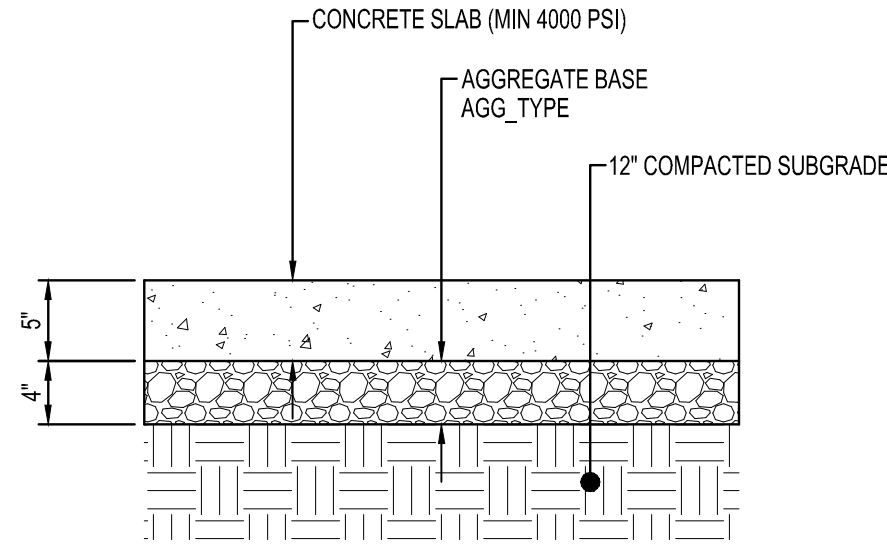


NOTES:
1/2 INCH MIX
MINIMUM OF 1/2 INCH 75% CRUSHED TYPE "A" AGGREGATE

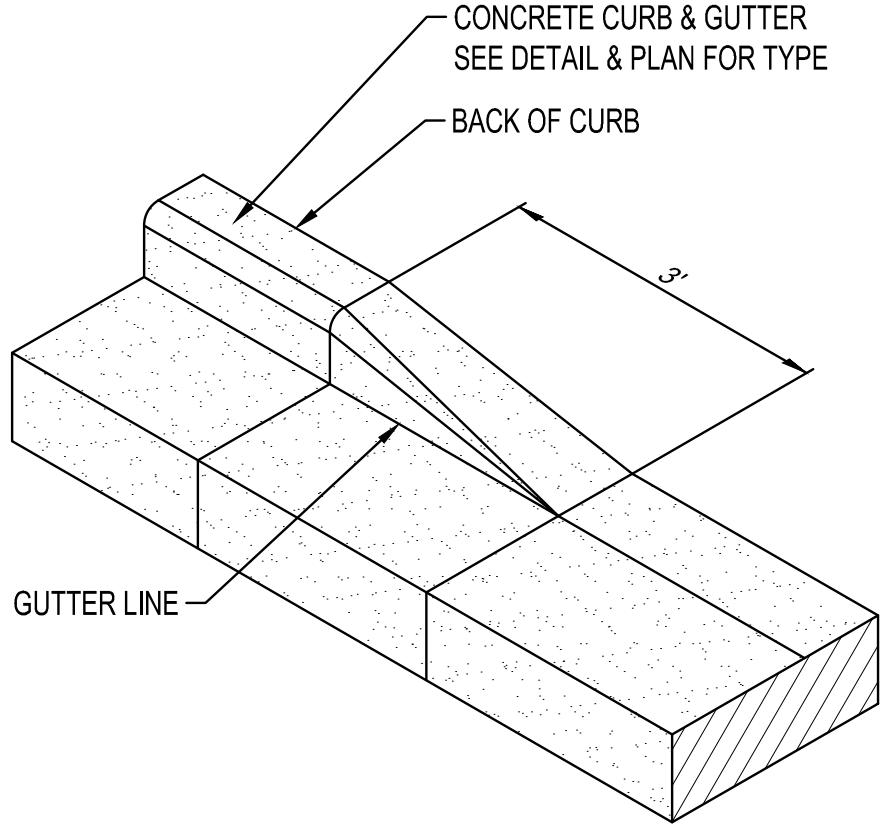
**STANDARD
HMA PAVEMENT**
NTS



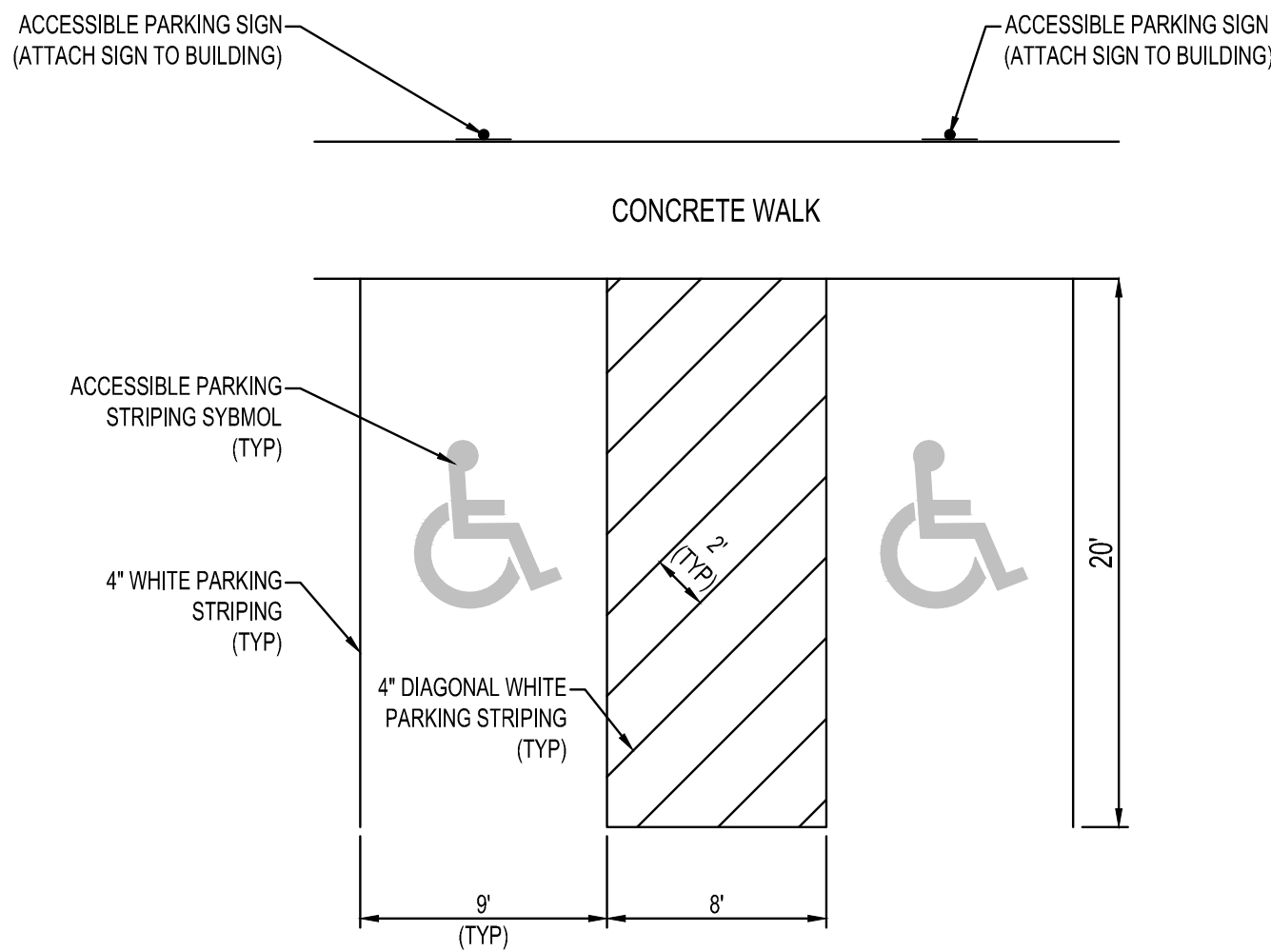
**HEAVY DUTY
CONCRETE PAVEMENT**
NTS



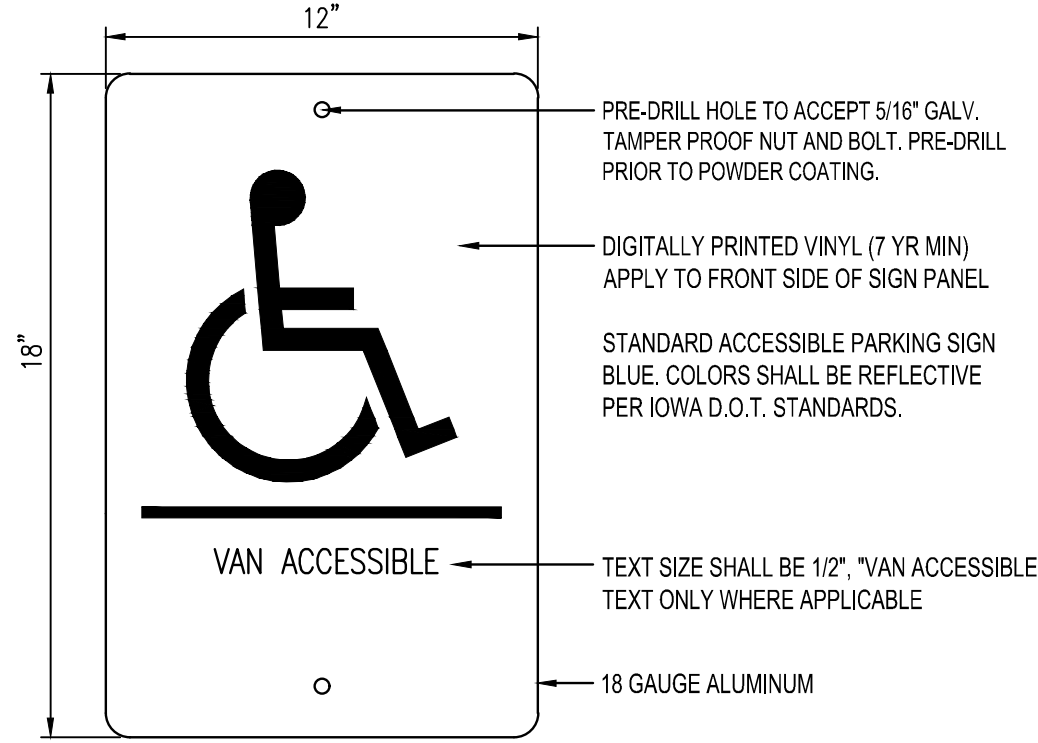
CONCRETE SIDEWALK
NTS



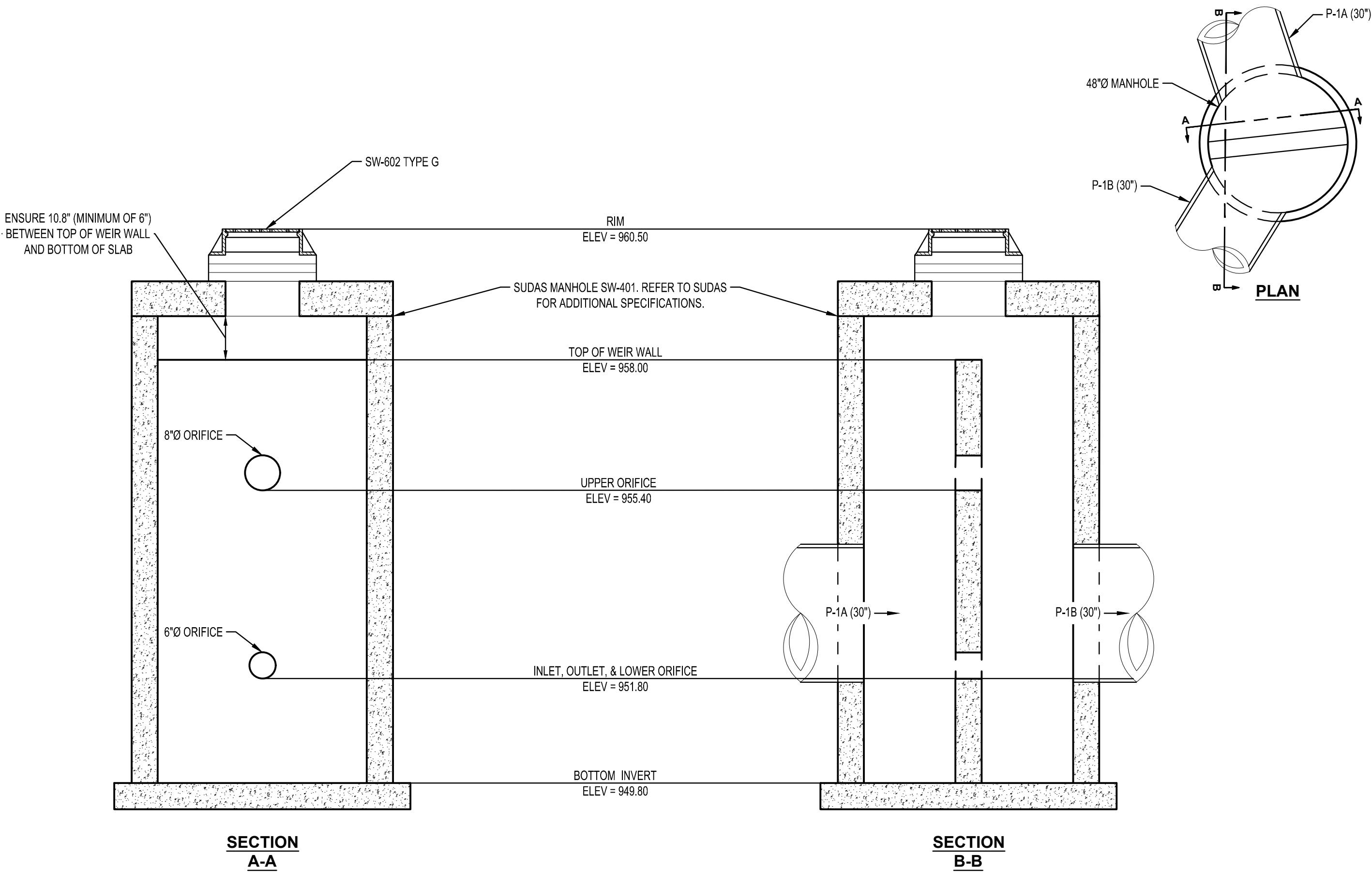
CURB TAPER
NTS



ACCESSIBLE PARKING AREA
NTS



ACCESSIBLE PARKING SIGN
NTS



OUTLET STRUCTURE (ST-1A)
NTS

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	07/15/22	TJB	CITY SUBMITTAL #1
2	08/05/22	ARA	CITY SUBMITTAL #2
3	08/26/22	ARA	CITY SUBMITTAL #3
4	09/09/22	ARA	CITY SUBMITTAL #4
5	12/09/22	ARA	CITY SUBMITTAL #5
6	01/19/23	AJR	CITY SUBMITTAL #6
7			
8			

PROFESSIONAL SEAL:

ISG

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CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: (602) 263-6502

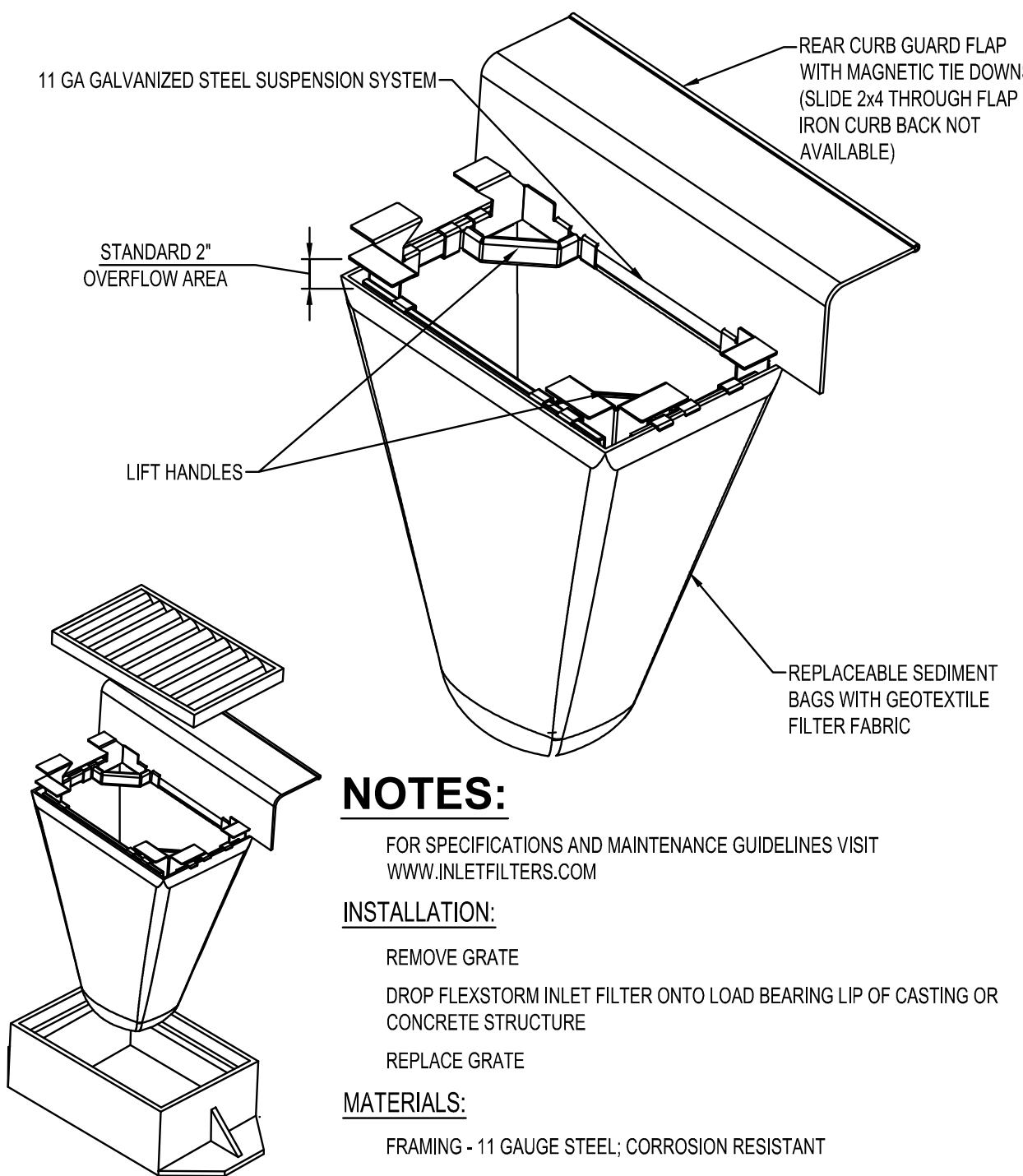
SITE ADDRESS:
U-Haul Moving & Storage
1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:

SITE DETAILS

DRAWN:	TJB	
CHECKED:	ARA	C0-20
DATE:	08/05/2022	

26882 CO-DETAILS



NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT
WWW.INLETFILTERS.COM

INSTALLATION:

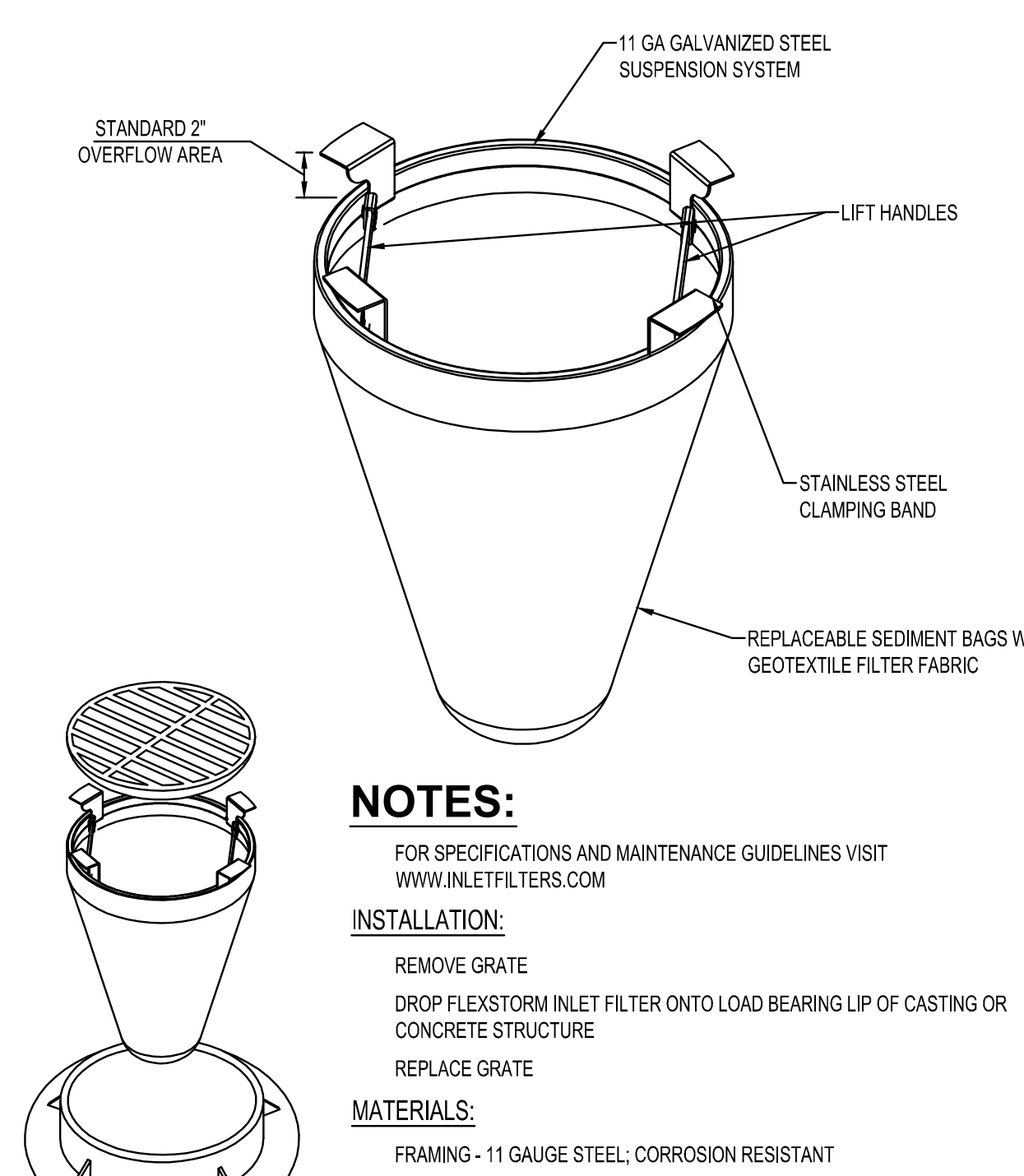
REMOVE GRATE
DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR
CONCRETE STRUCTURE
REPLACE GRATE

MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME;
STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

**CURB BOX FILTER
INLET PROTECTION**

NTS



NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT
WWW.INLETFILTERS.COM

INSTALLATION:

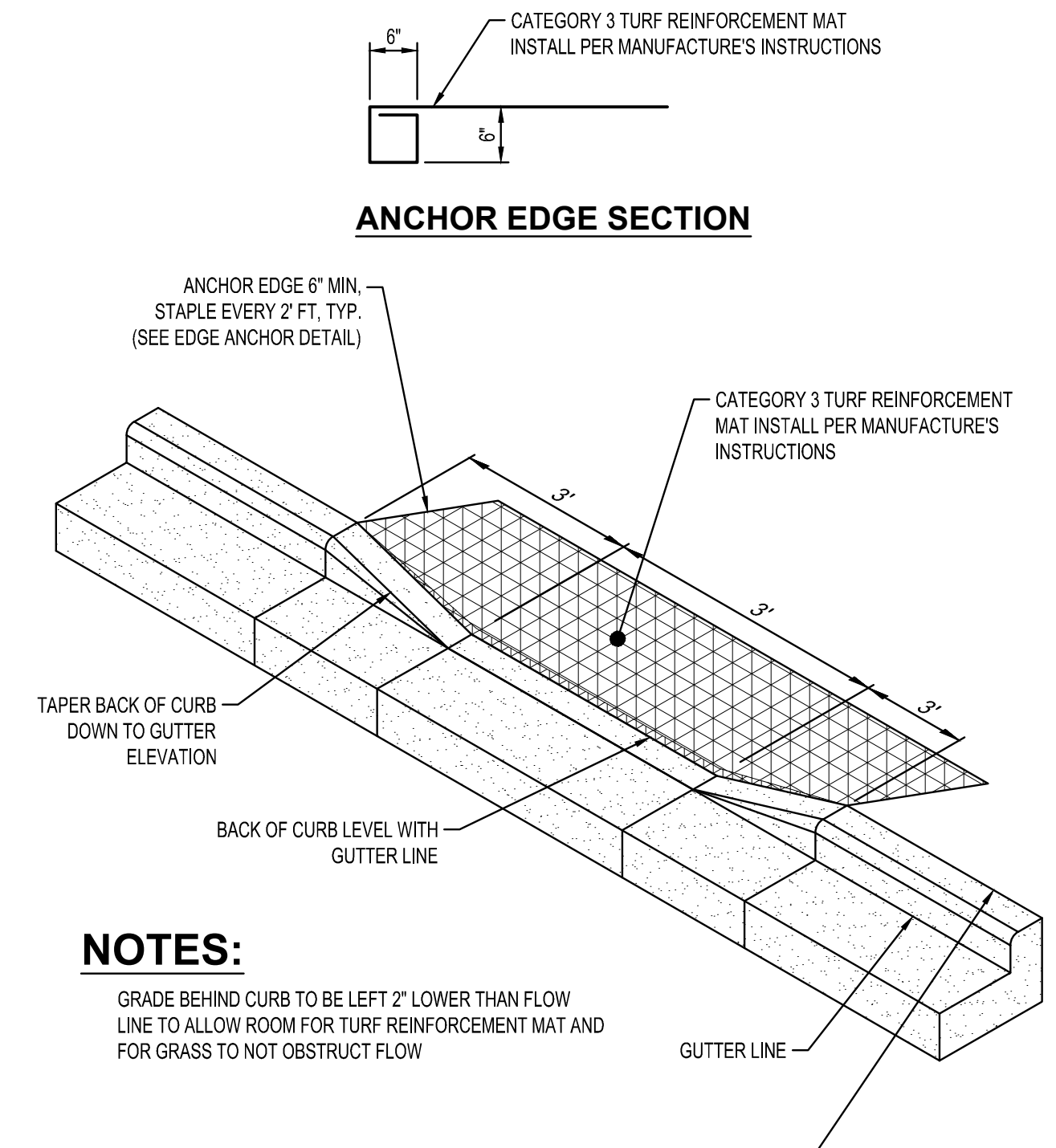
REMOVE GRATE
DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR
CONCRETE STRUCTURE
REPLACE GRATE

MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT
SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME;
STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

**ROUND FILTER
INLET PROTECTION**

NTS

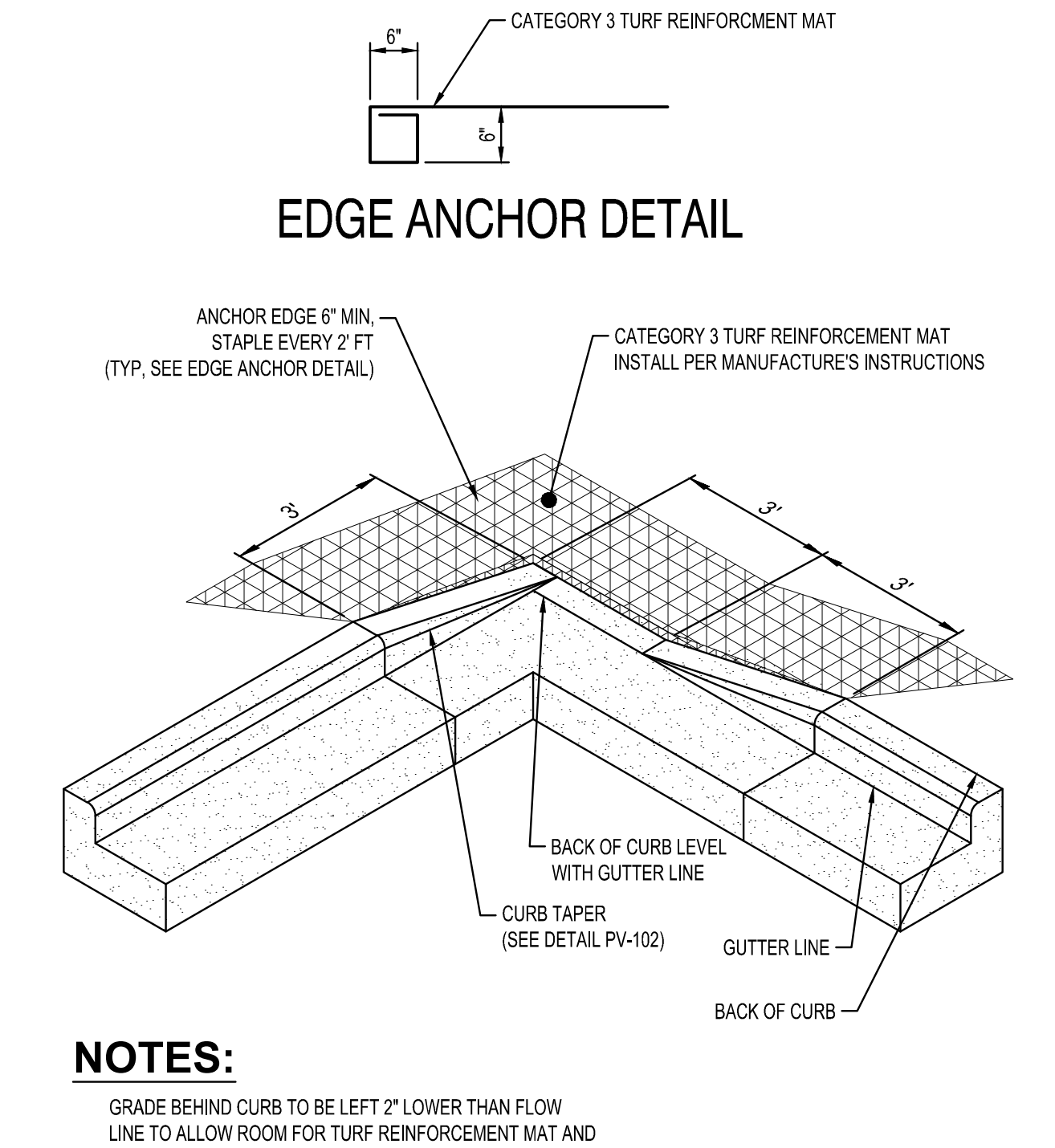


NOTES:

GRADE BEHIND CURB TO BE LEFT 2" LOWER THAN FLOW
LINE TO ALLOW ROOM FOR TURF REINFORCEMENT MAT AND
FOR GRASS TO NOT OBSTRUCT FLOW

**CURB CUT
STORM OUTLET**

NTS



NOTES:

GRADE BEHIND CURB TO BE LEFT 2" LOWER THAN FLOW
LINE TO ALLOW ROOM FOR TURF REINFORCEMENT MAT AND
FOR GRASS TO NOT OBSTRUCT FLOW

**CORNER CURB CUT
STORM OUTLET**

NTS

SUDAS DETAIL LIST	
NAME	NUMBER
MODULAR BLOCK RETAINING WALL	9070.102
PCC CURB DETAILS	PV-102
CRETE DRIVEWAY, TYPE A	7030.101
RIGID GRAVITY PIPE TRENCH BEDDING	SW-102
PRESSURE PIPE TRENCH BEDDING	SW-104
RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND	9040.110
FLEXIBLE GRAVITY PIPE TRENCH BEDDING	SW-103
SANITARY SEWER SERVICE STUB	SW-201
SANITARY SEWER CLEANOUT	SW-203
THRUST BLOCKS	WM-101
TRACER SYSTEM	WM-102
CIRCULAR STORM SEWER MANHOLE	SW-401
SINGLE GRATE INTAKE	SW-501
SILT FENCE	9040.119
STABILIZED CONSTRUCTION ENTRANCE	9040.120
FILTER BERM AND FILTER SOCK	9040.102
SEDIMENT BASIN DEWATERING DEVICE (PERFORATED RISER)	9040.115

SHEET NOTES:

REVISIONS:

NO	DATE	INITIALS	NOTES
1	07/15/22	TJB	CITY SUBMITTAL #1
2	08/05/22	ARA	CITY SUBMITTAL #2
3	08/26/22	ARA	CITY SUBMITTAL #3
4	09/09/22	ARA	CITY SUBMITTAL #4
5	12/09/22	ARA	CITY SUBMITTAL #5
6	01/19/23	AJR	CITY SUBMITTAL #6
7	.	.	.
8	.	.	.

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REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: (602) 263-6502

SITE ADDRESS:
U-Haul Moving & Storage
1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:

SITE DETAILS

DRAWN:	TJB	C0-21
CHECKED:	ARA	
DATE:	08/05/2022	

26882 CO-DETAILS

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:

Construction of silt fence and all other erosion control measures shall be complete before other construction activity occurs.

Use phased construction wherever practical and establish turf as soon as possible to minimize sediment transport.

Turf establishment or temporary seeding or mulching of all exposed soil not being actively worked should be immediately initiated once earth disturbing activities have ceased. Temporary cover during construction is incidental.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

Stabilization of disturbed areas must be initiated immediately whenever any clearing, grading, excavating, or other earth disturbing activities have permanently ceased on any portion of the site or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days.

SEDIMENT CONTROL PRACTICES:

Construction of silt fence and all other erosion control measures shall be complete prior to land disturbing activities occur.

Inlet erosion protection shall be installed and maintained until turf has been established.

The contractor shall be responsible to control erosion from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

All streets must be swept at the end of each working day and prior to a rain event. Silt fence or other effective erosion control measures must be installed around the perimeter of any soil stockpiles, including temporary stockpiles. Stockpiles cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

Perimeter control shall be installed along the back of curb immediately following curb installation at all locations with positive drainage to parking lot and/or streets, and shall remain until stabilization is achieved. This shall be accomplished through the use of silt fence, biorolls, Rock logs, or other methods approved by the Engineer.

CONSTRUCTION ACTIVITY NOTES:

DEWATERING AND BASIN DRAINING:

Dewater sediment-laden water to sedimentation basins if possible, or use other BMP's to prevent erosion and remove sediment when discharging to surface waters. Use appropriate energy dissipation measures on all discharges.

Dewatering practices cannot cause nuisance conditions, erosion or in receiving channels or inundation of wetlands resulting in adverse impacts.

POLLUTION PREVENTION:

All solid waste collected from the construction site must be disposed in accordance with all applicable regulations.

All hazardous materials (oil, gasoline, fuel, paint, etc) must be properly stored to prevent spills, leaks or other discharge, storage areas shall provide secondary containment and a hazardous materials spill kit. Storage and disposal of hazardous waste must be in compliance with all applicable regulations.

Equipment maintenance areas must be limited to a defined area of the site. All runoff containing any hazardous material must be properly collected and disposed. No engine degreasing shall be allowed on site.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site. Air pollution and dust control correction is considered incidental to the unit bid prices for which work is being performed. Additional dust control measures may be required by the Engineer.

Concrete washout onsite: All liquid waste generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. The liquid waste must not contact the ground, and there must not be runoff from the concrete washout operations or areas. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities. Protect storm sewers and drainage ways from allowing concrete slurry from concrete operations to discharge offsite.

INSPECTION AND MAINTENANCE:

The Permittees must routinely inspect the construction site once every seven (7) days during active construction.

All inspections performed during construction must be recorded and records retained with the SWPPP.

Contractor is responsible for keeping a record of all rainfall information & erosion control maintenance until final establishment of turf.

All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches ½ of the height of the fence.

Erosion control, and other BMP's must be replaced, repaired, or supplemented when they reach 50% design load.

FINAL STABILIZATION:

The Permittees must ensure final stabilization of the site. The Permittees must submit a notice of termination within 30 days after final stabilization is complete or control has been passed to another owner.

All temporary erosion control measures and BMP's must be removed as part of the final site stabilization.

The storm water permit further defines final stabilization and its requirements.

MAINTENANCE SCHEDULE

The following Maintenance Schedule has been provided. The INSPECTOR must perform the inspections. The OPERATOR/CONTRACTOR must perform all needed maintenance. Furthermore, all erosion control feature requiring maintenance may not be listed below. The OPERATOR/CONTRACTOR and INSPECTOR must perform their respective duties on all BMP's that are not listed below as well.

1.

Construction Entrance - The entrance shall be maintained in a condition which will prevent tracking or flow of sediment onto public rights-of-way. This may require periodic top dressing with additional stone or the washing and reworking of existing stone as conditions demand and repair and/or cleanout of any structures used to trap sediment. All materials spilled, dropped, washed, or materials dropped, washed or tracked onto roadways will not be permitted under any circumstances.
2.

Wattles - The maintenance measures are as follows: (2.1) wattles shall be inspected weekly; (2.2) close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales; (2.3) necessary repairs to barriers or replacement of wattles shall be accomplished promptly; (2.4) sediment deposits shall be removed after each rainfall, they must be removed when the level of deposition reaches approximately one-half the height of the wattle; and (2.5) any sediment deposits remaining in place after the wattle is no longer required shall be dressed to conform to the existing grade, prepared and seeded.
3.

Silt Fence - The maintenance measures are as follows; (3.1) silt fences shall be inspected weekly, any required repairs shall be made immediately; (3.2) close attention shall be paid to the repair of damaged silt fence resulting from end runs and undercutting; (3.3) should the fabric on a silt fence decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly; (3.4) sediment deposits must be removed when the level of deposition reaches approximately one-half the height of the barrier; and (3.5) any sediment deposits remaining in place after the silt fence is no longer required shall be dressed to conform to the existing grade, prepared and seeded.
4.

Storm Drain Inlet Protection - The maintenance measures are as follows: (4.1) structures shall be inspected weekly and repairs made as necessary and (4.2) structures shall be removed and the area stabilized when the remaining drainage area has been properly stabilized.
5.

Temporary Seeding - Areas which fail to establish vegetative cover adequate to prevent rill erosion will be re-seeded as soon as such areas are identified.
6.

Permanent Seeding - The maintenance measures are as follows: (10.1) in general, a stand of vegetation cannot be determined to be fully established until it has been maintained for one full year after planning; (10.2) new seedlings shall be supplied with adequate moisture, supply water as needed, especially late in the season, in abnormally hot or dry conditions, or on adverse sites, water applications shall be controlled to prevent excessive runoff; (10.3) inspect all seeded areas for failures and make necessary repairs, replacements, and reseedings within the planting season, if possible; [10.3.a] if stand is inadequate for erosion control, over seed and fertilize using half of the rates originally specified; [10.3.b] if stand is 60% damaged, re-establish following seedbed and seeding recommendations; [10.3.c] if stand has less than 40% cover, re-evaluate choice of plant materials and quantities of lime and fertilizer, the soil must be tested to determine if acidity or nutrient imbalances are responsible, re-establish the stand following seedbed and seeding recommendations.
7.

Street Cleaning / Sweeping - The maintenance measures are as follows: (13.1) evaluate access points daily for sediment tracking; (13.2) when tracked or spilled sediment is found on paved surfaces, it will be removed daily, during times of heavy track-out, such as during rains, cleaning may be done several times throughout the day; (13.3) all streets shall be swept at the end of each working day and prior to a rain event; (13.4) unknown spills or objects will not be mixed with the sediment; and (13.5) if sediment is mixed with other pollutants, it will be disposed of properly at an authorized landfill.

SHEET NOTES:

REVISIONS:

NO	DATE	INITIALS	NOTES
1	07/15/22	TJB	CITY SUBMITTAL #1
2	08/05/22	ARA	CITY SUBMITTAL #2
3	08/26/22	ARA	CITY SUBMITTAL #3
4	09/09/22	ARA	CITY SUBMITTAL #4
5	12/09/22	ARA	CITY SUBMITTAL #5
6	01/19/23	AJR	CITY SUBMITTAL #6
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8	·	·	

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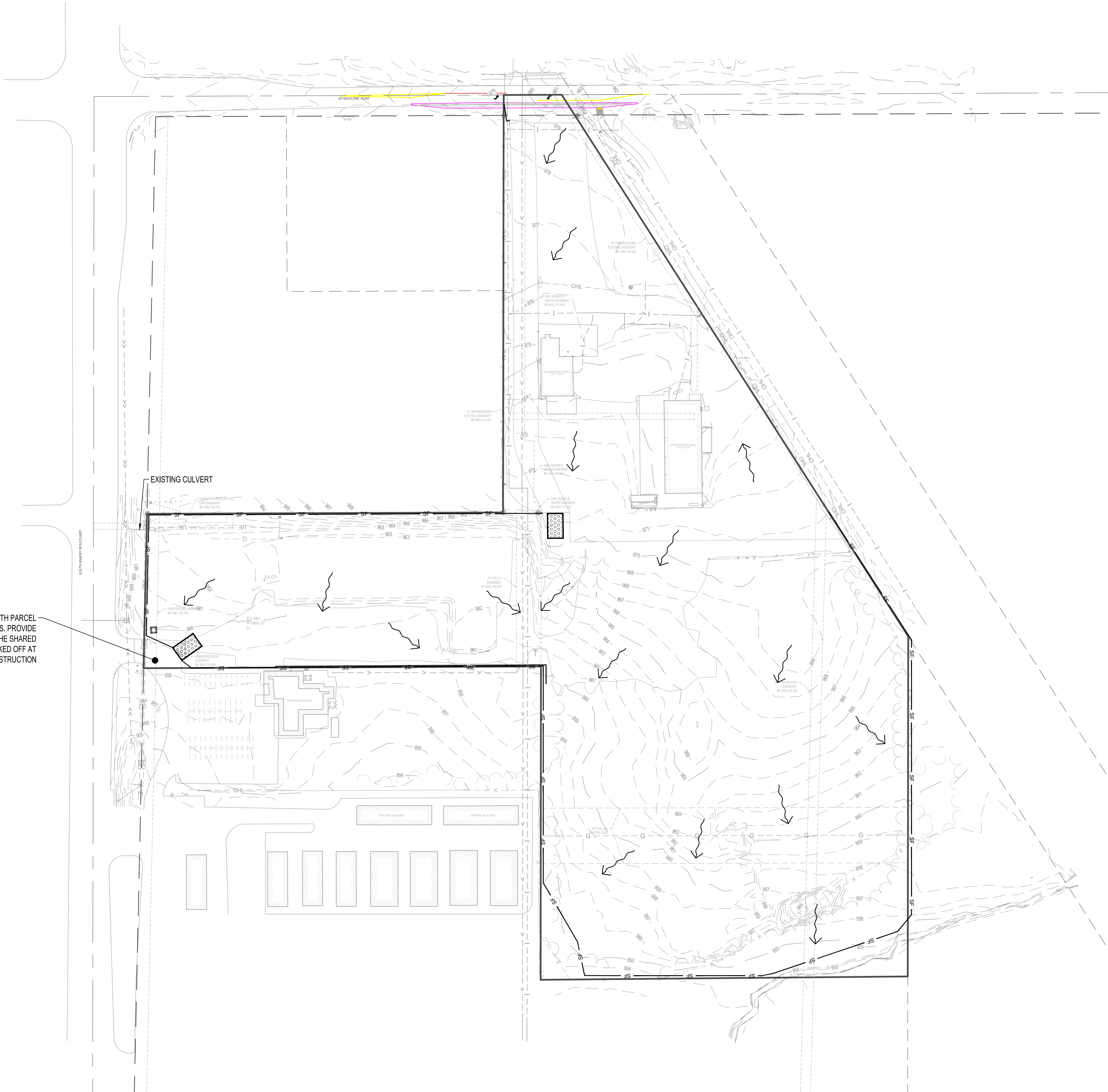
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: (602) 263-6502

SITE ADDRESS:
U-Haul Moving & Storage
1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:
STORMWATER
POLLUTION
PREVENTION PLAN
NOTES

DRAWN:	TJB	C1-10
CHECKED:	ARA	
DATE:	08/05/2022	

26882 C1-SWPPP



EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG. SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT. NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.	

SHEET NOTES:

REVISIONS:

NO	DATE	INITIALS	NOTES
1	07/15/22	TJB	CITY SUBMITTAL #1
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6	01/11/23	AJR	CITY SUBMITTAL #6
7			
8			

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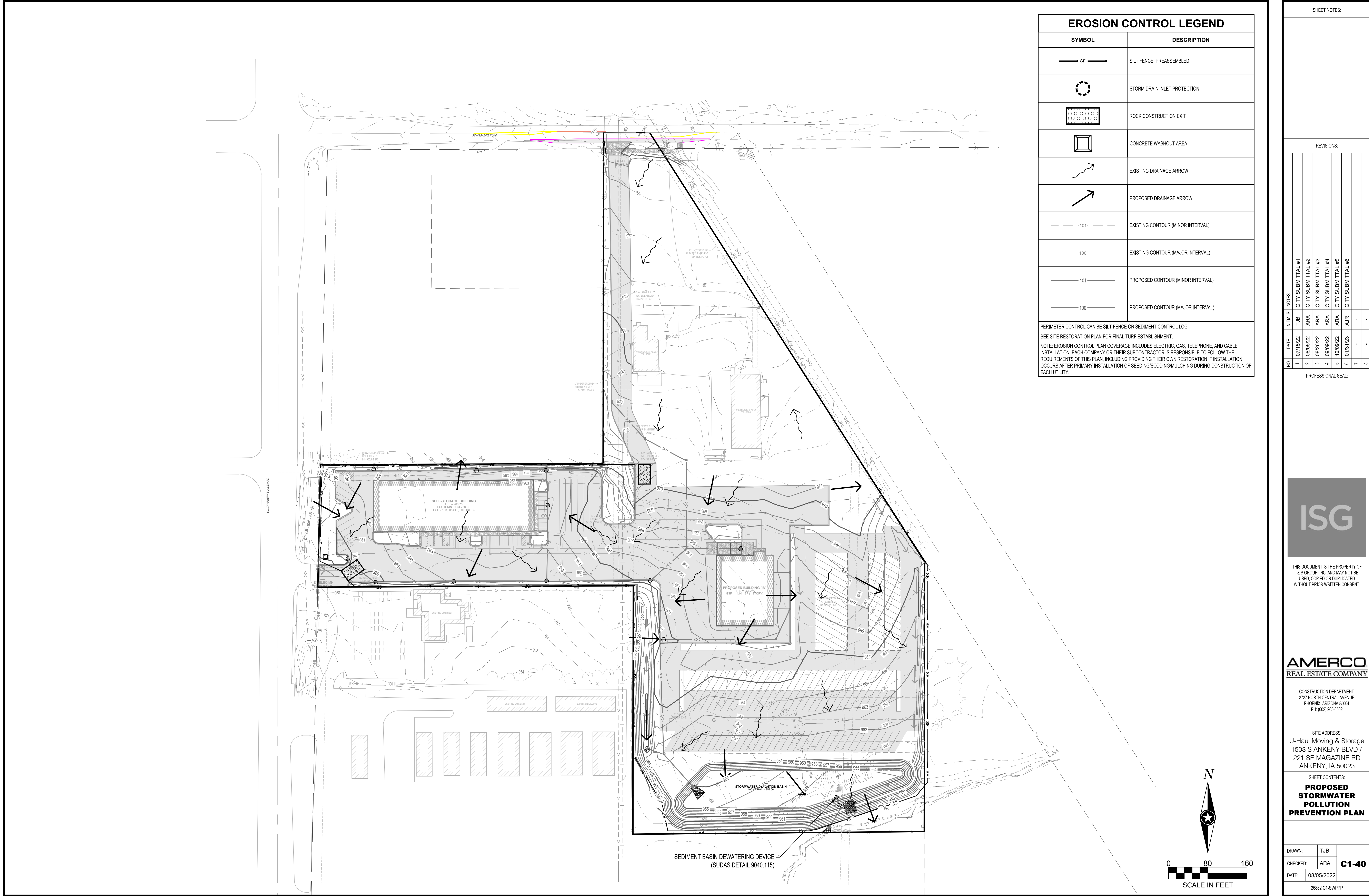
CONSTRUCTION DEPARTMENT
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PHOENIX, ARIZONA 85004
PH: (602) 263-6502

SITE ADDRESS:
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221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:
**PRE-CONSTRUCTION
STORMWATER
POLLUTION
PREVENTION PLAN**

DRAWN:	TJB	C1-30
CHECKED:	ARA	
DATE:	08/05/2022	

26882 C1-SWPPP



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	07/15/22	TJB	CITY SUBMITTAL #1
2	08/05/22	ARA	CITY SUBMITTAL #2
3	08/26/22	ARA	CITY SUBMITTAL #3
4	09/09/22	ARA	CITY SUBMITTAL #4
5	12/09/22	ARA	CITY SUBMITTAL #5
6	01/11/23	AJR	CITY SUBMITTAL #6
7			
8			

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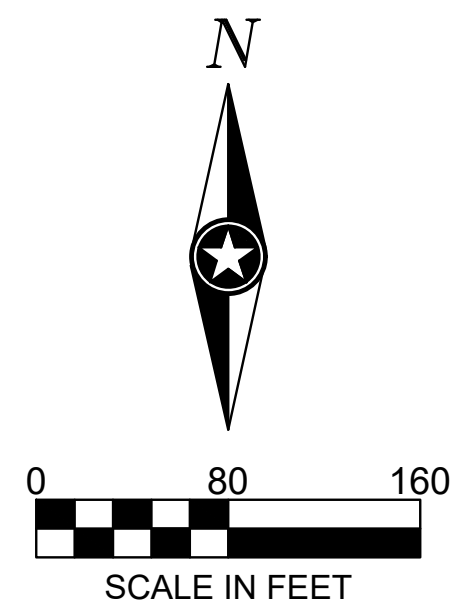
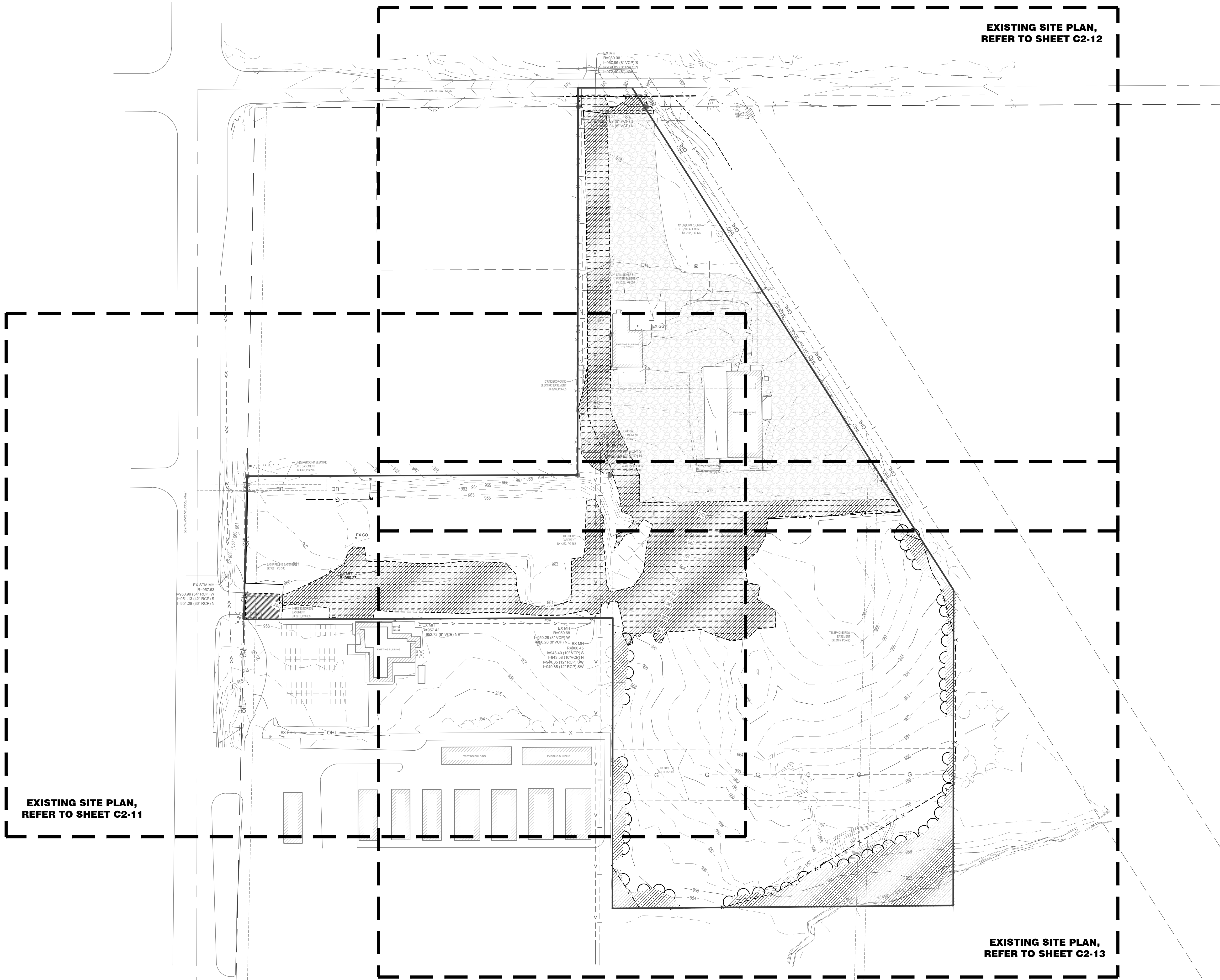
SITE ADDRESS:
U-Haul Moving & Storage
1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:
**PROPOSED
STORMWATER
POLLUTION
PREVENTION PLAN**

DRAWN:	TJB
CHECKED:	ARA
DATE:	08/05/2022

26882 C1-SWPPP

C1-40



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	07/15/22	TJB	CITY SUBMITTAL #1
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6	01/11/23	AJR	CITY SUBMITTAL #6
7			
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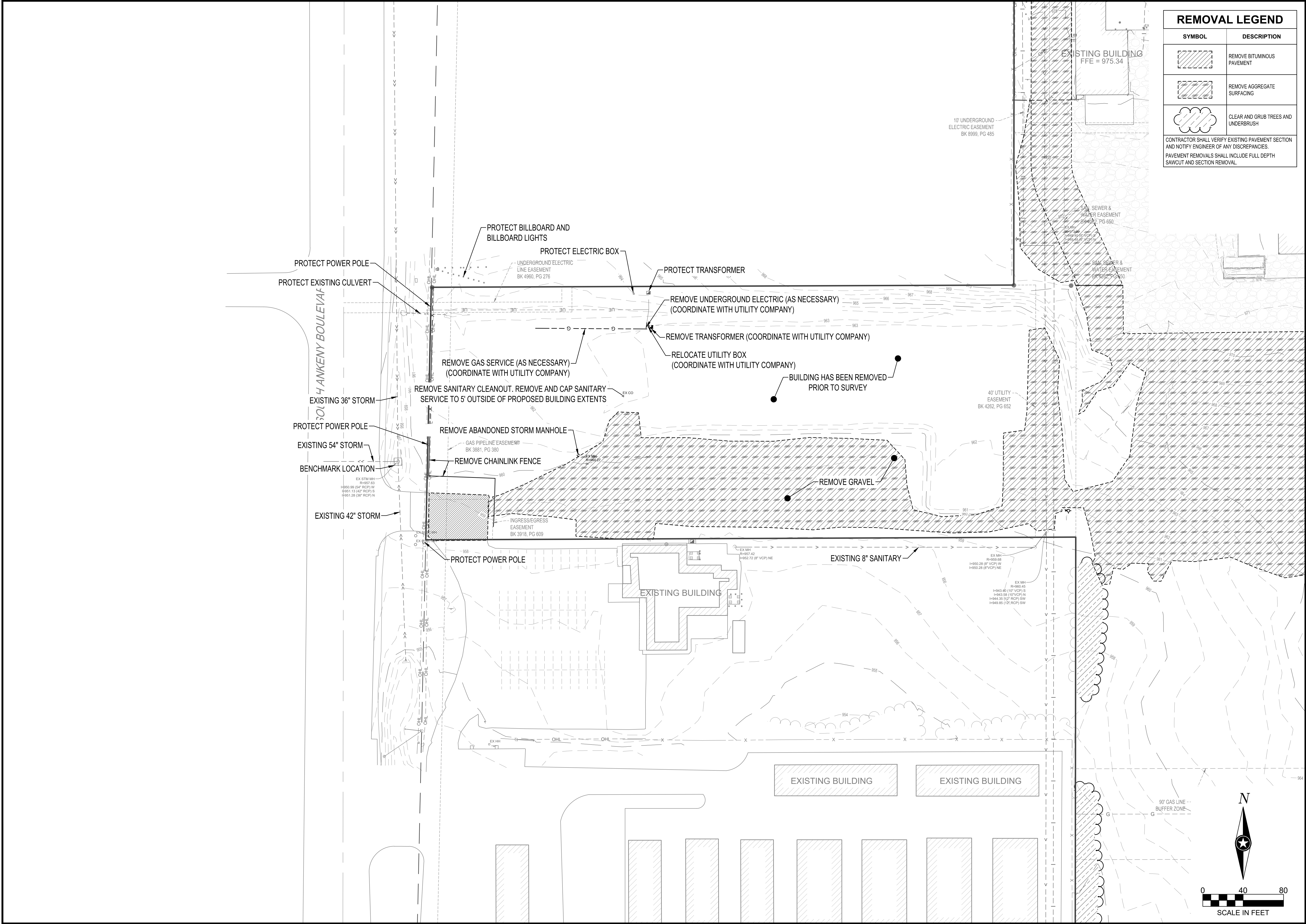
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PHOENIX, ARIZONA 85004
PH: (602) 263-6502

SITE ADDRESS:
U-Haul Moving & Storage
1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:
**OVERALL
EXISTING SITE
AND REMOVAL
PLAN**

DRAWN:	TJB	C2-10
CHECKED:	ARA	
DATE:	08/05/2022	

26882 C2-EXIST



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE AGGREGATE SURFACING
	CLEAR AND GRUB TREES AND UNDERBRUSH

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

SHEET NOTES:

REVISIONS:

NO	DATE	INITIALS	NOTES
1	07/15/22	TJB	CITY SUBMITTAL #1
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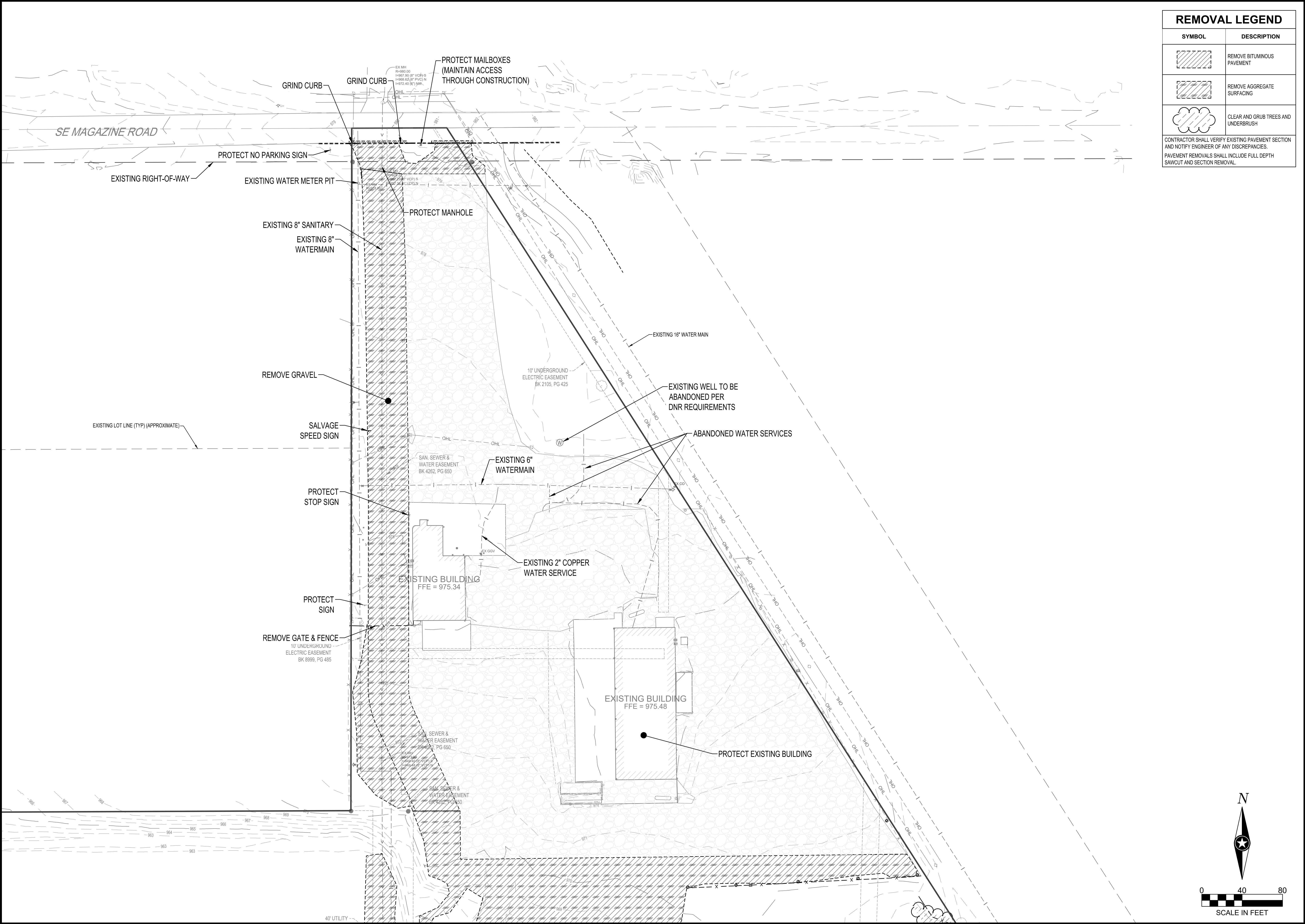
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PHOENIX, ARIZONA 85004
PH: (602) 263-6502

SITE ADDRESS:
U-Haul Moving & Storage
1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:
EXISTING SITE
AND REMOVAL
PLAN

DRAWN:	TJB	
CHECKED:	ARA	C2-11
DATE:	08/05/2022	

26882 C2-EXIST



REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE AGGREGATE SURFACING
	CLEAR AND GRUB TREES AND UNDERBRUSH
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.	

SHEET NOTES:

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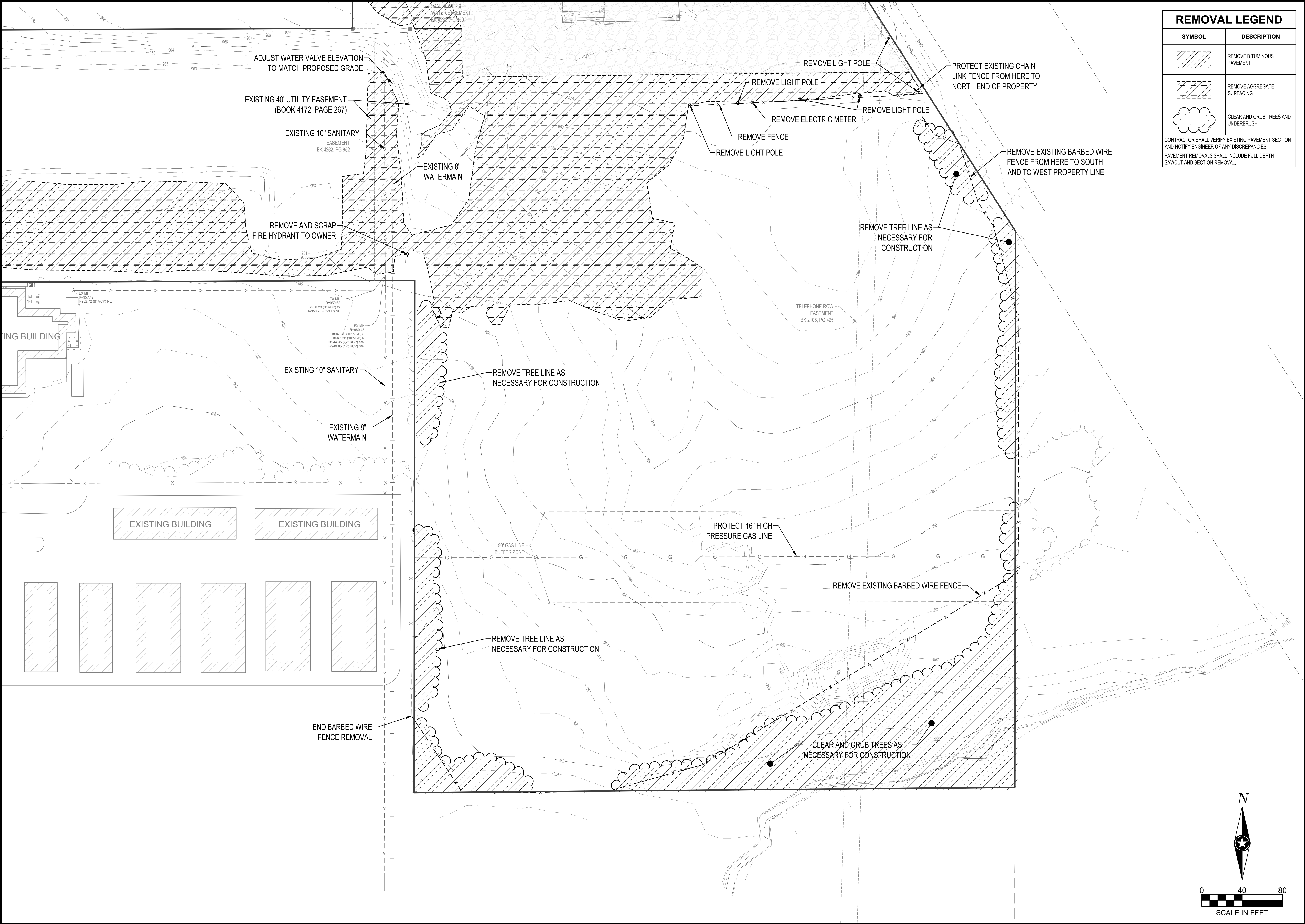
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: (602) 263-6502

SITE ADDRESS:
U-Haul Moving & Storage
1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:
**EXISTING SITE
AND REMOVAL
PLAN**

DRAWN:	TJB	C2-12
CHECKED:	ARA	
DATE:	08/05/2022	

26882 C2-EXIST



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE AGGREGATE SURFACING
	CLEAR AND GRUB TREES AND UNDERBRUSH

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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PH: (602) 263-6502

SITE ADDRESS:
U-Haul Moving & Storage
1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:
EXISTING SITE AND REMOVAL PLAN

DRAWN:	TJB	C2-13
CHECKED:	ARA	
DATE:	08/05/2022	

26882 C2-EXIST

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	07/15/22	TJB	CITY SUBMITTAL #1
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SITE ADDRESS:
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1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:
OVERALL SITE PLAN

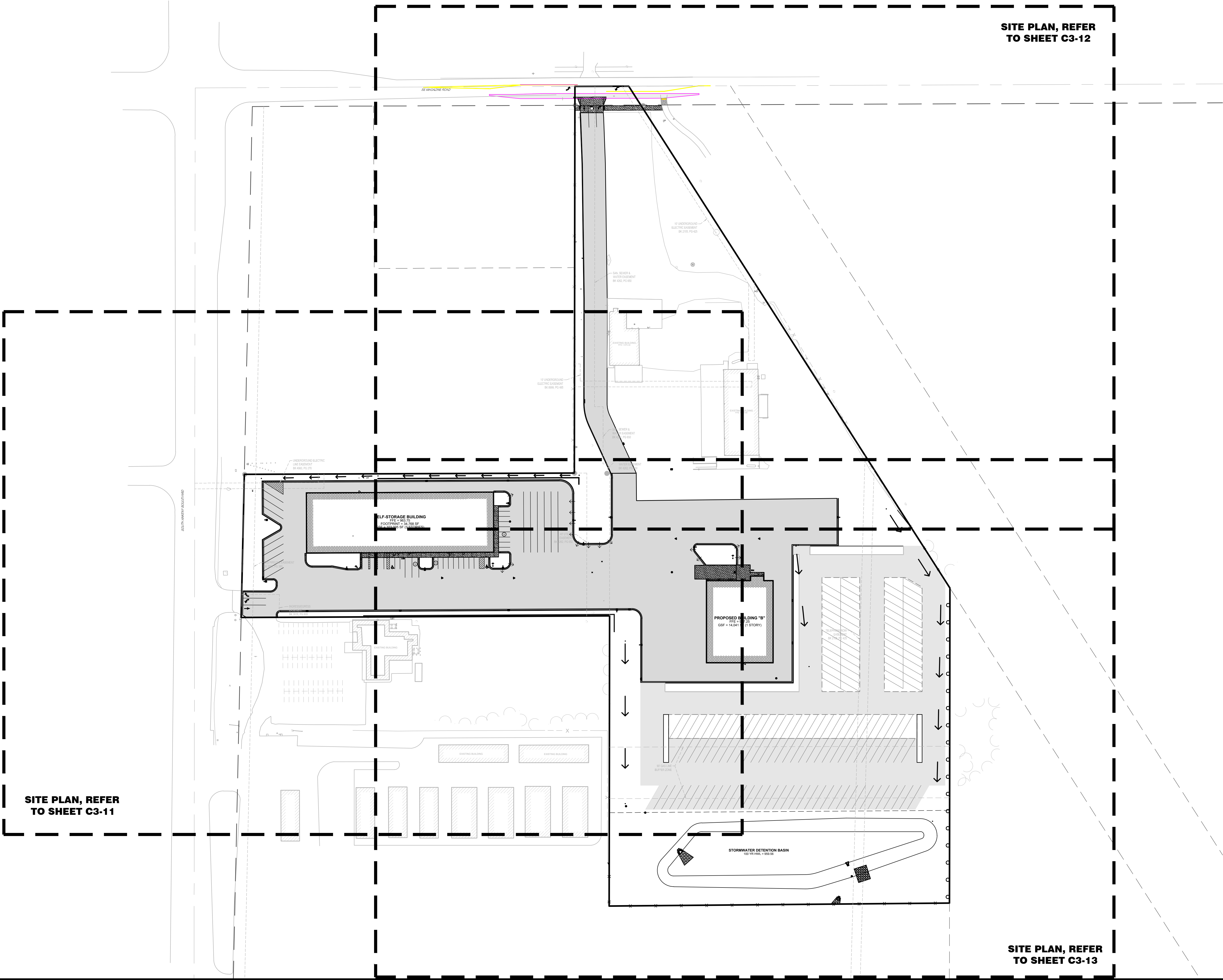
DRAWN: TJB

CHECKED: ARA

DATE: 08/05/2022

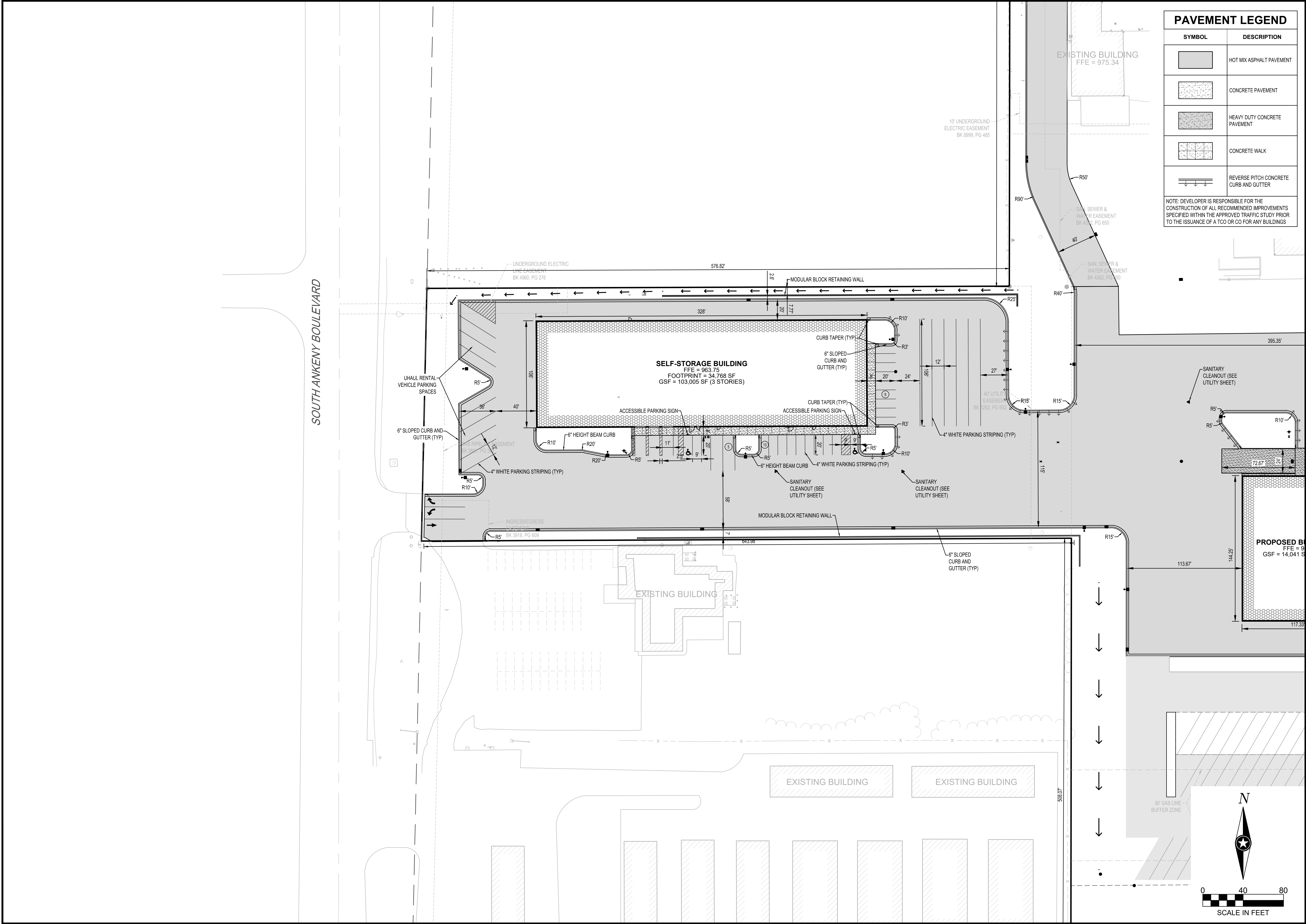
C3-10

26882 C3-SITE



SITE PLAN, REFER
TO SHEET C3-11

SITE PLAN, REFER
TO SHEET C3-13



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	HOT MIX ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

NOTE: DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL RECOMMENDED IMPROVEMENTS SPECIFIED WITHIN THE APPROVED TRAFFIC STUDY PRIOR TO THE ISSUANCE OF A TCO OR CO FOR ANY BUILDINGS

SHEET NOTES:

REVISIONS:

NO	DATE	INITIALS	NOTES
1	07/15/22	TJB	CITY SUBMITTAL #1
2	08/05/22	ARA	CITY SUBMITTAL #2
3	08/26/22	ARA	CITY SUBMITTAL #3
4	09/09/22	ARA	CITY SUBMITTAL #4
5	12/09/22	ARA	CITY SUBMITTAL #5
6	01/11/23	AJR	CITY SUBMITTAL #6
7			
8			

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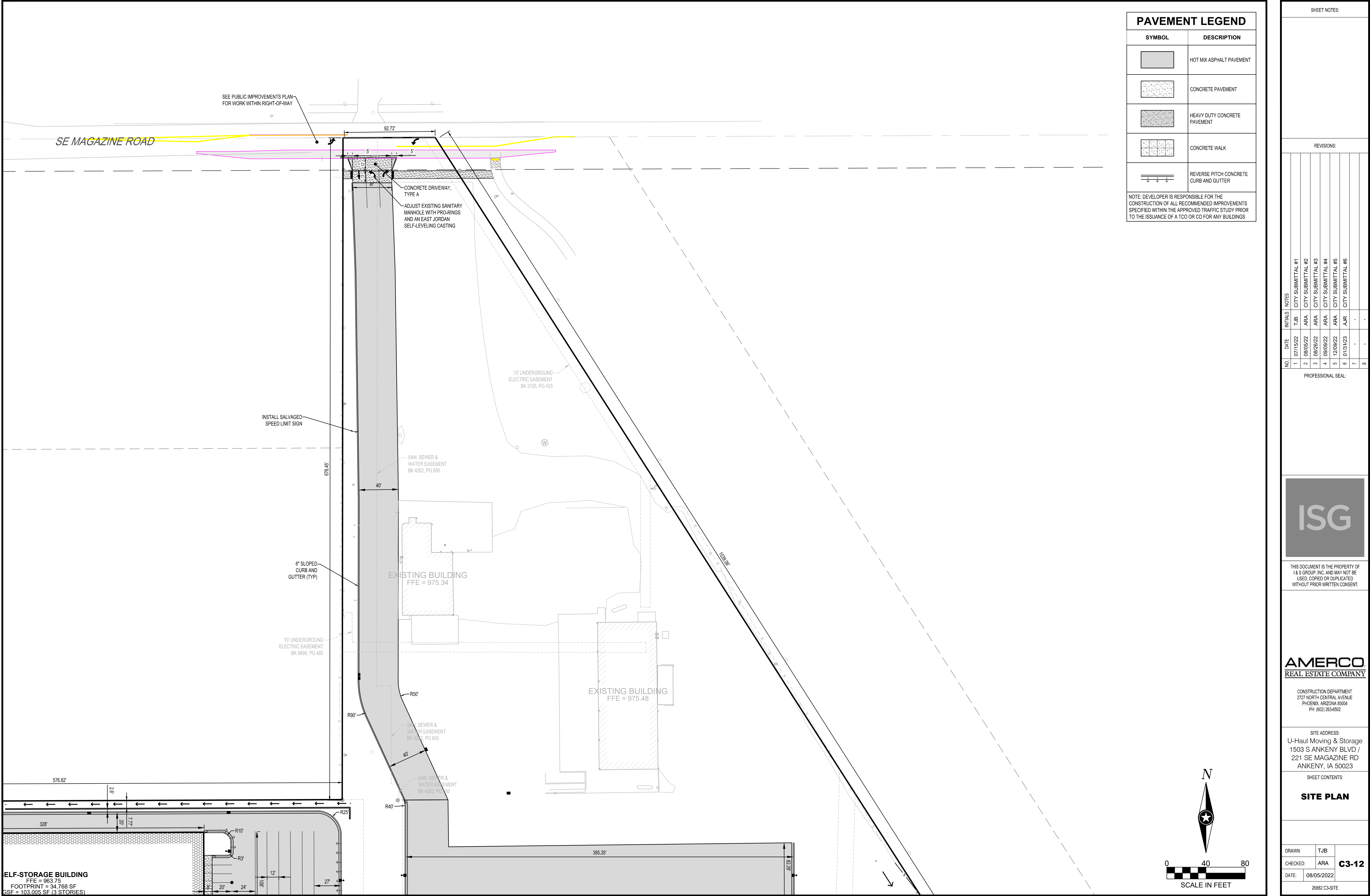
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PH: (602) 263-6502

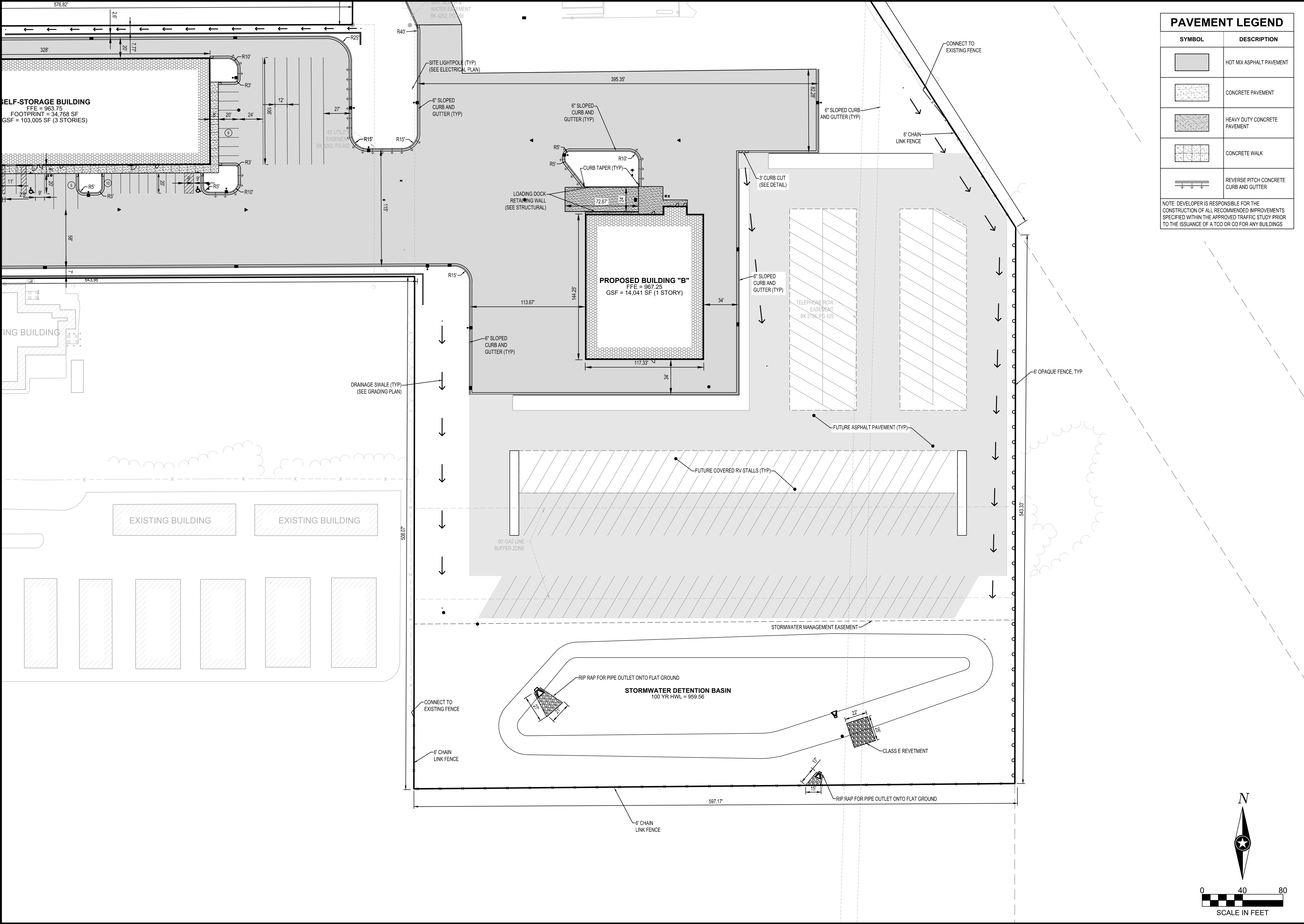
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221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:

SITE PLAN

DRAWN:	TJB	
CHECKED:	ARA	C3-11
DATE:	08/05/2022	
26882 C3-SITE		





SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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5	12/09/22	ARA	CITY SUBMITTAL #5
6	01/11/23	AJR	CITY SUBMITTAL #6

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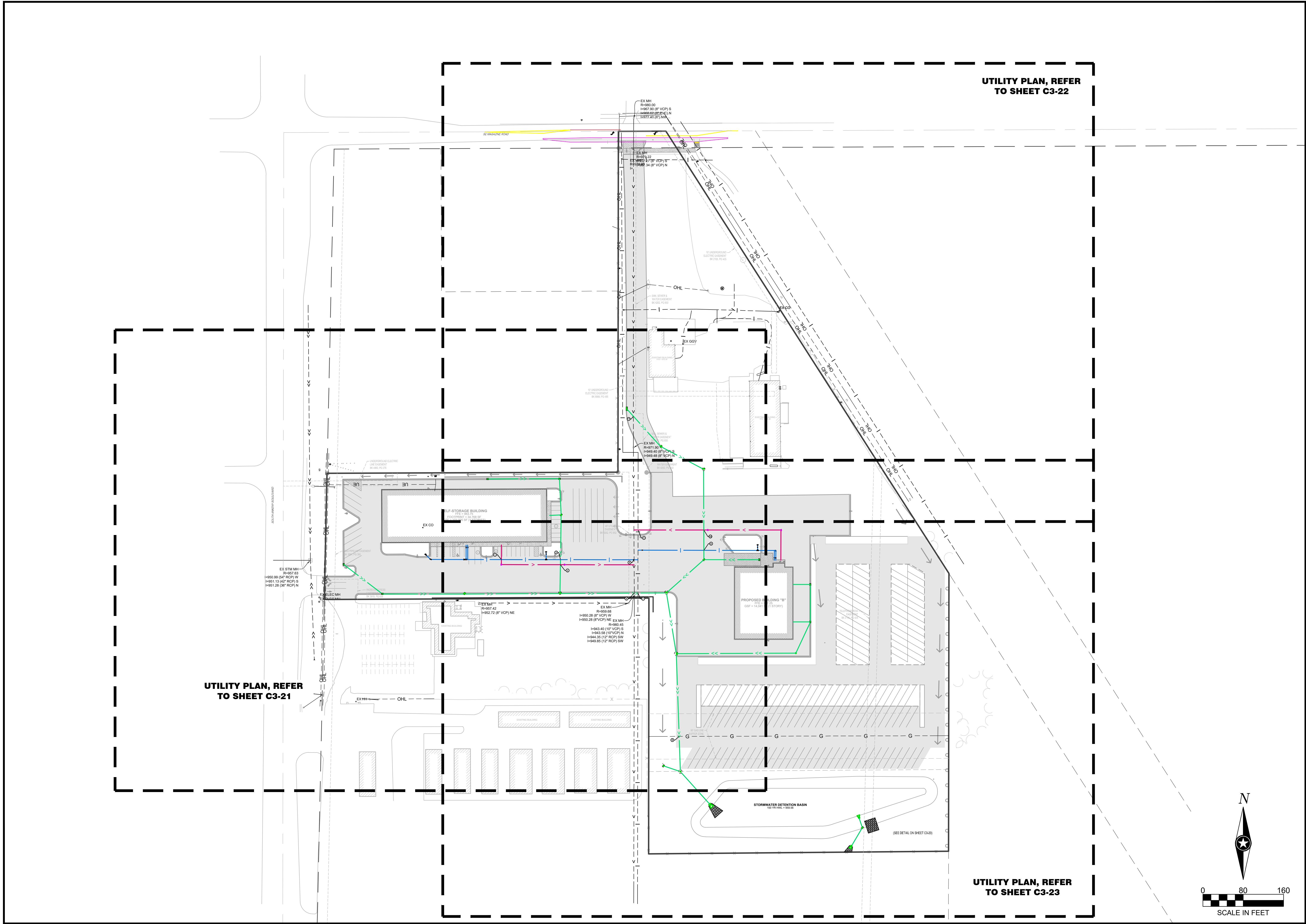
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1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:

SITE PLAN

DRAWN: TJB
CHECKED: ARA
DATE: 08/05/2022

26882 C3-SITE



SHEET NOTES:

REVISIONS:

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6	01/11/23	AJR	CITY SUBMITTAL #6
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ANKENY, IA 50023

SHEET CONTENTS:
OVERALL UTILITY PLAN

DRAWN:	TJB	C3-20
CHECKED:	ARA	
DATE:	08/05/2022	

26882 C3-UTILITY

SANITARY SEWER STRUCTURE SCHEDULE							
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
CO-1	CLEANOUT	4 Ø	PVC	SOLID COVER	963.05	950.36	SP-1
CO-1A	CLEANOUT	4 Ø	PVC	SOLID COVER	963.27	955.70	SP-1A
CO-3	CLEANOUT	4 Ø	PVC	SOLID COVER	968.56	952.62	SP-3
CO-4	CLEANOUT	4 Ø	PVC	SOLID COVER	968.44	958.74	SP-4

SANITARY SEWER PIPE SCHEDULE								
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE GRADE	PIPE LENGTH (FT)
SP-1	CO-1	950.36	EX-SP1	944.86	4"	SDR-26	4.00%	138
SP-1A	CO-1A	955.70	CO-1A	950.36	4"	SDR-26	4.25%	126
SP-2	BLDG	957.75	CO-1A	955.80	4"	SDR-26	5.00%	39
SP-3	CO-3	952.62	EX-SP2	946.50	4"	SDR-26	4.20%	146
SP-4	CO-4	958.74	CO-3	952.62	4"	SDR-26	4.20%	146
SP-5	BLDG B	961.25	CO-4	958.74	4"	SDR-26	4.21%	60

STORM DRAIN PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE GRADE	PIPE LENGTH (FT)	
P-1	ST-1	955.09	FES-1	954.90	48	HDPE	0.20%	94	
P-1A	FES-1A	952.00	ST-1A	951.80	30	HDPE	0.78%	26	
P-1B	ST-1A	951.80	FES-1B	951.50	30	HDPE	0.63%	48	
P-2	ST-2	955.44	ST-1	955.09	48	HDPE	0.15%	234	
P-2A	ST-2A	955.68	ST-1	955.50	12	HDPE	0.50%	35	
P-3	ST-3	960.24	ST-2	955.66	15	HDPE	1.93%	237	
P-4	ST-4	960.86	ST-3	960.24	15	HDPE	0.91%	68	
P-4A		961.20	ST-4	960.86	12	HDPE	1.00%	34	
P-5	ST-5	961.60	ST-4	960.86	12	HDPE	1.00%	74	
P-5A		961.94	ST-5	961.60	12	HDPE	1.00%	34	
P-6	ST-6	955.59	ST-2	955.44	48	HDPE	0.12%	122	
P-7	ST-7	955.84	ST-6	955.59	36	HDPE	0.12%	211	
P-8	ST-8	957.15	ST-7	956.04	18	HDPE	0.71%	156	
P-8A	BLDG	957.45	ST-8	957.25	15	HDPE	0.87%	23	

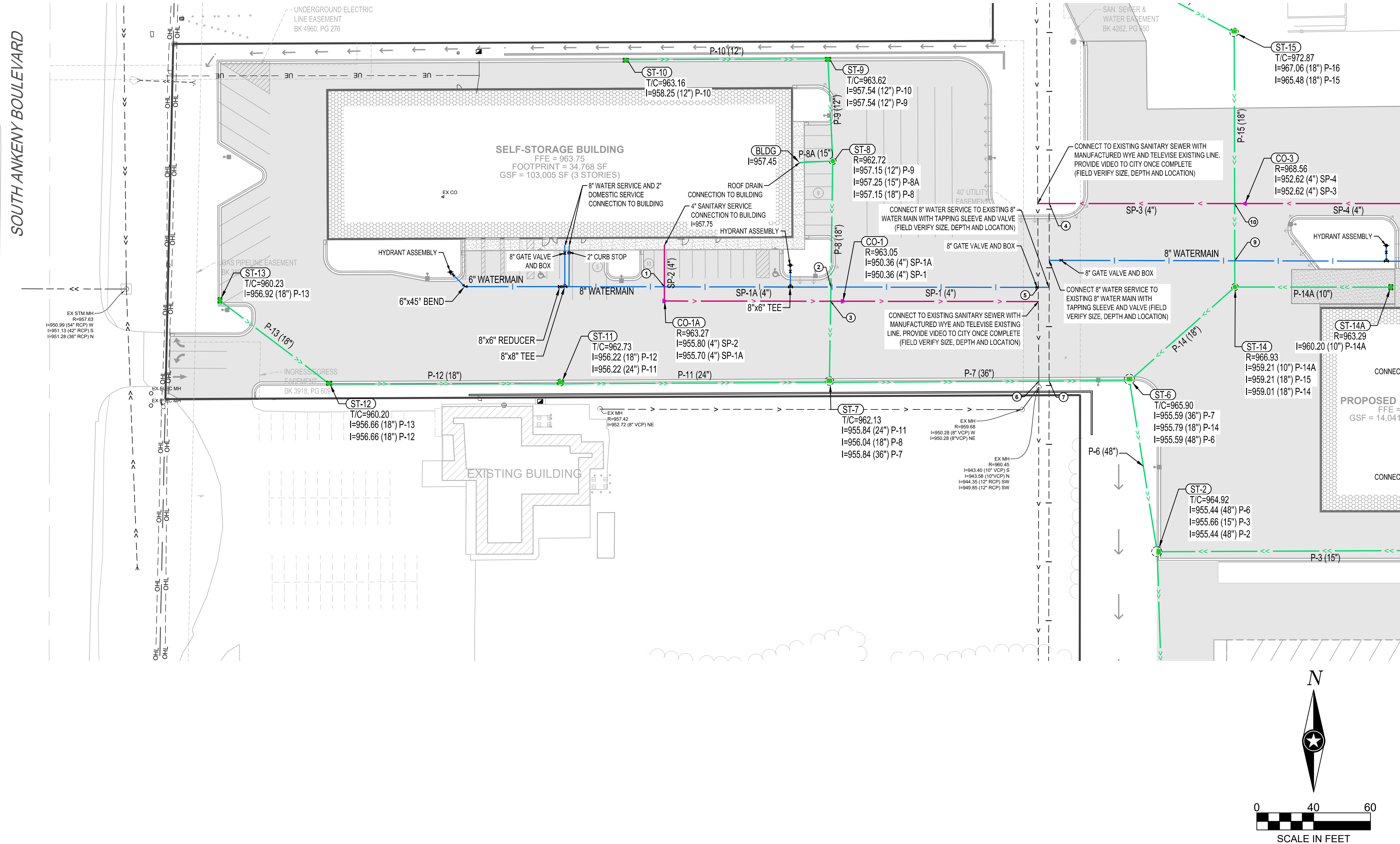
STORM DRAIN PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE GRADE	PIPE LENGTH (FT)	
P-9	ST-9	957.54	ST-8	957.15	12	HDPE	0.54%	72	
P-10	ST-10	958.25	ST-9	957.54	12	HDPE	0.50%	142	
P-11	ST-11	956.22	ST-7	955.84	24	HDPE	0.20%	189	
P-12	ST-12	956.66	ST-11	956.22	18	HDPE	0.27%	163	
P-13	ST-13	956.92	ST-12	956.66	18	HDPE	0.27%	97	
P-14	ST-14	959.01	ST-6	955.79	18	HDPE	3.25%	99	
P-14A	ST-14A	960.20	ST-14	959.21	10	HDPE	0.90%	110	
P-15	ST-15	965.48	ST-14	959.21	18	HDPE	3.50%	179	
P-16	ST-16	968.05	ST-15	967.06	18	HDPE	1.03%	96	
P-17	ST-17	968.83	ST-16	968.25	15	HDPE	0.58%	101	

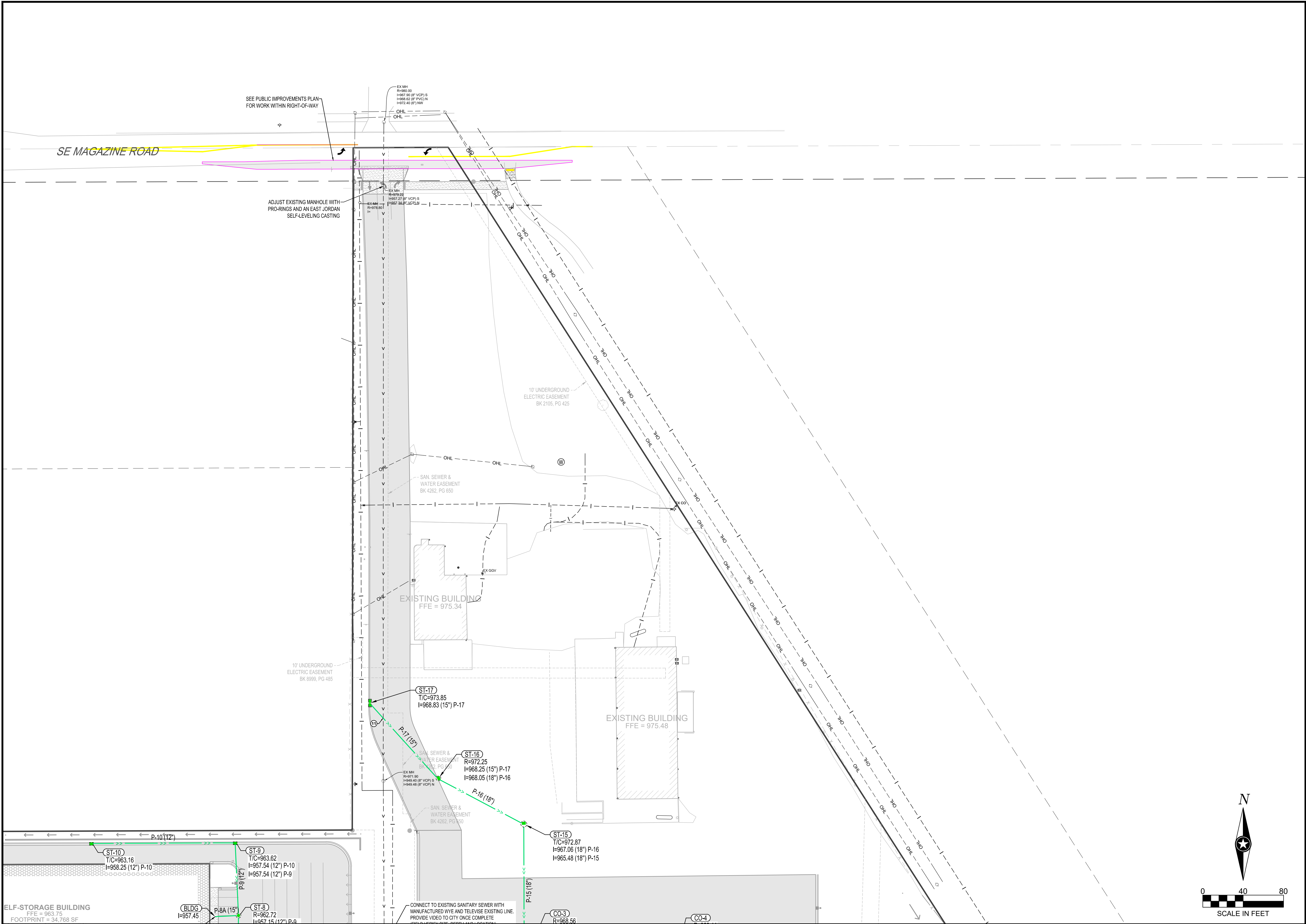
STORM DRAIN APRON SCHEDULE				
APRON NO.	APRON SIZE (IN)	APRON MATERIAL	INVERT ELEVATION	PIPE NO.
FES-1	48	RC	954.90	P-1
FES-1A	30	RC	952.00	P-1A
FES-1B	30	RC	951.50	P-1B

STORM DRAIN STRUCTURE SCHEDULE							
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	* TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
ST-1	SW-401	72 Ø	Reinforced Concrete	SW-802 TYPE G	962.33	955.09	P-1
ST-1A	SW-401	48 Ø	RC	SW-802 TYPE G	960.50	949.80	P-1B
ST-2	SW-401	72 Ø	Reinforced Concrete	SW-803 TYPE R	964.92	955.44	P-2
ST-2A	SW-512	48 Ø	RC	SW-604 TYPE 9	959.15	955.58	P-2A
ST-3	INLINE DRAIN	15 Ø	PVC	NYLOPLAST 1598COC	966.82	960.24	P-3
ST-4	SW-501	36 x 24	RC	SW-803 TYPE R	966.73	960.86	P-4
ST-5	SW-501	36 x 24	RC	SW-803 TYPE R	966.79	961.60	P-5
ST-6	SW-502	72 Ø	RC	SW-803 TYPE R	965.90	955.59	P-6
ST-7	SW-502	60 Ø	RC	SW-803 TYPE R	962.13	955.80	P-7
ST-8	SW-511	48 Ø	RC	SW-804 TYPE 6	962.72	957.15	P-8
ST-9	SW-501	36 x 24	RC	SW-803 TYPE R	963.62	957.54	P-9
ST-10	SW-501	36 x 24	RC	SW-803 TYPE R	963.16	958.25	P-10
ST-11	SW-502	48 Ø	RC	SW-803 TYPE R	962.73	956.22	P-11
ST-12	SW-501	36 x 24	RC	SW-803 TYPE R	960.20	956.66	P-12
ST-13	SW-501	36 x 24	RC	SW-803 TYPE R	960.23	956.92	P-13
ST-14	SW-401	48 Ø	RC	SW-802 TYPE G	966.93	956.80	P-14
ST-14A	SW-501	36 x 24	RC	SW-604 TYPE 6	963.29	960.20	P-14A
ST-15	SW-401	60 Ø	Reinforced Concrete	SW-803 TYPE R	972.87	965.48	P-15
ST-16	SW-401	48 Ø	Reinforced Concrete	SW-804 TYPE 6	972.25	968.05	P-16
ST-17	SW-505	80 x 24	RC	(2) SW-803 TYPE R	973.85	968.83	P-17

UTILITY CROSSING TABLE				
CROSSING NUMBER	SANITARY PIPE ELEVATIONS	WATER PIPE ELEVATIONS	STORM PIPE ELEVATIONS	GAS PIPE ELEVATIONS
①	BOT=956.30	TOP=954.8		
②		TOP=955.25	BOT=956.79	
③	TOP=951.09		BOT=956.76	
④	TOP=947.10	BOT=955.50		
⑤	TOP=945.63	BOT=955.00		
⑥	TOP=944.50		BOT=955.82	
⑦		TOP=954.00	BOT=955.80	
⑧			BOT=955.36	TOP=953.86
⑨		TOP=959.50	BOT=961.00	
⑩	TOP=953.25		BOT=961.16	
⑪	TOP=950.43		BOT=968.48	

NOTE: MAINTAIN 18" VERTICAL CLEARANCE FOR ALL UTILITY CROSSINGS.





SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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6	01/13/23	AJR	CITY SUBMITTAL #6
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8			

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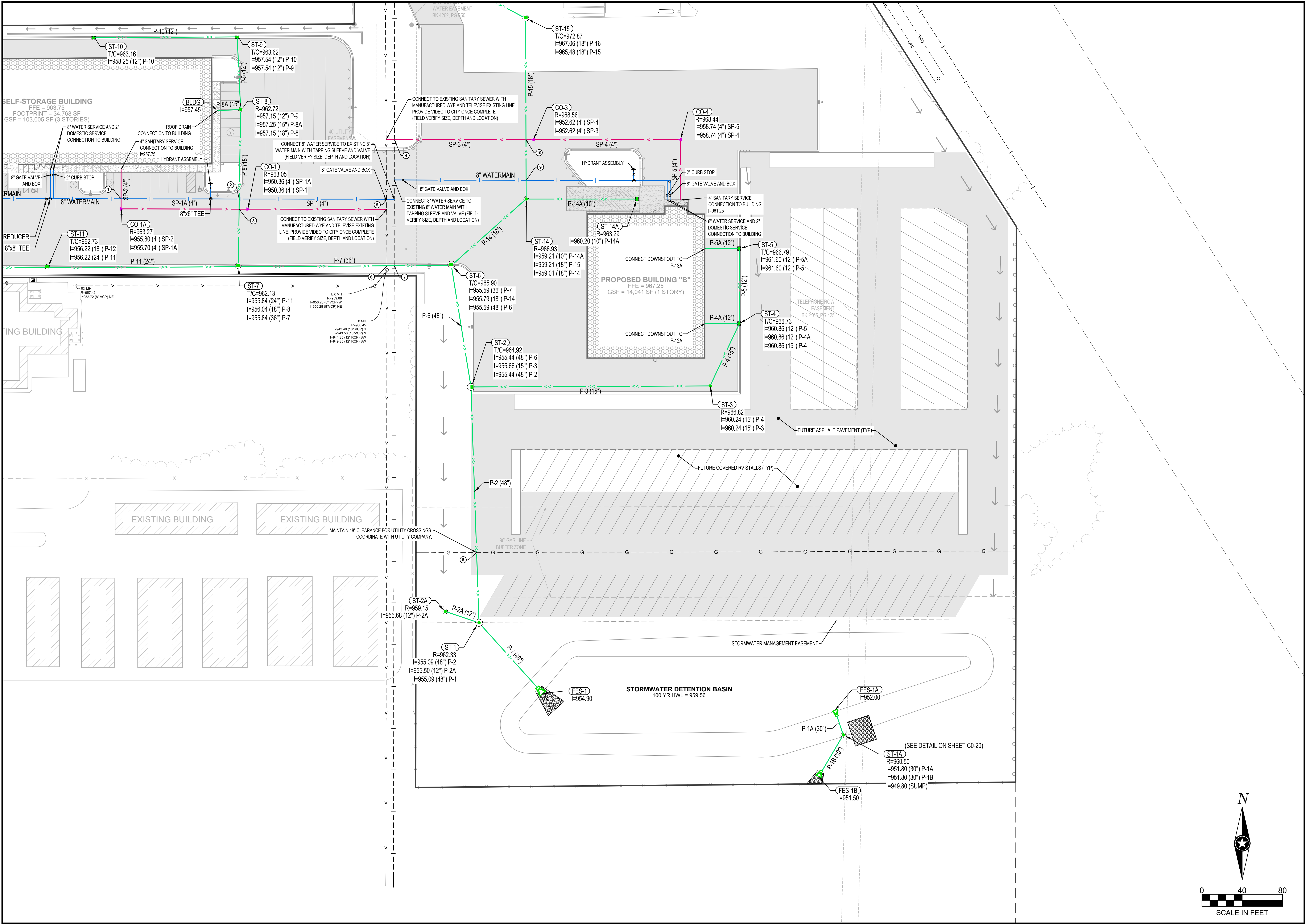
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SHEET CONTENTS:

UTILITY PLAN

DRAWN:	TJB	C3-22
CHECKED:	ARA	
DATE:	08/05/2022	

26882 C3-UTILITY



SHEET NOTES:

REVISIONS:

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6	01/13/23	AJR	CITY SUBMITTAL #6
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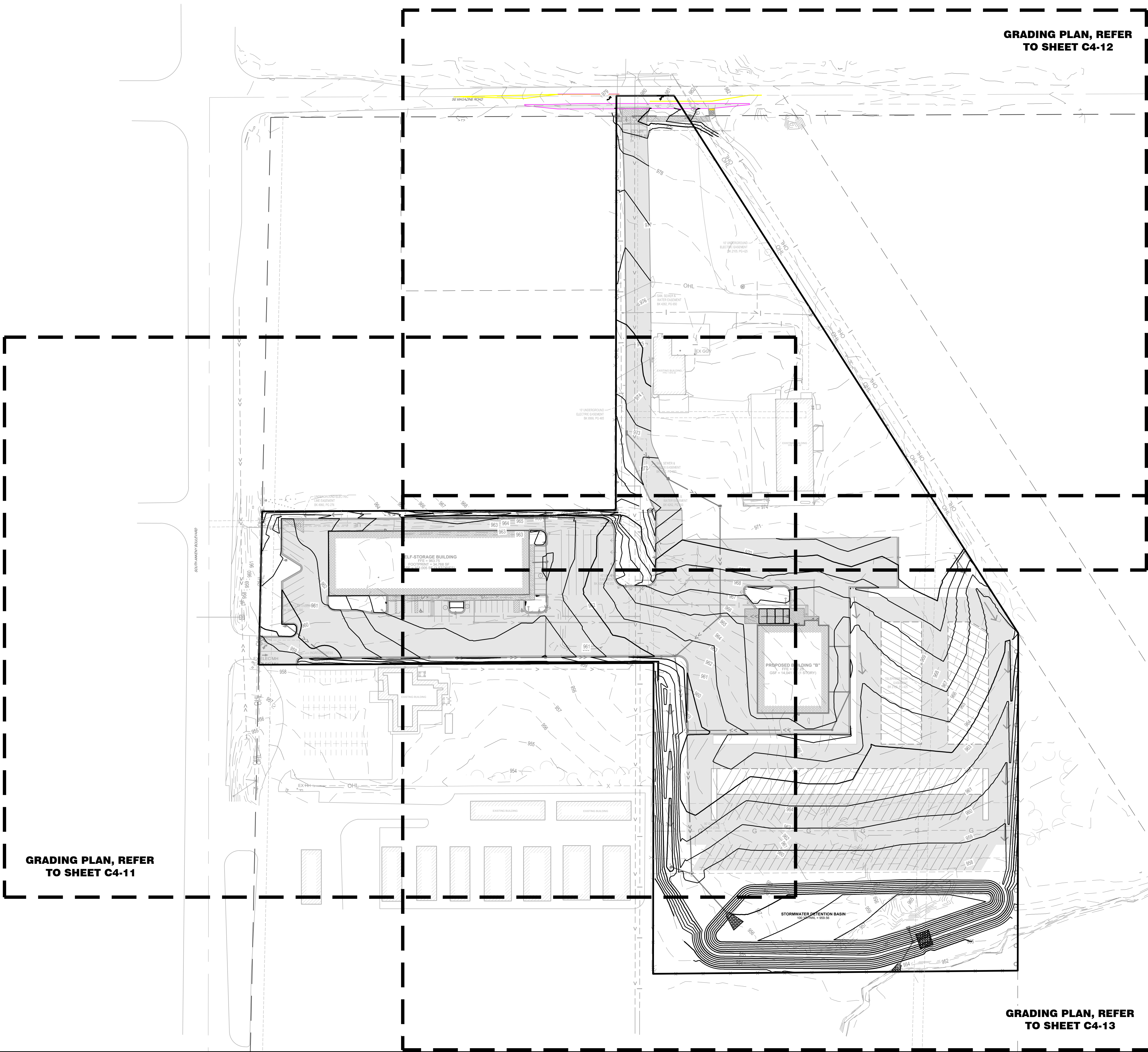
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SHEET CONTENTS:
UTILITY PLAN

DRAWN:	TJB	
CHECKED:	ARA	C3-23
DATE:	08/05/2022	
26882 C3-UTILITY		



GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

SHEET NOTES:					
REVISIONS:					
NO.	DATE	INITIALS	NOTES		
1	07/15/22	TJB	CITY SUBMITTAL #1		
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SHEET CONTENTS:

OVERALL GRADING PLAN

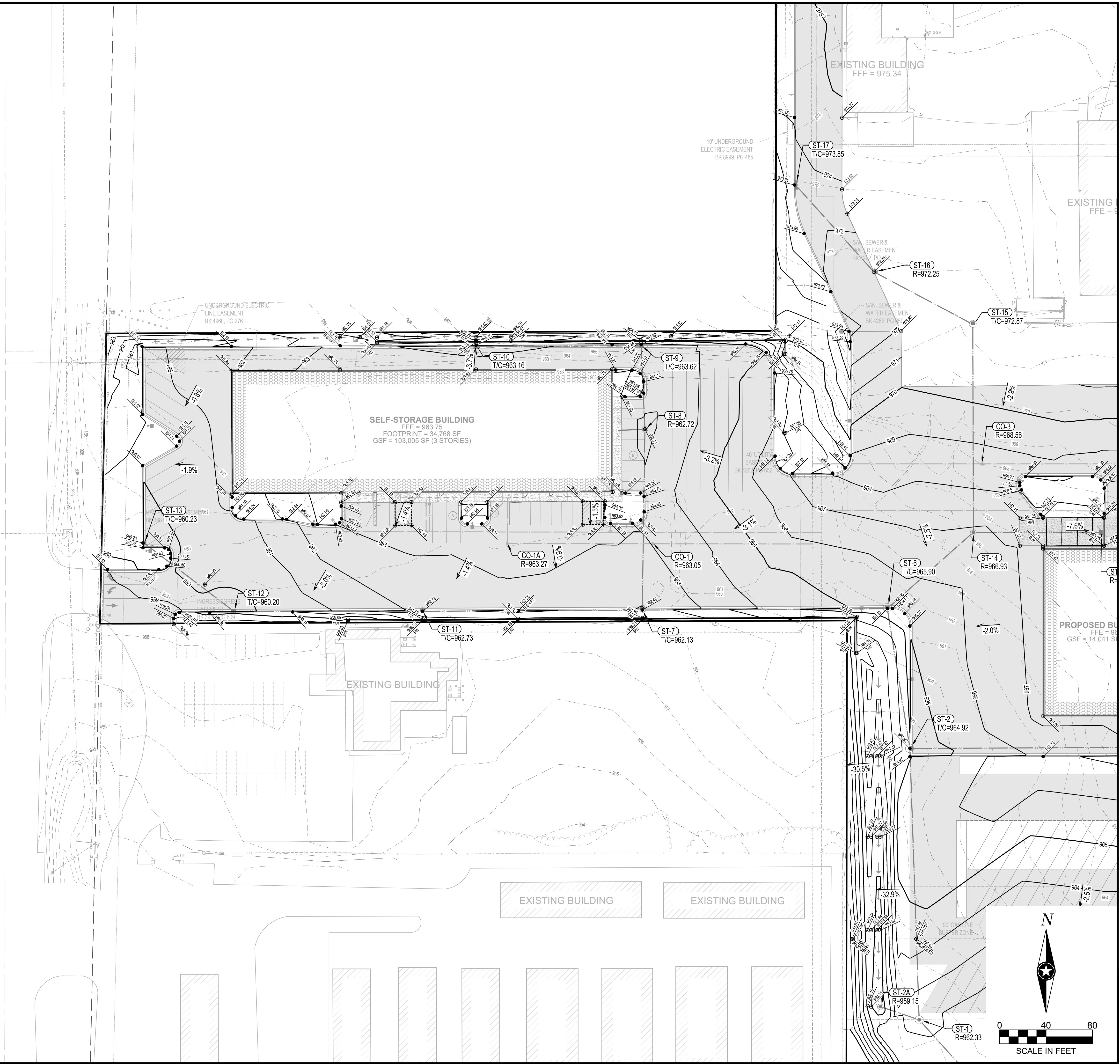
DRAWN:	TJB	
CHECKED:	ARA	C4-10
DATE:	08/05/2022	
26882 C4-GRADE		

GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES	
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.	

FINISHED FLOOR ELEVATIONS (FFE)		
BUILDING/STRUCTURE	MSL FFE (CIVIL PLANS)	ARCHITECTURAL FFE
SELF STORAGE BUILDING	963.75'	100'-0"
PROPOSED BUILDING "B"	967.25'	100'-0"

SOUTH ANKENY BOULEVARD



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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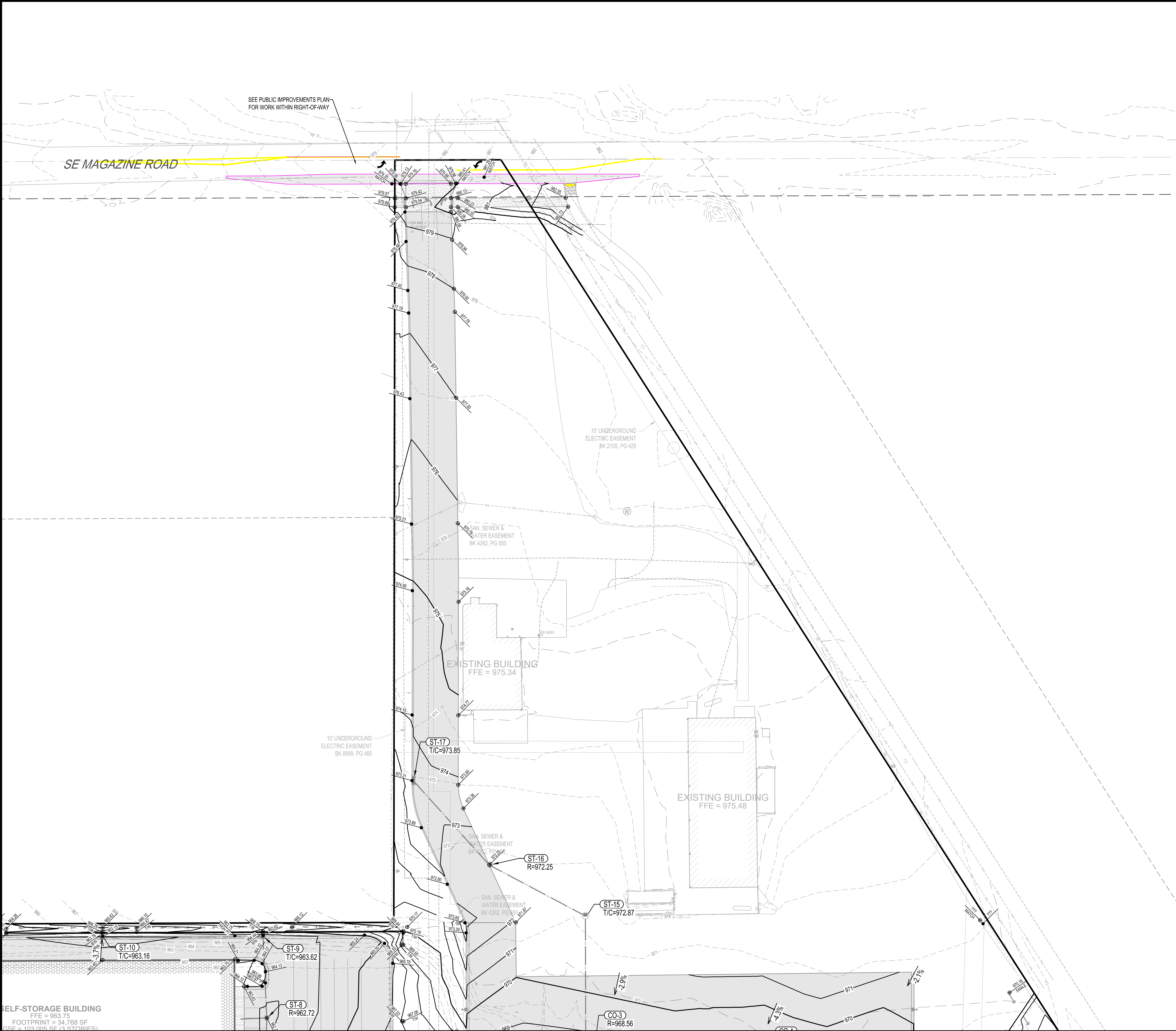
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SHEET CONTENTS:
GRADING PLAN

DRAWN:	TJB	
CHECKED:	ARA	C4-11
DATE:	08/05/2022	

26882 C4-GRADE DETAILED



Grading Legend	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (TW) AND BOTTOM OF RETAINING WALL (BW)
	SURFACE GRADE / DIRECTION

General Grading Notes	
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.	

Finished Floor Elevations (FFE)		
BUILDING/ STRUCTURE	MSL FFE (CIVIL PLANS)	ARCHITECTURAL FFE
SELF STORAGE BUILDING	963.75'	100'-0"
PROPOSED BUILDING "B"	967.25'	100'-0"

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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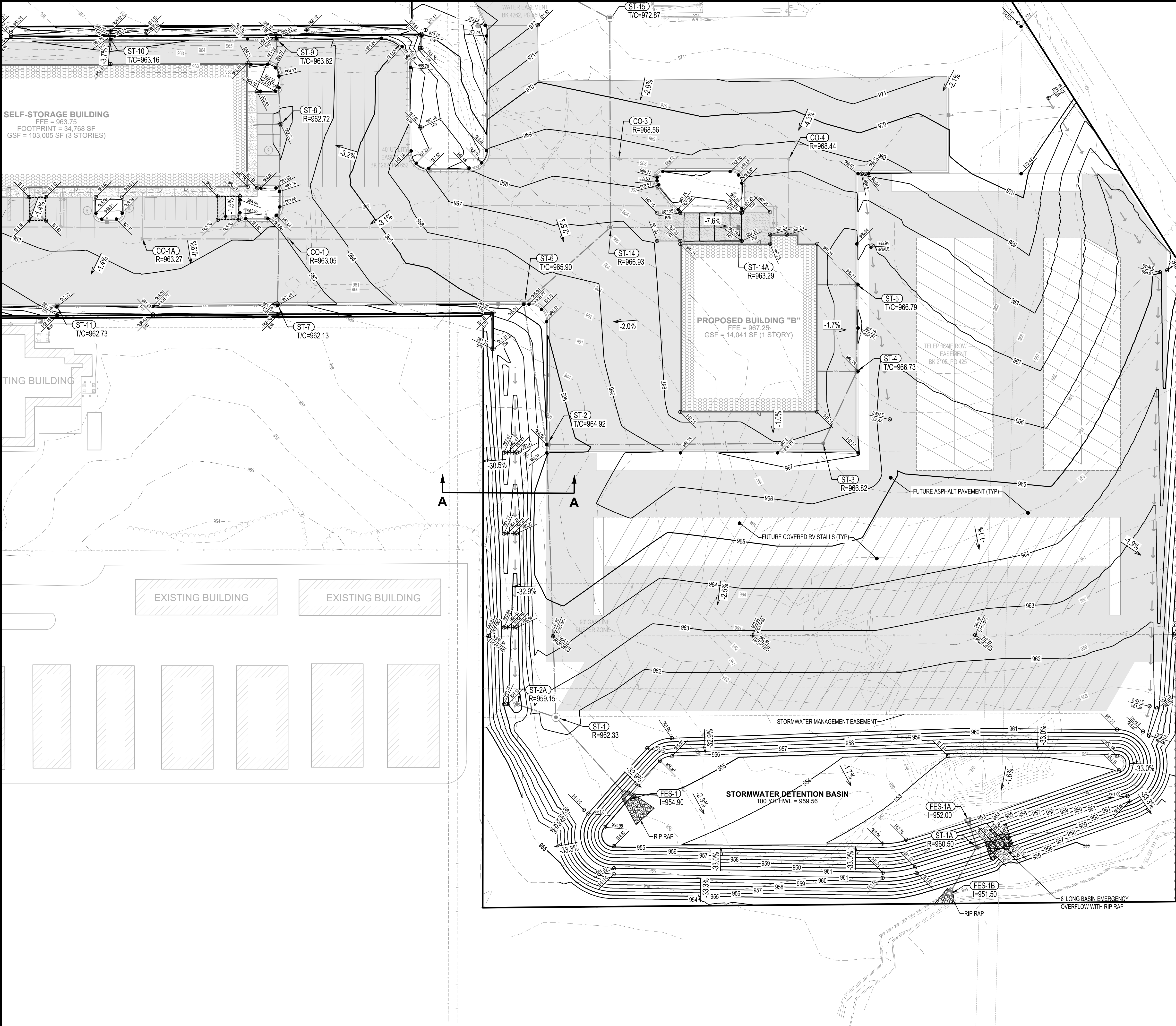
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SHEET CONTENTS:
GRADING PLAN

DRAWN:	TJB	C4-12
CHECKED:	ARA	
DATE:	08/05/2022	

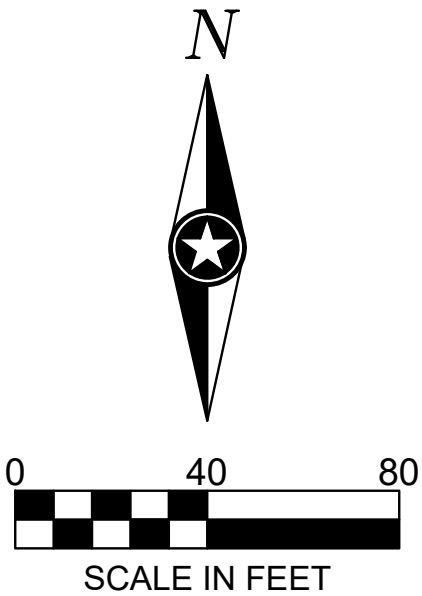
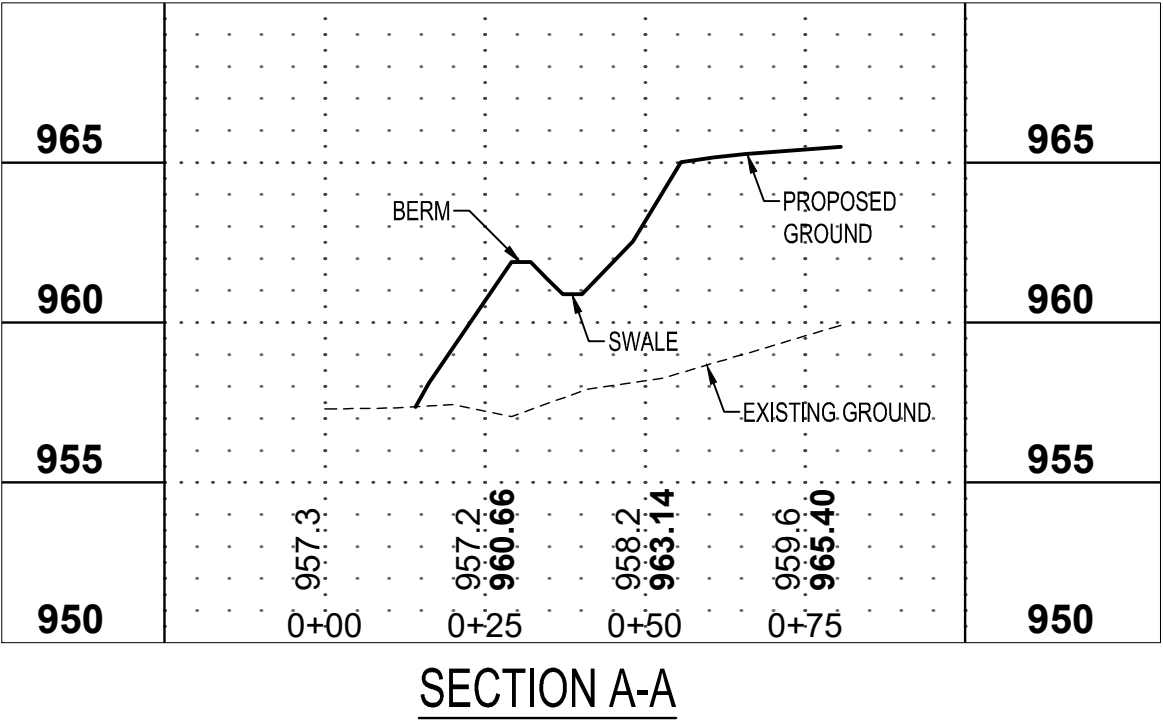
26882 C4-GRADE DETAILED



GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES	
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.	
POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN SHALL BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL CERTIFICATE OF OCCUPANCY CAN BE ISSUED.	

FINISHED FLOOR ELEVATIONS (FFE)		
BUILDING/STRUCTURE	MSL FFE (CIVIL PLANS)	ARCHITECTURAL FFE
SELF STORAGE BUILDING	963.75'	100'-0"
PROPOSED BUILDING "B"	967.25'	100'-0"



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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PHOENIX, ARIZONA 85004
PH: (602) 263-6502

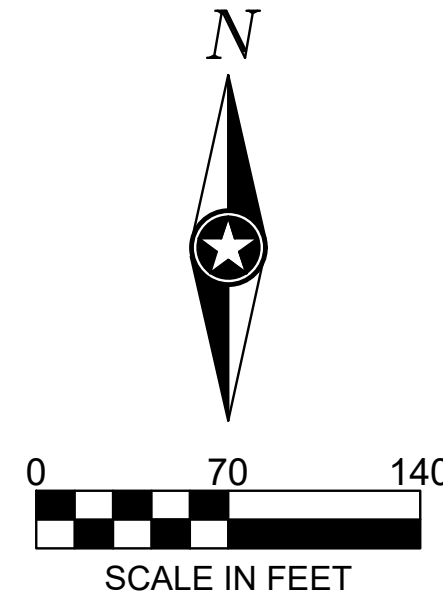
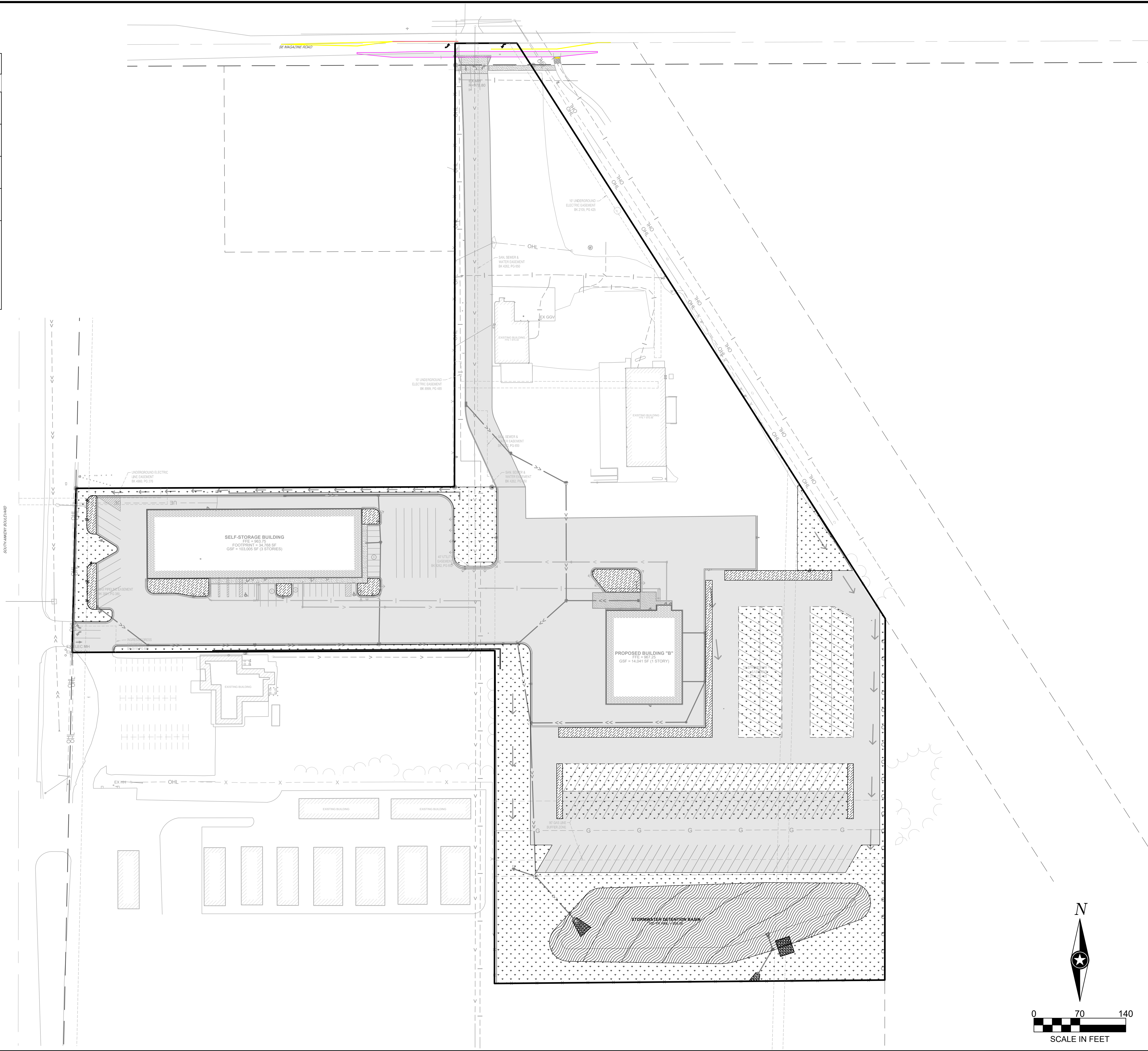
SITE ADDRESS:
U-Haul Moving & Storage
1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:
GRADING PLAN

DRAWN:	TJB	
CHECKED:	ARA	C4-13
DATE:	08/05/2022	

26882 C4-GRADE DETAILED

SITE RESTORATION SCHEDULE			
SYMBOL	DESCRIPTION	UNITS	QUANTITY
	SUDAS TYPE 1 PERMANENT LAWN SEED MIX	SF	167,230
	SUDAS WETLAND SEED MIX	SF	47,500
	MULCH MATERIAL- HARDWOOD (SEE PLANTING NOTES)	SF	17,681
	BLACK METAL LANDSCAPE EDGING (SEE PLANTING NOTES)	LF	225 LF
THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT NOT SPECIFIC TO THIS SHEET.			
SHALL MEET IDOT SEED SPECIFICATIONS			
MULCH: HARDWOOD MULCH SHALL BE PLACED IN 3" MINIMUM DEPTHS. REFER TO PLANTING PLAN FOR DETAILS			
TEMPORARY EROSION CONTROL MEASURES, INCLUDING PERIMETER CONTROL AND INLET PROTECTION MUST BE MAINTAINED UNTIL FINAL STABILIZATION MEASURES ARE IN PLACE AND APPROVED BY THE OWNERS REPRESENTATIVE.			



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	07/15/22	TJB	CITY SUBMITTAL #1
2	08/05/22	ARA	CITY SUBMITTAL #2
3	08/26/22	ARA	CITY SUBMITTAL #3
4	09/09/22	ARA	CITY SUBMITTAL #4
5	12/09/22	ARA	CITY SUBMITTAL #5
6	01/11/23	AJR	CITY SUBMITTAL #6
7			
8			

PROFESSIONAL SEAL:

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REAL ESTATE COMPANY

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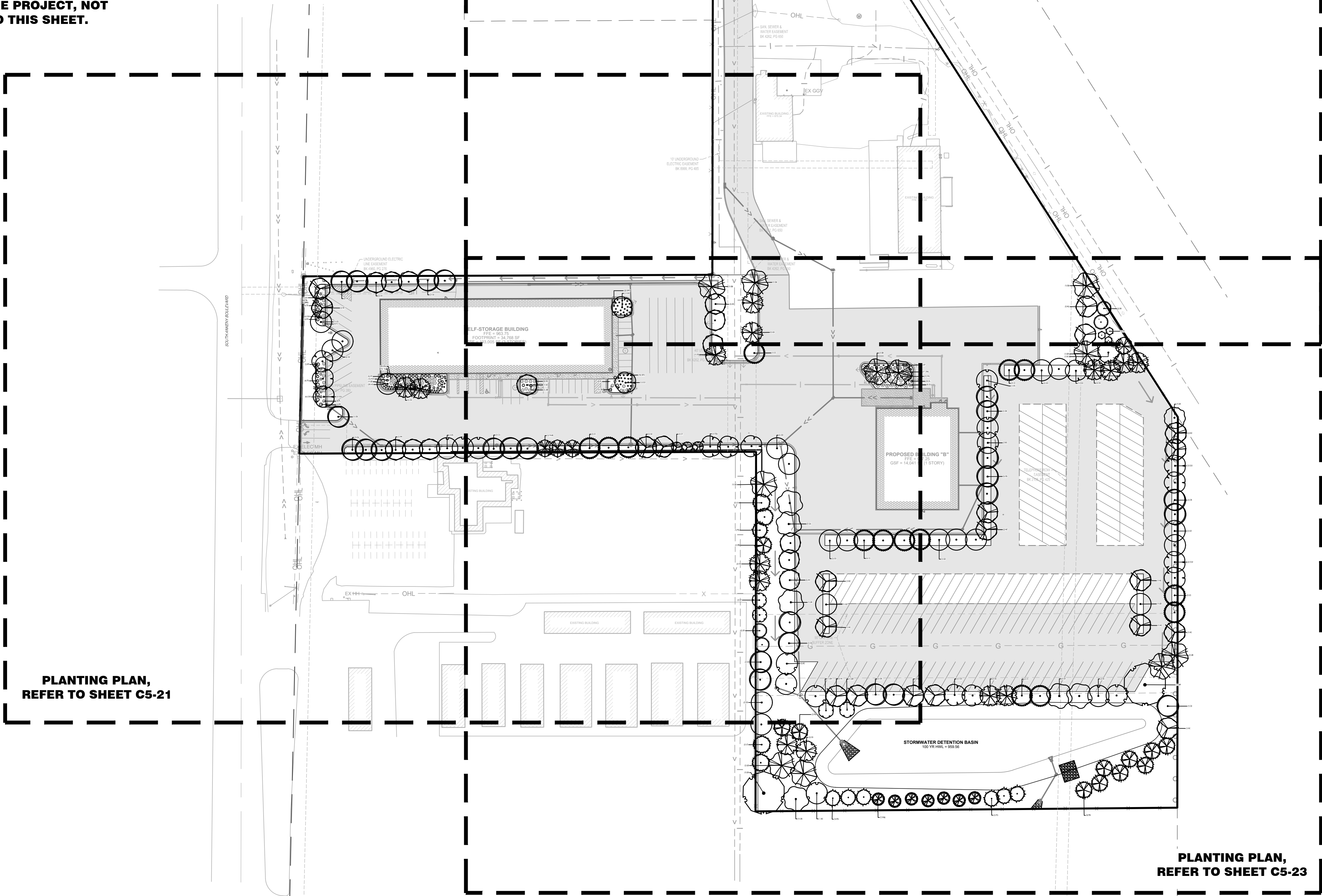
RESTORATION
PLAN

DRAWN:	TJB	C5-10
CHECKED:	ARA	
DATE:	08/05/2022	

26882 C5-LAND

LANDSCAPE REQUIREMENTS				
AS REQUIRED IN ANKENY, IOWA ZONING CODE (ZONE C-2)				
LOCATION	TYPE	REQUIRED	REQUIRED	PROVIDED
ENTIRE SITE	OPEN SPACE	20% OF GROSS LAND AREA MUST BE OPEN SPACE.	598,212 SF TOTAL LAND AREA * 2 = 119,643 SF MINIMUM OPEN SPACE	134,076 OPEN SPACE
ENTIRE SITE	OPEN SPACE LANDSCAPE REQUIREMENT	ONE LANDSCAPE UNIT PER 3,000 SF OF OPEN SPACE (1 UNIT = 3 TREES AND 3 SHRUBS, OR 2 TREES AND 6 SHRUBS).	119,643 SF / 3,000 SF= 40 UNITS 40*2 = 80 TREES REQUIRED 40*6 = 240 SHRUBS REQUIRED	80 TREES PROVIDED 240 SHRUBS PROVIDED
OFF-STREET PARKING AREA	ISLAND/ PENINSULA LANDSCAPE REQUIREMENT	DECIDUOUS TREES MUST PROVIDE SHADE FOR 20% OF PARKING AREA. THE TREES WILL BE 15' (706 SF) IN RADIUS AND BE SURROUNDED BY 190 SF OF UNPAVED AREA. NOTE: SHADE STRUCTURE WERE NOT COUNTED TOWARDS THE PARKING AREA TOTAL AS THEY WILL BE COVERED STALLS.	PARKING SURFACED: 304,780 SF X 0.2 = 56,960 SF PLANTING: 56,960 SF / 706 SF = 81 TREES REQUIRED	AREA-A: 8 WHOLE TREES (PW) 42 HALF TREES (P) AREA-B: 32 WHOLE TREES (PW) 42 HALF TREES (P) TOTAL: 82 TREES
SERVICE AREA	SERVICE AREA SCREENING	LANDSCAPE SHOULD BE ADDED AROUND TRASH ENCLOSURES AND TRANSFORMERS TO SOFTEN VISUAL IMPACT.	LANDSCAPE SCREENING AROUND TRASH ENCLOSURE AND TRANSFORMERS	LANDSCAPE SCREENING AROUND TRANSFORMER PROVIDED. TRASH ENCLOSURE WILL BE LOCATED INTERNAL TO THE BUILDING.

QUANTITIES ON THIS SHEET ARE FOR THE ENTIRE PROJECT, NOT SPECIFIC TO THIS SHEET.



PLANT SCHEDULE OVERALL

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	R
QB	11	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	R
CC	14	CERCIS CANADENSIS EASTERN REDBUD	2" CAL	B
SHADE TREES	QTY	BOTANICAL / COMMON NAME	SIZE	R
GK	1	ACER SACCHARUM SUGAR MAPLE	2" CAL	B
AH	13	ALNUS HIRSUTA 'HARBIN' TM PRAIRIE HORIZON MANCHURIAN ALDER	2" CAL	B
BC	13	BETULA NIGRA 'CULLY' TM HERITAGE RIVER BIRCH	2.5" CAL	B
CB	25	CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEAM	2" CAL	B
NC	20	CATALPA SPECIOSA NORTHERN CATALPA	2" CAL	B
CO2	15	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL	B
GD	19	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	2" CAL	B
OS	15	OSTRYA VIRGINIANA IRONWOOD	2" CAL	B
QA	6	QUERCUS ALBA WHITE OAK	2" CAL	B
QM	2	QUERCUS MACROCARPA BURR OAK	2" CAL	B
UNDERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	R
TH-M	4	CRATAEGUS CRUS-GALLI 'INERMIS' THORNTLESS HAWTHORN (CLUMP)	2" CAL	B
SP	2	SYRINGA PEKINENSIS 'SUNDAY' TM COPPER CURLS PEKING LILAC	2" CAL	B
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	R
TD	21	TAXODIUM DISTICHUM BALD CYPRESS	8" HT MIN	B
OVERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	R
CT	3	LIRIODENDRON TULIPIFERA 'FASTIGIATUM' COLUMNAR TULIP TREE	2" CAL	B
PE	3	POPULUS TREMULOIDES 'ERECTA' COLUMNAR QUAKING ASPEN	2" CAL	B
QW	2	QUERCUS X WAREI 'LONG' TM REGAL PRINCE OAK	2" CAL	B
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	R
AS	58	BERBERIS THUNBERGII 'GOLDEN NUGGET' GOLDEN NUGGET JAPANESE BARBERRY	2 GAL	C
SPO	38	BUXUS MICROPHYLLA 'LITTLE MISSY' LITTLE MISSY BOXWOOD	2 GAL	C
COR	11	CORNUS STOLONIFERA 'ARCTIC FIRE' ARCTIC FIRE DOGWOOD	2 GAL	C
DL	23	DIERVILLA SESSILIFOLIA 'LPDC PODARAS' COOL SPLASH DWARF HONEYSUCKLE	2 GAL	C
JD	8	JUNIPERUS CHINENSIS 'DAUB'S FROSTED' DAUB'S FROSTED JUNIPER	2 GAL	C
JSB	5	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	2 GAL	C
PN	21	PHYSCARPUS OPULIFOLIUS NINEBARK	3 GAL	C
PL	23	PHYSCARPUS OPULIFOLIUS 'LEMON CANDY' LEMON CANDY NINEBARK	5 GAL	C
PP	15	PINUS MUGO 'PUMILIO' MUGO PINE	2 GAL	C
AP	6	RHODODENDRON 'RAMAPO' RAMAPO RHODODENDRON	2 GAL	C
RHL	48	RHUS AROMATICA 'GRO LOW' GRO-LOW FRAGRANT SUMAC	2 GAL	C
SR	4	SORBARIA SORBIFOLIA 'SEM' SEM ASH LEAF SPIREA	5 GAL	C
PCF	12	SPIRAEA JAPONICA 'GOLDFLAME' GOLDFLAME SPIREA	2 GAL	C

SHEET NOTES:

REVISIONS:

PROFESSIONAL SEAL:



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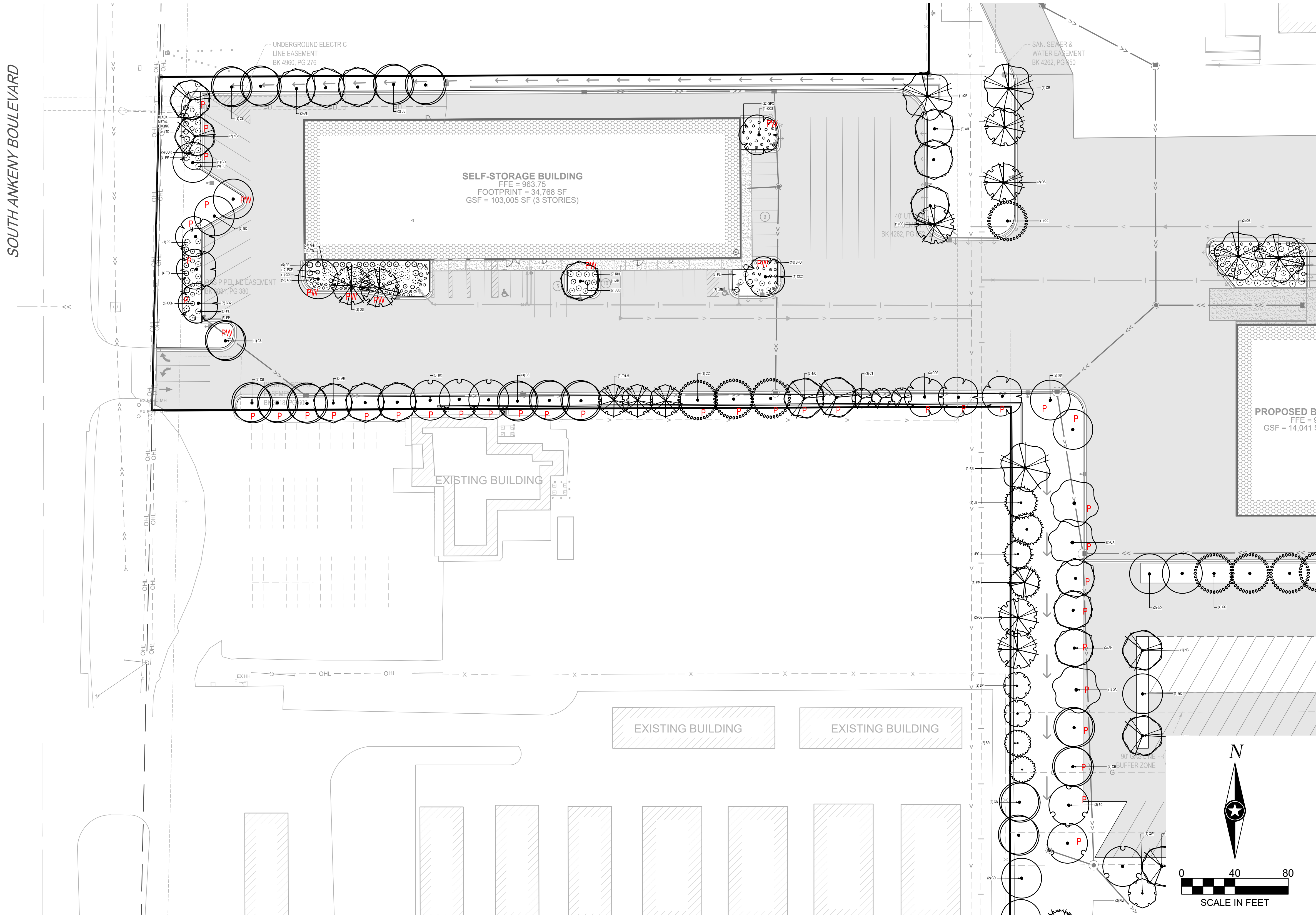
SHEET CONTENTS:
**OVERALL
PLANTING PLAN**

DRAWN:	TJB	
CHECKED:	ARA	C5-20
DATE:	08/05/2022	
26882 C5-LAND		

LANDSCAPE REQUIREMENTS				
AS REQUIRED IN ANKENY, IOWA ZONING CODE (ZONE C-2)				
LOCATION	TYPE	REQUIRED	REQUIRED	PROVIDED
ENTIRE SITE	OPEN SPACE	20% OF GROSS LAND AREA MUST BE OPEN SPACE.	598,212 SF TOTAL LAND AREA * .2 = 119,643 SF MINIMUM OPEN SPACE	134,076 OPEN SPACE
ENTIRE SITE	OPEN SPACE LANDSCAPE REQUIREMENT	ONE LANDSCAPE UNIT PER 3,000 SF OF OPEN SPACE (1 UNIT = 3 TREES AND 3 SHRUBS, OR 2 TREES AND 6 SHRUBS).	119,643 SF / 3,000 SF=40 UNITS 40*2 = 80 TREES REQUIRED 40*6 = 240 SHRUBS REQUIRED	80 TREES PROVIDED 240 SHRUBS PROVIDED
OFF-STREET PARKING AREA	ISLAND /PENINSULA LANDSCAPE REQUIREMENT	DECIDUOUS TREES MUST PROVIDE SHADE FOR 20% OF PARKING AREA. THE TREES WILL BE 15' /706 SF) IN RADIUS AND BE SURROUNDED BY 190' SF OF UNPAVED AREA. NOTE: SHADE STRUCTURE WERE NOT COUNTED TOWARDS THE PARKING AREA TOTAL AS THEY WILL BE COVERED STALLS.	PARKING SURFACED: 304,780 SF X 0.2 = 56,960 SF PLANTING: 56,960 SF / 706 SF = 81 TREES REQUIRED	AREA -A: 8 WHOLE TREES (PW) 42 HALF TREES (P) AREA-B: 32 WHOLE TREES (PW) 42 HALF TREES (P) TOTAL: 82 TREES
SERVICE AREA	SERVICE AREA SCREENING	LANDSCAPE SHOULD BE ADDED AROUND TRASH ENCLOSURES AND TRANSFORMERS TO SOFTEN VISUAL IMPACT.	LANDSCAPE SCREENING AROUND TRASH ENCLOSURE AND TRANSFORMERS	LANDSCAPE SCREENING AROUND TRANSFORMER PROVIDED. TRASH ENCLOSURE WILL BE LOCATED INTERNAL TO THE BUILDING.

PLANT SCHEDULE AREA B			
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
QB	5	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE
CC	8	CERCIS CANADENSIS EASTERN REDBUD	2" CAL
SHADE TREES	QTY	BOTANICAL / COMMON NAME	SIZE
GK	1	ACER SACCHARUM SUGAR MAPLE	2" CAL
AH	3	ALNUS HIRSUTA 'HARBIN' TM PRAIRIE HORIZON MANCHURIAN ALDER	2" CAL
BC	8	BETULA NIGRA 'CULLY' TM HERITAGE RIVER BIRCH	2.5" CAL
CB	13	CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEAM	2" CAL
NC	14	CATALPA SPECIOSA NORTHERN CATALPA	2" CAL
CO2	7	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL
GD	13	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	2" CAL
OS	6	OSTRYA VIRGINIANA IRONWOOD	2" CAL
QA	6	QUERCUS ALBA WHITE OAK	2" CAL
QM	2	QUERCUS MACROCARPA BURR OAK	2" CAL
UNDERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE
SP	2	SYRINGA PEKINENSIS 'SUNDAY' TM COPPER CURLS PEKING LILAC	2" CAL
OVERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE
QW	2	QUERCUS X WAREI 'LONG' TM REGAL PRINCE OAK	2" CAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
SR	2	SORBARIA SORBIFOLIA 'SEM' SEM ASH LEAF SPIREA	5 GAL

NOTE: QUANTITIES ON THIS SHEET ARE SPECIFIC TO THIS SHEET.



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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2	08/05/22	ARA	CITY SUBMITTAL #2
3	08/26/22	ARA	CITY SUBMITTAL #3
4	09/09/22	ARA	CITY SUBMITTAL #4
5	12/09/22	ARA	CITY SUBMITTAL #5
6	01/11/23	AJR	CITY SUBMITTAL #6
7			
8			

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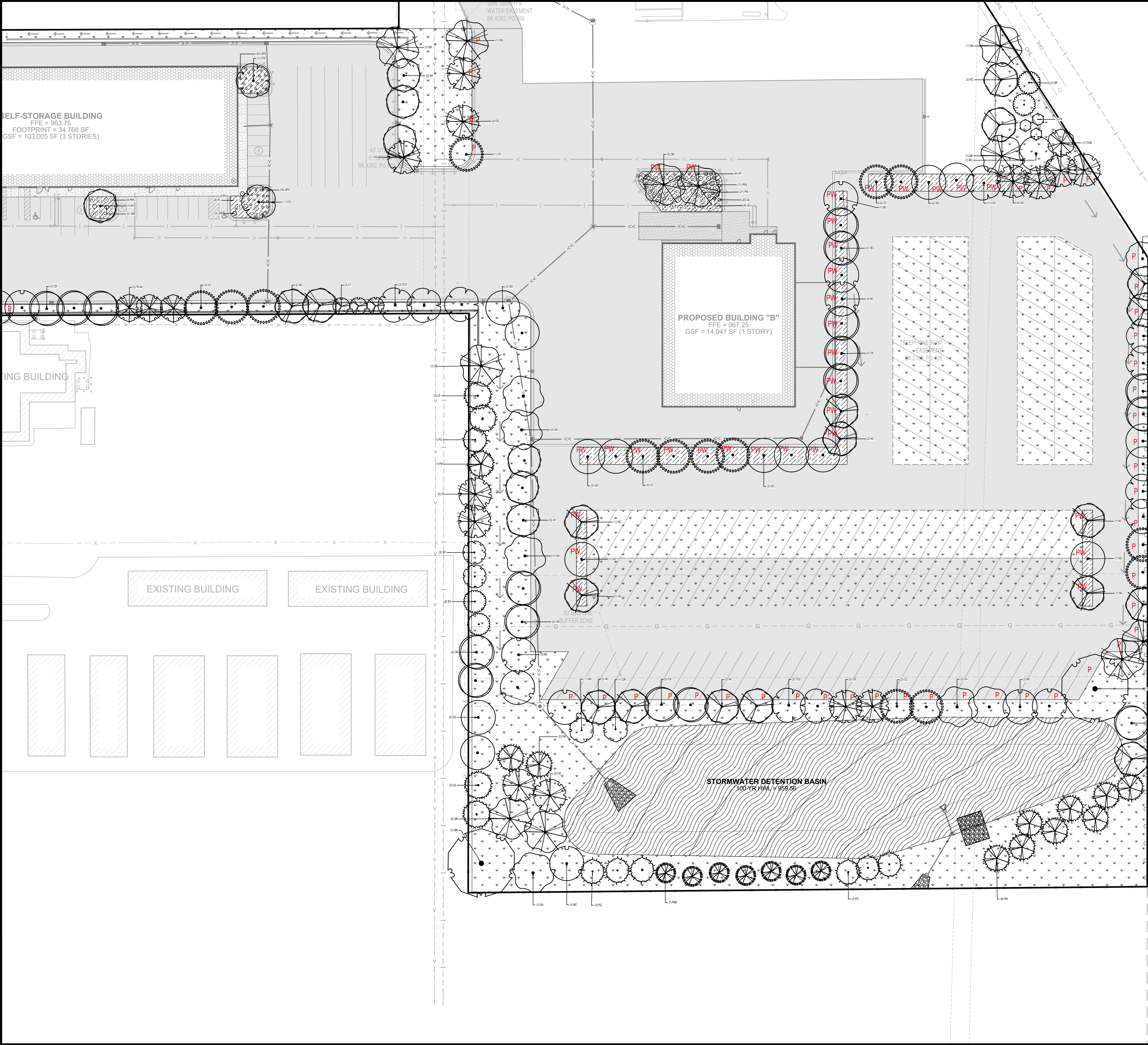
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ANKENY, IA 50023

SHEET CONTENTS:
PLANTING PLAN A

DRAWN:	TJB
CHECKED:	ARA
DATE:	08/05/2022

26882 C5-LAND

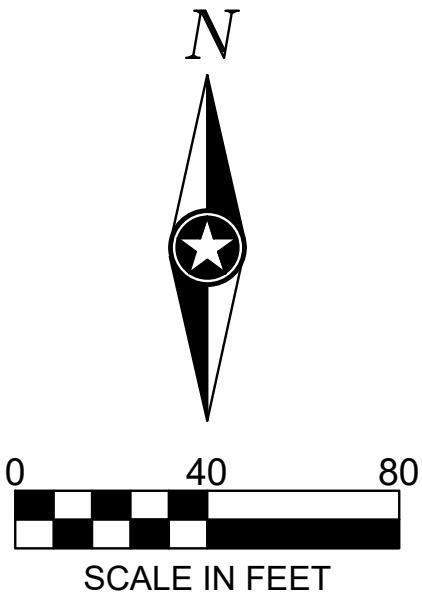
C5-21



LANDSCAPE REQUIREMENTS				
AS REQUIRED IN ANKENY, IOWA ZONING CODE (ZONE C-2)				
LOCATION	TYPE	REQUIRED	REQUIRED	PROVIDED
ENTIRE SITE	OPEN SPACE	20% OF GROSS LAND AREA MUST BE OPEN SPACE.	598,212 SF TOTAL LAND AREA * 2 = 119,643 SF MINIMUM OPEN SPACE	134,076 OPEN SPACE
ENTIRE SITE	OPEN SPACE LANDSCAPE REQUIREMENT	ONE LANDSCAPE UNIT PER 3,000 SF OF OPEN SPACE (1 UNIT = 3 TREES AND 3 SHRUBS, OR 2 TREES AND 6 SHRUBS).	119,643 SF / 3,000 SF= 40 UNITS * 40% = 80 TREES REQUIRED 40% = 240 SHRUBS REQUIRED	80 TREES PROVIDED 240 SHRUBS PROVIDED
OFF-STREET PARKING AREA	ISLAND/ PENINSULA LANDSCAPE REQUIREMENT	DECIDUOUS TREES MUST PROVIDE SHADE FOR 20% OF PARKING AREA. THE TREES WILL BE 15' (708 SF) IN RADIUS AND BE SURROUNDED BY 190 SF OF UNPAVED AREA. NOTE: SHADE STRUCTURE WERE NOT COUNTED TOWARDS THE PARKING AREA TOTAL AS THEY WILL BE COVERED STALLS.	PARKING SURFACED: 304,780 SF X 0.2 = 56,960 SF PLANTING: 56,960 SF / 706 SF = 81 TREES REQUIRED	AREA -A: 8 WHOLE TREES (PW) 42 HALF TREES (P) AREA-B: 32 WHOLE TREES (PW) 42 HALF TREES (P) TOTAL: 82 TREES
SERVICE AREA	SERVICE AREA SCREENING	LANDSCAPE SHOULD BE ADDED AROUND TRASH ENCLOSURES AND TRANSFORMERS TO SOFTEN VISUAL IMPACT.	LANDSCAPE SCREENING AROUND TRASH ENCLOSURE AND TRANSFORMERS	LANDSCAPE SCREENING AROUND TRANSFORMER PROVIDED. TRASH ENCLOSURE WILL BE LOCATED INTERNAL TO THE BUILDING.

PLANT SCHEDULE AREA B				
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
QB	5	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
CC	8	CERCIS CANADENSIS EASTERN REDBUD	2" CAL	B & B
SHADE TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
GK	1	ACER SACCHARUM SUGAR MAPLE	2" CAL	B & B
AH	3	ALNUS HIRSUTA 'HARBIN' TM PRAIRIE HORIZON MANCHURIAN ALDER	2" CAL	B & B
BC	8	BETULA NIGRA 'CULLY' TM HERITAGE RIVER BIRCH	2.5" CAL	B & B
CB	13	CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEAM	2" CAL	B & B
NC	14	CATALPA SPECIOSA NORTHERN CATALPA	2" CAL	B & B
CO2	7	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL	B & B
GD	13	GYMNOCALADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	2" CAL	B & B
OS	6	OSTRYA VIRGINIANA IRONWOOD	2" CAL	B & B
QA	6	QUERCUS ALBA WHITE OAK	2" CAL	B & B
QM	2	QUERCUS MACROCARPA BURR OAK	2" CAL	B & B
UNDERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
SP	2	SYRINGA PEKINENSIS 'SUNDAY' TM COPPER CURLS PEKING LILAC	2" CAL	B & B
OVERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
QW	2	QUERCUS X WAREI 'LONG' TM REGAL PRINCE OAK	2" CAL	B & B
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
SR	2	SORBARIA SORBIFOLIA 'SEM' SEM ASH LEAF SPIREA	5 GAL	CONT
MULCH	QTY	BOTANICAL / COMMON NAME		
	7,266 SF	DOUBLE SHREDDED HARDWOOD MULCH (NATURAL COLOR)		
SEED MIX	QTY	BOTANICAL / COMMON NAME		
	79,727 SF	IDOT TYPE 1 PERMANENT LAWN SEED MIX		
	95,122 SF	IDOT TYPE 3 SLOPE AND DITCH MIX		

NOTE: QUANTITIES ON THIS SHEET ARE SPECIFIC TO THIS SHEET.



SHEET NOTES:

REVISIONS:

NO	DATE	INITIALS	NOTES
1	07/15/22	TJB	CITY SUBMITTAL #1
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6	01/19/23	AJR	CITY SUBMITTAL #6
7			
8			

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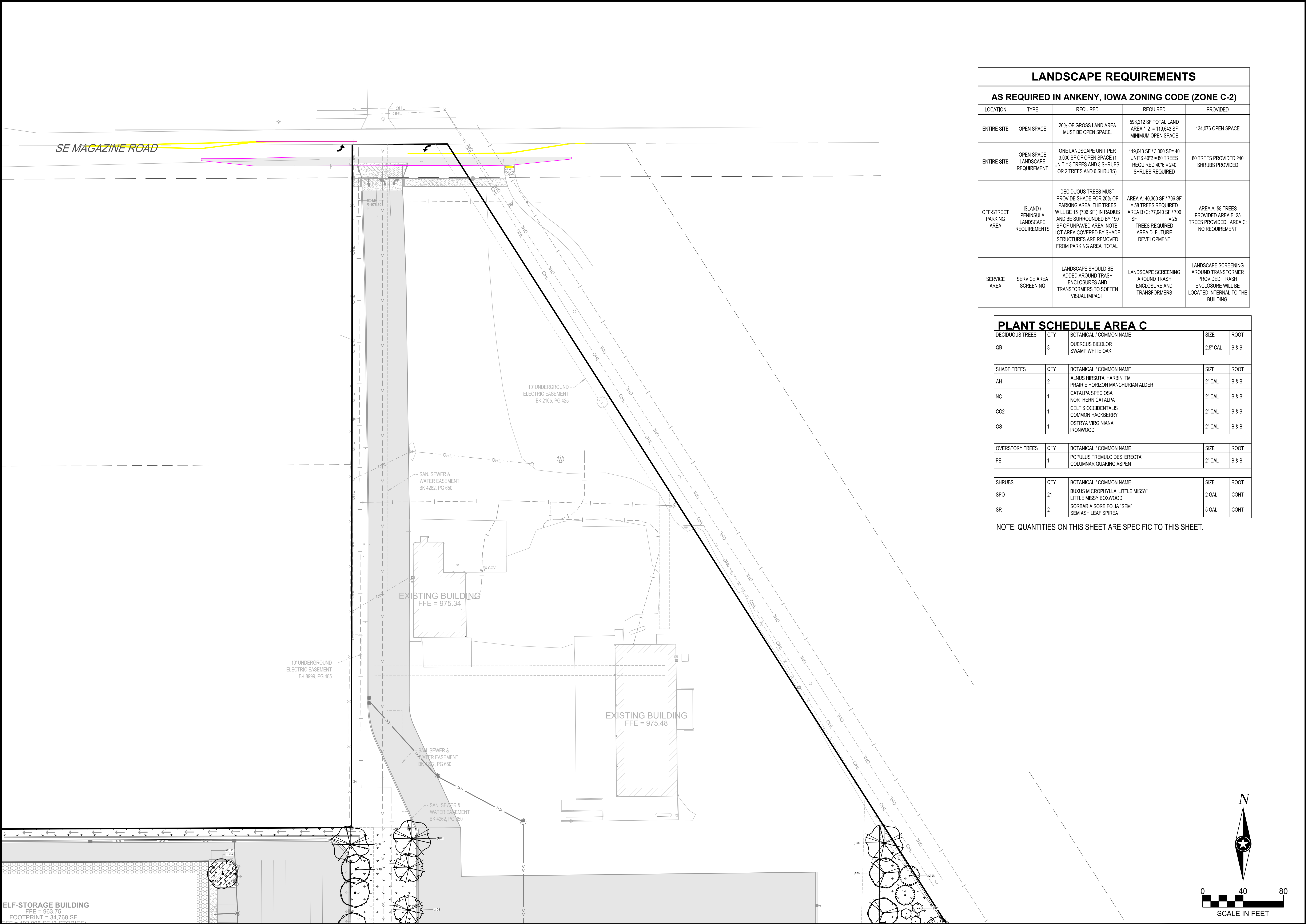
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SHEET CONTENTS:

PLANTING PLAN B

DRAWN:	TJB	
CHECKED:	ARA	C5-22
DATE:	08/05/2022	
26882 C5-LAND		



LANDSCAPE REQUIREMENTS				
AS REQUIRED IN ANKENY, IOWA ZONING CODE (ZONE C-2)				
LOCATION	TYPE	REQUIRED	REQUIRED	PROVIDED
ENTIRE SITE	OPEN SPACE	20% OF GROSS LAND AREA MUST BE OPEN SPACE.	598,212 SF TOTAL LAND AREA * 2 = 119,643 SF MINIMUM OPEN SPACE	134,076 OPEN SPACE
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OFF-STREET PARKING AREA	ISLAND / PENINSULA LANDSCAPE REQUIREMENTS	DECIDUOUS TREES MUST PROVIDE SHADE FOR 20% OF PARKING AREA. THE TREES WILL BE 15' (706 SF) IN RADIUS AND BE SURROUNDED BY 190 SF OF UNPAVED AREA. NOTE: LOT AREA COVERED BY SHADE STRUCTURES ARE REMOVED FROM PARKING AREA TOTAL.	AREA A: 40,360 SF / 706 SF = 58 TREES REQUIRED AREA B+C: 77,940 SF / 706 SF = 25 TREES REQUIRED AREA D: FUTURE DEVELOPMENT	AREA A: 58 TREES PROVIDED AREA B: 25 TREES PROVIDED AREA C: NO REQUIREMENT
SERVICE AREA	SERVICE AREA SCREENING	LANDSCAPE SHOULD BE ADDED AROUND TRASH ENCLOSURES AND TRANSFORMERS TO SOFTEN VISUAL IMPACT.	LANDSCAPE SCREENING AROUND TRASH ENCLOSURE AND TRANSFORMERS	LANDSCAPE SCREENING AROUND TRANSFORMER PROVIDED. TRASH ENCLOSURE WILL BE LOCATED INTERNAL TO THE BUILDING.

PLANT SCHEDULE AREA C

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
QB	3	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL	B & B
SHADE TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
AH	2	ALNUS HIRSUTA 'HARBIN' TM PRAIRIE HORIZON MANCHURIAN ALDER	2" CAL	B & B
NC	1	CATALPA SPECIOSA NORTHERN CATALPA	2" CAL	B & B
CO2	1	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL	B & B
OS	1	OSTRYA VIRGINIANA IRONWOOD	2" CAL	B & B
OVERSTORY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
PE	1	POPULUS TREMULOIDES 'ERECTA' COLUMNAR QUAKING ASPEN	2" CAL	B & B
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
SPO	21	BUXUS MICROPHYLLA 'LITTLE MISSY' LITTLE MISSY BOXWOOD	2 GAL	CONT
SR	2	SORBARIA SORBIFOLIA 'SEM' SEM ASH LEAF SPIREA	5 GAL	CONT

NOTE: QUANTITIES ON THIS SHEET ARE SPECIFIC TO THIS SHEET.

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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6	01/19/23	AJR	CITY SUBMITTAL #6
7			
8			

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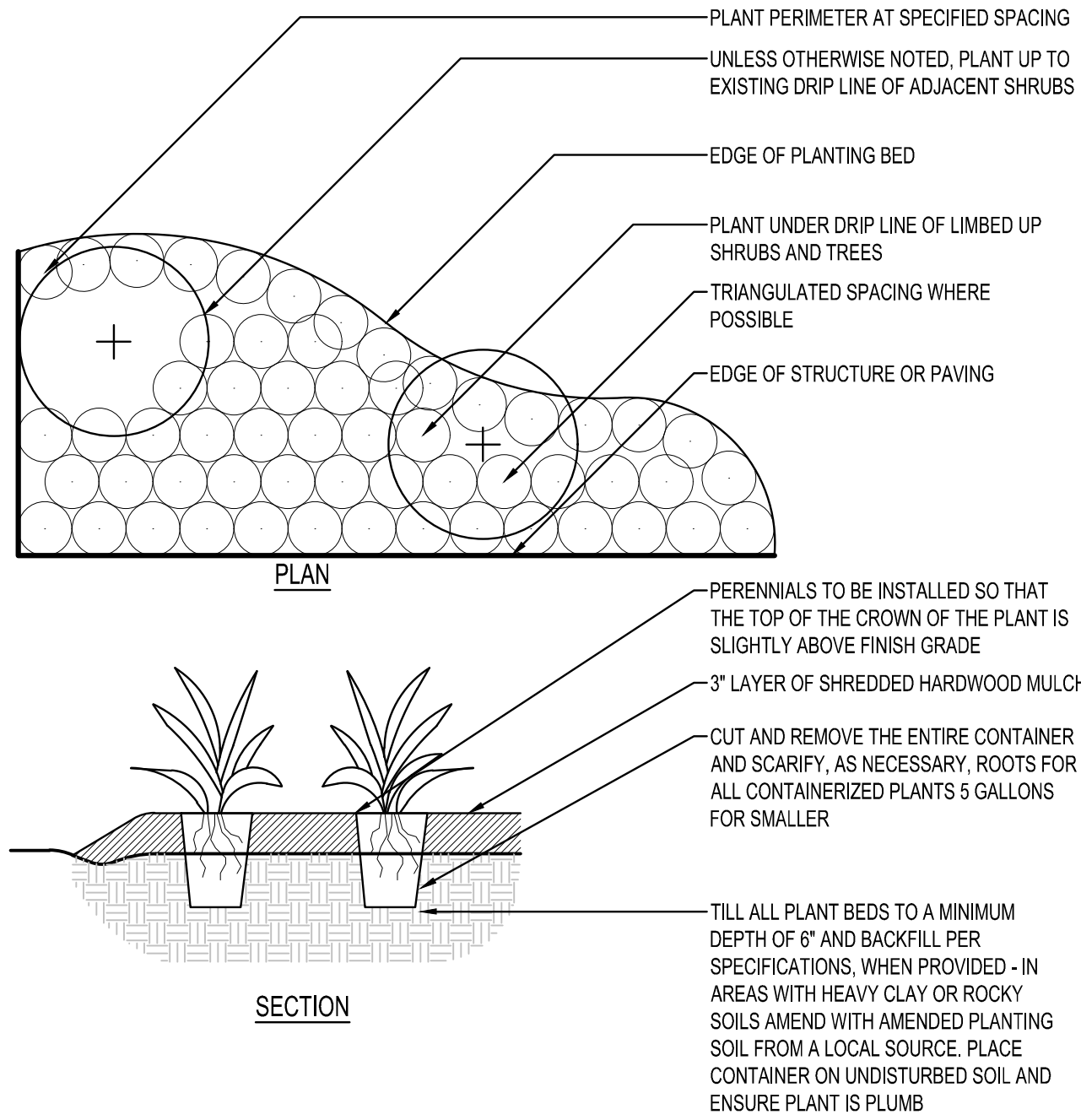
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221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:

PLANTING PLAN C

DRAWN:	TJB
CHECKED:	ARA
DATE:	08/05/2022

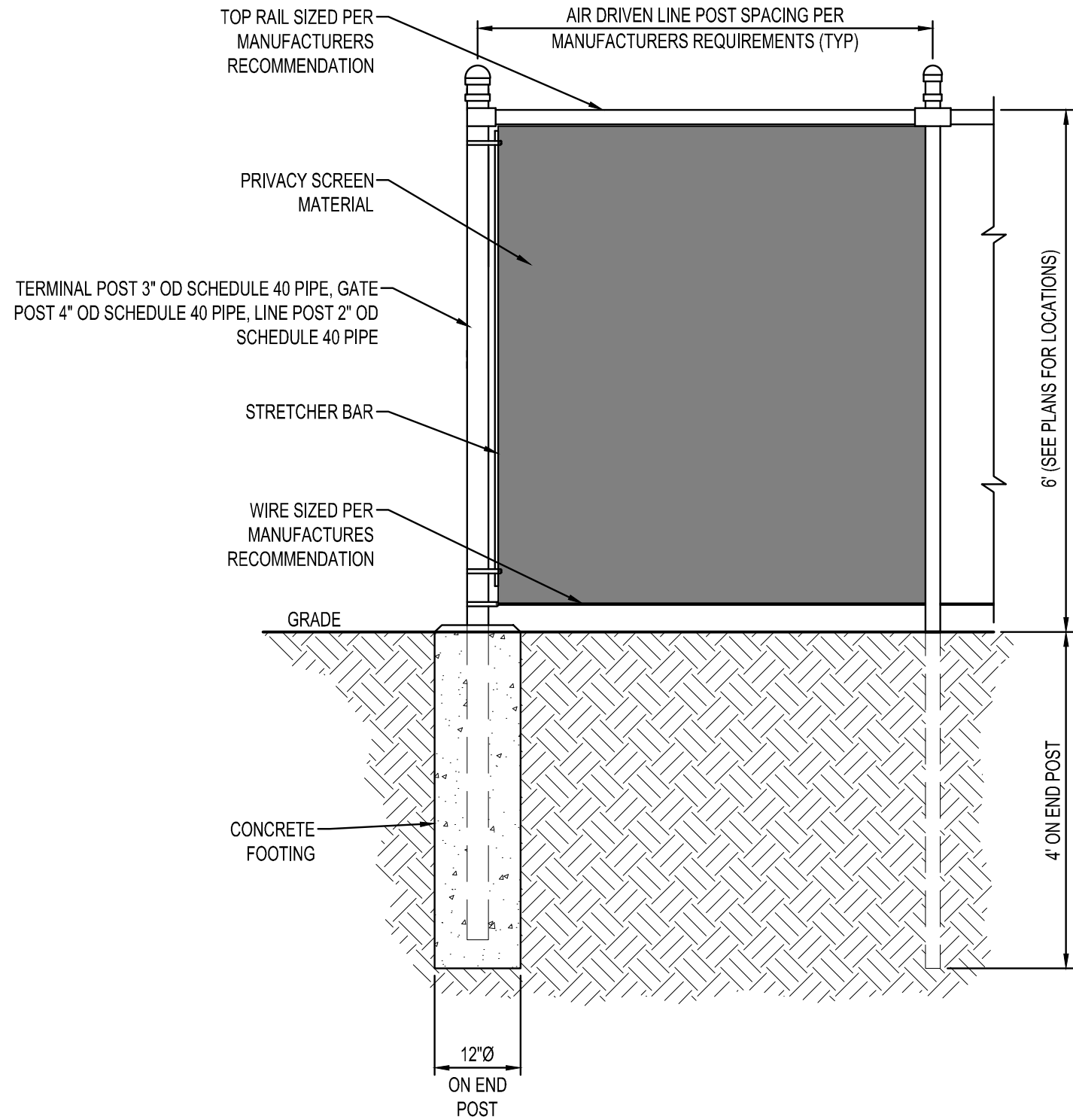
28882 C5-LAND



PERENNIAL PLANTING

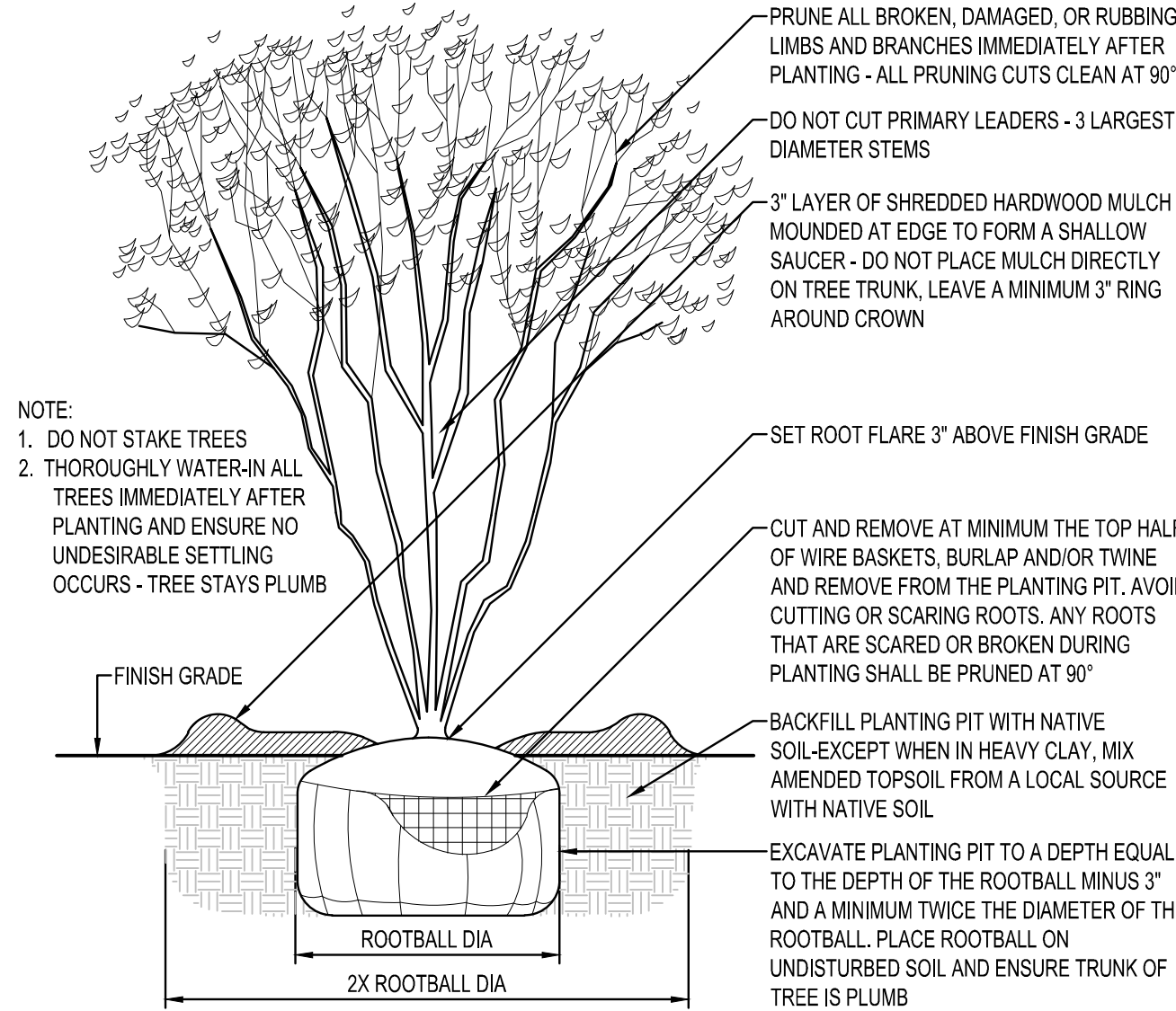
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- FENCING NOTE (S):
- CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR REVIEW
 - SCREEN SHALL BE 100% OPAQUE
 - SCREEN SHALL BE A MINIMUM OF 6 FEET TALL



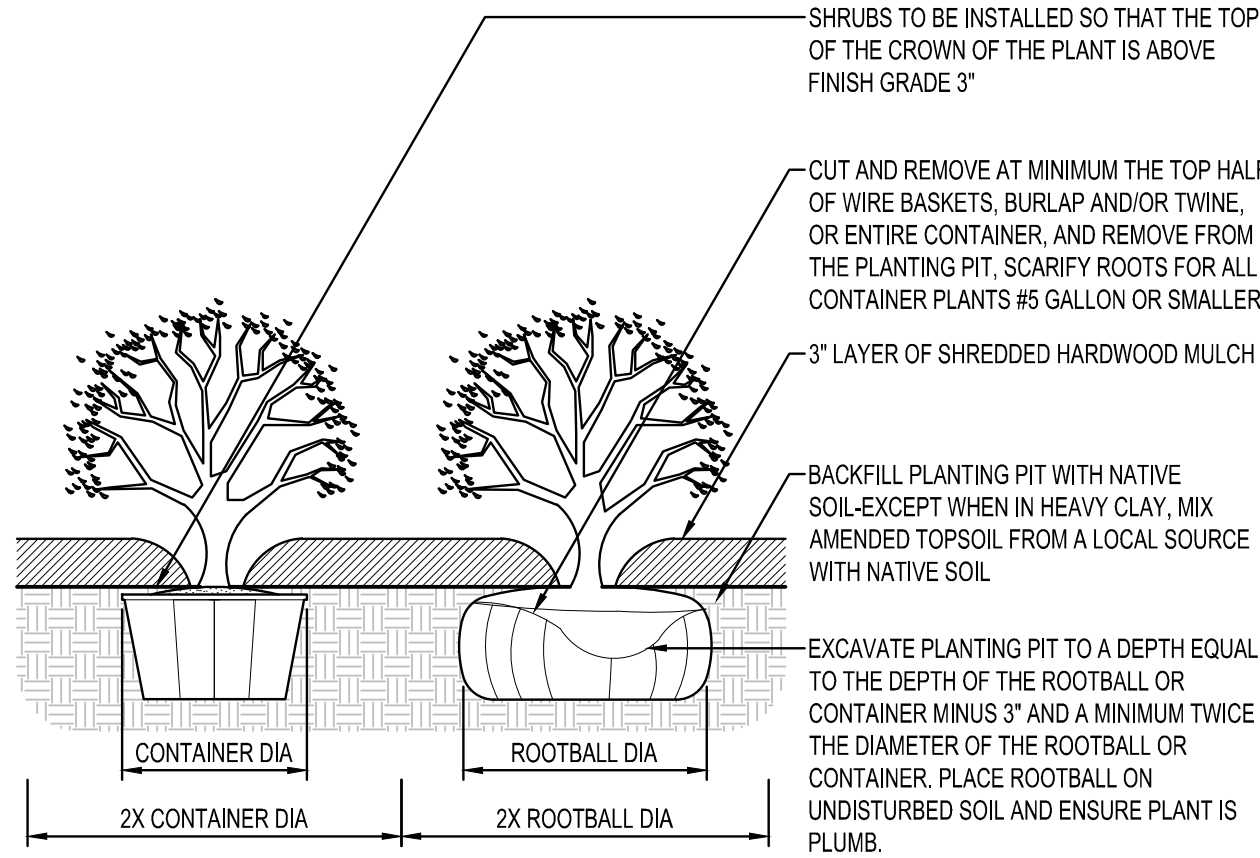
6' OPAQUE PRIVACY FENCE

NTS



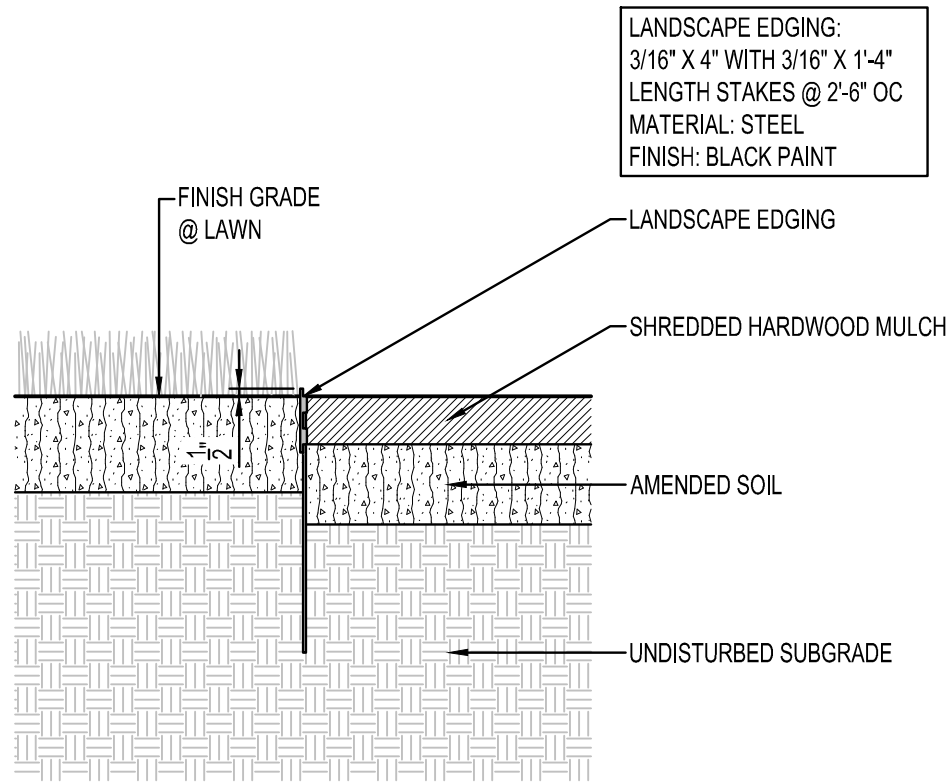
MULTI-STEM TREE PLANTING

NTS



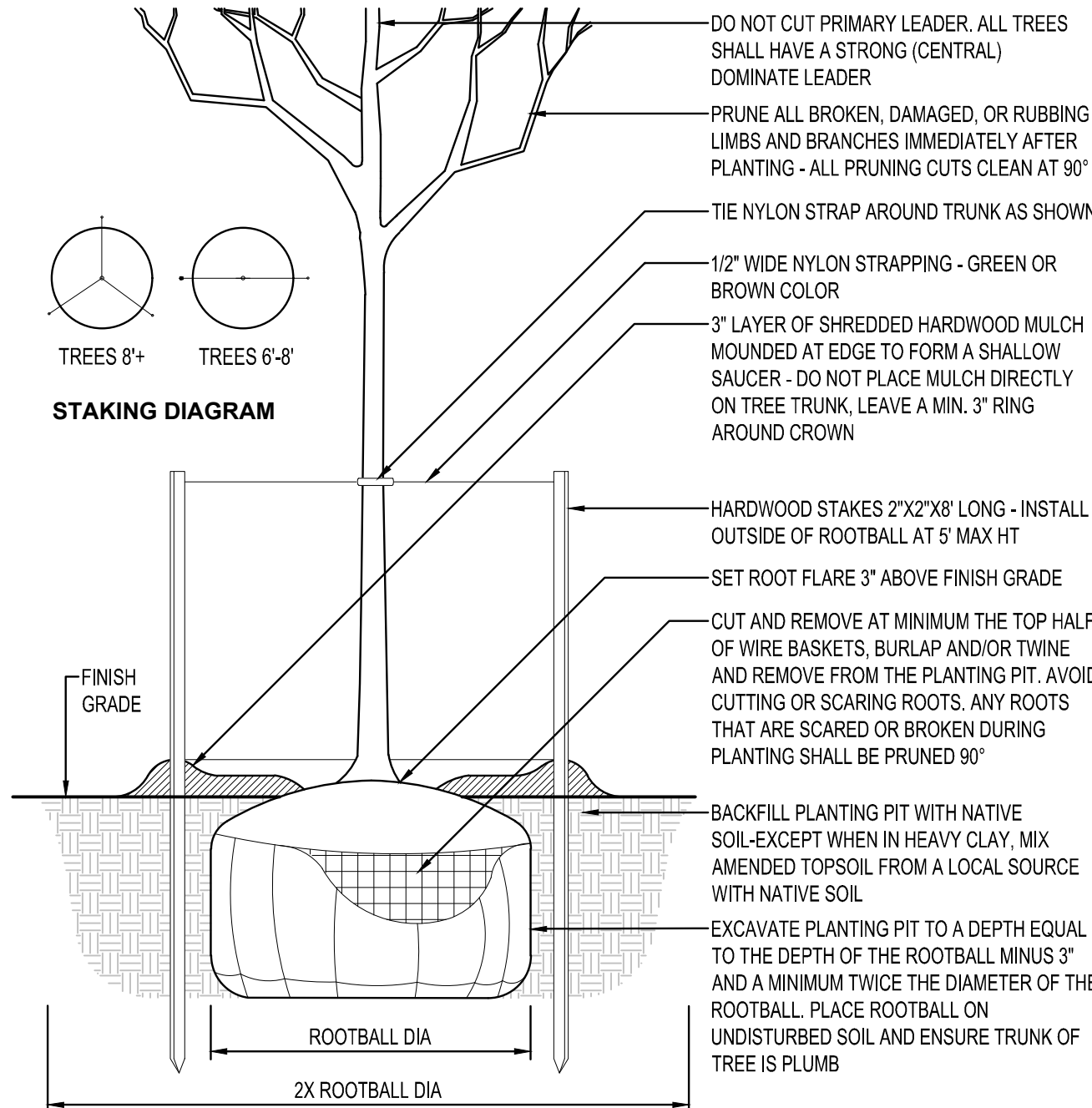
SHRUB PLANTING

NTS



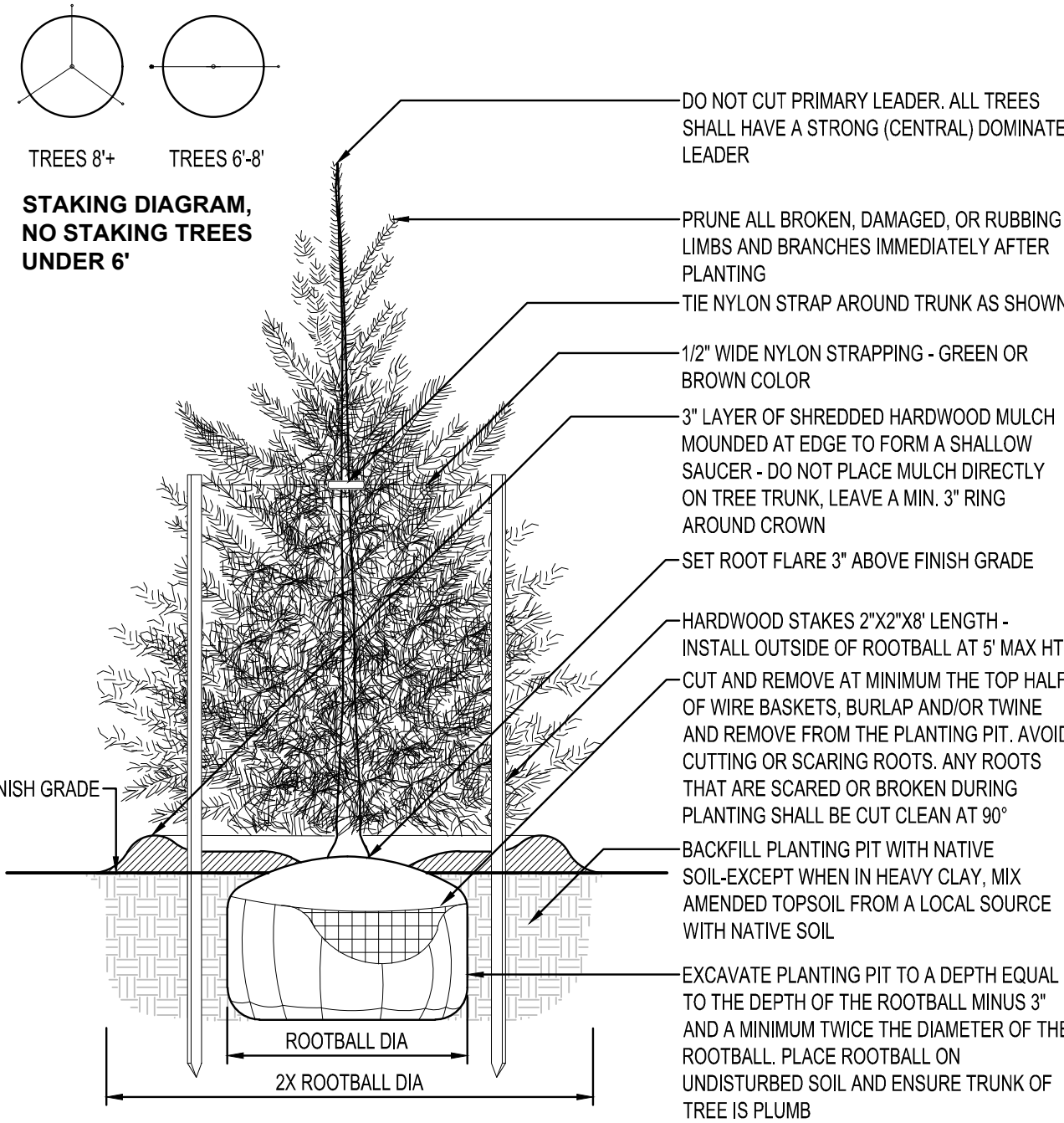
LANDSCAPE EDGING

NTS



DECIDUOUS TREE PLANTING

NTS



EVERGREEN TREE PLANTING

NTS

PLANTING NOTES

- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- REFER TO SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
- REFER TO PLANTING AND SITE DETAILS FOR AMENDED SOIL, DEPTH IN PLANTING BEDS AND SURROUNDING TREES. REFER TO SPECIFICATIONS FOR MIX TYPE.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
- ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY CONFORMANT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
- MULCHING MATERIAL SHALL BE SHREDDED HARDWOOD MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
- ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. DAMAGE DONE TO UTILITIES, STRUCTURES, OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTOR'S EXPENSE.
- IRRIGATION CONTRACTOR TO FIELD ADJUST DRIP LINE LOCATIONS SO AS TO AVOID CONFLICTS WITH TREES, SITE FURNITURE, AND UTILITIES.
- INSTALL PVC SCHEDULE 40 PIPE SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
- INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OR AS INDICATED ON PLANS OF MAINLINE SYSTEM.
- THE CONTRACTOR SHALL PLACE A #12 SOLID COPPER TRACE WIRE WITH PURPLE PE COVER FOR WATER ALONG ALL PVC MAINLINE. THIS INCLUDES ALL PVC MAINLINE CONNECTING QUICK COUPLER VALVES.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO INSURE THE POINT OF CONNECTION IS PROVIDED PER PLANS.
- INSTALL A BACKFLOW PREVENTER AND ENCLOSURE AT THE POINT OF CONNECTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH LOCAL CITY ORDINANCES TO ENSURE THE POINT OF CONNECTION MEETS ALL CODES.
- IRRIGATION CONTRACTOR SHALL INSTALL DRIP IRRIGATION SYSTEM FOR ALL PLANTING AREAS. CONTRACTOR TO SUBMIT IRRIGATION PLAN AND PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO INSTALL NEW TORO CUSTOM COMMAND SERIES / HUNTER ACC-D / RAIN BIRD ESP-LXIVM CONTROLLER WITH STAINLESS STEEL PEDESTAL MOUNT. SOURCE IRRIGATION CONTROLLER, RAIN / FREEZE SENSOR, QUICK COUPLERS, AND CONTROL VALVES FROM ONE MANUFACTURER. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER'S SPECIFICATIONS.
- INSTALL VALVE BOX LOCATIONS IN PLANTING AREAS, PARALLEL TO AND SET BACK FROM PAVEMENT EDGES AS INDICATED ON THE PLANS.
- PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER'S REPRESENTATIVE.

SHEET NOTES:

REVISIONS:

NO	DATE	INITIALS	NOTES
1	07/15/22	TJB	CITY SUBMITTAL #1
2	08/05/22	ARA	CITY SUBMITTAL #2
3	08/26/22	ARA	CITY SUBMITTAL #3
4	09/09/22	ARA	CITY SUBMITTAL #4
5	12/09/22	ARA	CITY SUBMITTAL #5
6	01/19/23	AJR	CITY SUBMITTAL #6
7			
8			

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AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: (602) 263-6502

SITE ADDRESS:
U-Haul Moving & Storage
1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

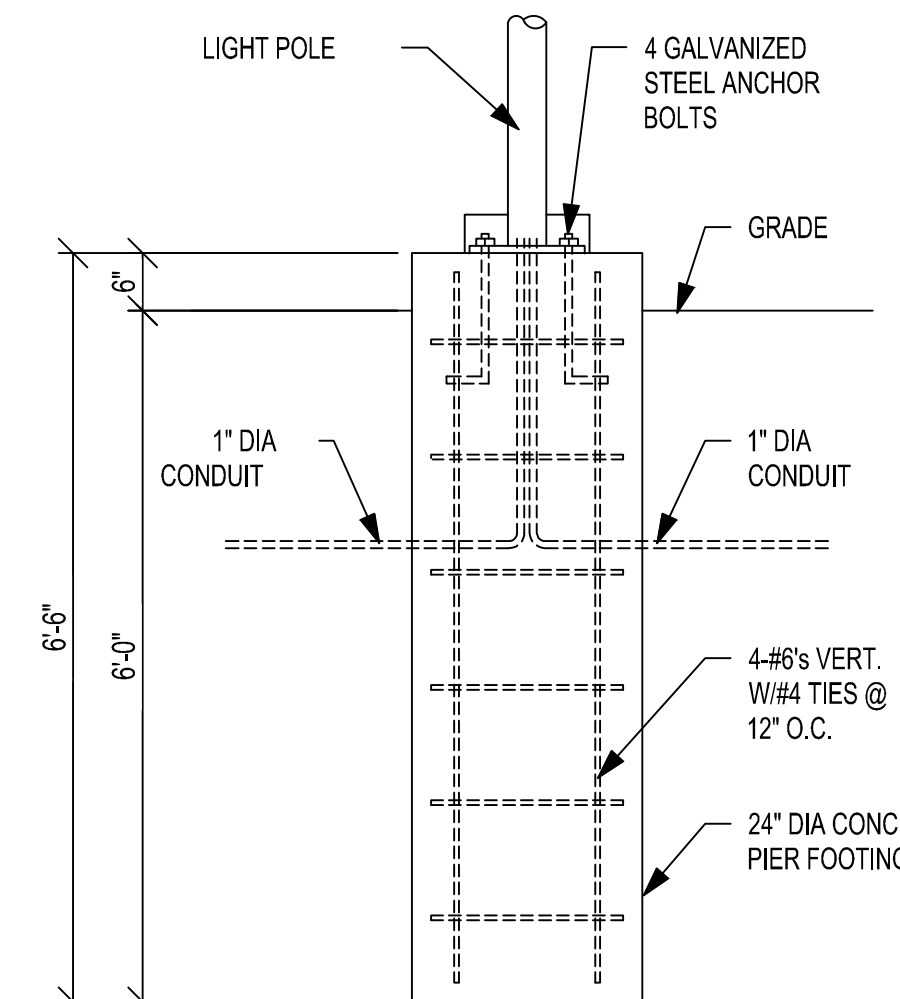
SHEET CONTENTS:

PLANTING NOTES
AND DETAILS

DRAWN:	TJB	
CHECKED:	ARA	C5-30
DATE:	08/05/2022	

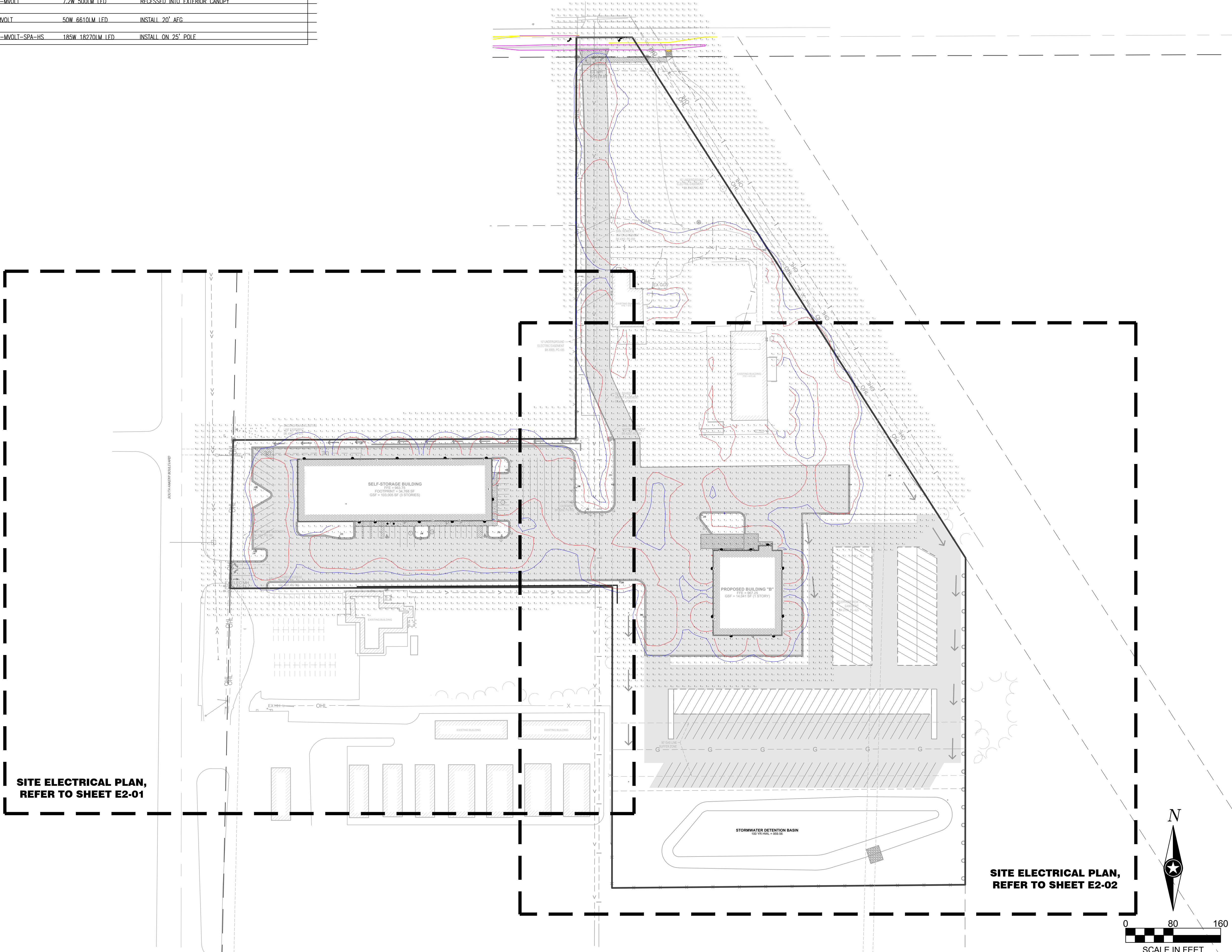
26882 C5-LAND

Provide light fixtures as shown on Fixture Schedule. Substitutions shall have prior approval by the Project Engineer before bid date. Being listed as an acceptable Manufacturer in no way relieves the Contractors obligation to provide all equipment and features in accordance with these specifications.				
LIGHT FIXTURE SCHEDULE				
TYPE	STYLE	MANUFACTURER/MODEL NUMBER	LAMPS	REMARKS
R	CANOPY SURFACE MOUNT	LITHONIA #VCPG-LED-P1-40K-T5F-MVOLT	7.2W 500LM LED	RECESSED INTO EXTERIOR CANOPY
W	WALL PACK TYPE IV	LITHONIA #WST-LED-P3-40K-VF-MVOLT	50W 6610LM LED	INSTALL 20' AFG
Z4B	SITE POLE TYPE IV W/ BACKLIGHT SHIELD	LITHONIA #DSX2-LED-P2-40K-T4M-MVOLT-SPA-HS	185W 18270LM LED	INSTALL ON 25' POLE



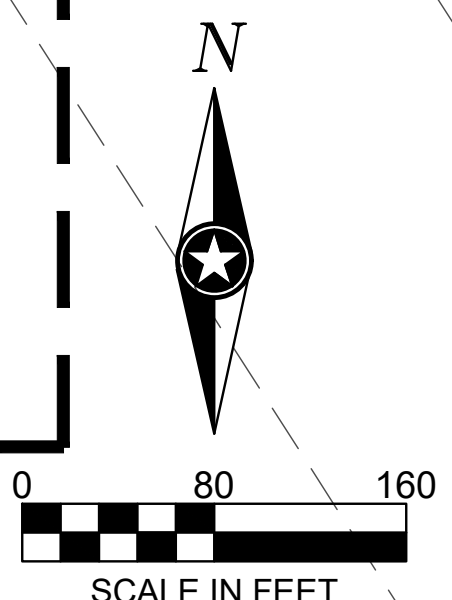
** LIGHT POLE BASE INSTALLED AND PROVIDED BY ELECTRICAL CONTRACTOR

LIGHT POLE BASE
NTS



SITE ELECTRICAL PLAN,
REFER TO SHEET E2-01

SITE ELECTRICAL PLAN,
REFER TO SHEET E2-02



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	07/15/22	TJB	CITY SUBMITTAL #1
2	08/05/22	ARA	CITY SUBMITTAL #2
3	08/26/22	ARA	CITY SUBMITTAL #3
4	09/09/22	ARA	CITY SUBMITTAL #4
5	12/09/22	ARA	CITY SUBMITTAL #5
6	01/14/23	AJR	CITY SUBMITTAL #6
7			
8			

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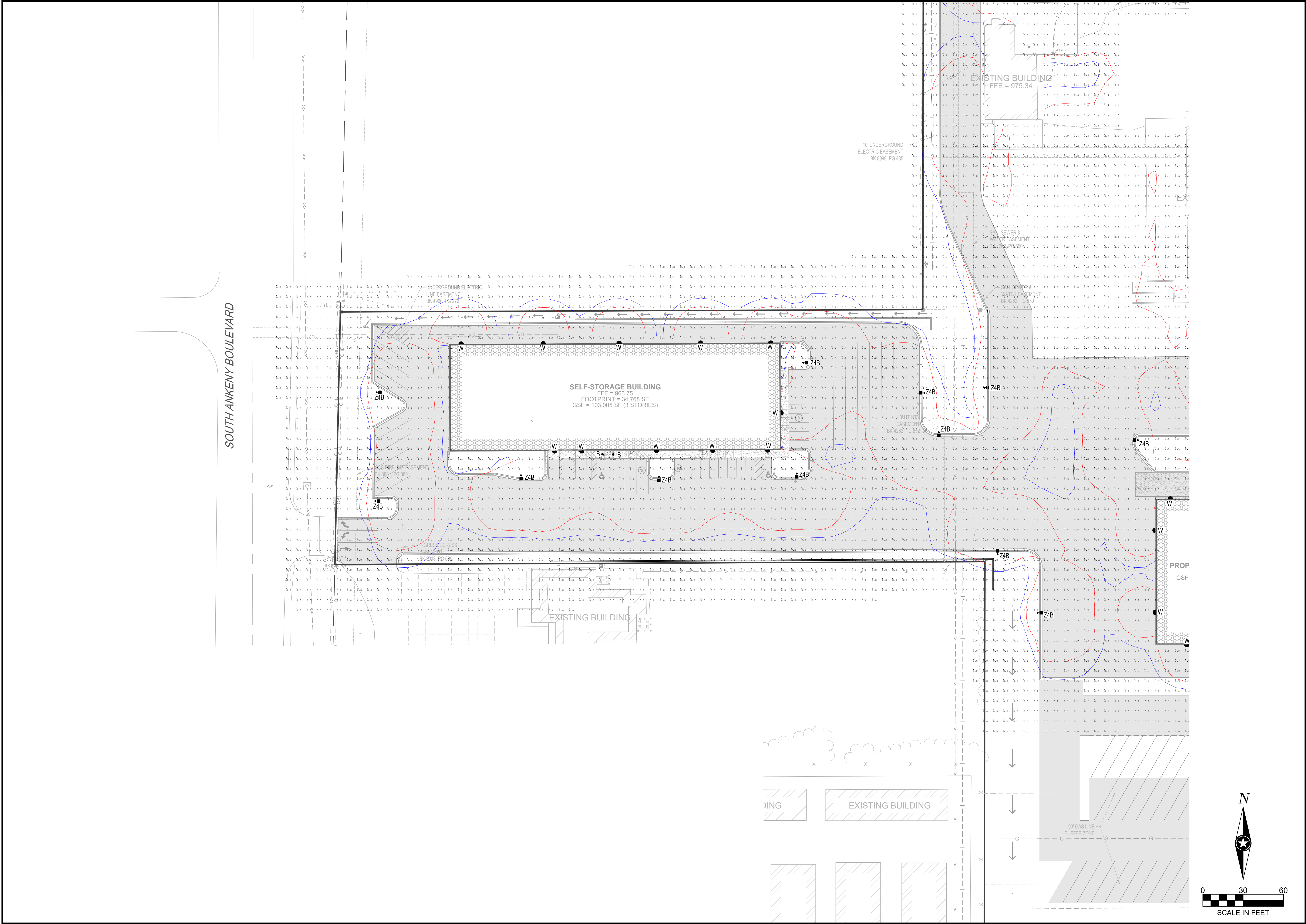
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: (602) 263-6502

SITE ADDRESS:
U-Haul Moving & Storage
1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:
**SITE
PHOTOMETRIC
PLAN - OVERALL**

DRAWN:	TJB	E2-00A
CHECKED:	ARA	
DATE:	08/05/2022	

26882 E2-ELECTRICAL



SHEET NOTES:

REVISIONS:

NO	DATE	INITIALS	NOTES
1	07/15/22	TJB	CITY SUBMITTAL #1
2	08/05/22	ARA	CITY SUBMITTAL #2
3	08/26/22	ARA	CITY SUBMITTAL #3
4	09/09/22	ARA	CITY SUBMITTAL #4
5	12/09/22	ARA	CITY SUBMITTAL #5
6	01/11/23	AJR	CITY SUBMITTAL #6
7			
8			

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CONSTRUCTION DEPARTMENT

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PHOENIX, ARIZONA 85004

PH: (602) 263-6502

SITE ADDRESS:

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1503 S ANKENY BLVD /

221 SE MAGAZINE RD

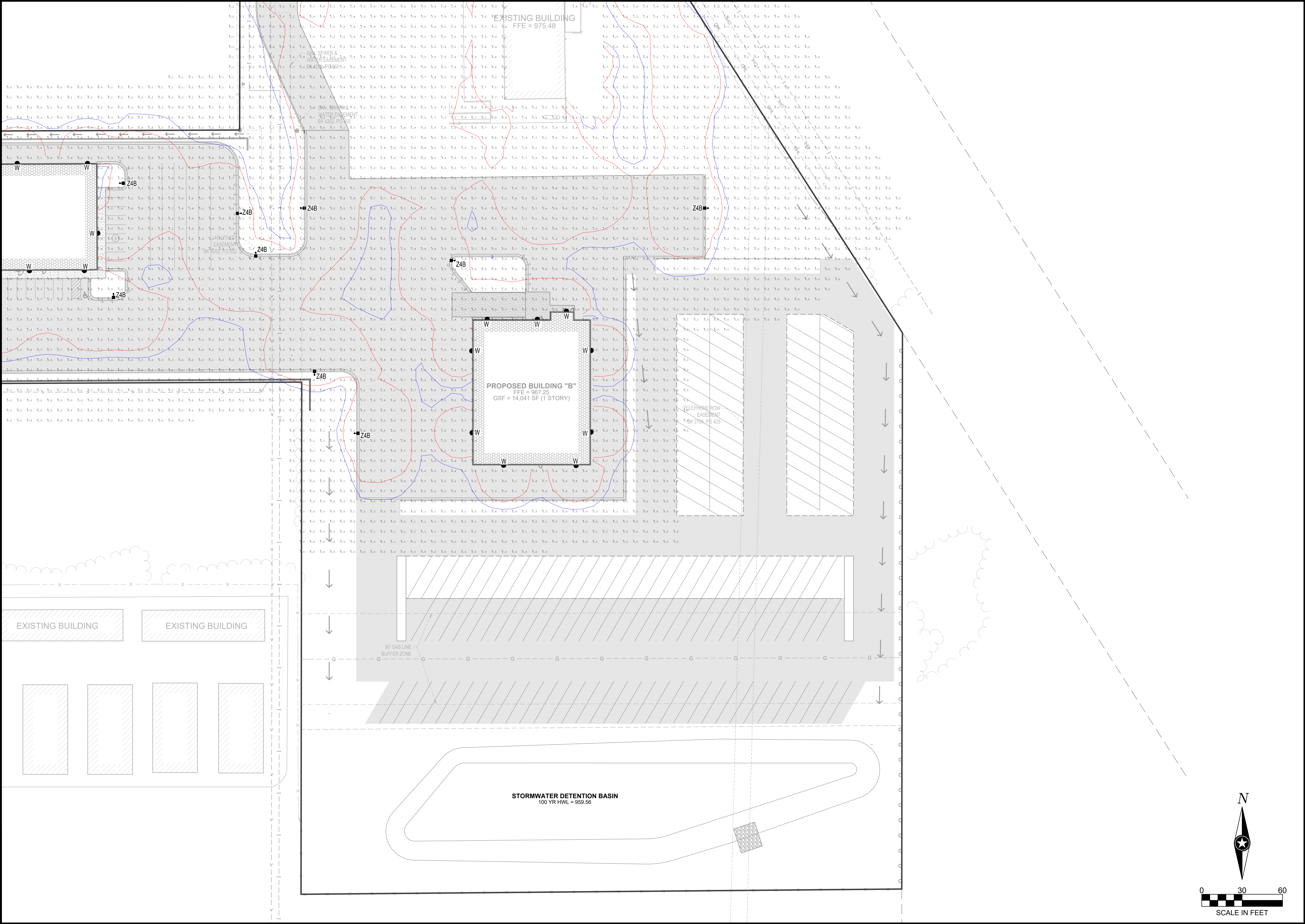
ANKENY, IA 50023

SHEET CONTENTS:

SITE PHOTOMETRIC PLAN

DRAWN:	TJB	
CHECKED:	ARA	E2-01A
DATE:	08/05/2022	

26882 E2-ELECTRICAL



SHEET NOTES:

REVISIONS:

NO	DATE	INITIALS	NOTES
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2	08/05/22	ARA	CITY SUBMITTAL #2
3	08/26/22	ARA	CITY SUBMITTAL #3
4	09/09/22	ARA	CITY SUBMITTAL #4
5	12/09/22	ARA	CITY SUBMITTAL #5
6	01/14/23	AJR	CITY SUBMITTAL #6
7			
8			

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SHEET CONTENTS:

SITE

PHOTOMETRIC

PLAN

DRAWN:

TJB

CHECKED:

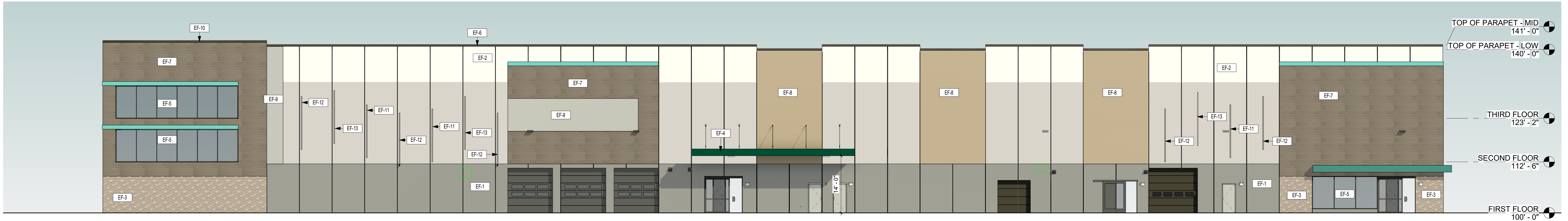
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DATE:

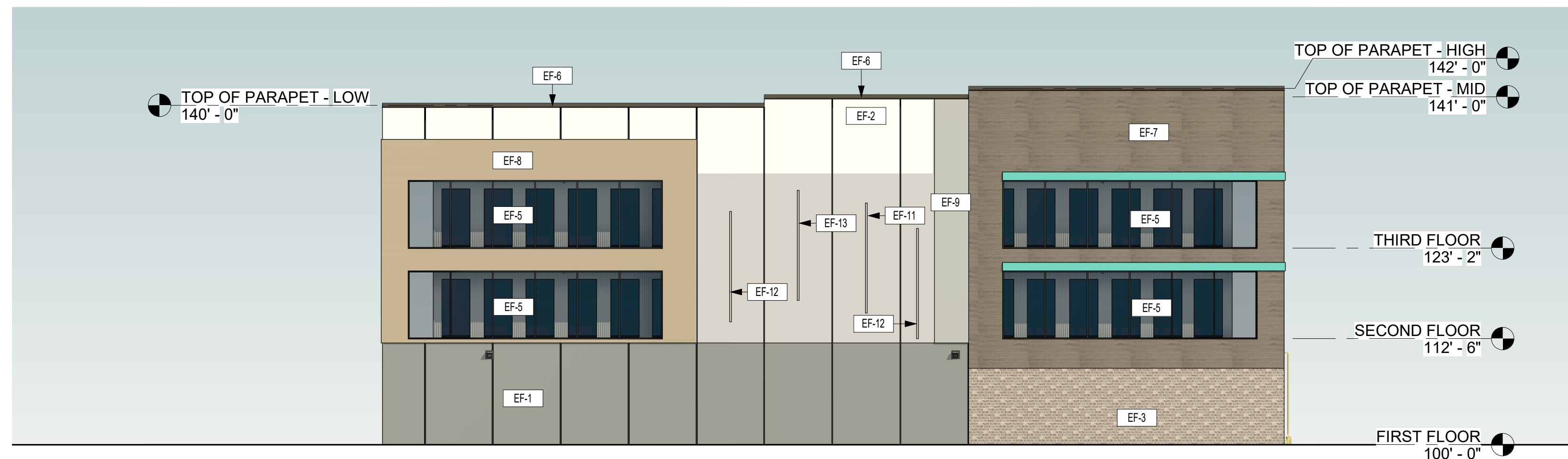
08/05/2022

E2-02A

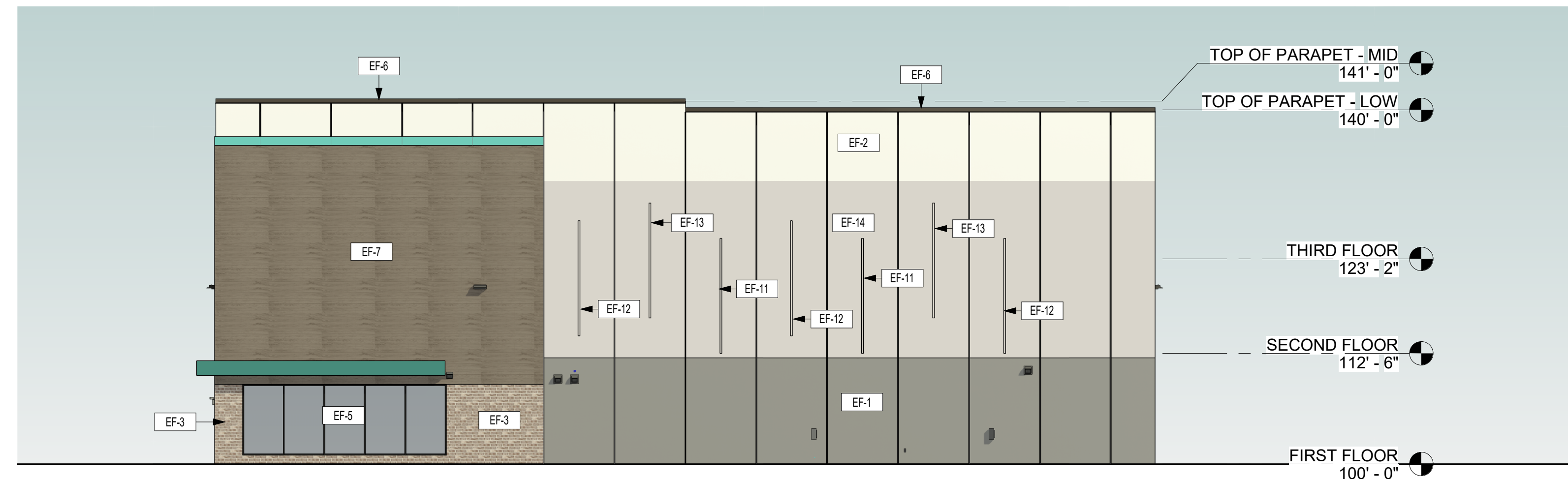
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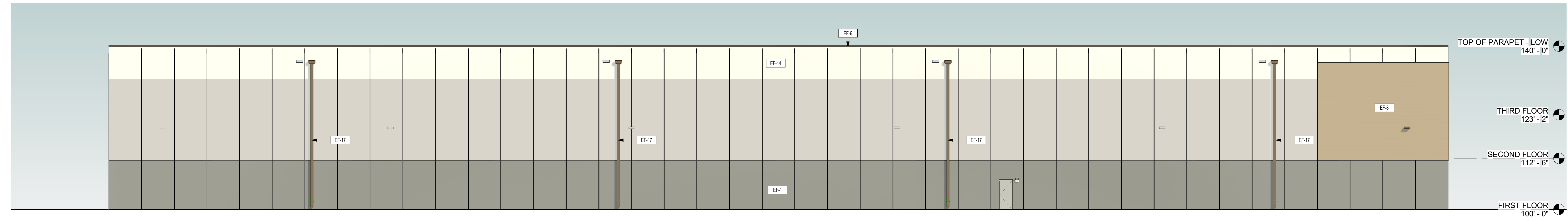
1 SOUTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"



4 NORTH ELEVATION
3/32" = 1'-0"

NORTH EXTERIOR FINISH PERCENTAGE SCHEDULE			
MARK	MATERIAL	AREA	PERCENTAGE
EF-1	PRECAST - UNTREATED*	3914 SF	30%
EF-2	PRECAST - SANDSTONE / BONE WHITE*	8335 SF	64%
EF-8	METAL PANEL - SIERRA TAN	768 SF	6%
TOTAL		13,041 SF	100%
PRIMARY MATERIALS*		12,249 SF	94%

SOUTH EXTERIOR FINISH PERCENTAGE SCHEDULE			
MARK	MATERIAL	AREA	PERCENTAGE
EF-1	PRECAST - UNTREATED*	2217 SF	16%
EF-2	PRECAST - SANDSTONE / BONE WHITE*	5194 SF	38%
EF-3	THIN BRICK REGAL OAK*	550 SF	4%
EF-5	GLAZING*	710 SF	5%
EF-7	METAL PANEL - WALNUT	2551 SF	19%
EF-8	METAL PANEL - SIERRA TAN	1260 SF	9%
EF-9	METAL PANEL - SILVERSMITH	367 SF	3%
	DOORS	759 SF	6%
TOTAL		13,548 SF	100%
PRIMARY MATERIALS*		8,671 SF	63%

EAST EXTERIOR FINISH PERCENTAGE SCHEDULE			
MARK	MATERIAL	AREA	PERCENTAGE
EF-1	PRECAST - UNTREATED*	828 SF	19%
EF-2	PRECAST - SANDSTONE / BONE WHITE*	2134 SF	49%
EF-3	THIN BRICK REGAL OAK*	127 SF	3%
EF-5	GLAZING*	207 SF	5%
EF-7	METAL PANEL - WALNUT	1002 SF	24%
TOTAL		4,298 SF	100%
PRIMARY MATERIALS*		3,296 SF	76%

WEST EXTERIOR FINISH PERCENTAGE SCHEDULE			
MARK	MATERIAL	AREA	PERCENTAGE
EF-1	PRECAST - UNTREATED*	828 SF	19%
EF-2	PRECAST - SANDSTONE / BONE WHITE*	1012 SF	23%
EF-3	THIN BRICK REGAL OAK*	335 SF	8%
EF-5	GLAZING*	960 SF	21%
EF-7	METAL PANEL - WALNUT	740 SF	17%
EF-8	METAL PANEL - SIERRA TAN	404 SF	9%
EF-9	METAL PANEL - SILVERSMITH	111 SF	3%
TOTAL		4,390 SF	100%
PRIMARY MATERIALS*		3,135 SF	71%

EXTERIOR FINISH SCHEDULE					
MARK	MATERIAL TYPE	MANUFACTURER	SERIES	COLOR	COMMENTS
EF-1	PRECAST	FABCON		UNTREATED	
EF-2	PRECAST	FABCON		BONE WHITE	PAINTED PRECAST
EF-3	THIN BRICK	BEST PANEL CO		REGAL OAK	
EF-4	CANOPY	SKYSCAPE		SW 6767 AQUARIUM	
EF-5	GLAZING				
EF-6	CAP FLASHING	-	ROOF ACCESSORIES	BONE WHITE	
EF-7	METAL WALL PANEL	ATAS	WOODLAND SERIES	WALNUT	
EF-8	METAL WALL PANEL	ATAS		SIERRA TAN	
EF-9	METAL WALL PANEL	ATAS		SILVERSMITH	
EF-10	CAP FLASHING	-	ROOF ACCESSORIES	AQUARIUM	
EF-11	METAL FIN ACCENT			AQUARIUM	
EF-12	METAL FIN ACCENT			GREEN	
EF-13	METAL FIN ACCENT			ORANGE	
EF-14	PRECAST	FABCON		SANDSTONE	PAINTED PRECAST
EF-15	CANOPY	SKYSCAPE		SW 6748 GREENS	
EF-16	METAL TRIM			AQUARIUM	
EF-17	PREFINISHED METAL OPEN FACE DOWNSPOUT				

SHEET NOTES:

REVISIONS:

NOTES:

DATE: 01/30/23
INTEGRITY: 22-26882 A2-12

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BAUER
DESIGN BUILD

PROJECT

U-HAUL
SELF STORAGE

ANKENY IOWA

SITE ADDRESS:
1503 S ANKENY BLVD

SHEET CONTENTS:
EXTERIOR
ELEVATIONS -
COLOR

793083-84

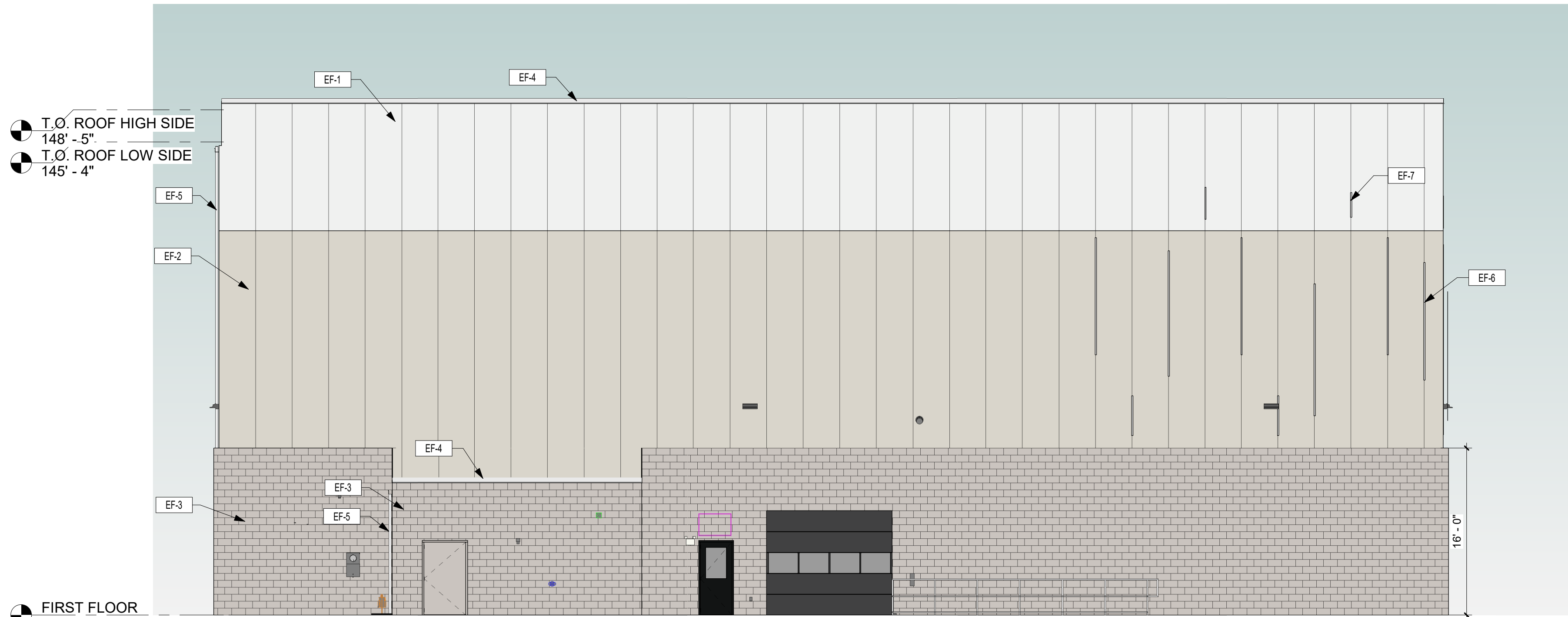
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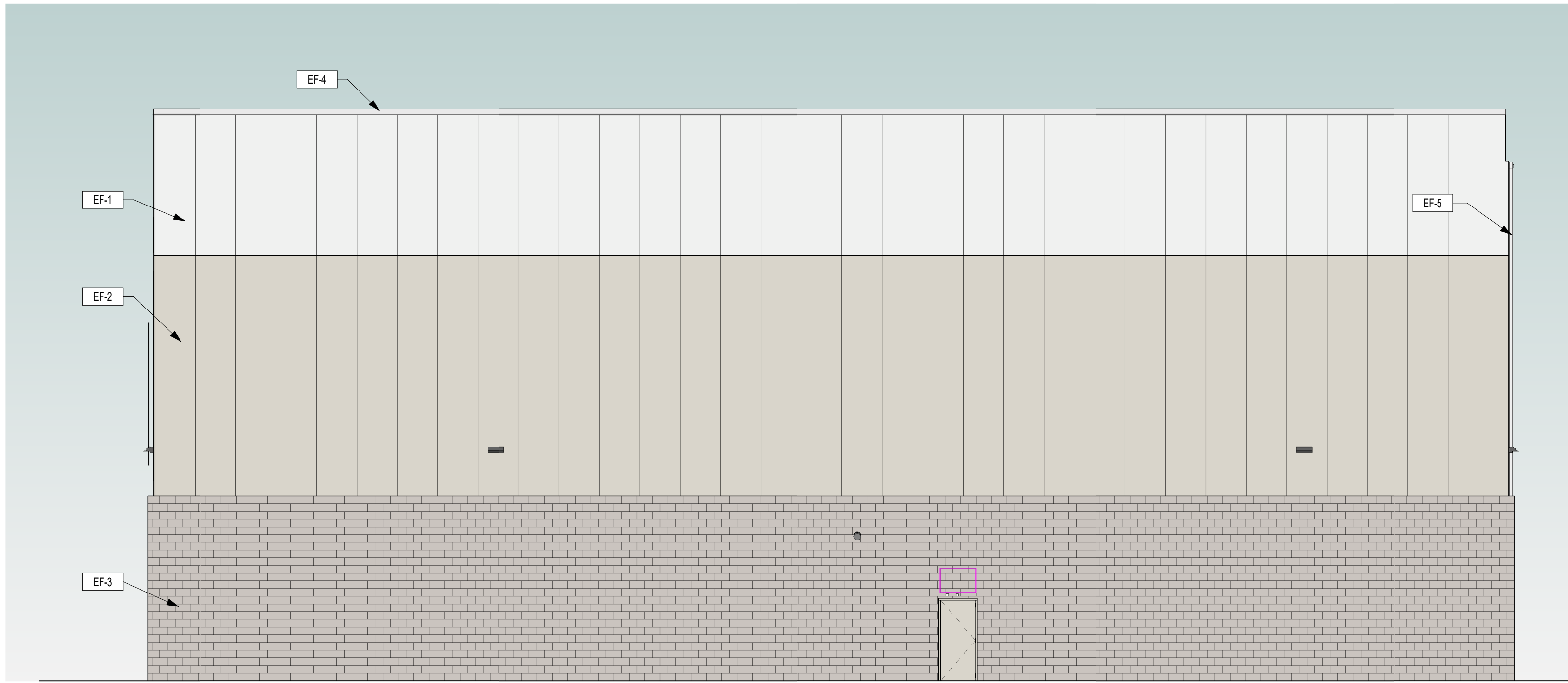
DATE: 01/30/23

22-26882 A2-12

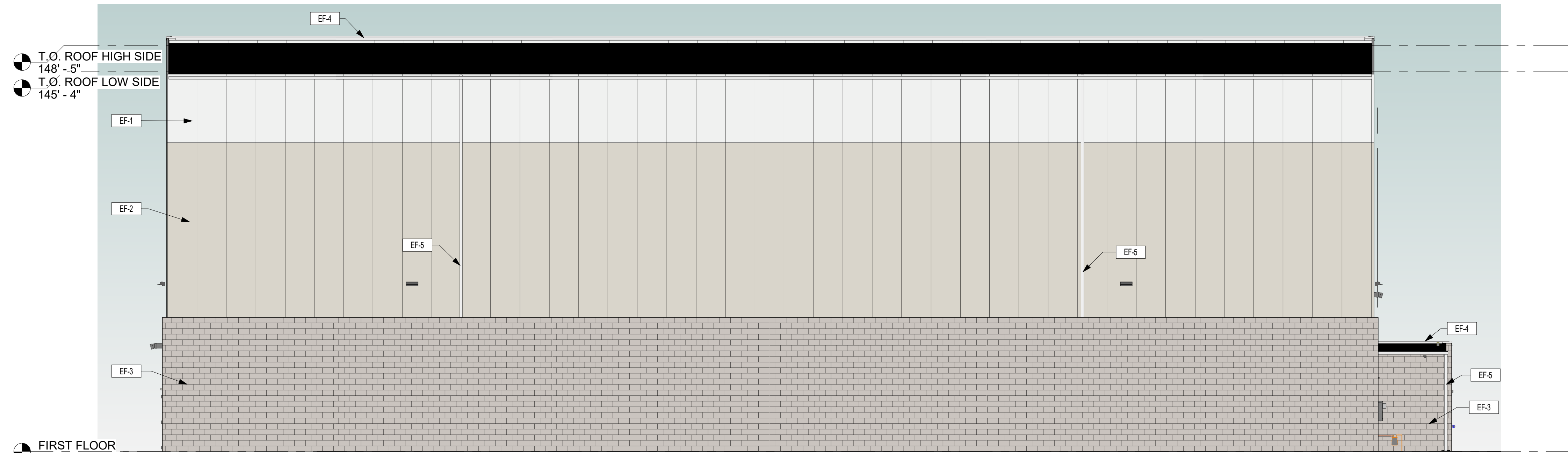
EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL TYPE	MANUFACTURER	MODEL / SIZE	COLOR	ADDITIONAL INFORMATION	COMMENTS
EF-1	INSULATED METAL PANEL		42"	SANDSTONE	VERTICAL	PAINT PANEL WHITE
EF-2	INSULATED METAL PANEL		42"	SANDSTONE	VERTICAL	
EF-3	CMU			MATCH SANDSTONE		SPLIT FACE CMU
EF-4	METAL FLASHING	ATAS		BONE WHITE		
EF-5	PREFINISHED METAL GUTTER AND DOWNSPOUT			BONE WHITE		
EF-6	METAL ACCENT FIN	KINGSPAN	BLADE / 12"	VARIES	VERTICAL	SEE DSD FOR COLOR
EF-7	METAL ACCENT FIN	KINGSPAN	BLADE / 12"	VARIES	VERTICAL	SEE DSD FOR COLOR



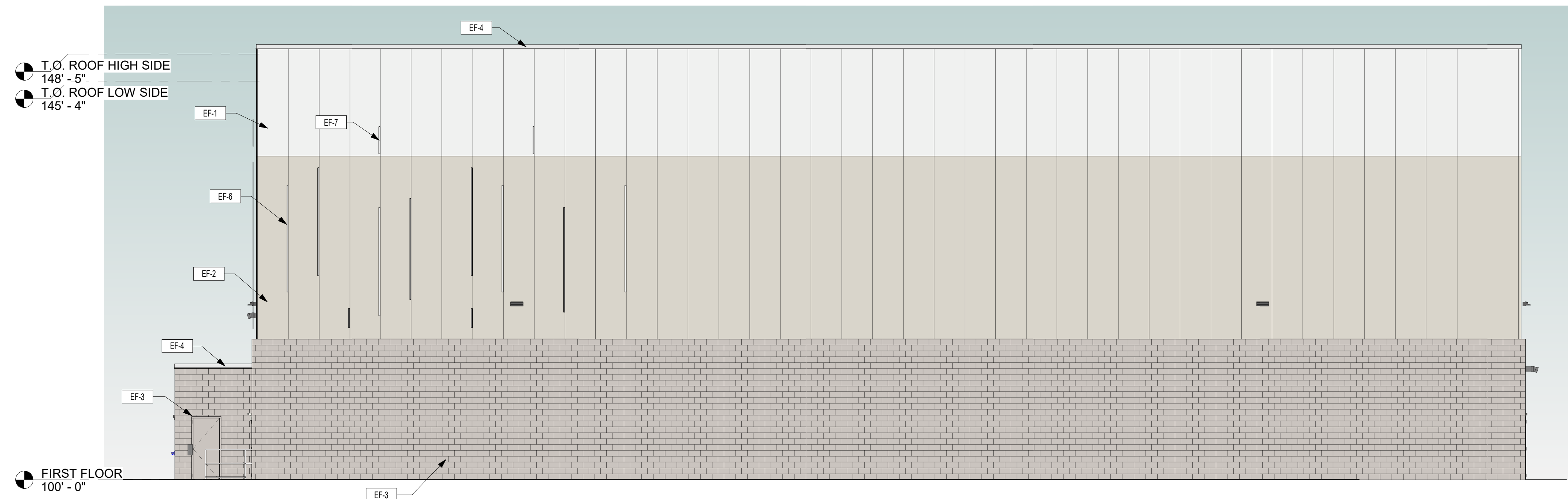
1 NORTH ELEVATION
1/8" = 1'-0"



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



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

NORTH EXTERIOR FINISH PERCENTAGE SCHEDULE			
MARK	MATERIAL	AREA	PERCENTAGE
EF-1	INSULATED METAL PANEL	3940 SF	68%
EF-3	CMU	1825 SF	32%
TOTAL		5,765 SF	100%
PRIMARY MATERIALS*		1825 SF	32%

SOUTH EXTERIOR FINISH PERCENTAGE SCHEDULE			
MARK	MATERIAL	AREA	PERCENTAGE
EF-1	INSULATED METAL PANEL	3880 SF	67%
EF-3	CMU	1893 SF	33%
TOTAL		5,773 SF	100%
PRIMARY MATERIALS*		1893 SF	33%

EAST EXTERIOR FINISH PERCENTAGE SCHEDULE			
MARK	MATERIAL	AREA	PERCENTAGE
EF-1	INSULATED METAL PANEL	4174 SF	63%
EF-3	CMU	2426 SF	37%
TOTAL		6600 SF	100%
PRIMARY MATERIALS*		2426 SF	37%

WEST EXTERIOR FINISH PERCENTAGE SCHEDULE			
MARK	MATERIAL	AREA	PERCENTAGE
EF-1	INSULATED METAL PANEL	4750 SF	66%
EF-3	CMU	2426 SF	34%
TOTAL		7176 SF	100%
PRIMARY MATERIALS*		2426 SF	34%

SHEET NOTES:

REVISIONS:

NOTES

DATE

INITIALS

PROFESSIONAL SEAL:

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BAUER
DESIGN BUILD

PROJECT

U-HAUL
U-BOX

ANKENY IOWA

SITE ADDRESS:
1503 S ANKENY BLVD / 221 SE
MAGAZINE RD

SHEET CONTENTS:
EXTERIOR
ELEVATIONS

DRAWN: CGR
CHECKED: EMS
DATE: 01/30/23

A2-11

22-26882 A2-11



PLAN AND ZONING COMMISSION

February 7, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

221 SE Magazine Road - U-Haul Phase 3 Site Plan

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

See attached staff report.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

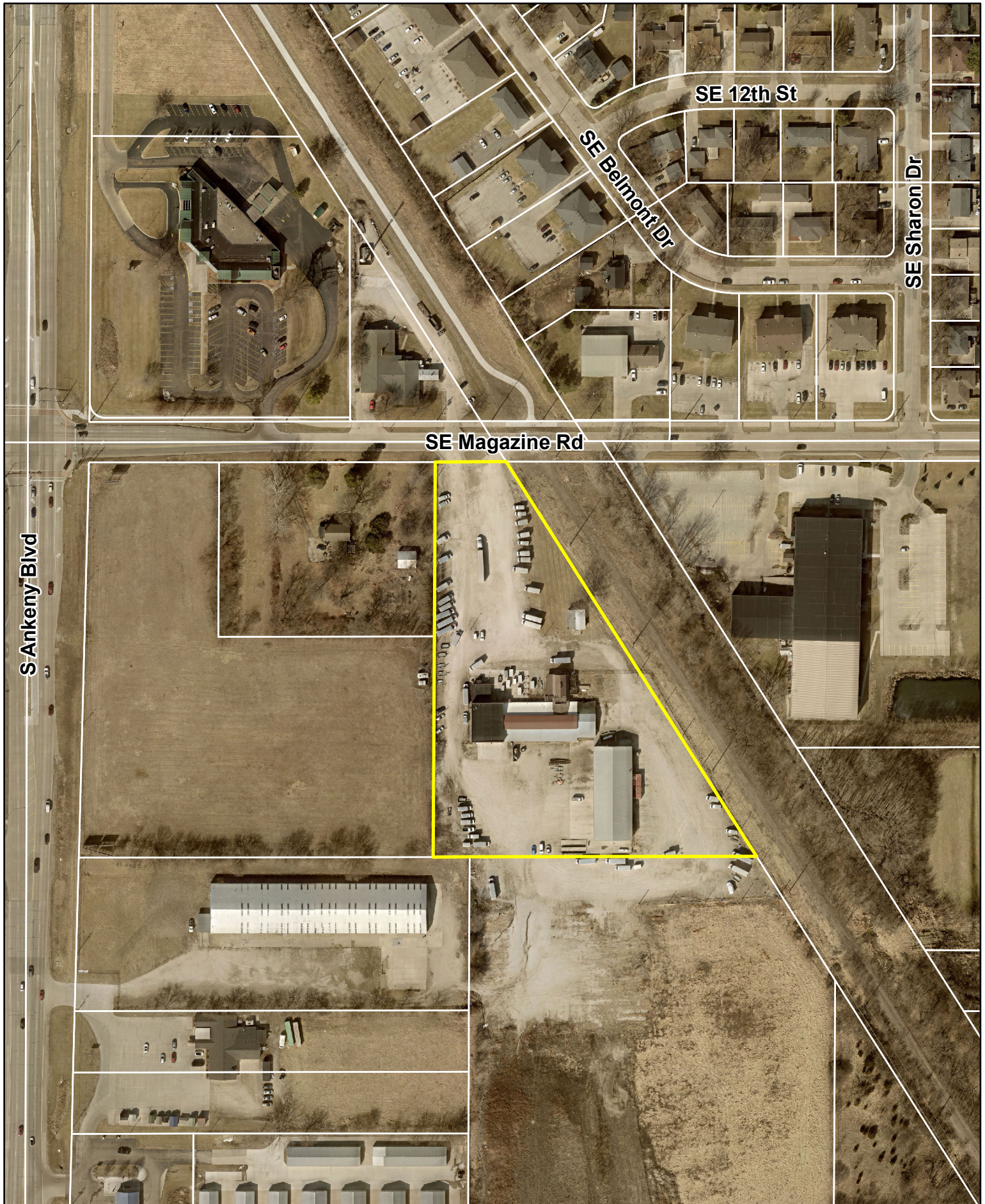
Action: Consider MOTION to approve the site plan for 221 SE Magazine Road, U-Haul Phase 3.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Aerial Map
 Staff Report
 Applicant Letter
 Site Plan
 Elevations



1 inch = 200 feet
Date: 1/10/2023

221 SE Magazine Rd
U-Haul - Phase III



Agenda Item: 221 SE Magazine Road – U-Haul Phase 3 Site Plan
Report Date: February 2, 2023 *ESC*
Prepared by: Jake Heil
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approves the site plan for 221 SE Magazine Rd, U-Haul Phase 3.

Project Summary:

The subject property is located at 221 SE Magazine Road and is generally located south of SE Magazine Road, east of S Ankeny Boulevard. The site is a combination of three different parcels comprising of 18.48 Acres (+/-). The Phase 3 development consists of the northern most parcel containing 4.04 acres (+/-). The property is zoned M-1; Light Industrial District. The surrounding properties to the north, south and west are zoned C-2; General Retail and Highway Oriented Commercial District, and properties to the east are zoned M-1; Light Industrial. The site currently has two existing buildings. The proposed site plan includes additions to the existing building to the east, paved access to SE Magazine Road, parking, utility service connections, utility connections, and associated site improvements.

The proposed site will have an access to SE Magazine Road, and a secondary access to S Ankeny Boulevard that will be addressed with the phase 1 & 2 site plan. Parking for the site requires 1 space for every 400 sf. This portion of the overall U-Haul site will serve only as a maintenance garage and office space for U-Haul and will not have customer access. Given the use and the maximum shift of 20 employees, the site proposes 30 parking stalls with 2 being ADA accessible to satisfy parking requirements.

There are two existing buildings currently on-site. The existing 4,257 sf building located on the west side of the site will remain the same and is constructed entirely of CMU. The other 9,050 sf building will have two additions, adding 15,842 sf to the building, and will be constructed with brick and corrugated metal panels that match the existing building. The developer has proposed a base of 3-foot primary materials around the entire building including the existing portions. The proposed building materials conform to Section 192.02.3.B, providing over the required primary materials. The landscaping on the proposed site plan complies with applicable regulations, with additional screening where necessary.

The proposed site will provide a new 2-inch water service line to the proposed additions. This will connect to the existing 6-inch water main, that connects to the 8-inch water main running north/south through the development. New 4-inch sanitary sewer services for the new building additions will connect to the existing 8-inch main running north/south through the middle of the site. Wastewater is carried southwesterly off-site to the Saylor Creek Lift Station along SW Ankeny Road, and ultimately into the Rock Creek Trunk Sewer. Stormwater for the proposed site generally drains to the south via an 18-inch storm sewer main that eventually drains into the drainage basin in phase 1 & 2. Stormwater then flows south and west via pipes and open drainage ways, emptying into drainage basins around DMACC. From there stormwater empties into an unnamed creek, and continues flowing south and east along the unnamed creek which ultimately flows into the Des Moines River.

Site Plan Worksheet
221 SE Magazine Rd – U-Haul Phase III – 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.**

The primary building facades will continue facing north, and the site will maintain its current access and orientation along SE Magazine Road. The current gravel access will be improved with the U-Haul Phase 1 & 2 improvements. The proposed building additions meet all setbacks required by code. The proposed site is complimentary to the existing buildings in the area.

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

The site plan complies with the open space and parking requirements of the code, and enhances the existing streetscape along SE Magazine Road.

- 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 provides for adequate parking and circulation. Parking for the site's use requires 1 space for every 400 sf. This portion of the overall U-Haul site will serve only as a maintenance garage and office space for U-Haul and will not have customer access. Given the use and a proposed maximum shift of 20 employees, the site proposes 30 parking stalls with 2 being ADA accessible to satisfy parking requirements. The site also provides improvements for safe pedestrian and bicycle access around and through the site.

- 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 proposed site will have an access to SE Magazine Road, and a secondary access to S Ankeny Boulevard that will be addressed with the phase 1 & 2 site plan. The proposed site and use should not increase congestion or decrease safety on the site or surrounding public streets.

- 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 primary parking for the site is located between the existing buildings. The proposed parking meets the requirements for off street parking as stated in Chapter 194.01.

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 site does not propose any exterior trash enclosures or outside storage areas.

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.**

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.**

Stormwater for the proposed site generally drains to the south via an 18-inch storm sewer main that eventually drains into the drainage basin in phase 1 & 2. Stormwater then flows south and west via pipes and open drainage ways, emptying into drainage basins around DMACC. From there stormwater empties into an unnamed creek, and continues flowing south and east along the unnamed creek which ultimately flows into the Des Moines River.

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 proposed site will provide a new 2-inch water service line to the proposed additions. This will connect to the existing 6-inch water main, that connects to the 8-inch water main running north/south through the development. New 4-inch sanitary sewer services for the new building additions will connect to the existing 8-inch main running north/south through the middle of the site. Wastewater is carried southwesterly off-site to the Saylor Creek Lift Station along SW Ankeny Road, and ultimately into the Rock Creek Trunk Sewer.

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 site meets open space requirements, with the majority of the open space along the north side of the site.

- 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 site only removes trees where necessary and has proposed a good portion of trees in the green space along SE Magazine Road. The proposed parking lot shading and open space landscaping conform to the landscape requirements of the Code.

B. Building Design

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

There are two existing buildings currently on-site. The existing 4,257 sf building located on the west side of the site will remain the same. The other 9,050 sf building will have two additions, adding 15,842 sf to the building. The proposed additions maintain the established scale of neighboring buildings and sites.

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

The existing 4,257 sf building located on the west side of the site will remain the same and is constructed entirely of CMU. The other 9,050 sf building will have two additions, adding 15,842 sf to the building, and will be constructed with brick and corrugated metal panels that match the existing building. The developer has proposed a base of 3-foot primary materials around the entire building including the existing portions. These proposed materials meet the required building material standards, enhance the current building and match those used along SE Magazine Road.

- 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.**

There is no proposed rooftop mechanical equipment or other work areas to be screened on site.

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

The proposed additions will complement the design and materials of the existing buildings on-site and are compatible with adjacent development.

C. Signs

Locations of signs have been shown on the submitted plans; however final design and allowances 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 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 existing 4,257 sf building located on the west side of the site will remain the same. The other 9,050 sf building will have two additions, adding 15,842 sf to the building. The proposed buildings and site development meet all setbacks required by Code.

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

The site provides for adequate vehicular parking and circulation, as well as uninhibited on-site pedestrian movement.

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

The existing 4,257 sf building located on the west side of the site will remain the same and is constructed entirely of CMU. The other 9,050 sf building will have two additions, adding 15,842 sf to the building, and will be constructed with brick and corrugated metal panels that match the existing building. The developer has proposed a base of 3-foot primary materials around the entire building including the existing portions. The proposed materials and colors are similar to other developments in 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 26, 2023

Planning Commission & City Council
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 5023
515-963-3559



**RE: U-HAUL SITE PLANS PHASES 1&2, AND PHASE 3
1503 S ANKENY BLVD & 221 SE MAGAZINE RD**

City of Ankeny Planning Commission & City Council:

ISG submitted a Site Plan application on behalf of U-Haul in July 2022 for U-Haul Phases 1 & 2, which is for new site construction comprising of a self-storage building on the western portion and a U-Box building and RV storage on the southern portion of the site. In September 2022, another Site Plan application was submitted for U-Haul Phase 3, which is for the north portion of the existing site, comprising of remodeling the existing building, two new buildings for U-Haul vehicles maintenance/storage, and utility, landscaping and site improvements.

The overall site consists of three lots:

- 1) 1503 S Ankeny Blvd (Parcel ID 181-003-9400-1003), zoned C-2
 - a. This is the area for the proposed Site Plan Phases 1&2
- 2) Vacant lot (Parcel ID 181-00394-001-001), zoned M-1
 - a. This is the area for the proposed Site Plan Phases 1&2
- 3) 221 SE Magazine Rd (Parcel ID 181-00394-001-009), zoned M-1
 - a. This is where the existing U-Haul building is located, and the area for the proposed Phase 3 Site Plan

The property owner of all three lots is Amerco Real Estate Company. Below is a more detailed description of the proposed project in which we are seeking approval from the Planning Commission and City Council.

SITE + PROJECT DESCRIPTION

In total, the overall U-Haul site is 18.56 acres. The proposed site development would result in a total of 14.73 acres of impervious coverage and 3.83 acres (20.6% of the site) of greenspace, meeting the 20% greenspace requirement. A Stormwater Report and COSESCO Permit Application that is inclusive of both site plan applications and all phases have been submitted and accepted by City staff. A Trip Generation Memo was submitted in June to Leslie Hart and our team has worked through comments including providing public improvements along Magazine Road, which have been incorporated into the plans.

Our team asks that the Planning Commission and City Council approve the U-Haul Phase 1 & 2 site plan, and also approves the U-Haul Phase 3 site plan. Please contact me at 952.426.0699 or Andrea.Rand@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

A handwritten signature in black ink that reads "Andrea Rand".

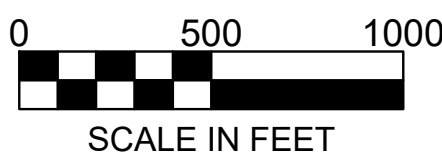
Andrea Rand, AICP
Project Coordinator

U-HAUL SELF-STORAGE - PHASE III



CITY OF
ANKENY, IA

LOCATION MAP



SCALE IN FEET

PROJECT
ADDRESS / LOCATION:

221 SE MAGAZINE RD
ANKENY, IA 50023

CIVIL PLAN ABBREVIATIONS:

AC	ACRE	CIP	CAST IRON PIPE	ELEC	ELECTRICAL	GAL	GALLON	I	INVERT	MECH	MECHANICAL	PSI	POUNDS PER SQUARE INCH	SPEC	SPECIFICATION
ADA	AMERICANS WITH DISABILITIES ACT	CIPC	CAST IN PLACE CONCRETE	ELEV	ELEVATION	GALV	GALVANIZED	ID	INSIDE DIAMETER	MH	MANHOLE	PVC	POLYVINYL CHLORIDE	SQ	SQUARE
ADD	ADDENDUM	CJ	CONTROL JOINT	EQ	EQUAL	GC	GENERAL CONTRACTOR	IN	INCH	MIN	MINIMUM	PVMT	PAVEMENT	STA	STATION
AFF	ABOVE FINISHED FLOOR	CL	CENTERLINE	EQ	EQUAL	GC	GENERAL CONTRACTOR	INV	INVERT	MISC	MISCELLANEOUS	QTY	QUANTITY	SV	SQUARE YARD
AGG	AGGREGATE	CMP	CORRUGATED METAL PIPE	EX	EXISTING	GFL	GUTTER LINE	IP	IRON PIPE	NO	NUMBER	R	RIM	T/C	TOP OF CURB
APPROX	APPROXIMATE	CO	CLEANOUT	FIG	FORM GRADE	GPM	GALLONS PER MINUTE	IPS	IRON PIPE SIZE	NTS	NOT TO SCALE	RAD	RADIUS	TEL	TELEPHONE
ARCH	ARCHITECT, ARCHITECTURAL	CONC	CONCRETE	FDC	FIRE DEPARTMENT CONNECTION	GV	GATE VALVE	JT	JOINT	NWL	NORMAL WATER LEVEL	RCP	REINFORCED CONCRETE PIPE	TEMP	TEMPORARY
ARCH	ARCHITECT, ARCHITECTURAL	CONST	CONSTRUCTION	FDN	FOUNDATION	HDPE	HIGH DENSITY POLYETHYLENE	JT	JOINT	OC	ON CENTER	RD	ROOF DRAIN	THRU	THROUGH
BFE	BASEMENT FLOOR ELEVATION	CONT	CONTINUOUS	FES	FLARED END SECTION	HDPE	HIGH DENSITY POLYETHYLENE	LF	LINEAR FEET	OCEW	ON CENTER EACH WAY	REAR	REINFORCING BAR	TRANS	TRANSFORMER
BIT	BITUMINOUS	C&G	CURB AND GUTTER	FFE	FINISHED FLOOR ELEVATION	HH	HANDHOLE	LPS	LOW PRESSURE STEAM	OHD	OVERHEAD DOOR	REM	REMOVE	TV	TELEVISION
CAD	COMPUTER-AIDED DESIGN	DEM	DEMOLITION	FPM	FEET PER MINUTE	HORIZ	HORIZONTAL	LS	LUMP SUM	OZ	OUNCE	ROW	RIGHT OF WAY	T/W	TOP OF WALL
CB	CATCH BASIN	DIA	DIAMETER	FPS	FEET PER SECOND	HR	HOUR	LPS	LOW PRESSURE STEAM	PERF	PERFORATED	R/W	RIGHT OF WAY	TY	TYPICAL
CBS	CUBIC FEET PER SECOND	DIM	DIMENSION	FT	FOOT, FEET	HWL	HIGH WATER LEVEL	LSO	LOWEST STRUCTURAL OPENING	PL	PEDESTAL, PEDESTRIAN	SAN	SANITARY	UT	UTILITY, UNDERGROUND
CF	CUBIC FOOT	DS	DOWNSPOUT	FTG	FOOTING	HWY	HIGHWAY	LSO	LOWEST STRUCTURAL OPENING	PP	POLYPROPYLENE	SCH	SCHEDULE	UT	UTILITY, UNDERGROUND
CI	CAST IRON	EA	EACH	GA	GAUGE	HYD	HYDRANT	MB	MAIL BOX			SF	SQUARE FOOT	VCP	VITRIFIED CLAY PIPE

SITE SUMMARY

ZONING:	M-1 - LIGHT INDUSTRIAL DISTRICT
SITE/LOT AREA:	175,575 SQ. FT / 4.03 AC.
IMPERVIOUS AREA:	113,322 SQ. FT / 2.60 AC.
GREENSPACE PROVIDED:	62,253 SQ. FT / 1.43 AC (35.5%) (20% REQUIRED)
ERU (IMP / 4,000 SF):	(113,322 / 4,000) = 29

PARKING REQUIREMENTS (PER CITY CODE)

TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
OFFICE / MECHANIC SHOP (29,149 SF TOTAL)	1 / 200 SF	146	30
NUMBER OF EMPLOYEES ON A MAXIMUM SHIFT = 20			
NOTE: NO CUSTOMER ACCESS			
TOTAL:			30

SETBACKS

	PARKING	BUILDING
FRONT YARD	5'-0"	35'-0"
SIDE YARD	5'-0"	0'-0"
REAR YARD	5'-0"	40'-0"

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES THE CITY OF ANKENY REQUIREMENTS, THE 2022 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS TO SUDAS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
- WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "IOWA ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-292-8989).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF ANKENY REQUIREMENTS AND WITH THE 2022 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS, AND THE CITY SUPPLEMENTAL SPEC TO SUDAS UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH ZONE, ON THE IOWA STATE PLANE COORDINATE SYSTEM, IN U.S. SURVEY FEET. ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN SEPTEMBER 2021 BY US SURVEYOR.

LEGEND

EXISTING	PROPOSED	LOT LINE
CITY LIMITS	RIGHT OF WAY	EASEMENT
SECTION LINE	STORM SEWER	STORM SEWER (PIPE WIDTH)
QUARTER SECTION LINE	SANITARY SEWER	SANITARY SEWER (PIPE WIDTH)
RIGHT OF WAY LINE	WATER	WATER
PROPERTY / LOT LINE	GAS	GAS
EASEMENT LINE	OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
ACCESS CONTROL	UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
WATER EDGE	UNDERGROUND TV	UNDERGROUND TV
WETLAND BOUNDARY	OVERHEAD UTILITY	OVERHEAD UTILITY
WETLAND / MARSH	UNDERGROUND UTILITY	UNDERGROUND UTILITY
FENCE LINE	UNDERGROUND FIBER OPTIC	UNDERGROUND FIBER OPTIC
CULVERT	CONTOUR (MAJOR)	CONTOUR (MAJOR)
STORM SEWER	CONTOUR (MINOR)	CONTOUR (MINOR)
SANITARY SEWER	DECIDUOUS TREE	DECIDUOUS TREE
SANITARY SEWER FORCEMAIN	CONIFEROUS TREE	CONIFEROUS TREE
WATER	TREE LINE	TREE LINE
GAS	MANHOLE/STRUCTURE	MANHOLE/STRUCTURE
OVERHEAD ELECTRIC	CATCH BASIN	CATCH BASIN
UNDERGROUND ELECTRIC	HYDRANT	HYDRANT
UNDERGROUND TELEPHONE	VALVE	VALVE
UNDERGROUND TV	CURB STOP	CURB STOP
OVERHEAD UTILITY	POWER POLE	POWER POLE
UNDERGROUND UTILITY	UTILITY PEDESTAL / CABINET	UTILITY PEDESTAL / CABINET

B.M. ELEVATION=957.74

X CUT SW CORNER IN CONCRETE OF
STORM MANHOLE 20 FEET EAST OF
S ANKENY BLVD.

SHEET INDEX

C0-10	SITE DATA
C0-20	SITE DETAILS
C1-10	SWPPP NOTES
C1-20	SWPPP DETAILS
C1-30	PRE-CONSTRUCTION SWPPP
C1-40	PROPOSED SWPPP
C2-10	EXISTING SITE - OVERALL
C2-11	EXISTING SITE & REMOVALS
C3-10	SITE PLAN - OVERALL
C3-11	SITE PLAN
C3-20	UTILITY PLAN - OVERALL
C3-21	UTILITY PLAN
C3-22	HYDRANT COVERAGE PLAN
C4-10	GRADING PLAN - OVERALL
C4-11	GRADING PLAN
C5-10	OVERALL PLANTING PLAN
C5-20	SITE RESTORATION PLAN
C5-21	PLANTING PLAN
C5-30	LANDSCAPE NOTES & DETAILS
E2-00A	SITE PHOTOMETRIC PLAN - OVERALL
E2-01A	SITE PHOTOMETRIC PLAN

NOTE: DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL RECOMMENDED IMPROVEMENTS SPECIFIED WITHIN THE APPROVED TRAFFIC STUDY PRIOR TO THE ISSUANCE OF A TCO OR CO FOR ANY BUILDINGS.

SEAL	I hereby certify that this engineering document was prepared by me or under direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
	09/30/2022
	(signature) (date)
Printed or typed name	ALEXANDER RUSSELL AMADEO
License number	P27410
My license renewal date is	December 31, 12/31/2023
Pages or sheets covered by this seal:	ALL

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	09/16/22	AJR	CITY SUBMITTAL #1
2	10/28/22	AJR	CITY SUBMITTAL #2
3	12/09/22	AJR	CITY SUBMITTAL #3
4	01/11/23	AJR	CITY SUBMITTAL #4
5			
6			
7			
8			

PROFESSIONAL SEAL:

ISG

THIS DOCUMENT IS THE PROPERTY OF
I & S GROUP, INC. AND MAY NOT BE
USED, COPIED OR DUPLICATED
WITHOUT PRIOR WRITTEN CONSENT.

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: (602) 263-6502

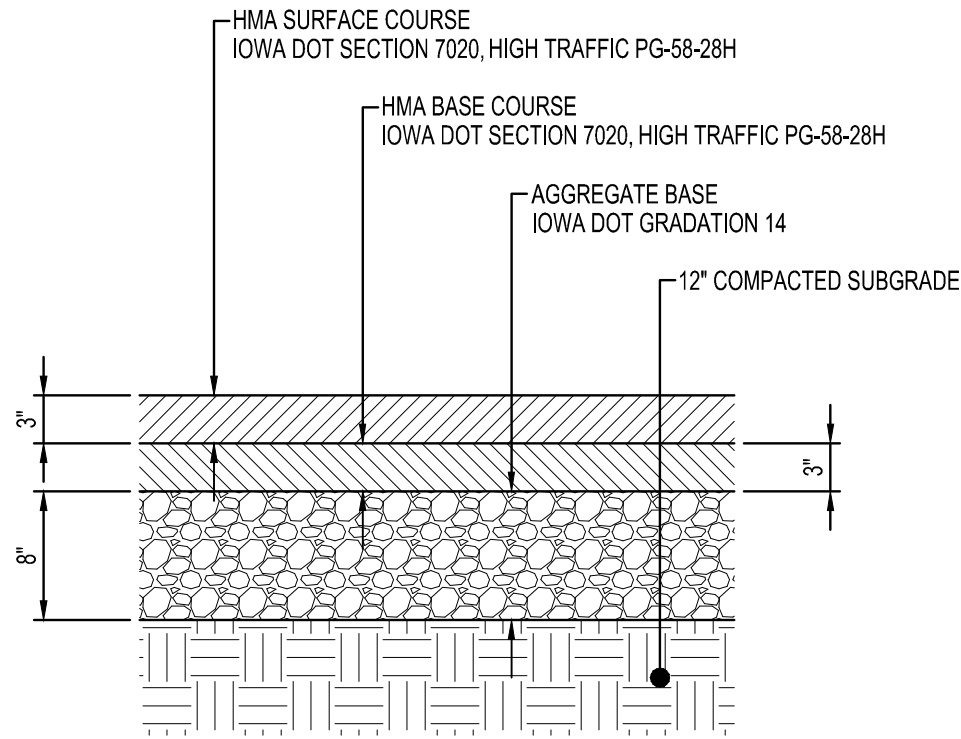
SITE ADDRESS:
U-Haul Moving & Storage
1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:

SITE DATA

DRAWN:	LM	
CHECKED:	AA	C0-10
DATE:	09/16/22	

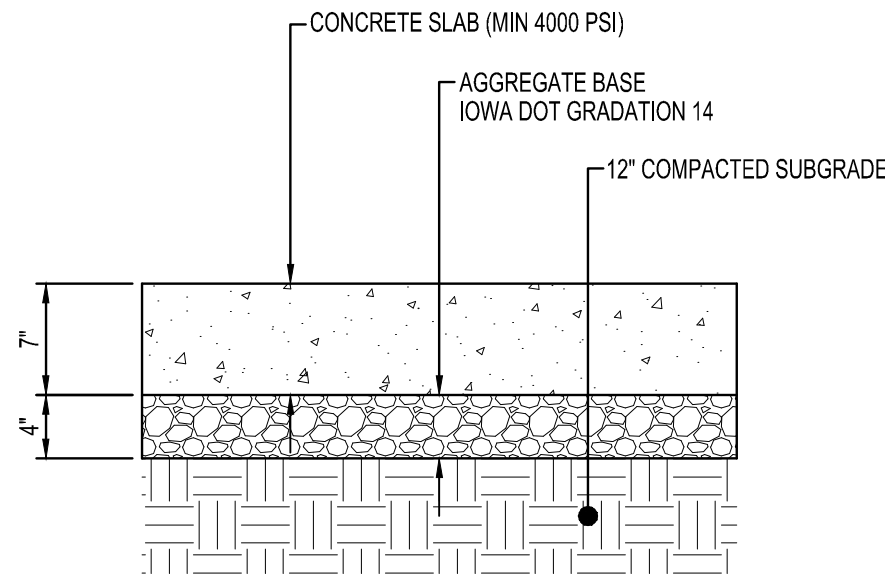
26882 C0-SITE DATA



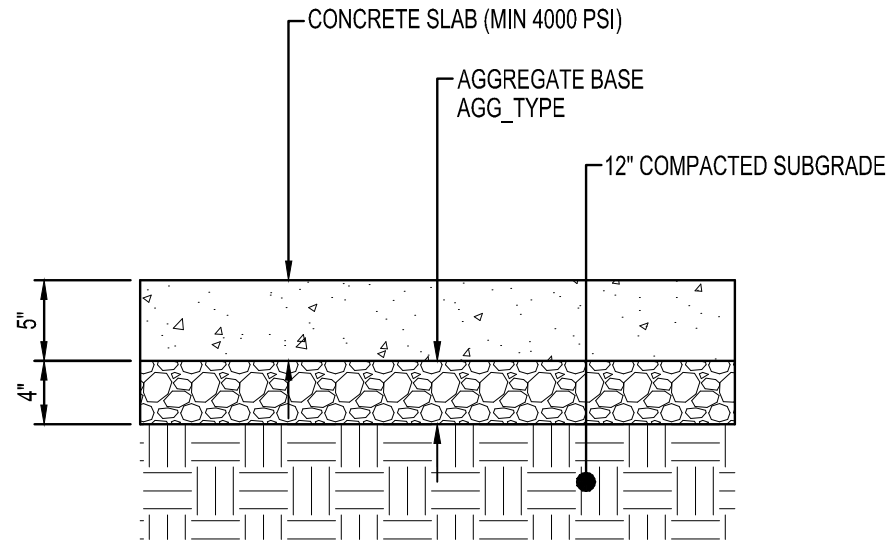
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1/2 INCH MIX
MINIMUM OF 1/2 INCH 75% CRUSHED TYPE "A" AGGREGATE

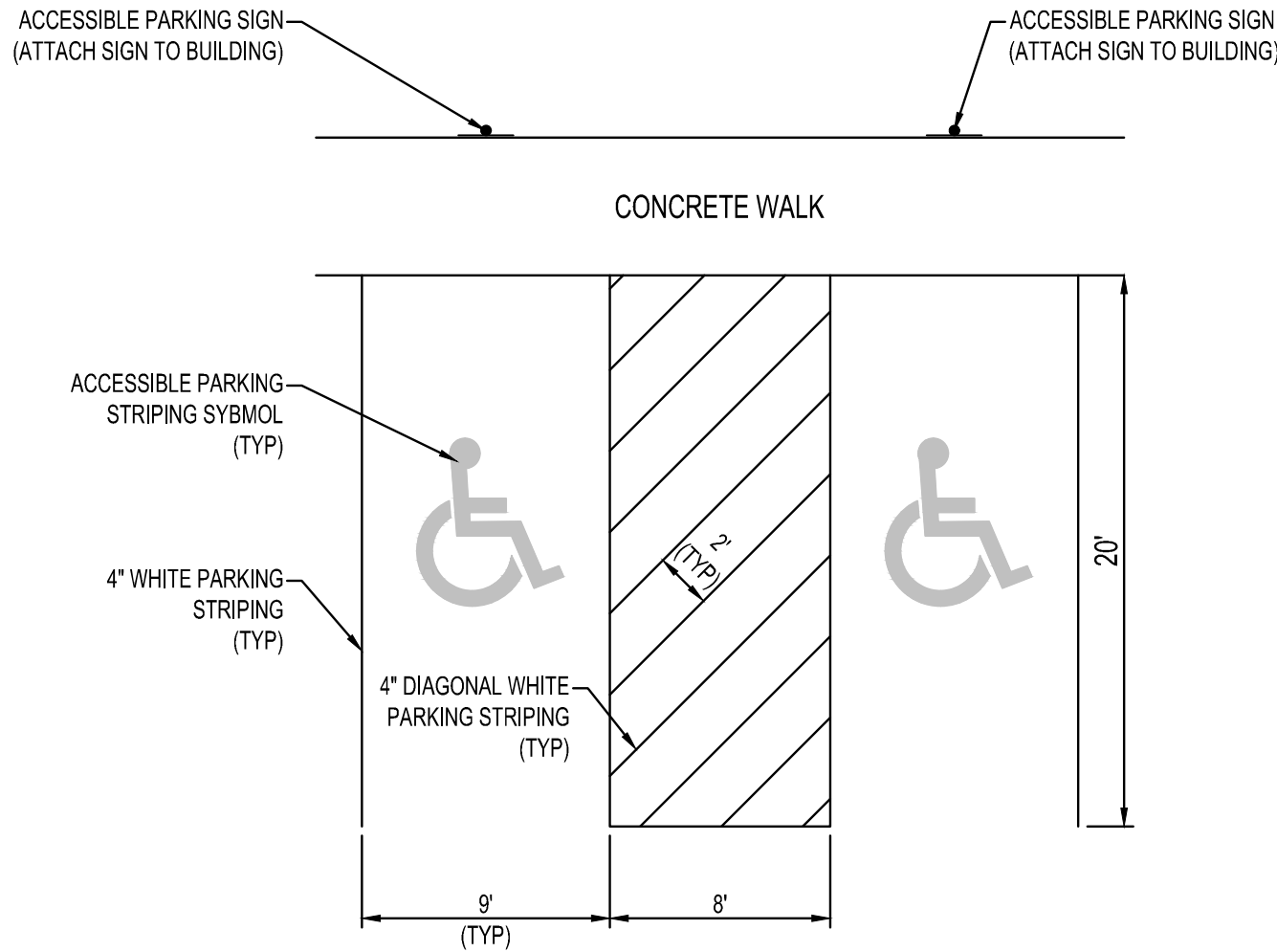
STANDARD
HMA PAVEMENT
NTS



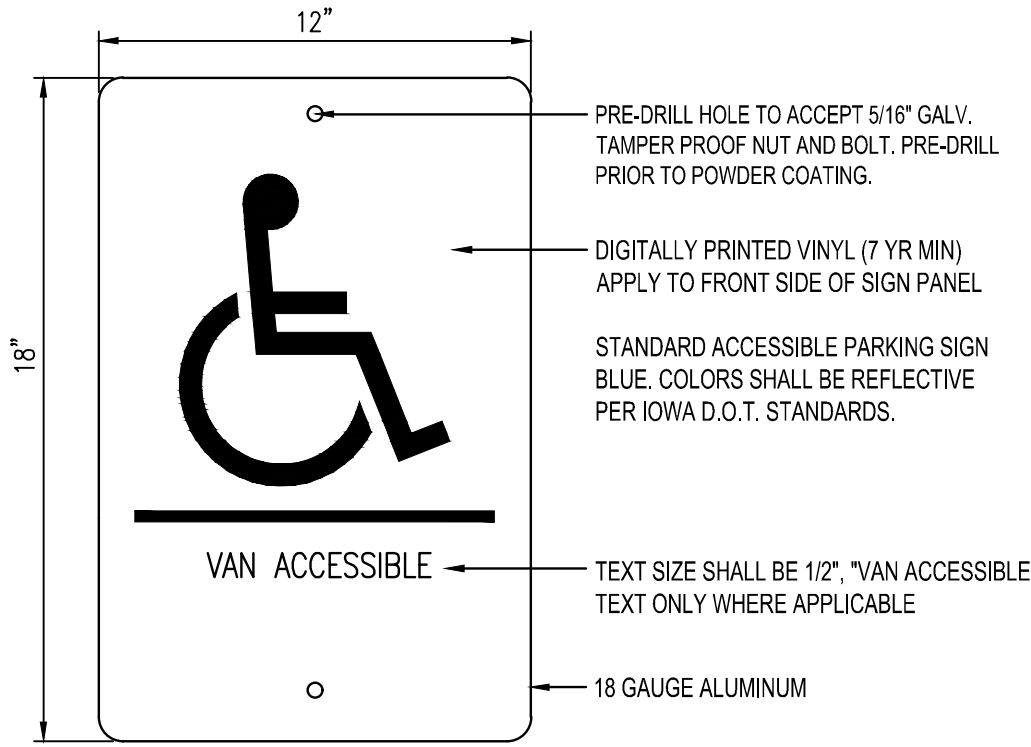
HEAVY DUTY
CONCRETE PAVEMENT
NTS



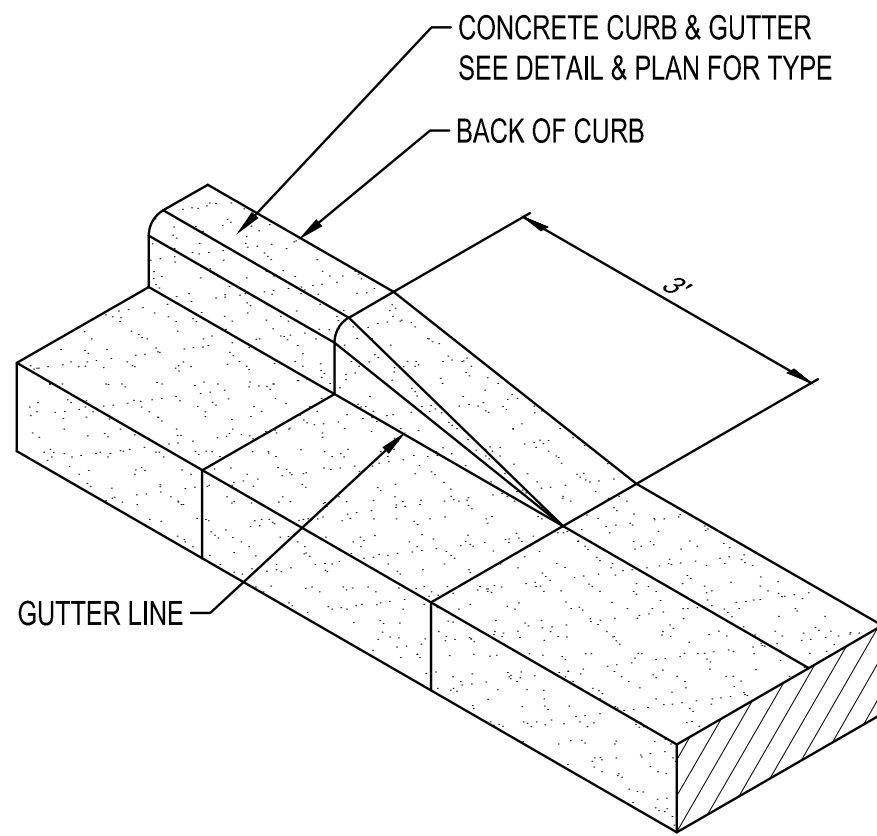
CONCRETE SIDEWALK
NTS



ACCESSIBLE PARKING AREA
NTS



ACCESSIBLE PARKING SIGN
NTS



CURB TAPER
NTS

SUDAS DETAIL LIST	
NAME	NUMBER
PCC CURB DETAILS	PV-102
RIGID GRAVITY PIPE TRENCH BEDDING	SW-102
PRESSURE PIPE TRENCH BEDDING	SW-104
RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND	9040.110
FLEXIBLE GRAVITY PIPE TRENCH BEDDING	SW-103
SANITARY SEWER SERVICE STUB	SW-201
SANITARY SEWER CLEANOUT	SW-203
THRUST BLOCKS	WM-101
TRACER SYSTEM	WM-102
CIRCULAR STORM SEWER MANHOLE	SW-401
SINGLE GRATE INTAKE	SW-501
DOUBLE GRATE INTAKE	SW-505
SILT FENCE	940.119
STABILIZED CONSTRUCTION ENTRANCE	9040.119
FILTER BERM AND FILTER SOCK	9040.102

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	09/16/22	AJR	CITY SUBMITTAL #1
2	10/28/22	AJR	CITY SUBMITTAL #2
3	12/09/22	AJR	CITY SUBMITTAL #3
4	01/13/23	AJR	CITY SUBMITTAL #4
5			
6			
7			
8			

PROFESSIONAL SEAL:

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AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: (602) 263-6502

SITE ADDRESS:
U-Haul Moving & Storage
1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:

SITE DETAILS

DRAWN:	LM	C0-20
CHECKED:	AA	
DATE:	09/16/22	

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:

Construction of silt fence and all other erosion control measures shall be complete before other construction activity occurs.

Use phased construction wherever practical and establish turf as soon as possible to minimize sediment transport.

Turf establishment or temporary seeding or mulching of all exposed soil not being actively worked should be immediately initiated once earth disturbing activities have ceased. Temporary cover during construction is incidental.

Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

Stabilization of disturbed areas must be initiated immediately whenever any clearing, grading, excavating, or other earth disturbing activities have permanently ceased on any portion of the site or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days.

SEDIMENT CONTROL PRACTICES:

Construction of silt fence and all other erosion control measures shall be complete prior to land disturbing activities occur.

Inlet erosion protection shall be installed and maintained until turf has been established.

The contractor shall be responsible to control erosion from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

All streets must be swept at the end of each working day and prior to a rain event. Silt fence or other effective erosion control measures must be installed around the perimeter of any soil stockpiles, including temporary stockpiles. Stockpiles cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

Perimeter control shall be installed along the back of curb immediately following curb installation at all locations with positive drainage to parking lot and/or streets, and shall remain until stabilization is achieved. This shall be accomplished through the use of silt fence, biorolls, Rock logs, or other methods approved by the Engineer.

CONSTRUCTION ACTIVITY NOTES:

DEWATERING AND BASIN DRAINING:

Dewater sediment-laden water to sedimentation basins if possible, or use other BMP's to prevent erosion and remove sediment when discharging to surface waters. Use appropriate energy dissipation measures on all discharges.

Dewatering practices cannot cause nuisance conditions, erosion or in receiving channels or inundation of wetlands resulting in adverse impacts.

POLLUTION PREVENTION:

All solid waste collected from the construction site must be disposed in accordance with all applicable regulations.

All hazardous materials (oil, gasoline, fuel, paint, etc) must be properly stored to prevent spills, leaks or other discharge, storage areas shall provide secondary containment and a hazardous materials spill kit. Storage and disposal of hazardous waste must be in compliance with all applicable regulations.

Equipment maintenance areas must be limited to a defined area of the site. All runoff containing any hazardous material must be properly collected and disposed. No engine degreasing shall be allowed on site.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site. Air pollution and dust control correction is considered incidental to the unit bid prices for which work is being performed. Additional dust control measures may be required by the Engineer.

Concrete washout onsite: All liquid waste generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. The liquid waste must not contact the ground, and there must not be runoff from the concrete washout operations or areas. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities. Protect storm sewers and drainage ways from allowing concrete slurry from concrete operations to discharge offsite.

INSPECTION AND MAINTENANCE:

The Permittees must routinely inspect the construction site once every seven (7) days during active construction.

All inspections performed during construction must be recorded and records retained with the SWPPP.

Contractor is responsible for keeping a record of all rainfall information & erosion control maintenance until final establishment of turf.

All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches ½ of the height of the fence.

Erosion control, and other BMP's must be replaced, repaired, or supplemented when they reach 50% design load.

FINAL STABILIZATION:

The Permittees must ensure final stabilization of the site. The Permittees must submit a notice of termination within 30 days after final stabilization is complete or control has been passed to another owner.

All temporary erosion control measures and BMP's must be removed as part of the final site stabilization.

The storm water permit further defines final stabilization and its requirements.

MAINTENANCE SCHEDULE

The following Maintenance Schedule has been provided. The INSPECTOR must perform the inspections. The OPERATOR/CONTRACTOR must perform all needed maintenance. Furthermore, all erosion control feature requiring maintenance may not be listed below. The OPERATOR/CONTRACTOR and INSPECTOR must perform their respective duties on all BMP's that are not listed below as well.

1.

Construction Entrance - The entrance shall be maintained in a condition which will prevent tracking or flow of sediment onto public rights-of-way. This may require periodic top dressing with additional stone or the washing and reworking of existing stone as conditions demand and repair and/or cleanout of any structures used to trap sediment. All materials spilled, dropped, washed, or materials dropped, washed or tracked onto roadways will not be permitted under any circumstances.
2.

Wattles - The maintenance measures are as follows: (2.1) wattles shall be inspected weekly; (2.2) close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales; (2.3) necessary repairs to barriers or replacement of wattles shall be accomplished promptly; (2.4) sediment deposits shall be removed after each rainfall, they must be removed when the level of deposition reaches approximately one-half the height of the wattle; and (2.5) any sediment deposits remaining in place after the wattle is no longer required shall be dressed to conform to the existing grade, prepared and seeded.
3.

Silt Fence - The maintenance measures are as follows; (3.1) silt fences shall be inspected weekly, any required repairs shall be made immediately; (3.2) close attention shall be paid to the repair of damaged silt fence resulting from end runs and undercutting; (3.3) should the fabric on a silt fence decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly; (3.4) sediment deposits must be removed when the level of deposition reaches approximately one-half the height of the barrier; and (3.5) any sediment deposits remaining in place after the silt fence is no longer required shall be dressed to conform to the existing grade, prepared and seeded.
4.

Storm Drain Inlet Protection - The maintenance measures are as follows: (4.1) structures shall be inspected weekly and repairs made as necessary and (4.2) structures shall be removed and the area stabilized when the remaining drainage area has been properly stabilized.
5.

Temporary Seeding - Areas which fail to establish vegetative cover adequate to prevent rill erosion will be re-seeded as soon as such areas are identified.
6.

Permanent Seeding - The maintenance measures are as follows: (10.1) in general, a stand of vegetation cannot be determined to be fully established until it has been maintained for one full year after planning; (10.2) new seedlings shall be supplied with adequate moisture, supply water as needed, especially late in the season, in abnormally hot or dry conditions, or on adverse sites, water applications shall be controlled to prevent excessive runoff; (10.3) inspect all seeded areas for failures and make necessary repairs, replacements, and reseedings within the planting season, if possible; [10.3.a] if stand is inadequate for erosion control, over seed and fertilize using half of the rates originally specified; [10.3.b] if stand is 60% damaged, re-establish following seedbed and seeding recommendations; [10.3.c] if stand has less than 40% cover, re-evaluate choice of plant materials and quantities of lime and fertilizer, the soil must be tested to determine if acidity or nutrient imbalances are responsible, re-establish the stand following seedbed and seeding recommendations.
7.

Street Cleaning / Sweeping - The maintenance measures are as follows: (13.1) evaluate access points daily for sediment tracking; (13.2) when tracked or spilled sediment is found on paved surfaces, it will be removed daily, during times of heavy track-out, such as during rains, cleaning may be done several times throughout the day; (13.3) all streets shall be swept at the end of each working day and prior to a rain event; (13.4) unknown spills or objects will not be mixed with the sediment; and (13.5) if sediment is mixed with other pollutants, it will be disposed of properly at an authorized landfill.

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	09/16/22	AJR	CITY SUBMITTAL #1
2	10/28/22	AJR	CITY SUBMITTAL #2
3	12/09/22	AJR	CITY SUBMITTAL #3
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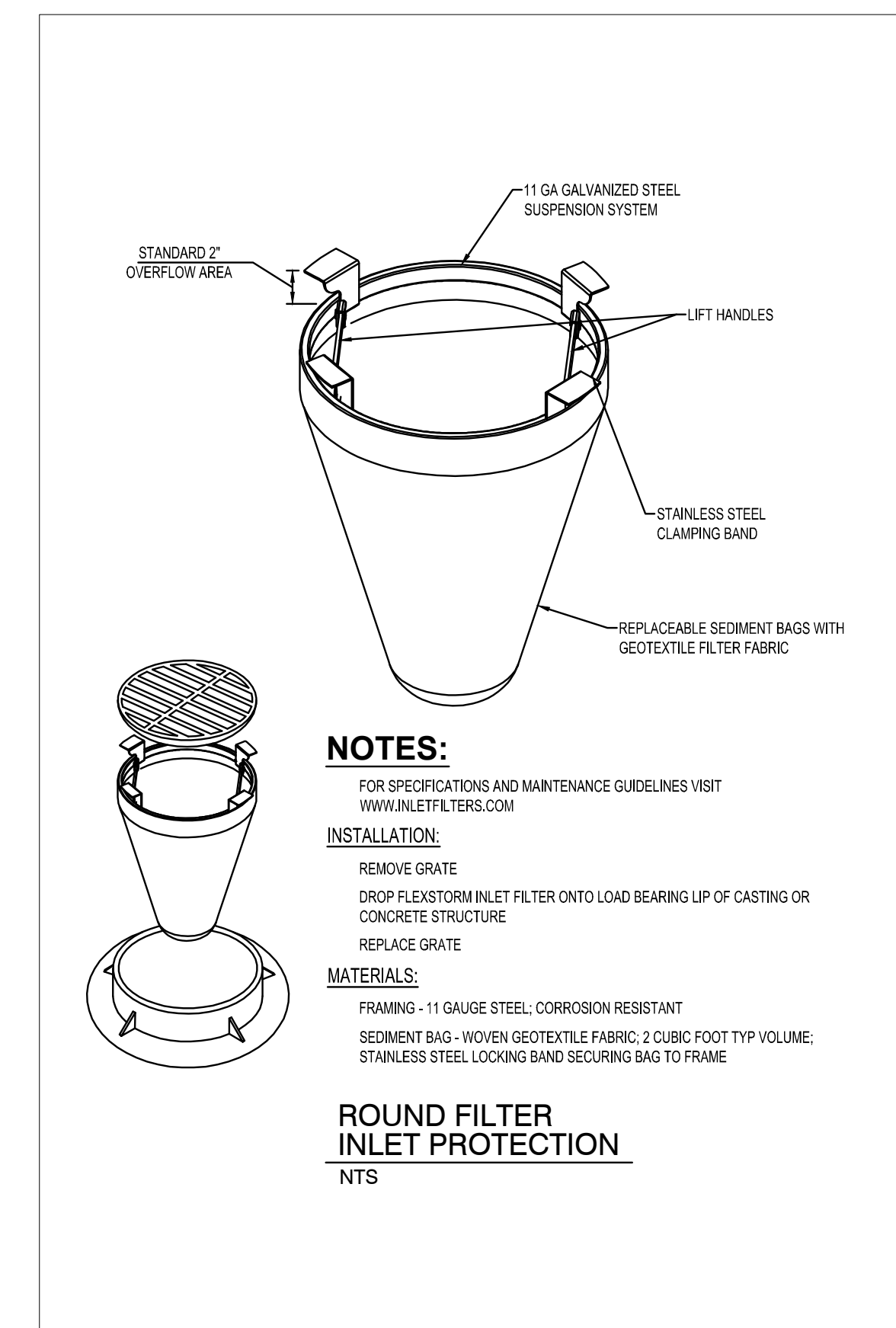
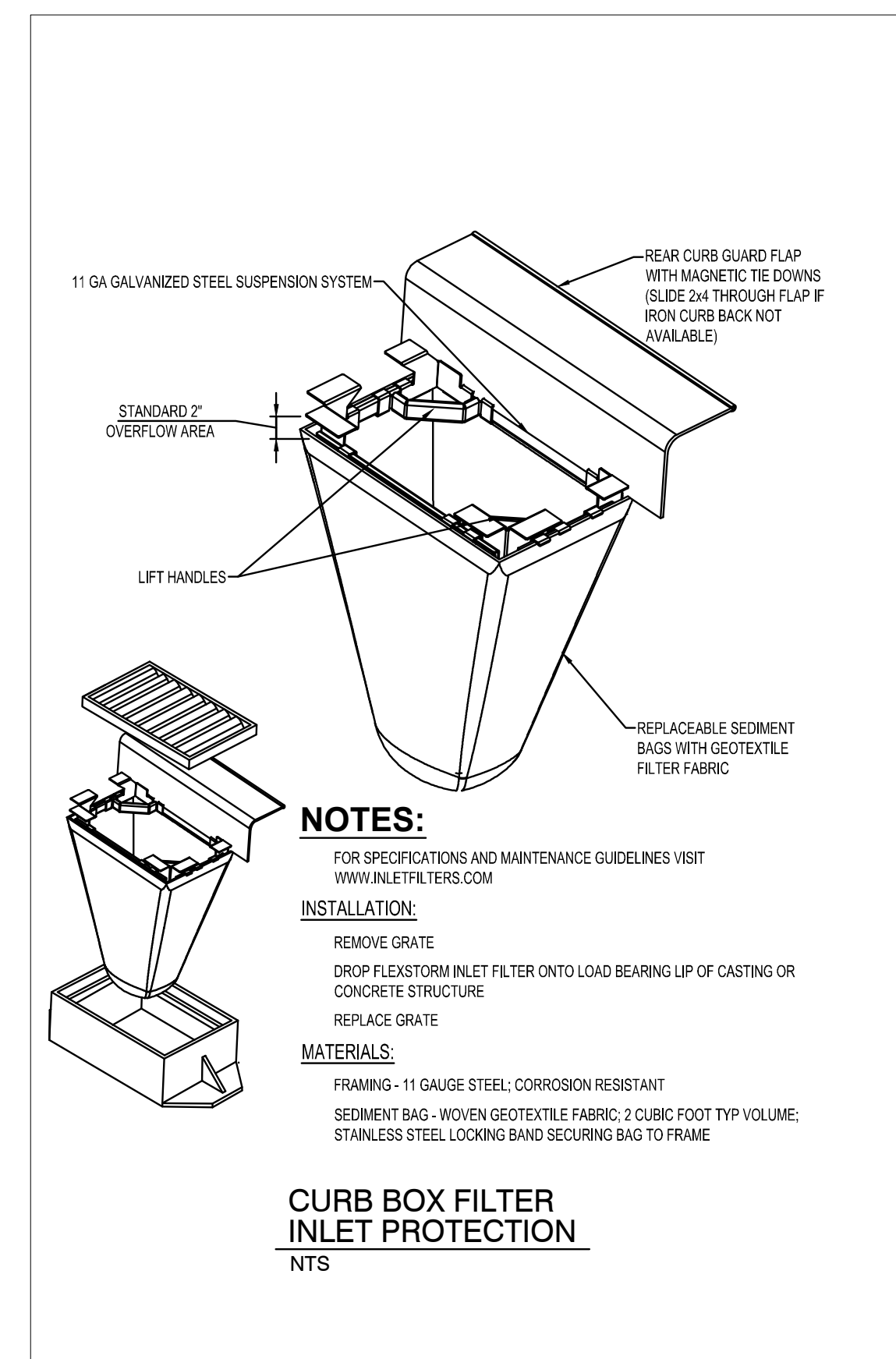
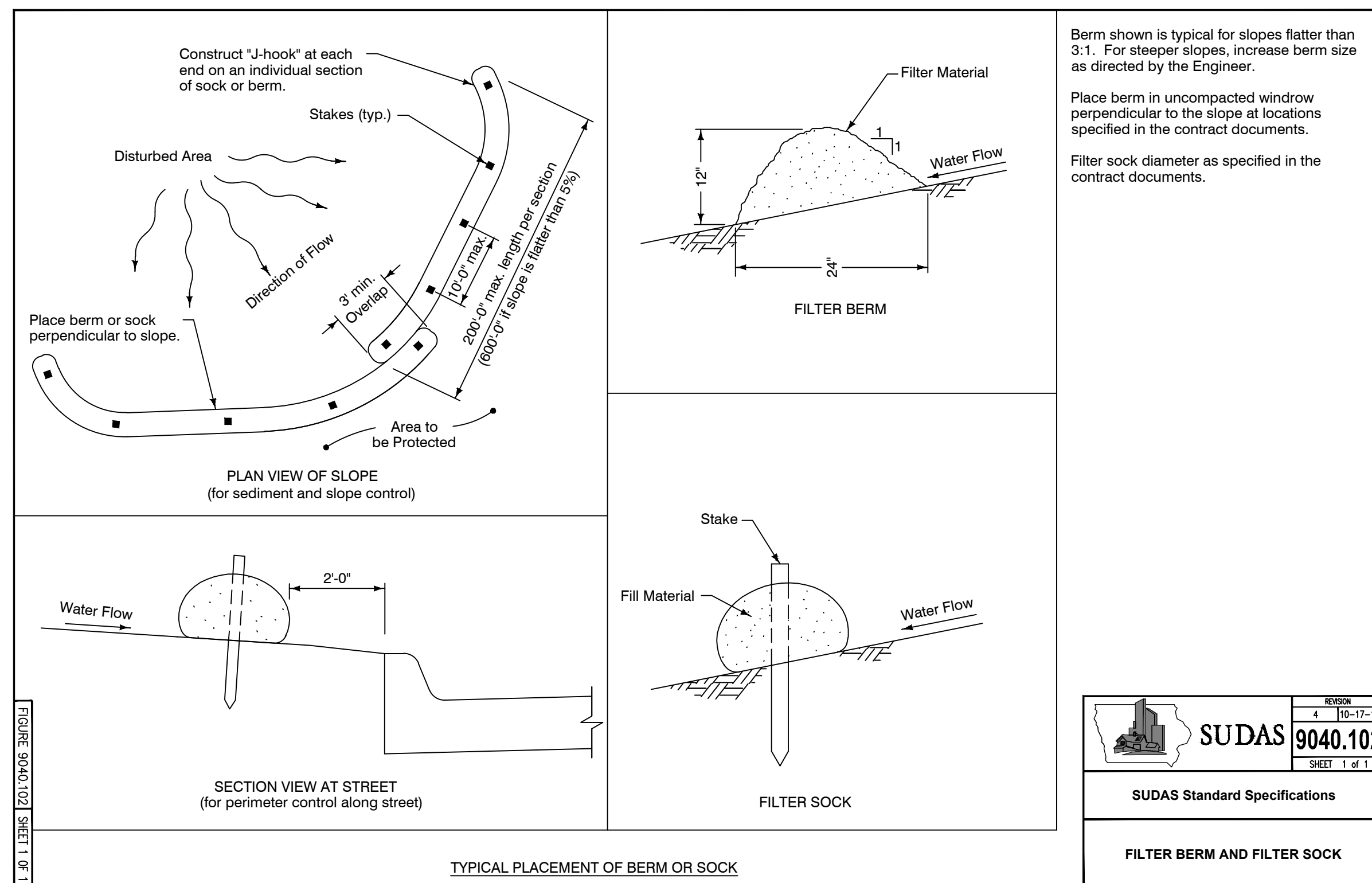
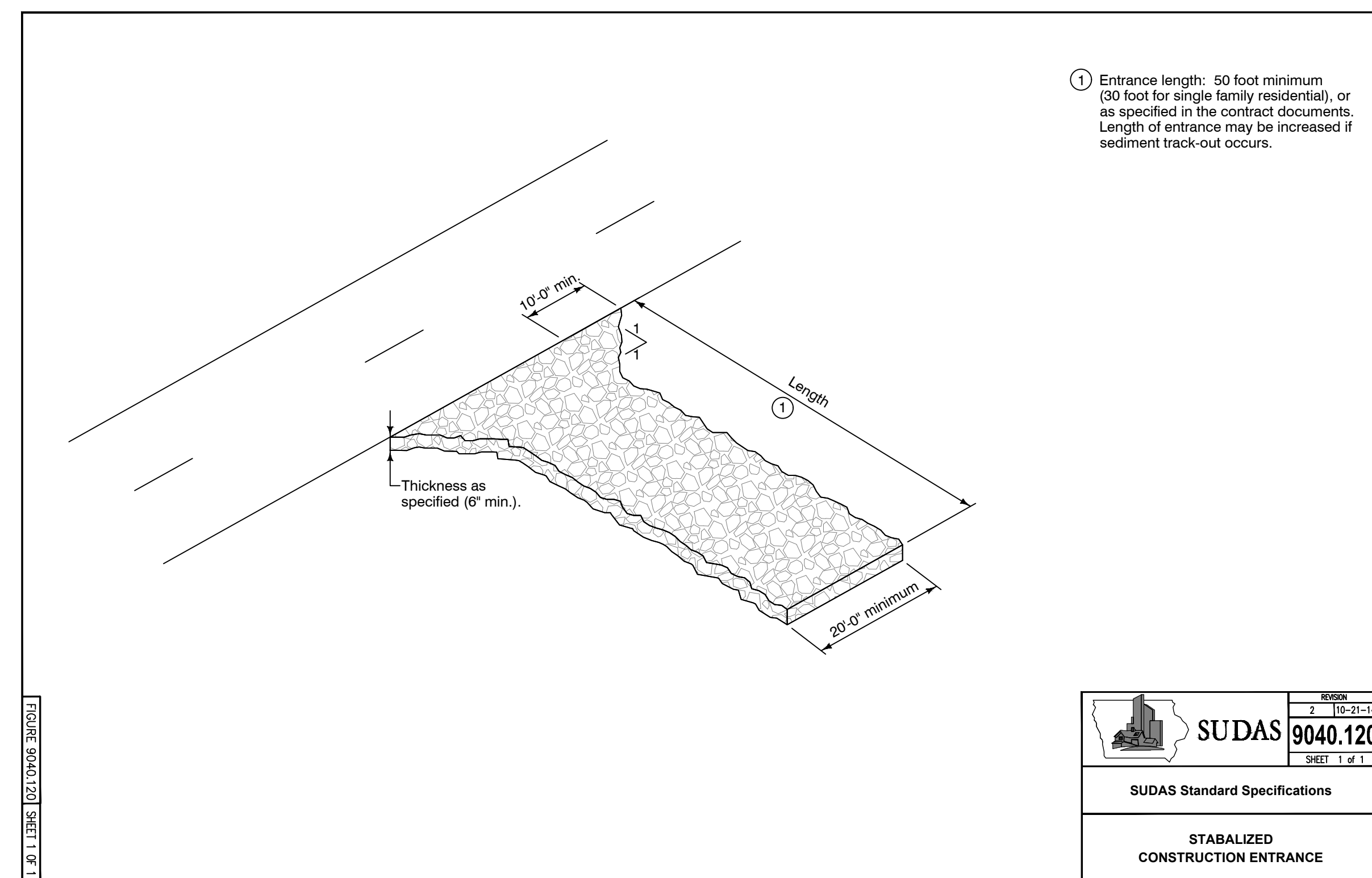
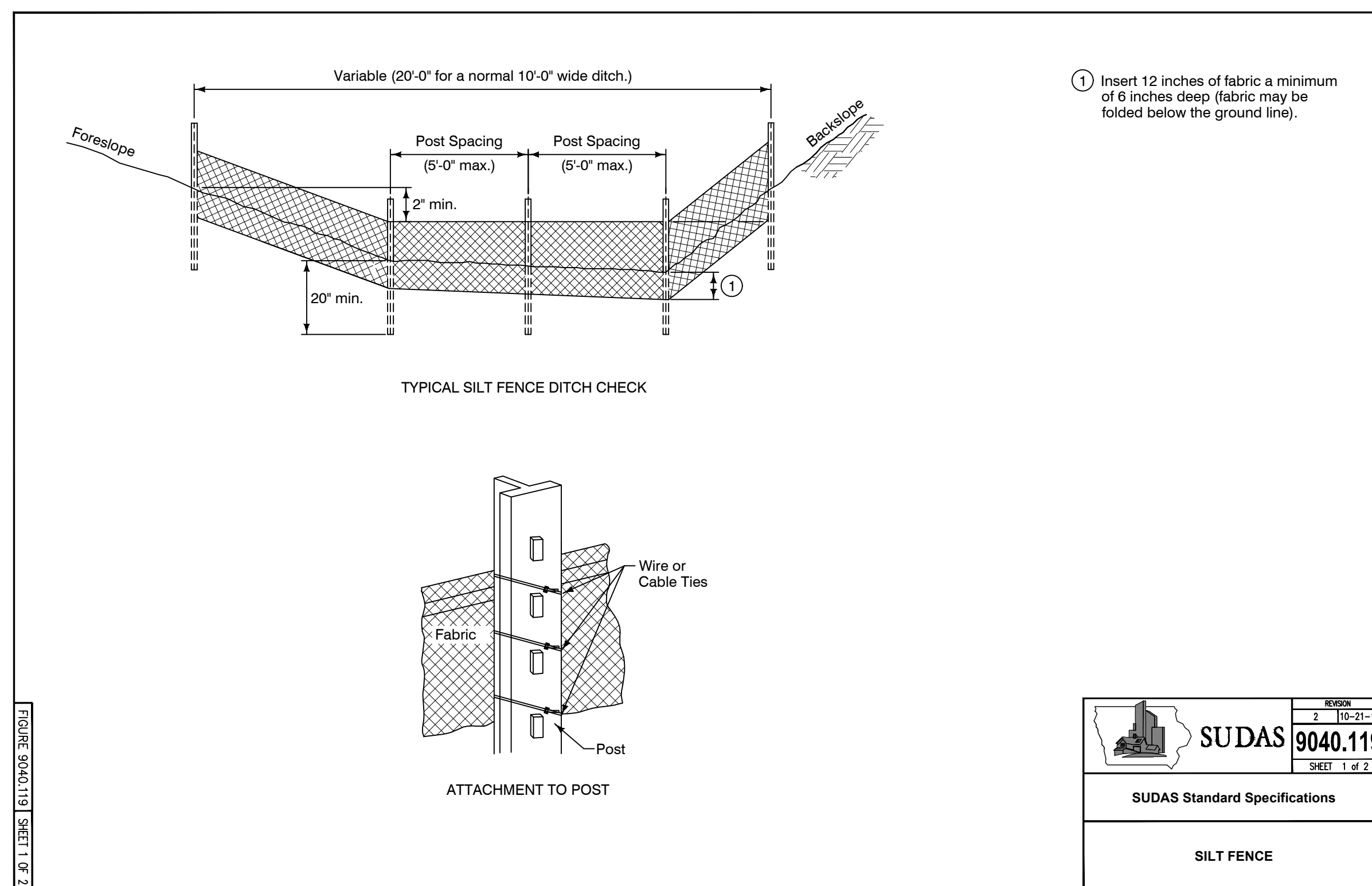
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SWPPP NOTES

DRAWN:	LM	C1-10
CHECKED:	AA	
DATE:	09/16/22	
26882 C1-SWPPP		



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NO	DATE	INITIALS	NOTES		
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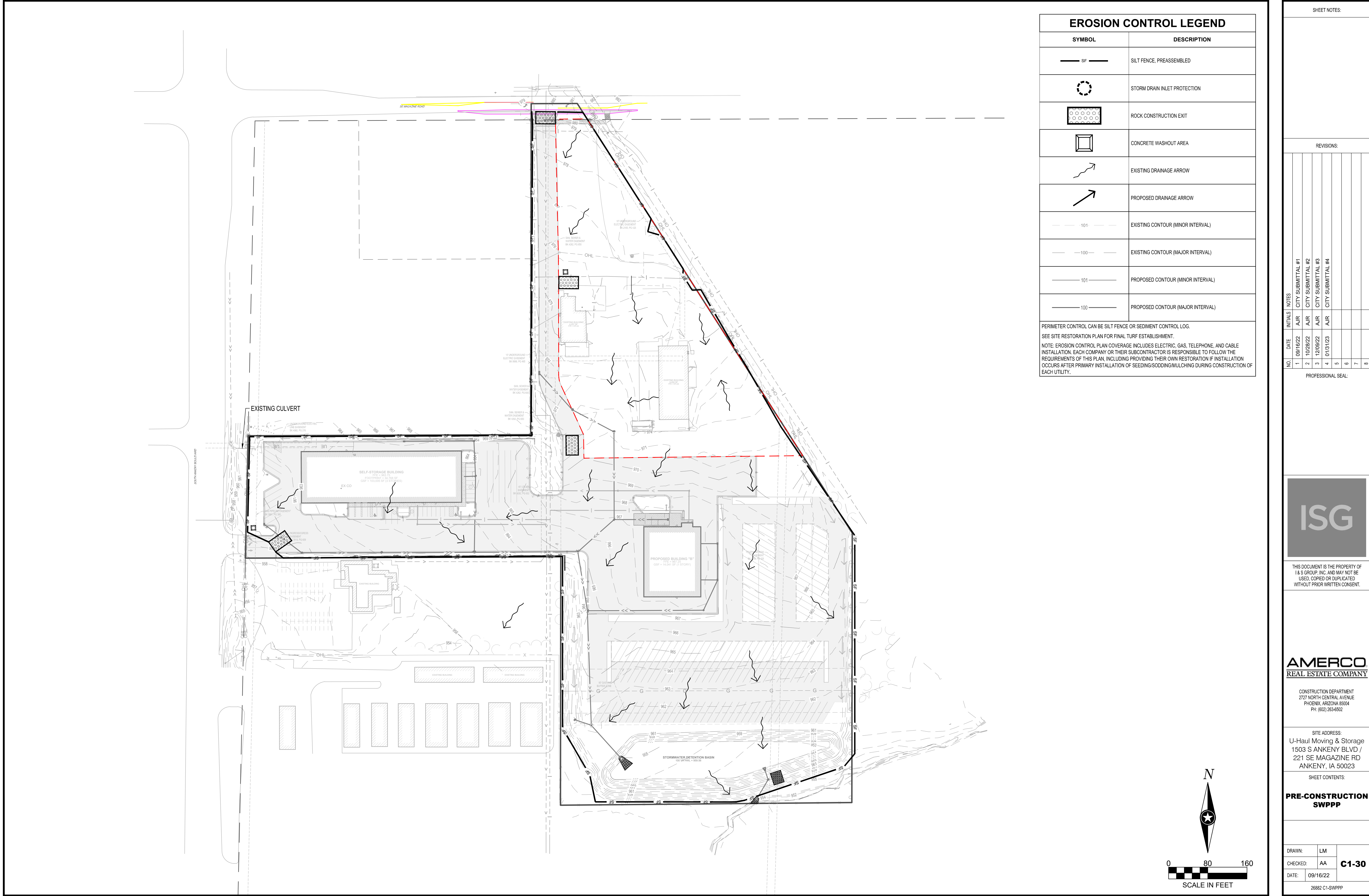
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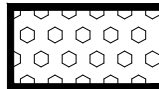
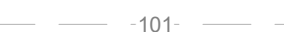
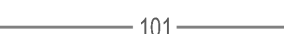
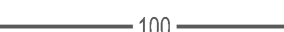
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DRAWN:	LM	C1-20
CHECKED:	AA	
DATE:	09/16/22	

DATE:	09/10/22	
26862 C1-SWPPP		



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	09/16/22	AJR	CITY SUBMITTAL #1
2	10/28/22	AJR	CITY SUBMITTAL #2
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4	01/11/23	AJR	CITY SUBMITTAL #4
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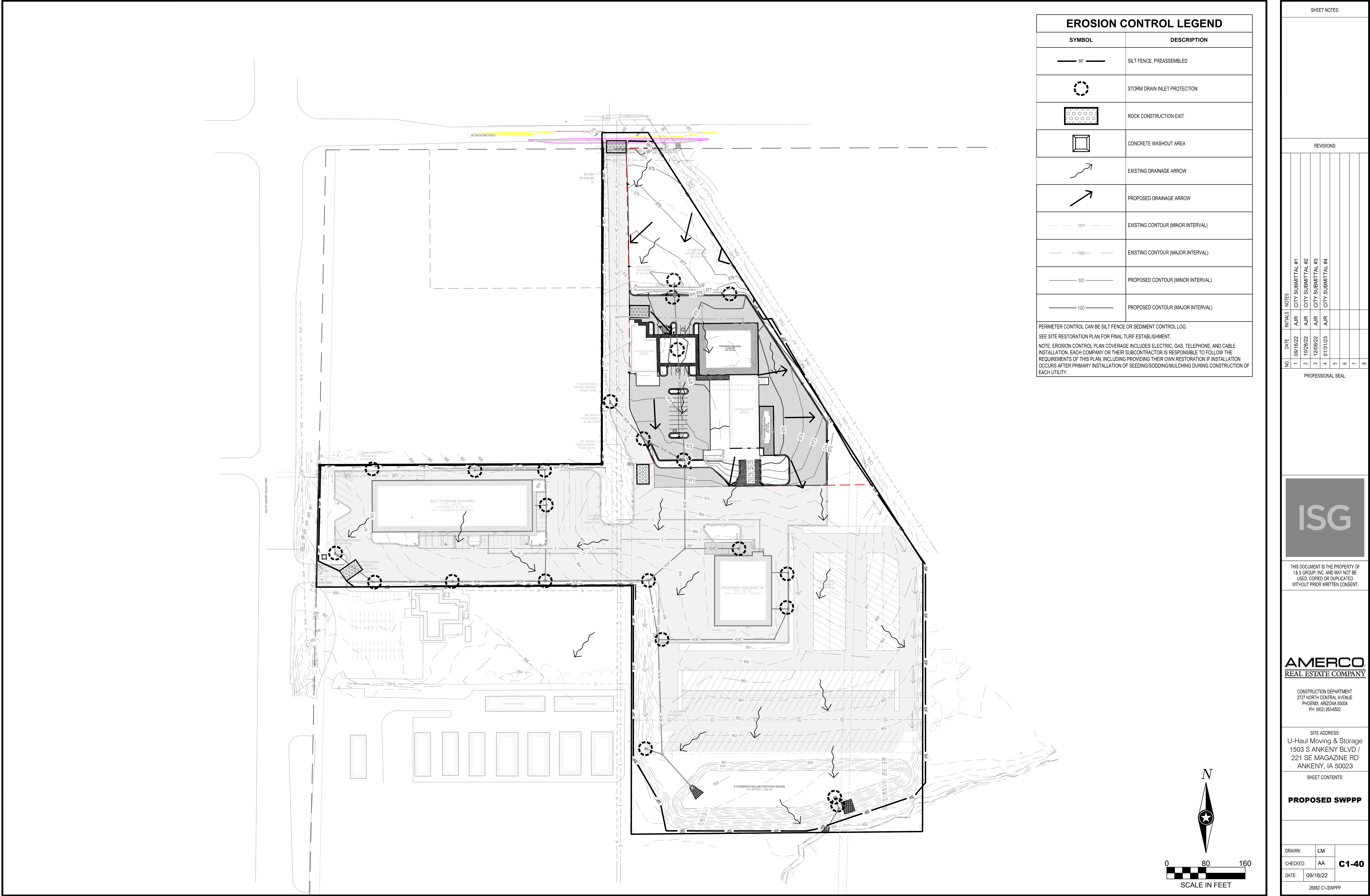
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SHEET CONTENTS:
PRE-CONSTRUCTION SWPPP

DRAWN:	LM	C1-30
CHECKED:	AA	
DATE:	09/16/22	

26882 C1-SWPPP



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.
SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.
NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

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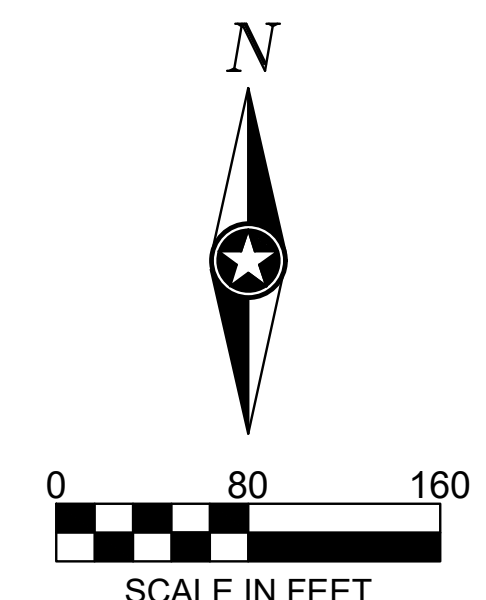
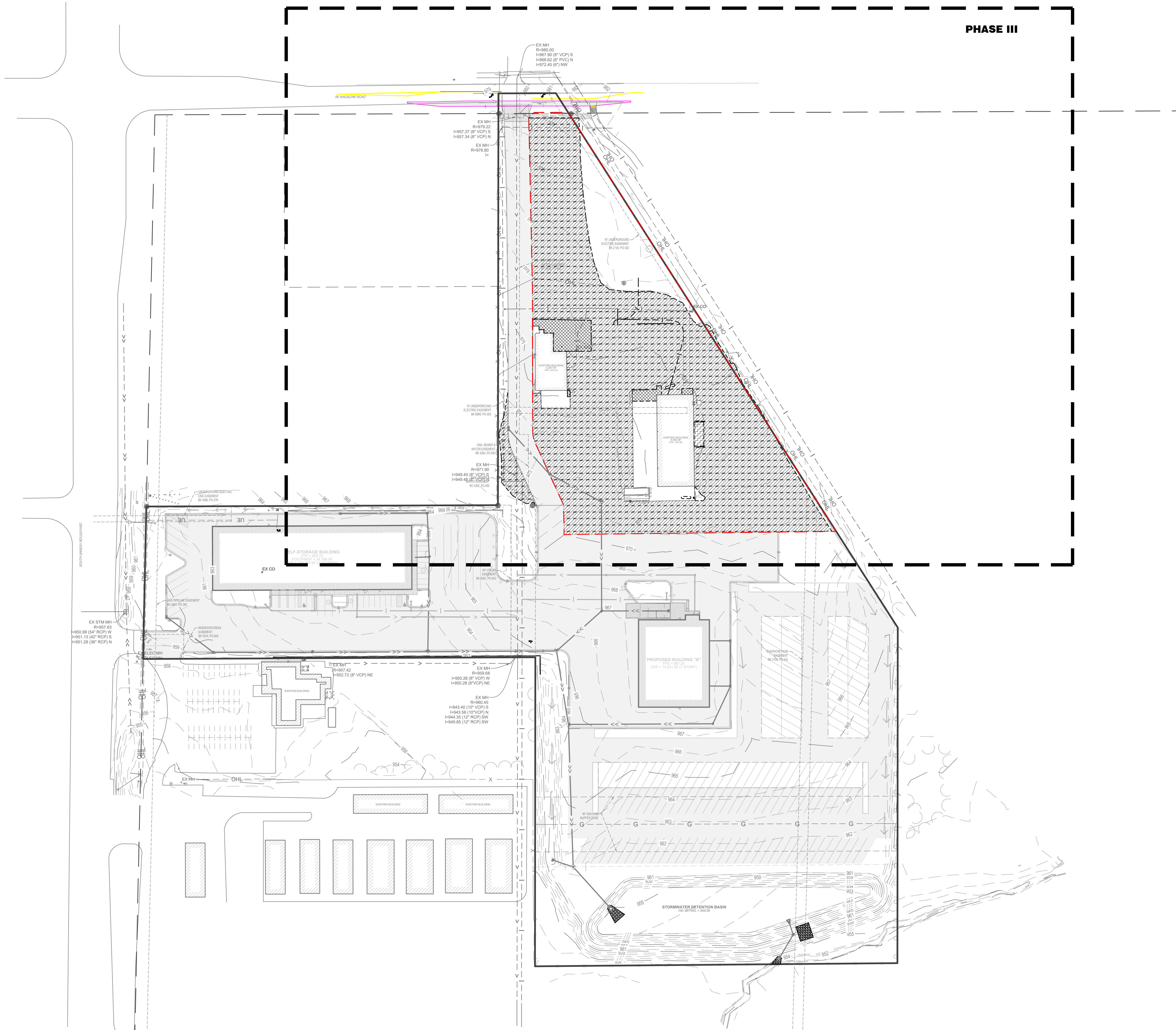
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SHEET CONTENTS:

PROPOSED SWPPP

DRAWN:	LM	C1-40
CHECKED:	AA	
DATE:	09/16/22	

26882 C1-SWPPP



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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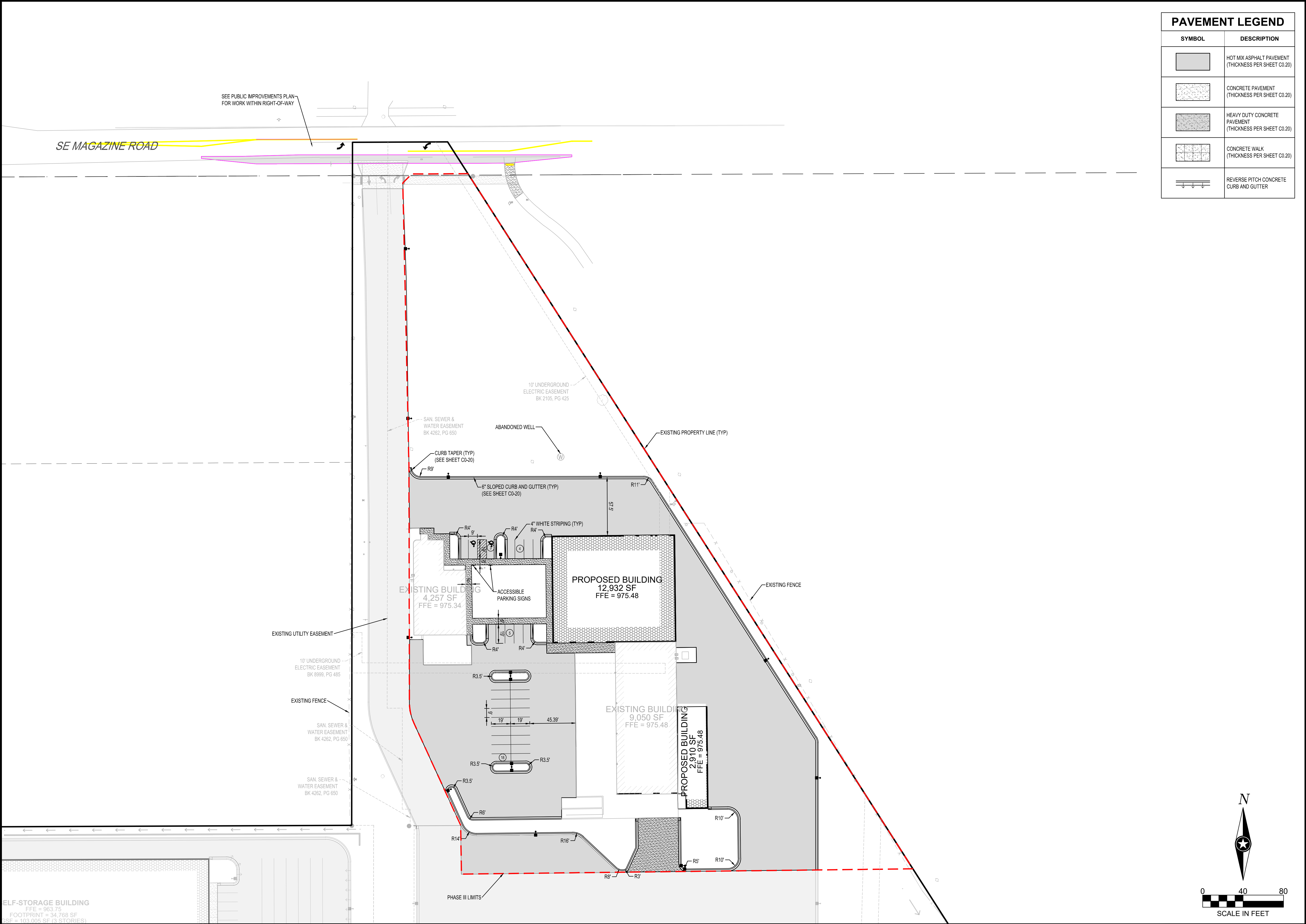
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SHEET CONTENTS:
**EXISTING SITE -
OVERALL**

DRAWN:	LM	C2-10
CHECKED:	AA	
DATE:	09/16/22	
26882 C2-EXIST		



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	HOT MIX ASPHALT PAVEMENT (THICKNESS PER SHEET C0.20)
	CONCRETE PAVEMENT (THICKNESS PER SHEET C0.20)
	HEAVY DUTY CONCRETE PAVEMENT (THICKNESS PER SHEET C0.20)
	CONCRETE WALK (THICKNESS PER SHEET C0.20)
	REVERSE PITCH CONCRETE CURB AND GUTTER

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	09/16/22	AJR	CITY SUBMITTAL #1
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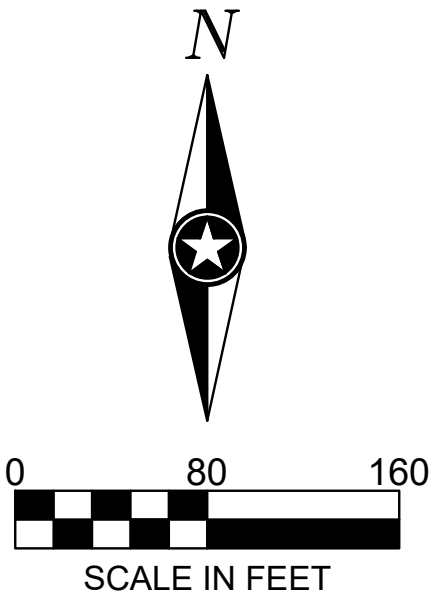
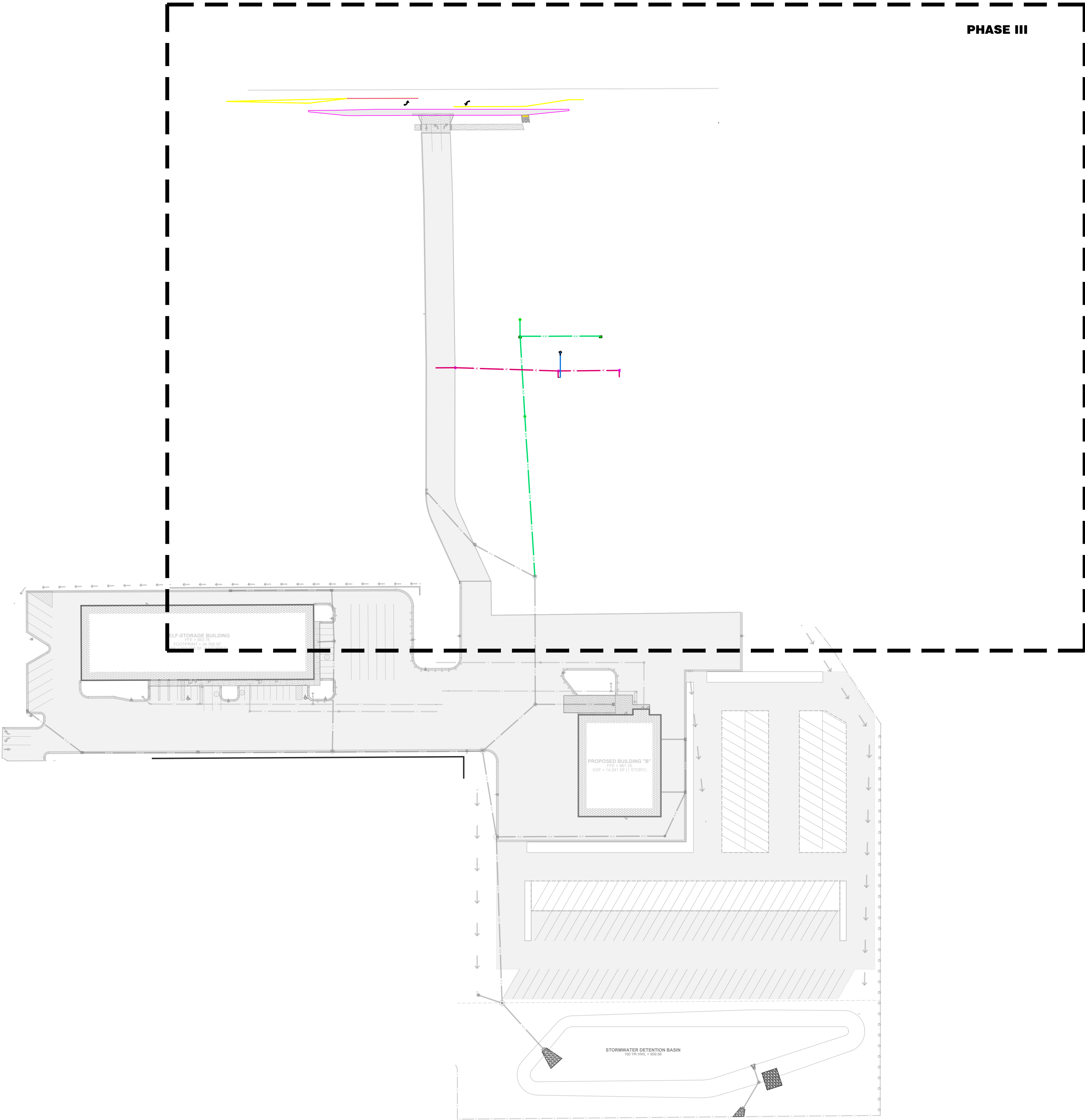
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SHEET CONTENTS:
SITE PLAN

DRAWN:	LM	C3-11
CHECKED:	AA	
DATE:	09/16/22	
26882 C3-SITE		



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	09/16/22	AJR	CITY SUBMITTAL #1
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3	12/09/22	AJR	CITY SUBMITTAL #3
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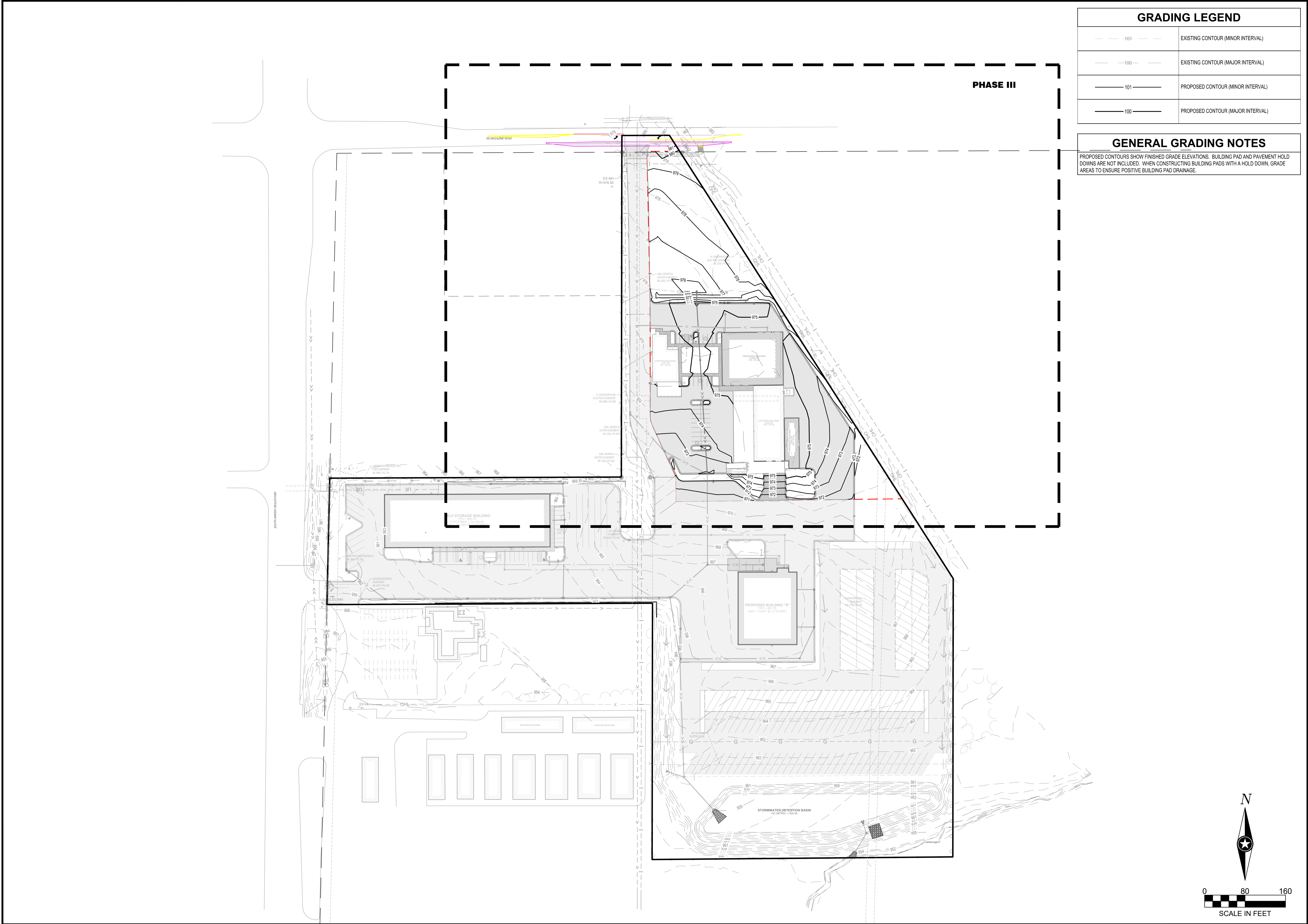
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**UTILITY PLAN -
OVERALL**

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DATE:	09/16/22	
26882 C3-UTILITY		



GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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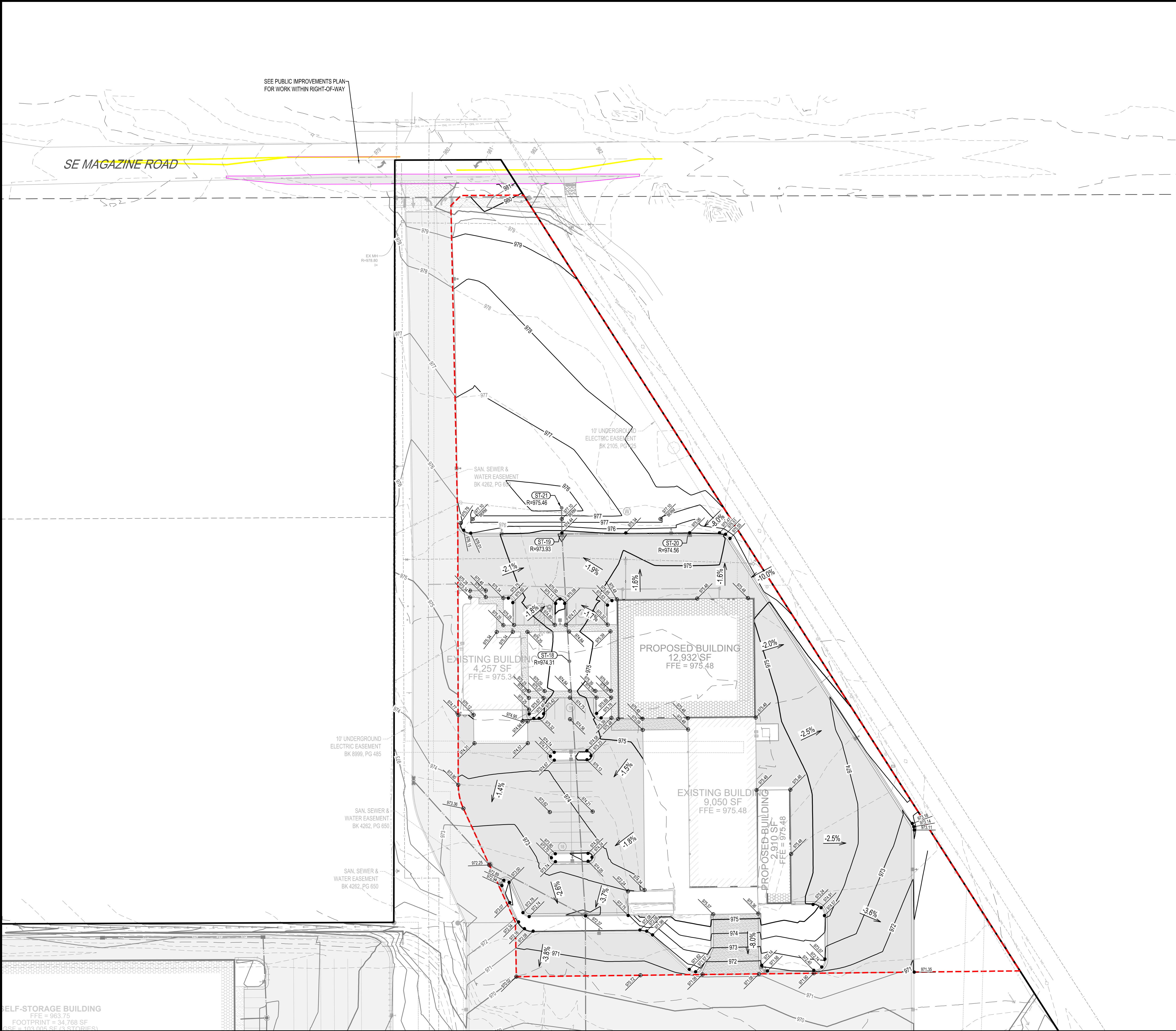
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SHEET CONTENTS:
**GRADING PLAN -
OVERALL**

DRAWN:	LM	C4-10
CHECKED:	AA	
DATE:	09/16/22	

26882 C4-GRADE



GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (TW) AND BOTTOM OF RETAINING WALL (BW)
	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES	
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.	

FINISHED FLOOR ELEVATIONS (FFE)		
BUILDING/ STRUCTURE	MSL FFE (CIVIL PLANS)	ARCHITECTURAL FFE
SELF STORAGE BUILDING	963.75'	100'-0"
PROPOSED BUILDING "B"	967.25'	100'-0"

SHEET NOTES:

REVISIONS:

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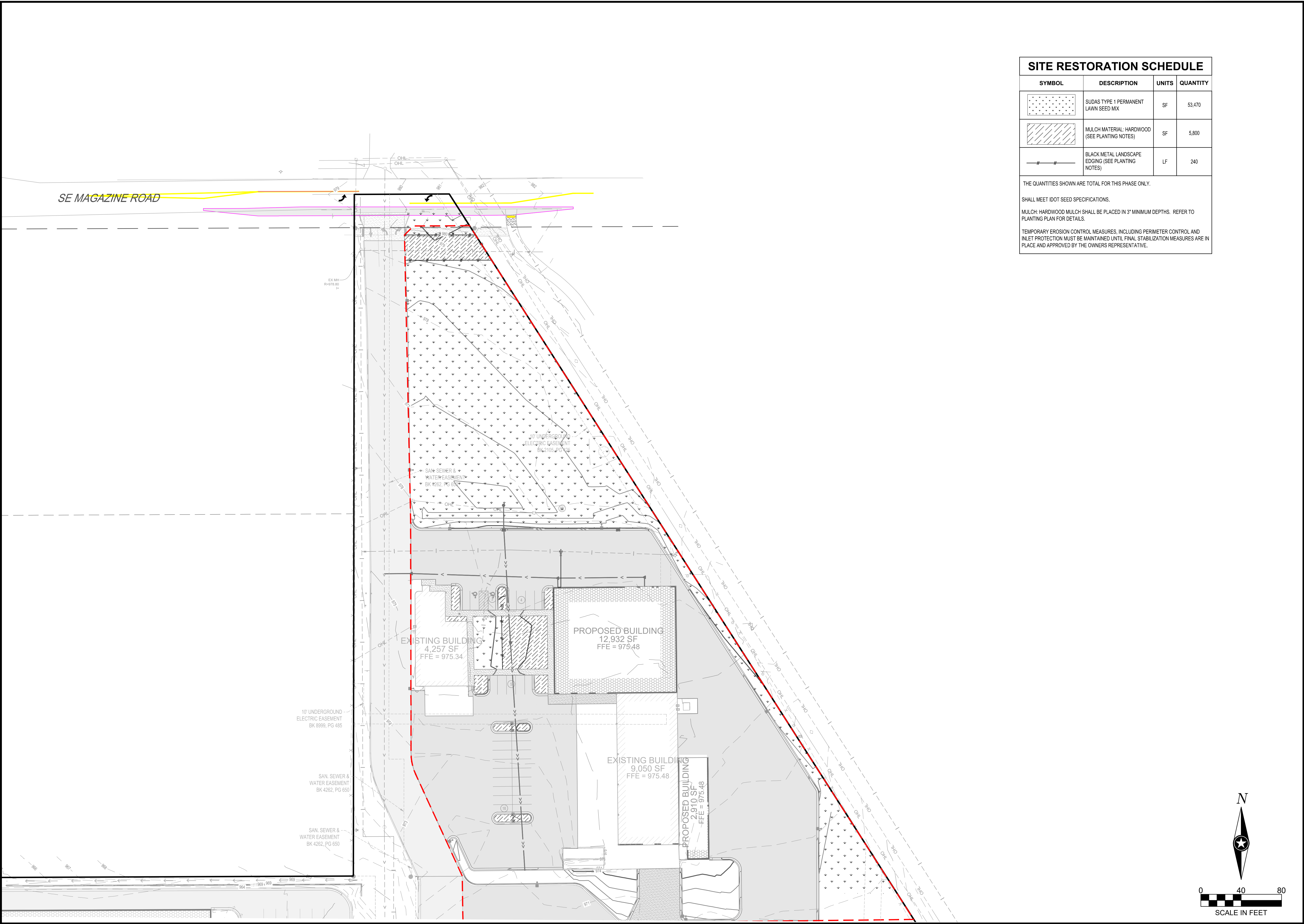
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SHEET CONTENTS:
GRADING PLAN

DRAWN:	LM	C4-11
CHECKED:	AA	
DATE:	09/16/22	

26882 C4-GRADE DETAILED



SITE RESTORATION SCHEDULE

SYMBOL	DESCRIPTION	UNITS	QUANTITY
	SUDAS TYPE 1 PERMANENT LAWN SEED MIX	SF	53,470
	MULCH MATERIAL: HARDWOOD (SEE PLANTING NOTES)	SF	5,800
	BLACK METAL LANDSCAPE EDGING (SEE PLANTING NOTES)	LF	240

THE QUANTITIES SHOWN ARE TOTAL FOR THIS PHASE ONLY.

SHALL MEET IDOT SEED SPECIFICATIONS.

MULCH: HARDWOOD MULCH SHALL BE PLACED IN 3" MINIMUM DEPTHS. REFER TO PLANTING PLAN FOR DETAILS.

TEMPORARY EROSION CONTROL MEASURES, INCLUDING PERIMETER CONTROL AND INLET PROTECTION MUST BE MAINTAINED UNTIL FINAL STABILIZATION MEASURES ARE IN PLACE AND APPROVED BY THE OWNERS REPRESENTATIVE.

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	09/16/22	AJR	CITY SUBMITTAL #1
2	10/28/22	AJR	CITY SUBMITTAL #2
3	12/09/22	AJR	CITY SUBMITTAL #3
4	01/11/23	AJR	CITY SUBMITTAL #4
5			
6			
7			
8			

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CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: (602) 263-6502

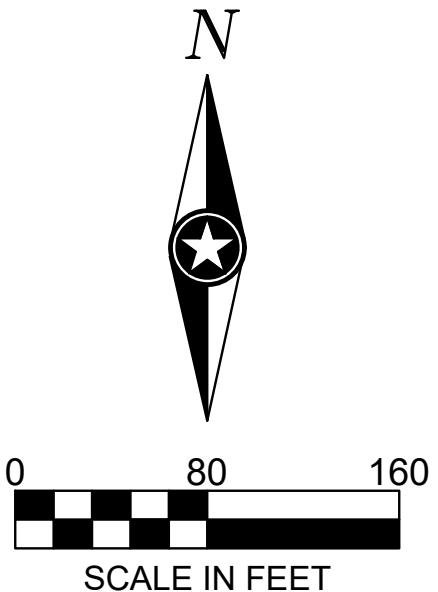
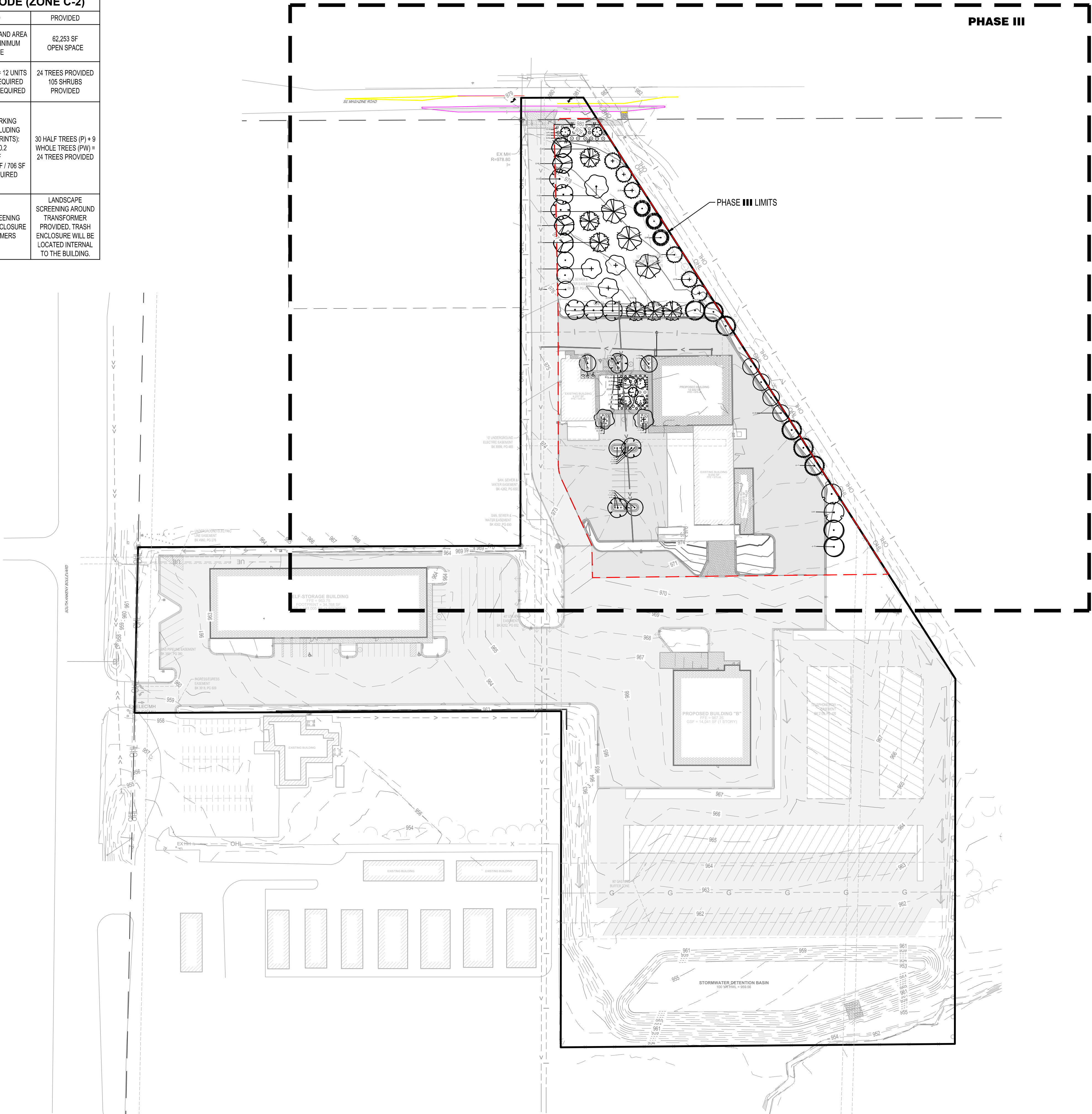
SITE ADDRESS:
U-Haul Moving & Storage
1503 S ANKENY BLVD /
221 SE MAGAZINE RD
ANKENY, IA 50023

SHEET CONTENTS:
**SITE
RESTORATION
PLAN**

DRAWN:	LM	C5-20
CHECKED:	AA	
DATE:	09/16/22	

26882 C5-LAND

LANDSCAPE REQUIREMENTS				
AS REQUIRED IN ANKENY, IOWA ZONING CODE (ZONE C-2)				
LOCATION	TYPE	REQUIRED	REQUIRED	PROVIDED
ENTIRE SITE	OPEN SPACE	20% OF GROSS LAND AREA MUST BE OPEN SPACE.	175,575 SF TOTAL LAND AREA * 2 = 35,115 SF MINIMUM OPEN SPACE	62,253 SF OPEN SPACE
ENTIRE SITE	OPEN SPACE LANDSCAPE REQUIREMENT	ONE LANDSCAPE UNIT PER 3,000 SF OF OPEN SPACE (1 UNIT = 3 TREES AND 3 SHRUBS, OR 2 TREES AND 6 SHRUBS).	35,115 SF / 3,000 SF= 12 UNITS 12'2" = 24 TREES REQUIRED 12'6" = 72 SHRUBS REQUIRED	24 TREES PROVIDED 105 SHRUBS PROVIDED
OFF-STREET PARKING AREA	ISLAND + PARKING LOT LANDSCAPE REQUIREMENT	DECIDUOUS TREES MUST PROVIDE SHADE FOR 20% OF PARKING AREA. THE TREES WILL BE 15' (706 SF) IN RADIUS AND BE SURROUNDED BY 190 SF OF UNPAVED AREA. NOTE: SHADE STRUCTURE WERE NOT COUNTED TOWARDS THE PARKING AREA TOTAL AS THEY WILL BE COVERED STALLS.	IMPERVIOUS PARKING SURFACED (DISCLUDING BUILDING FOOTPRINTS): 84,173 SF X 0.2 = 16,835 SF PLANTING: 16,835 SF / 706 SF = 24 TREES REQUIRED	30 HALF TREES (P) + 9 WHOLE TREES (FW) = 24 TREES PROVIDED
SERVICE AREA	SERVICE AREA SCREENING	LANDSCAPE SHOULD BE ADDED AROUND TRASH ENCLOSURES AND TRANSFORMERS TO SOFTEN VISUAL IMPACT.	LANDSCAPE SCREENING AROUND TRASH ENCLOSURE AND TRANSFORMERS	LANDSCAPE SCREENING AROUND TRANSFORMER PROVIDED. TRASH ENCLOSURE WILL BE LOCATED INTERNAL TO THE BUILDING.



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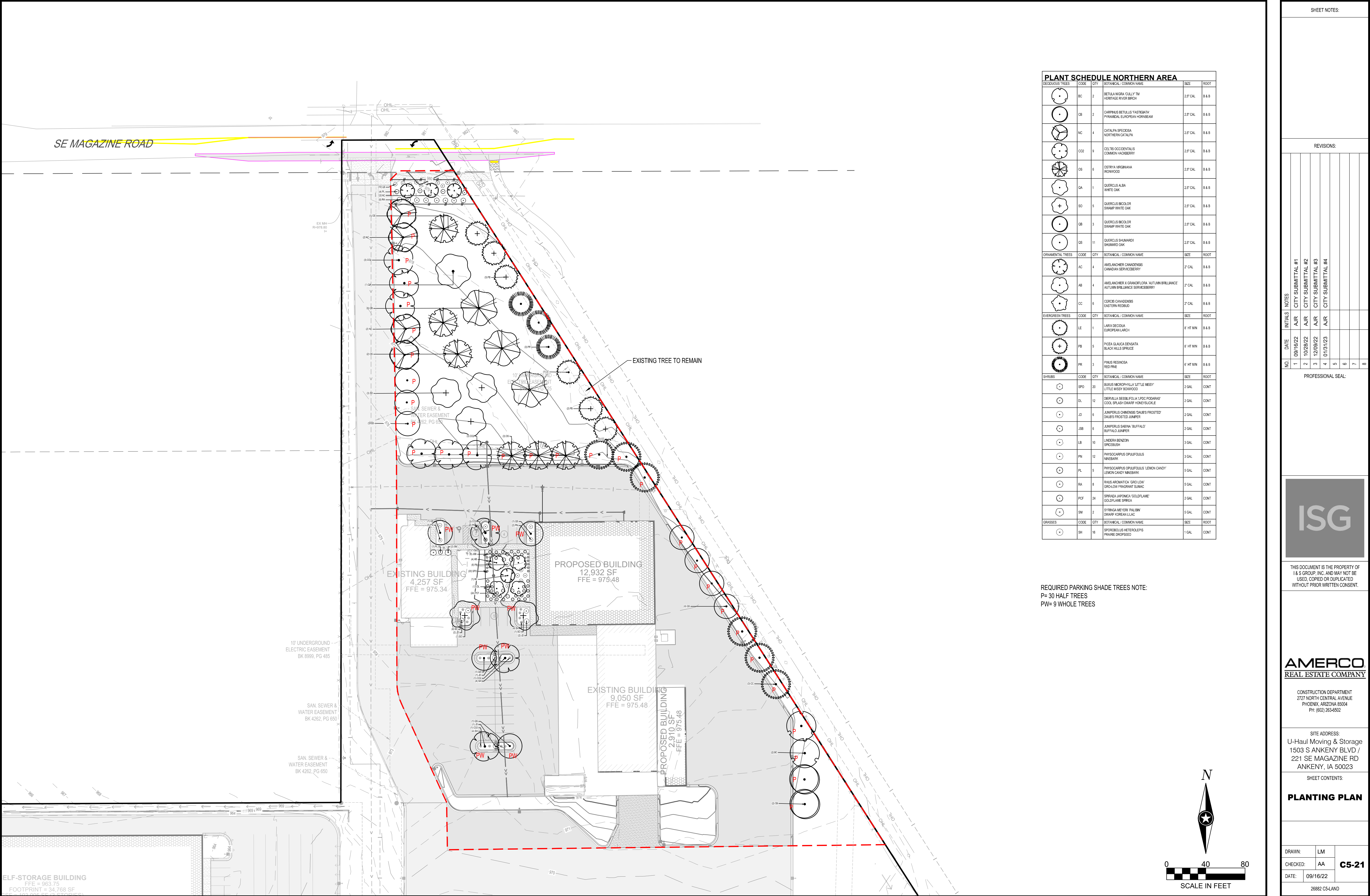
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PHOENIX, ARIZONA 85004
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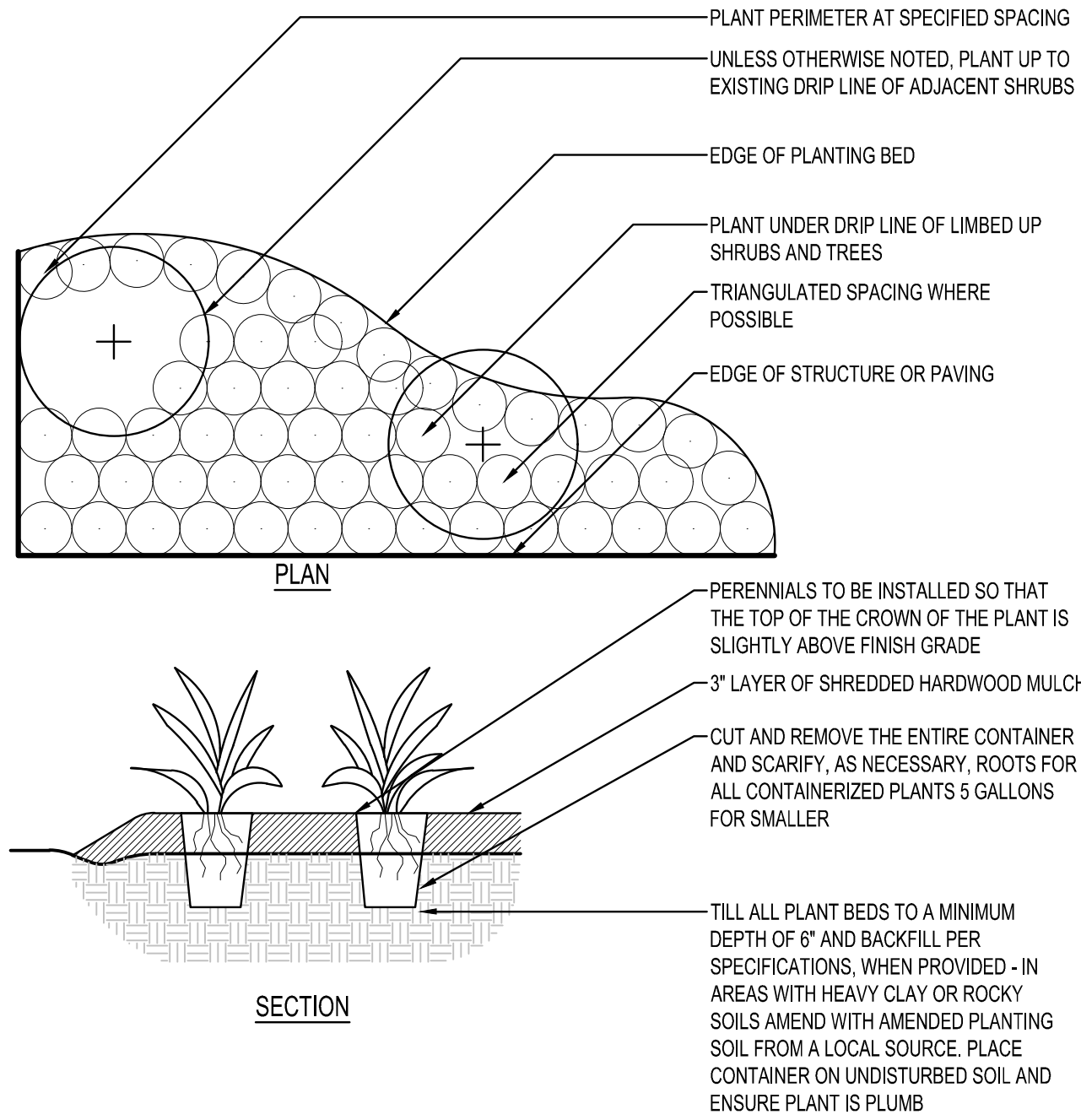
SITE ADDRESS:
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SHEET CONTENTS:
**OVERALL
PLANTING PLAN**

DRAWN:	LM	C5-10
CHECKED:	AA	
DATE:	09/16/22	

26882 C5-LAND

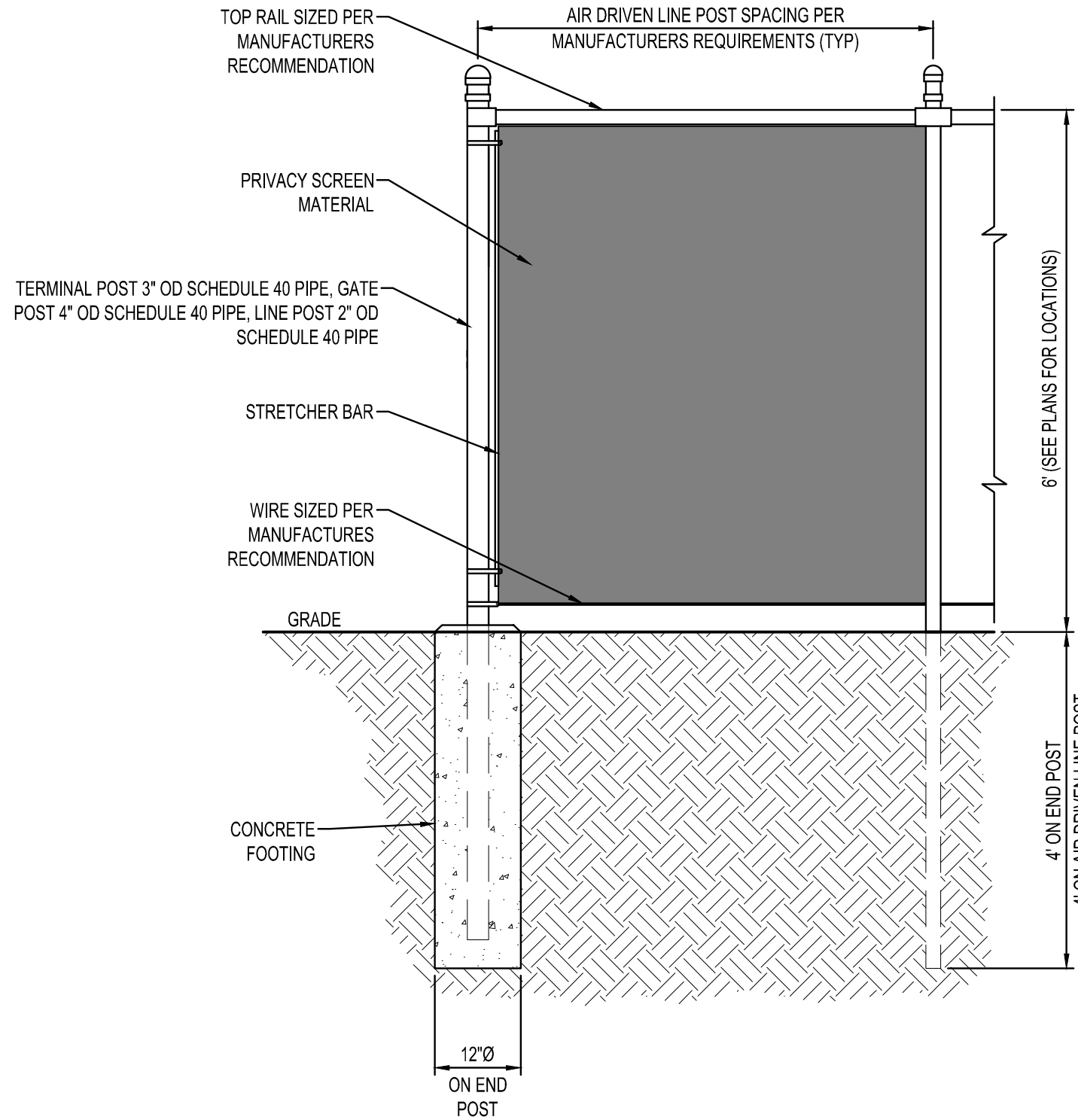




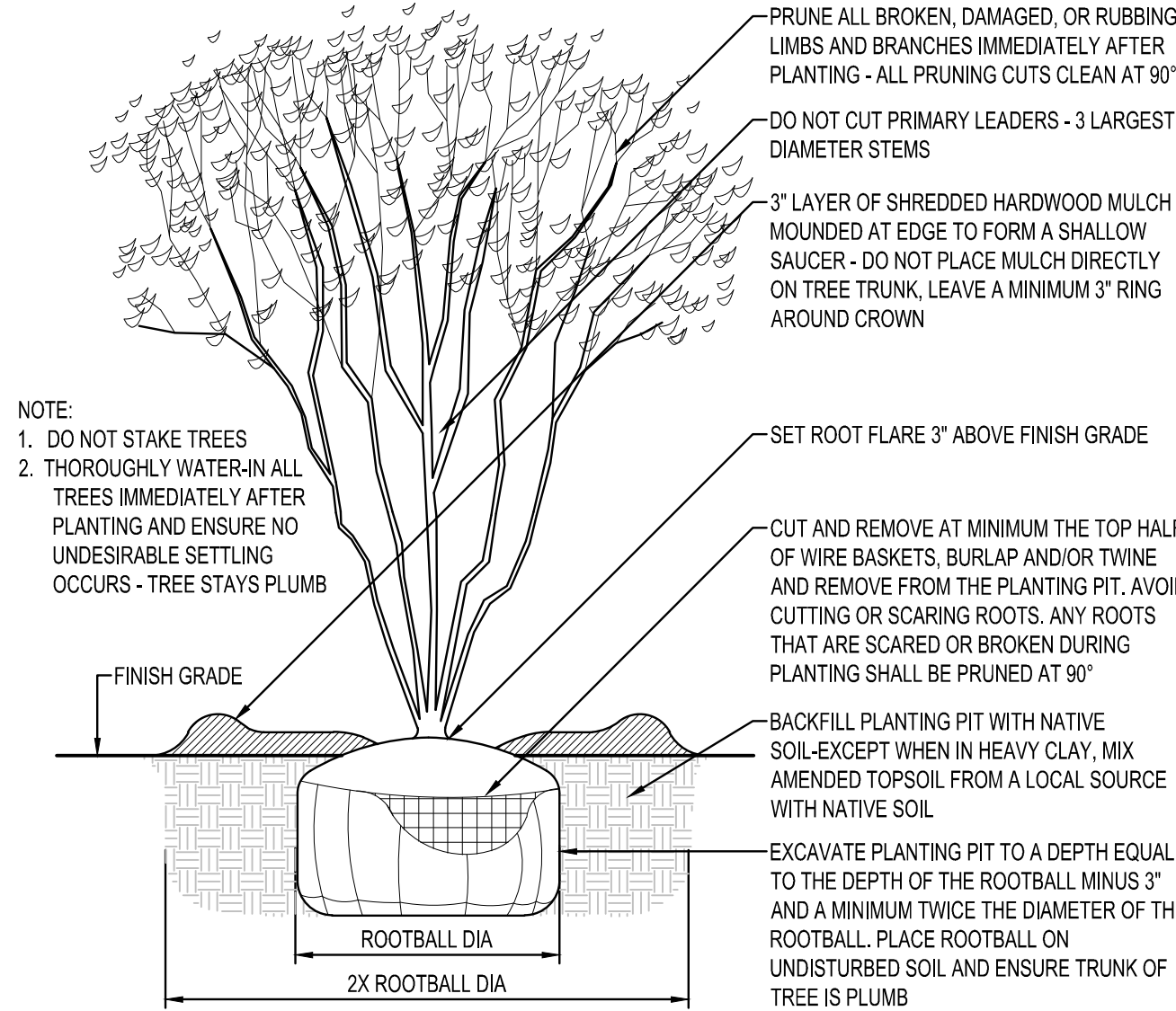
PERENNIAL PLANTING

NTS

- FENCING NOTE (S):
- CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR REVIEW
 - SCREEN SHALL BE 100% OPAQUE
 - SCREEN SHALL BE A MINIMUM OF 6 FEET TALL

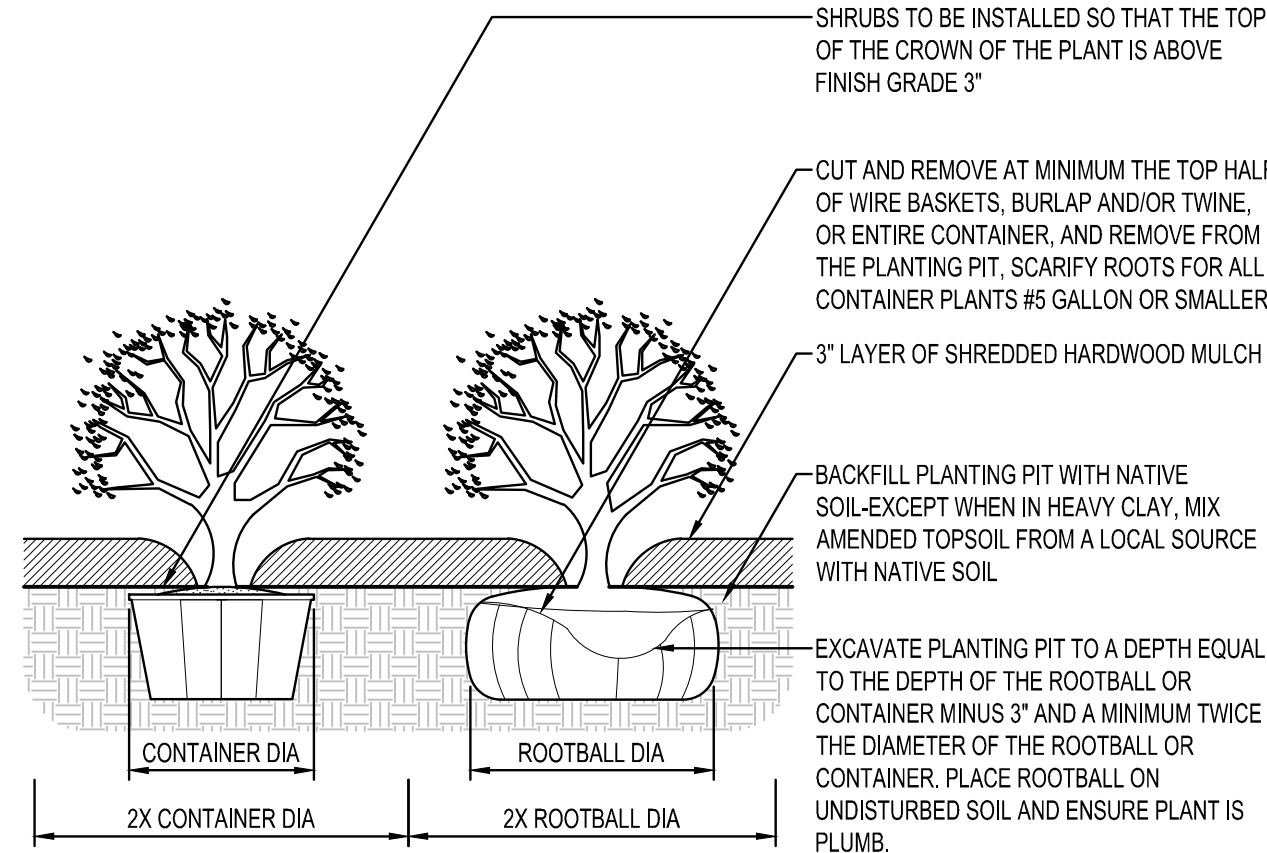


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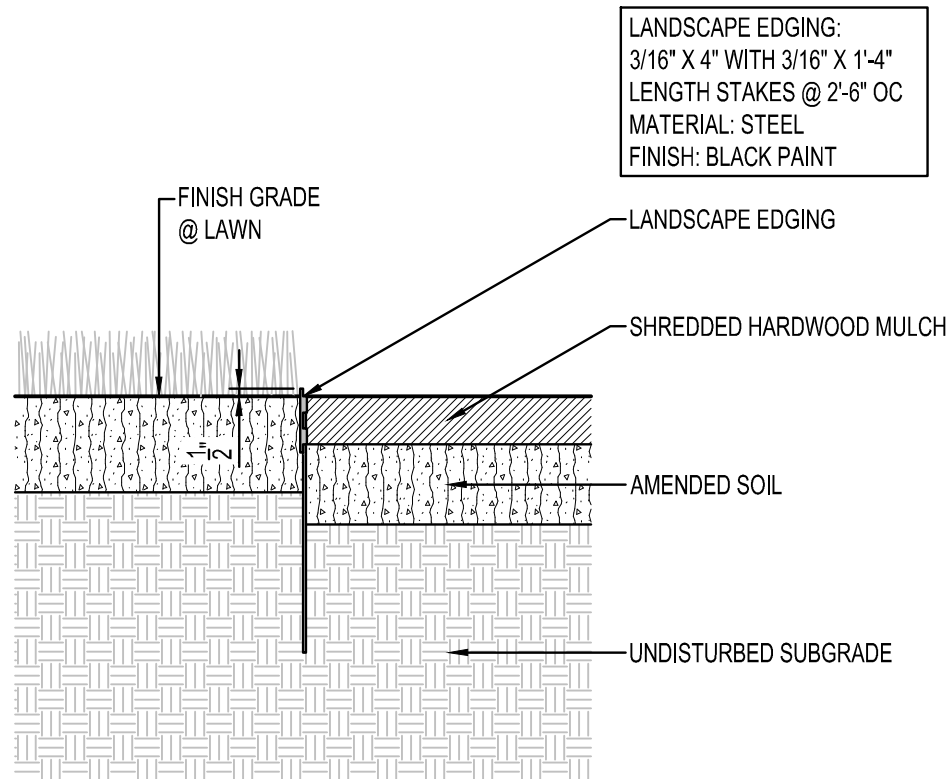
MULTI-STEM TREE PLANTING

NTS



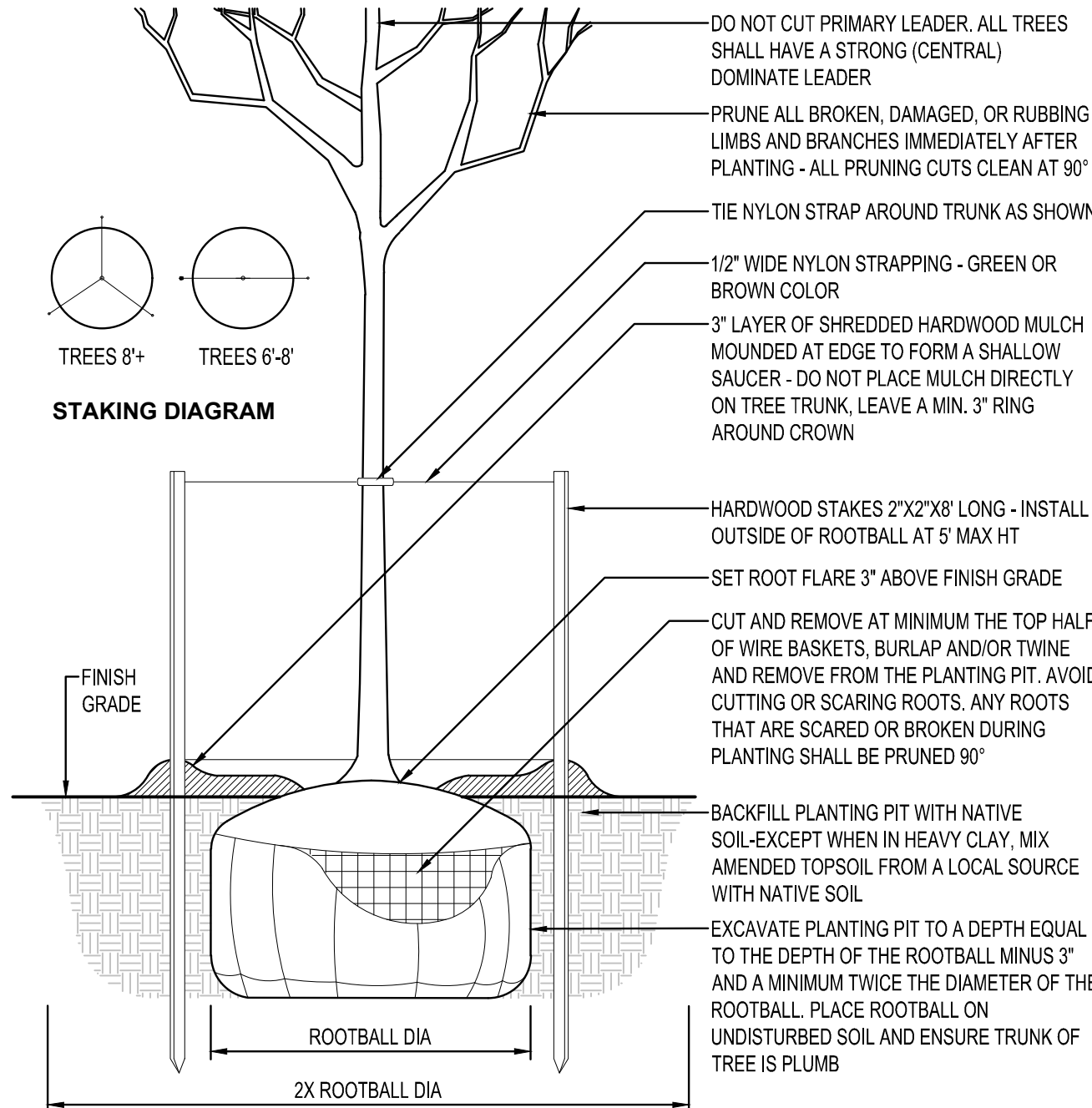
SHRUB PLANTING

NTS



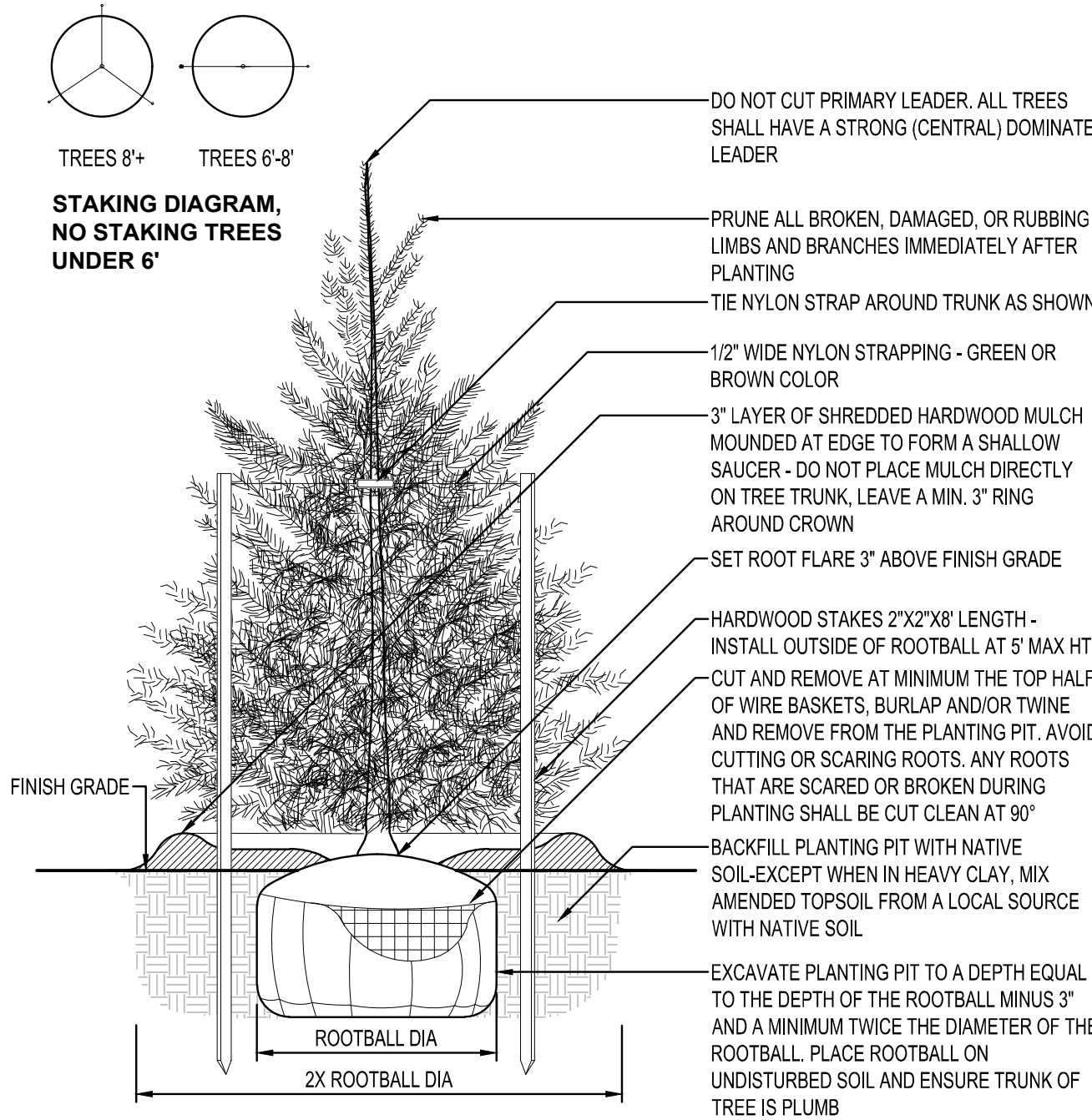
LANDSCAPE EDGING

NTS



DECIDUOUS TREE PLANTING

NTS



EVERGREEN TREE PLANTING

NTS

PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.
5. REFER TO PLANTING AND SITE DETAILS FOR AMENDED SOIL, DEPTH IN PLANTING BEDS AND SURROUNDING TREES. REFER TO SPECIFICATIONS FOR MIX TYPE.
6. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
7. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
8. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
9. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
10. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
11. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
12. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
13. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
14. PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3\"/>
15. MULCHING MATERIAL SHALL BE SHREDDED HARDWOOD MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3\", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3\"/>
16. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
17. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
18. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

IRRIGATION NOTES

1. TURF AND PLANTING BEDS TO BE IRRIGATED.
2. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. DAMAGE DONE TO UTILITIES, STRUCTURES, OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTOR'S EXPENSE.
3. IRRIGATION CONTRACTOR TO FIELD ADJUST DRIP LINE LOCATIONS SO AS TO AVOID CONFLICTS WITH TREES, SITE FURNITURE, AND UTILITIES.
4. INSTALL PVC SCHEDULE 40 PIPE SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
5. INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OR AS INDICATED ON PLANS OF MAINLINE SYSTEM.
6. THE CONTRACTOR SHALL PLACE A #12 SOLID COPPER TRACE WIRE WITH PURPLE PE COVER FOR WATER ALONG ALL PVC MAINLINE. THIS INCLUDES ALL PVC MAINLINE CONNECTING QUICK COUPLER VALVES.
7. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO INSURE THE POINT OF CONNECTION IS PROVIDED PER PLANS.
8. INSTALL A BACKFLOW PREVENTER AND ENCLOSURE AT THE POINT OF CONNECTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH LOCAL CITY ORDINANCES TO ENSURE THE POINT OF CONNECTION MEETS ALL CODES.
9. IRRIGATION CONTRACTOR SHALL INSTALL DRIP IRRIGATION SYSTEM FOR ALL PLANTING AREAS. CONTRACTOR TO SUBMIT IRRIGATION PLAN AND PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
10. CONTRACTOR TO INSTALL NEW TORO CUSTOM COMMAND SERIES / HUNTER ACC-D / RAIN BIRD ESP-LXIVM CONTROLLER WITH STAINLESS STEEL PEDESTAL MOUNT. SOURCE IRRIGATION CONTROLLER, RAIN / FREEZE SENSOR, QUICK COUPLERS, AND CONTROL VALVES FROM ONE MANUFACTURER. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER'S SPECIFICATIONS.
11. INSTALL VALVE BOX LOCATIONS IN PLANTING AREAS, PARALLEL TO AND SET BACK FROM PAVEMENT EDGES AS INDICATED ON THE PLANS.
12. PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER'S REPRESENTATIVE.

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
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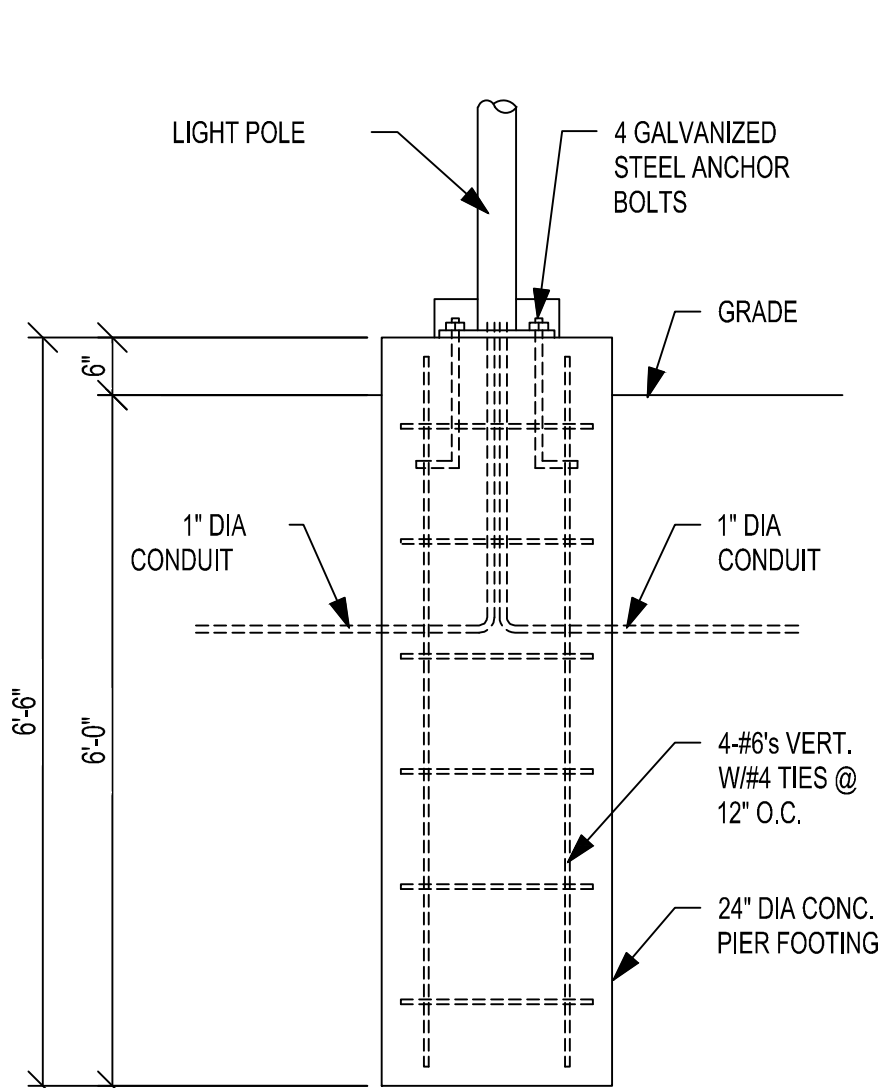
SHEET CONTENTS:

LANDSCAPE
NOTES & DETAILS

DRAWN:	LM	C5-30
CHECKED:	AA	
DATE:	09/16/22	

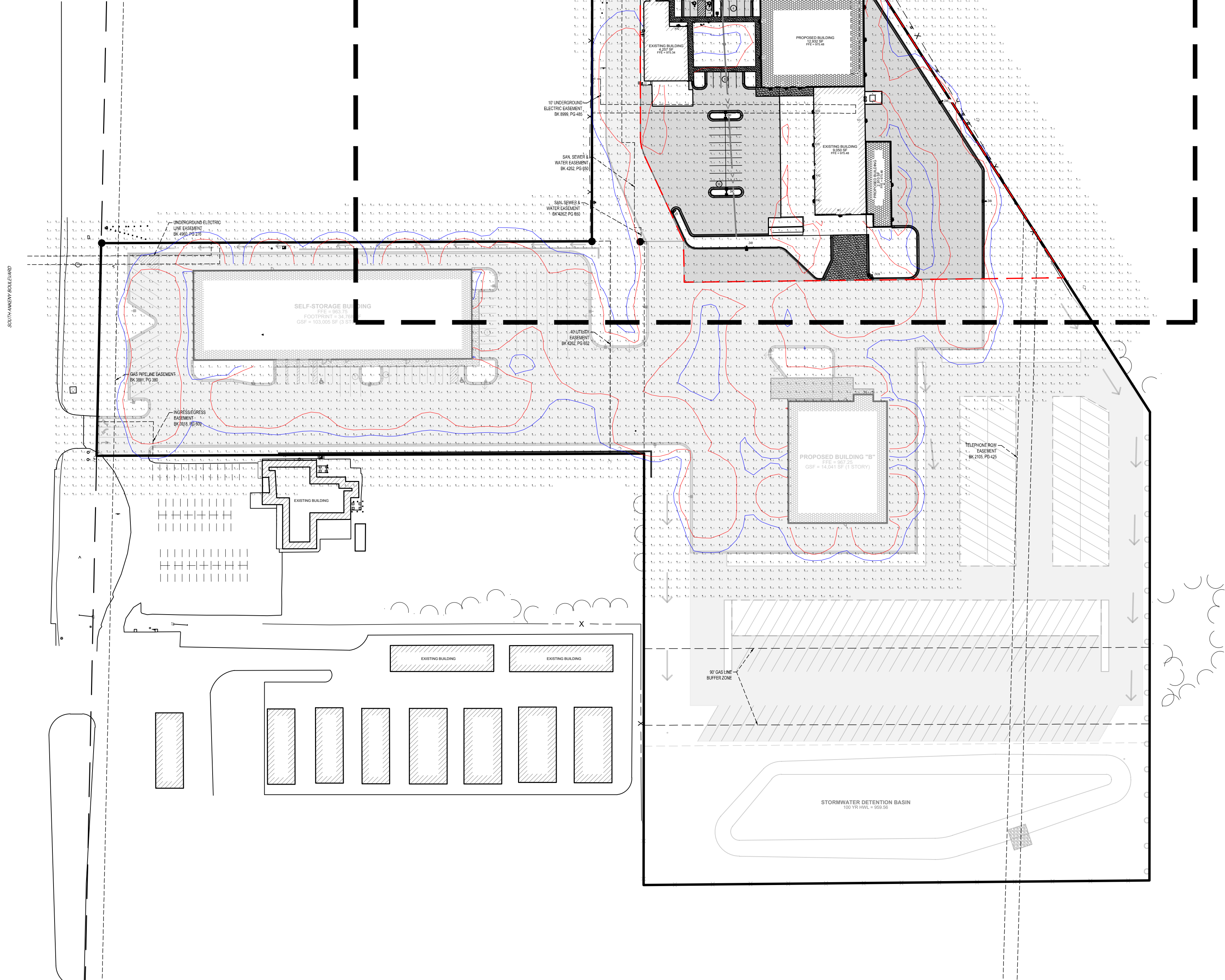
26882 C5-LAND

Provide light fixtures as shown on Fixture Schedule. Substitutions shall have prior approval by the Project Engineer before bid date. Being listed as an acceptable Manufacturer in no way relieves the Contractors obligation to provide all equipment and features in accordance with these specifications.				
LIGHT FIXTURE SCHEDULE				
TYPE	STYLE	MANUFACTURER/MODEL NUMBER	LAMPS	REMARKS
W	WALL PACK TYPE IV	LITHONIA #WST-LED-P2-40K-VF-MVOLT	25W 3512LM LED	INSTALL 20' AFG
W2	WALL PACK TYPE IV	LITHONIA #WST-P1-40K-VW-MVOLT	11W 1659LM LED	INSTALL 12' AFG
73	SITE POLE TYPE III	LITHONIA #DSX2-LED-P2-40K-T3M-MVOLT-SPA	185W 23364LM LED	INSTALL ON 25' POLE
74B	SITE POLE TYPE IV W/ BACKLIGHT SHIELD	LITHONIA #DSX2-LED-P2-40K-T4M-MVOLT-SPA-HS	185W 18270LM LED	INSTALL ON 25' POLE
74D	DOUBLE HEAD 180DEG. SITE POLE TYPE IV (2)	LITHONIA #DSX2-LED-P1-40K-T4M-MVOLT-SPA	(2)140W 18551LM LED	INSTALL ON 25' POLE 180DEG. APART
74D9	DOUBLE HEAD 90DEG. SITE POLE TYPE IV (2)	LITHONIA #DSX2-LED-P2-40K-T4M-MVOLT-SPA	(2)185W 23543LM LED	INSTALL ON 25' POLE 90DEG. APART
X	EXISTING WALL PACK TO REMAIN			



** LIGHT POLE BASE INSTALLED AND PROVIDED BY ELECTRICAL CONTRACTOR

LIGHT POLE BASE
NTS



SHEET NOTES:

REVISIONS:

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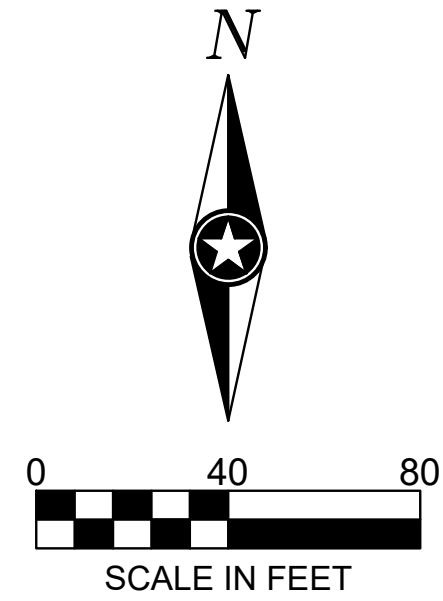
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PH: (602) 263-6502

SITE ADDRESS:
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SHEET CONTENTS:
**SITE
PHOTOMETRIC
PLAN - OVERALL**

DRAWN:	LM	E2-00A
CHECKED:	AA	
DATE:	09/16/22	

26882 E2-ELECTRICAL



E2-ELECTRICAL



PLAN AND ZONING COMMISSION

February 7, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

965 SE Corporate Woods Drive - Kum & Go Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

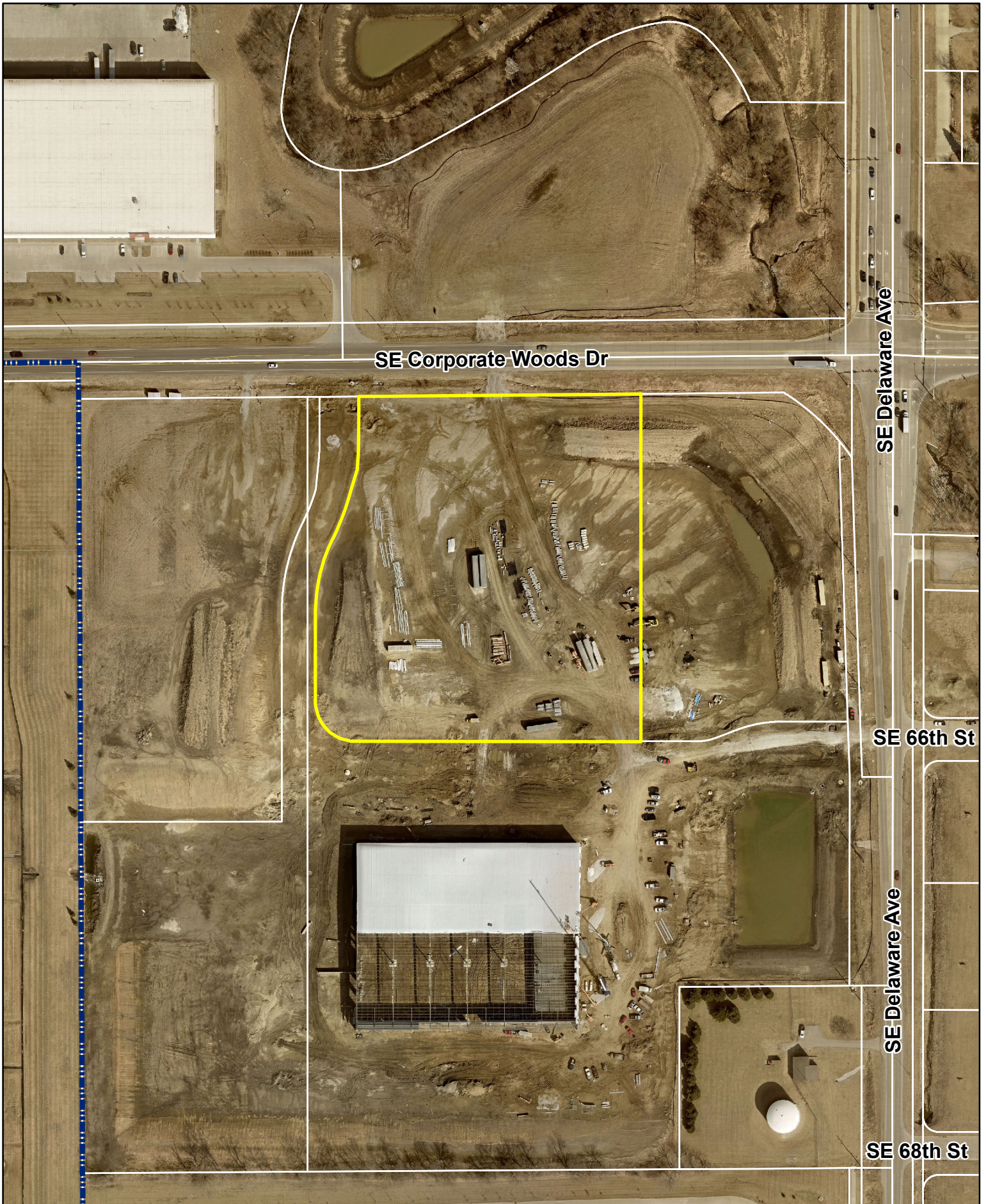
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 965 SE Corporate Woods Drive, Kum & Go; subject to City Council approval of the associated onsite and offsite easements; and subject to City Council approval of the public improvements and the contracts and bonds.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Site Plan
 Elevations



SE Corporate Woods Dr

SE Delaware Ave

SE 66th St

SE Delaware Ave

SE 68th St



1 inch = 200 feet
Date: 2/2/2023

965 SE Corporate Woods Dr
Kum & Go Site Plan





*Plan and Zoning Commission
Staff Report*

Meeting Date: February 7, 2023

Agenda Item: 965 SE Corporate Woods Dr – Kum & Go Site Plan
Report Date: February 2, 2023
Prepared by: Jake Heil *ESL*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approves the site plan for 965 SE Corporate Woods Drive, Kum & Go; subject to City Council approval of the associated onsite and offsite easements; and subject to City Council approval of the public improvements and the contracts and bonds.

Project Summary:

The subject property is located at 965 SE Corporate Woods Drive and is generally located south of SE Corporate Woods Drive, west of SE Delaware Avenue. The site is zoned M-1; Light Industrial District, while the surrounding properties to the north, south and west are zoned M-1; Light Industrial, while the properties to the east are zoned C-2; General Retail and Highway Oriented Commercial District with restrictions and R-1; One-Family Residence District. The proposed development includes a 4,260-sf gas station, nine fueling stations, parking, utility service connections, storm water detention, landscaping and associated site improvements.

The proposed site will have three access points, two along the west side of the site accessing the private drive that provides access to SE Corporate Woods Drive to the north and SE Delaware Avenue to the East. The site will also provide a shared right in/right out access to SE Corporate Woods Drive on the east side of the site. Parking for the site requires 1 space per 200 sf of gross floor area plus sufficient space at pumps without interfering with other parking spaces. The proposed site plan meets the requirements with 23 total parking stalls with 2 being ADA accessible and provides two spaces per pump.

The proposed single-story 4,260 sf gas station is 21' in height and 22' 7" at its uppermost point, and will be constructed of brick, cast stone panels, fiber cement panels, aluminum panels and glass. The proposed building materials conform to Section 192.02.3.B, providing over the required primary materials on the elevations. The landscaping on the proposed site plan complies with applicable regulations, with additional headlight screening where necessary.

New utility service connections will be installed with this development. The proposed site will utilize a 6-inch water line on site that will connect to the existing 10-inch water service that runs north/south along the private drive to the west. Six-inch sanitary sewer service will connect to the existing 12-inch main along SE Corporate Woods Drive, which will carry wastewater easterly off-site to the Polk County Lift Station just east of SE Delaware Avenue. Stormwater for the proposed site generally drains to the east side of the site, where a stormwater detention basin will handle stormwater for the site. Stormwater then flows north, emptying into a drainage ditch along the south side of SE Corporate Woods Drive. From there stormwater flows east into the Fourmile Creek which ultimately flows into the Des Moines River.

Site Plan Worksheet
965 SE Corporate Woods Drive – Kum & Go – 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.**

The primary building façade faces north. The site has three proposed accesses, two to the private drive to the west and one to the north via a shared right in/right out along SE Corporate Woods Drive. The proposed building and parking area meet all code requirements and compliments other sites in the neighboring area.

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

The site plan complies with the landscaping and parking lot requirements of the code.

- 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 provides for adequate parking and circulation. Parking for the site requires 1 space per 200 sf of gross floor area plus sufficient space at pumps without interfering with other parking spaces. The proposed site plan meets the requirements with 23 total parking stalls with 2 being ADA accessible and provides two spaces per pump. The site also provides improvements for safe pedestrian and bicycle access around and through the site.

- 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 proposed site will have a three access points, two along the west side of the site accessing the private drive that provides access to SE Corporate Woods Drive to the north and SE Delaware Avenue to the East. The site will also provide a shared right in/right out access to SE Corporate Woods Drive on the east side of the site.

- 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 primary parking for the site is located on the north and west side of the proposed building. The proposed parking meets the requirements for off street parking as stated in Chapter 194.01. Headlight screening in the form of a 3' berm and shrubs was added to the site along SE Corporate Woods Drive.

- 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 site does propose an outdoor dumpster, that has an enclosure that utilizes the same brick and stone panels as the main building and is further screened with shrubs.

- 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.**

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.**

Stormwater for the proposed site generally drains to the east side of the site, where a stormwater detention basin will handle stormwater for the site. Stormwater then flows north, emptying into a drainage ditch along the south side of SE Corporate Woods Drive. From there stormwater flows east into the Fourmile Creek which ultimately flows into the Des Moines River.

- 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.**

New utility service connections will be installed with this development. The proposed site will utilize a 6-inch water line on site that will connect to the existing 10-inch water service that runs north/south along the private drive to the west. Six-inch sanitary sewer service will connect to the existing 12-inch main along SE Corporate Woods Drive, which will carry wastewater easterly off-site to the Polk County Lift Station just east of SE Delaware Avenue.

- 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 site meets open space requirements, with the majority of the open space along the south and east sides of the site.

- 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 parking lot shading and open space landscaping conform to the landscape requirements of the Code.

B. Building Design

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

The proposed building is a single-story, 4,260 sf gas station and is 21' in height and 22' 7" at its uppermost point. The scale and position of the proposed building is appropriate for its proximity to neighboring properties.

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

The proposed buildings materials consist of morning mist and Silverstone gray brick, tan cast stone panels, vintage wood cedar fiber cement panels, red and silver metallic aluminum panels and glass. These proposed materials meet the required building material standards and are compatible to those used on neighboring buildings.

- 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.**

All of the proposed rooftop mechanical equipment is screened from public view by the roof's parapet and additional screens where necessary.

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

There is only one building proposed on this site, and is compatible and complementary with adjacent development in design and materials.

C. Signs

Locations of signs have been shown on the submitted plans; however final design and allowances 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 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 building meets all setbacks required by Code, and is complementary to adjacent development.

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

The site provides for adequate vehicular parking and circulation, as well as uninhibited on-site pedestrian movement.

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

The proposed single-story 4,260 sf gas station is 21' in height and 22' 7" at its uppermost point, and will be constructed of brick, cast stone panels, fiber cement panels, aluminum panels and glass. The proposed materials and colors are similar to other developments around this site.

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 6, 2023

City of Ankeny
Plan and Zoning Commission and City Council
410 West 1st Street
Ankeny, Iowa 50023

RE: Kum & Go 2212

Dear Plan and Zoning Commissioners and City Council Members:

On behalf of Kum & Go, LC, we respectfully submit herewith the Kum & Go 2212 Site Plan in request for approval. This property consists of 3.66 acres and is located at 965 SE Corporate Woods Drive. This site plan was prepared in accordance with Ankeny's standards. This project features the construction of a 4,260 SF convenience store, 23 dedicated new parking spaces, site utility improvements, and landscaping throughout.

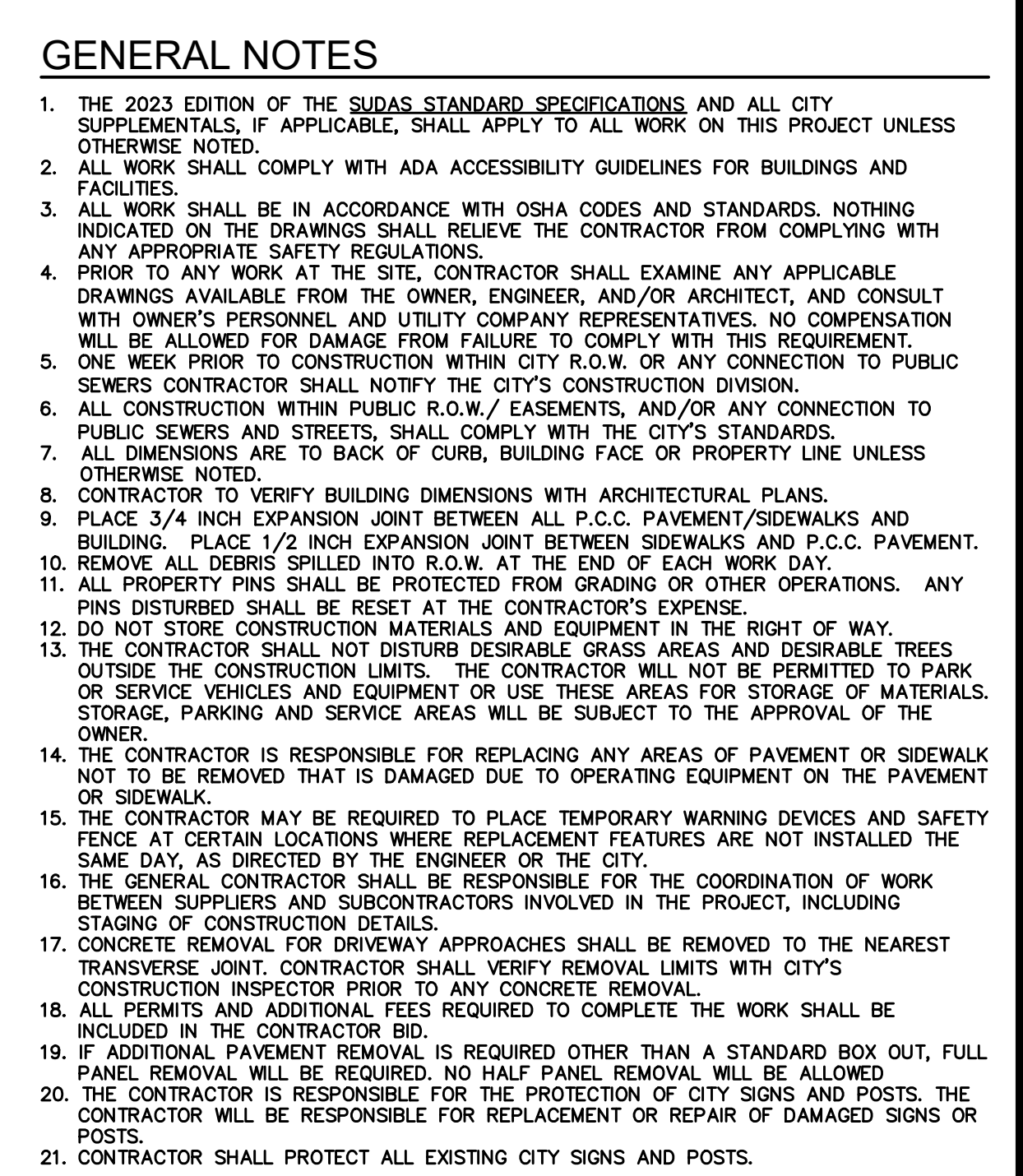
Please accept this submittal for the next available Planning & Zoning meeting. Please let us know if you have any questions or require any further information to complete your review.

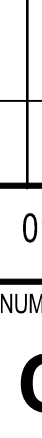
Sincerely,

CIVIL DESIGN ADVANTAGE

Keith Weggen, ASLA

Copy: Douglas Rooney, Kum & Go
File



 CIVIL DESIGN ADVANTAGE 4121 NW 10TH AVENUE SUITE 3022 FT. LAUDERDALE, FL 33322 PH: (954) 396-4400 FAX: (954) 396-4410 PROJECT NO. 2210-6886					
					
1459 Grand Avenue Des Moines, Iowa 50309 P: 515-226-0128 F: 515-223-9873					
2212 - ANKENY, IA			SITE PLAN		
965 SE CORPORATE WOODS DRIVE					
KG PROJECT TEAM: RDR: SDM: CPM:					
DATE	REVISION DESCRIPTION				
REVISIONS					
SHEET NUMBER: C1.1					

FLAG NOTES

- ① REMOVE AND DISPOSE OF PCC PAVEMENT – SAWCUT FULL-DEPTH
- ② REMOVE AND DISPOSE OF PCC CURB AND GUTTER – SAWCUT FULL-DEPTH.
- ③ PROTECT EXISTING STREET LIGHT.

DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVE TO DETERMINE COMPLETION TIME BE ALLOWED FOR DEMOLITION FROM FAULT TO THE END OF THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. UTILITY DESIGN ADVANTAGE
 - E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND RECORD AGENT.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL EXISTING GRADES WITH PROPER MATERIALS. COMPACT TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY REPAIR SHALL BE DONE AND FOR THE CONTRACTOR'S ACCOUNT.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE OWNER.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. ANY LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

CORPORATE WOODS DRIVE

EXISTING 7.00'
GAS EASEMENT
BK 18511 PG 971

EXISTING 10.00
PUBLIC UTILITY EASEMENT
BK 18511 PG 969
BK 18511 PG 965

EXISTING DRAINAGE EASEMENT
BK 9872 PG 584

LOT 2 QRS INVESTMENTS
DEVELOPMENT - PLAT 1

LOT 3 QRS INVESTMENTS
DEVELOPMENT - PLAT 1
159,551 SF

LOT 4 QRS INVESTMENTS
DEVELOPMENT - PLAT 1

- PROPOSED PARCEL LINE

LOT 3 QRS INVESTMENTS DEVELOPMENT - PLAT
REMAINDER AREA
122,822 SF
2.82 AC

FILE: H:\2022\2210686\DWG\2210686-SITE.DWG
FILE DATE: 1/31/23 DATE PLOTTED: 1/31/2023 11:51 AM
PLOTTED BY: KRIS BOWEN TECH COMMENT:
ENC: RAH

FILE DATE: 1/31/23
PLOTTED BY: KRIS BOWER
DATE PLOTTED: 1/31/2023 11:51 AM
TECH:

FILE DATE: 1/31/23
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DATE PLOTTED: 1/31/23
TECH: 1/31/23

FILE DATE: 1/31/23
PLOTTED BY: KRIS BOWER

FILE DATE: 1/31/20
PLOTTED BY: KRIS



1459 Grand Avenue
Des Moines, Iowa 50309
P: 515-226-0128
F: 515-223-9873

2212 - ANKENY, IA
965 SE CORPORATE WOODS DRIVE
TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

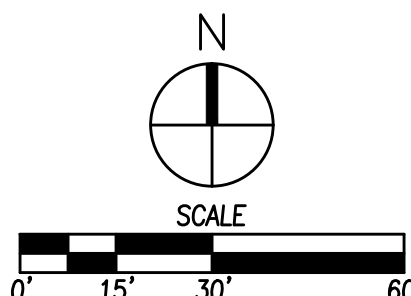
KG PROJECT TEAM:
RDR:
SDM:
CPM:

[illegible]

DATE: 01-31-2023

SHEET NUMBER:

C1.3



REFER TO SEPARATE PUBLIC IMPROVEMENT DRAWINGS FOR TURN LANE AND RELATED IMPROVEMENTS

SE CORPORATE WOODS DRIVE

REFER TO GRADING DETAIL #1 ON SHEET C2.2

TOP OF POND=911.00
100-YEAR EL=909.38

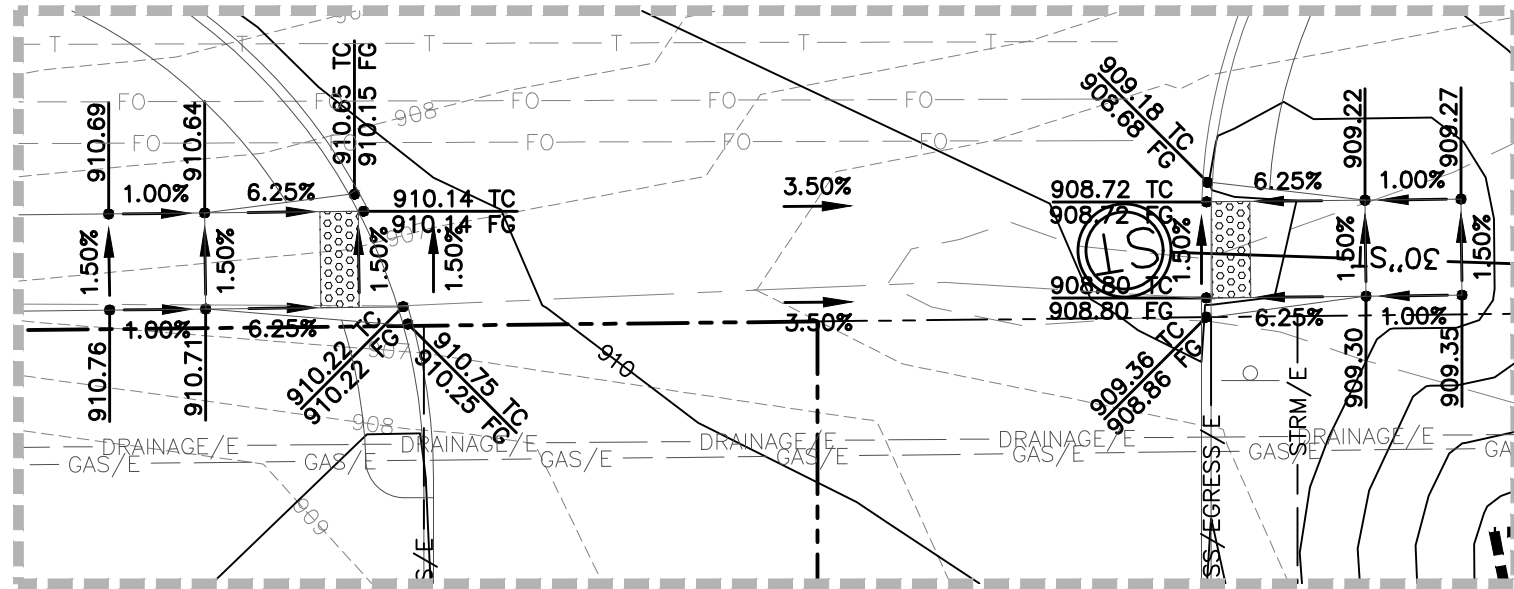
TOP OF POND=914.00
100-YEAR EL=912.28

FLAG NOTES

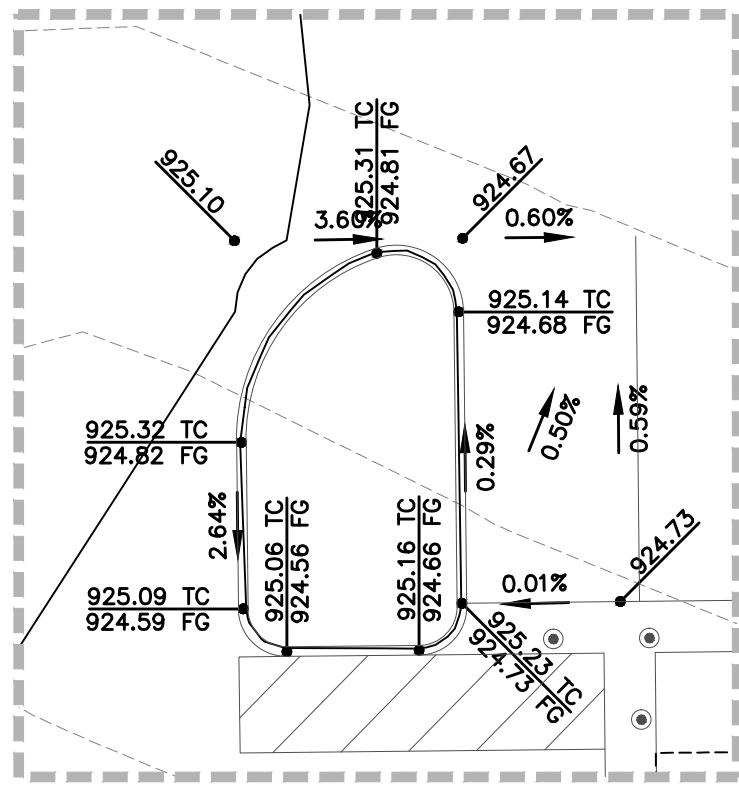
- ① ADA ACCESSIBLE STALL, NOT TO EXCEED 2.0% GRADE IN ANY DIRECTION
- ② MATCH EXISTING GRADE
- ③ ALL FILL LIDS FOR UNDERGROUND TANKS TO BE 1 INCH ABOVE FINISHED GRADE
- ④ GRADING LIMITS

REFERENCE NOTES

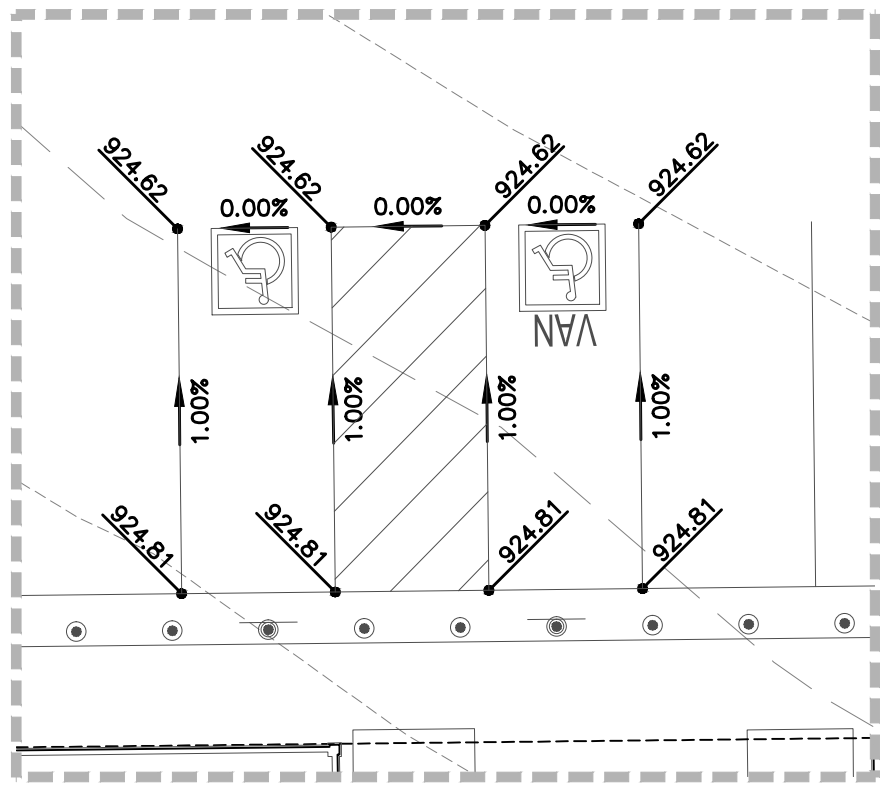
TC - TOP OF CURB
FG - FINISHED GRADE
TS - TOP OF SLAB



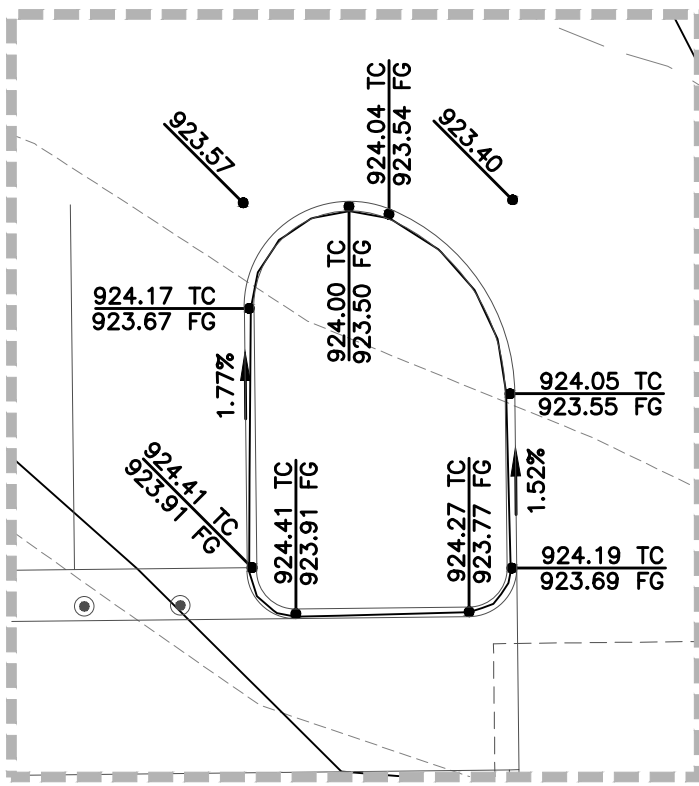
① GRADING DETAIL #1
1"=10'



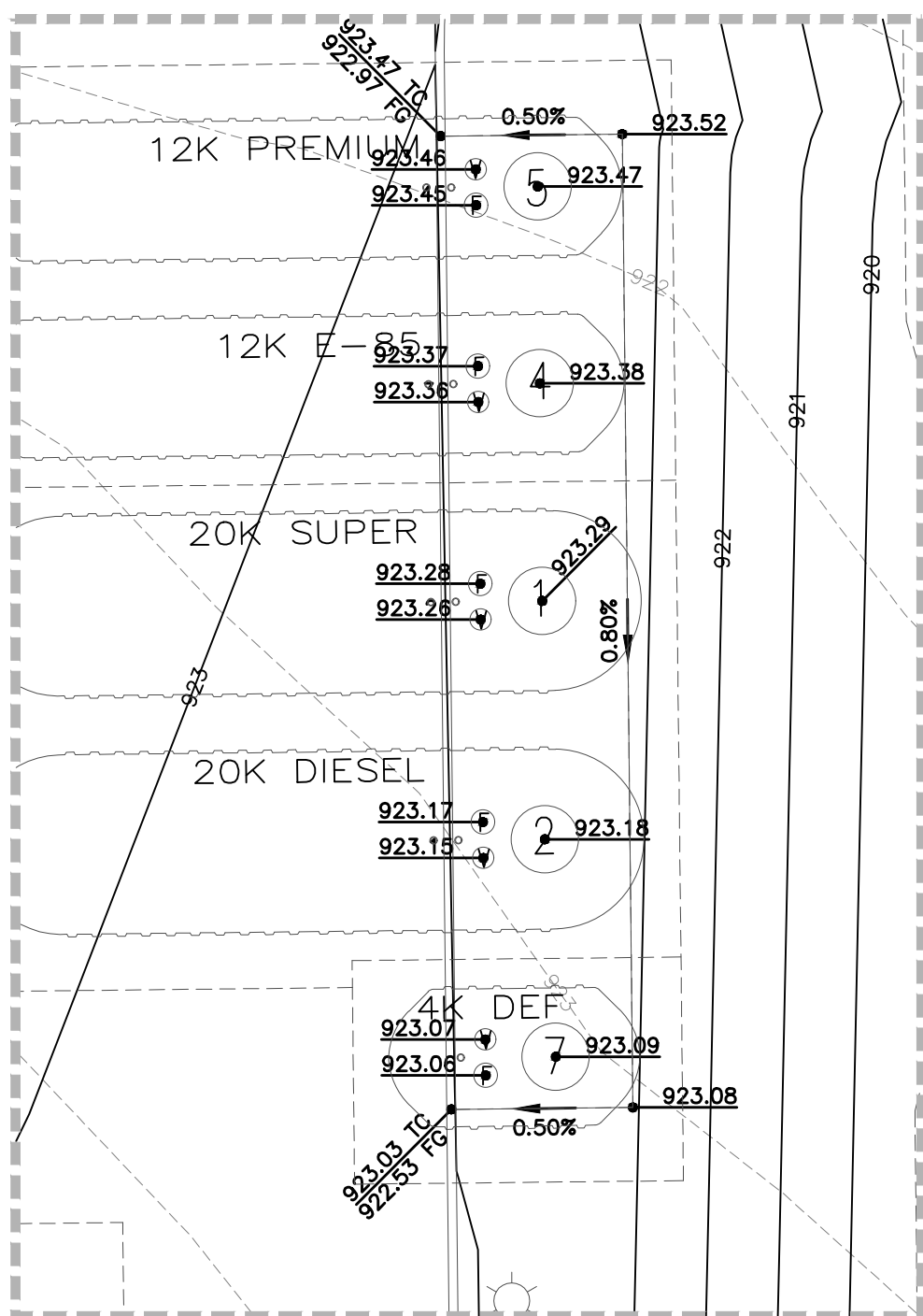
② GRADING DETAIL #2
1"=10'



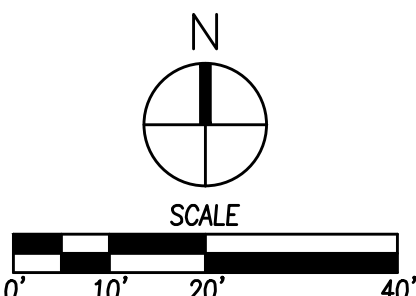
③ GRADING DETAIL #3
1"=10'



④ GRADING DETAIL #4
1"=10'



⑤ GRADING DETAIL #5
1"=10'



FILE: H:\2023\210686\210686-STEELING
DATE PLOTTED: 1/31/2023 11:51 AM
COMMENTS: 210686-STEELING
DRAWN BY: J. BOWEN

CIVIL DESIGN ADVANTAGE
DESIGN & CONSTRUCTION
4121 NW 36th Avenue, Suite 302
Fort Lauderdale, FL 33309
P: 515-365-4400 F: 515-365-4410
PROJECT NO. 2210.686



1459 Grand Avenue
Des Moines, Iowa 50309
P: 515-226-0128
F: 515-223-9873

2212 - ANKENY, IA
965 SE CORPORATE WOODS DRIVE
GRADING PLAN

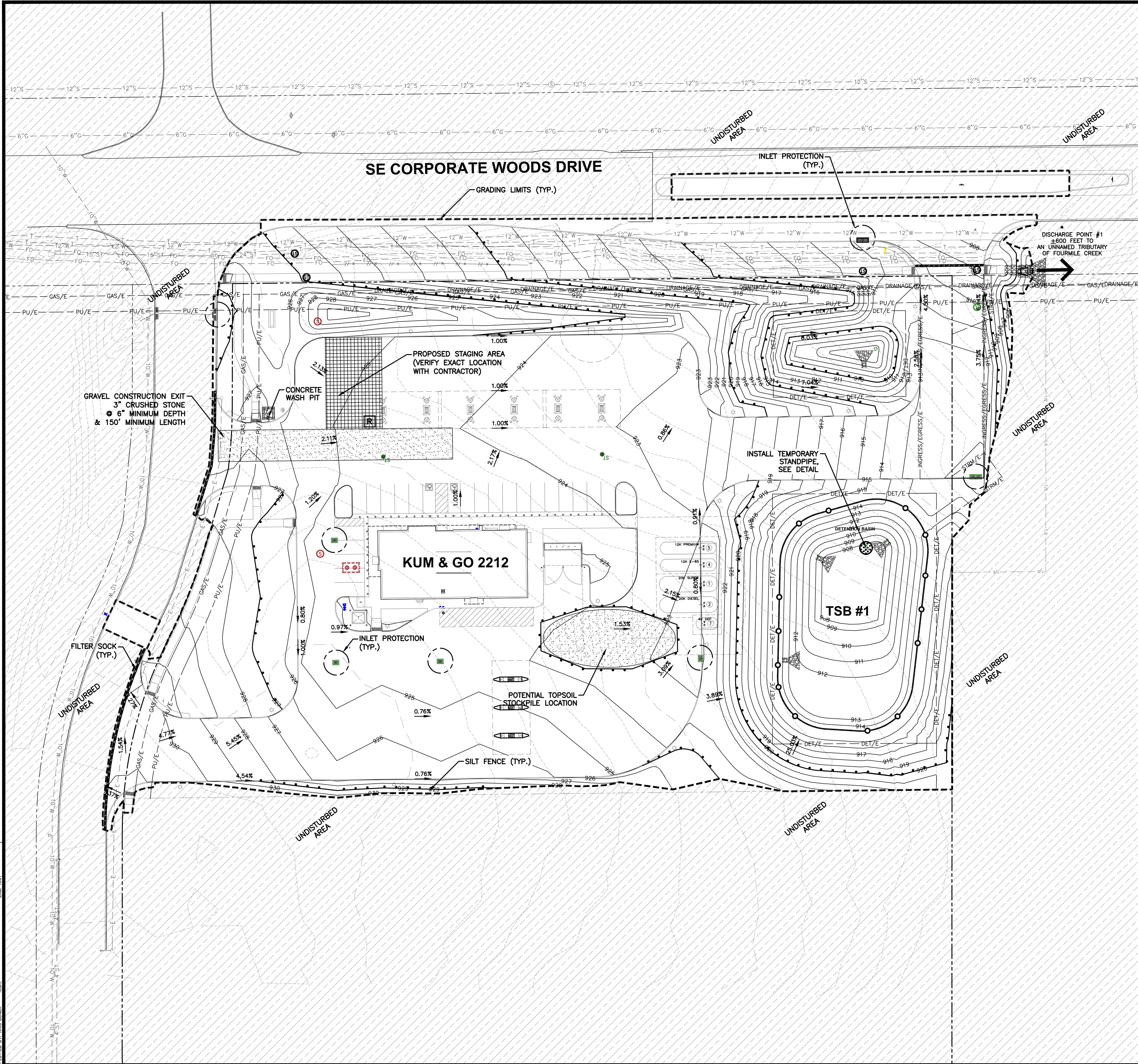
KG PROJECT TEAM:
RDR:
SDM:
CRM:

DATE	REVISION DESCRIPTION

DATE: 01-31-2023

SHEET NUMBER:

C2.2



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,289
2	FILTER SOCK	LF	378
3	SEEDING, FERTILIZING, AND MULCHING	AC	2.02
4	INLET PROTECTION DEVICES	EA	7
5	CONCRETE WASHOUT PIT	EA	1
6	TEMPORARY STANDPIPE	EA	1

DISCHARGE POINT SUMMARY

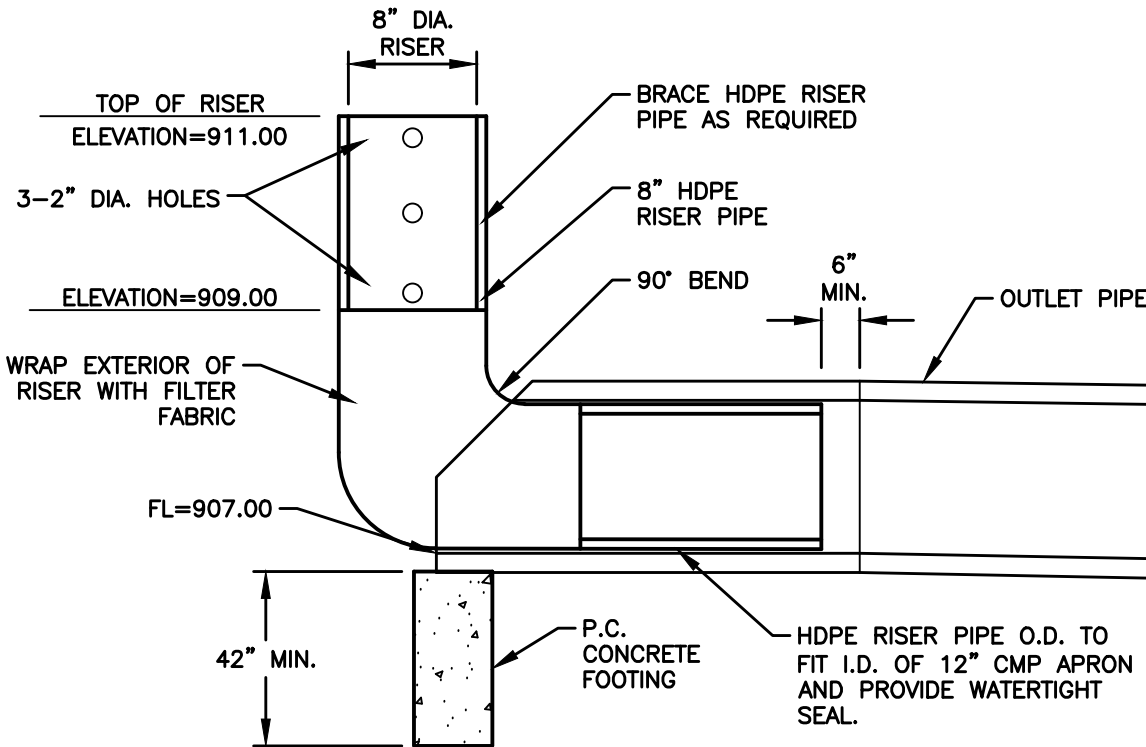
DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF FOURMILE CREEK ±600 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	4.38 ACRES
STORAGE VOLUME REQUIRED (4.38 OF ACRES*3600 CU FT)	15,768 CU FT
VOLUME PROVIDED IN FILTER SOCK (378 LF @ 2.0 CU FT/LF OF SOCK)	756 CU FT
VOLUME PROVIDED IN TEMPORARY SEDIMENT BASIN	7,434 CU FT
VOLUME PROVIDED IN SILT FENCE (2,289 LF @ 4.5 CU FT/LF OF FENCE)	10,301 CU FT
TOTAL VOLUME PROVIDED	18,491 CU FT

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- 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.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

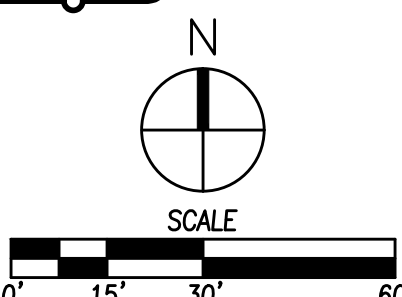
TEMPORARY STAND PIPE #1 DETAIL

NOT TO SCALE

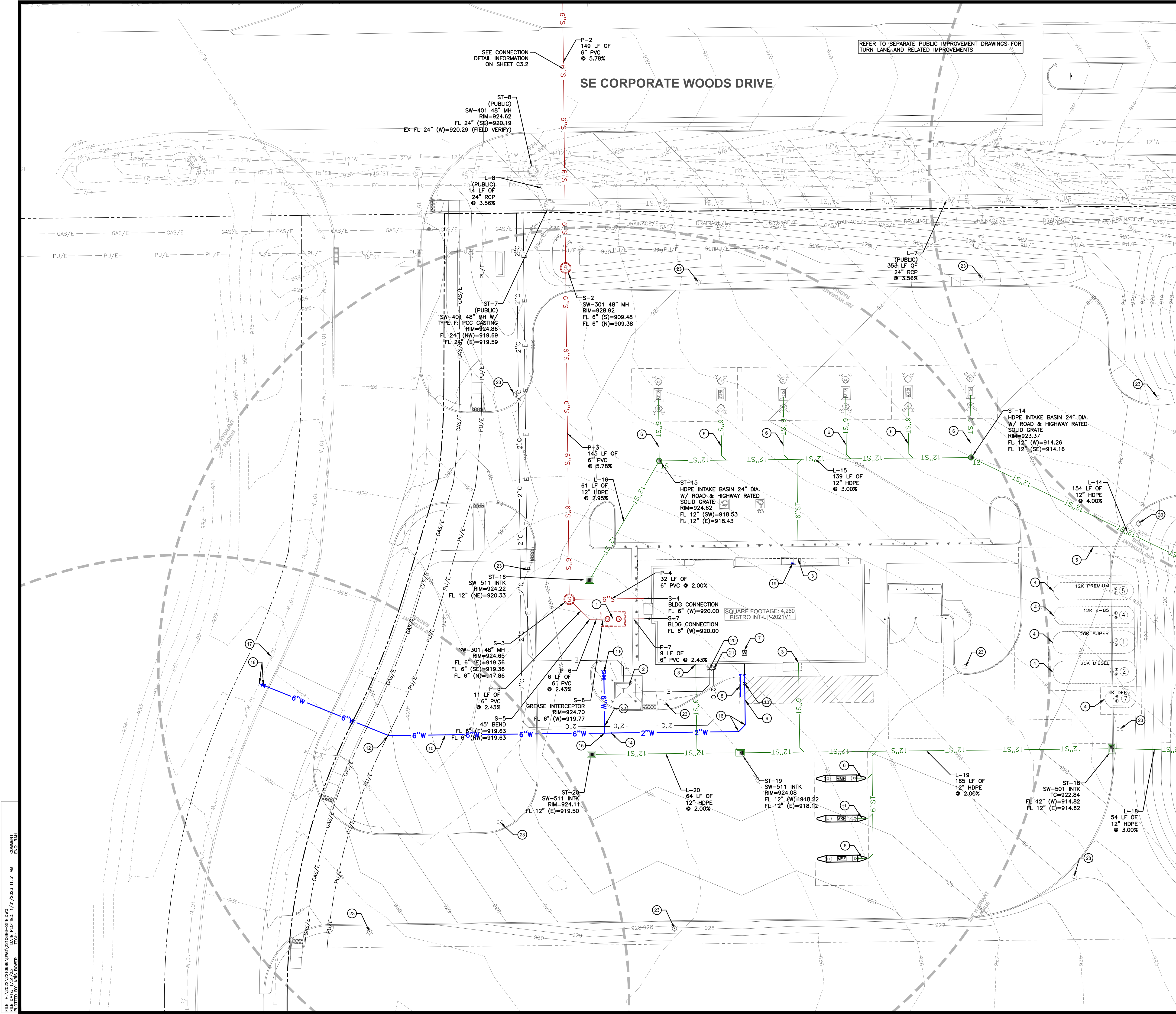


SWPPP LEGEND

DRAINAGE ARROW	X.XX %
GRADING LIMITS	---
FILTER SOCK	
SILT FENCE	=====
DITCH CHECK	=====
INLET PROTECTION	○
PORTABLE RESTROOM	R
TEMPORARY STANDPIPE	●
CONCRETE WASHOUT PIT	□
AREA TO BE SEEDED	•••••
STRAW MAT	XXXXX
UNDISTURBED AREA	
RIP-RAP	•••••
GRAVEL ENTRANCE	•••••
STAGING AREA	
TEMPORARY SEDIMENT TRAP	TST #
TEMPORARY SEDIMENT BASIN	TSB #



REVISION DESCRIPTION	DATE



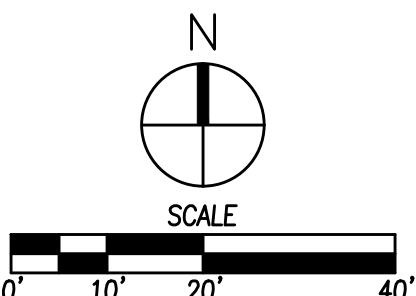
FLAG NOTES

- 1,000 GALLON GREASE INTERCEPTOR WITH SAMPLE PORT. INSTALL PER LOCAL STANDARDS AND SPECIFICATIONS
- INSTALL TRANSFORMER PAD, COORDINATE WITH LOCAL UTILITY PROVIDER
- CONNECT TO BUILDING SERVICE, SEE ARCHITECTURAL DRAWINGS FOR ROOF DRAIN LOCATIONS, FL=923.00
- UNDERGROUND STORAGE TANK LOCATIONS
- UNDERGROUND STORAGE TANK OVERDIG LIMITS
- 6 INCH HDPE DOWNSPOUT LATERALS TO CONNECT TO STORM DRAIN, MIN. SLOPE 2 PERCENT.
- WATER METER LOCATION - INSTALL SEPARATE METERS AND BACKFLOW PROTECTION FOR DOMESTIC & IRRIGATION
- 1 INCH IRRIGATION SERVICE OUT TO SYSTEM, SPLITS FROM 2 INCH DOMESTIC SERVICE INSIDE BUILDING
- 2 INCH PRIVATE K COPPER DOMESTIC WATER SERVICE
- 6 INCH PRIVATE PVC WATERMAIN
- FIRE HYDRANT ASSEMBLY
- 22.5 DEGREE BEND
- 2 INCH CURB STOP
- 6 INCH TO 2 INCH REDUCER
- 6" TEE
- 45 DEGREE BEND
- PUBLIC WATERMAIN 10"
- CONNECT TO PUBLIC WATERMAIN WITH TAPPING SLEEVE AND VALVE
- EMERGENCY FUEL STOP BUTTON
- UNDERGROUND ELECTRICAL POWER SERVICE LINE, COORDINATE WITH LOCAL UTILITY PROVIDER
- 2 INCH CONDUIT
- UTILITY CROSSING, CONTRACTOR TO MAINTAIN A MINIMUM OF 18 INCH VERTICAL CLEARANCE
- AREA LIGHT

UTILITY NOTES

- 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.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF ANKENY ADDENDUMS.
- MAINTAIN A MINIMUM OF 5'-0" COVER OVER ALL WATER MAINS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, MANHOLES, UTILITY VALVES, CLEANOUTS, AND INTAKES ARE TO BE ADJUSTED AND/OR REBUILT TO FINISH GRADE AS REQUIRED.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY SPECIFICATIONS AND THE ANKENY WATER WORKS CONSTRUCTION SPECIFICATIONS.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES UNLESS OTHERWISE NOTED. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- 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.
- ALL CITY OF ANKENY WATER MAIN WORK SHALL BE DONE IN ACCORDANCE WITH 2023 SUDAS STANDARD SPECIFICATIONS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS. DES MOINES WATER WORKS WATER MAIN WORK SHALL BE DONE IN ACCORDANCE WITH DES MOINES WATER WORKS SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED TO THE CITY OF ANKENY STANDARD SPECIFICATIONS, 2023 SUDAS STANDARD SPECIFICATIONS, AND THE LATEST VERSION OF THE UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS. ALL APPLICABLE UTILITY COMPANIES SHALL BE CONTACTED 48 HOURS PRIOR TO ANY WORK BEING STARTED. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- 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 INLET PROTECTION AT ALL PERMANENT STORM SEWER INLETS.
- CONTRACTOR SHALL TEST AND INSPECT ALL PROPOSED STORM SEWER, WATERMAIN AND SANITARY SEWER. ALL TESTING SHALL BE COMPLETED MEETING CITY OF ANKENY STANDARDS AND THE ANKENY WATER WORKS CONSTRUCTION SPECIFICATIONS.
- ALL CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL BE MADE WITH A MANUFACTURED WYE. A VIDEO INSPECTION SHALL BE COMPLETED AFTER THE CONNECTION IS MADE AND PROVIDED TO THE CITY. A CO CANNOT BE ISSUED UNTIL THIS HAS BEEN REVIEWED AND APPROVED.
- ALL ELECTRICAL POWER, TELEPHONE, AND CABLE TELEVISION TRANSMISSION SYSTEMS SHALL BE PLACED UNDERGROUND.
- ANY REINSTALLED HYDRANTS MUST BE CHECKED FOR COMPLETE FUNCTIONALITY. HYDRANTS MAY NEED TO BE REPAINTED DEPENDING ON CONDITION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND NOTIFY THE ENGINEER OF ANY ISSUES/CONFLICTS.
- WHERE THE STORM SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.

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DATE PLOTTED: 1/31/2023 11:51 AM
COMMENTS: DATE PLOTTED: 1/31/2023 11:51 AM
DRAWN BY: J. W. BOWEN



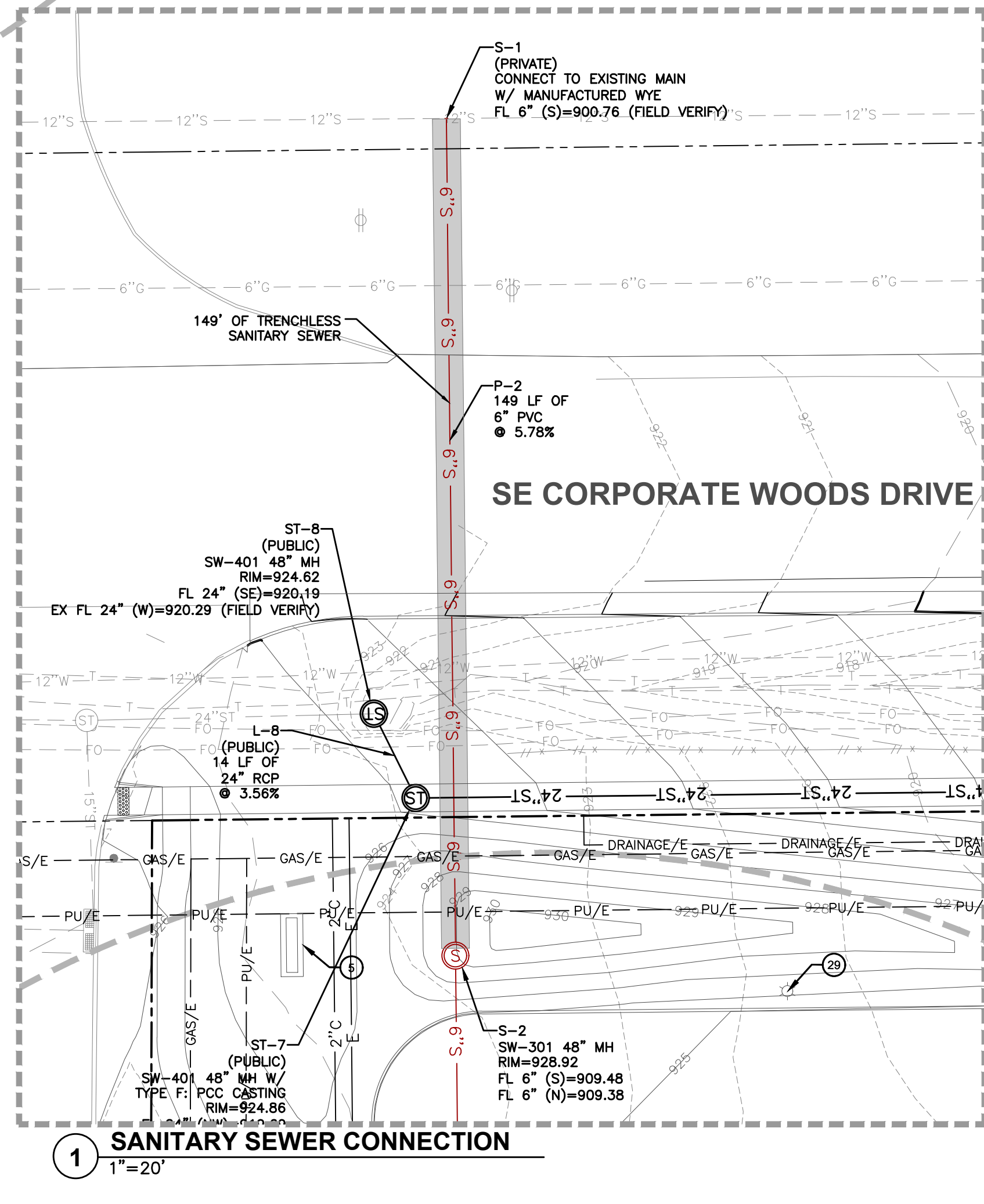
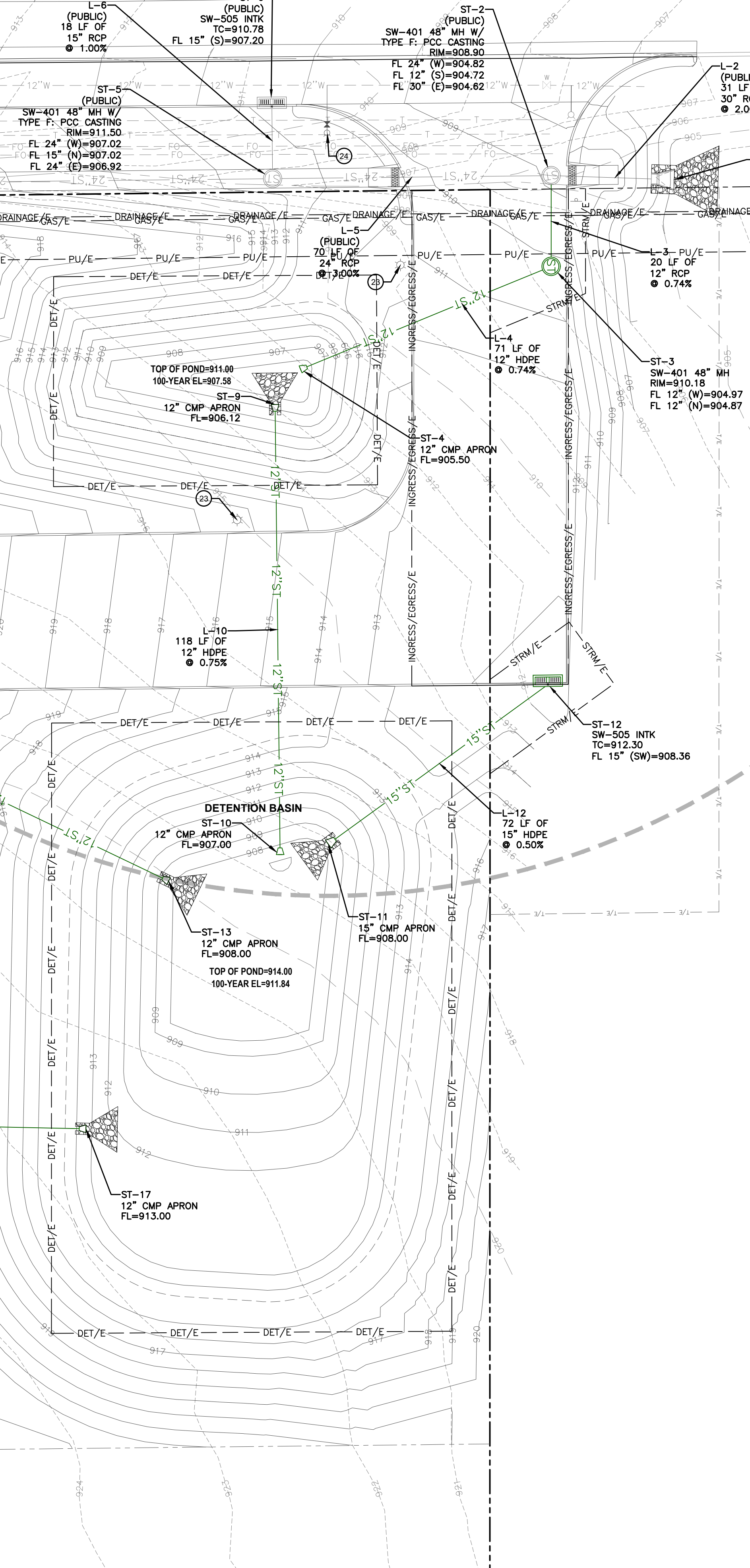
1459 Grand Avenue
Des Moines, Iowa 50309
P: 515-226-0128
F: 515-223-9873

2212 - ANKENY, IA
965 SE CORPORATE WOODS DRIVE
UTILITY PLAN

KG PROJECT TEAM:		REVISIONS	
RDR:		DATE	REVISION DESCRIPTION
SDM:			
CPM:			
DATE: 01-31-2023		SHEET NUMBER: C3.1	

REFER TO SEPARATE PUBLIC IMPROVEMENT DRAWINGS FOR
TURN LANE AND RELATED IMPROVEMENTS

SE CORPORATE WOODS DRIVE

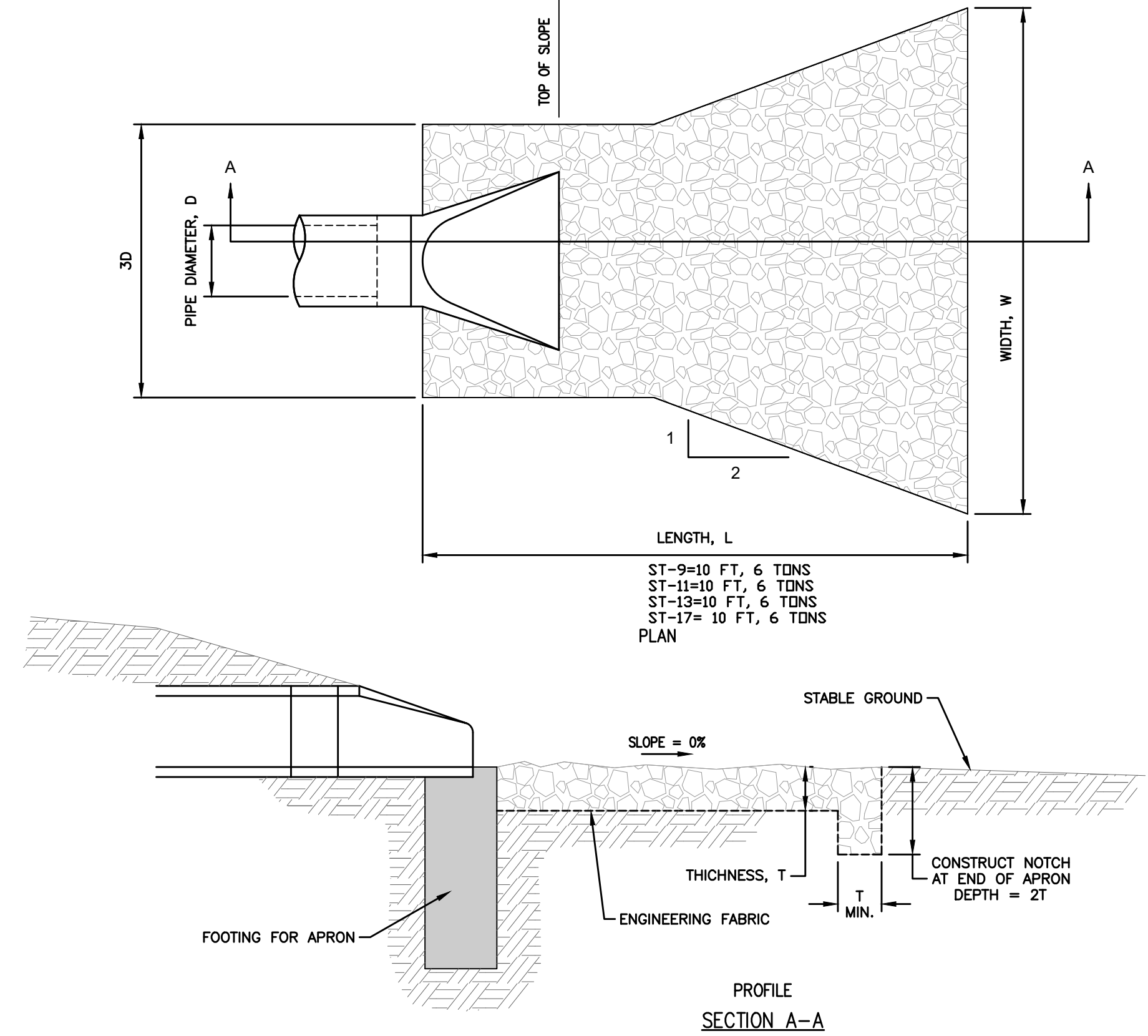


1 SANITARY SEWER CONNECTION

1"=20'

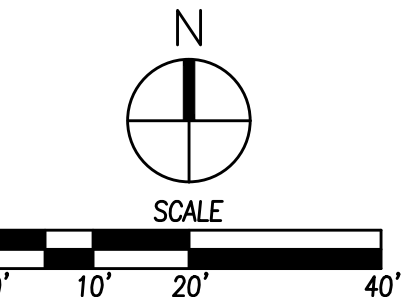
FLAG NOTES

- 1,000 GALLON GREASE INTERCEPTOR WITH SAMPLE PORT. INSTALL PER LOCAL STANDARDS AND SPECIFICATIONS
- INSTALL TRANSFORMER PAD, COORDINATE WITH LOCAL UTILITY PROVIDER
- CONNECT TO BUILDING SERVICE, SEE ARCHITECTURAL DRAWINGS FOR ROOF DRAIN LOCATIONS, FL=924.50
- UNDERGROUND STORAGE TANK LOCATIONS
- UNDERGROUND STORAGE TANK OVERDIG LIMITS
- 6 INCH HDPE DOWNSPOUT LATERALS TO CONNECT TO STORM DRAIN, MIN. SLOPE 2 PERCENT.
- WATER METER LOCATION - INSTALL SEPARATE METERS AND BACKFLOW PROTECTION FOR DOMESTIC & IRRIGATION
- 1 INCH IRRIGATION SERVICE OUT TO SYSTEM, SPLITS FROM 2 INCH DOMESTIC SERVICE INSIDE BUILDING
- 2 INCH PRIVATE K COPPER DOMESTIC WATER SERVICE
- 6 INCH PRIVATE PVC WATERMAIN
- FIRE HYDRANT ASSEMBLY
- 6 INCH VALVE
- 2 INCH CURB STOP
- 6 INCH CAP WITH 2" TAP AND CURB STOP
- 6" TEE
- 45 DEGREE BEND
- PUBLIC WATERMAIN 12"
- CONNECT TO PUBLIC WATERMAIN WITH 12"x6" TEE
- EMERGENCY FUEL STOP BUTTON
- UNDERGROUND ELECTRICAL POWER SERVICE LINE, COORDINATE WITH LOCAL UTILITY PROVIDER
- 2 INCH CONDUIT
- UTILITY CROSSING, CONTRACTOR TO MAINTAIN A MINIMUM OF 18 INCH VERTICAL CLEARANCE
- AREA LIGHT
- FIRE HYDRANT RELOCATION - REFER TO SEPARATE PUBLIC IMPROVEMENT DRAWINGS



RIP RAP

NOT TO SCALE



1459 Grand Avenue
Des Moines, Iowa 50309
P: 515-226-0128
F: 515-223-9873

2212 - ANKENY, IA
965 SE CORPORATE WOODS DRIVE
UTILITY PLAN

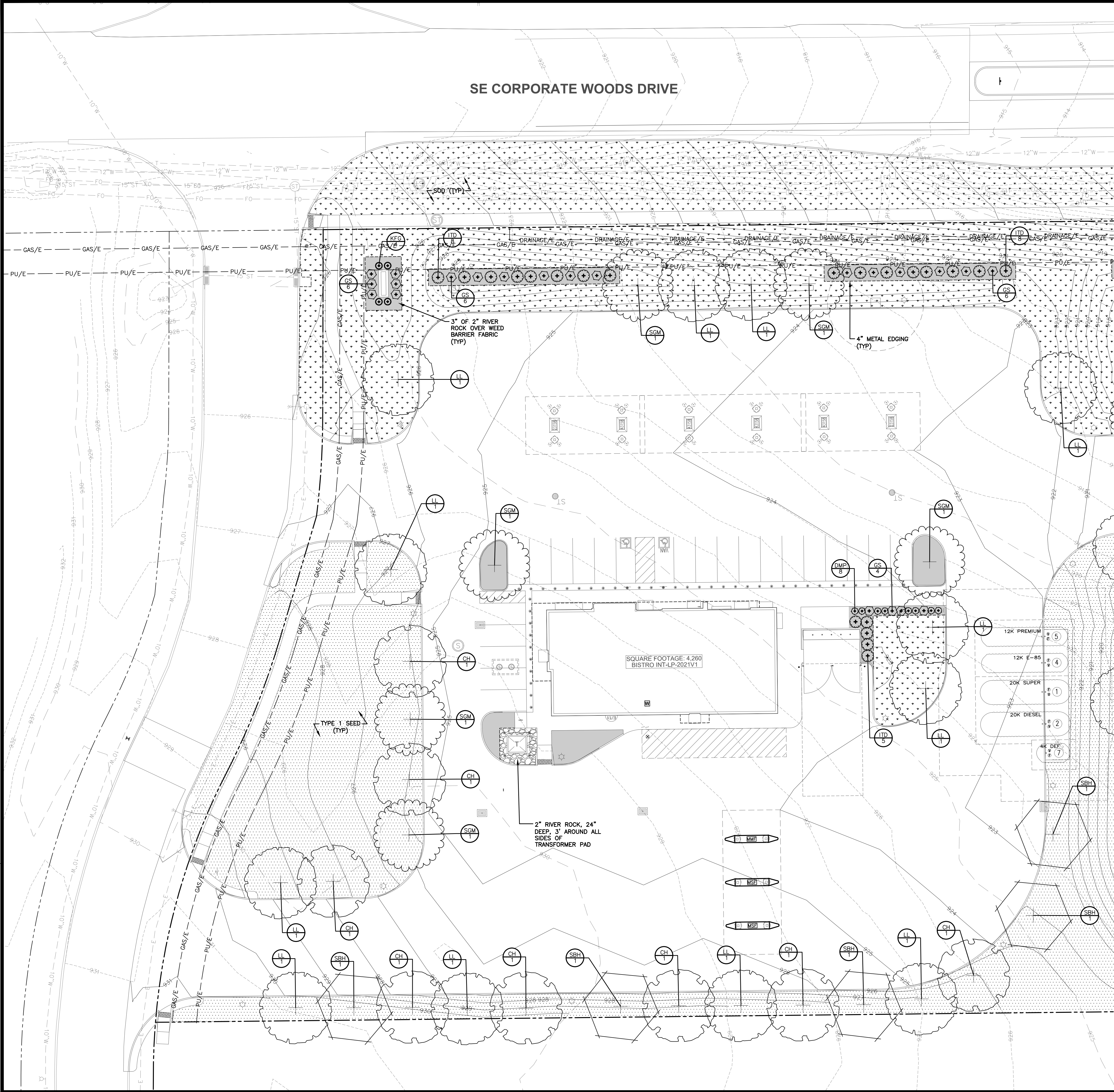
KG PROJECT TEAM:
RDR:
SDM:
CRM:

REVISION DESCRIPTION	DATE

DATE: 01-31-2023

SHEET NUMBER:

C3.2



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
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. SOD AND SEED ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED BARRIER FABRIC SHALL BE PLACED OVER SOIL AFTER PLANTING AND BEFORE PLACING RIVER ROCK IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. RIVER ROCK SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3" OVER WEED BARRIER FABRIC.
9. ALL EDGING SHALL BE 4" METAL EDGING.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

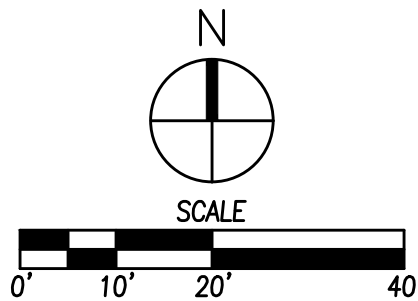
OPEN SPACE PLANTINGS

SITE AREA:	159,551 SF (3.66 ACRES)
REQUIRED OPEN SPACE:	31,910 SF (20%)
PROVIDED OPEN SPACE:	72,714 SF (45.6%)
LANDSCAPING REQUIRED	
TREES (2/3,000 SF):	22 TREES
SHRUBS (3/3,000 SF):	63 SHRUBS
LANDSCAPING PROVIDED	
50% CREDIT:	40 TREES
100% CREDIT:	2 TREES
42 TREES	
SITE:	88 SHRUBS

SHADING TREE PLANTINGS

GROSS PAVED AREA:	78,773 SF
REQUIRED SHADING AREA	
20% OF GROSS PAVED AREAS:	15,755 SF
REQUIRED SHADING TREES	
REQUIRED SHADING AREA/706 SF:	22 TREES
PROVIDED SHADING TREES	
50% CREDIT:	40 TREES
100% CREDIT:	2 TREES
42 TREES	

PLANT SCHEDULE				
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CH	8	Common Hackberry	Celtis occidentalis	B&B, 2" CALIPER
LL	19	Littleleaf Linden	Tilia cordata	B&B, 2" CALIPER
SBH	5	Sunburst Honey Locust	Gleditsia triacanthos inermis 'Sunburst'	B&B, 2" CALIPER
SGM	12	Sienna Glen® Maple	Acer x freemanii 'Sienna'	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
DMP	8	Dwarf Mugo Pine	Pinus mugo 'Compacta'	CONT, 3 GAL
GS	26	Golden Sunrise® Spiraea	Spiraea x bumalda 'Monhud'	CONT, 3 GAL
ITD	50	Ivory Halo® Tatarian Dogwood	Cornus alba 'Ballhalo'	CONT, 3 GAL
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
KFG	4	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	CONT, 1 GAL



CIVIL DESIGN ADVANTAGE
4121 NW 13th Avenue, Suite 100
Fort Lauderdale, FL 33322
PH: (954) 366-4400 F: (954) 366-4410
PROJECT NO. 2210.686

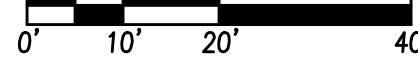
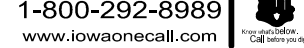
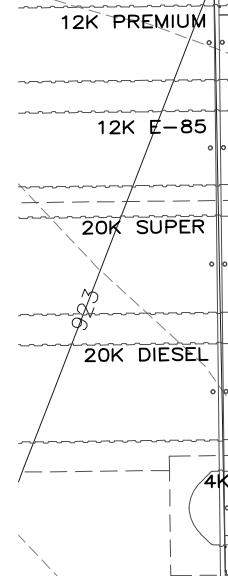
1459 Grand Avenue
Des Moines, Iowa 50309
P: 515-226-0128
F: 515-223-9873

2212 - ANKENY, IA
965 SE CORPORATE WOODS DRIVE
LANDSCAPE PLAN

KG PROJECT TEAM:
RDR:
SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 01-31-2023
SHEET NUMBER:
L1.1

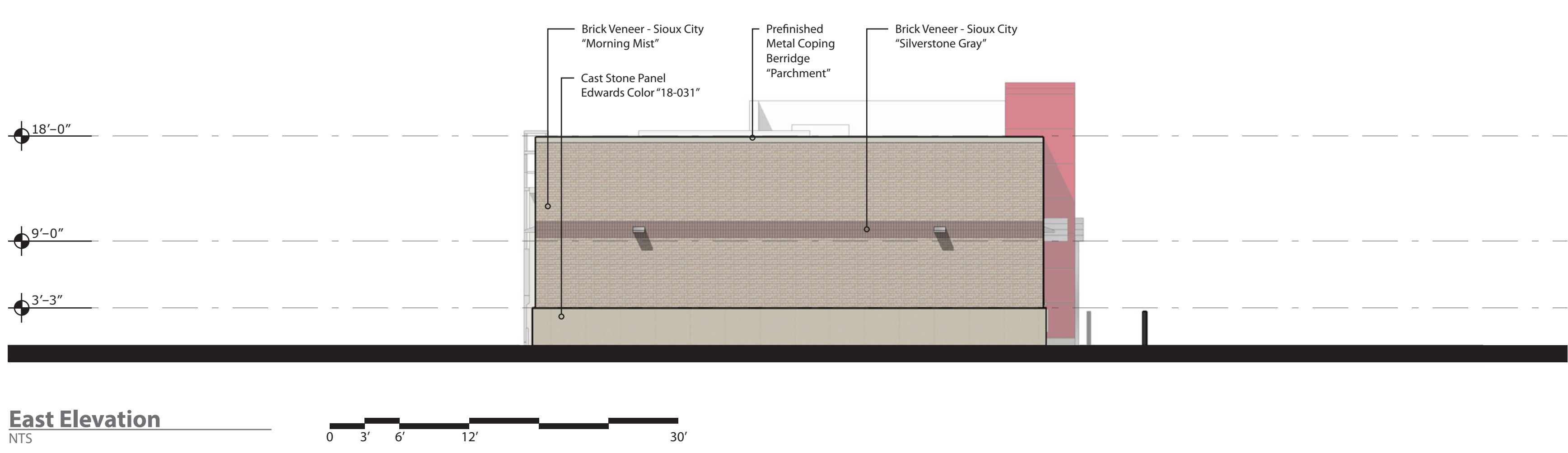
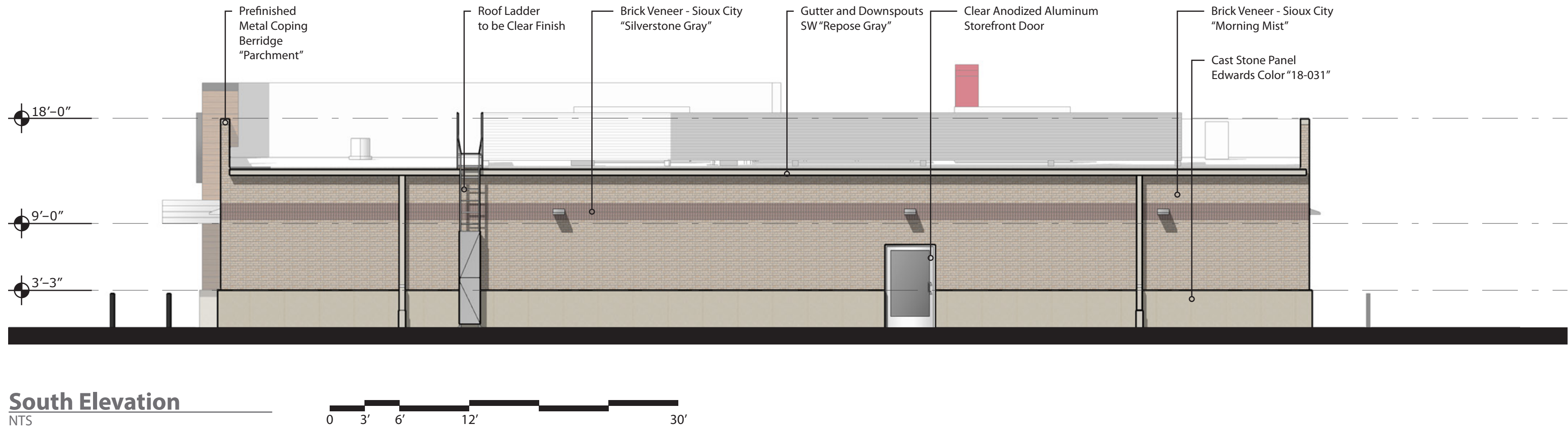
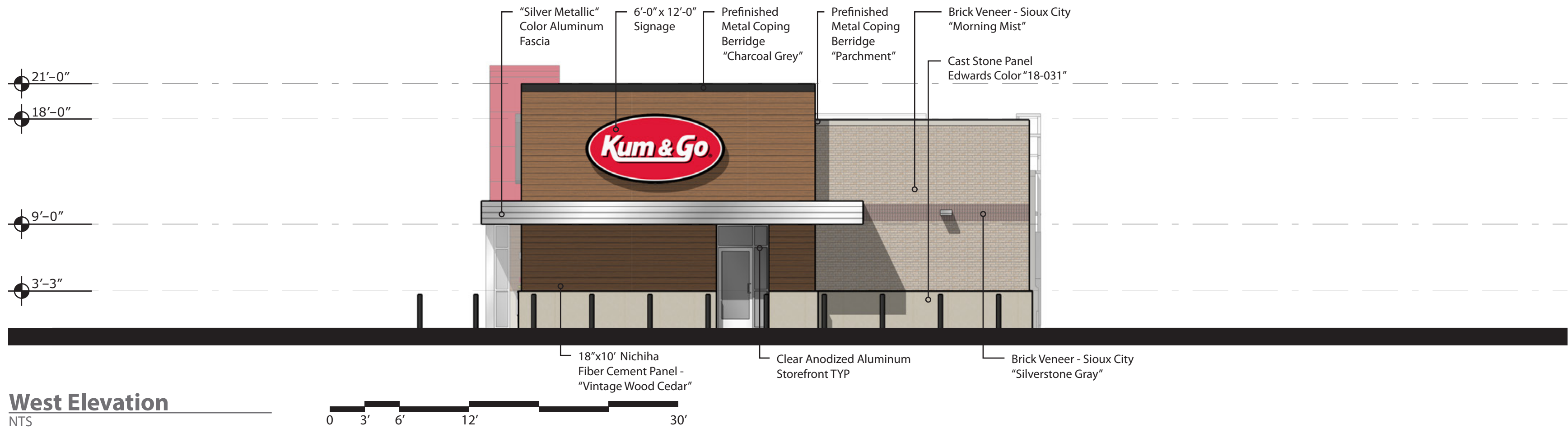
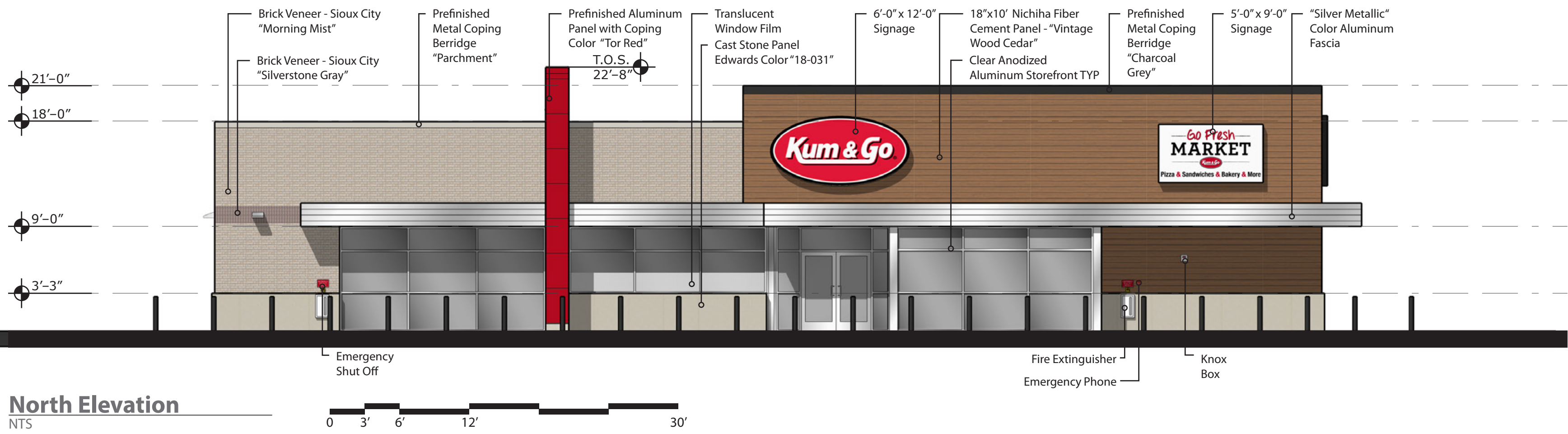


RDR:	
SDM:	
CPM:	

P: 515-226-0128
F: 515-223-9873

C
412

Proposed Building Signage			
Location	Sign	Size	Area
North Elevation	"Kum & Go" Sign	6' x 12'	72 SF
	"Go Fresh Market" Sign	5' x 9'	45 SF
West Elevation	"Kum & Go" Sign	6' x 12'	72 SF
South Elevation	No Signage	---	0 SF
East Elevation	No Signage	---	0 SF
Total			189 SF



Material Calculations		
Material	SF	% of Elevation
Brick	382	20%
Cast Stone	146	8%
Nichiha VintageWood	610	32%
Red ACM	45	2%
Silver ACM	179	10%
Glazing	523	28%
Total	1885	

Primary vs Secondary Materials		
Material	SF	% of Elevation
Primary	1051	56%
Secondary	834	44%
Total	1885	

Material Calculations		
Materials	SF	% of Elevation
Brick	264	30%
Cast Stone	128	15%
Nichiha VintageWood	374	43%
Silver ACM	66	8%
Glazing	40	4%
Total	872	

Primary vs Secondary Materials		
Material	SF	% of Elevation
Primary	432	50%
Secondary	440	50%
Total	872	

Material Calculations		
Material	SF	% of Elevation
Brick	978	75%
Cast Stone	30	2%
Glazing	292	23%
Total	1300	

Primary vs Secondary Materials		
Material	SF	% of Elevation
Primary	1300	100%
Secondary	0	0%
Total	1300	

Material Calculations		
Material	SF	% of Elevation
Brick	649	82%
Cast Stone	144	18%
Total	793	

Primary vs Secondary Materials		
Material	SF	% of Elevation
Primary	793	100%
Secondary	0	0%
Total	793	

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 MITCHELL AVENUE
SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
TEL: 913-262-9095
FAX: 913-262-9044

SEAL

1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

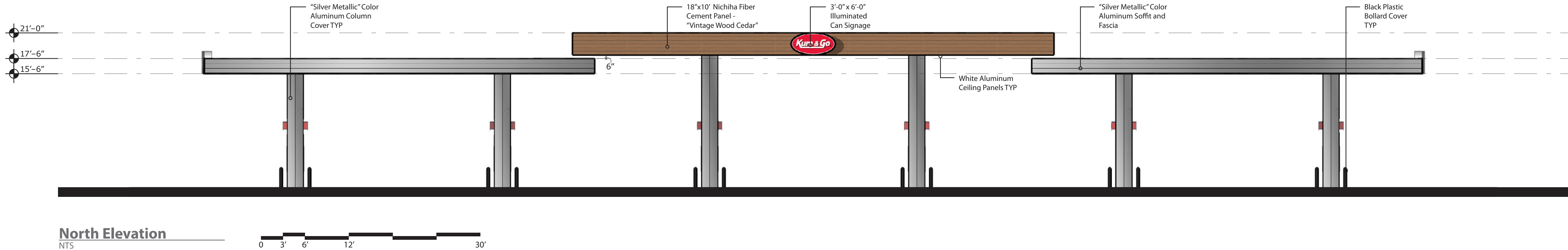
2212 - ANKENY, IA

965 SE CORPORATE WOODS DRIVE

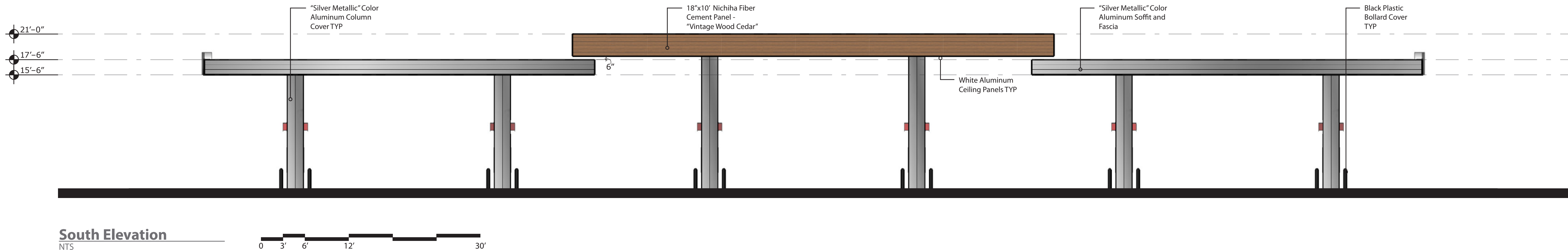
EXTERIOR ELEVATIONS

KG PROJECT TEAM:					
RDM:					
SDM:					
CPM:					
REVISION DESCRIPTION	DATE	△			
REVISIONS					
DATE: 01/05/2023					
SHEET NUMBER:					

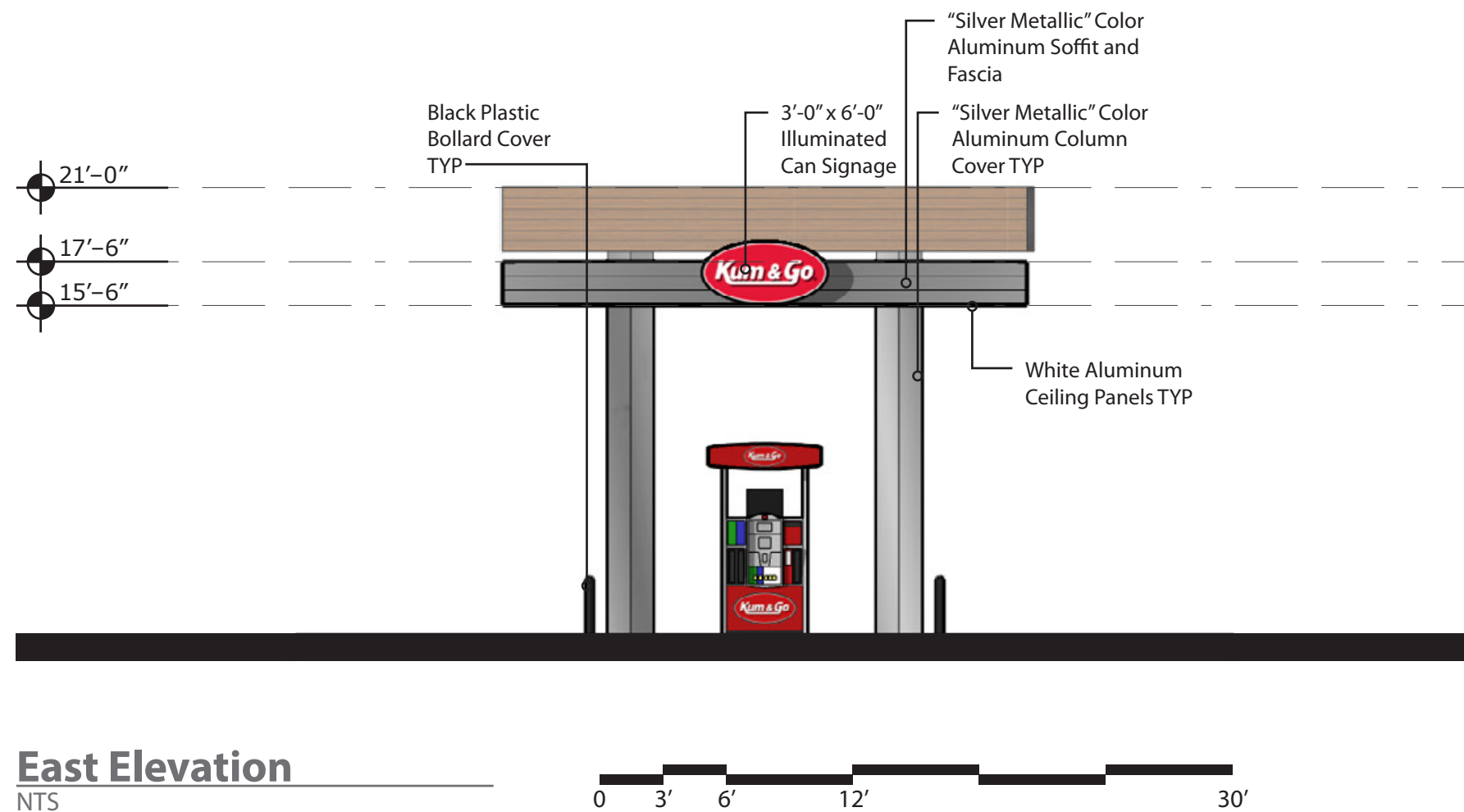
Proposed Canopy Signage			
Location	Sign	Size	Area
North Elevation	"Kum & Go" Sign	3' x 6'	18 SF
South Elevation	No Signage	---	0 SF
East Elevation	"Kum & Go" Sign	3' x 6'	18 SF
West Elevation	"Kum & Go" Sign	3' x 6'	18 SF
Total			54 SF



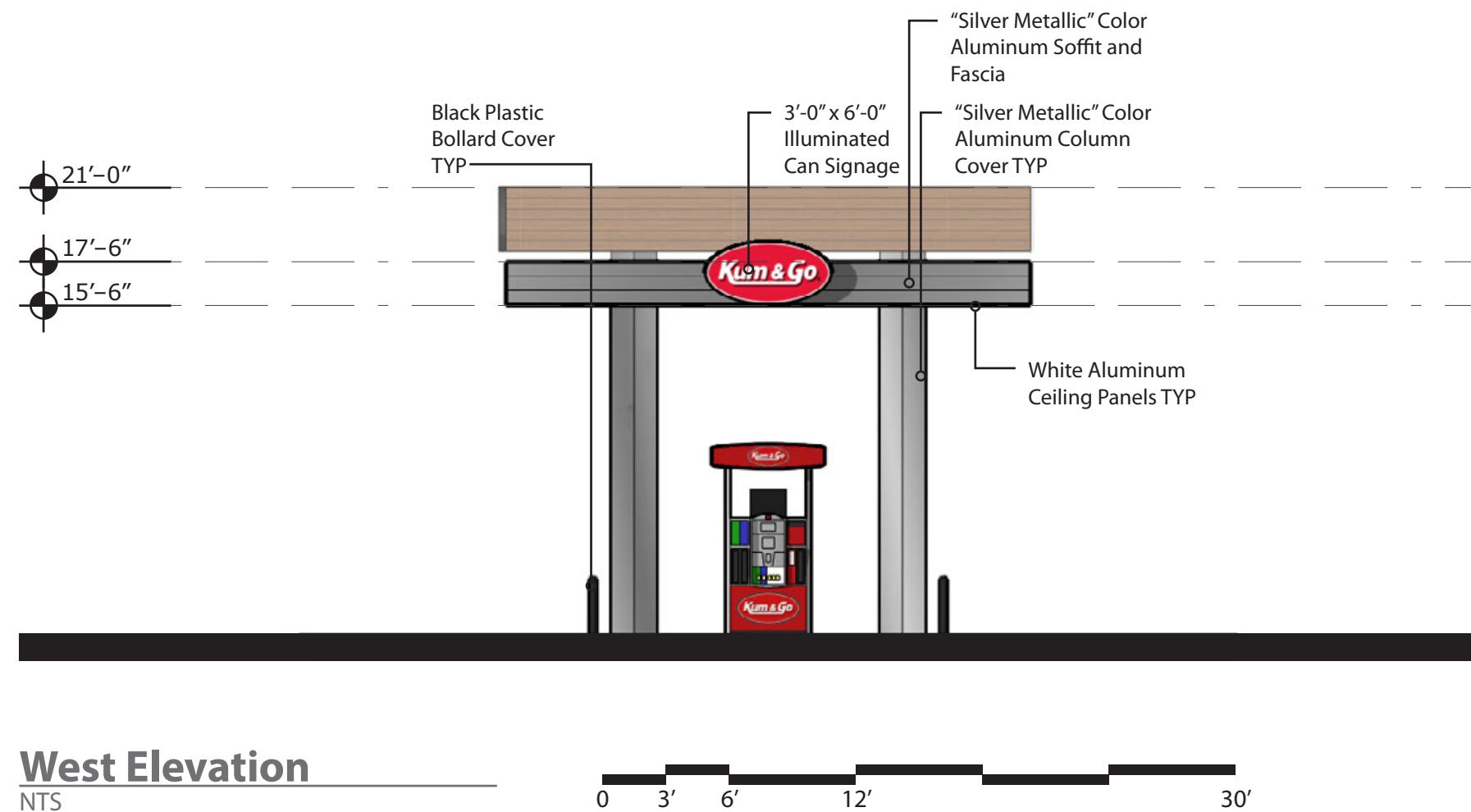
North Elevation
NTS



South Elevation
NTS



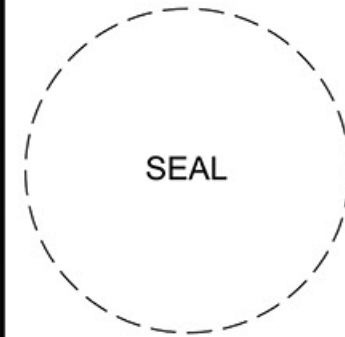
East Elevation
NTS



West Elevation
NTS



ARCHITECT OF RECORD:
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SUITE 300
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2212 - ANKENY, IA
965 SE CORPORATE WOODS DRIVE
CANOPY ELEVATIONS

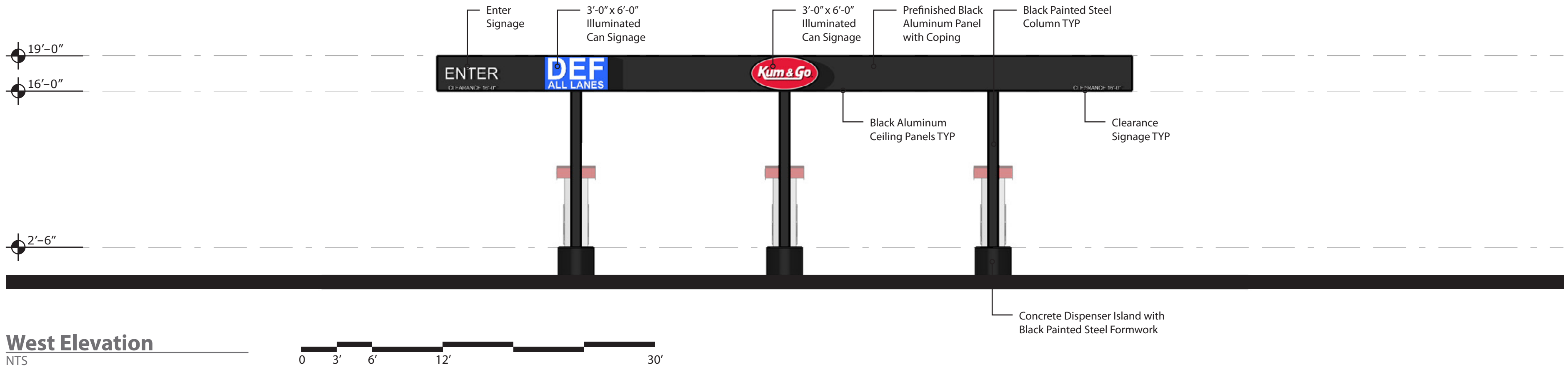
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RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE	DATE	DATE	DATE	DATE

DATE: 01/05/2023

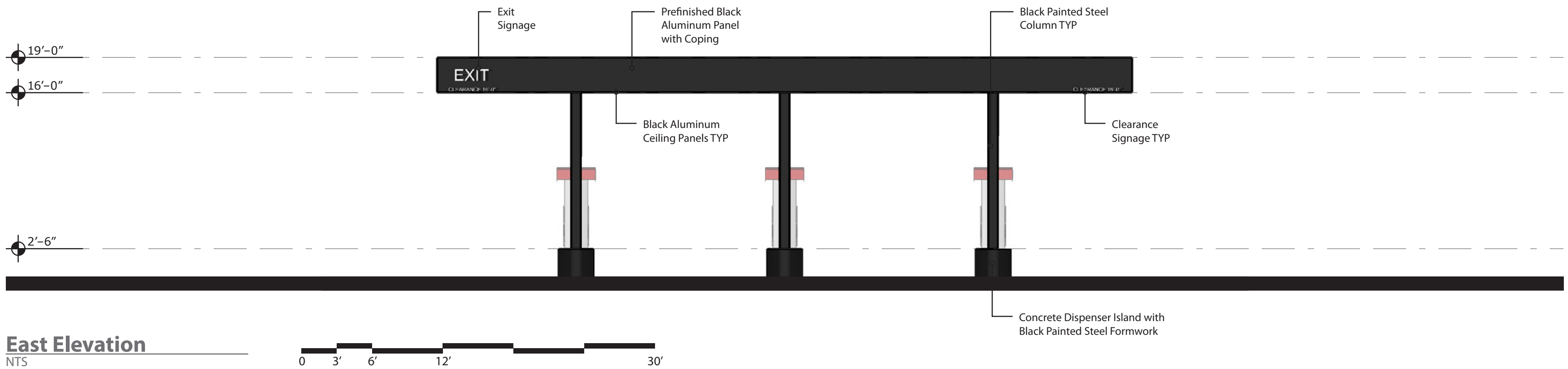
SHEET NUMBER:

Proposed Canopy Signage			
Location	Sign	Size	Area
West Elevation	"Kum & Go" Sign	3'x 6'	18 SF
	"DEF" Sign	3'x 6'	18 SF
East Elevation	No Signage	---	0 SF
North Elevation	No Signage	---	0 SF
South Elevation	No Signage	---	0 SF
Total			36 SF



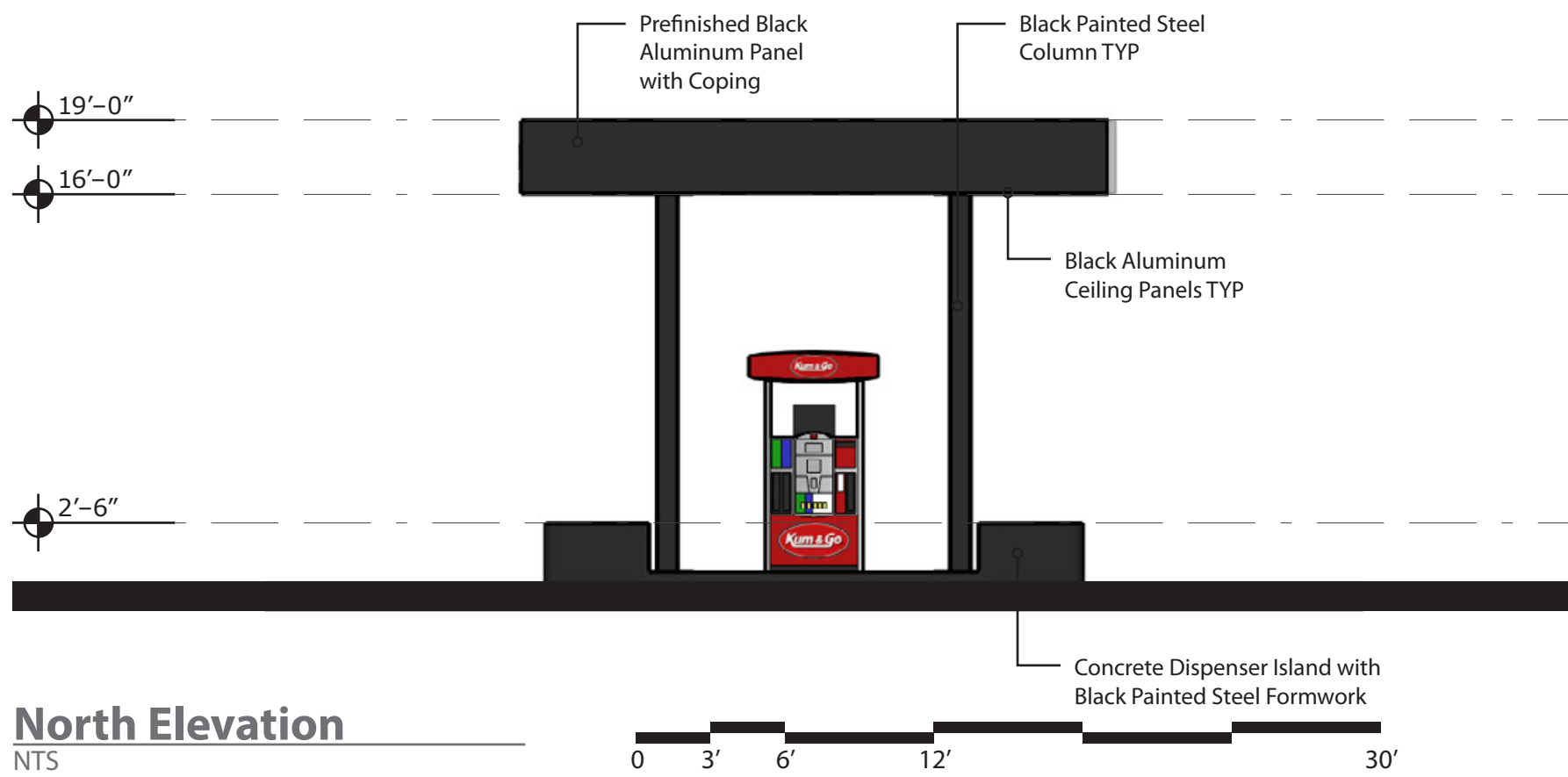
West Elevation

NTS



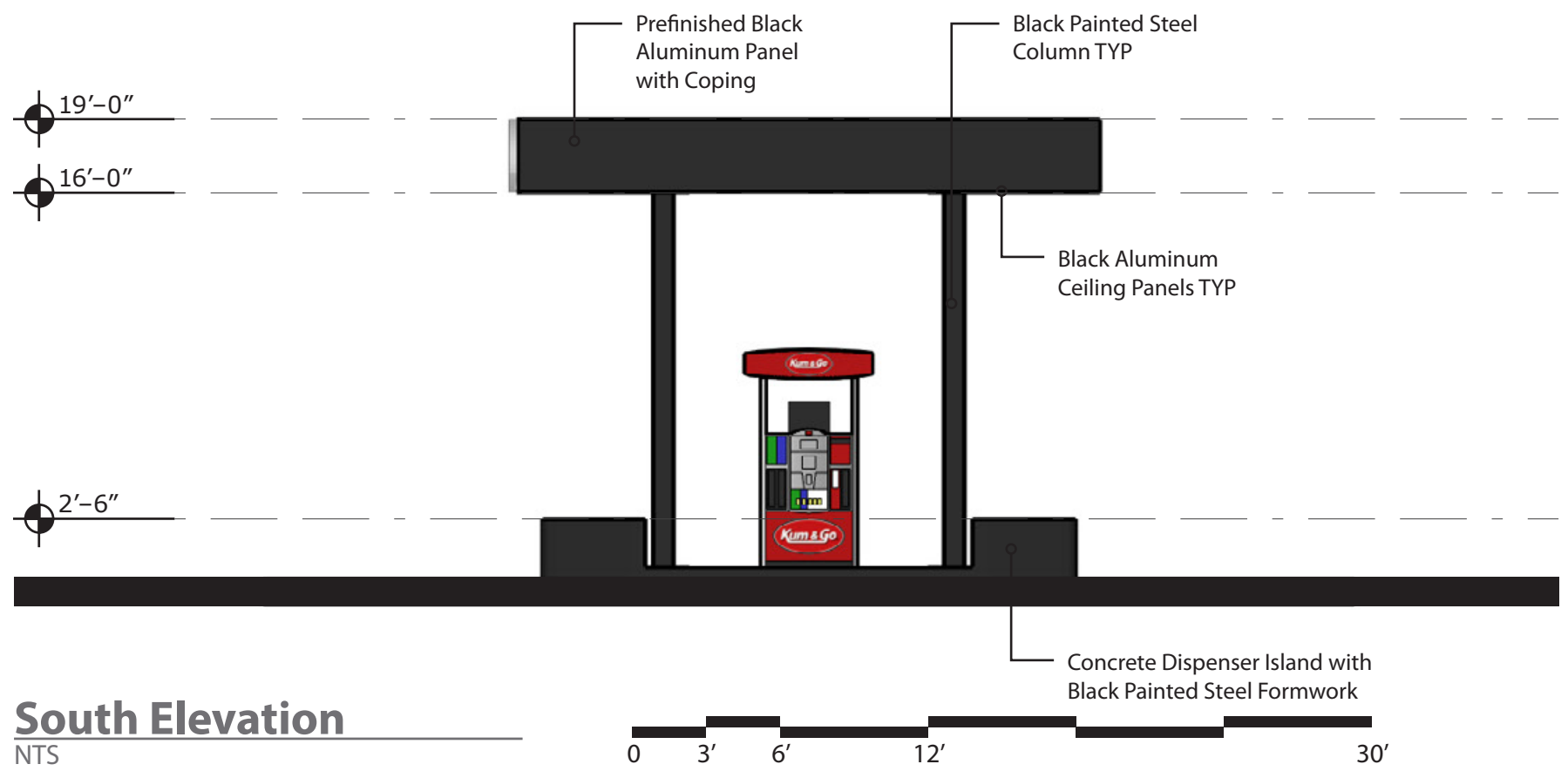
East Elevation

NTS



North Elevation

NTS



South Elevation

NTS

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
8131 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204
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1459 Grand Avenue
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50309
P:515-457-6247

2212 - ANKENY, IA
965 SE CORPORATE WOODS DRIVE
DIESEL CANOPY ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE	BY	CHKD	APPD

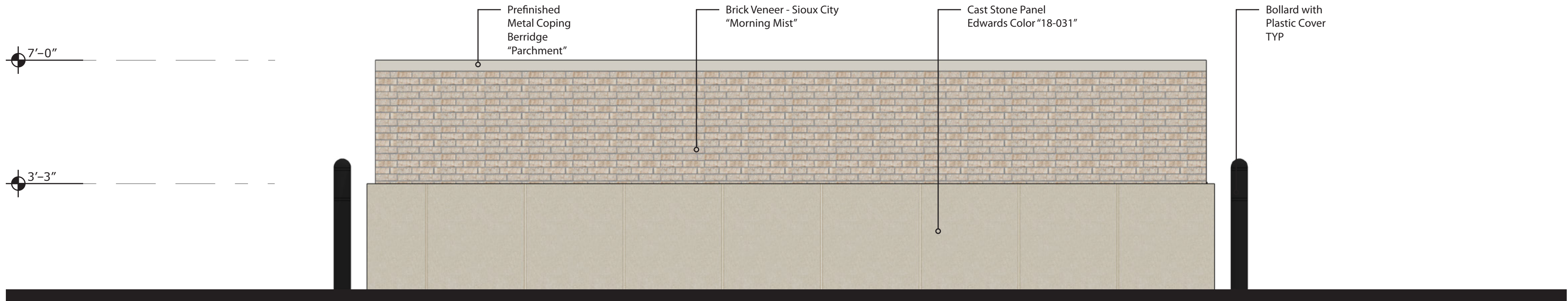
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SHEET NUMBER:



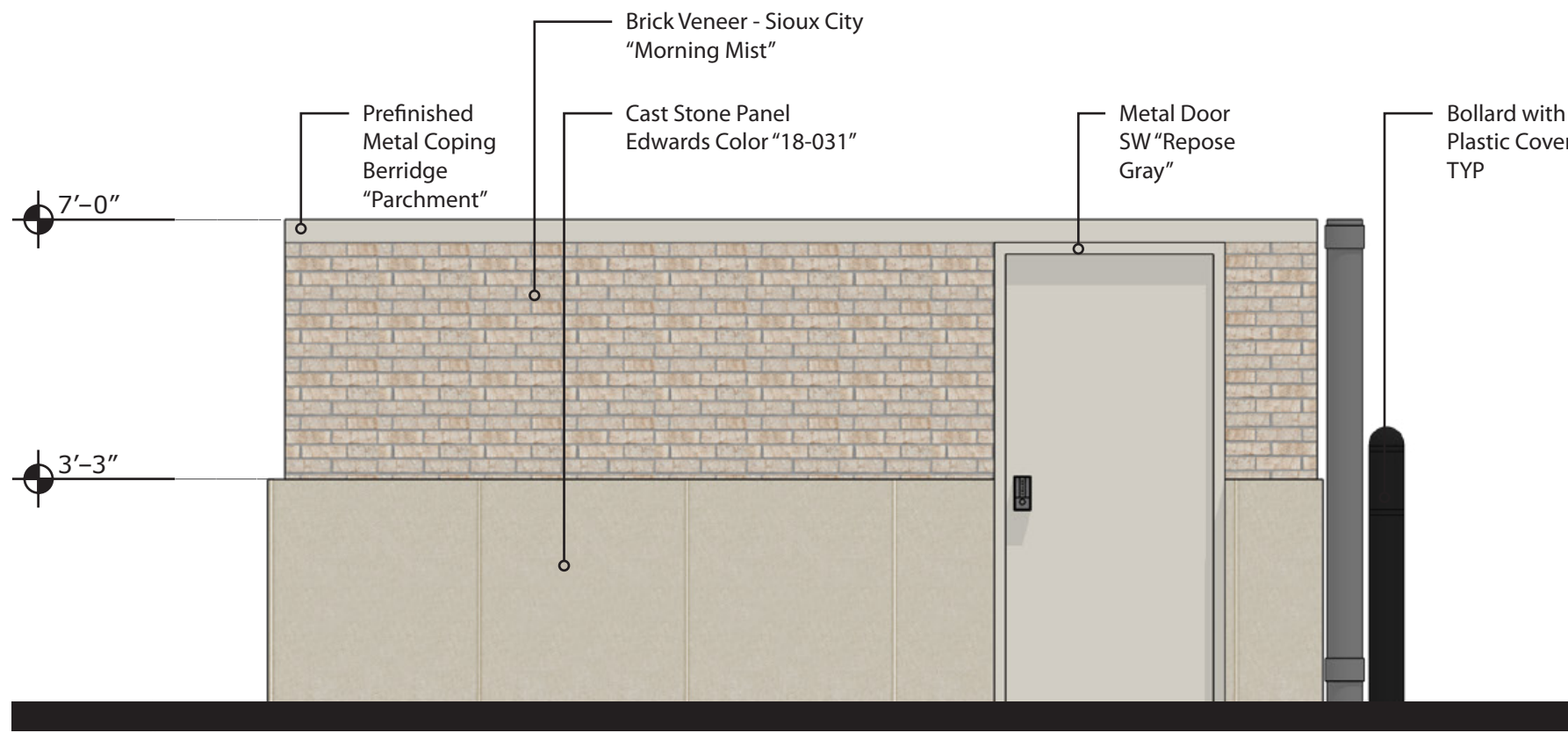
South Elevation

NTS



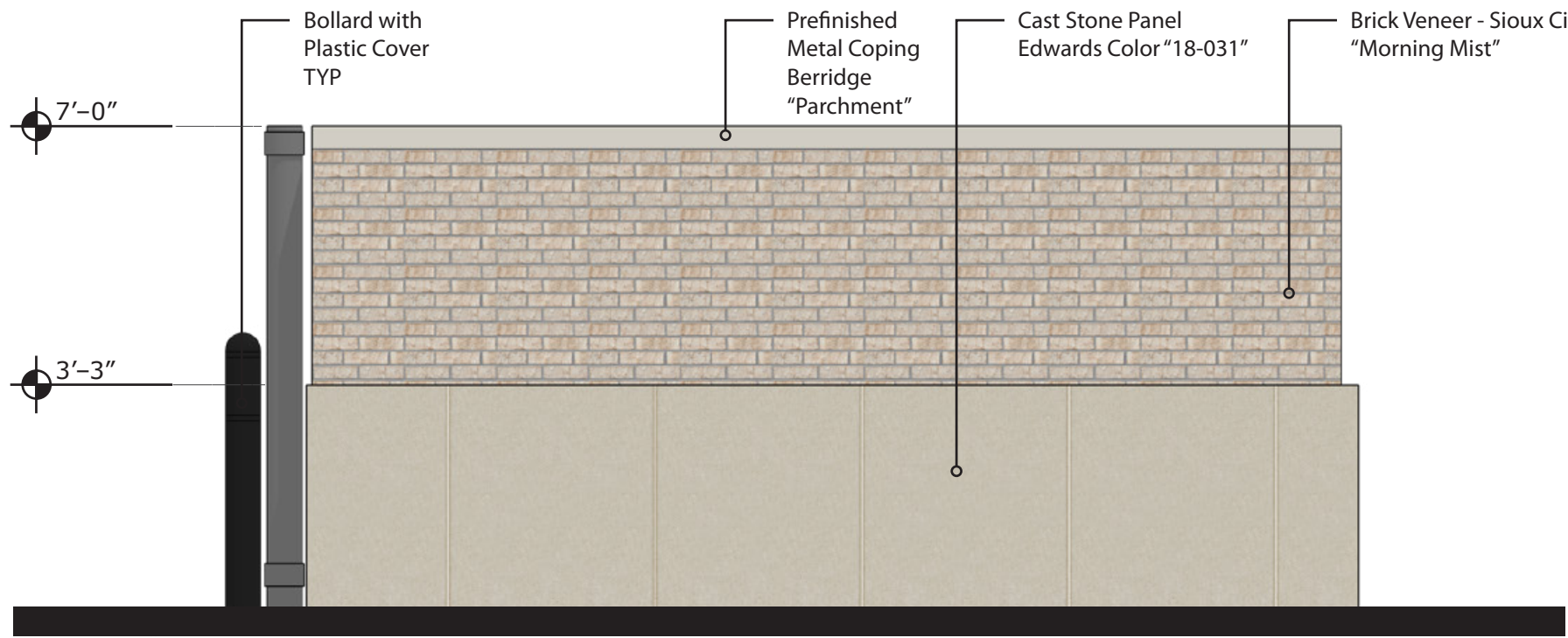
North Elevation

NTS



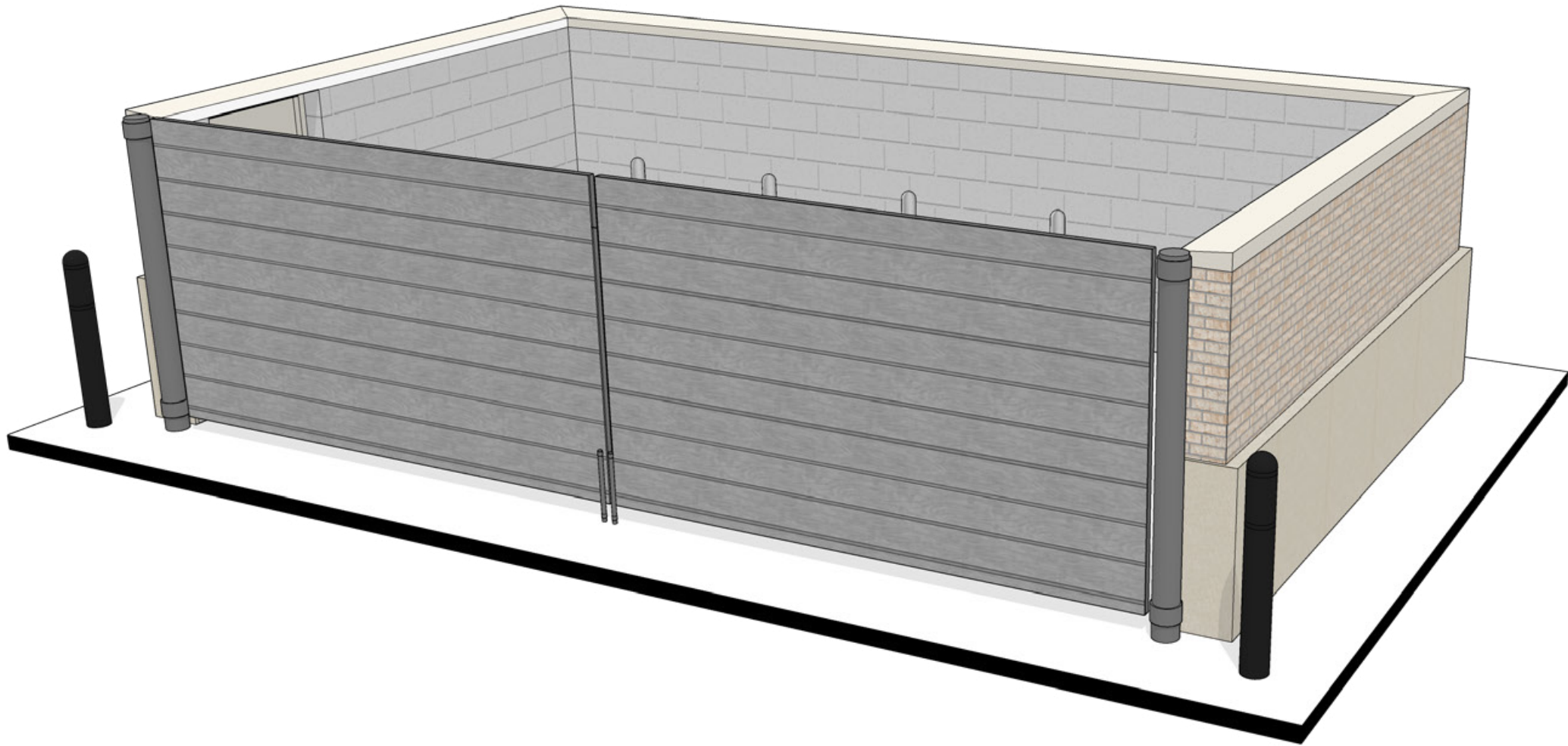
West Elevation

NTS



East Elevation

NTS



Perspective

NTS



ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
8131 MITCALF AVENUE
SUITE 500
OVERLAND PARK, KS 66294
www.brrarch.com
TEL: 913-262-9095
FAX: 913-262-9044



1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

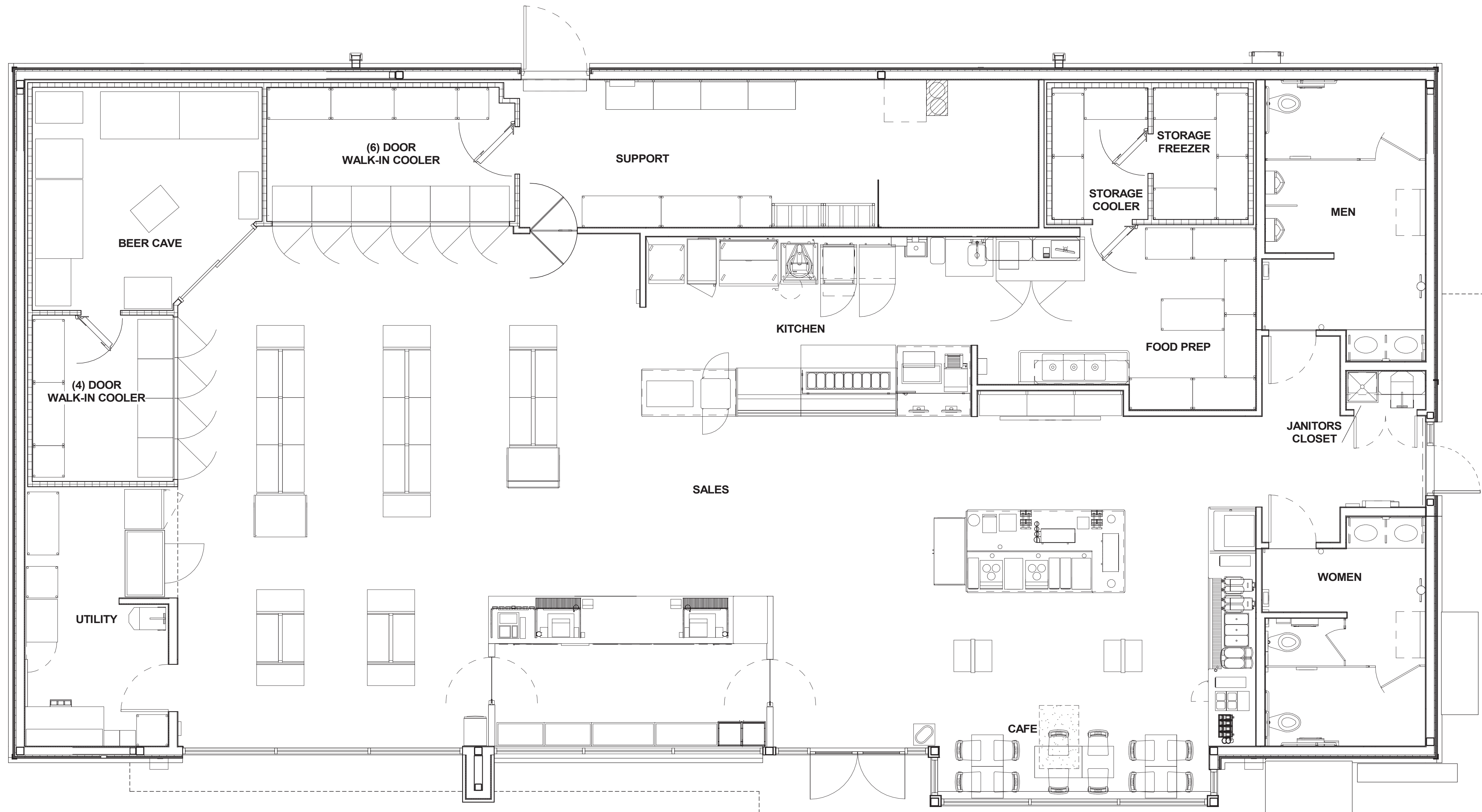
2212 - ANKENY, IA
965 SE CORPORATE WOODS DRIVE
TRASH ENCLOSURE ELEVATIONS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE	△

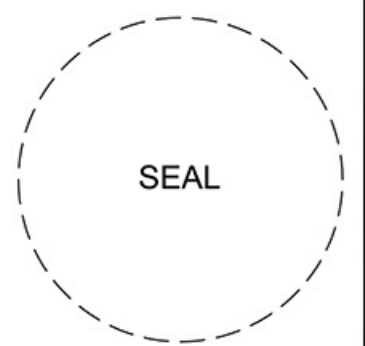
DATE: 01/05/2023

SHEET NUMBER:



1 **FIXTURE PLAN**
1/4" = 1'-0"

brr
ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
8131 MITCHELL AVENUE
SUITE 300
OVERLAND PARK, KS 66204
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FAX: 913-262-9044



1459 Grand Avenue
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50309
P:515-457-6247

2212 - ANKENY, IA
965 SE CORPORATE WOODS DRIVE
FIXTURE PLAN

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE	△

DATE: 01/05/2023

SHEET NUMBER:



59 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

965 SE CORPORATE WOODS DRIVE

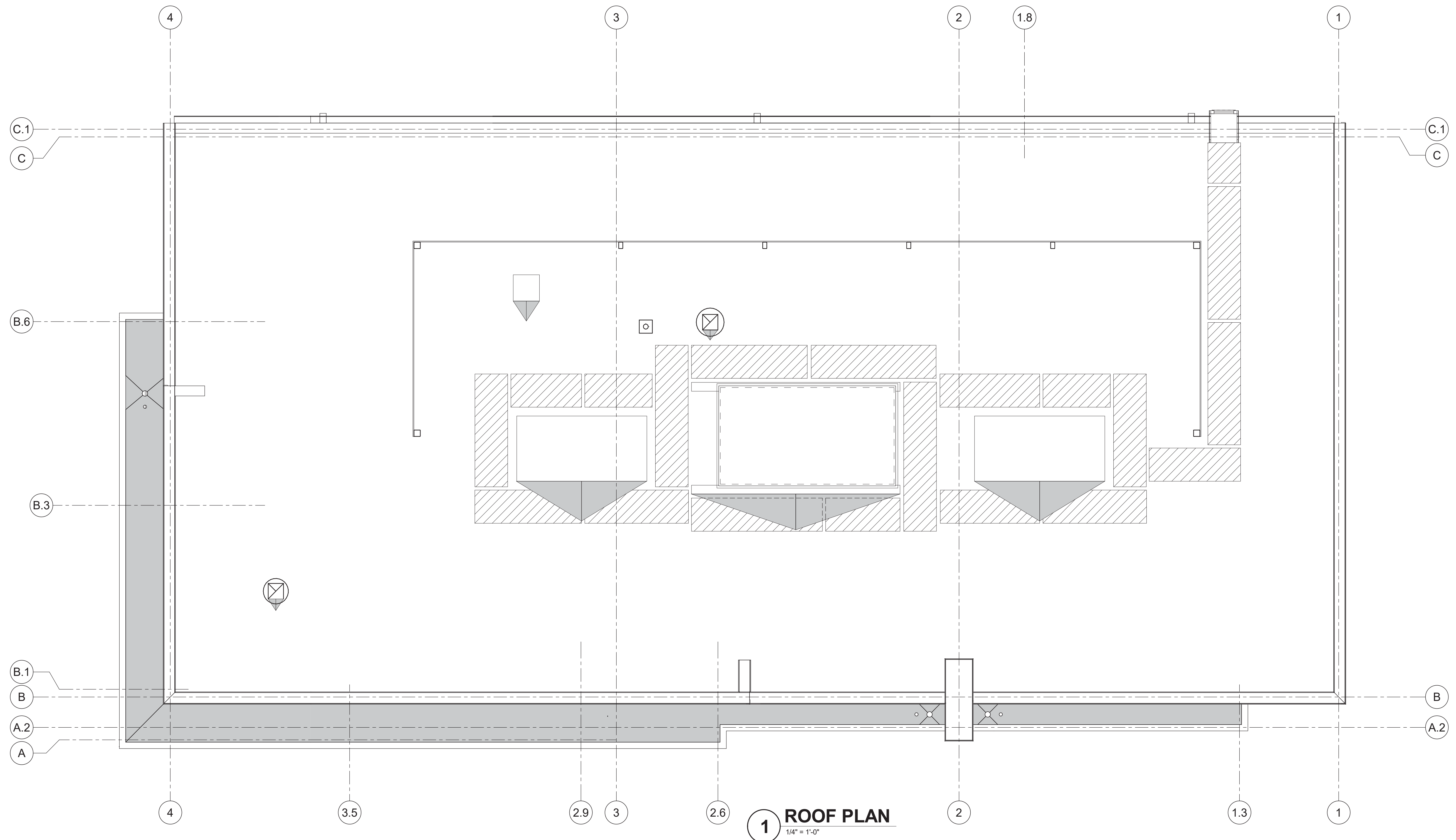
ROOF FLAIN

PROJECT TEAM:

REVISIONS	

01/05/2023

NUMBER:





PLAN AND ZONING COMMISSION

February 7, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Georgetown Plat 12 Final Plat

EXECUTIVE SUMMARY:

Staff report attached.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

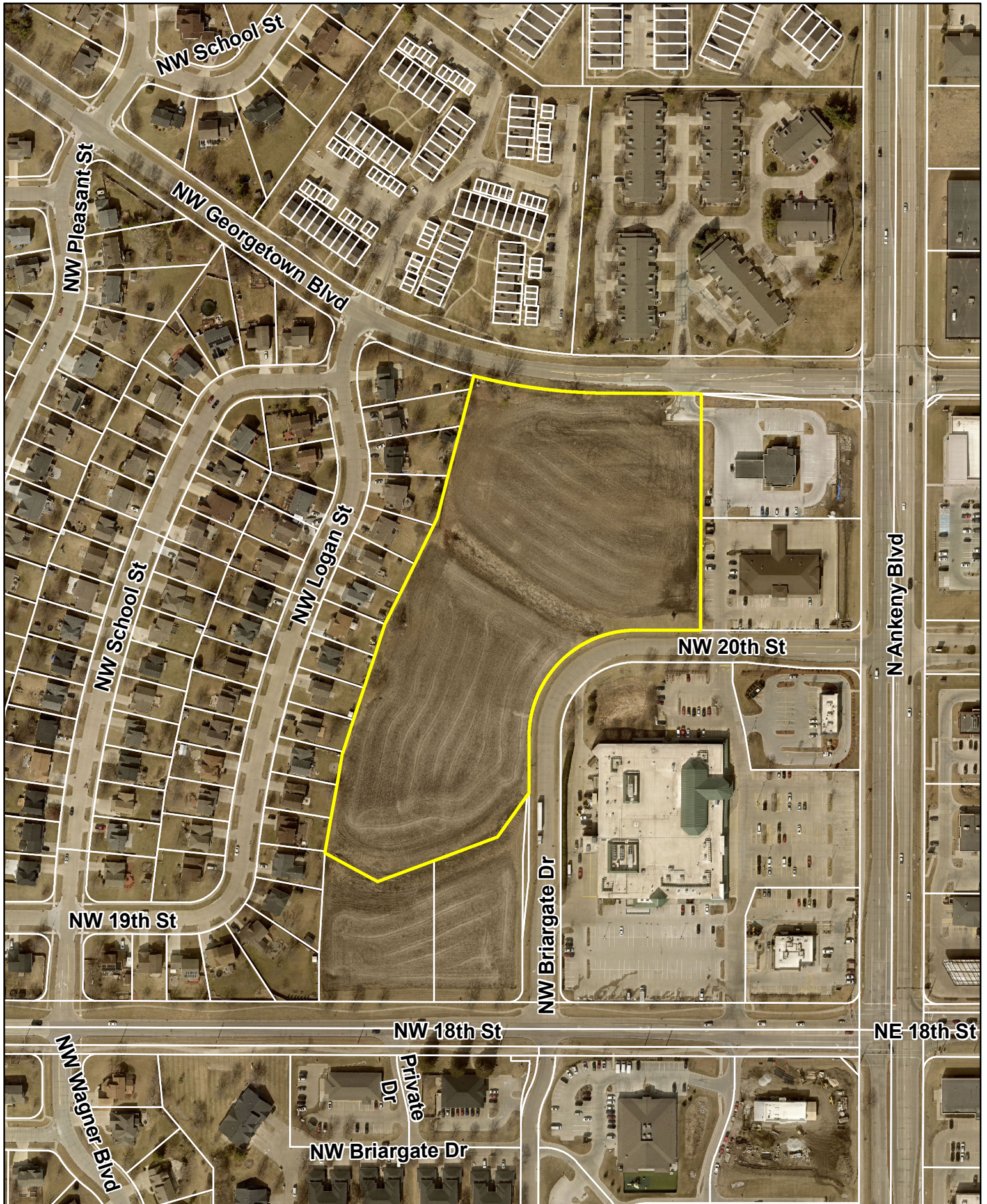
Action: Consider MOTION to recommend City Council approval of Georgetown Plat 12 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat





*Plan and Zoning Commission
Staff Report*

Meeting Date: February 7, 2023

Agenda Item: Georgetown Plat 12 - Final Plat
Report Date: February 1, 2023
Prepared By: Laura Hutzell *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Georgetown Plat 12 Final Plat.

Project Summary:

Georgetown Plat 12 is a proposed 8.62-acre (+/-) final plat located at the NW corner of NW 20th Street and NW Briargate Drive and south of NW Georgetown Blvd. The subject final plat creates two developable lots that are both zoned C-2, General Retail and Highway Oriented Commercial District.

Project Report:

Streets: The subject final plat will be accessed from NW Briargate Drive and NW Georgetown Blvd. Lot 1 will be accessed via a future proposed entrance off of NW Briargate Drive. Lot 2 will have access off of NW Georgetown Blvd via an existing access easement at the NE Corner of the lot. Street Lot 'A' will be dedicated to the city as public right-of-way. No other street development will take place as a part of this plat.

Water: Water service will be provided by connecting to the eight-inch water line that runs along the west side of NW Briargate Drive.

Sewer: Sanitary service will be extended along the west side of NW Briargate Drive until connecting to the existing sanitary service line that is present along NW 20th Street.

Drainage: Runoff generally flows from west to east across the property to existing drainageways on the south side of lot 1 and between lots 1 and 2, ultimately draining into the storm sewer system within NW Briargate Drive.

Parkland: Parkland dedication is not required for commercial development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Georgetown Plat 12

NAME OF OWNER/ DEVELOPER: DLE Seven, LLC

GENERAL INFORMATION:

PLAT LOCATION: NW corner of NW Briargate Drive & NW 20th Street, and S of NW
Georgetown Boulevard
SIZE OF PLAT: 8.62 acres
ZONING: C-2, General Retail and Highway Oriented Commercial District

LOTS:

NUMBER: Two Commercial Lots
SIZE/DENSITY: Lot 1: 4.29 acres, Lot 2: 4.33 acres
USE: Commercial
BUILDING LINES: Front = 35', Side = 25' when adjoining any residential district, Rear =
40'

PARK SITE DEDICATION: Not Required

ADJACENT LANDS:

NORTH: R-3, Multiple Family Residence District w/Restrictions
SOUTH: C-2, General Retail & Highway Oriented Commercial
EAST: C-2, General Retail & Highway Oriented Commercial
WEST: R-3, Multiple Family Residence District w/Restrictions

STREET DEVELOPMENT:

Street Lot 'A' will be dedicated to the City as public street right-of-way to accommodate the turn lane extension and traffic signal projects that will take place at the NW Briargate and NW 18th Street intersection. No other street development will take place as a part of this plat.

WASTE WATER:

PROJECTED FLOWS: 8.62 acres of developable land x 3,000= 25,860 GPD
TREATMENT PLANT CAPACITY: 47 MGD; current daily avg. 18 MGD

STORM WATER:

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

WATER SYSTEM:

USAGE: 8.62 acres of developable land X 3,000 gal. per day/person = 25,860 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

January 25, 2023

Honorable Mayor and City Council Members
c/o Laura Hutzell
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Georgetown Plat 12
Final Plat Submittal

Dear Council Members and Honorable Mayor;

On behalf of DLE Seven, LLC, we are pleased to submit herewith a Final Plat for Georgetown Plat 12 located at the NW corner of NW 20th Street and NW Briargate Drive. The property contains approximately 8.6 acres for 2 commercial lots.

We respectfully request approval of the Final Plat at the next regular City Council meeting.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC

A handwritten signature in blue ink, appearing to read 'Dean Roghair', with a horizontal line extending from the end.

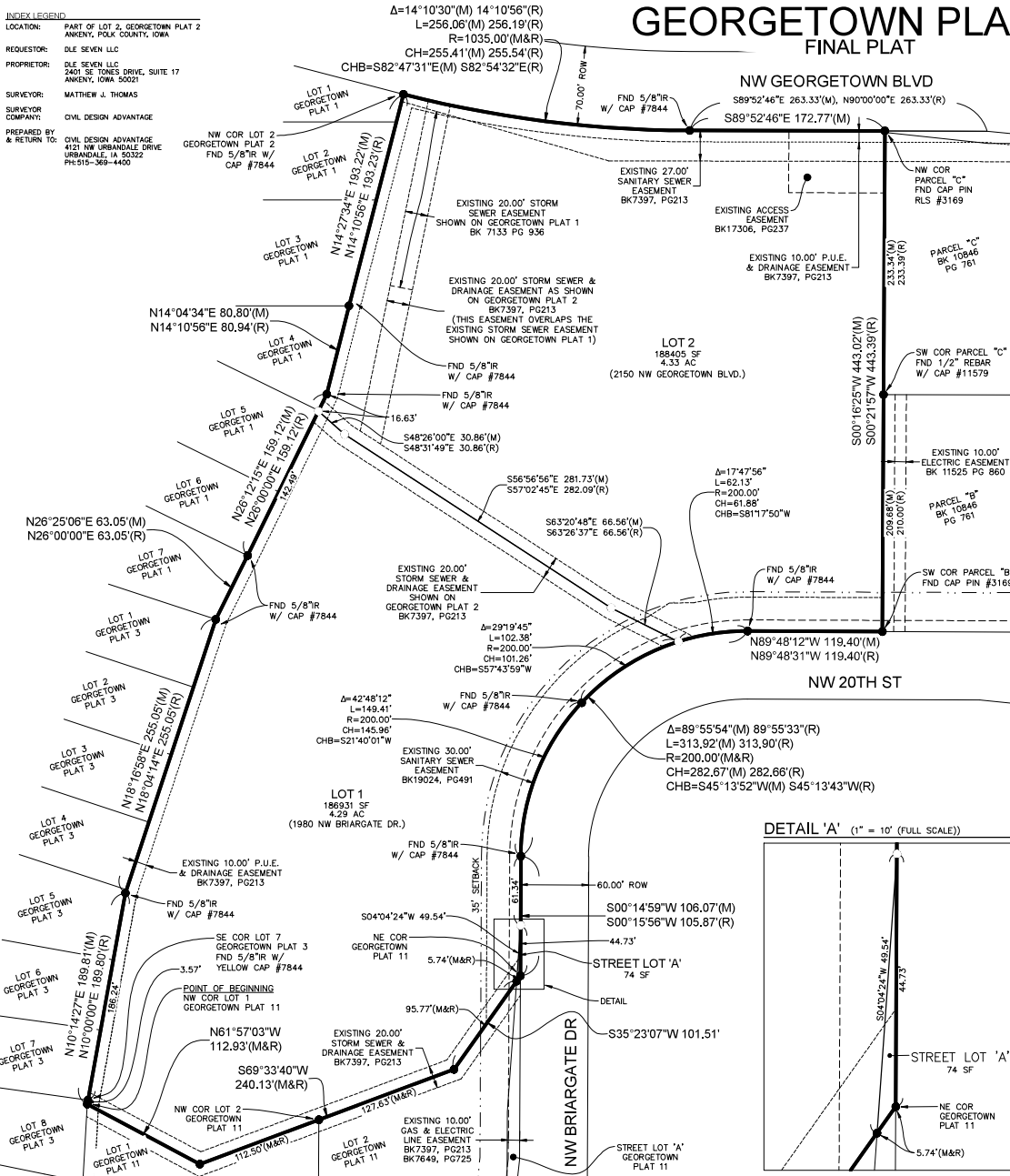
Dean Roghair, PE

cc: Chris Murray, DLE Seven, LLC

INDEX LEGEND

LOCATION: PART OF LOT 2, GEORGETOWN PLAT 2
 ANKENY, POLK COUNTY, IOWA
 REQUESTOR: DLE SEVEN LLC
 PROPRIETOR: DLE SEVEN LLC
 2401 SE TOWNS DRIVE, SUITE 17
 ANKENY, IOWA 50021
 SURVEYOR: MATTHEW J. THOMAS
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY: CIVIL DESIGN ADVANTAGE
 & RETURN TO: 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: 515-369-4400

GEORGETOWN PLAT 12 FINAL PLAT



OWNER / DEVELOPER

DLE SEVEN LLC
 2401 SE TOWNS DRIVE, SUITE 17
 ANKENY, IOWA 50021
 PH: 515-964-1587
 CONTACT: CHRIS MURRAY
 EMAIL: CMURRAY@DENNYWELLCOMPANY.COM

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.
- 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG NW BRIARGATE DRIVE, NW 20TH STREET, AND NW GEORGETOWN BLVD AT THE TIME OF SITE PLAN DEVELOPMENT.
- STREET LOT "A" TO BE DEDICATED TO THE CITY OF ANKENY AND SHALL BE USED AS PUBLIC STREET RIGHT OF WAY.

PLAT DESCRIPTION

A PART OF LOT 2, GEORGETOWN PLAT 2, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, GEORGETOWN PLAT 11, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 10°14'22" EAST ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 189.81 FEET; THENCE NORTH 18°16'58" EAST ALONG SAID WESTERLY LINE, 255.05 FEET; THENCE NORTH 26°25'08" EAST ALONG SAID WESTERLY LINE, 63.05 FEET; THENCE NORTH 26°12'15" EAST ALONG SAID WESTERLY LINE, 159.12 FEET; THENCE NORTH 14°04'34" EAST ALONG SAID WESTERLY LINE, 80.80 FEET; THENCE NORTH 14°27'34" EAST ALONG SAID WESTERLY LINE, 193.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2 AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 109.00 FEET, WHOSE ARC LENGTH IS 256.06 FEET AND WHOSE CHORD BEARS SOUTH 82°47'31" EAST, 255.41 FEET; THENCE SOUTH 89°52'46" EAST ALONG SAID NORTHERLY LINE, 172.77 FEET TO THE NORTHWEST CORNER OF PARCEL "C" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 10846, PAGE 761, BEING A PART OF SAID LOT 2; THENCE SOUTH 00°16'25" WEST ALONG THE WESTERLY LINE OF PARCEL "C" AND PARCEL "B" OF SAID PLAT OF SURVEY RECORDED IN BOOK 10846, PAGE 761, A DISTANCE OF 443.02 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 88°48'12" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF NW 20TH STREET, A DISTANCE OF 119.40 FEET; THENCE SOUTH 00°14'59" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF NW BRIARGATE DRIVE, 106.07 FEET TO THE NORTHEAST CORNER OF SAID GEORGETOWN PLAT 11; THENCE SOUTH 89°52'46" WEST ALONG THE NORTHERLY LINE OF SAID GEORGETOWN PLAT 11, A DISTANCE OF 101.51 FEET; THENCE SOUTH 69°33'40" WEST ALONG SAID NORTHERLY LINE, 240.13 FEET; THENCE NORTH 61°57'03" WEST ALONG SAID NORTHERLY LINE, 112.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.62 ACRES (375,413 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, RED PLASTIC CAP #19968	●	△
(UNLESS OTHERWISE NOTED)	○	○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

ZONING

C-2

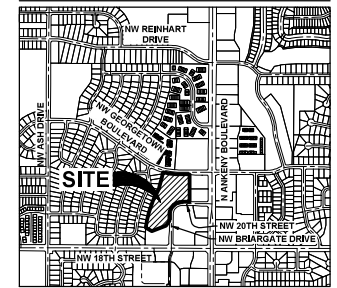
BULK REGULATIONS

SETRACKS	35 FEET
FRONT YARD:	SAME AS REQUIRED IN R-3 DISTRICT FOR RESIDENTIAL USES.
SIDE YARDS:	REQUIREMENTS FOR ANY OTHER PERMITTED USES, EXCEPT WHEN ADJOINING ANY R DISTRICT, IN WHICH CASE: 25 FEET. ANY SIDE YARD ADJOINING AN R DISTRICT SHALL BE BUFFERED BY USE OF LANDSCAPING, WALLS, OR FENCES TO EFFECTIVELY SCREEN THE COMMERCIAL USE FROM THE ADJOINING R DISTRICT.
REAR YARD:	40 FEET. ANY REAR YARD ADJOINING AN R DISTRICT SHALL BE BUFFERED BY USE OF LANDSCAPING, WALLS, OR FENCES TO EFFECTIVELY SCREEN THE COMMERCIAL USE FROM THE ADJOINING R DISTRICT.

DATE OF SURVEY

DECEMBER 28, 2022

VICINITY MAP (NOT TO SCALE)



ANKENY, IOWA



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.

MATTHEW J. THOMAS, P.L.S. DATE
 LICENSE NUMBER 19968
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

DATE	REVISIONS	REVIEWED	PREPARED

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



GEORGETOWN PLAT 12
 FINAL PLAT

1
 1
 2212.813



PLAN AND ZONING COMMISSION

February 7, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. February 6, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for February 21, 2023

January 2023 Building Permit Report

3. Commissioner's Reports

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 January 2023 Building Permit Report

City of Ankeny
Building Permit Report
Month of January 2023

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	January-23		January-22		1/1/2023-1/31/2023		1/1/2022-1/31/2022		7/1/2022-1/31/2023	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	10	\$3,171,707	39	\$10,945,646	10	\$3,171,707	39	\$10,945,646	191	\$65,562,160
New Single Family Attached/Duplex	10	\$2,201,435	12	\$2,980,589	10	\$2,201,435	12	\$2,980,589	197	\$45,865,776
New Multi - Family	0	\$0	1	\$750,000	0	\$0	1	\$750,000	48	\$30,617,483
Total New Residential Permits	20	\$5,373,142	52	\$14,676,235	20	\$5,373,142	52	\$14,676,235	436	\$142,045,419
Additions/Alterations/Other (1)	42	\$899,397	48	\$897,843	42	\$899,397	48	\$897,843	453	\$6,605,443
Total New Dwelling Units	20		51		20		51		562	
NON-RESIDENTIAL										
New Commercial	2	\$6,520,000	0	\$0	2	\$6,520,000	0	\$0	15	\$84,558,084
COM Additions/Alterations/Other	5	\$1,035,000	5	\$1,845,109	5	\$1,035,000	5	\$1,845,109	50	\$8,783,948
New Church	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CHR Additions/Alterations/Other	1	\$17,000	0	\$0	1	\$17,000	0	\$0	3	\$371,800
New School	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SCH Additions/Alterations/Other	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Total Non Residential Permits	8	\$7,572,000	5	\$1,845,109	8	\$7,572,000	5	\$1,845,109	68	\$93,713,832
MISC PERMITS (2)	31	\$93,934	24	\$105,831	31	\$93,934	24	\$105,831	464	\$570,628
TOTALS	101	\$13,938,473	129	\$17,525,018	101	\$13,938,473	129	\$17,525,018	1421	\$242,935,322

(1) includes permits issued for sheds, pools, garages, decks, porches, auxiliary structures

(2) includes permits issued for: driveway approach, signs, fences, other misc. non-residential

RSF includes attached & detached dwelling units; RDF includes duplexes; RMF includes apartments & stacked condo units

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Issued from January 2023

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	1/5/2023	\$385,263	22-7906-NEW	5906 NE Briarwood Dr	Kimberley Development Corp	Kimberley Development Corp
Single Family Detached	New Building	1/5/2023	\$298,391	22-8000-NEW	1114 NE 56th St	Benchmark Builders Iowa	Benchmark Builders Iowa LC
Single Family Detached	New Building	1/5/2023	\$272,660	22-8003-NEW	1138 NE 56th St	Benchmark Builders Iowa	Benchmark Builders Iowa
Single Family Detached	New Building	1/9/2023	\$445,608	22-7986-NEW	3110 NE Avery Dr	Chris Pickard	Sage Homes Inc
Single Family Detached	New Building	1/9/2023	\$303,816	22-8049-NEW	1142 NE 56th St	Benchmark Builders Iowa	Benchmark Builders Iowa LC
Single Family Detached	New Building	1/9/2023	\$264,415	22-8050-NEW	1134 NE 56th St	Benchmark Builders Iowa	Benchmark Builders Iowa LC
Single Family Detached	New Building	1/10/2023	\$354,452	23-0029-NEW	4410 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/12/2023	\$254,424	23-0081-NEW	2602 NW 30th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	1/30/2023	\$305,303	23-0210-NEW	2824 NW Greenwood St	Benchmark Builders Iowa	Benchmark Builders Iowa LC
Single Family Detached	New Building	1/31/2023	\$287,375	23-0266-NEW	4406 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	1/12/2023	\$220,219	22-8004-NEW	1105 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	1/12/2023	\$220,068	22-8005-NEW	1109 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	1/12/2023	\$220,219	22-8006-NEW	1113 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	1/12/2023	\$220,068	22-8007-NEW	1117 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	1/12/2023	\$220,219	22-8008-NEW	1121 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	1/12/2023	\$220,068	22-8009-NEW	1125 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	1/12/2023	\$220,219	22-8010-NEW	1129 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	1/12/2023	\$220,068	22-8011-NEW	1133 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	1/12/2023	\$220,219	22-8012-NEW	1137 NE 56th St	Progressive Builders	Progressive Builders
Single Family Attached	New Building	1/12/2023	\$220,068	22-8013-NEW	1141 NE 56th St	Progressive Builders	Progressive Builders
Single Family Detached	Solar	1/3/2023	\$36,748	22-8062-SOL	802 SE Michael Dr	SunPro Solar	ADT Solar LLC
Single Family Detached	Building Alteration	1/3/2023	\$16,890	23-0004-ALT	412 NW Irvinedale Dr	BAM Basements	BAM Basements
Single Family Detached	Building Alteration	1/4/2023	\$24,754	22-8048-ALT	710 SW Springfield Dr	Scott Douglas Campbell	Scott Douglas Campbell
Single Family Detached	Building Alteration	1/4/2023	\$11,670	23-0024-ALT	4306 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	1/9/2023	\$20,323	23-0086-ALT	2215 NW 31st St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	1/9/2023	\$17,400	23-0092-ALT	2411 NW Applewood St	Michael Leners	Michael Leners
Single Family Attached	Building Alteration	1/10/2023	\$25,520	22-7831-ALT	910 NE 15th St	Jill George	Jill George
Single Family Detached	Building Alteration	1/10/2023	\$15,358	23-0093-ALT	2710 SW Plaza Pkwy	Barry Green	Barry Green
Single Family Detached	Solar	1/10/2023	\$42,386	23-0108-SOL	205 NW State St	Purelight Power	Purelight Power
Single Family Detached	Solar	1/11/2023	\$45,144	23-0021-SOL	1609 NW Rockcrest Rd	Dexton Lybbert	Skyline Solar
Single Family Detached	Building Alteration	1/12/2023	\$9,280	23-0130-ALT	3218 NW 27th Cir	Zobell Alan	Zobell Alan
Single Family Detached	Building Alteration	1/13/2023	\$7,354	23-0156-ALT	736 SE Richland Ct	Stinogel John	Stinogel John
Single Family Detached	Building Alteration	1/17/2023	\$14,152	22-8027-ALT	2530 NW Greenwood St	3 Sons Construction	3 Sons Construction
Single Family Detached	Solar	1/17/2023	\$23,000	23-0065-SOL	2023 SW Westwood St	Purelight Power	Purelight Power
Single Family Detached	Solar	1/17/2023	\$62,000	23-0067-SOL	3214 SW Brookeline Dr	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	1/17/2023	\$19,442	23-0069-ALT	2005 SE Oliver Ct	Matt Hempel	Matt Hempel
Single Family Detached	Solar	1/17/2023	\$29,400	23-0088-SOL	301 NW Ridgeline Dr	CB Solar Inc	CB Solar Inc
Single Family Detached	Building Alteration	1/17/2023	\$19,024	23-0165-ALT	3305 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	Building Alteration	1/17/2023	\$13,317	23-0166-ALT	2723 NW 25th St	Arnold Hagemann Tyler	Greenland Homes Inc
Single Family Detached	Porch	1/18/2023	\$2,880	23-0191-PRCH	2307 NW 44th St	Screenbuilders of Ankeny	Screenbuilders of Ankeny
Single Family Detached	Porch	1/18/2023	\$2,880	23-0195-PRCH	5014 NE Michael Ct	Screenbuilders of Ankeny	Screenbuilders of Ankeny

Single Family Detached	Building Alteration	1/19/2023	\$27,859 23-0128-ALT	1101 NW Greenwood St	Nolte Dane	KBS
Single Family Detached	Solar	1/23/2023	\$21,500 23-0198-SOL	3305 NW Westwood St	SunPro Solar	ADT Solar LLC
Single Family Detached	Solar	1/23/2023	\$34,569 23-0200-SOL	5508 NW 17th St	SunPro Solar	ADT Solar LLC
Single Family Detached	Solar	1/23/2023	\$32,451 23-0202-SOL	2823 SW Chestnut Dr	SunPro Solar	ADT Solar LLC
Single Family Detached	Solar	1/24/2023	\$20,000 23-0215-SOL	720 NE 44th Ct	Purelight Power	Purelight Power
Single Family Detached	Solar	1/24/2023	\$24,000 23-0217-SOL	2007 SW Reunion Cir	Purelight Power	Purelight Power
Single Family Detached	Solar	1/24/2023	\$40,169 23-0237-SOL	217 NW Abbie Dr	Dexton Lybbert	Skyline Solar
Single Family Detached	Porch	1/24/2023	\$5,712 23-0257-PRCH	320 NW Driftwood Dr	Better Builders	Better Builders
Single Family Detached	Building Addition	1/25/2023	\$60,240 23-0052-ADD	1811 SW 19th St	Mapes Construction Company	Mapes Construction Company
Single Family Detached	Building Alteration	1/25/2023	\$12,000 23-0072-ALT	1811 SW 19th St	Mapes Construction Company	Mapes Construction Company
Single Family Detached	Building Alteration	1/27/2023	\$21,205 23-0262-ALT	2823 NW Greenwood St	Benchmark Builders Iowa	Benchmark Builders Iowa LC
Single Family Detached	Building Alteration	1/27/2023	\$8,816 23-0277-ALT	1815 SW Westview Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	Building Alteration	1/27/2023	\$14,964 23-0292-ALT	5025 NE Briarwood Dr	knox Construction LLC	knox Construction LLC
Single Family Detached	Solar	1/27/2023	\$15,500 23-0322-SOL	619 NW Seasons Dr	One Source Solar	One Source Solar
Single Family Detached	Solar	1/31/2023	\$17,479 23-0316-SOL	4205 SW Beechwood St	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	1/31/2023	\$15,498 23-0356-ALT	2304 NW 31st St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Garage	1/25/2023	\$60,913 23-0192-GAR	1900 NW 4th St Bldg 12	Curt Fincham	Curt Fincham
Single Family Detached	Shed	1/8/2023	\$2,000 23-0019-SHD	1225 NW Beechwood St	Harrison Chris	Harrison Chris
Single Family Detached	Shed	1/10/2023	\$1,280 23-0102-SHD	2808 NW Beechwood St	Herndon Kenneth	Gold Dome Builders
Single Family Detached	Shed	1/26/2023	\$2,400 23-0313-SHD	718 NW Westwood St	Treva R Olson	Tuff Shed
Single Family Detached	Deck	1/19/2023	\$1,920 23-0173-DECK	557 SW Goodwin St	Midwest Construction	Midwest Construction
Restaurant	New Building	1/4/2023	\$1,120,000 22-7583-NEW	3155 N Ankeny Blvd	EEC IL INC	EEC IL INC
Other (Sports Facility)	New Building	1/13/2023	\$5,400,000 22-7418-NEW	2250 SW Vintage Pkwy	DRA Properties	DRA Properties LLC
Office	Building Alteration	1/3/2023	\$60,000 22-7867-ALT	416 SW 3rd St	Campbell Construction Inc	Campbell Construction Inc
Retail	Building Alteration	1/18/2023	\$110,000 23-0112-ALT	2310 SE Delaware Ave Ste P	Creative View Points, LLC	Creative View Points, LLC
Restaurant	Building Alteration	1/20/2023	\$450,000 22-6554-ALT	3607 NE Otterview Cir Ste 103	JCorp Inc	JCorp Inc
Office (Pet Hospital)	Building Alteration	1/20/2023	\$400,000 22-7841-ALT	1520 NW Irvinedale Dr Ste 107	Downing Construction, Inc	Downing Construction, Inc
Other	Antenna/Tower	1/30/2023	\$15,000 23-0123-ANT	3800 NW 18th St	SBA Network Services	Vinco, Inc
Church	Building Alteration	1/12/2023	\$17,000 23-0061-ALT	2110 W 1st St	AZCON Inc	AZCON Inc
Single Family Attached	Fence/Wall	1/3/2023	23-0015-FNCE	1105 NW Jackson Dr	Joseph M Harris	A-1 Fence
Single Family Detached	Fence/Wall	1/4/2023	22-7464-FNCE	810 NE Hayes Dr	Great Barrier Fence Co	Great Barrier Fence Co
Single Family Detached	Fence/Wall	1/4/2023	22-7510-FNCE	609 NW Pleasant St	Hadaway Fencing LLC	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	1/4/2023	22-8113-FNCE	3028 NW Reinhart Dr	Hadaway Fencing LLC	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	1/4/2023	23-0001-FNCE	305 NW Benjamin Dr	Hadaway Fencing LLC	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	1/25/2023	23-0289-FNCE	1609 NW Driftwood Dr	Blake Wilkinson	Central Iowa Fencing
Retail	Sign	1/3/2023	\$4,000 22-8074-SIGNP	225 SE Oralabor Rd Ste 1	Signco INK	Signco INK
Retail	Sign	1/3/2023	\$4,000 22-8075-SIGNP	225 SE Oralabor Rd Ste 1	Signco INK	Signco INK
Mixed Use	Sign	1/4/2023	\$480 22-7768-SIGNP	1615 SW Main St Ste 104	Kari Camenisch	Kari Camenisch
Retail	Sign	1/4/2023	\$4,465 22-7932-SIGNP	1510 S Ankeny Blvd Ste 102	Lisa Hanrahan	Iowa Sign Company
Retail	Sign	1/5/2023	\$1,100 22-7369-SIGNP	1617 S Ankeny Blvd	Chesnut Signs	Chesnut Signs

Retail	Sign	1/9/2023	\$4,788 22-7924-SIGNP	423 S Ankeny Blvd	Lashier Graphics & Signs	Lashier Graphics & Signs
Retail	Sign	1/9/2023	\$3,697 22-7925-SIGNP	423 S Ankeny Blvd	Lashier Graphics & Signs	Lashier Graphics & Signs
Retail	Sign	1/11/2023	\$2,500 23-0009-SIGNP	1002 SE National Dr	Fastsigns of Clive	Fastsigns
Retail	Sign	1/11/2023	\$2,500 23-0010-SIGNP	1002 SE National Dr	Fastsigns of Clive	Fastsigns
Retail	Sign	1/11/2023	\$2,500 23-0011-SIGNP	1002 SE National Dr	Fastsigns of Clive	Fastsigns
Retail	Sign	1/20/2023	\$1,344 23-0027-SIGNP	102 SE 3rd St	Signarama - Ankeny	Signarama - Ankeny
Multi-Family	Sign	1/23/2023	\$6,500 22-7936-SIGNP	1645 SW Magazine Rd	Iowa Sign Company	Iowa Sign Company
Multi-Family	Sign	1/23/2023	\$6,500 22-7959-SIGNP	1645 SW Magazine Rd	Iowa Sign Company	Iowa Sign Company
Mixed Use	Sign	1/23/2023	\$6,800 22-8143-SIGNP	1555 SE Delaware Ave Ste I	BV Holdings Inc dba BDI Signs	BDI Signs
Restaurant	Sign	1/23/2023	\$5,000 23-0158-SIGNP	1610 SW Main St Ste 106	etc graphics, inc.	Kevin E Seiberling
Church	Sign	1/24/2023	\$4,600 23-0254-SIGNP	5525 NE Delaware Ave	Lisa Hanrahan	Iowa Sign Company
Church	Sign	1/24/2023	\$1,200 23-0255-SIGNP	5525 NE Delaware Ave	Lisa Hanrahan	Iowa Sign Company
Church	Sign	1/24/2023	\$15,560 23-0256-SIGNP	5525 NE Delaware Ave	Lisa Hanrahan	Iowa Sign Company
Restaurant	Sign	1/25/2023	\$5,000 23-0172-SIGNP	1610 SW Main St Ste 106	etc graphics, inc.	Kevin E Seiberling
Retail	Sign	1/27/2023	\$6,500 23-0120-SIGNP	902 SE Oralabor Rd	CR Signs & Lighting Inc	CR Signs & Lighting Inc
Mixed Use	Sign	1/31/2023	\$2,500 22-5923-SIGNP	121 N Ankeny Blvd	Wilfredo Melgar	Wilfredo Melgar
Retail	Sign	1/31/2023	\$2,400 22-7686-SIGNP	502 N Ankeny Blvd Ste 3	Wilfredo Melgar	Wilfredo Melgar
Retail	Temporary Sign	1/19/2023	23-0189-SIGNT	4150 SE Delaware Ave	Brandy Kading	Brandy Kading
Retail	Temporary Sign	1/31/2023	23-0330-SIGNT	1325 SW Oralabor Rd Ste 208	H&R Block	H & R Block
Retail	Temporary Sign	1/31/2023	23-0297-SIGNT	709 N Ankeny Blvd	H&R Block	H&R Block