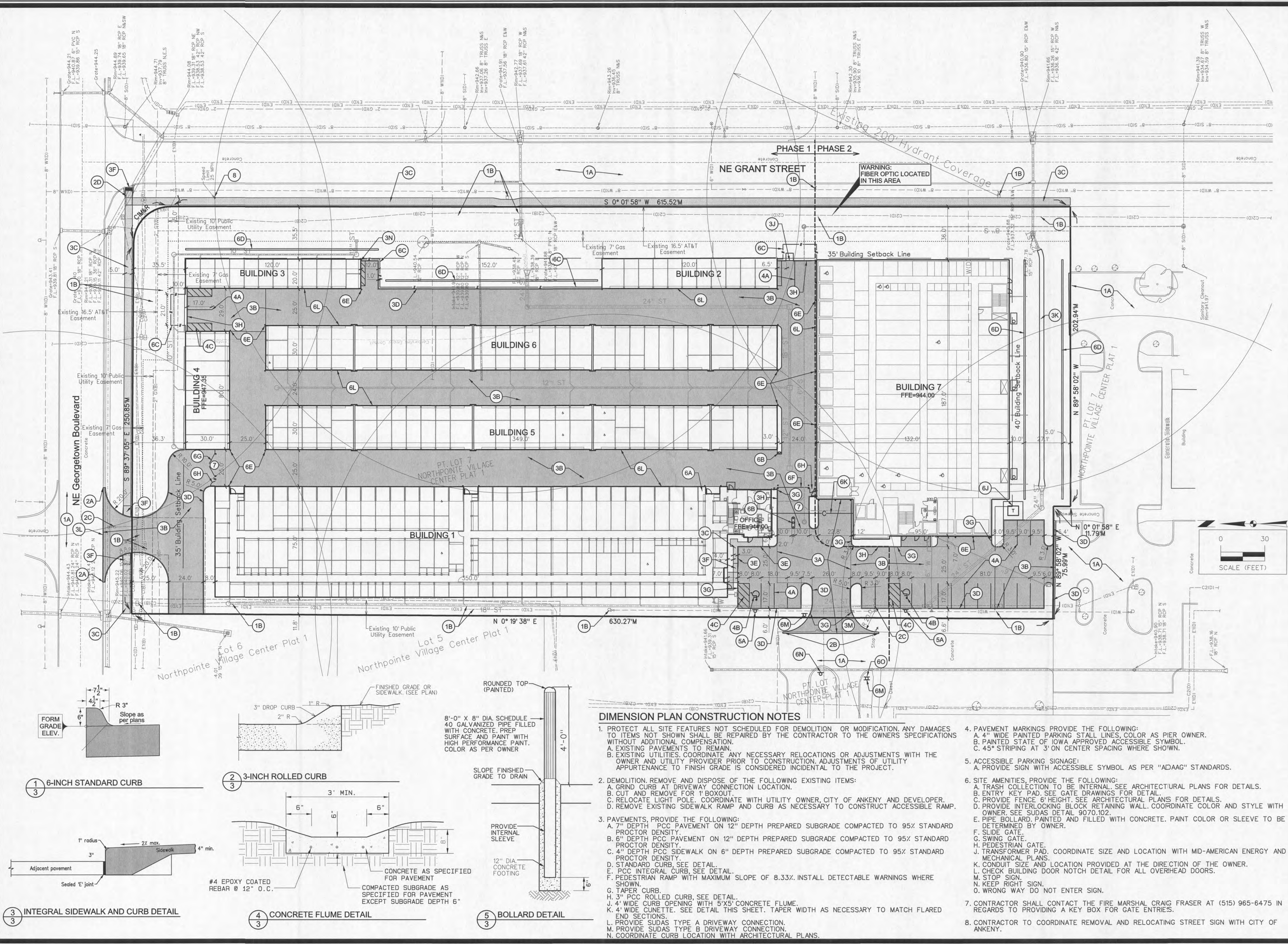


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REVISION		DATE	
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AAA STORAGE, INC., NEW FACILITY

DIMENSION PLAN



Project No: 1170362

Sheet 3 of 7

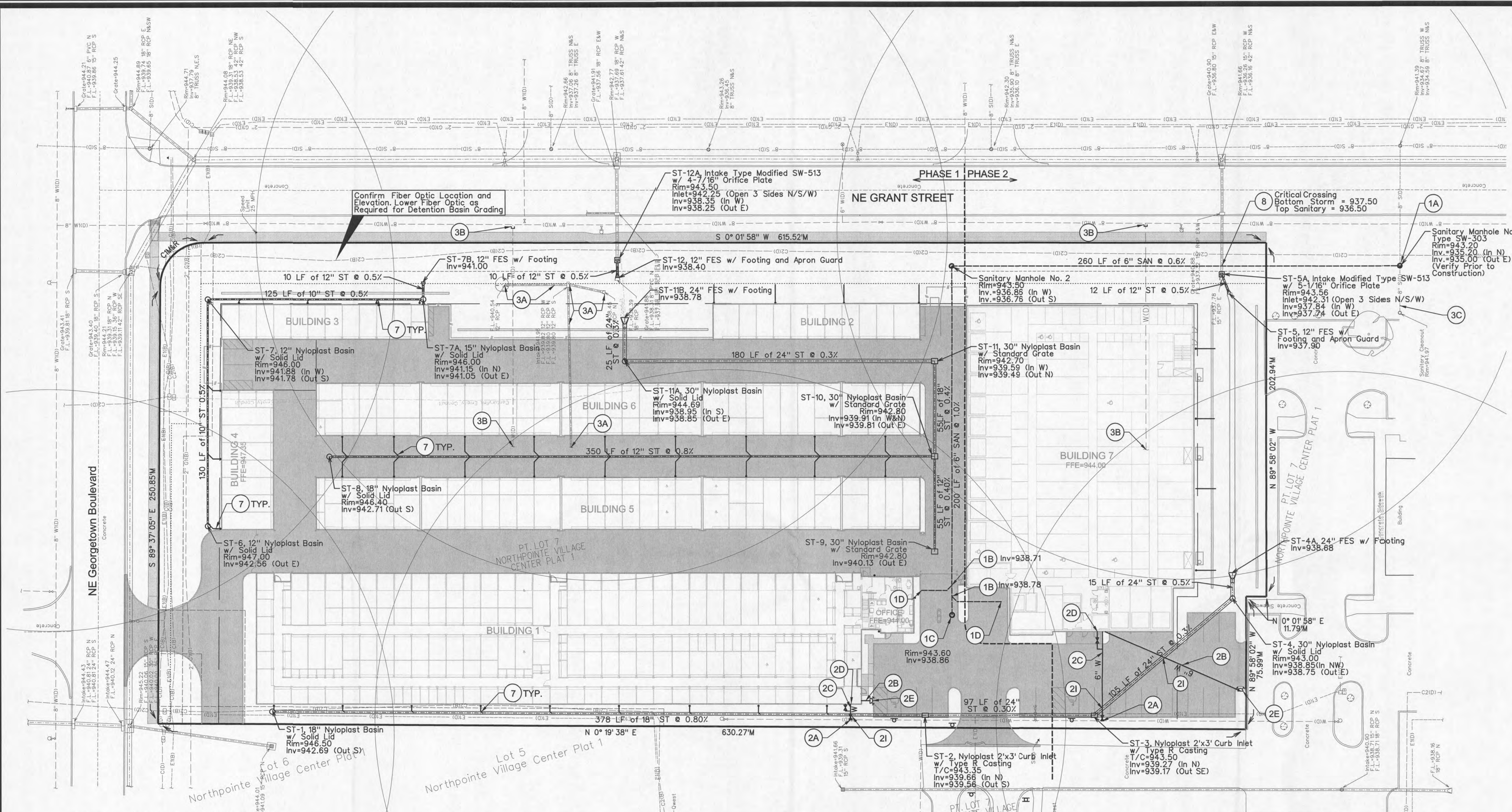
ANKENY, IOWA

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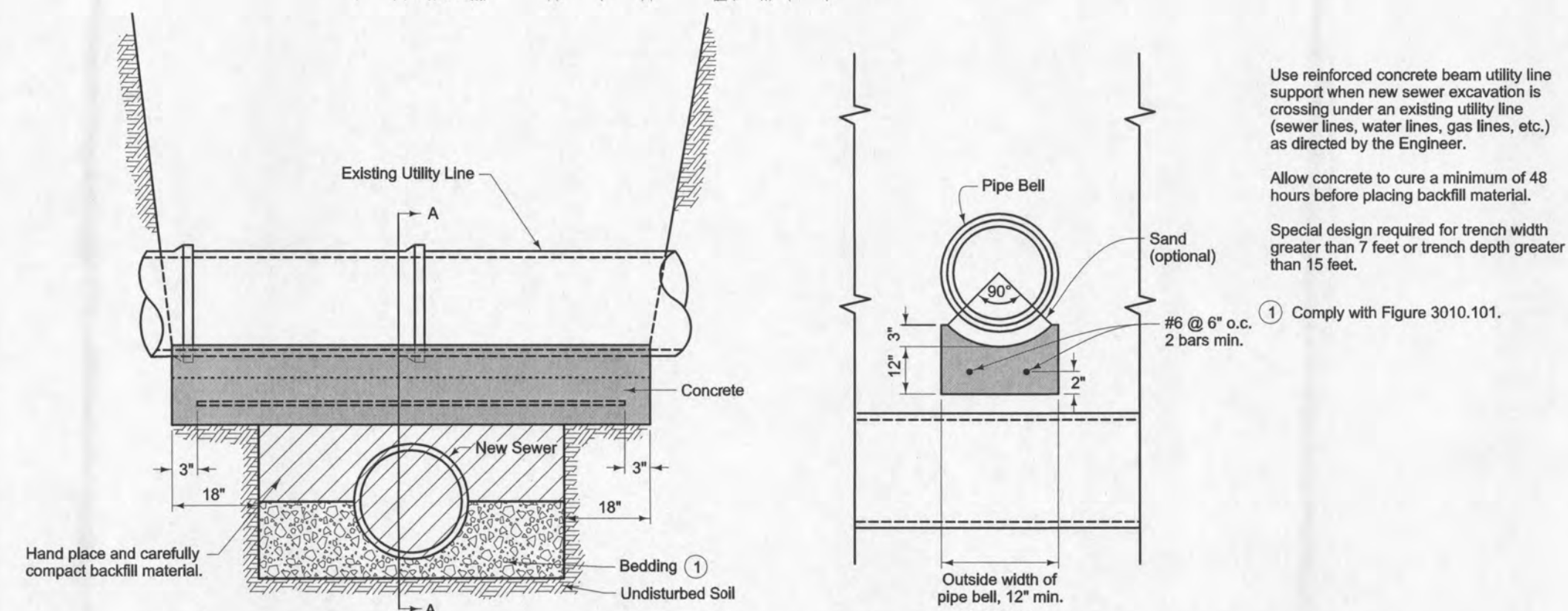
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Technician:	AMS	Date:	04/28/17
Field Bk:			
Project No:	1170362		
Sheet	3 of 7		

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AAA STORAGE, INC., NEW FACILITY
UTILITY PLAN
SNYDER & ASSOCIATES, INC.
Project No: 1170362
Sheet 4 of 7



UTILITY PLAN CONSTRUCTION NOTES

- SANITARY SEWER SERVICE. PROVIDE SANITARY SEWER PIPE AND STRUCTURES AS NOTED ON PLAN AND AS FOLLOWS:
 - CONNECT TO EXISTING SANITARY SEWER SERVICE LINE WITH PROPOSED SANITARY MANHOLE AS PER CITY OF ANKENY STANDARDS. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING SANITARY SEWER SERVICE PRIOR TO CONSTRUCTION.
 - 6" PVC SANITARY SEWER SERVICE
 - SANITARY CLEANOUT
 - BUILDING SERVICE CONNECTION. COORDINATE WITH ARCHITECT'S PLUMBING PLANS FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL VERIFY ALL FLOWLINE INFORMATION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
- WATER SERVICE 5.5' MINIMUM DEPTH. PROVIDE WATER PIPE AND STRUCTURES AS NOTED ON PLAN AND AS FOLLOWS:
 - CONNECT TO EXISTING WATER MAIN WITH TAPPING SLEEVE AND VALVE. COORDINATE REQUIREMENTS WITH CITY OF ANKENY.
 - 6" LINE TO REMOTE FIRE DEPARTMENT CONNECTION.
 - 6" WATER SERVICE LINE
 - SPLIT 2" DOMESTIC AND 6" FIRE PROTECTION LINES OUTSIDE BUILDING.
 - REMOTE FIRE DEPARTMENT CONNECTION.
 - CONNECT TO EXISTING WATER SERVICE.
 - LOWER WATER MAIN AS NECESSARY TO PROVIDE 18" OF SEPARATION FROM PROPOSED STORM SEWER. VERIFY LOCATION PRIOR TO CONSTRUCTION.
- DEMOLITION REMOVE THE FOLLOWING.
 - REMOVE EXISTING STORM SEWER AND STRUCTURES TO LIMITS SHOWN.
 - REMOVE EXISTING WATER SERVICE STUB TO THE CORPORATION AT THE MAIN. CAP AND PLUG AS PER THE CITY OF ANKENY REQUIREMENTS AND SPECIFICATION.
 - ABANDON EXISTING SANITARY SEWER SERVICE TO LIMITS SHOWN. VERIFY LINE IS INACTIVE PRIOR TO ABANDONING EXISTING LINE TO BUILDING AND PLACING MANHOLE.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" CLEARANCE BETWEEN UTILITIES.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL AND COMMUNICATION/ DATA SERVICES WITH UTILITY SERVICE PROVIDERS PRIOR TO START OF CONSTRUCTION.
- SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
- CONNECT DOWNSPOUTS TO STORM SEWER. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATION.
- PROVIDE REINFORCED PCC BEAM UTILITY LINE SUPPORT PER SUDAS FIG 3010.902.



REINFORCED PCC BEAM UTILITY LINE SUPPORT (SUDAS FIG. 3010.902)

AAA STORAGE, INC., NEW FACILITY

UTILITY PLAN

SNYDER & ASSOCIATES

Project No: 1170362

Sheet 4 of 7

ANKENY, IOWA

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
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MARK	REVISION	DATE	BY
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Engineer: KMM

Checked By: BKC

Date: 04/28/17

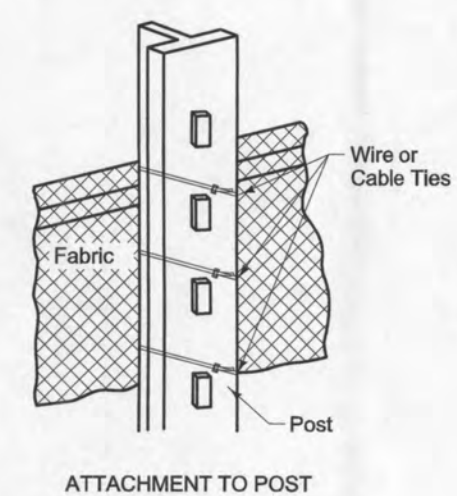
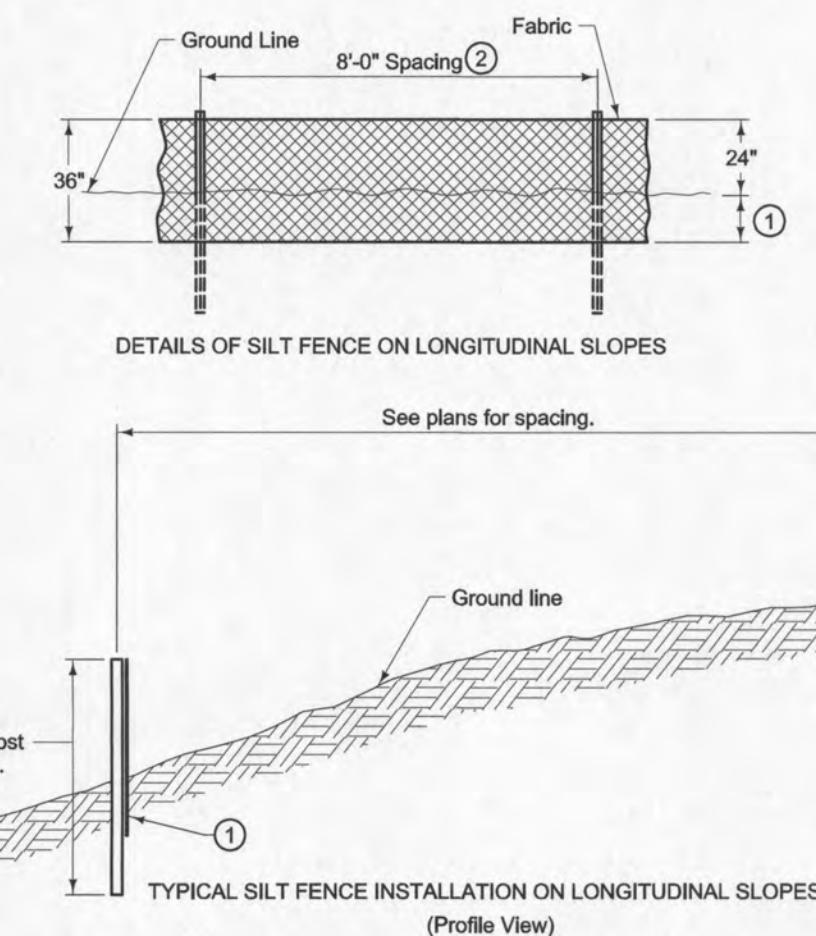
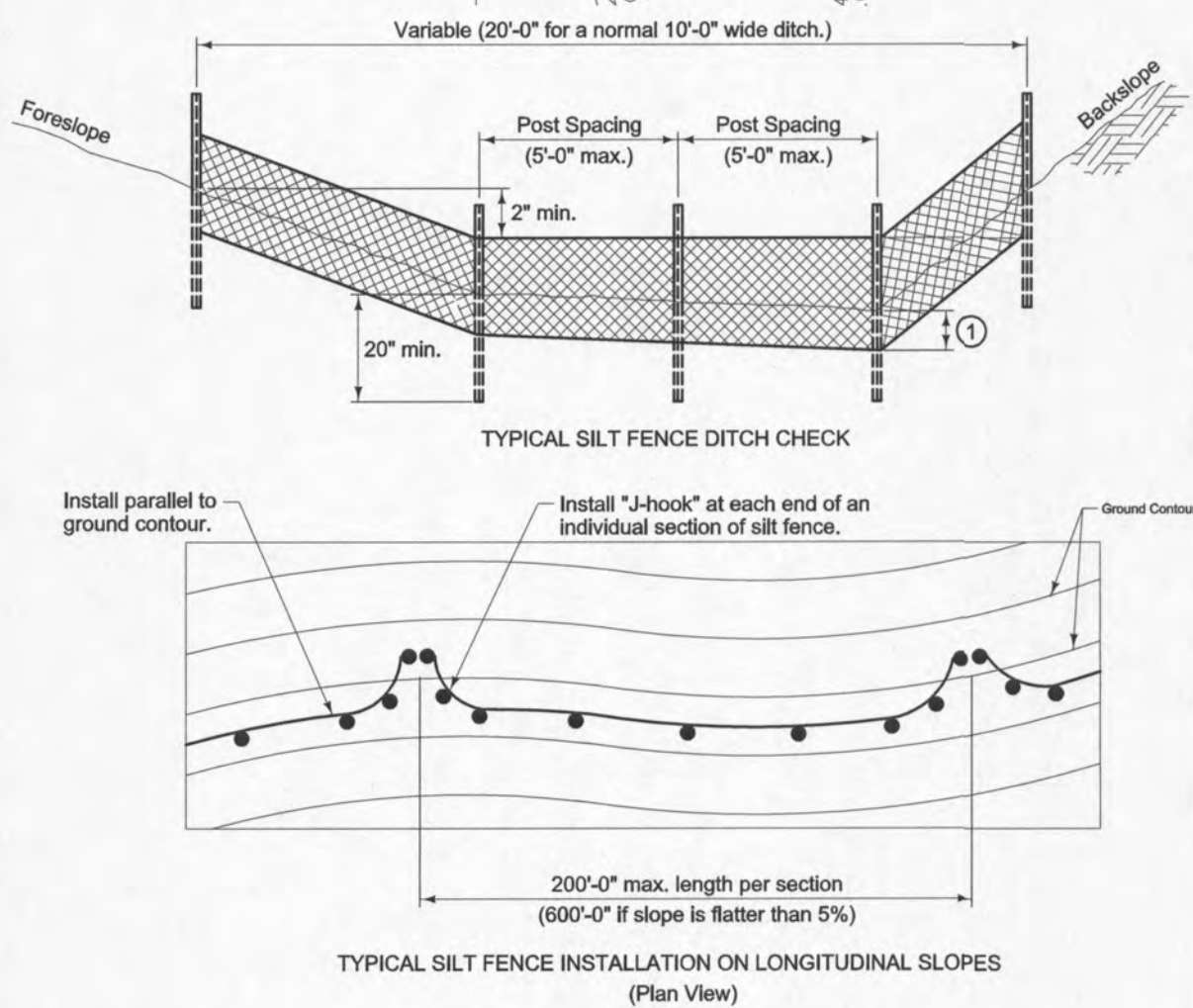
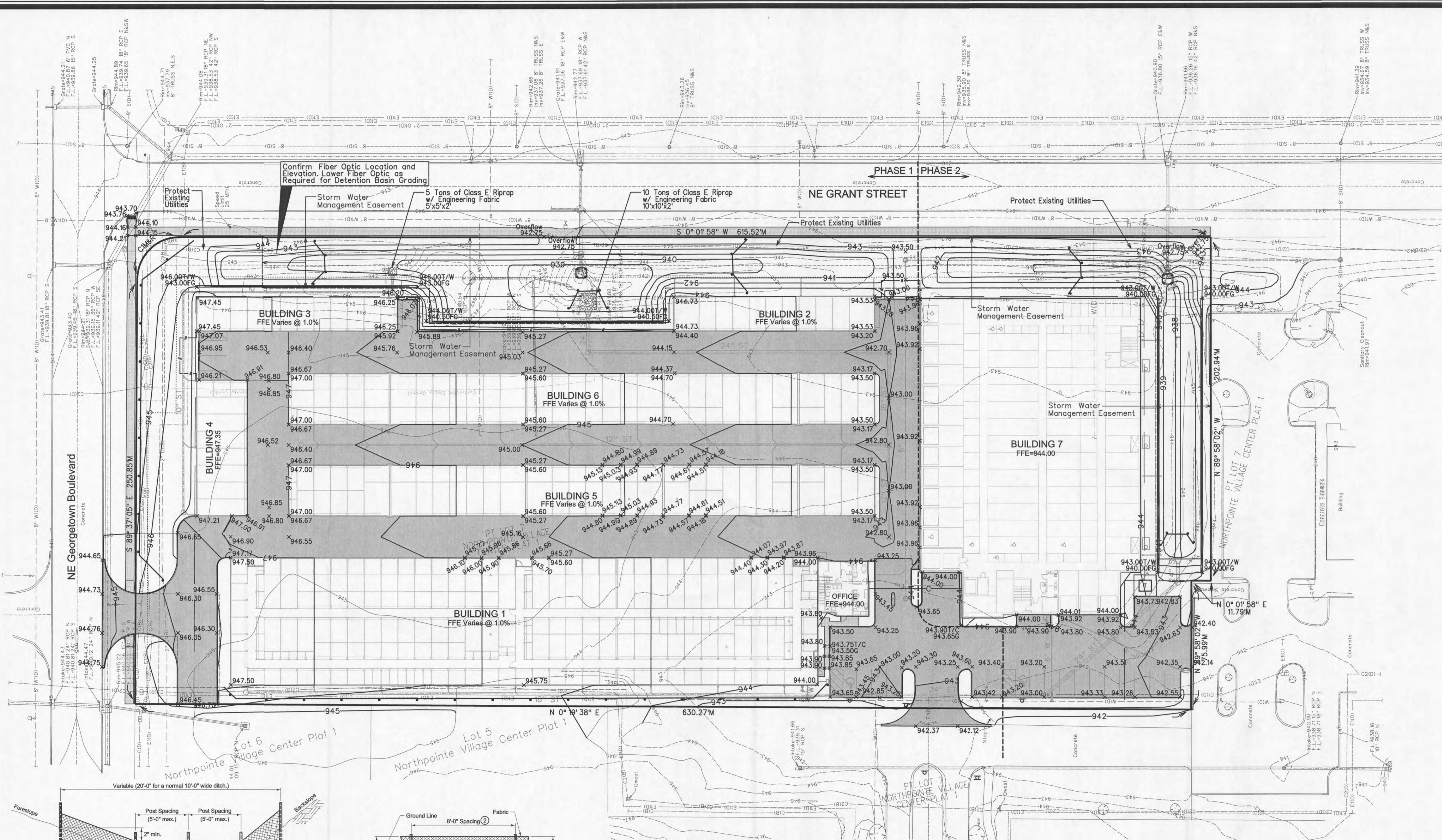
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Technician: AWS

Project No: 1170362

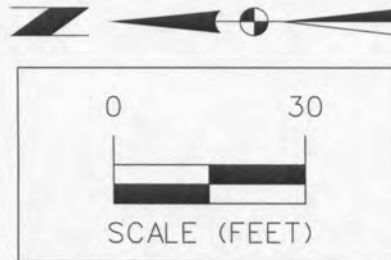
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- NOTES**
- BUILDINGS 1, 2, 3, 5 AND 6 TO BE CONSTRUCTED WITH 1% SLOPED FOUNDATION AND FLOOR.
 - BUILDINGS 4, 7 AND OFFICE TO BE CONSTRUCTED WITH LEVEL GRADE FOUNDATION AND FLOOR.
 - SPOT ELEVATIONS SHOWN WITHIN A SLOPED FLOOR STRUCTURE REPRESENT BUILDING FINISHED FLOOR ELEVATION AT THAT LOCATION.

- BENCHMARKS**
- NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET
- BM1 ELEV=945.07
ARROW ON MUELLER HYDRANT, 1ST HYDRANT ON WEST SIDE OF NE GRANT STREET, SOUTH OF NE GEORGETOWN BOULEVARD.
 - BM2 ELEV=943.78
ARROW ON MUELLER HYDRANT, 2ND HYDRANT ON WEST SIDE OF NE GRANT STREET, SOUTH ON NE GEORGETOWN BOULEVARD.
 - BM3 ELEV=944.30
ARROW ON CLOW HYDRANT, SOUTHWEST CORNER OF SITE, AT CENTER OF ISLAND IN LINE WITH PARKING LOT LIGHTS.



AAA STORAGE, INC., NEW FACILITY

GRADING AND EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC.



Project No: 1170362
Sheet 5 of 7

ANKENY, IOWA

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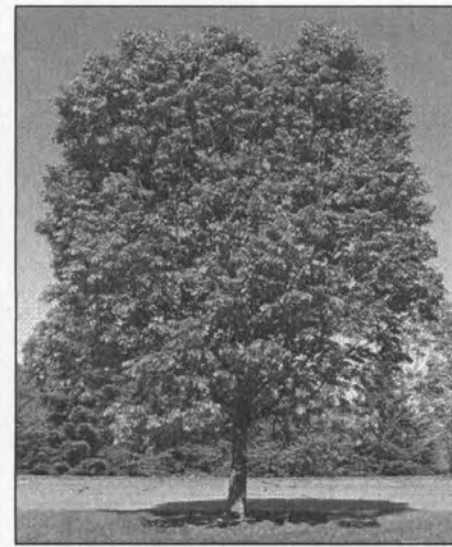
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Engineer:	KMM	Checked By:	BKC
Technician:	AW/S	Date:	04/28/17
Field Bk:			
Project No:	1170362		
Sheet	5 of 7		



RED SUNSET RED MAPLE
Mature Size
Ht: 45'-50'
Spread: 30'-40'



RIVER BIRCH
Mature Size
Ht: 40'-50'
Spread: 30'-40'



COMMON HACKBERRY
Mature Size
Ht: 40'-50'
Spread: 40'-50'



IMPERIAL HONEYLOCUST
Mature Size
Ht: 30'-40'
Spread: 25'-35'



PRAIRIE FLOWERING CRABAPPLE
Mature Size
Ht: 15'-20'
Spread: 15'-20'



TRIUMPH ELM
Mature Size
Ht: 40'-50'
Spread: 40'-45'



SEA GREEN JUNIPER
Mature Size
Ht: 4'-6'
Spread: 4'-7'



DENSE YEW
Mature Size
Ht: 3'-4'
Spread: 6'-7'



TECHNY ARBORVITAE
Mature Size
Ht: 4'-6'
Spread: 4'-7'



EMERALD ARBORVITAE
Mature Size
Ht: 10'-15'
Spread: 3'-4'



BLACK CHOKEBERRY
Mature Size
Ht: 4'-6'
Spread: 4'-6'



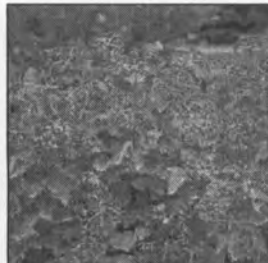
REDTWIG DOGWOOD
Mature Size
Ht: 5'-6'
Spread: 5'-6'



PRAIRIE FLAME SUMAC
Mature Size
Ht: 5'-7'
Spread: 5'-7'



FROEBEL'S SPIREA
Mature Size
Ht: 5'-6'
Spread: 5'-6'



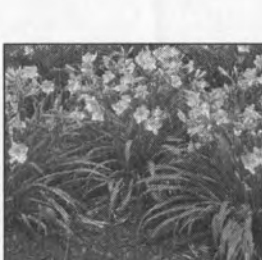
BLUE MUFFIN VIBURNUM
Mature Size
Ht: 3'-4'
Spread: 3'-4'



KARL FOERSTER
FEATHER REED GRASS
Mature Size
Ht: 3'-5'
Spread: 2'-3'



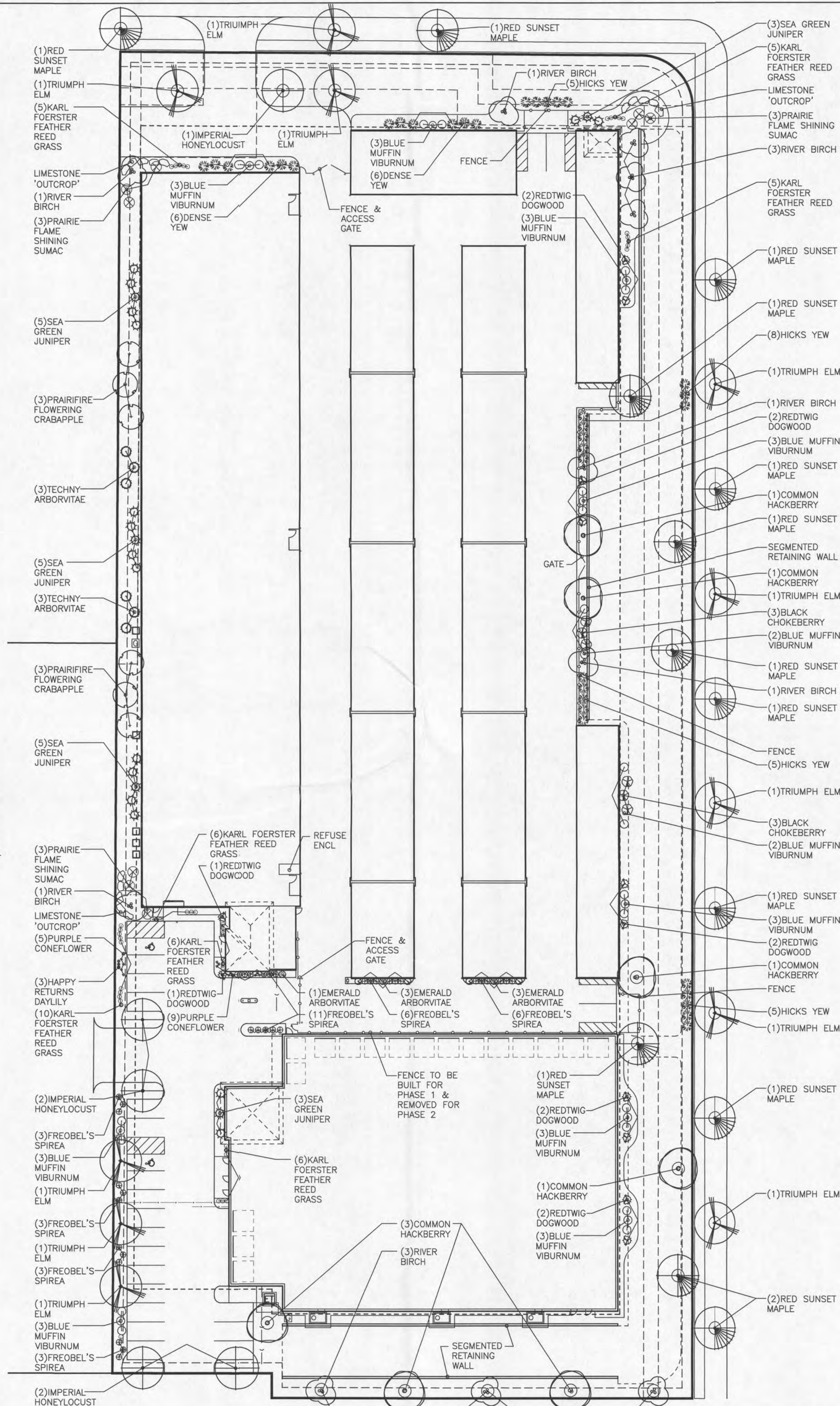
PURPLE CONEFLOWER
Mature Size
Ht: 30"-36"
Spread: 18"-24"



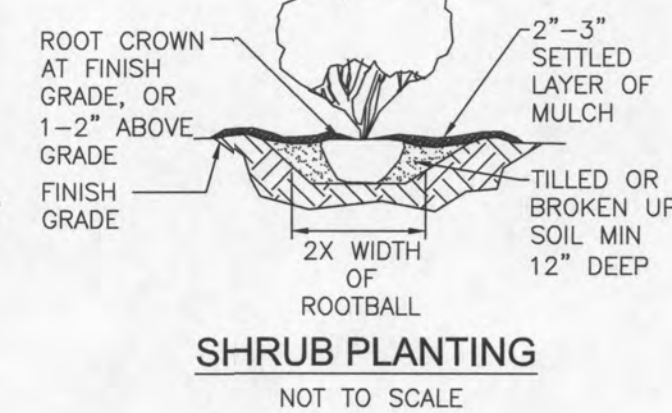
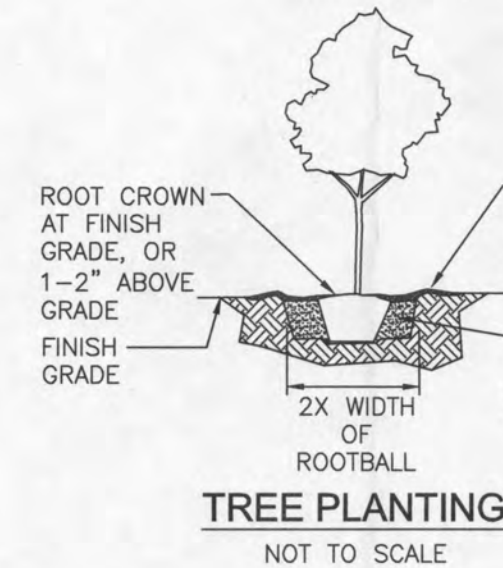
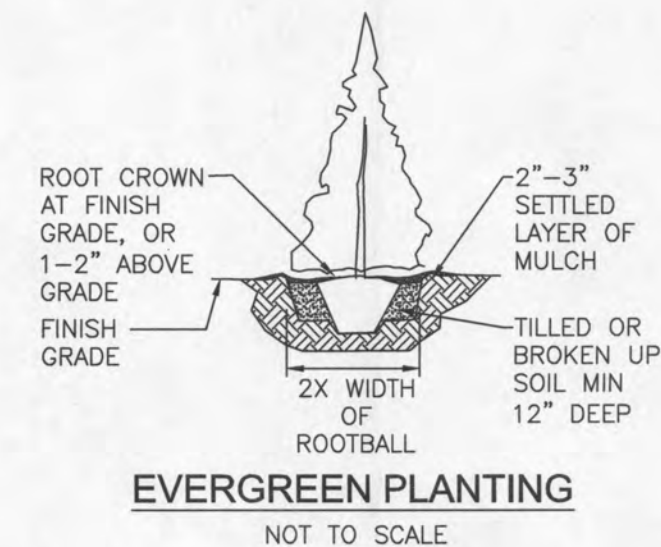
DAYLILY
Mature Size
Ht: 15"-18"



Landscaping				
Open Space		Area(SF)		Percent
Open Space Required		35,362		20%
Open Space Provided		47,509		
	Area/LU	LU	Trees, 2/LU	Shrubs, 6/LU
Landscaping Units Required	3000	12	24	72
Pavement Shading	Percent	Tree Area	Area/Tree	Trees Req'd
Pavement Shading Area	20%	9,940	706.0	15
Total	Trees	39	Shrubs	72
Provided	Trees	39	Shrubs	136



PLANT LIST		
COMMON NAME	BOTANICAL NAME	SIZE
STREET TREES - SEPARATE PERMIT APPLICATION & APPROVAL FROM PUBLIC WORKS DEPT		
8 Red Sunset Red Maple	Acer rubrum 'Franksred'	1-1/2"
6 Triumph Elm	Ulmus 'Morton Glossy'	1-1/2"
TREES		
5 Red Sunset Red Maple	Acer rubrum 'Franksred'	1-1/2"
11 River Birch	Betula nigra	6' Multi-stem
7 Common Hackberry	Celtis occidentalis	1-1/2"
5 Imperial Honeylocust	Gleditsia triacanthos f. inermis 'Impcol'	1-1/2"
6 Prairie Flowering Crabapple	Malus x 'Prairifire'	1-1/2"
5 Triumph Elm	Ulmus 'Morton Glossy'	1-1/2"
EVERGREENS		
21 Sea Green Juniper	Juniperus chinensis 'Sea Green'	30"-#5
12 Dense Yew	Taxus x media 'Densiformis'	30"-#5
23 Hicks Yew	Taxus x media 'Hicksii'	36"-#5
6 Techny Arborvitae	Thuja occidentalis 'Techny'	36"-#5
7 Emerald Arborvitae	Thuja occidentalis 'Smaragd'	36"-#5
SHRUBS		
6 Black Chokeberry	Aronia melanocarpa 'Elate'	24"-#2
12 Redtwig Dogwood	Cornus alba 'Bailhala'	24"-#5
9 Prairie Flame Shining Sumac	Rhus copallina x latifolia 'Morton'	24"-#5
35 Froebel's Spirea	Spiraea x bumalda 'Froebelii'	24"-#2
28 Blue Muffin Viburnum	Viburnum dentatum 'Christom'	24"-#2
PERENNIALS & GRASSES		
43 Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#1
14 Purple Coneflower	Echinacea purpurea 'Magnus'	#1
3 Daylily	Hemerocallis 'Happy Returns'	#1



- LANDSCAPE NOTES:**
- TREE PLANTING**
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
 - DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL. FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
 - SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
 - LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
 - SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
 - AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
 - BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
 - APPLY A 2-3" (SETTLED) DEPTH OF MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
 - PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
 - REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
- TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE**
- DIG PLANTING HOLE AT LEAST 2x THE WIDTH OF THE ROOT BALL OR CONTAINER.
 - SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
 - SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
 - IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
 - IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL.
 - REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
 - BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BIROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
 - PLACE BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.
- TYPICAL SEED, SOD AND MULCH**
- PROVIDE 4" ON TOPSOIL AT ALL AREAS RECEIVING SEED OR SOD. GRADE SMOOTH REMOVING ALL STUMPS, ROOTS, ROCKS AND OTHER DEBRIS.
 - SOD AREAS IN THE FRONT AND CORNER SIDE YARDS. SOD DEPRESSION FOR DRYWELLS. SEED AND BLANKET REMAINING AREAS IN THE SIDE AND REAR YARDS.
 - APPLY 3" OF MULCH AT TREES, SHRUBS, FOUNDATION PLANTINGS AND PERENNIAL BEDS.

LANDSCAPE LAYOUT
SCALE: 1" = 30'-0"

20' 10' 0' 10' 20' 30' 40'
SCALE: 1" = 30'-0"

SHANAHAN & SONS
BUILDERS, INC.
1690 Shanahan Drive, South Elgin, Illinois 60177
(847) 993-4320 FAX (847) 993-1126

AAA Storage, Inc.

PRELIMINARY
NOT FOR
CONSTRUCTION
PROPERTY OF
SHANAHAN & SONS BUILDERS, INC

PROJECT: AAA STORAGE, INC
NEW FACILITY
2175 NORTH ANKENY BOULEVARD
LANDSCAPE PLAN

DATE 05-24-2017