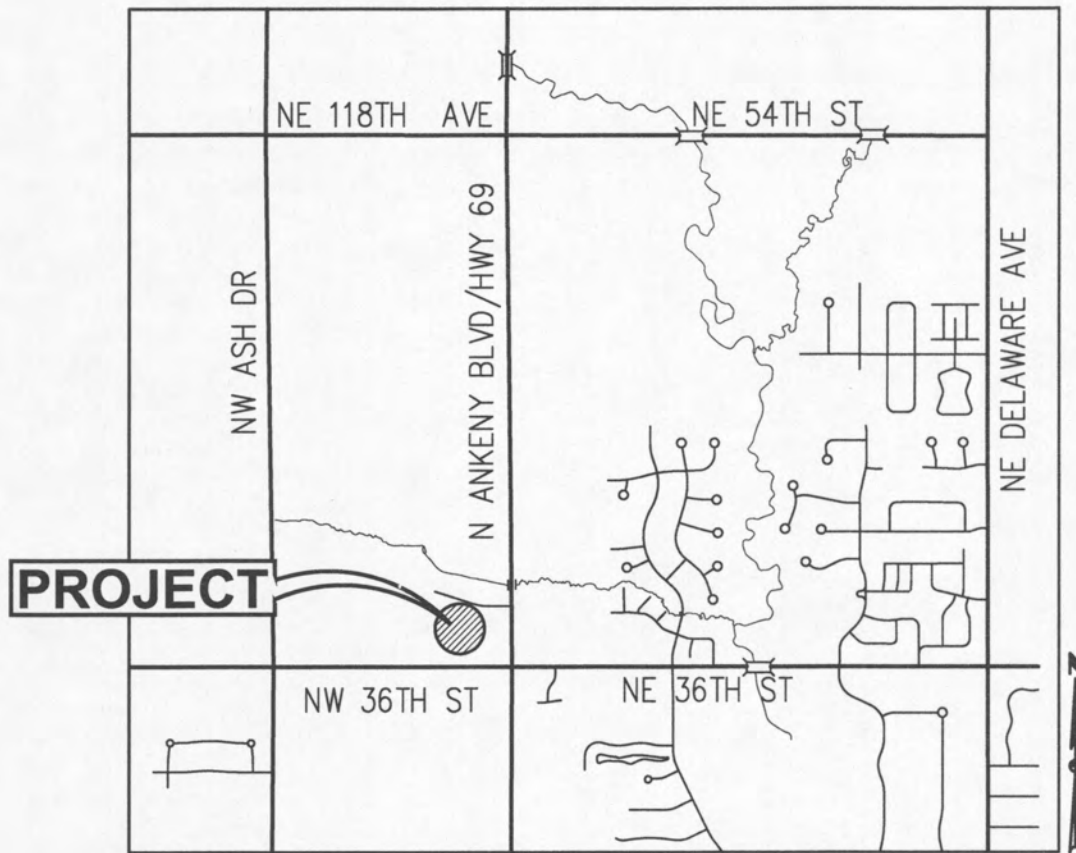


SITE PLAN FOR:
GREEN ACRES STORAGE

ANKENY, IOWA

VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION

LOT 1, AUTUMN CREST PLAT 7, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 3.13 ACRES.

PROJECT SITE ADDRESS

225 NW AUTUMN CREST DRIVE

ZONING

C-2: GENERAL RETAIL, HIGHWAY ORIENTED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT

BULK REGULATIONS

FRONT YARD = 35 FEET FROM NE 36TH STREET
SIDE YARD = 25 FEET (ADJOINING R DISTRICT)
REAR YARD = 40 FEET
MAXIMUM HEIGHT = 45 FEET
MAXIMUM STORIES = 3

DEVELOPMENT SUMMARY

AREA: 3.13 ACRES (136,444 SF)

OPEN SPACE CALCULATION:

TOTAL SITE: = 136,444 SF (3.13 ACRES)
OPEN SPACE REQUIRED (20%) = 27,289 SF
OPEN SPACE PROVIDED = 51,199 SF (37.5%)
BUILDING FOOTPRINT = 48,000 SF
PARKING/DRIVES = 36,000 SF
SIDEWALK = 1,245 SF
TOTAL = 85,245 SF

PARKING:

STORAGE WITHIN COMPLETELY ENCLOSED STRUCTURE
1 SPACE PER 5000 SF GROSS FLOOR AREA (119,700 SF)
PLUS 1 SPACE PER 2 EMPLOYEES (2)

TOTAL REQUIRED = 25 STANDARD SPACES (1 ACCESSIBLE)

TOTAL PROVIDED = 25 STANDARD SPACES (1 ACCESSIBLE)
= 20 LARGE VEHICLE SPACES

ERU CALCULATION

IMPERVIOUS SURFACES:

BUILDING FOOTPRINT = 48,000 SF
PAVEMENT (PARKING/DRIVES) = 36,000 SF
SIDEWALK = 1,245 SF

TOTAL IMPERVIOUS AREA = 85,245 SF
ERU-SITE (IMPERVIOUS AREA/4000) = 22

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DIMENSION PLAN
3	GRADING AND UTILITY PLAN
4	LANDSCAPE PLAN (BY OTHERS)

DATE OF SURVEY

JULY 15, 2016

BENCHMARKS

CITY OF ANKENY BM#127. IDOT BM @ NW COR
TOP OF WING WALL OF BRIDGE OVER FOUR MILE
CREEK ON 100TH.
ELEVATION = 922.03

BURY BOLT ON HYDRANT ON AUTUMN CREST DR
555'+/- WEST OF HIGHWAY 69 ON SOUTH SIDE
OF STREET.
ELEVATION = 948.64



UTILITY WARNING

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

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	---
LOT LINE	---
SECTION LINE	---
CENTER LINE	---
RIGHT OF WAY	--- R/W ---
PERMANENT EASEMENT	--- P/E ---
TEMPORARY EASEMENT	--- T/E ---
TYPE SW-501 STORM INTAKE	[Symbol]
TYPE SW-503 STORM INTAKE	[Symbol]
TYPE SW-505 STORM INTAKE	[Symbol]
TYPE SW-506 STORM INTAKE	[Symbol]
TYPE SW-513 STORM INTAKE	[Symbol]
TYPE SW-401 STORM MANHOLE	[Symbol]
TYPE SW-402 STORM MANHOLE	[Symbol]
TYPE SW-301 SANITARY MANHOLE	[Symbol]
STORM/SANITARY CLEANOUT	[Symbol]
WATER VALVE	[Symbol]
FIRE HYDRANT ASSEMBLY	[Symbol]
SIGN	[Symbol]
DETECTABLE WARNING PANEL	[Symbol]
STORM SEWER STRUCTURE NO.	[Symbol]
STORM SEWER PIPE NO.	[Symbol]
SANITARY SEWER STRUCTURE NO.	[Symbol]
SANITARY SEWER PIPE NO.	[Symbol]
SANITARY SEWER WITH SIZE	[Symbol]
SANITARY SERVICE	[Symbol]
STORM SEWER	[Symbol]
STORM SERVICE	[Symbol]
WATERMAIN WITH SIZE	[Symbol]
WATER SERVICE	[Symbol]
SAWCUT (FULL DEPTH)	[Symbol]
SILT FENCE	[Symbol]

EXISTING

SANITARY MANHOLE	[Symbol]
WATER VALVE BOX	[Symbol]
FIRE HYDRANT	[Symbol]
WATER CURB STOP	[Symbol]
WELL	[Symbol]
STORM SEWER MANHOLE	[Symbol]
STORM SEWER SINGLE INTAKE	[Symbol]
STORM SEWER DOUBLE INTAKE	[Symbol]
FLARED END SECTION	[Symbol]
ROOF DRAIN/ DOWNSPOUT	[Symbol]
DECIDUOUS TREE	[Symbol]
CONIFEROUS TREE	[Symbol]
DECIDUOUS SHRUB	[Symbol]
CONIFEROUS SHRUB	[Symbol]
ELECTRIC POWER POLE	[Symbol]
GLY ANCHOR	[Symbol]
STREET LIGHT	[Symbol]
POWER POLE W/ TRANSFORMER	[Symbol]
UTILITY POLE W/ LIGHT	[Symbol]
ELECTRIC BOX	[Symbol]
ELECTRIC TRANSFORMER	[Symbol]
ELECTRIC MANHOLE OR VAULT	[Symbol]
TRAFFIC SIGN	[Symbol]
TELEPHONE JUNCTION BOX	[Symbol]
TELEPHONE MANHOLE/VAULT	[Symbol]
TELEPHONE POLE	[Symbol]
GAS VALVE BOX	[Symbol]
CABLE TV JUNCTION BOX	[Symbol]
CABLE TV MANHOLE/VAULT	[Symbol]
MAIL BOX	[Symbol]
BENCHMARK	[Symbol]
SOIL BORING	[Symbol]
UNDERGROUND TV CABLE	[Symbol]
GAS MAIN	[Symbol]
FIBER OPTIC	[Symbol]
UNDERGROUND TELEPHONE	[Symbol]
OVERHEAD ELECTRIC	[Symbol]
UNDERGROUND ELECTRIC	[Symbol]
FIELD TILE	[Symbol]
SANITARY SEWER W/ SIZE	[Symbol]
STORM SEWER W/ SIZE	[Symbol]
WATER MAIN W/ SIZE	[Symbol]

OWNER / APPLICANT

GREEN ACRES STORAGE
CONTACT: SETH GREEN
550 LINDALE DRIVE
MARION, IOWA 52302
PH. (319) 533-8488

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: BRAD KUEHL
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
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ARCHITECT

OPN ARCHITECTS
CONTACT: MALORIE HEPNER
301 N. BLOOM STREET, SUITE 100
MADISON, WI 53703
PH. (608) 819-0260

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1: 4/17/17
-SITE PLAN SUBMITTAL TO CITY #2: 5/08/17
-SITE PLAN SUBMITTAL TO CITY #3: 5/30/17

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

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

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

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.



GREEN ACRES STORAGE

FILE: H:\001\7\2018\001\7\2018-STEELING
DATE PLOTTED: 5/20/2017 9:23 PM
COMMENTS:
DESIGNED BY: JMM
CHECKED BY: JMM

GENERAL NOTES

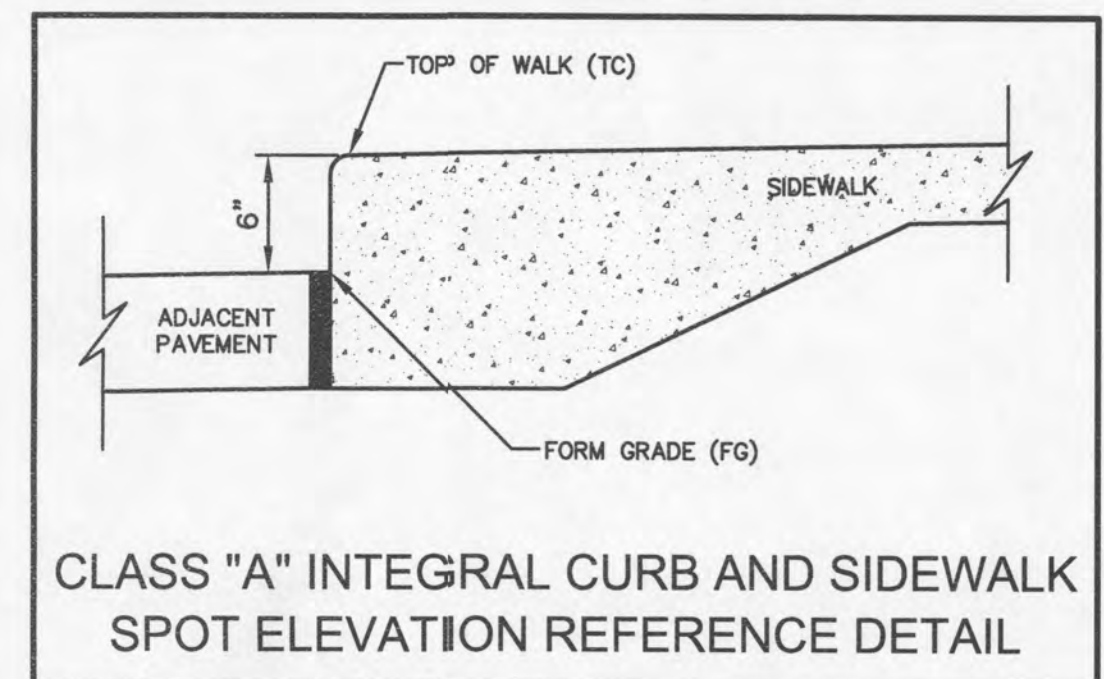
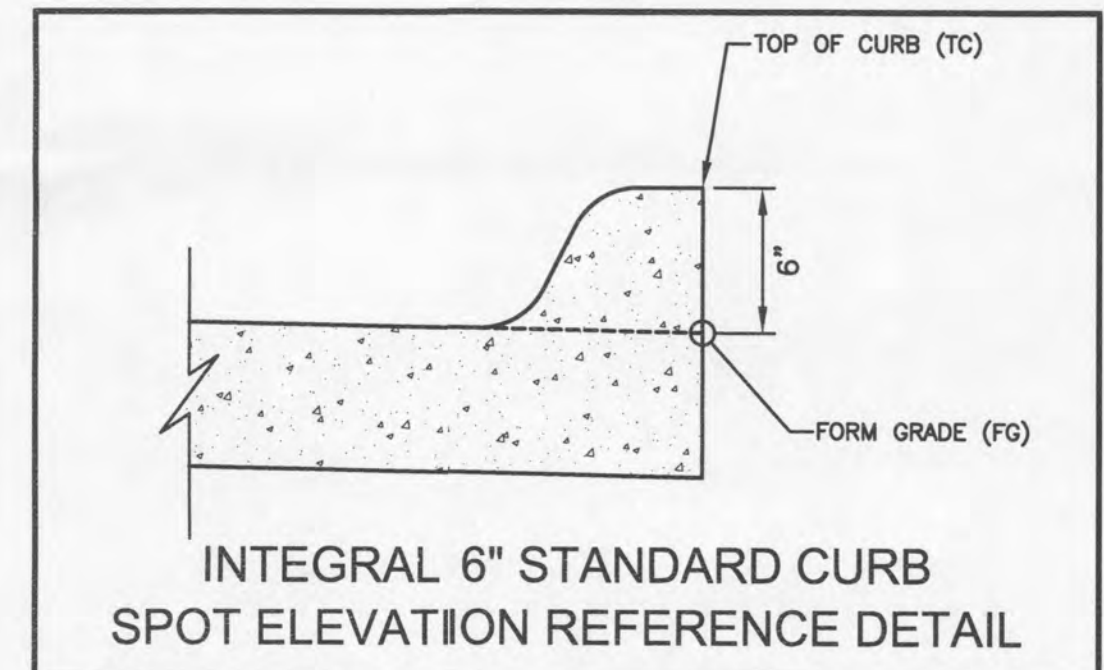
REFER TO SHEET 2

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 1.5% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

UTILITY NOTES

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



DATE	REVISIONS	ENGINEER	TECH
5/30/17		3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	
5/30/17			
5/30/17			
5/30/17			

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