JMC HOLDINGS - ANKENY STORAGE BUILDING

2750 NORTHWEST 36TH ST
ANKENY, IOWA

GENERAL NOTES

1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THE DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.
2. NOTIFY UTILITY COMPANIES AND THE OWNER OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
4. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
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7. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
8. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
9. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
10. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, TRUCK DOCKS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
11. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
12. MINIMIZE DUST SPREADING FROM ALL WORK AND STAGING AREAS.
13. REPAIR OR REPLACE DAMAGE TO EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) DESIGNATED TO REMAIN, AT NO ADDITIONAL EXPENSE TO THE OWNER.
14. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
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18. CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED GRADE.

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1. THE NPDES PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PROVIDED BY THE ENGINEER.
2. CONTRACTORS SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS PLAN AND THE SWPPP.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
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5. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, CONTRACTOR PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
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7. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
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11. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
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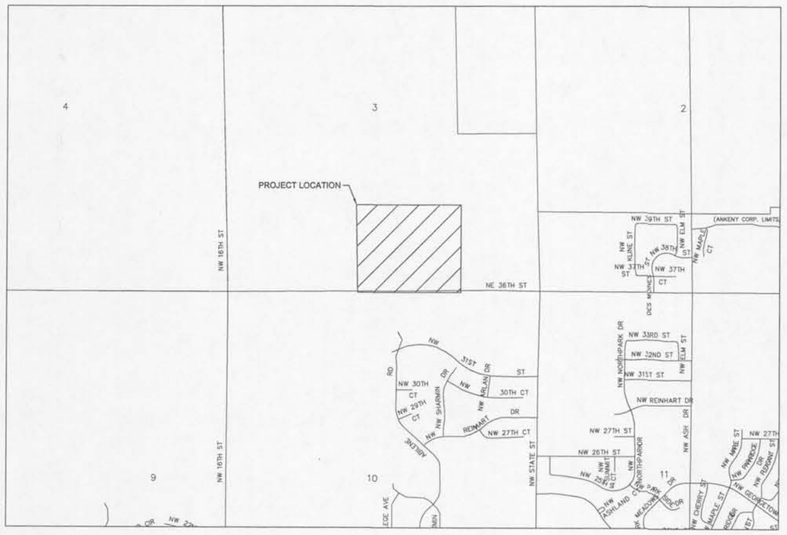
15. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
16. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
17. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
18. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
19. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C001	EXISTING CONDITIONS
C101	SITE PLAN
C201	GRADING PLAN
C301	UTILITY PLAN
C501	CONSTRUCTION DETAILS
L101	LANDSCAPE PLAN
L201	LANDSCAPE PLAN
FOR REFERENCE ONLY	
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A200	ELEVATIONS



NORTH
VICINITY MAP
1" = 1000'

GENERAL INFORMATION

OWNER

JM COMMERCIAL HOLDINGS
ATTN: MATTHEW GUSTAFSON
MATTHEW.G@JMCOMMERCIALHOLDINGS.ORG
1050 OLSEN DRIVE SUITE 1
WAUKEE, IOWA, 50263
PHONE: (515) 987-5500

ENGINEER

SHIVE-HATTERY, INC.
ATTN: MONICA CONVERSE
MCONVERSE@SHIVE-HATTERY.COM
4125 WESTOWN PKWY, SUITE 100
WEST DES MOINES, IOWA 50266
PHONE: (515) 223-8104

AREA SUMMARY

TOTAL LAND AREA = 2.67 ACRES (116,220 SQ. FT)
TOTAL CONSTRUCTION AREA = 2.19 ACRES (95,309 SQ. FT)

FIRST FLOOR FOOTPRINT = 34,923 SQ. FT
SECOND FLOOR FOOTPRINT = 34,923 SQ. FT
TOTAL BUILDING SQUARE FOOTAGE = 69,846 SQ. FT

PARKING SUMMARY

BASED ON PUD FOR, COURTYARDS AT ROCK CREEK, THE REQUIRED PARKING FOR THE FACILITY IS 1 SPACE FOR EVERY 2 EMPLOYEES BUT NOT LESS THAN 1 SPACE PER 5,000 SQUARE FEET OF AREA DEVOTED TO STORAGE.

ANKENY PARKING REQUIREMENTS
COMMERCIAL - SELF STORAGE:
1 PER 5,000 SF OF GROSS STORAGE AREA

69,846 SF = 13.97 STALLS

TOTAL REQUIRED = 15 STALLS
TOTAL PROVIDED = 20 STALLS

HANDICAP STALLS REQUIRED = 1 STALLS
HANDICAP STALLS PROVIDED = 1 STALLS

SETBACK REQUIREMENTS

STREET SIDE/FRONT YARD = 35 FEET, MINIMUM
REAR/SIDE YARD = 35 FEET, MINIMUM
PARKING SETBACK = 5 FEET, MINIMUM

LANDSCAPE SUMMARY

PROVIDE A OPEN SPACE AREA THAT EQUALS OR EXCEEDS 20% OF TOTAL AREA.
PROVIDE ONE LANDSCAPE UNIT PER 3,000 SQUARE FEET OF REQUIRED OPEN SPACE

OPEN SPACE LANDSCAPE REQUIREMENTS:
TOTAL LAND AREA = 2.67 ACRES (116,300 SQ. FT)
TOTAL OPEN SPACE REQUIRED = .53 ACRES (23,260 SQ. FT)
116,300 x 20% = 23,250 = .53 ACRES
TOTAL OPEN SPACE AREA PROVIDED = 1.83 ACRES (79,595 SQ. FT)
TOTAL LANDSCAPE UNITS REQUIRED = .53 ACRES (23,260 SQ. FT) / 3,000 = 7.75
LANDSCAPE UNITS = 8 LANDSCAPE UNITS
LANDSCAPE UNIT = 2 TREES AND 6 SHRUBS PER 3,000 SQ FT.
8 UNITS = 16 TREES AND 48 SHRUBS

INTERIOR PARKING LANDSCAPE REQUIREMENTS:
PROVIDE NATURAL SHADING IN THE USE OF DECIDUOUS TREES.
20% OF GROSS PAVED AREA USING A 15' RADIUS TREE (706 SF)
TREES CAN BE COUNTED AS HALF (353 SF) OR WHOLE TREE (706 SF) DEPENDING ON LOCATION IN THE PARKING LOT

CURRENT PAVED AREA: 22,510 SF (22,510 X .20 = 4,502 SF REQUIRED)
4,502 / 353 SF = 12.75
PARKING TREES REQUIRED: 13 TREES (HALF THE TREE PROVIDING SHADE)
PARKING TREES PROVIDE: 13

LANDSCAPE SCREENING:
REQUIRED TYPE 'B' SEMI-OPAQUE SCREEN ALONG THE SOUTH AND WEST FACE OF THE PROPERTY:
(SCREENING TO BE 3' HIGH)

REQUIRED TYPE 'C' OPAQUE SCREEN ALONG THE NORTH AND EAST FACE OF THE PROPERTY. (SCREENING TO BE 6' HIGH.).

TOTAL LANDSCAPE PROVIDED:
26 TREES
227 SHRUBS
242 GRASSES
362 PERENNIALS

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE PARRCEL 'E' OF THE PLAT OF SURVEY OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH RANGE 24 WEST OF TTHE 5TH PM., ANKENY, POLK COUNTY, IOWA, RECORDED AT BOOK 15735 PAGE 812 ON THE OFFICE OF THE POLK COUNTY RECORDER. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 'E' OF THE PLAT OF SURVEY OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, RECORDED AT BOOK 15735, PAGE 812 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE S89°32'34"W, 5112.34 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'E'; THENCE N00°27'26"W, 243.40 FEET TO A POINT OF CURVATURE OF A 300.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWEST 93.800 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 93.41 FEET AND A CHORD BEARING OF N09°24'51"W, TO THE NORTHERLY LINE OF SAID PARCEL 'E'; THENCE N90°00'00"E, 374.98 FEET, TO THE EAST LINE OF SAID PARCEL 'E'; THENCE S25°00'00"E; 365.73 FEET ALONG SAID EAST LIINE TO THE SOUTHEAST CORNER OF SAID PARCEL 'E' AND TO THE POINT OF THE BEGINNING.

SAID TRACT LAND CONTAINS 3.355 ACRES MORE OR LESS.

SAID TRACT LAND BEING SUBJECT TO ALL EASEMENTS OF RECORD.

ZONING

PUD (ROCK CREEK COMMERCIAL)

PROPOSED USE

COMMERCIAL - SELF STORAGE FACILITY

UTILITY CALCULATIONS

ERU = TOTAL IMPERVIOUS AREA / 4000 SF
TOTAL IMPERVIOUS AREA = 66,650 SF
ERU = 17

LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

EMILY C. NAYLOR
Printed or typed name

Signature Date

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
L101, L201

License Expires: 06/30/2019

CIVIL ENGINEER

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

Signature: Date

Printed or typed name: MONICA M. CONVERSE
License Number: 21404
My License Renewal Date is: DECEMBER 31, 2017
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:
C000, C001, C101, C201, C301, C501

SHIVEHATTERY
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SEAL

ANKENY STORAGE BUILDING

JM COMMERCIAL HOLDINGS LLC.
2750 NORTHWEST 36TH ST, ANKENY, IOWA

PRELIMINARY - NOT FOR CONSTRUCTION

10/27/2017
REVIEW
PROJECT NO: 4174000
CLIENT NO: —

C000

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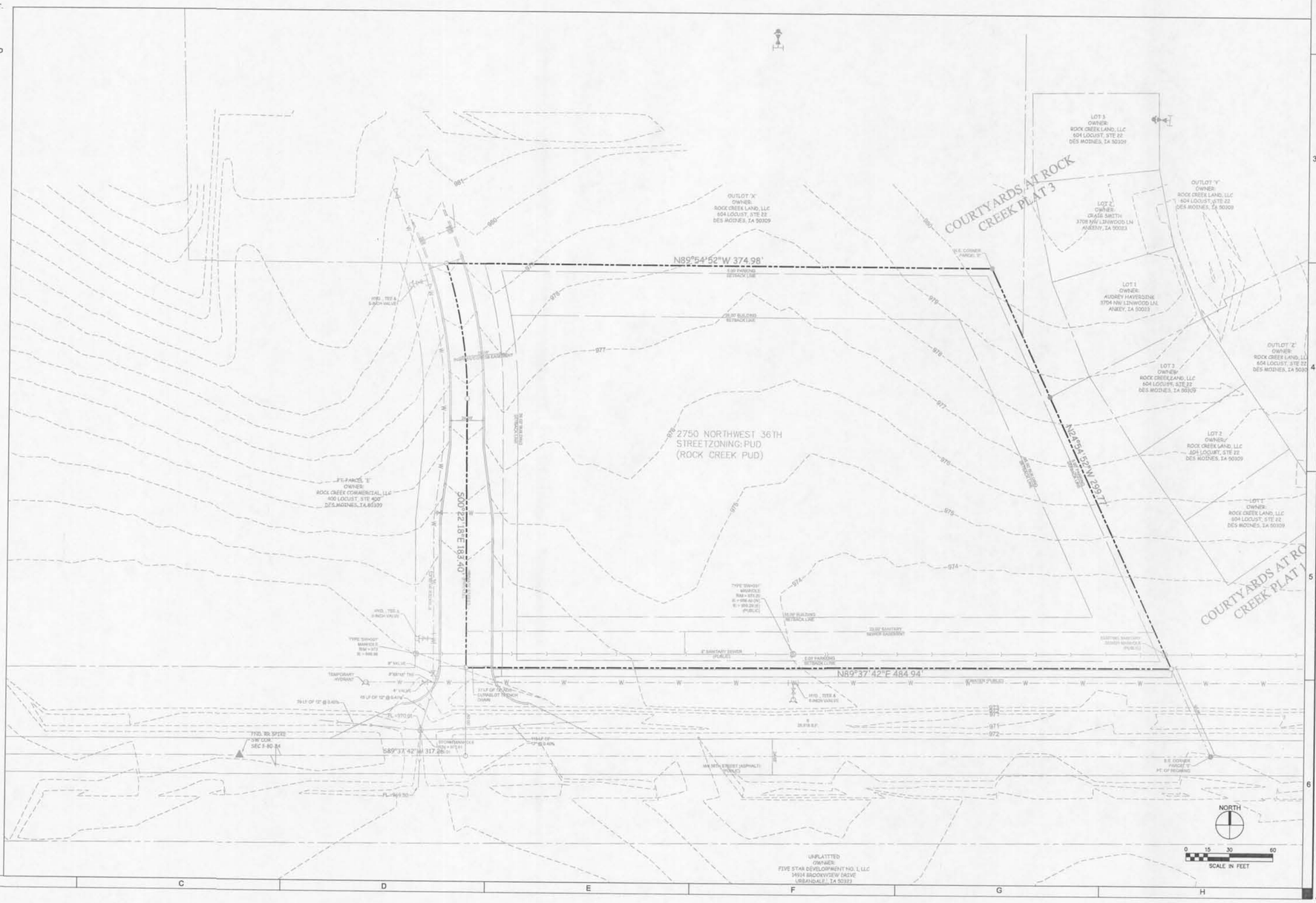

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Iowa | Illinois | Indiana

SEAL

ANKENY STORAGE BUILDING

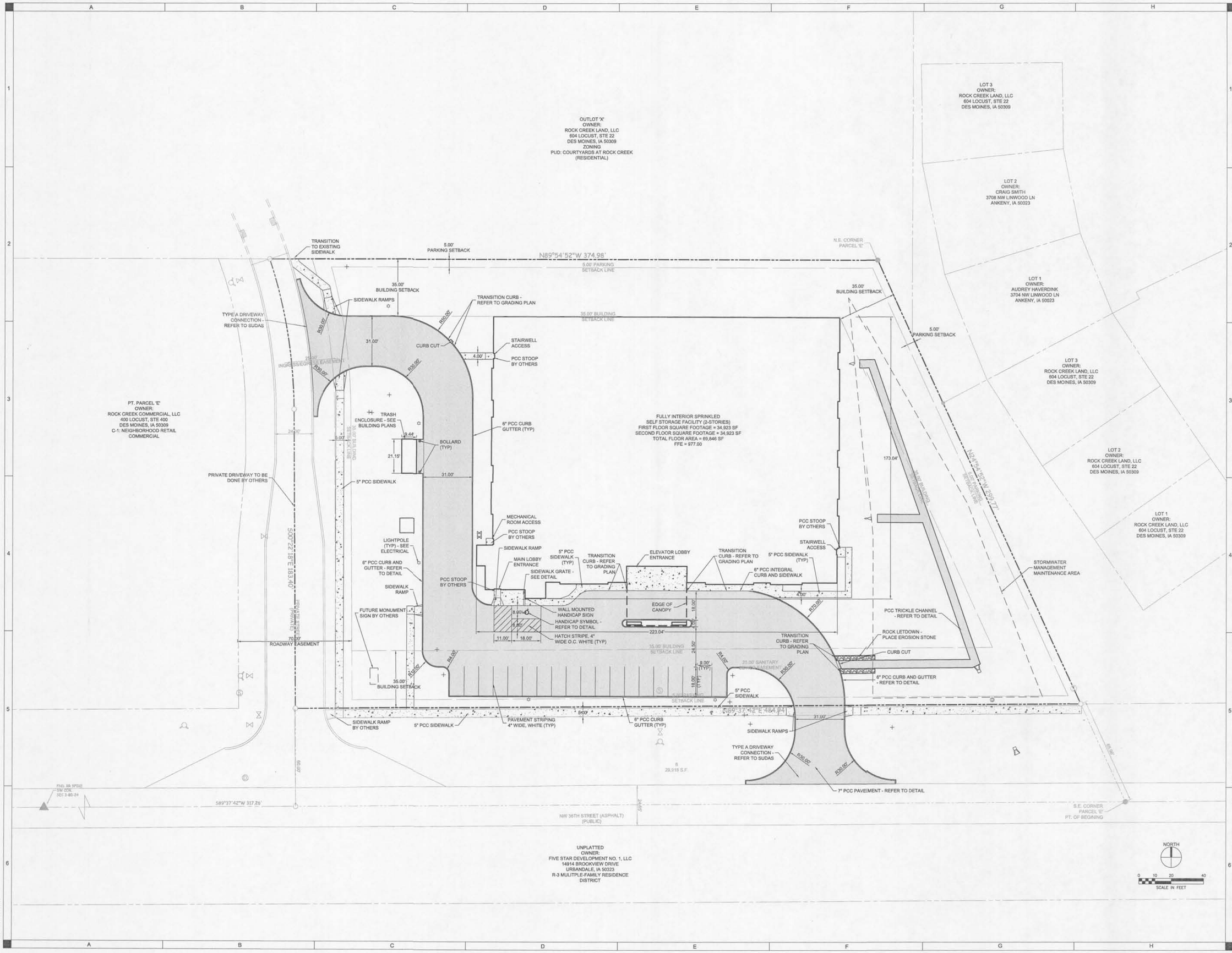
JIM COMMERCIAL HOLDINGS LLC.
2750 NORTHWEST 36TH ST, ANKENY, IOWA

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: JAC
APPROVED: MMC
ISSUED FOR: CITY SUBMITTAL
DATE: 10/30/2017
PROJECT NO: 4174000
FIELD BOOK: --
CLIENT NO: --

EXISTING CONDITIONS

C001



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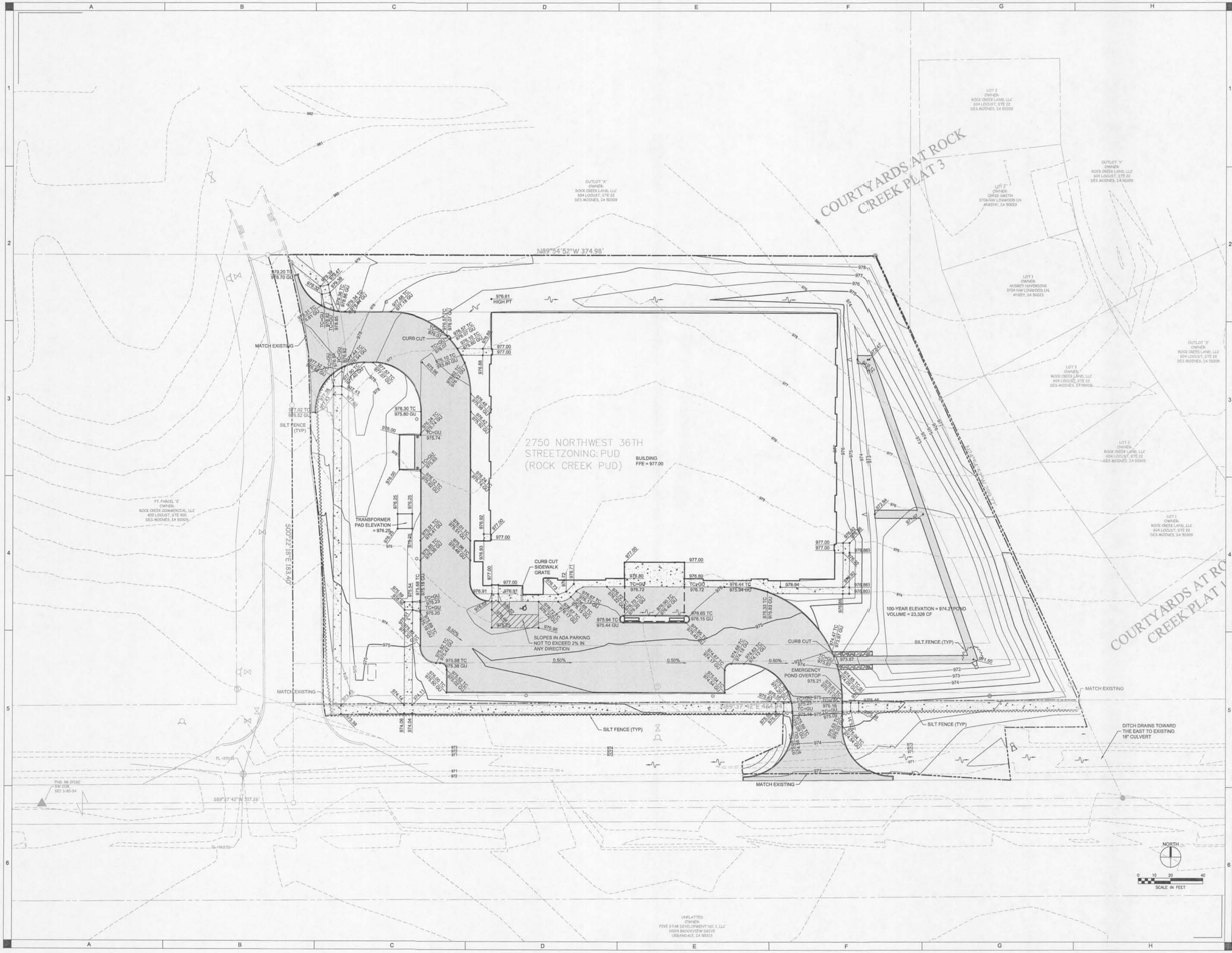
DRAWN: JAC
APPROVED: MMC
ISSUED FOR: CITY SUBMITTAL
DATE: 10/20/2017
PROJECT NO: 4174000
FIELD BOOK: --
CLIENT NO: --

SITE PLAN

C101



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GRADING PLAN

C201

EXISTING FIRE HYDRANT

200' WATER HYDRANT RADIUS (FULL SPRINKLED COMMERCIAL)

OUTLOT 'X'
OWNER:
ROCK CREEK LAND, LLC
604 LOCUST, STE 22
DES MOINES, IA 50309

LOT 3
OWNER:
ROCK CREEK LAND, LLC
604 LOCUST, STE 22
DES MOINES, IA 50309

EXISTING FIRE HYDRANT

200' WATER HYDRANT RADIUS (FULL SPRINKLED COMMERCIAL)

COURTYARDS AT ROCK CREEK PLAT 3

OUTLOT 'Y'
OWNER:
ROCK CREEK LAND, LLC
604 LOCUST, STE 22
DES MOINES, IA 50309

LOT 2
OWNER:
CRAIG SMITH
3704 NW LENWOOD LN
ANKENY, IA 50023

N.E. CORNER
PARCEL 'E'

N89°54'52"W 374.98'

5.00' PARKING
SETBACK LINE

LIGHTPOLE
(TYP) - SEE
ELECTRICAL

HYD., TEE &
6-INCH VALVE
EXISTING FIRE
HYDRANT

35.00' BUILDING
SETBACK LINE

LOT 3
OWNER:
AUDREY HAVERDINK
3704 NW LENWOOD LN
ANKENY, IA 50023

OUTLOT 'Z'
OWNER:
ROCK CREEK LAND, LLC
604 LOCUST, STE 22
DES MOINES, IA 50309

200' WATER HYDRANT RADIUS (FULL SPRINKLED COMMERCIAL)

2 LF OF 10" HDPE AND
FES TO DAYLIGHT

10" HDPE ROOF DRAIN
CONNECTION

LOT 3
OWNER:
ROCK CREEK LAND, LLC
604 LOCUST, STE 22
DES MOINES, IA 50309

20' INGRESS/EGRESS EASEMENT

24.00'

35.00' BUILDING
SETBACK LINE

2750 NORTHWEST 36TH
STREETZONING: PUD
(ROCK CREEK PUD)

BUILDING
FFE = 977.00

NOTE: BUILDING IS TO
BE FULLY SPRINKLED

ELECTRICAL
CONDUITS

TRANSFORMER PAD -
TRANSFORMER AND ELECTRICAL
EQUIPMENT BY OTHERS

10 LF OF 10" HDPE AND
FES TO DAYLIGHT

10" HDPE ROOF DRAIN
CONNECTION

N2°54'15"W 259.77'

35.00' BUILDING
SETBACK LINE

LOT 2
OWNER:
ROCK CREEK LAND, LLC
604 LOCUST, STE 22
DES MOINES, IA 50309

LOT 1
OWNER:
ROCK CREEK LAND, LLC
604 LOCUST, STE 22
DES MOINES, IA 50309

PT. PARCEL 'E'
OWNER:
ROCK CREEK COMMERCIAL, LLC
400 LOCUST, STE 400
DES MOINES, IA 50309

CONNECT TO EXISTING
WATER SERVICE STUB

S00°22'18"E 193.40'

6" C900
(PRIVATE)

6" X 1" TEE

90° BEND

1" DOMESTIC
SERVICE LINE

6" FIRE
SERVICE LINE

IE = 960.90

36 LF OF 4" PVC SANITARY
SEWER @ 2.00% (PRIVATE)

TYPE 'SW-301'
MANHOLE
RIM = 974.20
IE = 959.40 (W)
IE = 959.29 (E)
(PUBLIC)

35.00' BUILDING
SETBACK LINE

CONNECT TO EXISTING
SANITARY STUB IE = 959.84
(FIELD VERIFY EXACT
ELEVATION)

ADJUST MANHOLE TO
SURFACE OF PAVEMENT -
DO NOT EXCEED 12" OF
ADJUSTMENT RINGS
IE = 974.60

25.00' SANITARY
SEWER EASEMENT

8" SANITARY SEWER
(PUBLIC)

35.00' BUILDING
SETBACK LINE

FES 1.2 18" RCP WITH
10.25" ORIFICE IE = 971.50

ST1.2 18 LF OF 18" HDPE
STORM SEWER @ 0.50%
(PRIVATE)

EXISTING SANITARY
SEWER MANHOLE
(PUBLIC)

30" NYLOPLAST MANHOLE
WITH ENVIROHOOD
RIM = 975.25
IE = 971.40 (IN)
IE = 971.38 (OUT)

EXISTING FIRE HYDRANT

HYD., TEE &
6-INCH VALVE

8" WATER (PUBLIC)

TYPE 'SW-301'
MANHOLE
RIM = 973
IE = 960.96

8" VALVE

8"X8"X8" TEE

TEMPORARY
HYDRANT

8" VALVE

45 LF OF 12" @ 0.40%

70 LF OF 12" @ 0.40%

37 LF OF 12" ADS
DURASLOT TRENCH
DRAIN

S89°37'42"E 484.84'

HYD., TEE &
6-INCH VALVE

EXISTING FIRE
HYDRANT

6
29,918 S.F.

8" WATER (PUBLIC)

ST1.1 30 LF OF 18" HDPE
STORM SEWER @ 0.50%
(PRIVATE)

FES 1.0 18" RCP IE=971.20

COURTYARDS AT ROCK
CREEK PLAT 1

PL =970.01

FND. 1/2 SPIKE
SW COR.
SEC 3-80-24

STORM MANHOLE
RIM = 972.61
970.01

S89°37'42"W 317.26'

415 LF OF
12" @ 0.40%

NW 36TH STREET (ASPHALT)
(PUBLIC)

24.65'

PL =969.50

S.E. CORNER
PARCEL 'E'
PT. OF BEGINING

NORTH

0 10 20 40
SCALE IN FEET

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515.223.6104 | fax: 515.223.0622 | www.shivehattery.com
Iowa | Illinois | Indiana

SEAL

ANKENY STORAGE BUILDING

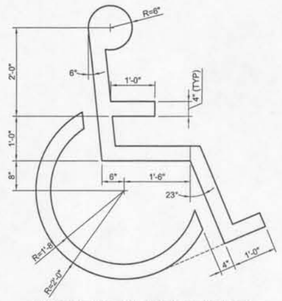
JM COMMERCIAL HOLDINGS LLC.
2750 NORTHWEST 36TH ST, ANKENY, IOWA

PRELIMINARY
- NOT FOR
CONSTRUCTION

DRAWN: JAC
APPROVED: MMC
ISSUED FOR: CITY SUBMITTAL
DATE: 10/30/2017
PROJECT NO: 4174000
FIELD BOOK: –
CLIENT NO: –

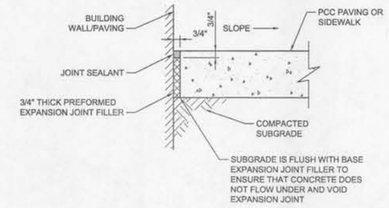
UTILITY PLAN

C301



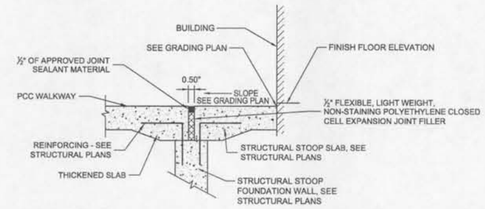
NOTE: SYMBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATED ON PLANS.

E2 HANDICAPPED PARKING SYMBOL
NOT TO SCALE



NOTE:
ALL PREFORMED JOINT MATERIAL SHALL BE INSTALLED PERPENDICULAR TO THE PAVEMENT SURFACE AND CARE SHALL BE EXERCISED THROUGHOUT THE CONSTRUCTION OF THE PAVEMENT TO ENSURE THAT SUCH JOINT MATERIAL REMAINS IN PROPER POSITION UPON COMPLETION OF PAVING OPERATION.

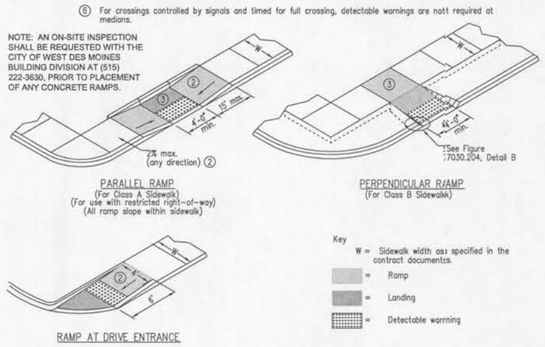
G2 ISOLATION JOINT
NOT TO SCALE



If crosswalks are marked, locate ramps, exclusive of flares, within the crosswalk markings.

1. Perpendicular ramp: Maximum running slope of 8.3%. Maximum cross slope of 2%. At mid-block crossings, cross slope may exceed 2% to match roadway grade.
2. Parallel ramp: Maximum cross slope of 2%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
3. Landing: Maximum slope of 2% in any direction. At mid-block crossings, cross slope of landing may exceed 2% to match roadway grade.
4. Flare required if ramp is contiguous with sidewalk.
5. Provide 2% cross slope across median for drainage. For wide medians (12 feet or greater?), curb ramps may be used at both sides with a 48 inch by 48 inch minimum landing in between.
6. For crossings controlled by signals and timed for full crossing, detectable warnings are nott required at medians.

NOTE: AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE CITY OF WEST DES MOINES BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.



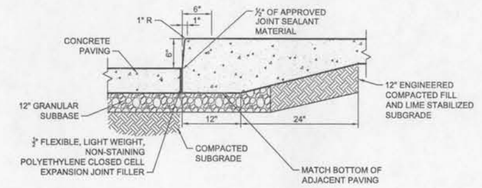
PARALLEL RAMP
(For Class A Sidewalk)
(For use with restricted right-of-way)
(All ramp slope within sidewalk)

PERPENDICULAR RAMP
(For Class B Sidewalk)

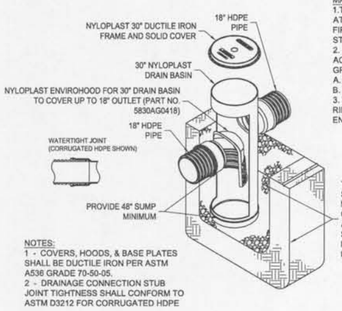
RAMP AT DRIVE ENTRANCE

E4 SIDEWALK RAMPS
NOT TO SCALE

G3 PCC WALK @ STRUCTURAL STOOP
NOT TO SCALE



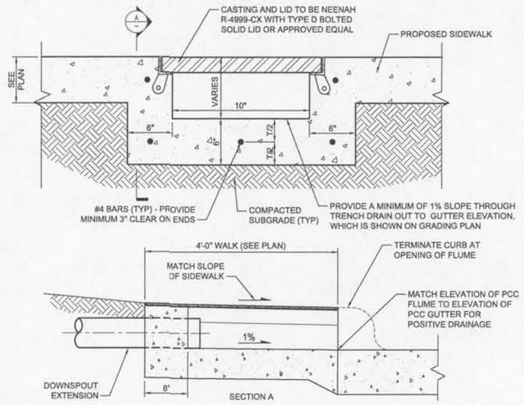
G4 INTEGRAL PCC CURB AND SIDEWALK
NOT TO SCALE



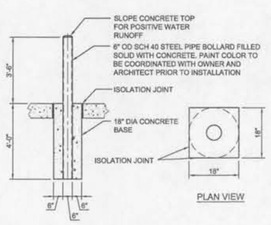
MAINTENANCE INSTRUCTIONS:
1.THE STRUCTURE SHOULD BE INSPECTED AT LEAST ONCE PER MONTH FOR THE FIRST YEAR, OR UNTIL THE SITE HAS STABILIZED.
2. THE STRUCTURE SHALL BE CLEANED IF ACCUMULATED DEBRIS IS EQUAL OR GREATER TO THE FOLLOWING:
A. DEBRIS IN SUMP - 18" MAX
B. FLOATABLE DEBRIS - 6" MAX
3. THE DEBRIS SHALL BE CLEANED AND RINSED THOROUGHLY AS SPECIFIED BY ENGINEER BASED ON SITE CONDITIONS.

NOTES:
1 - COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE

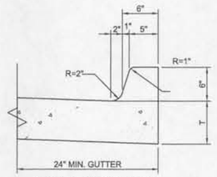
A4 30" NYLOPLAST MANHOLE WITH ENVIROHOOD
NOT TO SCALE



C4 SIDEWALK GRATE
NOT TO SCALE



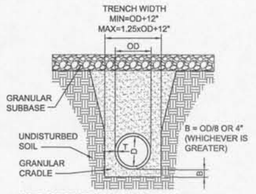
G5 SECURITY BOLLARD
NOT TO SCALE



T = THICKNESS OF PAVEMENT

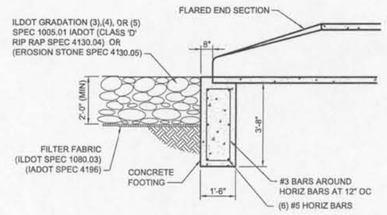
NOTE: CURB MAY BE POURED INTEGRALLY WITH PAVEMENT IN PLACE OF CURB AND GUTTER SECTION.

H5 PCC CURB AND GUTTER
NOT TO SCALE

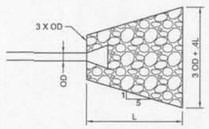


NOTE: SUBGRADE SHOULD BE EXCAVATED OR OVER EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

B5 RIGID PIPE EXCAVATION & BEDDING
NOT TO SCALE

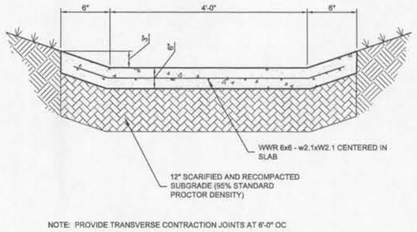


FLARED END SECTION FOOTING



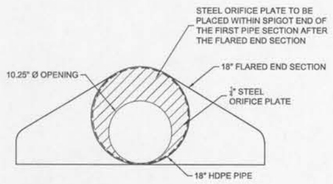
RIP-RAP DETAIL

C6 FLARED END SECTION
NOT TO SCALE

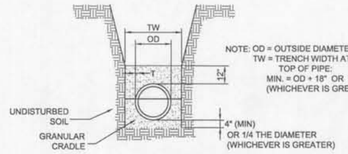


NOTE: PROVIDE TRANSVERSE CONTRACTION JOINTS AT 6'-0" OC

E5 PCC TRICKLE CHANNEL
NOT TO SCALE



A6 ORIFICE PLATE
NOT TO SCALE

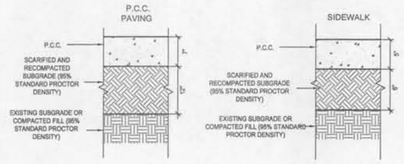


NOTE: OD = OUTSIDE DIAMETER OF PIPE
TW = TRENCH WIDTH AT 12" ABOVE TOP OF PIPE:
MIN. = OD + 18" OR 1.25 x OD + 12" (WHICHEVER IS GREATER)

SUBGRADE SHOULD BE EXCAVATED OR OVER EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

NOTE: SANITARY PIPE BEDDING SHALL BE PER THE WDM STANDARD SPECS. SEE WDM DWG NO. 4.1. WATER PIPE BEDDING SHALL BE PER THE WDMWW STANDARD SPECS. SSEE WDMWW DWG NO. 3.

E6 FLEXIBLE PIPE BEDDING
NOT TO SCALE



G6 PAVEMENT CROSS SECTIONS
NOT TO SCALE

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SEAL

ANKENY STORAGE BUILDING

JM COMMERCIAL HOLDINGS LLC.
2750 NORTHWEST 36TH ST, ANKENY, IOWA

PRELIMINARY - NOT FOR CONSTRUCTION

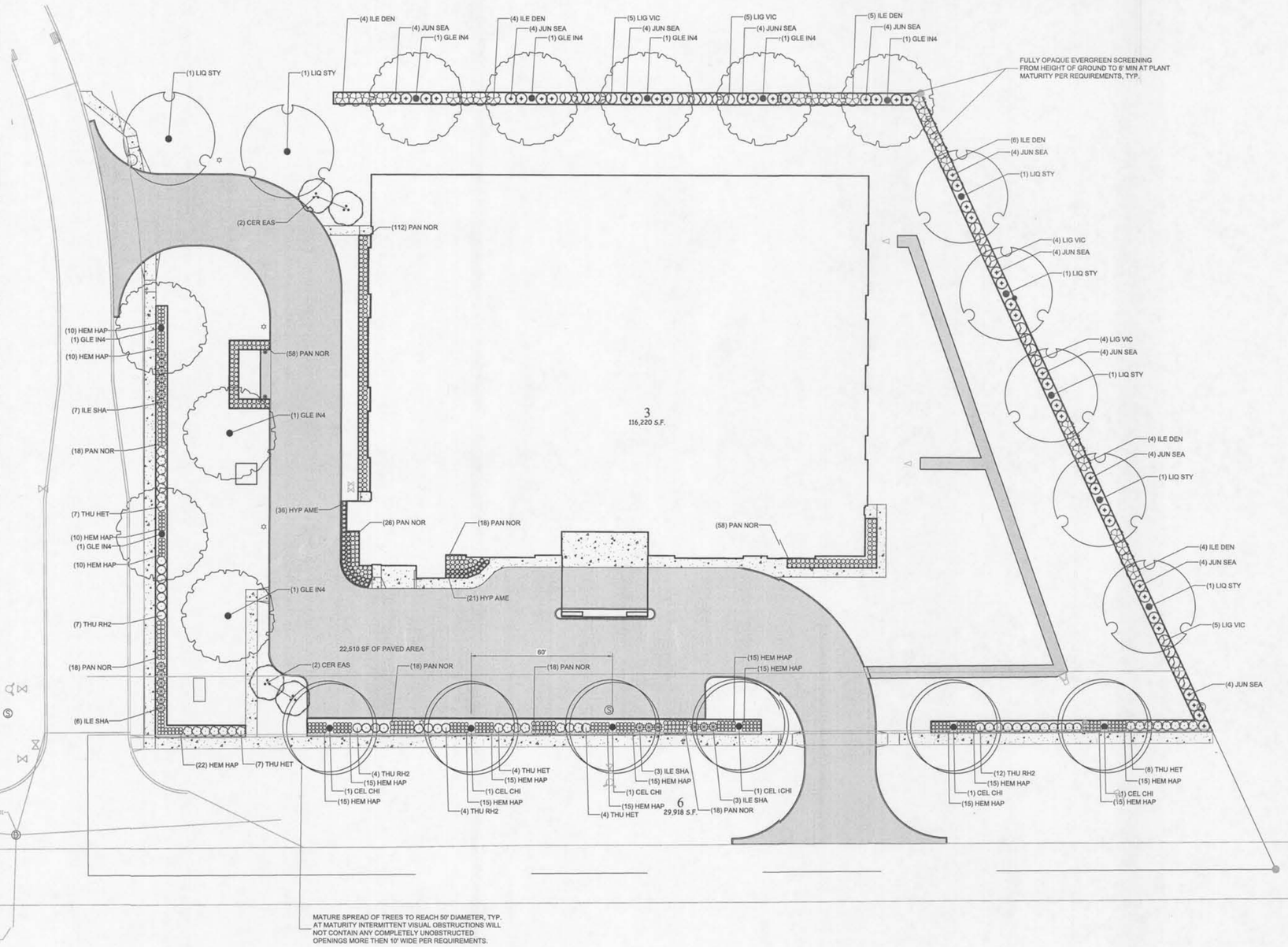
DRAWN: JAC
APPROVED: MMC
ISSUED FOR: CITY SUBMITTAL
DATE: 10/30/2017
PROJECT NO: 4174000
FIELD BOOK: --
CLIENT NO: --

CONSTRUCTION DETAILS

C501

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	CEL CHI	6	Celtis occidentalis 'Chicagoland'	Common Hackberry	B & B	2"Cal
	CER EAS	4	Cercis canadensis	Eastern Redbud Multi-trunk	B & B	8' HT
	GLE IN4	9	Gleditsia triacanthos inermis	Thornless Common Honeylocust	B & B	2"Cal
	LIQ STY	7	Liquidambar styraciflua	American Sweet Gum	B & B	2"Cal
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**
	HYP AME	57	Hypericum kalmianum 'Ames'	St. Johns Wort	CONT.	1 gal
	ILE DEN	27	Ilex glabra 'Densa'	Inkberry Holly	CONT.	1 gal
	ILE SHA	19	Ilex glabra 'Shamrock'	Inkberry	CONT.	1 gal
	JUN SEA	44	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	CONT.	1 gal
	LIG VIC	23	Ligustrum vicaryi	Golden Privet	CONT.	1 gal
	THU HET	30	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	CONT.	1 gal
	THU RH2	27	Thuja occidentalis 'Rheingold'	Rheingold Arborvitae	CONT.	1 gal
ANNUALS/PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**
	HEM HAP	242	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	CONT.	1 gal
GRASSES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**
	PAN NOR	362	Panicum virgatum 'North Wind'	Northwind Switch Grass	CONT.	1 gal



LANDSCAPE NOTES

1. ALL PLANTS ARE LISTED IN THIS PLANT SCHEDULE. IN THE CASE WHERE THERE IS A CONFLICT BETWEEN THE QUANTITIES SHOWN ON THE DRAWINGS AND THE QUANTITIES LISTED IN THE PLANT SCHEDULE, THE PLAN QUANTITIES SHALL PREVAIL.
2. PROTECT ALL EXISTING AND NEW STRUCTURES AND UTILITY SERVICES DURING INSTALLATION OF ALL PLANT MATERIAL. NOTIFY ENGINEER IMMEDIATELY UPON CONFLICT OF PLANTS, STRUCTURES, AND UTILITIES.
3. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
4. SEED ALL DISTURBED AREAS AS SPECIFIED.
5. ALL PLANT BEDS SHALL RECEIVE DOUBLE SHREDDED HARDWOOD MULCH @ A DEPTH OF 3" ATOP WEED BARRIER FABRIC.

NORTH

0 10 20 40
SCALE IN FEET

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SEAL

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APPROVED: ECN
ISSUED FOR: REVIEW
DATE: 10/27/2017
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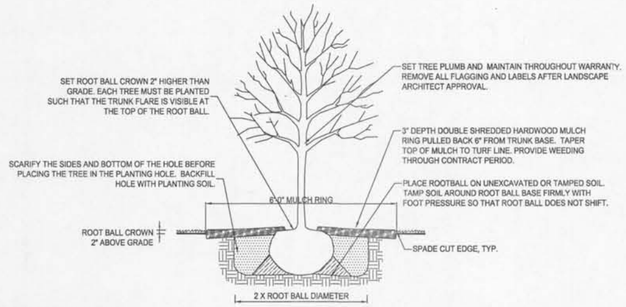
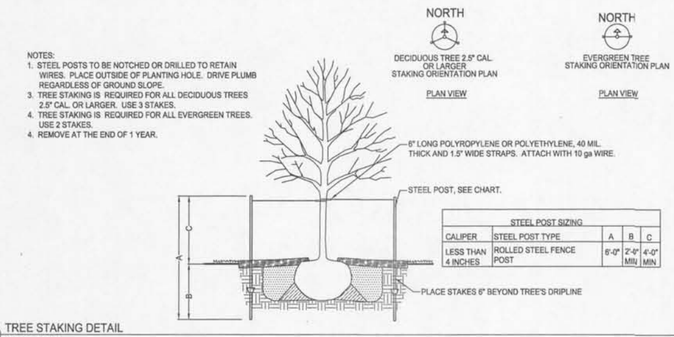
CLIENT NO: --

LANDSCAPE PLAN

L101

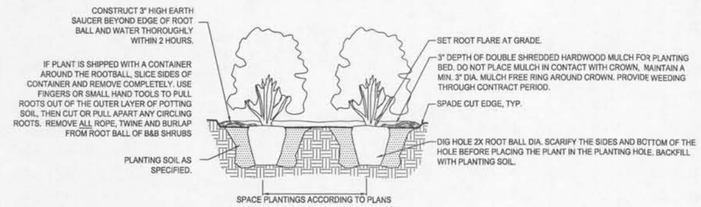


1 DECIDUOUS TREE PLANTING
NOT TO SCALE

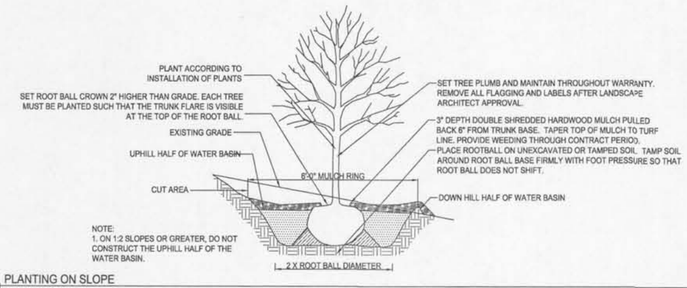


STEEL POST SIZING				
CALIPER	STEEL POST TYPE	A	B	C
LESS THAN 4 INCHES	ROLLED STEEL FENCE POST	6'-0"	2'-0" MIN	4'-0" MIN

2 TREE STAKING DETAIL
NOT TO SCALE

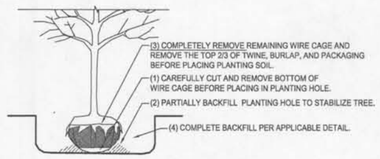


3 SHRUB AND PERENNIAL PLANTING AND SPADE CUT EDGE
NOT TO SCALE

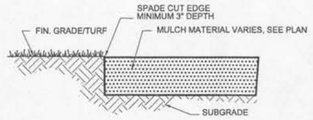


4 PLANTING ON SLOPE
NOT TO SCALE

PLANTING NOTE:
DURING ESTABLISHMENT PERIOD THE CONTRACTOR SHALL PROVIDE WEEDING, ADJUSTMENT OF STAKES, REPAIR OF WATER SAUCERS AND WORK NECESSARY TO MAINTAIN PLANTS. WORK SHALL BE INCIDENTAL TO COST OF PLANTS.



5 ROOTBALL INSTALLATION
NOT TO SCALE



6 TYPICAL SPADE EDGE DETAIL
NO SCALE

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515.223.8104 | fax: 515.223.0622 | www.shive-hattery.com
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SEAL

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2750 NORTHWEST 36TH ST., ANKENY, IOWA

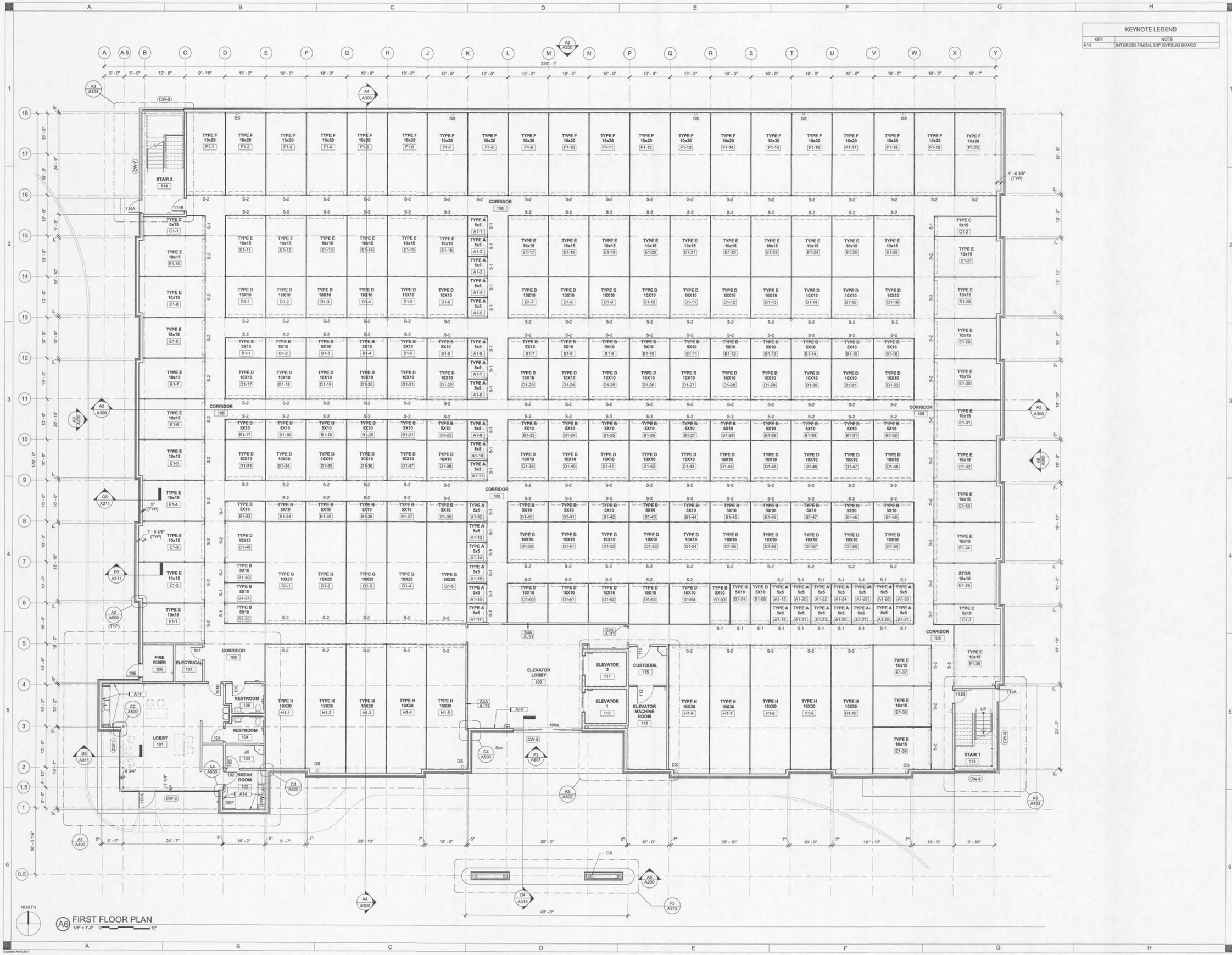
PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: BRS
APPROVED: EON
ISSUED FOR: REVIEW
DATE: 10/27/2017
PROJECT NO: 4174000
FIELD BOOK: --
CLIENT NO: --

LANDSCAPE PLAN

L201

KEYNOTE LEGEND	
KEY	NOTE
A14	INTERIOR FINISH, 5/8" GYPSUM BOARD



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ANKENY STORAGE BUILDING

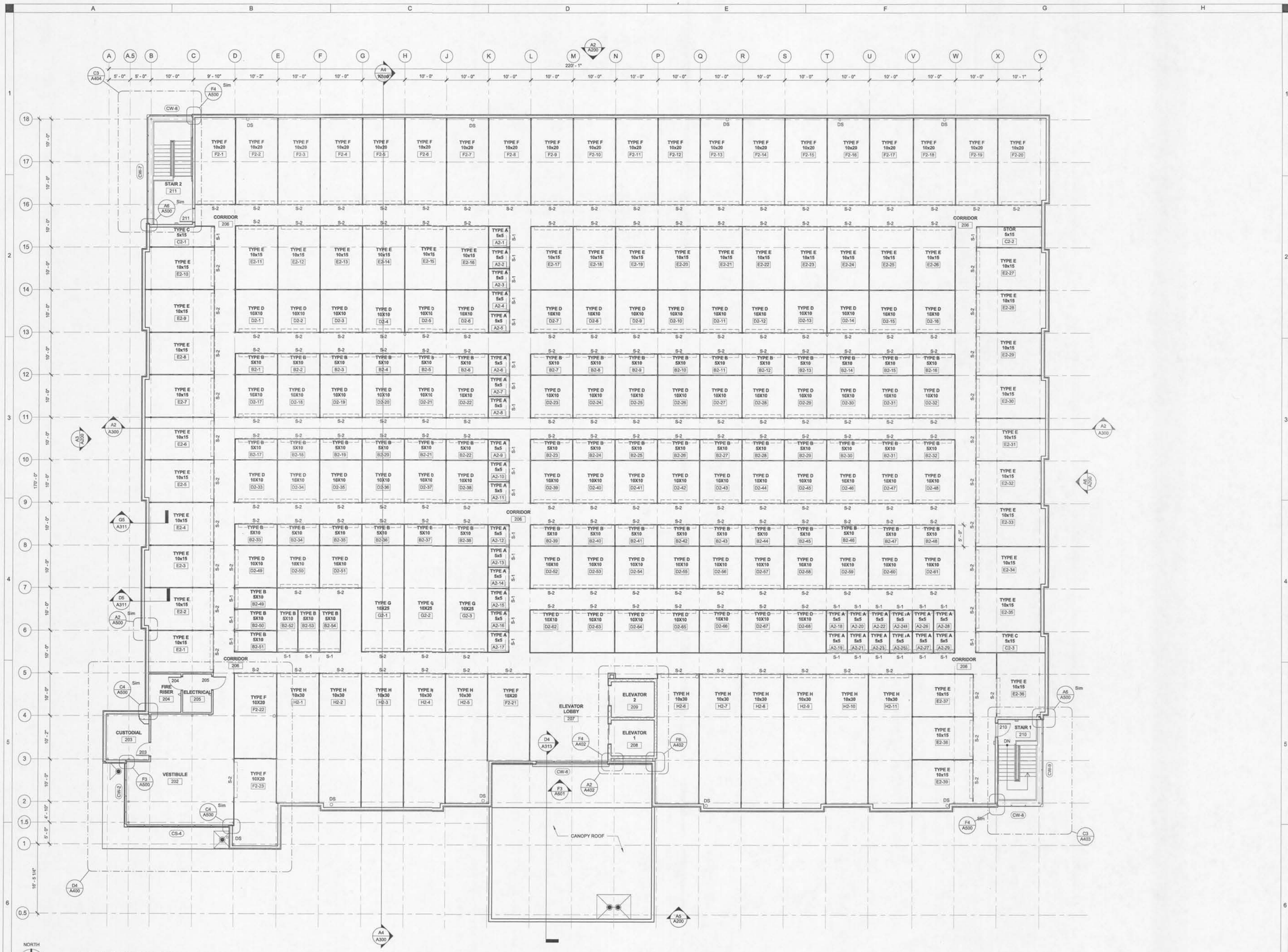
JM COMMERCIAL HOLDINGS LLC.
2750 Northwest 36th St
Ankeny- IA

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: TRP/ALB
APPROVED: PJP
ISSUED FOR: Q C SET
DATE: 10/27/2017
PROJECT NO:4172742
FIELD BOOK:

FIRST FLOOR PLAN

A101



A6 SECOND FLOOR PLAN
1/8" = 1'-0"

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1437 Bandana Blvd. N, Suite 1100, St. Paul, MN 55108
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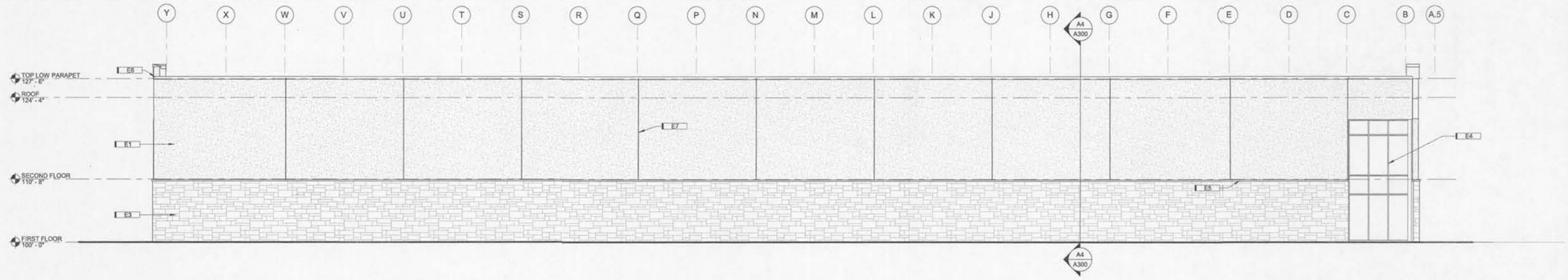
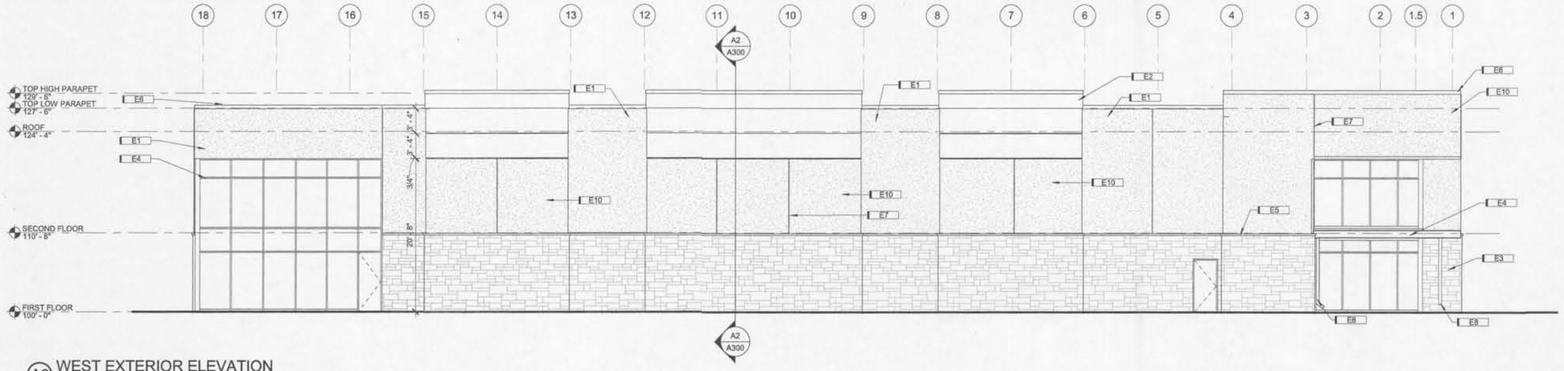
SECOND FLOOR PLAN

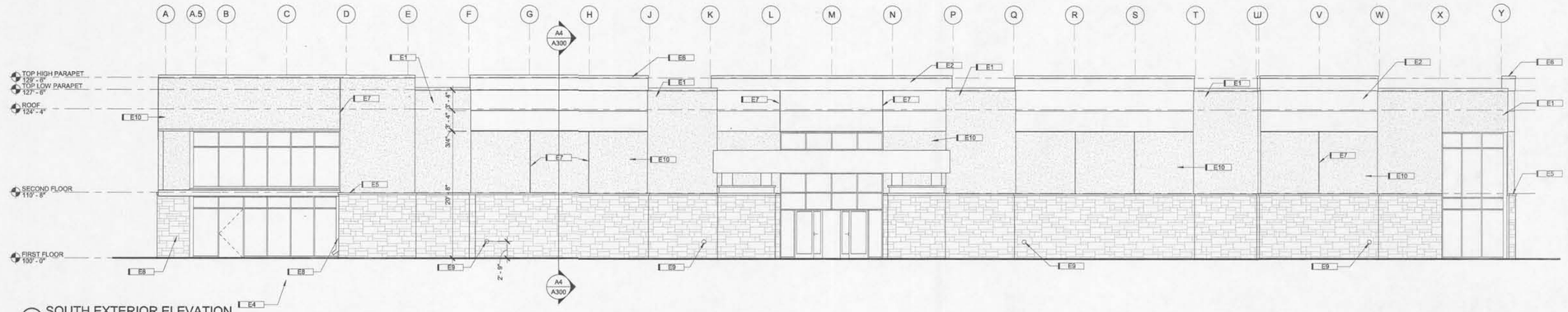
A102



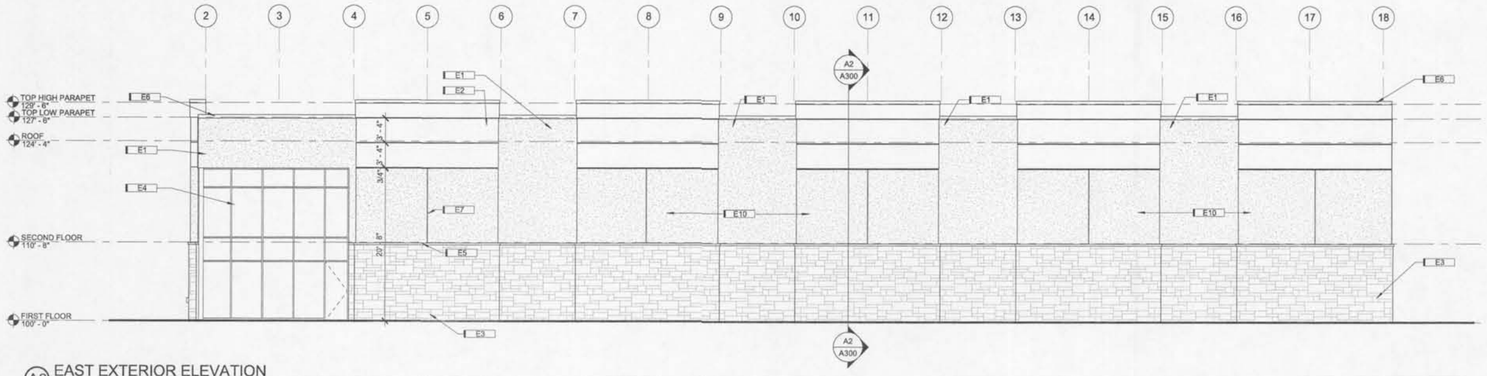
A2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



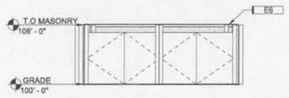
A3 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



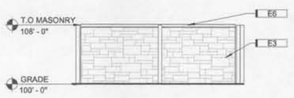
A5 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



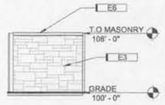
A6 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



F6a TRASH ENCLOSURE -EAST ELEVATION
1/8" = 1'-0"



G6 TRASH ENCLOSURE -WEST ELEVATION
1/8" = 1'-0"



F6b TRASH ENCLOSURE -NORTH ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND

KEY	NOTE
E1	EIFS-1
E2	INSULATED METAL PANEL
E3	STONE VENEER
E4	STOREFRONT
E5	STONE BAND
E6	METAL CAP
E7	EXPANSION JOINT- TYPICAL
E8	SURFACE MOUNTED DOWNSPOUT
E9	LAMBS TONGUE
E10	EIFS-2

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ELEVATIONS

A200

Autodesk Revit 2017