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1 inch = 500 feet

Date: 10/24/2017

Ankeny Storage Building - JMC Holdings
2750 NW 36th Street





*Plan and Zoning Commission
Staff Report*

Meeting Date: November 7, 2017

Agenda Item: 2750 NW 36th Street – JMC Holdings – Ankeny Storage Building – Site Plan
Report Date: November 1, 2017 *EJC*
Prepared by: Deb Gervais, AICP
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for JMC Holdings – Ankeny Storage Building at 2750 NW 36th Street, subject to City Council acceptance of the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.

Project Summary:

The subject site is 2.67-acres in size and is Lot 1, Rock Creek Commercial at 2750 NW 36th Street. The subject site is zoned Rock Creek Commercial PUD. The applicant is proposing to construct a 2-story 69,846 SF fully interior sprinkled self-storage facility.

The site plan shows parking south of the proposed building. The plans show 20 parking spaces, 15 of which are required to comply with the Zoning Code. The site will have direct access from NW 36th street and a shared private lane also gaining access from NW 36th Street. A sidewalk connection is shown connecting the building to the sidewalk on the north side of NW 36th Street.

All proposed signage shown on the building elevations are for reference only. Final designs and allowances will be determined through the City's sign permitting process, and will comply with sign regulations in Chapter 195.

The landscaping shown on the proposed site plan complies with all applicable regulations. The dumpster enclosure is located on the west side of the property. The dumpster enclosure will be constructed with materials consistent with the base of the building and will have a metal gate.

Site Plan Worksheet
2750 NW 36th Street

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.**

Access to the site is located from a direct access to NW 36th Street and a shared private lane to the west. The building is rectangular and the front entry and canopy are oriented towards NW 36th Street to the south.

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

The site plan complies with all 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. The proposed site plan provides 20 parking spaces, exceeding the 15 spaces required by the code. The site plan shows a drop off lane with a canopy. The site also provides connection from the proposed sidewalk along NW 36th Street.

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

The site will have two access points one from a private lane to the west and another direct access to NW 36th Street. Traffic circulation is appropriate.

- 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.**

Parking is located to the south of the proposed building and will meet the requirements for off-street parking as stated in Chapter 194.01(6) (A).

- 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 service area located adjacent to the building to the west. The dumpster enclosure will be constructed with stone to match the building and will have a steel gate.

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.**

The proposed site plan shows an existing storm sewer pipe taking stormwater to another existing pipe along the west side of North Ankeny Boulevard. The new building and site is reducing existing runoff and as well as impervious area.

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

The applicant proposes to connect to existing utilities.

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 majority of the open space on the site is being provided around the perimeter 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 landscaping conforms to the open space and shade tree requirements of the code.

B. Building Design

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

The proposed building is a 2-story structure, and will be a maximum of 29 feet 6 inches in height. The elementary school along NW Abilene Road has a similar height of 29'-4" and similar scale.

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

The proposed materials are a combination of cultured stone, metal panels and EIFS.

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

The trash enclosure will be located on the west side of the site. The dumpster enclosure will be constructed with cultured stone and will have a metal gate.

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

There is only one proposed building on this site.

C. Signs

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

All proposed signage shown on the building elevations are for reference only. Final designs and allowances will be determined through the City's sign permitting process, and will comply with sign regulations in Chapter 195.

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

Signage shown on the submitted plans is for reference only. Final design and allowances will be determined with future sign permits.

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

A ground sign will likely be utilized. All signs submitted for permitting in the future shall comply with Chapter 195: Signs.

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

Signs shown are for reference only. All signs submitted for permit in the future shall comply with Chapter 195: Signs.

D. Factors for Evaluation

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

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

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

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

The site layout is compatible with setbacks.

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

The 69,846 SF building and the circulation system for traffic is appropriate.

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

The proposed building is a 2- story structure and will be a maximum of 29 feet 6 inches in height. The proposed building relates to the surrounding commercial areas along NW 36th Street.

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.

October 9, 2017

City of Ankeny
Planning and Zoning
220 West First Street
Ankeny, IA 50023

Re: JMC Holdings Ankeny Storage Building – Site Plan Submittal

Planning and Zoning Commission and City Council;

On behalf of JMC Holdings, we request your approval of the site plan for the proposed new storage building, which is to be located at 2750 Northwest 36th Street in Ankeny, Iowa.

The total proposed 2-story building will be approximately 70,000 square feet and provide interior storage units. Site work will include a new parking area, sidewalks, an at-grade Stormwater detention facility, landscaping, and required utility connections to service the building.

We thank you for your consideration of this project.

Sincerely,

SHIVE-HATTERY, INC.

Monica M. Converse

Monica Converse, P.E.
Project Civil Engineer

Copy: File



JMC HOLDINGS - ANKENY STORAGE BUILDING

2750 NORTHWEST 36TH ST
ANKENY, IOWA

GENERAL NOTES

- 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.
- NOTIFY UTILITY COMPANIES AND THE OWNER OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
- IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-222-6869, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
- THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
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- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
- PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, TRUCK DOCKS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
- ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
- MINIMIZE DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- REPAIR OR REPLACE DAMAGE TO EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) DESIGNATED TO REMAIN, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- ALL DIMENSIONS TO EDGE-OF-PAVING UNLESS NOTED OTHERWISE.
- NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT OR ADJACENT PAVEMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENTS THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING OR OVERLAY.
- STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
- CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED GRADE.

EROSION CONTROL NOTES

- THE NPDES PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PROVIDED BY THE ENGINEER.
- CONTRACTORS SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS PLAN AND THE SWPPP.
- 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.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- 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.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- 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.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- 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.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- 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.
- 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.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- 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.
- 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

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 = 2.87 ACRES (116,220 SQ. FT.)
TOTAL CONSTRUCTION AREA = 2.19 ACRES (956,309 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

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 = 2.87 ACRES (116,220 SQ. FT.)
TOTAL OPEN SPACE REQUIRED = .53 ACRES (23,260 SQ. FT.)
116,220 x 20% = 23,240 = .53 ACRES
TOTAL OPEN SPACE AREA PROVIDED = 1.83 ACRES (79,995 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 8 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' RADII TREE (706 SF)
TREES CAN BE COUNTED AS HALF (353 SF) OR WHOLE TREE (706 SF)
DEPENDENT 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 PROVIDED: 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:

28 TREES
227 SHRUBS
242 GRASSES
362 PERENNIALS

SETBACK REQUIREMENTS

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

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE 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. 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°27'28"W, 243.40 FEET TO A POINT OF CURVATURE OF A 300.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWEST 93.80 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 LINE 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 DAILY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.	
EMILY C. NAYLOR	
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 DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.	
Signature	Date
Printed or typed name: MONICA M. CONVERSE	
License Number: 51404	
My License Renewal Date: 10/31/2017	
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: C000, C001, C101, C201, C301, C501	



ANKENY STORAGE BUILDING

PRELIMINARY
- NOT FOR
CONSTRUCTION

10/27/2017

REVIEW

PROJECT NO: 4174000

CLIENT NO:

C000

SHIVE-HATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | Fax: 515.223.0522 | www.shive-hattery.com
Iowa | Illinois | Indiana

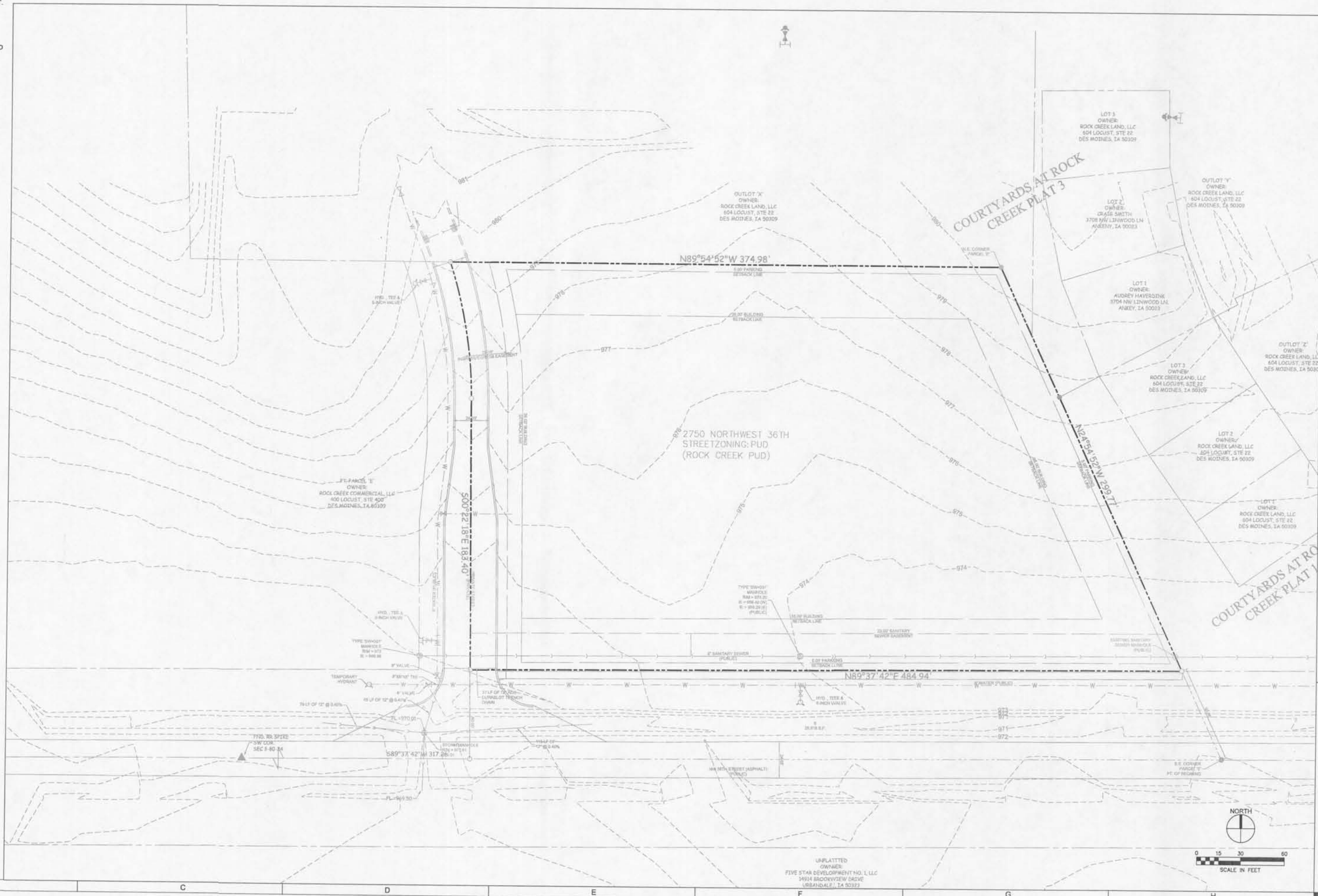
SEAL

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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.
6. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
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.
8. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
9. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
10. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
11. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS SHALL BE TEMPORARILY SEEDDED. THESE AREAS SHALL BE SEEDDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
12. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDDED. THESE AREAS SHALL BE SEEDDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
13. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
14. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
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.



ANKENY STORAGE BUILDING

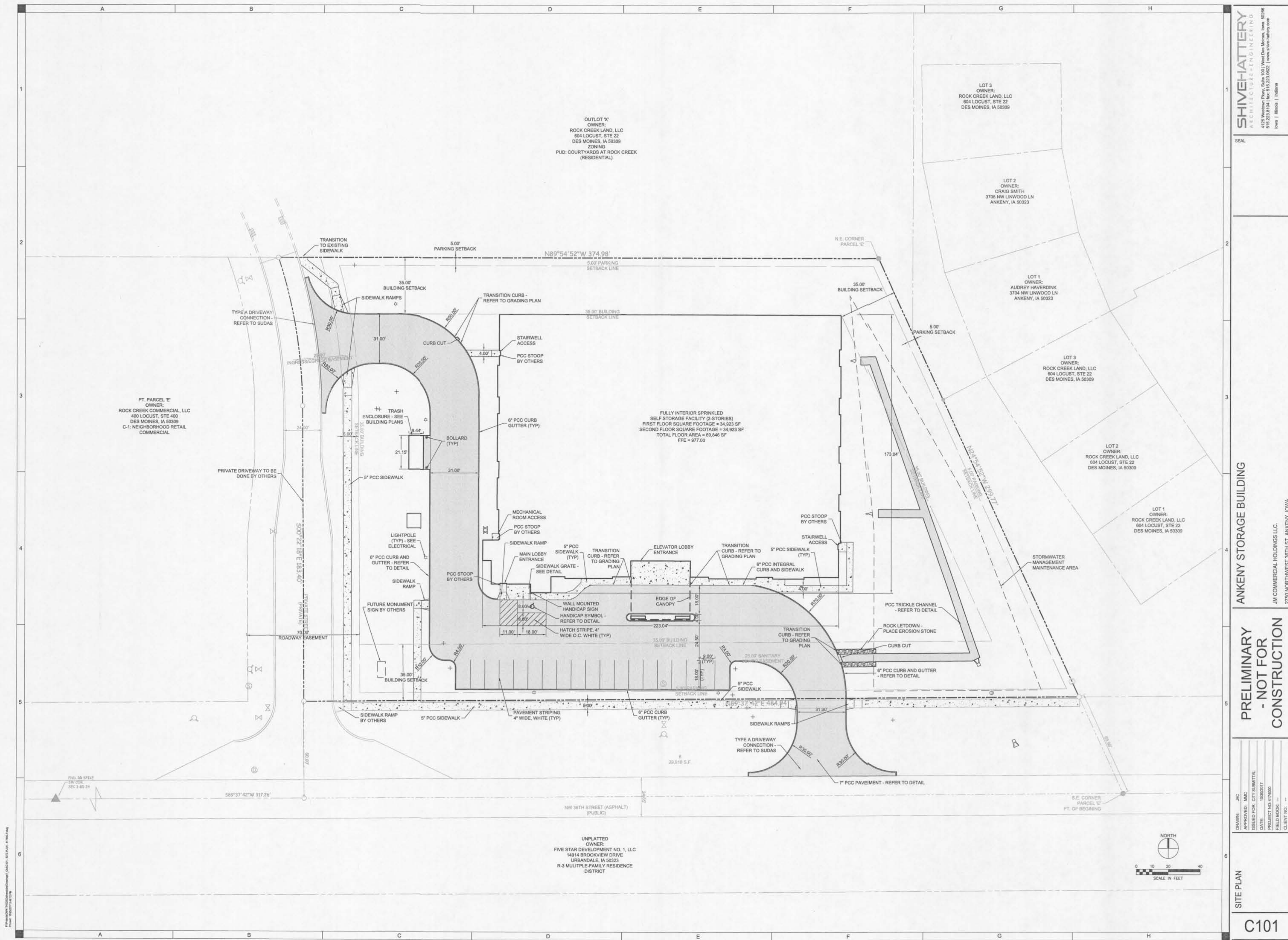
PRELIMINARY
- NOT FOR
CONSTRUCTIONDRAWN: JAC
APPROVED: MMC
ISSUED FOR: CITY SUBMITTAL
DATE: 10/02/2017
PROJECT NO: 1717000
FIELD BOOK: --
CLIENT NO: --EXISTING
CONDITIONS

C001

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SEAL

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



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SEAL

ANKENY STORAGE BUILDING

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

LOT 2 OWNER:
CRAIG SMITH
3708 NW LINWOOD LN
ANKENY, IA 50023

LOT 1 OWNER:
AUDREY HAVERDINK
3704 NW LINWOOD LN
ANKENY, IA 50023

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

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

STORMWATER
MANAGEMENT
MAINTENANCE AREA

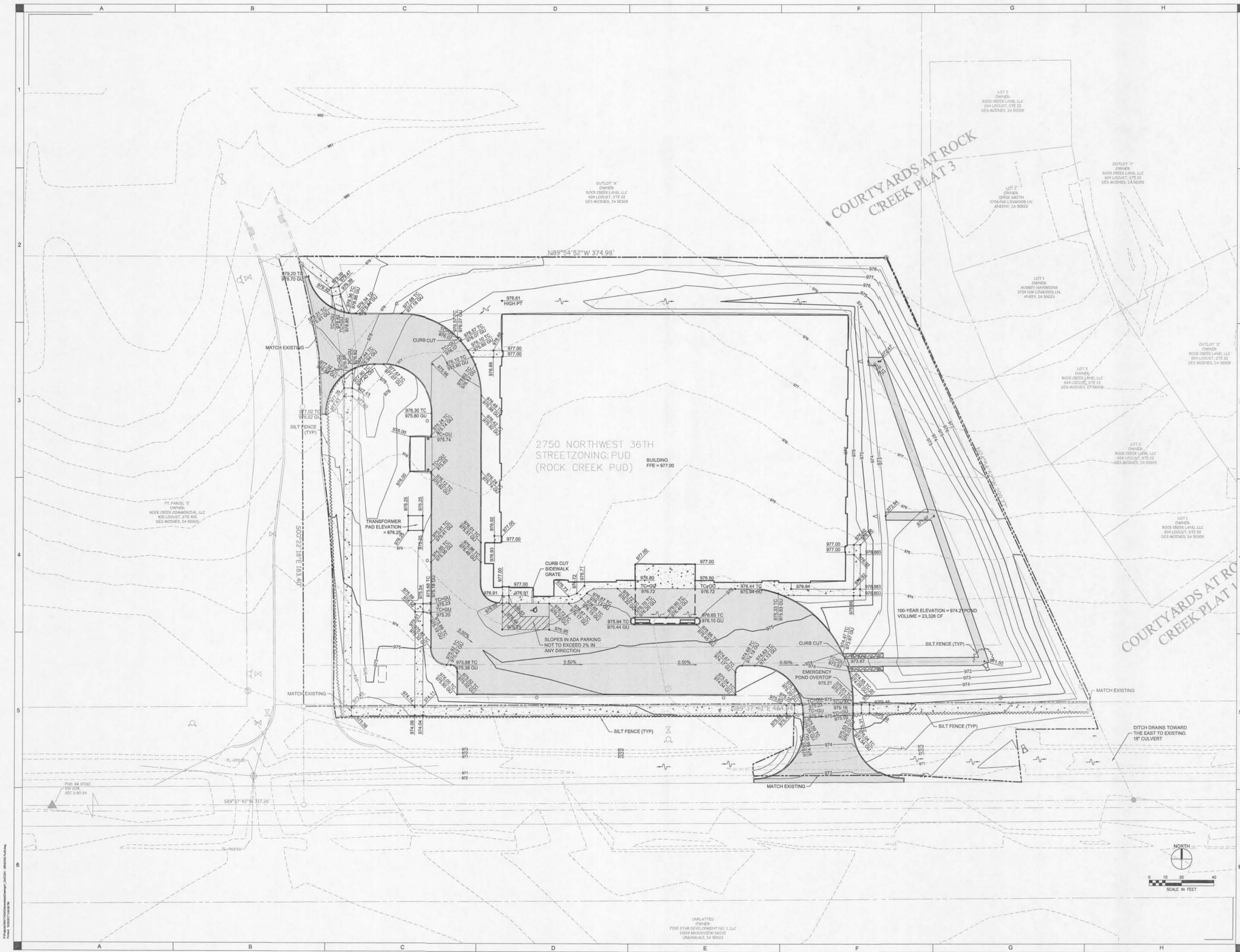
JM COMMERCIAL HOLDINGS LLC.
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CONSTRUCTION**

DRAWN:	JAC
APPROVED:	MMC
ISSUED FOR:	CITY SUBMITTAL
DATE:	10/30/2017
PROJECT NO:	4174000
FIELD BOOK:	1
CLIENT NO.:	1

SITE PLAN

C101



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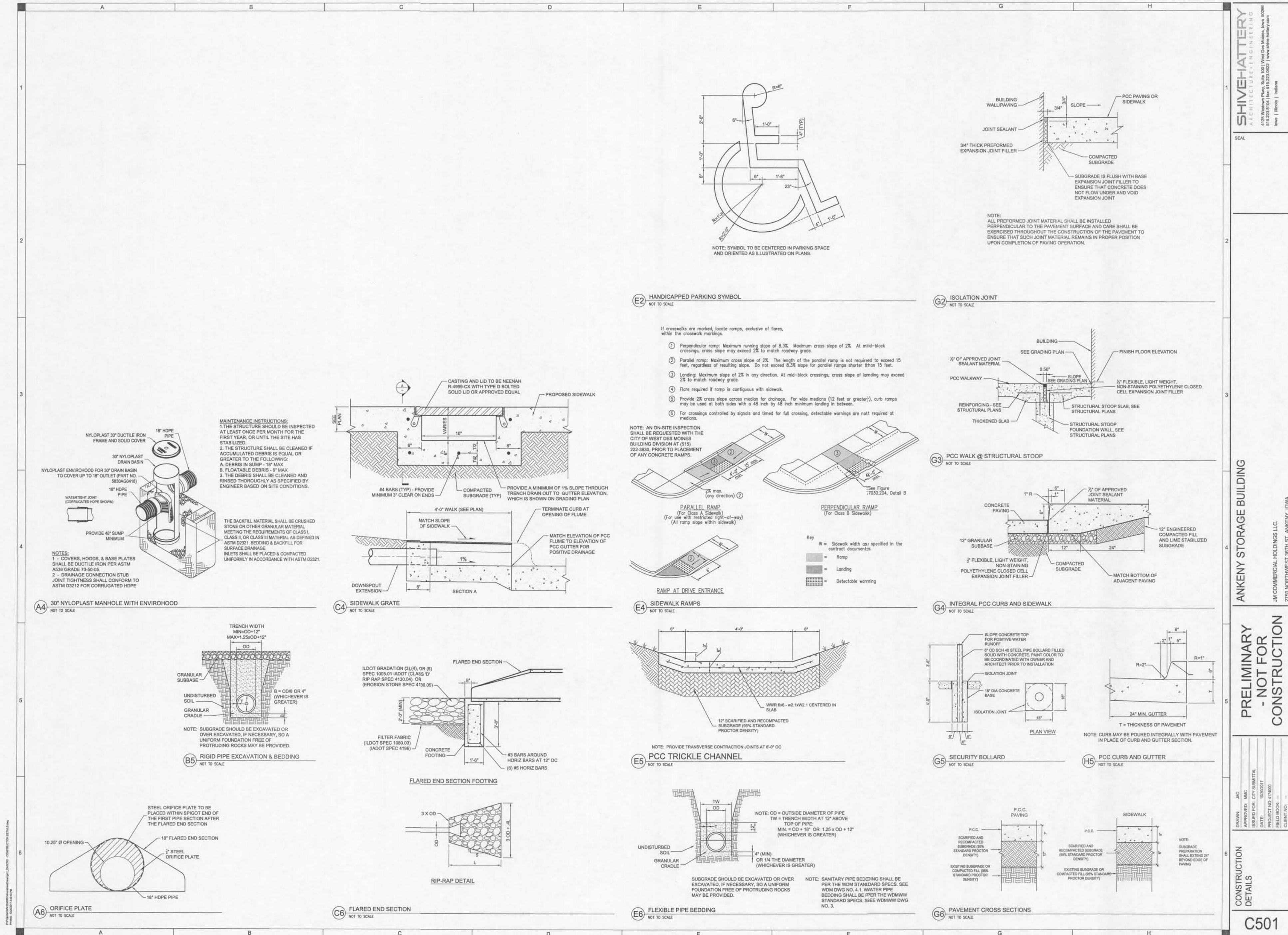
PRELIMINARY
- NOT FOR
CONSTRUCTION

DRAWN: JAC
APPROVED: MMC
ISSUED FOR: CITY SUBMITTAL
DATE: 10/30/2017
PROJECT NO: 414000
FIELD BOOK: --
CLIENT NO: --

GRADING PLAN

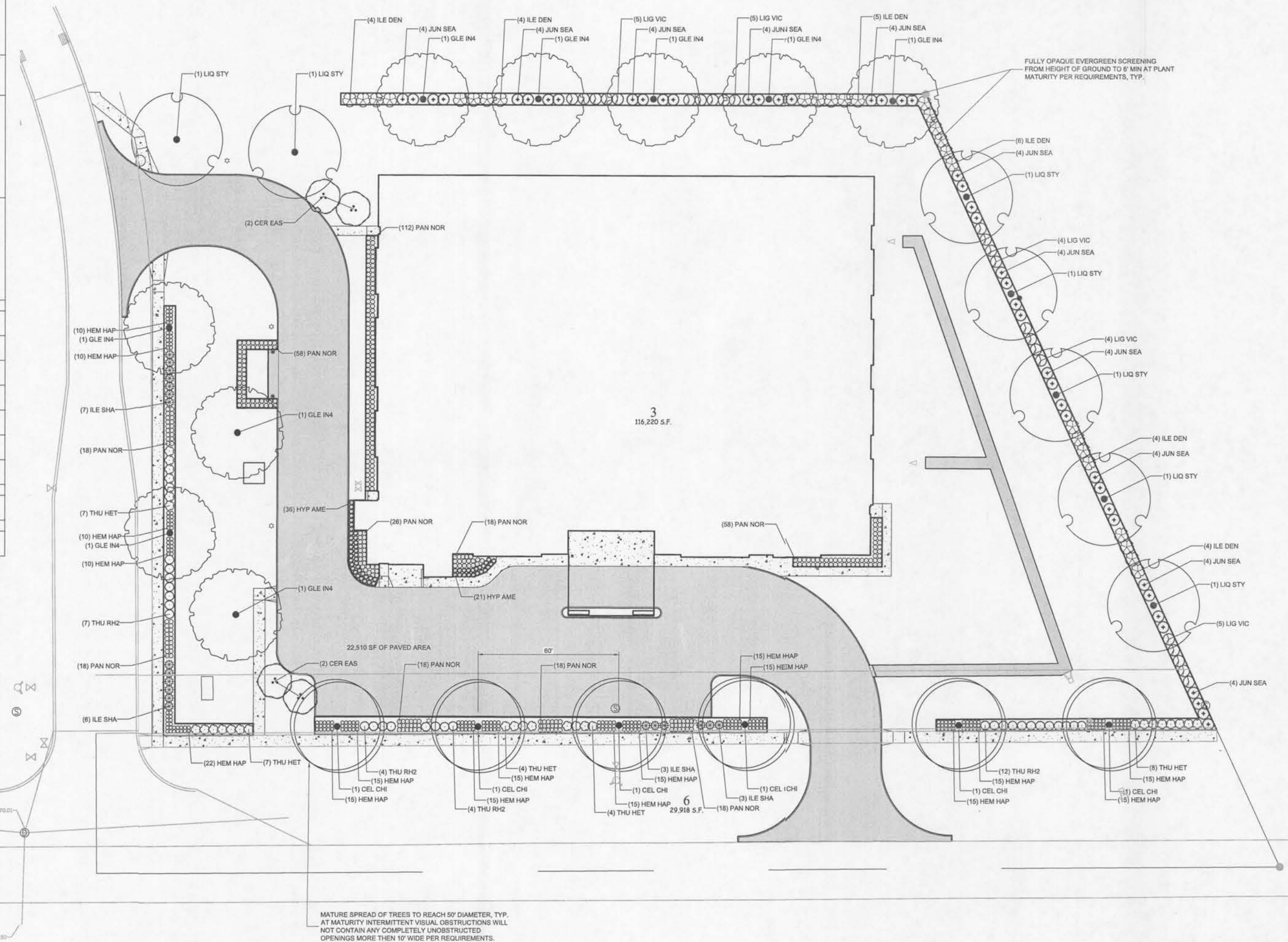
C201

UNPLATTED
OWNER:
FIVE STAR DEVELOPMENT NO. 1, LLC
1414 BROADVIEW DRIVE
URBANA, IL 61802



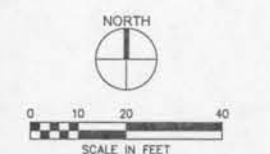
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	CEL CHI	8	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. John's 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	Heimerocallis 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

- 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.
- 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.
- 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.
- SEED ALL DISTURBED AREAS AS SPECIFIED.
- ALL PLANT BEDS SHALL RECEIVE DOUBLE SHREDDED HARDWOOD MULCH @ A DEPTH OF 3" ATOP WEED BARRIER FABRIC.



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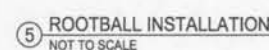
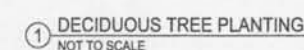
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ISSUED FOR: REVIEW	DATE: 10/27/2017
PROJECT NO: 1716000	FIELD BOOK: -
CLIENT NO: -	

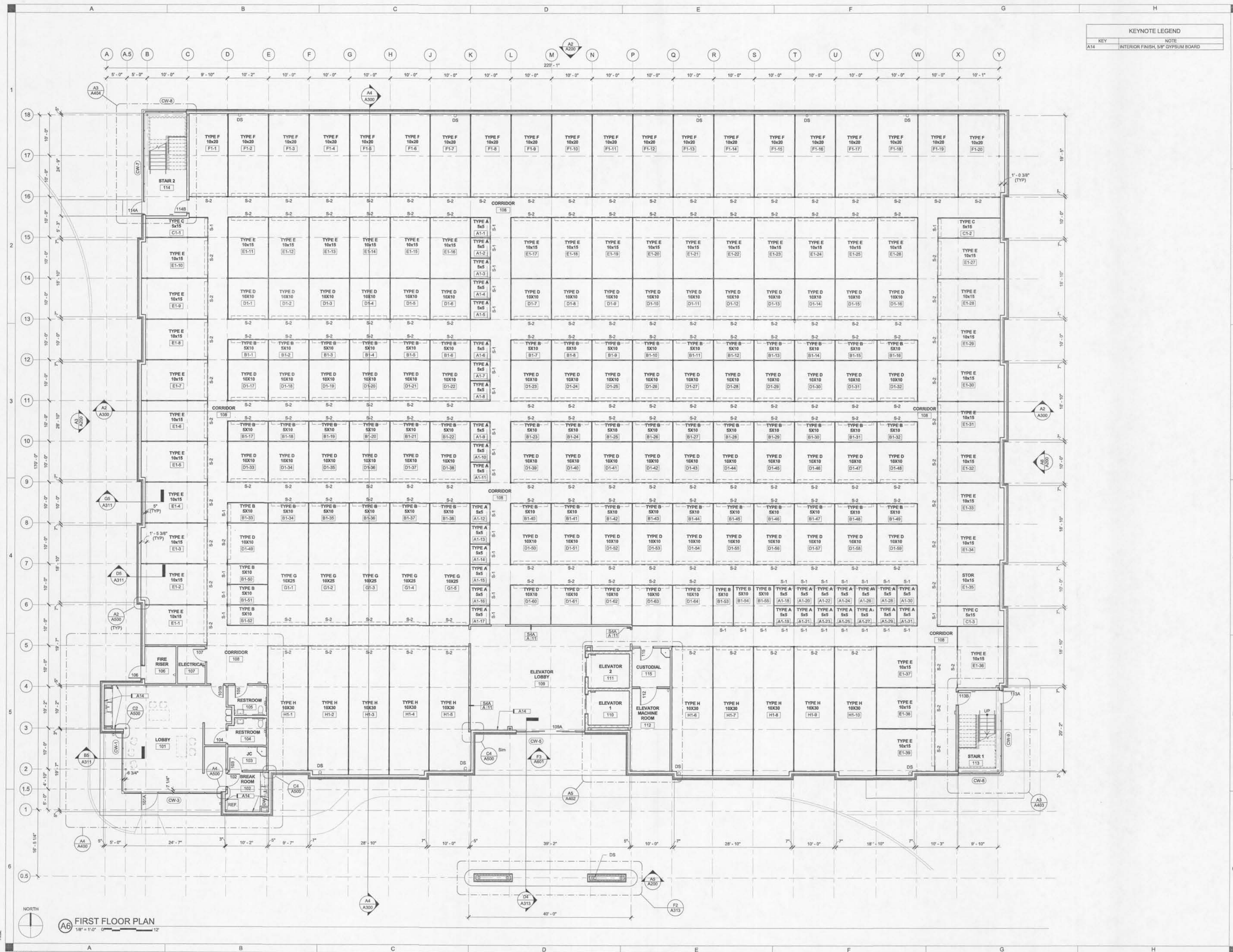
LANDSCAPE PLAN

L101

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ARCHITECTURE+ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
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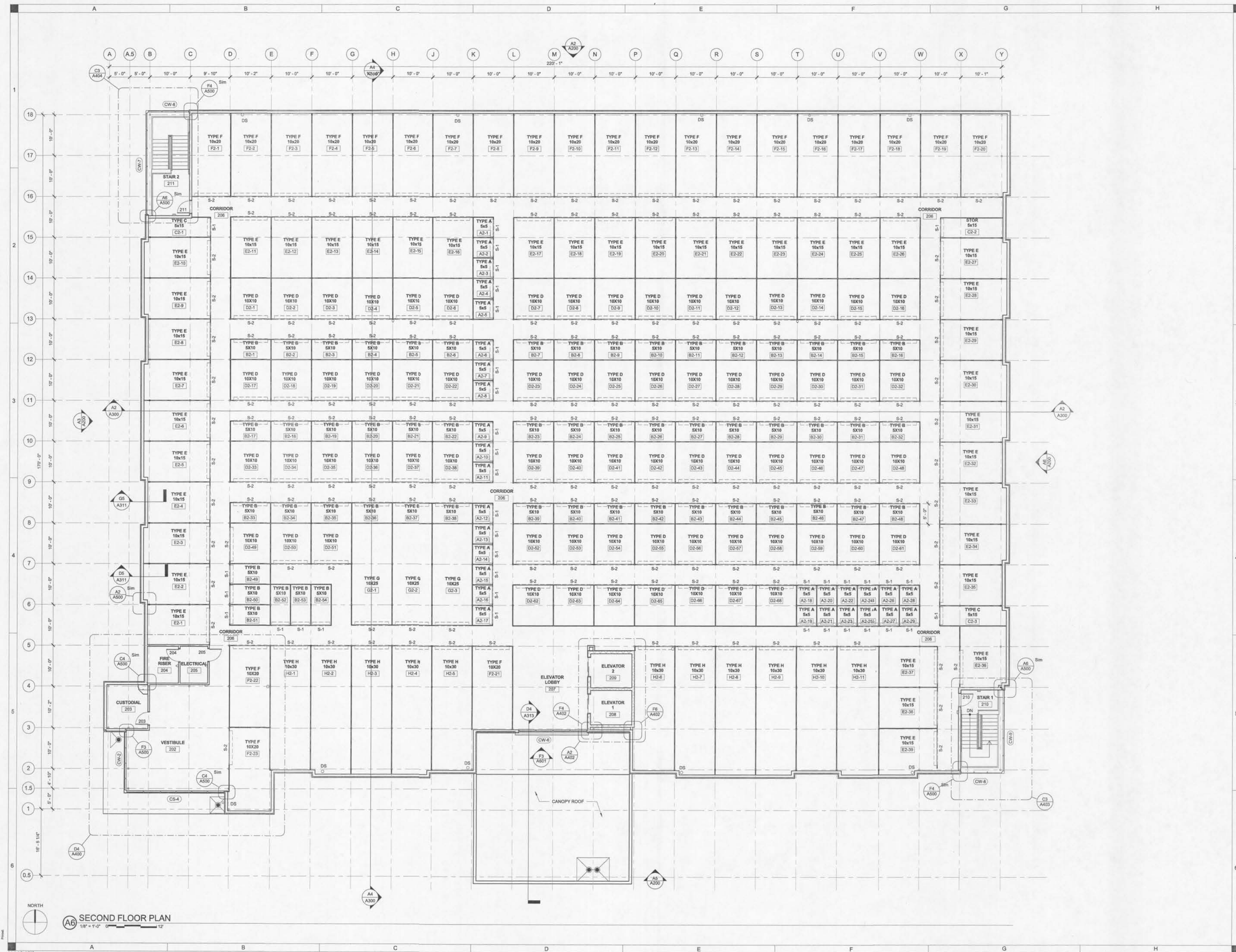
DRAWN: TIR/ALB
APPROVED: PJP
ISSUED FOR: G.C. SET
DATE: 10/27/2017
PROJECT NO: A101/242
FIELD BOOK:

FIRST FLOOR
PLAN

A101

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

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A6 SECOND FLOOR PLAN
1/8" = 1'-0" 0" 12"

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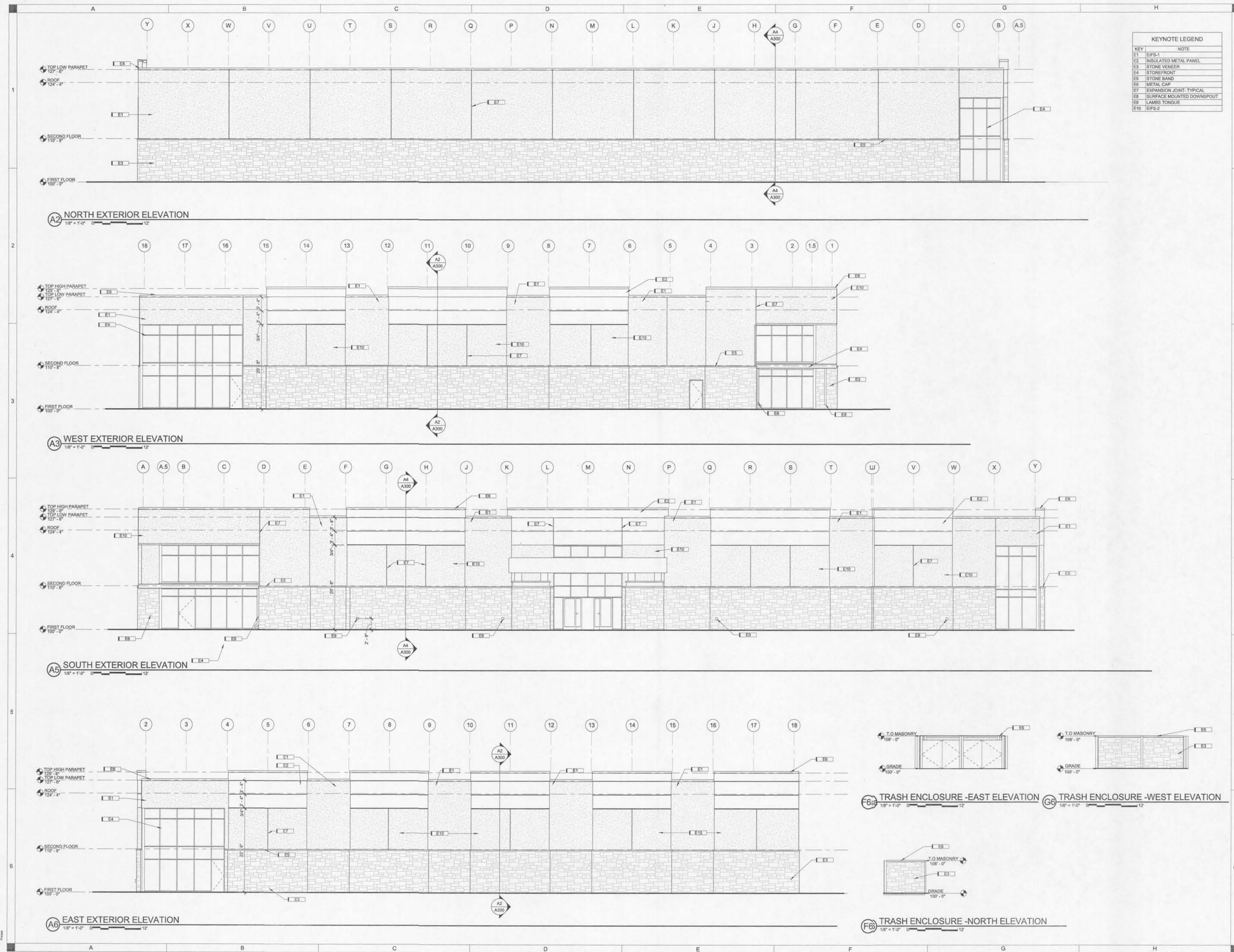
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PRELIMINARY
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DRAWN: TJP/ALB
APPROVED: PJP
ISSUED FOR: G.C.BET
DATE: 10/27/2017
PROJECT NO: 17742
FIELD BOOK:

SECOND FLOOR
PLAN
A102



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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DRAWN: TDP/ALB
APPROVED: PJP
ISSUED FOR: Q & C SET
DATE: 10/27/2017
PROJECT NO: 17742
FIELD BOOK:

ELEVATIONS

A200



PERSPECTIVE VIEW OF THE STORAGE BUILDING

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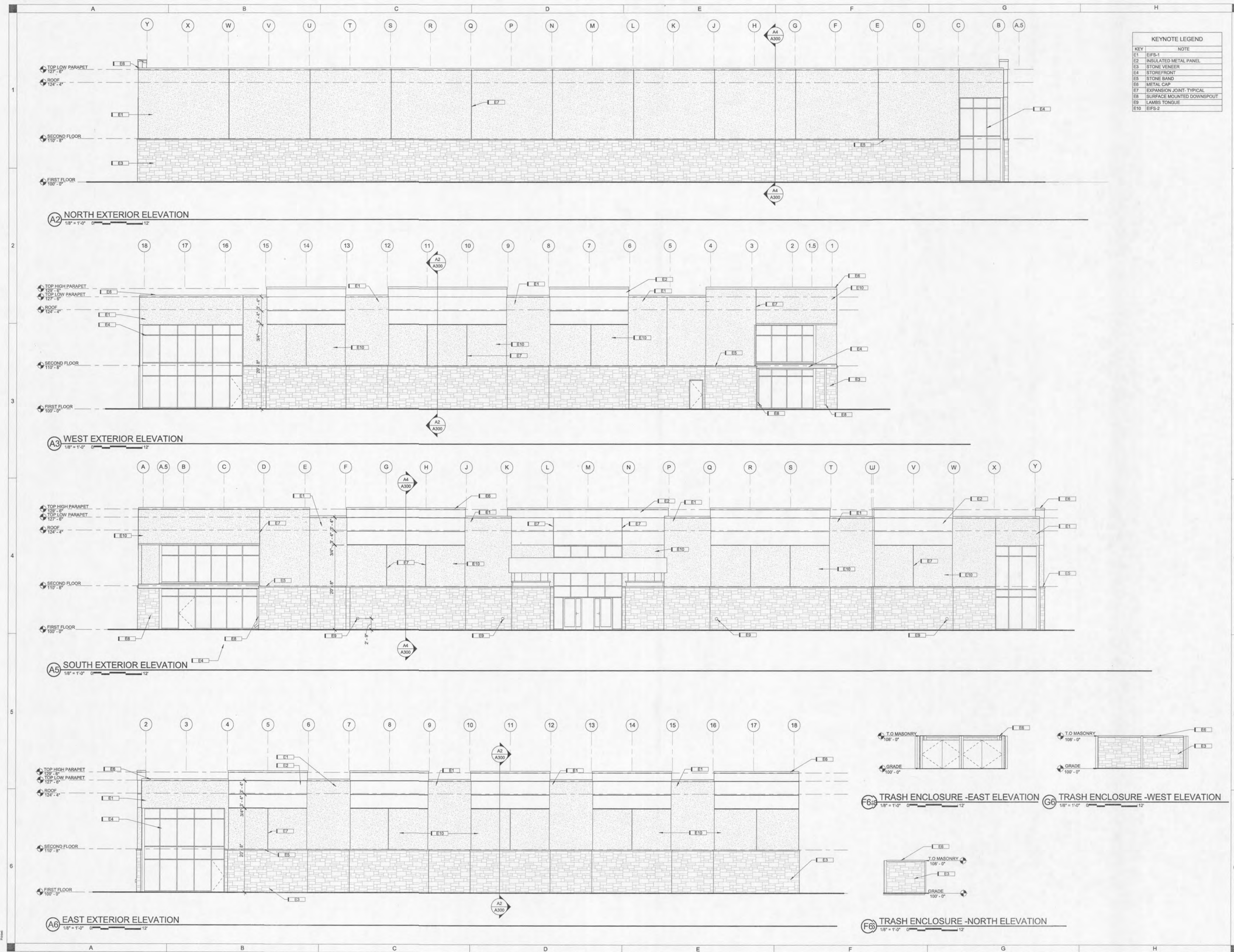
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**PRELIMINARY
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CONSTRUCTION**

DRAWN: TIRPUB
APPROVED: PJP
ISSUED FOR: SD REVIEW
DATE: 9/15/2017
PROJECT NO: 17242
FIELD BOOK:

**VIEW &
MATERIAL
LEGEND**

G011



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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DRAWN: TRP/ALB
APPROVED: PJP
ISSUED FOR: Q & C SET
DATE: 10/27/2017
PROJECT NO: 17742
FIELD BOOK:

ELEVATIONS

A200

