

N



1 inch = 200 feet

Date: 10/24/2017

Uptown Ankeny Lofts 719 SW 3rd Street



*Plan and Zoning Commission
Staff Report*

Meeting Date: November 21, 2017

Agenda Item: Uptown Ankeny Lofts - Site Plan
Report Date: November 15, 2017
Prepared by: Deb Gervais, AICP
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the Uptown Ankeny Lofts Site Plan at 719 SW 3rd Street.

Project Summary:

The subject site is roughly 1.376 acres in size and is located south of SW 3rd Street and west of SW Maple Street. The subject parcel is zoned C-2A, Central Business Commercial District. The proposed site plan includes one building with 6 ground-floor live/work and/or residential tenant spaces, and 20 one-bedroom and 10 two-bedroom loft style units and associated site improvements.

Parking is not required in the C-2A zoning district. The proposed site plan shows 67 on-site parking spaces including two handicap and 16 on-street angled parking spaces to be constructed as part of a City capital-improvements project.

The landscaping shown on the proposed site plan complies with all applicable regulations. A brick trash enclosure with a cedar gate is located to the south of the proposed multi-tenant building.

**Site Plan Worksheet
Uptown Ankeny Lofts**

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 multi-tenant building will front and have driveway access on SW 3rd Street. There will be 16 on-street angle parking spaces in front and the remaining parking to the west and south of the building. The site is complimentary to existing buildings in the Uptown Ankeny area.

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

The proposed building will address the street. The existing streetscape in this area does not include on-street parking, but the new parking will be part of a City capital improvements project.

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 C-2A zoning district does not require any parking. The parking was addressed as part of the purchase agreement and does include 16 public parking spaces to be constructed by the City. The remaining parking will be constructed as part of this project and will serve the needs of this project.

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 Public Works Director.**

The proposed entrances and exits to the site are appropriate and the parking lot and site circulation is adequate.

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 private parking areas of the site will be screened with new landscaping and existing fencing, to be repaired and replaced as needed. The trash enclosure is located to the south and west of the building and will be constructed of brick with a cedar wood gate.

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.**

A screened trash enclosure is located to the south and west of the proposed multi-tenant building. The trash enclosure will be constructed of face brick with a wood 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 site detention will be handled in the parking lot. There is an existing 8-inch storm sewer that runs north through the site. During a rain event, the storm water is designed to detain water up to the curb height.

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 Public Works Director.**

A 6-inch water service line will be extended from SW 3rd Street to serve the site. A 6-inch sanitary sewer service line will connect to the main extending north/south just west of the proposed building.

- 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, 27.7% of the site, is being provided along 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 three-stories. There are buildings in Uptown Ankeny that are a similar scale.

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

The proposed materials of the multi-tenant building include brick, metal horizontal panels, stucco, and aluminum storefront. The brick is red while the other colors are muted. The textures of the building vary by material.

- 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 to the southwest of the proposed multi-tenant building and will be constructed of face brick with a cedar wood gate. All rooftop units will be screened by parapet walls.

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

The proposed 36-unit building is the only building proposed for 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 signage is shown for reference only. Final design and allowances will be determined with future sign permits.

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

Signage shown 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.**

Final design and allowances will be determined with future sign permits and must comply with Chapter 195: Signs.

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

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 proposed buildings 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 buildings relate to the surrounding development in Uptown Ankeny.

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.

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

November 10, 2017

City of Ankeny
210 S. Ankeny Blvd.
Ankeny, IA 50021

Attn: Honorable Mayor, City Council, and Plan & Zoning Commission

RE: Uptown Ankeny Lofts

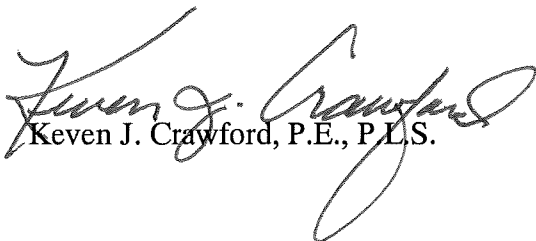
Dear Council and Members of the Commission:

On behalf of Upton Ankeny Partners, LLC, we are asking for your approval of the site plan for Uptown Ankeny Lofts. The proposed project is located at 719 SW 3rd Street at the old city maintenance facility. The site contains 1.376 acres and the proposed development will include 36 loft style apartments in a three-story building. The project also includes more parking than required which will help the parking shortage in the Uptown area.

If you have any questions or need additional information, please feel free to call at any time.

Respectfully Submitted,

COOPER CRAWFORD & ASSOCIATES, LLC



Keven J. Crawford, P.E., P.L.S.

SITE PLAN
UPTOWN
ANKENY LOFTS

719 S.W. 3RD STREET

OWNER/APPLICANT

UPTOWN ANKENY PARTNERS, LLC
2614 NE BELLAGIO DR.
ANKENY, IA 50021
MARCUS PITTS 515.556.4727

LEGAL DESCRIPTION

THE NORTH 204 FEET OF THE EAST 30 FEET OF LOT F, VAN SLYCK ADDITION, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND
THAT PART OF THE NORTH 145 FEET OF LOT F, VAN SLYCK ADDITION, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, LYING WEST OF SAID EAST 30 FEET OF LOT F AND LYING EAST OF THE WEST 147 FEET OF SAID LOT F, AND
LOTS 18 AND 19, ANKENY VILLAGE PLAT FOUR, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, LYING SOUTH OF THE NORTH 7 FEET OF SAID LOT 20, ANKENY VILLAGE PLAT FOUR, AND
THAT PART OF LOT 20, ANKENY VILLAGE PLAT FOUR, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, LYING SOUTH OF THE NORTH 7 FEET OF SAID LOT 20, ANKENY VILLAGE PLAT FOUR, AND
THAT PART OF LOT 8, ANKENY VILLAGE PLAT FOUR, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, LYING SOUTH OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 17, SAID ANKENY VILLAGE PLAT FOUR, TO THE SOUTHWEST CORNER OF LOT 15, SAID ANKENY VILLAGE PLAT FOUR.

SAID TRACT OF LAND CONTAINS 1.376 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARKING REQUIREMENTS

REQUIRED: 46 BEDROOMS IN 36 UNITS
46 BEDS X 1 STALL = 36 UNITS/4 = 55 STALLS
PROPOSED: 83 PARKING SPACES INCLUDING 2 HANDICAP

ZONING

C-2A

BULK REGULATIONS

FRONT - NO MINIMUM
SIDE - NO MINIMUM, EXCEPT ADJOINING ANY R DISTRICT, THEN 10 FEET
REAR - NO MINIMUM, EXCEPT ADJOINING ANY R DISTRICT, THEN 10 FEET

SITE AREAS

BUILDINGS	10,484 S.F.	17.5%
PAVEMENT	29,298 S.F.	48.9%
SIDEWALKS	3,574 S.F.	5.9%
OPEN SPACE	16,594 S.F.	27.7%
TOTAL	59,950 S.F.	100%

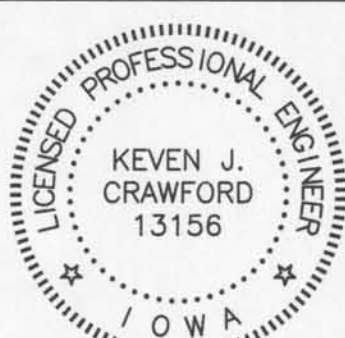
IMPERVIOUS AREA

43,356 S.F. - 72.3% OF SITE
ERU: 43,356 / 4000 = 10.84 ERU=11

LEGEND

EXISTING/PROPOSED	PLAT BOUNDARY
---	SAN 8"
---	ST 18"
---	W 8"
---	SANITARY SEWER & SIZE
---	STORM SEWER & SIZE
---	WATER MAIN & SIZE
---	SANITARY SERVICE 4"
---	STORM SERVICE 1 1/2"
---	WATER SERVICE 1"
---	MANHOLE
---	STORM INTAKE
---	FIRE HYDRANT
---	VALVE
---	FLARED END SECTION

CERTIFICATION

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT 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. KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018 PAGES OR SHEETS COVERED BY THIS SEAL: Sheets 1-4
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COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 10-23-2017
REVISIONS: 11-10-2017

SCALE: 1"=20'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)
DIMENSION PLAN
UPTOWN ANKENY LOFTS

JOB NUMBER
CC
2025
SHEET
1 OF 4



VICINITY SKETCH

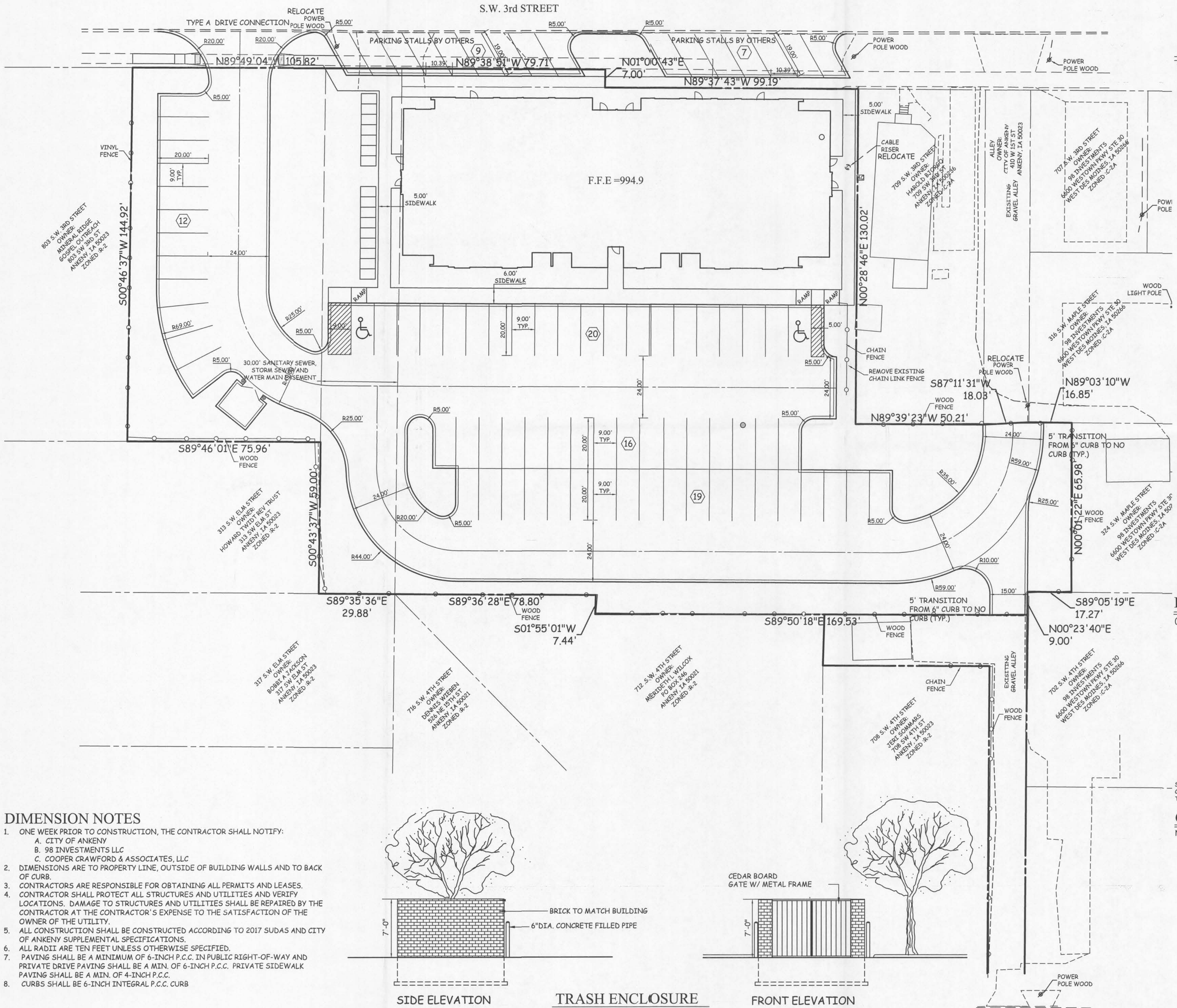
NO SCALE

HANDICAP PARKING SIGN

(PER IOWA STATE D.O.T.) NO SCALE

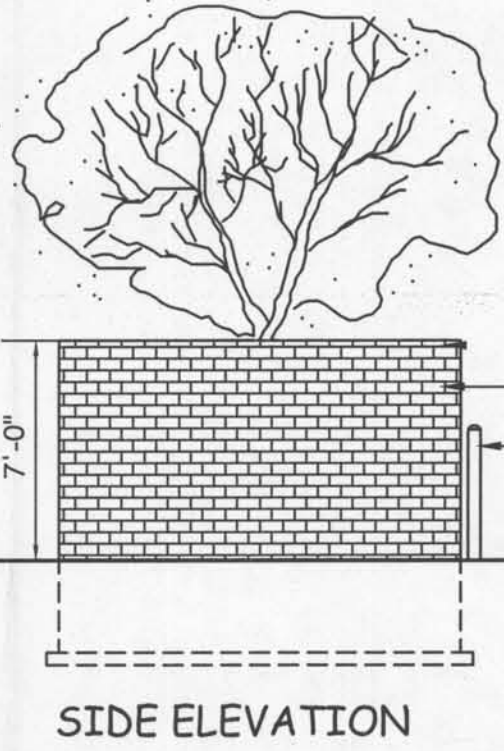
CURB RAMP

NO SCALE



DIMENSION NOTES

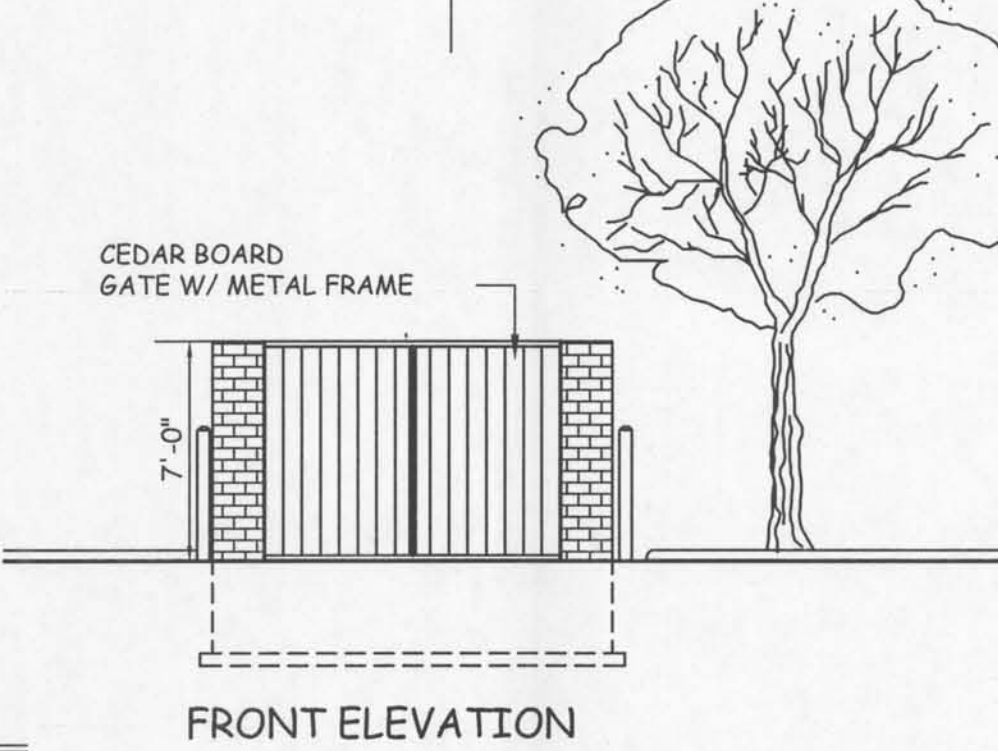
- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
A. CITY OF ANKENY
B. 98 INVESTMENTS LLC
C. COOPER CRAWFORD & ASSOCIATES, LLC
- DIMENSIONS ARE TO PROPERTY LINE, OUTSIDE OF BUILDING WALLS AND TO BACK OF CURB.
- CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES.
- CONTRACTOR SHALL PROTECT ALL STRUCTURES AND UTILITIES AND VERIFY LOCATIONS. DAMAGE TO STRUCTURES AND UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- ALL CONSTRUCTION SHALL BE CONSTRUCTED ACCORDING TO 2017 SUDAS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
- ALL RADIUS ARE TEN FEET UNLESS OTHERWISE SPECIFIED.
- PAVING SHALL BE A MINIMUM OF 6-INCH P.C.C. IN PUBLIC RIGHT-OF-WAY AND PRIVATE DRIVE PAVING SHALL BE A MIN. OF 6-INCH P.C.C. PRIVATE SIDEWALK PAVING SHALL BE A MIN. OF 4-INCH P.C.C.
- CURBS SHALL BE 6-INCH INTEGRAL P.C.C. CURB



SIDE ELEVATION

TRASH ENCLOSURE

NO SCALE



FRONT ELEVATION

SITE PLAN
UPTOWN
ANKENY LOFTS

719 S.W. 3RD STREET

STORM WATER POLLUTION
PREVENTION PLAN

SITE DESCRIPTION

- Location: Part of NW 1/4 of Sec. 33, T80N, R24W.
- Nature of Construction Activity: Townhome development
- Areas: Total site area = 18.8 acres
 - Site area affected = 18.0 acres
- Runoff coefficient = 0.70 (rational method)
- Approximate slopes anticipated: 3:1, or flatter.
- Runoff from this project will flow into unnamed ditches and waterways which will flow into Detention pond

CONTROLS

- Erosion and sediment controls
- Stabilization practices
 - Existing vegetation is preserved whenever possible.
 - Permanent seeding and/or sodding.
 - Structural practices
 - Silt fences
 - Drainage swales
 - Rock outlet protection (riprap)
 - Storm water management
 - Infiltration of runoff onsite.
 - Velocity dissipation devices at discharge locations to provide non-erosive velocity flows.
 - Waste disposal
 - All building material wastes must be removed from the site.
 - Off-site vehicle tracking of sediments shall be minimized.

MAINTENANCE

- Maintain effective operating conditions of all protective measures identified in this plan.
- Silt fencing is cleaned when they have lost 50% of their capacity.
 - Drainage swales remain undisturbed.
 - Rock outlet protection (riprap) remains intact.

INSPECTIONS

- Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized at least once every seven calendar days.
- Inspect site for evidence of, or the potential of, pollutants entering the drainage system from stored materials.
 - Observe erosion and sediment controls to ensure that they are operating correctly.
 - Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.
 - Inspect discharge locations to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.
 - Any modifications to the plan as a result of an inspection shall be implemented within 7 calendar days of the inspection.
 - An inspection report shall be prepared and retained as part of the prevention plan until project termination, this report will contain the following:
 - A summary of the scope of the inspection.
 - Qualifications of the personnel making the inspection.
 - Major observations relating to the implementation of the prevention plan.
 - Any actions taken.
 - Signature.

NON-STORM WATER DISCHARGES

- Water main flushing
- Flushed water will be discharged into the storm sewer system where, when discharged, it will undergo erosion and sediment controls consisting of:
 - Rock outlet protection (riprap)
 - Silt fencing
 - Existing vegetation

CONTRACTORS

- The grading contractor shall have the responsibility of implementing the measures contained in this plan.
- All contractors and subcontractors shall sign a certification statement before conducting any professional service at the site relating to the National Pollutant Discharge Elimination System (NPDES) permit.

LEGEND

- EXISTING/PROPOSED
- | | |
|-----|-------------------------------|
| --- | PLAT BOUNDARY |
| --- | SAN 12" SANITARY SEWER & SIZE |
| --- | ST 18" STORM SEWER & SIZE |
| --- | W 36" WATER MAIN & SIZE |
| --- | SANITARY SERVICE 4" |
| --- | STORM SERVICE 1 1/2" |
| --- | WATER SERVICE 1" |
| ○ | MANHOLE |
| ● | STORM INTAKE |
| + | FIRE HYDRANT |
| + | VALVE |
| ▶ | FLARED END SECTION |

GRADING NOTES

1. STRIP TOPSOIL (6") FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT FOR BORROW.
2. ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHMARKED.
3. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 4-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ONSITE FILL MATERIALS.
4. ALL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95%.
5. ALL AREAS WHICH ARE IN CUT EXCAVATION AND WILL RECEIVE PAVING WILL BE CUT TO ROUGH GRADE AFTER WHICH THAT TOP 12-INCHES SHALL BE DISCED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
6. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
7. GRADING CONTRACTOR SHALL LEAVE EXCESS TOP SOIL ALONG CURB LINES SUCH THAT PAVING CONTRACTOR CAN BACKFILL CURBS.
8. FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FEET OF PLAN GRADE. PARKING LOTS AND STREETS SHALL BE WITHIN 0.10 FEET.
9. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES AND UTILITIES. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES.
10. MAXIMUM ALLOWANCE GRADE ON ALL PROPOSED SLOPES IS 3:1.
11. TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF 6-INCHES ON ALL DISTURBED AREAS.
12. BACKFILL TO TOP OF ALL CURBS.
13. MOISTURE CONTENT SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN -1% TO +4% IN STRUCTURAL FILL.
14. EROSION CONTROL BY USE OF SILT FENCES OR STRAW BALES SHALL BE MAINTAINED AROUND STORM INTAKES UNTIL PAVING AND SODDING ARE COMPLETED.
15. MINIMUM FINISH GRADE ON ALL SLOPES IS 2%.

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
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GRADING PLAN
UPTOWN ANKENY LOFTS

DATE: 10-23-2017
REVISIONS: 11-10-2017

JOB NUMBER

CC
2025

SHEET
2 OF 4

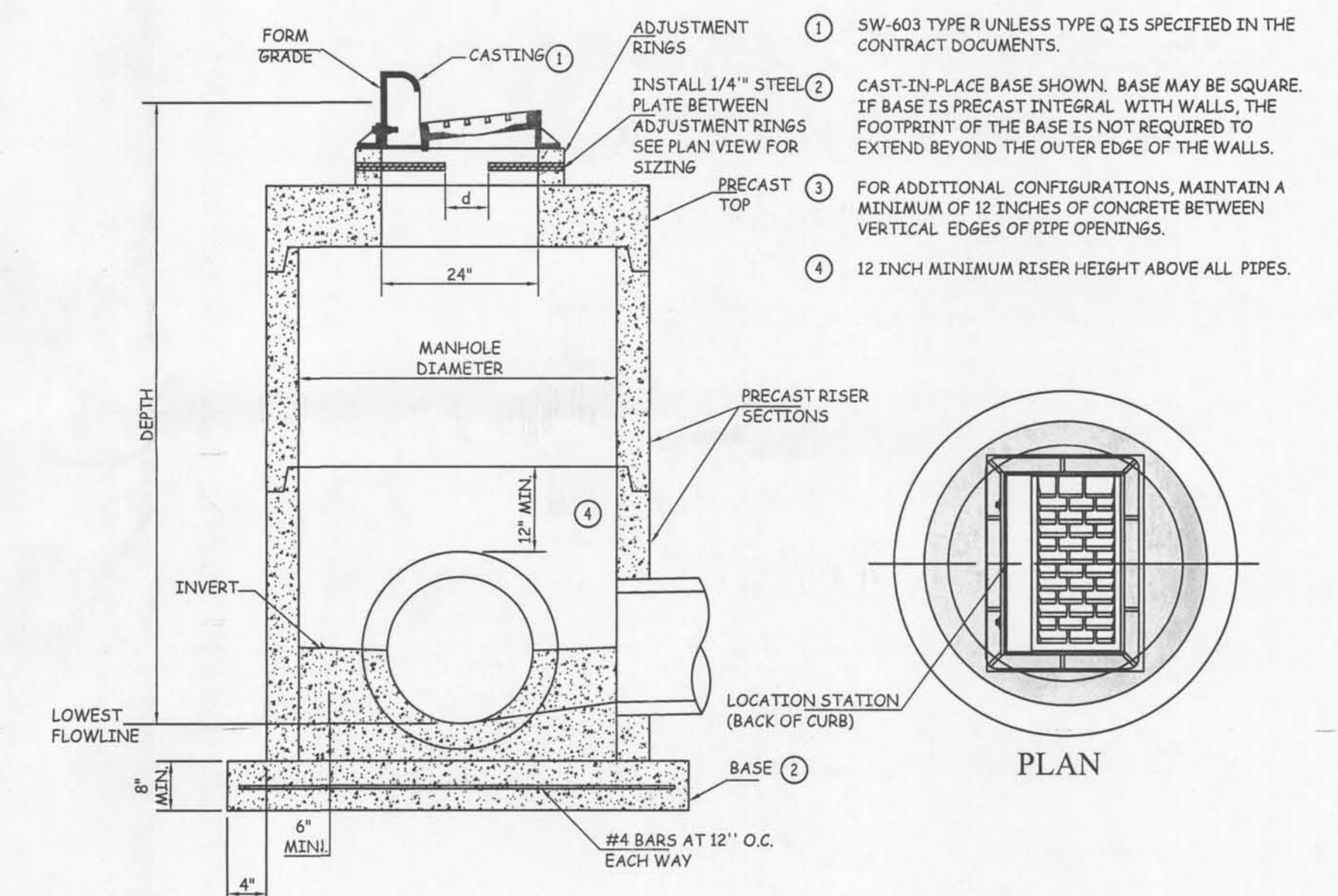
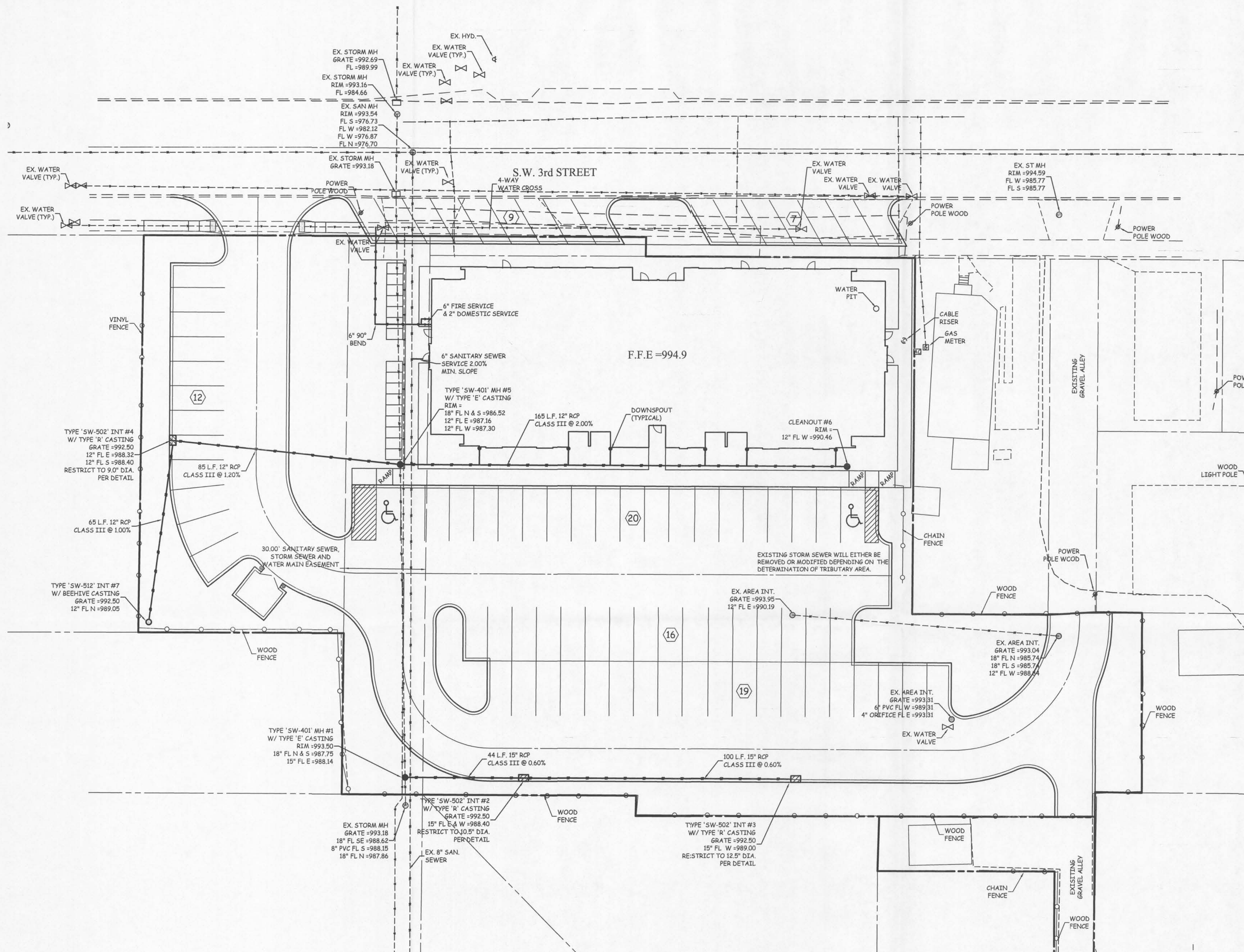


SITE PLAN UPTOWN ANKENY LOFTS

719 S.W. 3RD STREET

NOTES

1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDING TO 2017 SUDAS ADDITION AND REVISIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. DAMAGE TO UTILITIES OR STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER.
3. ALL WATER MAINS SHALL HAVE A MINIMUM BURY OF 5 1/2 FEET.
4. SITE UTILITIES WITHIN PUBLIC STREET RIGHT-OF-WAYS AND WITHIN EASEMENTS SHALL BE PUBLIC UTILITIES; ALL OTHER UTILITIES SHALL BE PRIVATE.
5. BUILDER SHALL VERIFY ADEQUATE SANITARY SEWER SERVICE SLOPE PRIOR TO CONSTRUCTION OF THE UNITS.
6. ALL WATER MAIN 8" OR LARGER SHALL BE PUBLIC.
7. REQUIRED TO WITNESS VACUUM TESTING AND IAT BARRIER PLACEMENT.
8. CURB STOP CAPS WILL END WITHIN THE SIDEWALK FOR EACH UNIT.
9. THE SANITARY SEWER LINE WILL NEED TO BE TELEVIEWED ONCE THE SERVICE HAS BEEN INSTALLED.
10. SANITARY SEWER SERVICE CONNECTION SHALL BE MADE WITH A WYE.



SW-502 INTAKE
NO SCALE

LEGEND

- | | |
|-------------------|-----------------------|
| EXISTING/PROPOSED | PLAT BOUNDARY |
| --- SAN 8" | SANITARY SEWER & SIZE |
| --- ST 18" | STORM SEWER & SIZE |
| --- W 6" | WATER MAIN & SIZE |
| --- | SANITARY SERVICE 4" |
| --- | STORM SERVICE 1 1/2" |
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| ○ | MANHOLE |
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| ▽ | FLARED END SECTION |

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UTILITY PLAN

UPTOWN ANKENY LOFTS

SHEET 3 OF 4



JOB NUMBER
CC 2025

SITE PLAN
UPTOWN
ANKENY LOFTS

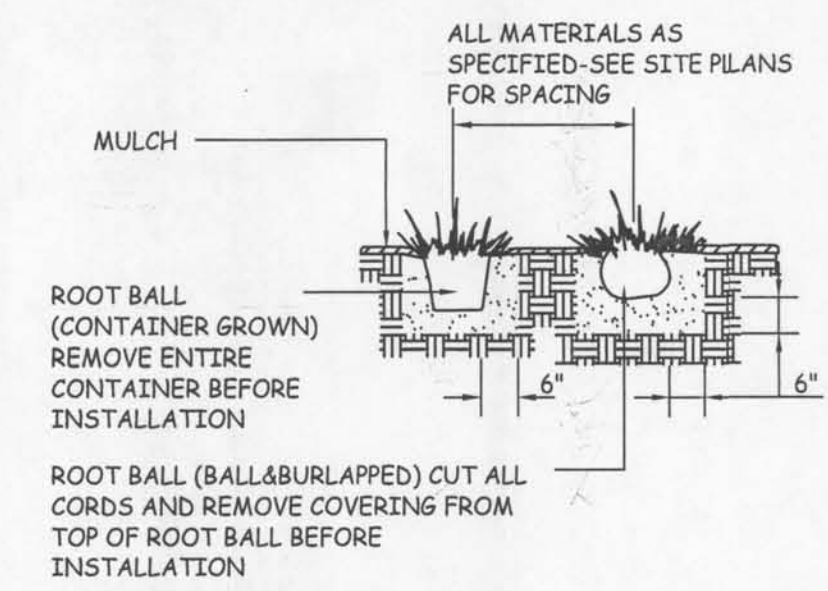
719 S.W. 3RD STREET

LANDSCAPE NOTES

1. ALL SITEWORK, SODDING & LANDSCAPING SHALL BE IN ACCORDANCE WITH SUDAS 2017 ADDITION AND REVISIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
2. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
3. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z601-1986).
4. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.
5. ALL DECIDUOUS TREES WITH CALIPER OF 2 TO 3 INCHES SHALL BE STAKED; ALL DECIDUOUS TREES WITH CALIPER GREATER THAN 3-INCHES SHALL BE GUYED; EVERGREEN TREES GREATER THAN 8 FEET IN HEIGHT SHALL BE GUYED; STAKING AT HEIGHTS LESS THAN 8 FEET IS NOT NECESSARY. REFER TO PLAN AND DETAILS FOR SPECIFIC PLANTING INSTRUCTIONS.
6. ALL TREES, SHRUBS & GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK MULCH.
7. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. DRAWINGS SHALL PREVAIL WHERE CONFLICT OCCURS.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
9. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT COOPER CRAWFORD & ASSOCIATES, LLC.
10. SEED OR SOD ALL DISTURBED AREAS, SEE PLAN.
11. DECIDUOUS TREES SHALL BE NO CLOSER THAN 5 FEET AND CONIFEROUS TREES NO CLOSER THAN 10 FEET TO STREETS OR SIDEWALKS.

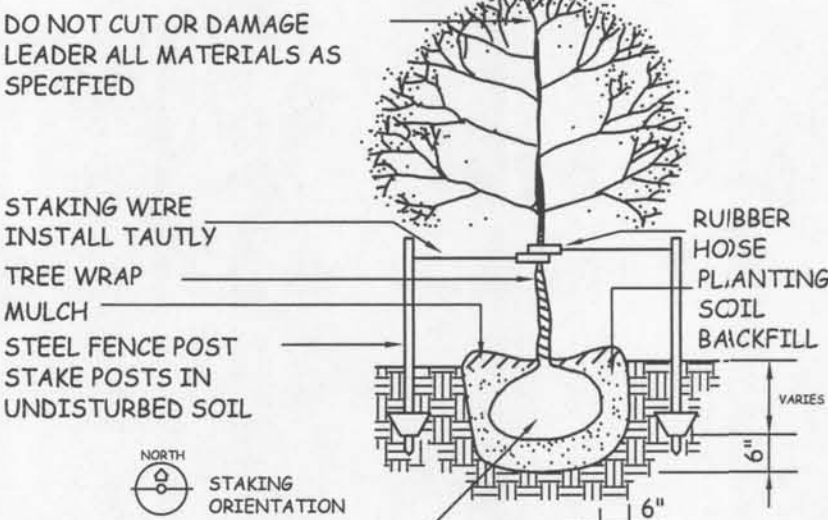
TREE PLANTINGS

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
6	TC	Tilia cordata LITTLELEAF LINDEN	2 1/2" cal.	TS / B&B	SEE PLAN
4	GT	Gleditsia triacanthos SKYLINE HONEYLOCUST	2 1/2" cal.	TS / B&B	SEE PLAN
4	GB	Ginkgo biloba GINKGO	2 1/2" cal.	TS / B&B	MALE ONLY
4	AR	Acer rubrum RED MAPLE	2 1/2" cal.	TS / B&B	SEE PLAN
2	AC	Amelanchier canadensis (clump) SERVICEBERRY	6'-8' ht	TS / B&B	SEE PLAN
7	EA	Thuja occidentalis 'Emerald' EMERALD ARBORVITAE	#2 cont.	CONT.	SEE PLAN
12	SG	Spiraea x goldmound 'Goldmound' GOLDMOUND SPIRAEA	#1 cont.	CONT.	SEE PLAN
20	HS	Hemerocallis 'Stella de Oro' DAYLILY	#1 cont.	CONT.	SEE PLAN



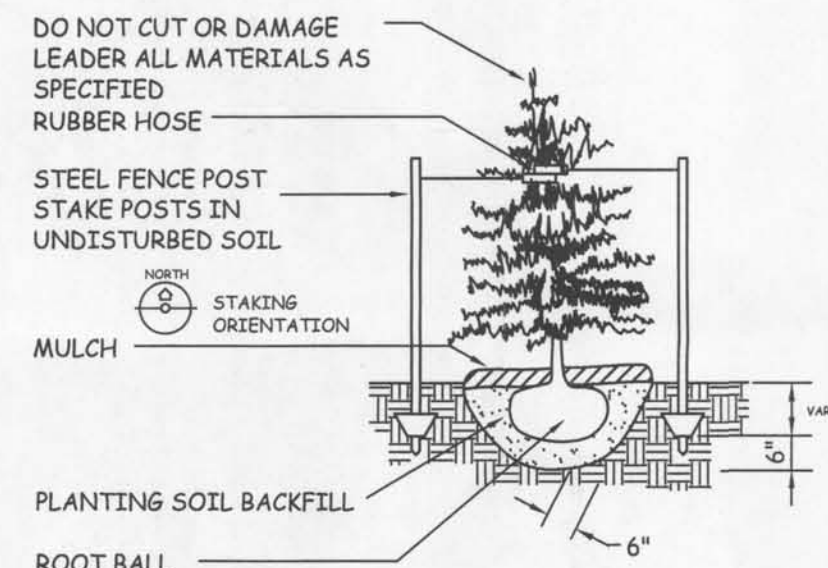
SHRUB PLANTING DETAIL

NO SCALE



DECIDUOUS TREE
PLANTING & STAKING DETAIL

NO SCALE



EVERGREEN TREE
PLANTING & STAKING DETAIL

NO SCALE

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - SAN 12" SANITARY SEWER & SIZE
 - ST 18" STORM SEWER & SIZE
 - W 12" WATER MAIN & SIZE
 - SANITARY SERVICE 4"
 - STORM SERVICE 1 1/2"
 - WATER SERVICE 1"
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT
 - VALVE
 - FLARED END SECTION

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

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DATE: 10-23-2017 REVISIONS: 11-10-2017

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)
SCALE: 1"=20'

LANDSCAPE PLAN
UPTOWN ANKENY LOFTS

JOB NUMBER
CC
2025
SHEET
4 OF 4



11/15/2017 10:43:54 AM
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17-119

PROJECT:
UPTOWN ANKENY LOFTS
719 SW 3RD ST., ANKENY, IOWA

DATE:	DRAWN BY:	CHECKED BY:
10/26/2017	SR	KC
REVISED:		

ELEVATIONS

A801

imprint
ARCHITECTS



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PERMIT SET