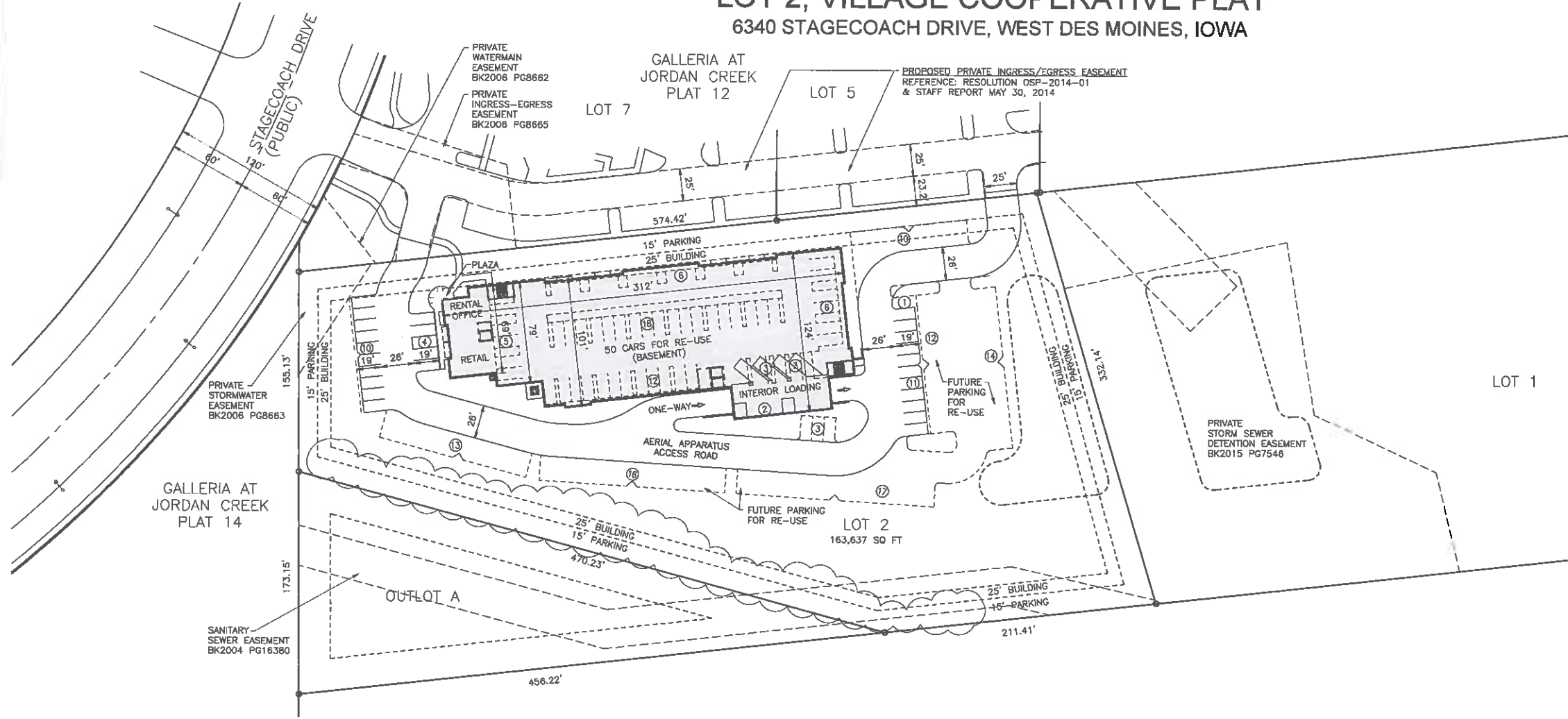


**PERMITTED CONDITIONAL USE  
LOT 2, VILLAGE COOPERATIVE PLAT  
6340 STAGECOACH DRIVE, WEST DES MOINES, IOWA**



**PROPERTY OWNERS**  
BRIAN J. AND LORI J. DENTON  
925 SOUTH 90TH STREET  
WEST DES MOINES, IOWA 50266  
CONTACT: JOAN JOHNSON  
(515) 453-6268

WILLIAM J. AND JANET M. DENTON  
280 SOUTH 79TH STREET, #1202  
WEST DES MOINES, IOWA 50266  
CONTACT: JOAN JOHNSON  
(515) 453-6268

**APPLICANT**  
JASON SHANAHAN  
681 RESERVE COURT  
SOUTH ELGIN, ILLINOIS 60177  
(630) 669-9488

**COMPREHENSIVE PLAN**  
REGIONAL COMMERCIAL

**PLANNED UNIT DEVELOPMENT**  
DENTON PUD, REGIONAL COMMERCIAL(RC) LAND USES

**ZONING**  
PERMITTED CONDITIONAL USE FOR  
4225 SELF-STORAGE FACILITY - INTERIOR UNIT ACCESS  
WITH NO OUTSIDE STORAGE

**LEGAL DESCRIPTION**  
LOT 2, VILLAGE COOPERATIVE PLAT  
163,637 SQ FT; 3.76 AC

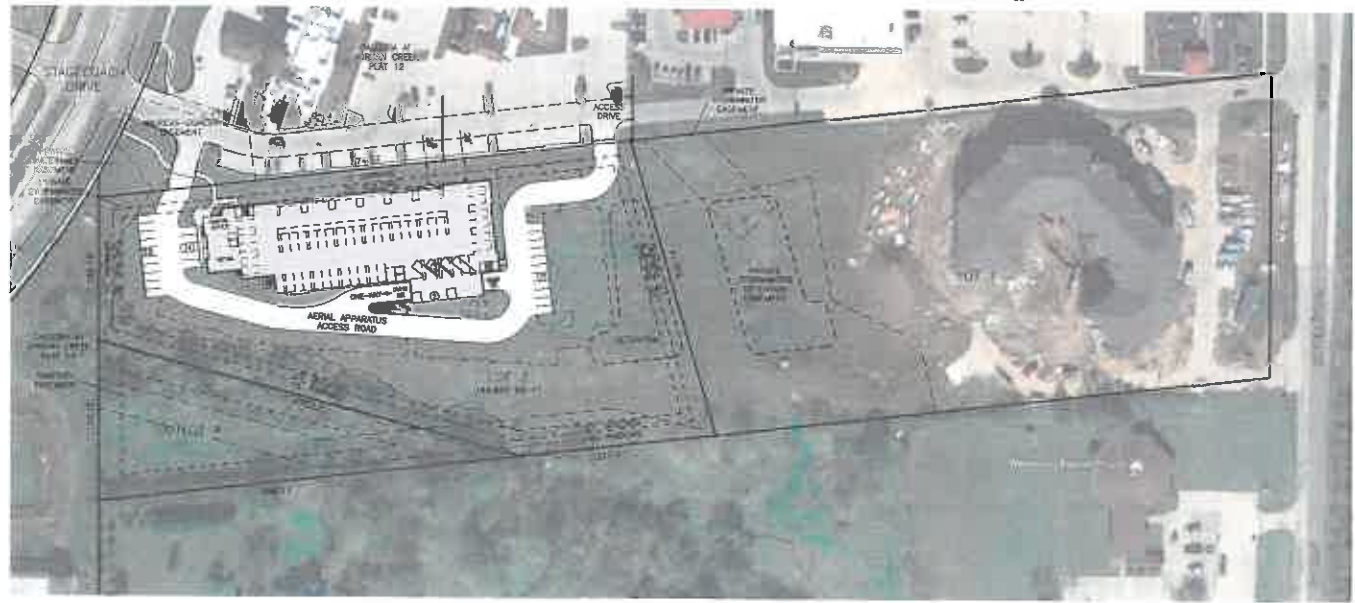
**INTERIOR SELF-STORAGE FACILITY**  
3 STORY WITH BASEMENT  
30,500 SQ FT FOOTPRINT  
120,100 TOTAL SQ FT  
1,000 SQ FT RENTAL OFFICE  
1,200 SQ FT RETAIL SPACE  
1,500 SQ FT OFFICE FOR LEASE  
28 + 2 ACC = 30 CARS

**PARKING INTERIOR SELF-STORAGE**  
1 SPACE PER 200 SQUARE FEET OF GFA FOR OFFICE AREA  
1 SPACE PER 50 UNITS OR 1 SPACE PER 10,000 SQUARE  
FEET OF GFA, WHICHEVER IS GREATER OR A MINIMUM OF 3  
SPACES  
\*DEMONSTRATE PARKING AVAILABILITY FOR REUSE OF THE  
BUILDING FOR A COMMON USE IN THE ZONING DISTRICT IN  
WHICH IT IS LOCATED  
1 SPACE PER 300 SQUARE FEET OF GFA FOR RETAIL AND  
OFFICE PER DENTON PUD

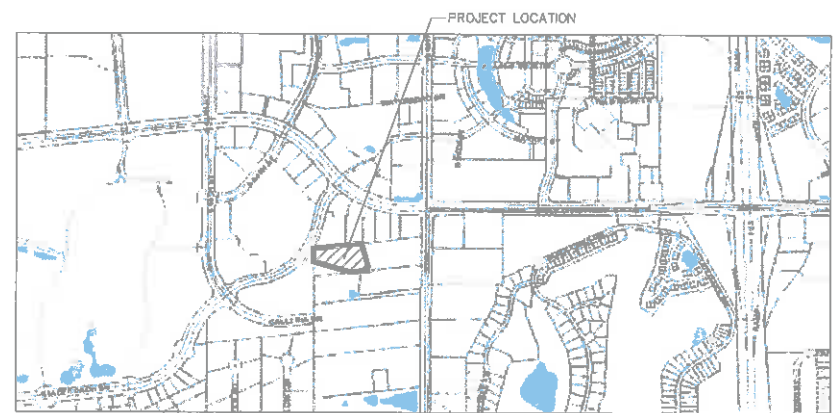
**PARKING PROVIDED**  
INTERIOR SELF STORAGE RENTAL OFFICE: 1000 SQ FT/200  
= 5 CARS  
RETAIL AND OFFICE: 2,700 SQ FT/300 = 9 CARS  
SELF STORAGE UNITS = 800 UNITS/50 = 16 CARS

**FACILITY RE-USE PARKING & TRIP  
GENERATION**  
150 KEY ALL SUITE HOTEL(PARKING)  
142 KEY BUSINESS HOTEL(AM TRIP)  
3 STORY WITH BASEMENT PARKING  
PARKING: 154 + 6 ACC = 160 CARS

**A CONCEPT SITE PLAN**  
SCALE: 1" = 30'-0"  
0 25' 50' 100'  
SCALE: 1" = 50'-0"



**B CONCEPT PLAN W/ AERIAL OVERLAY**  
SCALE: 1" = 100'-0"  
0 50' 100' 200'  
SCALE: 1" = 100'-0"



**C VICINITY MAP**  
NO SCALE



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PROJECT: AAA STORAGE, INC  
**NEW FACILITY**  
6340 STAGECOACH DRIVE  
WEST DES MOINES, IOWA  
CONCEPT SITE PLAN

1ST SUBMITTAL: 08-18-2017  
2ND SUBMITTAL: 09-06-2017  
3RD SUBMITTAL: 09-18-2017



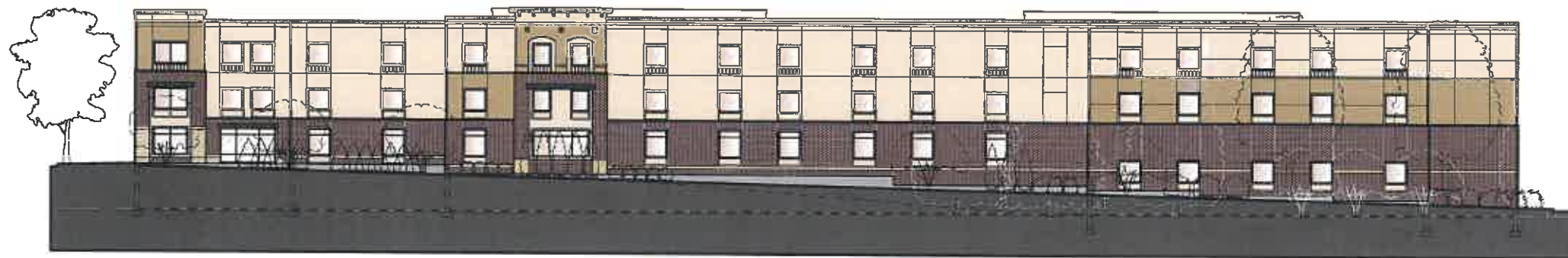
**NORTH ELEVATION**

- T/PARAPET 35'-6"
- T/ROOF 31'-0"
- T/3RD FLOOR 20'-8"
- T/2ND FLOOR 10'-4"
- T/1ST FLOOR 0'-0"
- T/BSMT FLR -10'-4"



**WEST ELEVATION**

- T/PARAPET 35'-6"
- T/ROOF 31'-0"
- T/3RD FLOOR 20'-8"
- T/2ND FLOOR 10'-4"
- T/1ST FLOOR 0'-0"
- T/BSMT FLR -10'-4"



**SOUTH ELEVATION**

- T/PARAPET 35'-6"
- T/ROOF 31'-0"
- T/3RD FLOOR 20'-8"
- T/2ND FLOOR 10'-4"
- T/1ST FLOOR 0'-0"
- T/BSMT FLR -10'-4"



**EAST ELEVATION**

- T/PARAPET 35'-6"
- T/ROOF 31'-0"
- T/3RD FLOOR 20'-8"
- T/2ND FLOOR 10'-4"
- T/1ST FLOOR 0'-0"
- T/BSMT FLR -10'-4"

**SHAMAHAN & SONS**  
 BUILDERS, INC.  
 1690 Shamahan Drive, South Elgin, Illinois 60177  
 815/765-1320 FAX 815/765-1326

**AAA**  
 Storage, Inc.

PRELIMINARY  
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 SHAMAHAN & SONS BUILDERS, INC.

PROJECT: AAA STORAGE  
**INTERIOR SELF-STORAGE**  
 6340 STAGECOACH DRIVE WEST DES MOINES, IOWA  
 CONCEPT EXTERIOR BUILDING ELEVATIONS

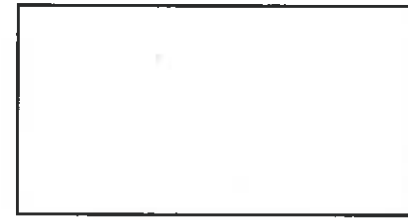
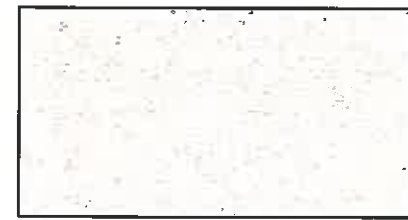
1ST SUBMITTAL: 05-18-2017  
 2ND SUBMITTAL: 05-06-2017  
 3RD SUBMITTAL: 05-15-2017



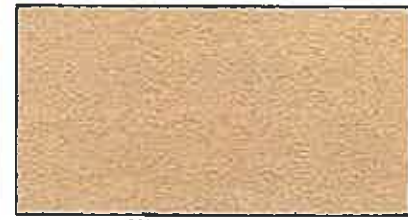
SIGNAGE EXAMPLE



**1** ENLARGED WEST ELEVATION  
SCALE: 1/8" = 1'-0"



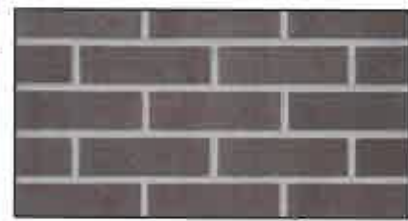
EIFS FINISH #2



EIFS FINISH #1



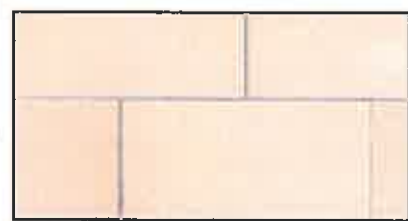
EXTERIOR PAINT



BRICK VENEER



STONE VENEER



MANUFACTURED STONE VENEER

**MATERIALS**

SYMBOL KEY: ① →

1. MANUFACTURER STONE MASONRY, SMOOTH FINISH, ARRISCRAFT RENAISSANCE STONE, "SUEDE"
2. BRICK VENEER, UTILITY 1/3 BOND, SIOUX CITY BRICK, "CORDOVAN"
3. STONE VENEER, FON DU LAC "RUSTIC ASHLAR"
4. EXTERIOR PAINT, SHERWIN WILLIAMS, SW0041, "DARK HUNTER GREEN"
5. EXTERIOR INSULATION FINISH SYSTEM #1, DRYVIT, "ANTIQUE GOLD #437A"
6. EXTERIOR INSULATION FINISH SYSTEM #2, DRYVIT, "ALABASTER #396"
7. EXTERIOR INSULATION FINISH SYSTEM #3, DRYVIT, "BUCKSKIN #449"
8. STOREFRONT/GLAZING, "DARK BRONZE/CLEAR GLAZING"
9. ALUMINUM ENTRANCE/GLAZING, "DARK BRONZE/CLEAR GLAZING"
10. OVERHEAD GLAZED DOOR, "WHITE"
11. WALL MOUNT LIGHT FIXTURE, HINKLEY MANOR HOUSE 1449BK
12. WINDOW/GLAZING, "DARK BRONZE/BRONZE TINT"
13. SIGNAGE AREA 96 SQ FT INDIVIDUALLY MOUNTED LETTERING. EXTERNALLY ILLUMINATE WITH TIMER TO SHUT-OFF FROM 11 PM TO 5AM
14. ROOF MOUNTED EQUIPMENT, SCREEN WITH PARAPET
15. SIGNAGE AREA 27 SQ FT INDIVIDUALLY MOUNTED LETTERING NOT ILLUMINATED

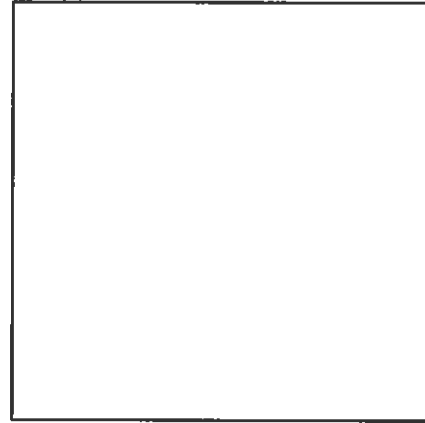


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PROJECT: AAA STORAGE  
**INTERIOR SELF-STORAGE**  
6340 STAGECOACH DRIVE WEST DES MOINES, IOWA  
CONCEPT ENLARGED ELEVATION & MATERIALS

1ST SUBMITTAL: 08-18-2017  
2ND SUBMITTAL: 09-08-2017  
3RD SUBMITTAL: 09-18-2017

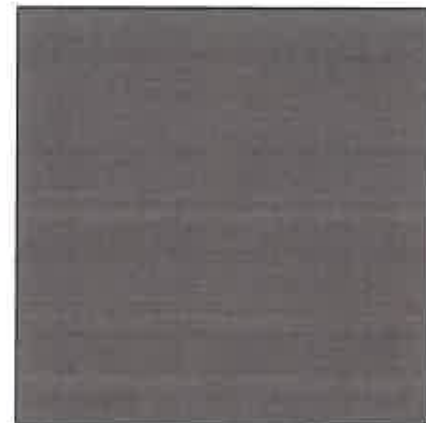
SHEET AS211



**WALL PANEL**  
COLOR: ALMOND



**ROOF & EAVE**  
COLOR: EVERGREEN



**ROOF & EAVE**  
COLOR: CONTINENTAL BROWN



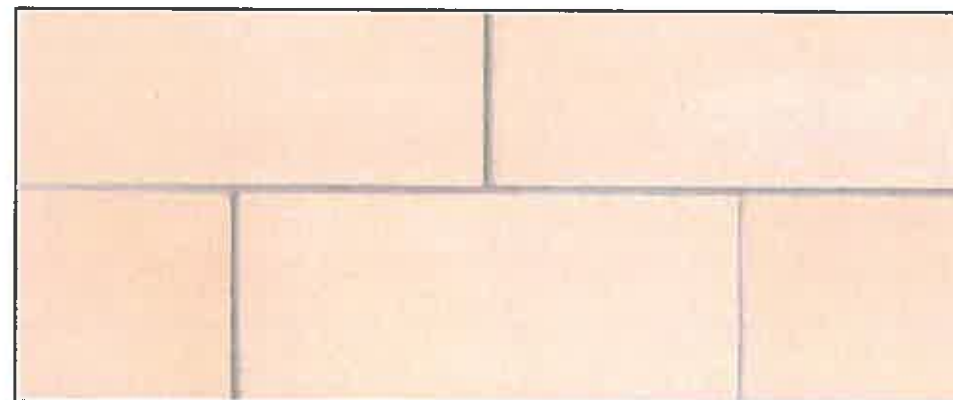
**BRICK VENEER**  
SIOUX CITY BRICK  
CASTILE GREY VELOUR



**STONE VENEER**  
FON DU LAC RUSTIC



**BRICK VENEER**  
SIOUX CITY BRICK  
CORDOVAN



**MANUFACTURERED STONE VENEER**  
ARRISCRAFT RENAISSANCE  
COLOR: SUEDE; FINISH: SMOOTH

**SHANAHAN & SONS**  
BUILDERS, INC.  
1450 Shanahan Drive, South Elgin, Illinois 60177  
(815) 399-3330 FAX (815) 399-3124

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PROJECT: AAA STORAGE  
**INTERIOR SELF-STORAGE**  
6340 STAGECOACH DRIVE WEST DES MOINES, IOWA  
EXTERIOR MATERIAL BOARD

1ST SUBMITTAL: 08-18-2017  
2ND SUBMITTAL: 09-08-2017  
3RD SUBMITTAL: 09-18-2017

SHEET AS221

Landscaping				
	Area(SF)	Percent		
Open Space Required	40,909	25%		
Open Space Provided	104,983			
Parking Lot	Overstory	8	0	
	Understory	0	0	
	Shrubs	0	0	
Screening	Overstory	0	0	
	Understory	0	0	
	Shrubs	0	0	
	Area(LU)	Overstory/Evergreen	Understory	Shrubs
Open Space Required	40,909	14	14	41
Open Space Provided		17	14	84
Total Provided		25	14	111

SHANAHAN & SONS  
 LANDSCAPE ARCHITECTS, INC.  
 1690 Shanahan Drive, South Elgin, Illinois 60177  
 (815) 399-4320 FAX (815) 399-1126

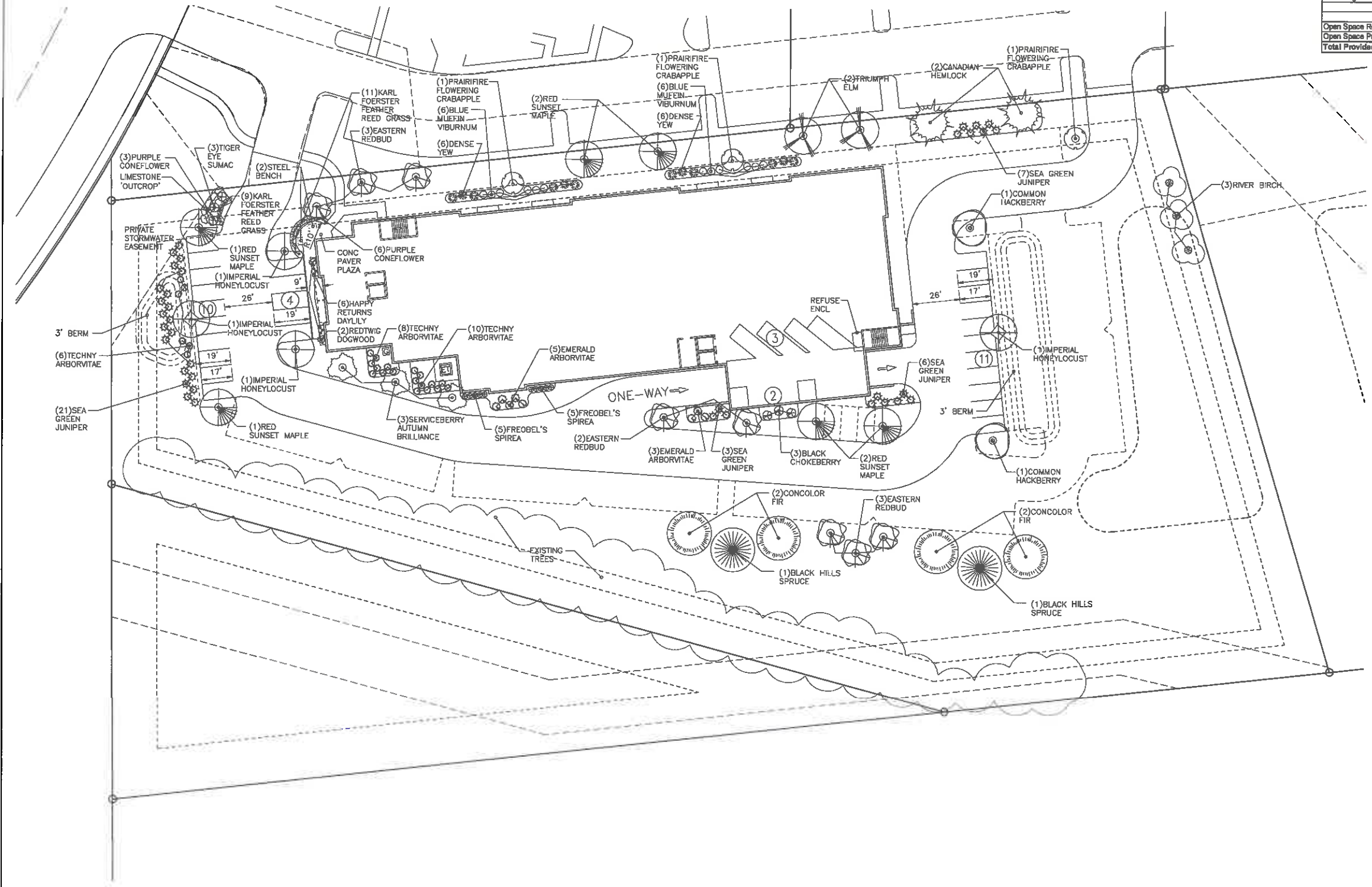
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PROJECT: AAA STORAGE, INC  
**NEW FACILITY**  
 6340 STAGECOACH DRIVE WEST DES MOINES, IOWA  
**CONCEPT LANDSCAPE PLAN**

1ST SUBMITTAL: 08-18-2017  
 2ND SUBMITTAL: 09-06-2017  
 3RD SUBMITTAL: 09-18-2017

SHEET **L101**



**A LANDSCAPE PLAN**  
 SCALE: 1" = 30'-0"  
 20' 10' 0 10' 20' 30' 40'  
 SCALE: 1" = 30'-0" ↑

PLANT LIST									
QTY	Symbol	COMMON NAME	BOTANICAL NAME	SIZE	QTY	Symbol	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES				EVERGREEN SHRUBS					
4	🌲	Concolor Fir	Abies Concolor	6'	37	🌲	Sea Green Juniper	Juniperus chinensis 'Sea Green'	30"-#5
2	🌲	Black Hills Spruce	Picea Glauca Densata	6'	12	🌲	Dense Yew	Taxus x media 'densiformis'	30"-#5
2	🌲	Canadian Hemlock	Tsuga Canadensis	6'	24	🌲	Techny Arborvitae	Thuja occidentalis 'Techny'	36"-#5
DECIDUOUS OVERSTORY TREES				DECIDUOUS SHRUBS					
6	🍁	Red Sunset Red Maple	Acer rubrum 'Franksred'	2"	8	🌳	Emerald Arborvitae	Thuja occidentalis 'Smaragd'	36"-#5
3	🌳	River Birch	Betula nigra	6' Multi-stem	3	🌳	Black Chokeberry	Aronia melanocarpa 'Elata'	24"-#2
2	🌳	Common Hackberry	Celtis occidentalis	2"	2	🌳	Redtwig Dogwood	Cornus alba 'Bailhala'	24"-#5
4	🌳	Imperial Honeylocust	Gleditsia triacanthos f. inermis 'Impcole'	2"	3	🌳	Tiger Eye Sumac	Rhus Typhina 'Baltiger'	24"-#5
2	🌳	Triumph Elm	Ulmus 'Morton Glossy'	2"	10	🌳	Fraebel's Spirea	Spiraea x burmalda 'Fraebelia'	24"-#2
DECIDUOUS UNDERSTORY TREES				PERENNIALS & GRASSES					
3	🌳	Serviceberry Autumn Brilliance	Amelanchier Grandiflora 'Autumn Brilliance'	1-1/2"	12	🌳	Blue Muffin Viburnum	Viburnum dentatum 'Christom'	24"-#2
8	🌳	Eastern Redbud	Cercis Canadensis	1-1/2"	21	🌳	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#1
3	🌳	Prairifire Flowering Crabapple	Malus x 'Prairifire'	1-1/2"	9	🌳	Purple Coneflower	Echinacea purpurea 'Magnus'	#1
					6	🌳	Daylily	Hemerocallis 'Happy Returns'	#1



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



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



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



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



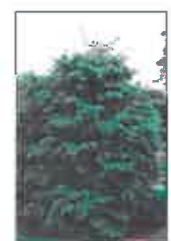
**TRIUMPH ELM**  
Mature Size  
Ht: 40'-50'  
Spread: 40'-45'



**CONCOLOR FIR**  
Mature Size  
Ht: 50'-60'  
Spread: 20'-30'



**BLACK HILLS SPRUCE**  
Mature Size  
Ht: 40'-60'  
Spread: 20'-30'



**CANADIAN HEMLOCK**  
Mature Size  
Ht: 50'-60'  
Spread: 25'-35'



**SERVICEBERRY AUTUMN BRILLIANCE**  
Mature Size  
Ht: 20'-25'  
Spread: 15'-20'



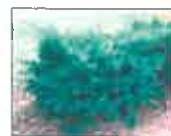
**EASTERN REDBUD**  
Mature Size  
Ht: 20'-25'  
Spread: 20'-25'



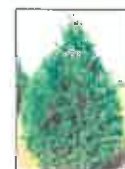
**PRAIRIFIRE FLOWERING CRABAPPLE**  
Mature Size  
Ht: 15'-20'  
Spread: 15'-20'



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



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



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



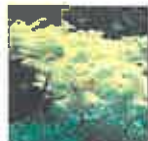
**EMERALD ARBORVITAE**  
Mature Size  
Ht: 10'-15'  
Spread: 3'-4'



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



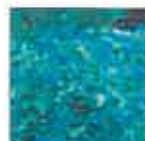
**REDTWIG DOGWOOD**  
Mature Size  
Ht: 5'-6'  
Spread: 5'-6'



**TIGER EYE SUMAC**  
Mature Size  
Ht: 6'-8'  
Spread: 6'-8'



**FRAEBEL'S SPIREA**  
Mature Size  
Ht: 5'-6'  
Spread: 5'-6'



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



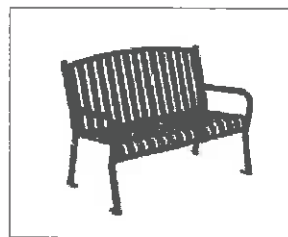
**KARL FOERSTER FEATHER REED GRASS**  
Mature Size  
Ht: 3'-5'  
Spread: 2'-3'



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



**DAYLILY**  
Mature Size  
Ht: 15"-18"

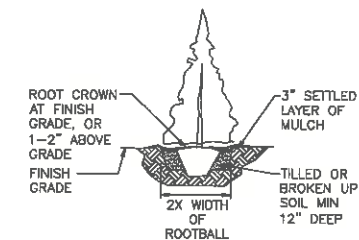


**STEEL BENCH**  
BOHLMANN  
BBSA-48  
GLOSS BLACK

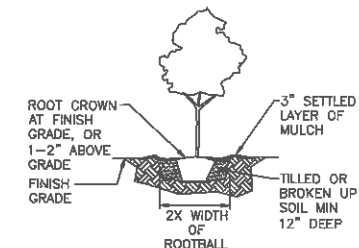
**LANDSCAPE NOTES:**

**TREE PLANTING**

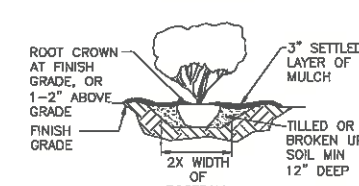
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
  - DIG THE PLANTING HOLE A MINIMUM OF 2X WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
  - THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
  - LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
  - SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
  - AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOT BALL. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
  - APPLY A 3" (SETTLED) DEPTH OF ORGANIC MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
  - PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
  - REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
- TYPICAL SHRUB PLANTING INDIVIDUAL PLANTING HOLE**
- DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
  - SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
  - SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
  - IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
  - IF &&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
  - BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
  - PLACE ORGANIC MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 3 INCHES.
- TYPICAL SEED, SOD AND MULCH**
- PROVIDE 4" ON TOPSOIL AT ALL AREAS RECEIVING SEED OR SOD. GRADE SMOOTH REMOVING ALL STUMPS, ROOTS, ROCKS AND OTHER DEBRIS.
  - SOD AREAS WEST AND NORTH OF THE BUILDING. SEED AND BLANKET REMAINING AREAS WITH PERMANENT LAWN MIXTURE TYPE 1 MIXTURE. SEED STORMWATER DETENTION AREAS WITH NATIVE WETLAND SEEDING. "PRAIRIE" AREAS TO BE SEED WITH SUDAS NATIVE GRASS AND WILDFLOWER SEEDING WITH ANNUAL COVER CROP.
  - APPLY 3" OF ORGANIC MULCH AT DECIDUOUS TREES(24" RADIUS), EVERGREEN TREES(12" BEYOND SPREAD), SHRUBS(8" BEYOND SPREAD), FOUNDATION PLANTINGS AND PERENNIAL BEDS.



**EVERGREEN PLANTING**  
NOT TO SCALE



**TREE PLANTING**  
NOT TO SCALE



**SHRUB PLANTING**  
NOT TO SCALE

PROJECT: AAA STORAGE, INC  
**NEW FACILITY**  
6340 STAGECOACH DRIVE WEST DES MOINES, IOWA  
CONCEPT LANDSCAPE SCHEDULE & NOTES

1ST SUBMITTAL: 08-18-2017  
2ND SUBMITTAL: 09-06-2017  
3RD SUBMITTAL: 09-18-2017



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