CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: December 11, 2017

ITEM: AAA Storage, 6340 Stagecoach Drive – Approval to construct a 3-story indoor storage facility with basement – William J. Denton, Janet M. Denton, Brian J. and Lori J. Denton – PC-003684-2017

RESOLUTION: Approval of Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Jason Shanahan, in association with the property owners, William J. Denton, Janet M. Denton, Brian J. and Lori J. Denton, is requesting approval of a Permitted Conditional Use Permit (PC) site plan to allow construction of an indoor self-service storage facility on that property located at 6340 Stagecoach Drive. The applicant proposes to construct a 3-story indoor storage facility with two ground floor retail tenants at the west end of the building. The applicant indicated at the Plan and Zoning Commission, that two second floor office tenants could also be incorporated at the west end if there is demand. In October of 2017, the Board of Adjustment approved the use of the property for SIC 4225, Self-service storage facility – interior unit access with no outside storage yard in a Regional Commercial District. The specific site plan for the development of the property was not approved at that time as the Board has indicated that they are more comfortable with the Commission and Council reviewing such.

Plan and Zoning Commission Action:
Vote: 5-0 approval, with Commissioner(s) Crowley and Southworth absent.
Date: December 4, 2017
Motion: Adopt a resolution recommending the City Council approve the Permitted Conditional Use Site Plan

OUTSTANDING ISSUES: There are no outstanding issues.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee - Development & Planning: *11/13/2017*
- Staff Review and Comment
  - *Plan & Zoning Commission and City Council Review of Permitted Conditional Uses*
  - *Interior Unit Access Self-Storage*
  - *Building Design*
  - *Parking*
- Comprehensive Plan Consistency
- Town Center Overlay District Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan and the Town Center Overlay District, the Plan and Zoning Commission recommends the City Council approve the AAA Storage Site Plan to allow construction of a 3-story indoor storage facility with a basement and associated site improvements, subject to the applicant meeting all City Code requirements and the following:

1. The applicant shall work with City staff to address the remaining minor site plan comments.

2. Prior to installation, the applicant obtaining all appropriate sign permits from the City's Sign Administrator.

3. The applicant screening to staff's satisfaction any roof-top mechanical units visible from the public streets or adjacent properties, prior to issuance of any occupancy permits, including temporary occupancy permits.

Lead Staff Member: Brian Portz, AICP BP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	not requried
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	11/13/2017		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

- Exhibit I - Plan and Zoning Commission Communication
  - Attachment A - Commission Resolution
    - Exhibit A Conditions of Approval
  - Attachment B - Project Overview
  - Attachment C - Location Map
  - Attachment D - Building Elevations
  - Attachment E - Site Plans
- Exhibit II - City Council Resolution
  - Exhibit A - Conditions of Approval

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: December 4, 2017

Item: AAA Storage, 6340 Stagecoach Drive – Approval to construct a 3-story indoor storage facility with a basement – William J. Denton, Janet M. Denton, Brian J. and Lori J. Denton – PC-003684-2017

Resolution: Approval of Site Plan

Case Advisor: Brian S. Portz, AICP BSP

Applicant's Request: The applicant, Jason Shanahan, in association with the property owners, William J. Denton, Janet M. Denton, Brian J. and Lori J. Denton, is requesting approval of a Permitted Conditional Use Permit (PC) site plan to allow construction of an indoor self-service storage facility on that property located at 6340 Stagecoach Drive. The applicant proposes to construct a 3-story indoor storage facility with two ground floor retail tenants at the west end of the building. In October of 2017, the Board of Adjustment approved the use of the property for SIC 4225, Self-service storage facility – interior unit access with no outside storage yard in a Regional Commercial District. The specific site plan for the development of the property was not approved at that time as the Board has indicated that they are more comfortable with the Commission and Council reviewing such.

History: The subject property was annexed into the City in 2003 as a part of the Mills Civic Parkway Annexation. A Comprehensive Plan Amendment was approved for the property changing the land use designation from Office to Regional Commercial. The property was platted in 2014 along with a Specific Plan Ordinance outlining the development requirements for the property. In October of 2017, the Board of Adjustment approved the use of the property for SIC 4225, Self-service storage facility – interior unit access with no outside storage yard.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on November 13, 2017, as an informational item only. No discussion was had and no disagreement with the proposal was expressed.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff would summarize the following:

- *Plan & Zoning Commission and City Council Review of Permitted Conditional Uses*: Based on input from the Board of Adjustment, who considers Permitted Conditional Uses, Staff will be amending City Code to require that the Plan & Zoning Commission and City Council review the site plans for Permitted Conditional Uses. The Board of Adjustment will continue to review the appropriateness of the proposed land use that is being requested with the Permitted Conditional Use, but will defer the site plan review to the P&Z and City Council. To keep projects moving forward, this request is being brought to the P&Z and City Council now for review, since the use of the property as an indoor storage facility has already been approved by the Board of Adjustment.

- *Interior Unit Access Self-Storage:* In December of 2016, the City Council passed a City Code amendment allowing indoor self-storage facilities in commercial zoning districts if the architecture of the building was designed so that it looked like a retail building or building type permitted in that zoning district from the outside, retail uses were incorporated on the first floor to avoid a 'dead' building within a commercial area, and also if it could be demonstrated that the parking requirements for a permitted reuse of the building could be met on the site in the event the building was converted to a permitted use in the future. The proposed project meets all of the required performance standards.

- *Building Design*: The applicant is proposing a building design that will resemble a hotel due to the nature of the Regional Commercial zoning district and its close proximity to the existing hotels to the north. A possible

reuse of this building could be a hotel since hotels are a permitted use within the Regional Commercial District. The design also includes two retail spaces at the entrance to the building on the west side.

- *Parking:* As a possible reuse of the building as a hotel, the applicant has provided a site plan and parking counts showing that the proposed site could accommodate the number of parking spaces required for a 150 room hotel with the use of surface parking and underground parking. The building is being designed with the appropriate ventilation measures to accommodate possible underground parking in the future.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Town Center Overlay District Consistency: The proposed site plan has been reviewed for consistency with the proposed Town Center Overlay District Guidelines. Based upon that review, a finding has been made that the proposed site plan is consistent with the Town Center Overlay District Guidelines in that the site plan is consistent with the overall objective and intents of the Town Center Overlay District Guidelines.

Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan and Town Center Overlay District, staff recommends that the AAA Storage Site Plan to allow construction of a 3-story indoor storage facility with a basement and associated site improvements be approved subject to the applicant meeting all City Code requirements and the following:

1. The applicant shall work with City staff to address the remaining minor site plan comments.

2. Prior to installation, the applicant obtaining all appropriate sign permits from the City's Sign Administrator.

3. The applicant screening to staff's satisfaction any roof-top mechanical units visible from the public streets or adjacent properties, prior to issuance of any occupancy permits, including temporary occupancy permits.

Property Owners:

William J. and Janet M. Denton
280 S. 79th Street, #1202
West Des Moines, IA 50266
willjdent@msn.com

Brian J. and Lori J. Denton
925 S. 90th Street
West Des Moines, IA 50266
briadent@msn.com

Applicant:

Jason Shanahan
681 Reserve Court
South Elgin, IL 60177
jason@shanahanandsons.com

ATTACHMENTS:

Attachment A	-	Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Project Overview
Attachment B	-	Location Map
Attachment C	-	Building Elevations
Attachment D	-	Site Plans

ATTACHMENT A

RESOLUTION NO. PZC- 17-112

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PERMITTED CONDITIONAL USE SITE PLAN (PC-003684-2017) TO CONSTRUCT A 3-STORY INDOOR SELF-STORAGE FACILITY AND SITE IMPROVEMENTS AT 6340 STAGECOACH DRIVE

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Jason Shanahan, in association with the property owners, William J. Denton, Janet M. Denton, Brian J. and Lori J. Denton, has requested approval of a Permitted Conditional Use Site Plan (PC-003684-2017) for that property located at 6340 Stagecoach Drive to construct a 3-story indoor self-storage facility with site improvements;

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference;

WHEREAS, on December 4, 2017, this Commission held a duly-noticed public meeting to consider the application for Permitted Conditional Use Site Plan;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report noted above, or as amended orally at the meeting on this date, are adopted.

SECTION 2. The Permitted Conditional Use Site Plan to construct 3-story indoor self-storage facility and site improvements is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on December 4, 2017.

Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on December 4, 2017, by the following vote:

AYES: Andersen, Brown, Costa, Erickson, Hatfield
NAYS:
ABSTENTIONS:
ABSENT: Crowley, Southworth

ATTEST:

Recording Secretary

S:__Development Projects\Dentons\AAA Storage\Site Plan\PC-003684-2017_SR_AAA Storage Site Plan_12-04-2017_PZ.Docx

EXHIBIT A
CONDITIONS OF APPROVAL

1. The applicant shall work with City staff to address the remaining minor site plan comments.

2. Prior to installation, the applicant obtaining all appropriate sign permits from the City's Sign Administrator.

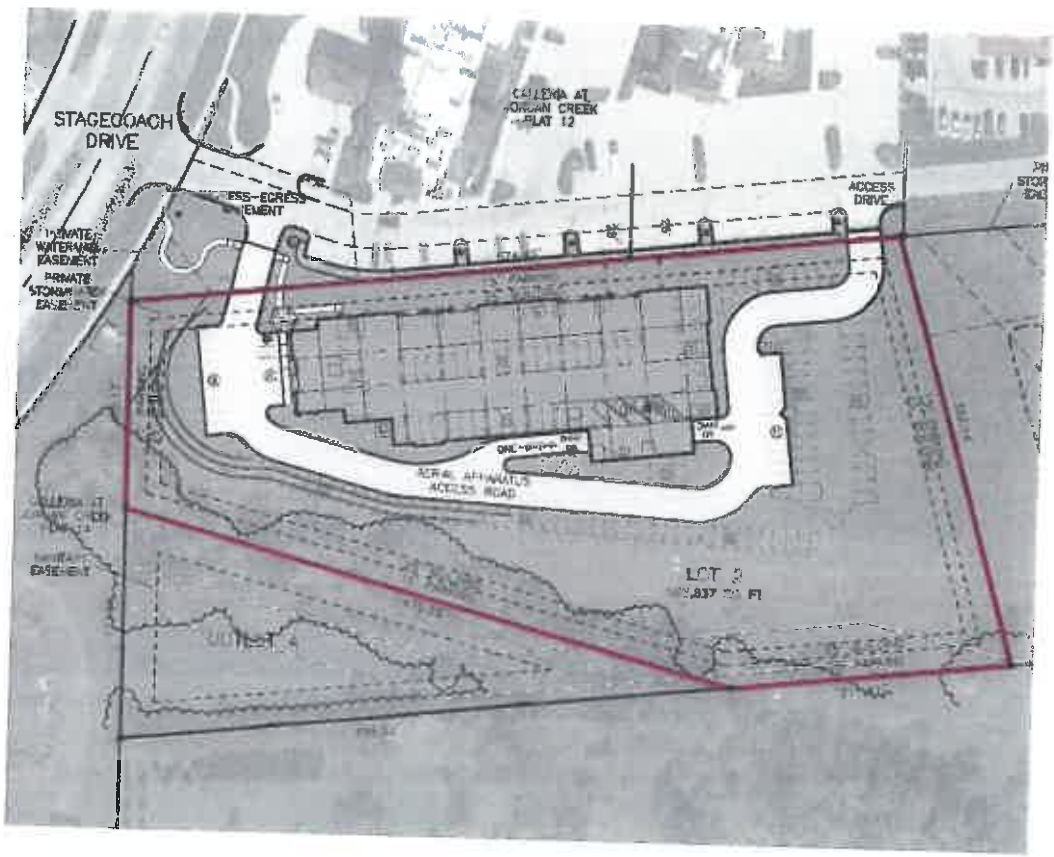
3. The applicant screening to staff's satisfaction any roof-top mechanical units visible from the public streets or adjacent properties, prior to issuance of any occupancy permits, including temporary occupancy permits.

ATTACHMENT B

AAA Storage, Inc.
1690 Shanahan Drive
South Elgin, Illinois 60177
847-742-9700

Project Overview

Project: AAA Storage, Inc.
Street Address: 6340 Stagecoach Drive
Location: West Des Moines, Iowa
Location Description: Lot 2, Village Cooperative Plat 1
Prepared By: Douglas Jelinek
Date: August 18, 2017



AAA Storage, Inc.
1690 Shanahan Drive
South Elgin, Illinois 60177
847-742-9700

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- 1.1 AAA Storage, Inc. Overview
- 1.2 Site Selection
- 1.3 Project Description
- 1.4 Project Impact

2.0 Business Description
- 2.1 Services
- 2.2 Management
- 2.3 Facility Operation

3.0 Proposed Development
- 3.1 Existing Site Conditions
- 3.2 Site Layout and Building Architecture
- 3.3 Building Re-use

4.0 Attachments
- AS101 Site Plan w/Reuse, 11x17
- AS201 Concept Building Elevations, 11x17
- AS211 Concept Enlarged Elevation & Materials, 11x17
- L101 Concept Landscape Plan, 11x17
- L102 Concept Landscape Schedules & Notes, 11x17

AAA Storage, Inc.
1690 Shanahan Drive
South Elgin, Illinois 60177
847-742-9700

1.0 Summary

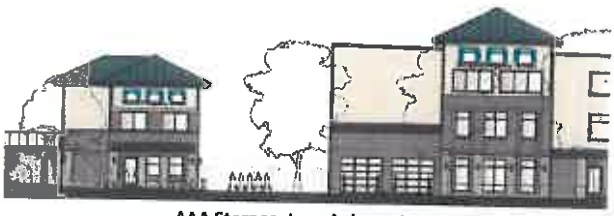
1.1 AAA Storage, Inc. Overview

AAA Storage, Inc. is focused on creating attractive self-storage facilities with a mix of climate controlled and traditional units to serve residential and business communities.

AAA Storage, Inc. developed and currently manages a facility at 1690 Shanahan Drive in South Elgin, Illinois with 70,700 square feet of non-climate control drive-up units and 57,600 gross square feet of climate control drive-up, interior ground level access and elevator access units.

AAA Storage, Inc., South Elgin, Illinois

AAA Storage, Inc. currently has a facility under construction at 2175 Ankeny Boulevard in Ankeny, Iowa that will open in the Fall of 2017. This facility includes a mixed of climate control and traditional units in 126,000 square feet of space.



AAA Storage, Inc., Ankeny, Iowa

1.2 Site Selection

AAA Storage, Inc. looks for sites with high visibility and market demand for self-storage where the construction of a new facility will support growing residential, commercial and business areas.

AAA Storage, Inc. also looks for sites that are conveniently located where people work, shop and live and are part of a vibrant commercial district. Self-storage facilities provide the indispensable extra space essential for multi-family housing, moderate density single family homes and growing office and commercial areas.

AAA Storage, Inc.
1690 Shanahan Drive
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847-742-9700

1.3 Project Description

AAA Storage, Inc. on Stagecoach Drive will be a three-story facility with a basement. The facility will contain 120,400+/- sq. ft. of gross building area providing interior access climate-controlled storage units, an interior loading area and retail/office space for lease.

The proposed facility will be of non-combustible construction with a supervised fire sprinkler system designed to provide protection for the household goods stored on the property.

1.4 Project Impact

Self-storage developments generate little traffic minimizing the impact on public roads and traffic volume. Estimated traffic generated by this site is 310 daily, 18 AM peak hour and 32 PM peak hour vehicle trips.

Self-storage developments also have a light footprint on municipal services including utilities, fire, EMS, police and school system as compared to other types of potential development. As a result, there is the creation of assessed value and tax base with limited need for services that will not overly burden the budgets of the city departments and school system.

AAA Storage, Inc.
1690 Shanahan Drive
South Elgin, Illinois 60177
847-742-9700

2.0 Business Description

2.1 Services

AAA Storage, Inc. will provide interior access climate control units with convenient access and a month by month lease structure. AAA Storage, Inc. will provide a secure and safe facility with controlled access, video monitoring and trained staff. AAA Storage, Inc. will provide a clean and well-lit facility.

AAA Storage, Inc. will provide a storage option for people who need space for:

- Personal items where there is a lack available space in their primary residence.
- Temporary storage while moving to a new residence or during a home renovation.
- Storage of inherited and sentimental family items.
- Storage for college students and military service personnel.
- Storage of seasonal and recreational items.

AAA Storage, Inc. will provide a storage option for businesses who need space for:

- Secure records, documents and excess inventory.
- Office furniture and equipment.
- Temporary storage while moving to a new business location or during a business renovation.
- Inventory for entrepreneurial ventures, remote working and small business.

AAA Storage, Inc. will:

- Prohibit the storage of hazardous, toxic, explosive, flammable, petroleum products, animals, firearms, ammunition or other illegal items as determined by local state and federal laws.
- Prohibit the tenant from producing, manufacturing or selling products within the facility.

2.2 Management

AAA Storage, Inc. will manage the new facility utilizing the existing management team and hiring a new on-site managers and part-time employees.

AAA Storage, Inc.
1690 Shanahan Drive
South Elgin, Illinois 60177
847-742-9700

2.3 Facility Operation

AAA Storage, Inc. will have a rental office open from 9:00am to 5:00pm on Monday, Saturday and Sunday; and from 9:00am to 7:00pm on Tuesday, Wednesday, Thursday and Friday.

Tenants will have access to the climate-control storage units from 7:00am to 10:00pm seven days a week.

Access to the storage area will be by the use of a security keypad that will be tied to the renter and the unit(s) rented.

Security cameras and staff will monitor the building and its access points.

AAA Storage, Inc.
1690 Shanahan Drive
South Elgin, Illinois 60177
847-742-9700

3.0 Proposed Development

3.1 Existing Site Conditions

This site is located along the east side of Stagecoach Drive approximately 600 feet south of the intersection of Mills Civic Parkway.

This site has no street frontage along Stagecoach Drive and has access provided from an easement with the property to the north. This easement aligns with the entrance to Walmart across Stagecoach Drive and will be the main entrance into the site.

A second entrance to the property is proposed at the northeast corner of the property. This assumes the appropriate rights are in place or can be established with the property owner to the north.

The southern portion of the site has steep slopes into a drainage area. These slopes and the amount of grading required for the site makes it a challenging project. The proposed building should be located on the northern portion of the site where there is approximately 2.50+/- acres of land that can be developed and utilized with substantial grading of the existing contours.

Selected Zoning and Bulk Standards for this property:

- Denton PUD #99.
- Town Center Overlay District.
- 25' Building Setback.
- 15' Parking Setback.
- 36' Maximum Building Height with an additional 12' of height with an additional 10' of building setback.
- 25% Minimum Open Space.
- Underlying RC Zone Uses include Interior Unit Access Self-Storage Facility(SIC 4225) is a Permitted Conditional Use.
- Maximum Trip Generation: 2,243 average daily trip, 83 AM peak hour trips and 179 PM peak hour trips.

AAA Storage, Inc.
1690 Shanahan Drive
South Elgin, Illinois 60177
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3.2 Site Layout and Building Architecture

The proposed building will be situated along the north building setback with parking and the main entrance to the west. The west façade will have rental office additional retail/office space for lease on the first and second floors. A hardscape plaza will be provided at the northwest corner of the building for the use of tenants, employees and visitors.

An access drive will extend along the south side of the building and an overhead door opening will be provided at the basement level for vehicle access to an enclosed loading area. Loading activities will be completely screened by the enclosed loading area. The access drive will then extend along the east side of the building to a secondary site entrance. Along the east side of the building will be additional parking and a secondary swinging door access to the loading area. This access drive will also serve as a Fire Department Access Road for the property and building.

The proposed building exterior will include 360-degree design in a Mediterranean style similar to the hotels located to the north. The building façade will have articulated plane changes that will include changes in color and material. Changes in color and material will also occur at the base, middle and cornice.

Retail uses will be limited to the first floor since site has no street frontage along Stagecoach Drive and the width of the site and building at the west end of the site is narrowed by the drainage area running through the site.

AAA Storage, Inc.
1690 Shanahan Drive
South Elgin, Illinois 60177
847-742-9700

3.3 Building Re-use

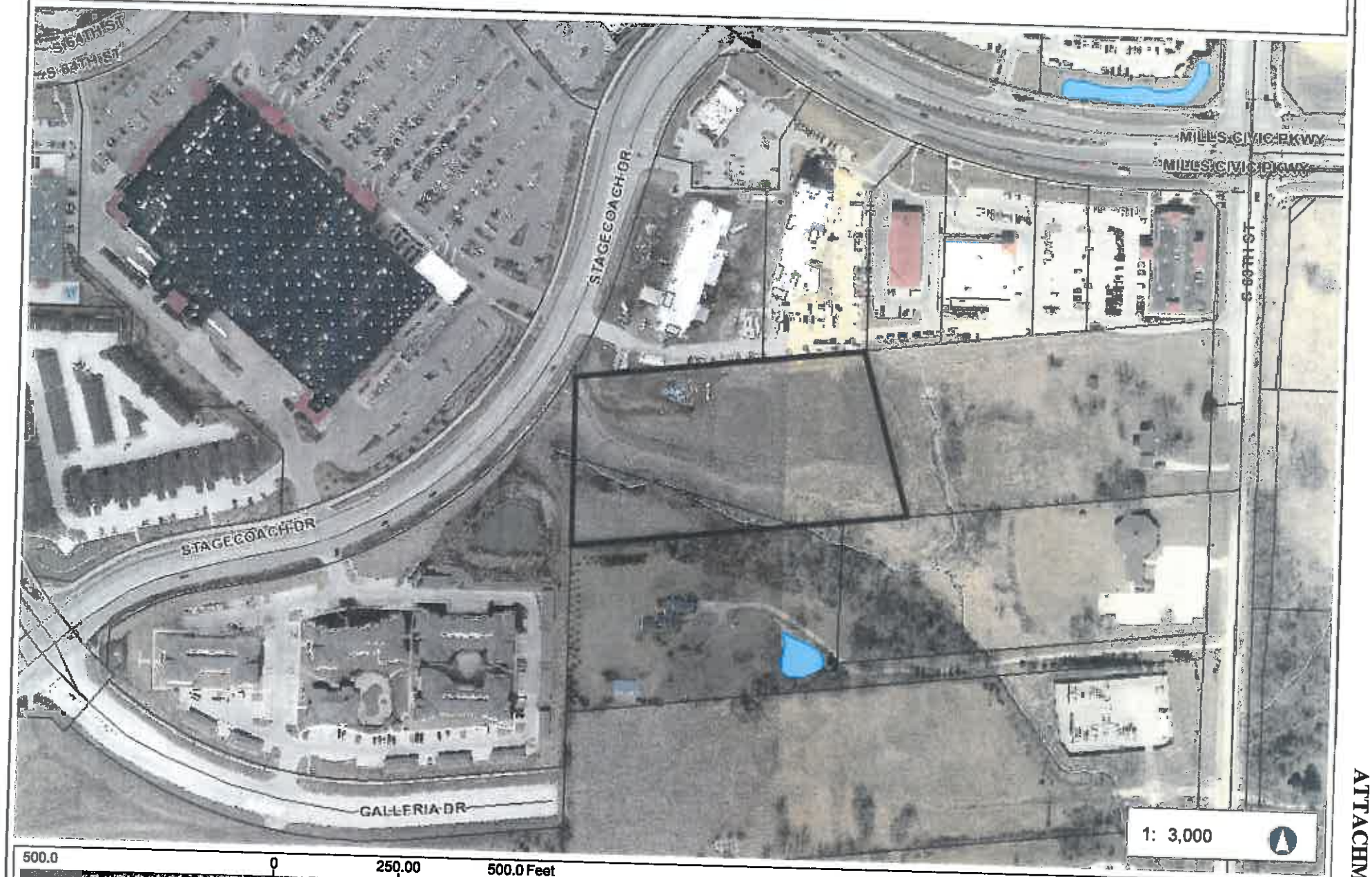
In compliance with the Zoning Ordinance for Interior Unit Access Self-Storage the proposed Re-use of this structure would be for a Business Hotel or an All Suites Hotel.

Hotels(SIC 701) area a permitted use in the RC Zone and the Denton PUD #99.

Parking for these types of re-use would include exterior surface parking in combination with interior parking spaces in the basement of the proposed structure.

Available Vehicle Trip Allocations with a proposed re-use to a Business Hotel would limit the size to approximately 142 guest rooms. Parking available with a proposed re-use to an All Suites Hotel would limit the size to approximately 150 guest rooms.

AAA Storage



500.0 0 250.00 500.0 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© City of West Des Moines, Iowa

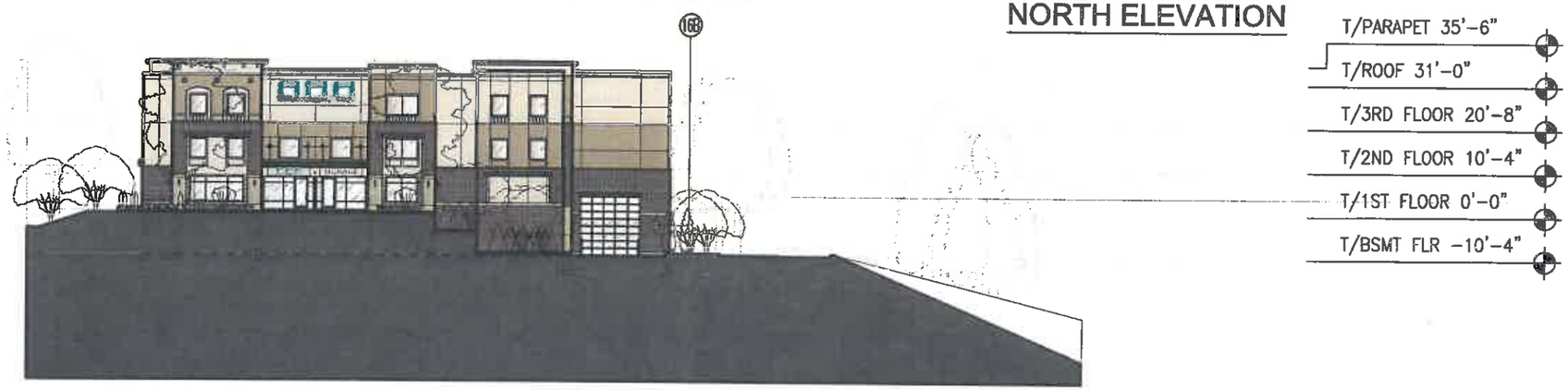
Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

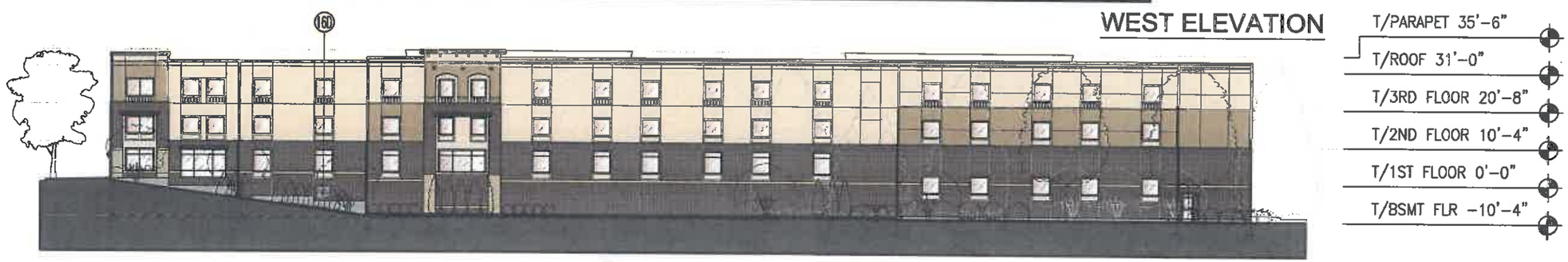
ATTACHMENT C

ATTACHMENT D

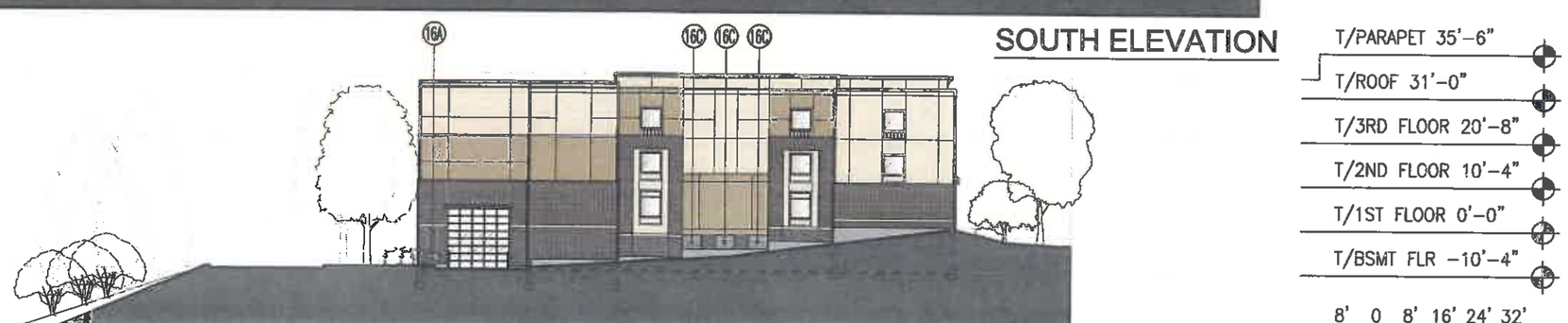
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

8' 0 8' 16' 24' 32'
SCALE: 1/32" = 1'-0"

SHANAHAN & SONS BUILDERS, INC.
1690 Shepelton Drive, South Elgin, Illinois 60177
(847)695-4330 FAX (847)695-1136

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AAA Storage, Inc.

PRELIMINARY
NOT FOR
CONSTRUCTION
PROPERTY OF
SHANAHAN & SONS BUILDERS, INC

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

1ST SUBMITTAL: 11-03-2017
2ND SUBMITTAL: 11-22-2017

SHEET AS201

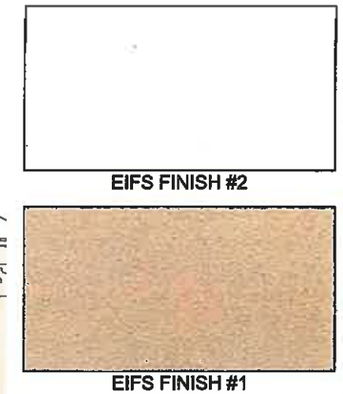
SIGNAGE EXAMPLE

EXTERIOR LIGHT

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, "MOCHA" VELOUR
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, FIXTURE 'A': WPLED26DC RAB; FIXTURE 'B': 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
16. WALL LOUVER, BRONZE FINISH, 'A': INTAKE 30"X30"; 'B': EXHAUST 24"X24"; 'C': INTAKE: 36"X54"; 'D': EXHAUST 48"X48"

SHANAHAN & SONS BUILDERS, INC.
1690 Stonebridge Drive, South Elgin, Illinois 60177
(847)903-4300 FAX (847)697-1114

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aaa Storage, Inc.

PRELIMINARY NOT FOR CONSTRUCTION

PROPERTY OF SHANAHAN & SONS BUILDERS, INC

PROJECT: AAA STORAGE, INC.

INTERIOR SELF-STORAGE

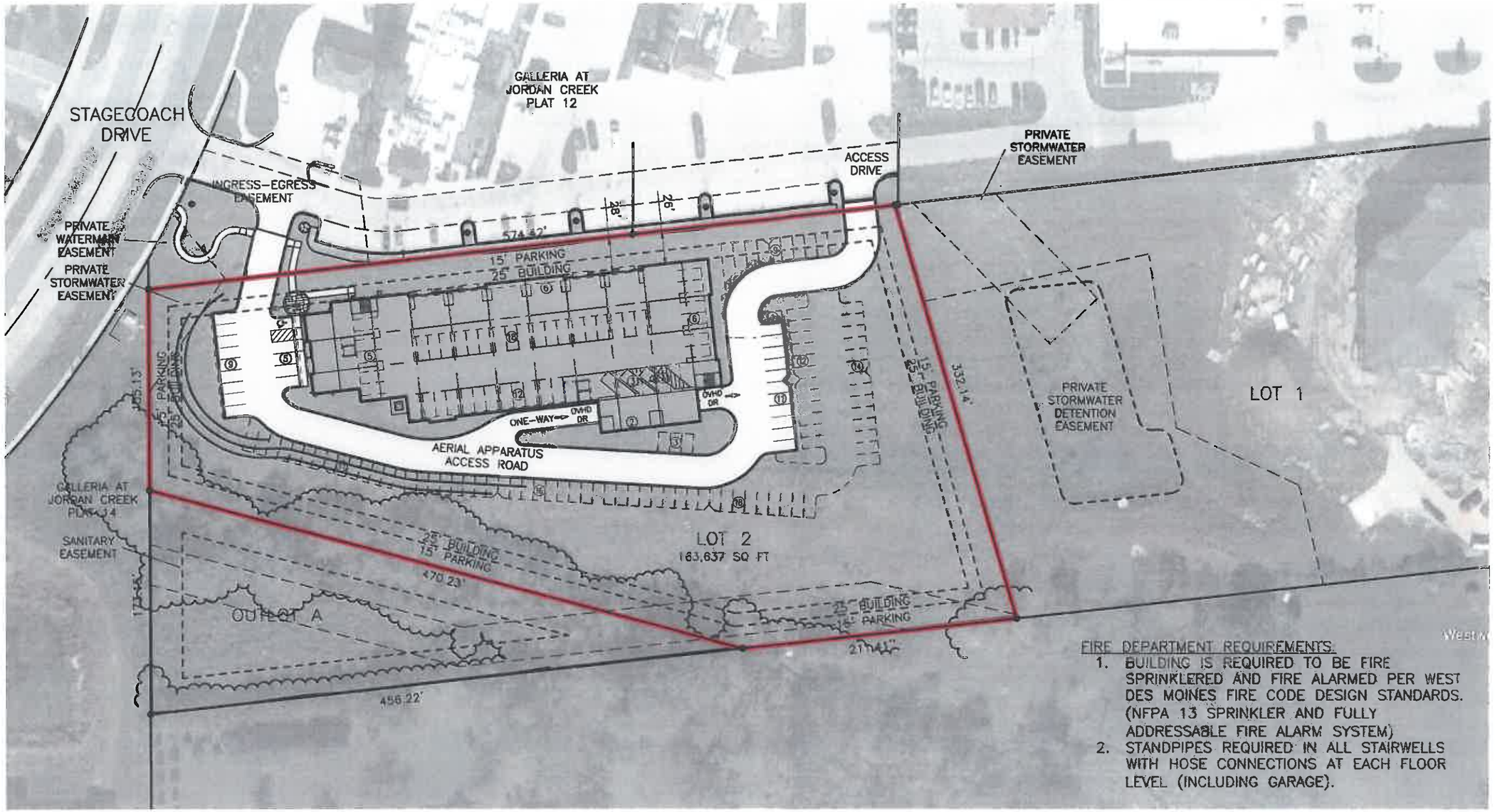
6340 STAGECOACH DRIVE WEST DES MOINES, IOWA

CONCEPT ENLARGED ELEVATION & MATERIALS

1ST SUBMITTAL: 11-03-2017
2ND SUBMITTAL: 11-22-2017

SHEET AS211

LOT 2, VILLAGE COOPERATIVE PLAT - SPECIFIC PLAN SITE PLAN - PC-003684-2017



FIRE DEPARTMENT REQUIREMENTS.

1. BUILDING IS REQUIRED TO BE FIRE SPRINKLERED AND FIRE ALARMED PER WEST DES MOINES FIRE CODE DESIGN STANDARDS. (NFPA 13 SPRINKLER AND FULLY ADDRESSABLE FIRE ALARM SYSTEM)
2. STANDPIPES REQUIRED IN ALL STAIRWELLS WITH HOSE CONNECTIONS AT EACH FLOOR LEVEL (INCLUDING GARAGE).

(A) SITE LAYOUT W/ REUSE

SCALE: 1" = 80'-0"

0 40' 80' 160'

SCALE: 1" = 80' - 0"

N

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 REQUIREMENT 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

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

150 KEY ALL SUITE HOTEL(PARKING)
142 KEY BUSINESS HOTEL(AM TRIP)
3 STORY WITH BASEMENT PARKING
PARKING: 154 + 6 ACC = 160 CARS

SHANAHAN & SONS BUILDERS, INC.
1407 Shanahan Drive, South Ft. Dodge, Iowa 50501
(515)573-2122 FAX (515)573-1116

aaa Storage, Inc.

PRELIMINARY NOT FOR CONSTRUCTION
PROPERTY OF SHANAHAN & SONS BUILDERS, INC

PROJECT: AAA STORAGE, INC.
INTERIOR SELF-STORAGE
6340 STAGECOACH DRIVE WEST DES MOINES, IOWA
SITE LAYOUT W/ REUSE

1ST SUBMITTAL: 11-03-2017
2ND SUBMITTAL: 11-22-2017

SHEET AS101

SITE PLAN

FOR

AAA STORAGE, INC.

6340 STAGECOACH DRIVE
CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

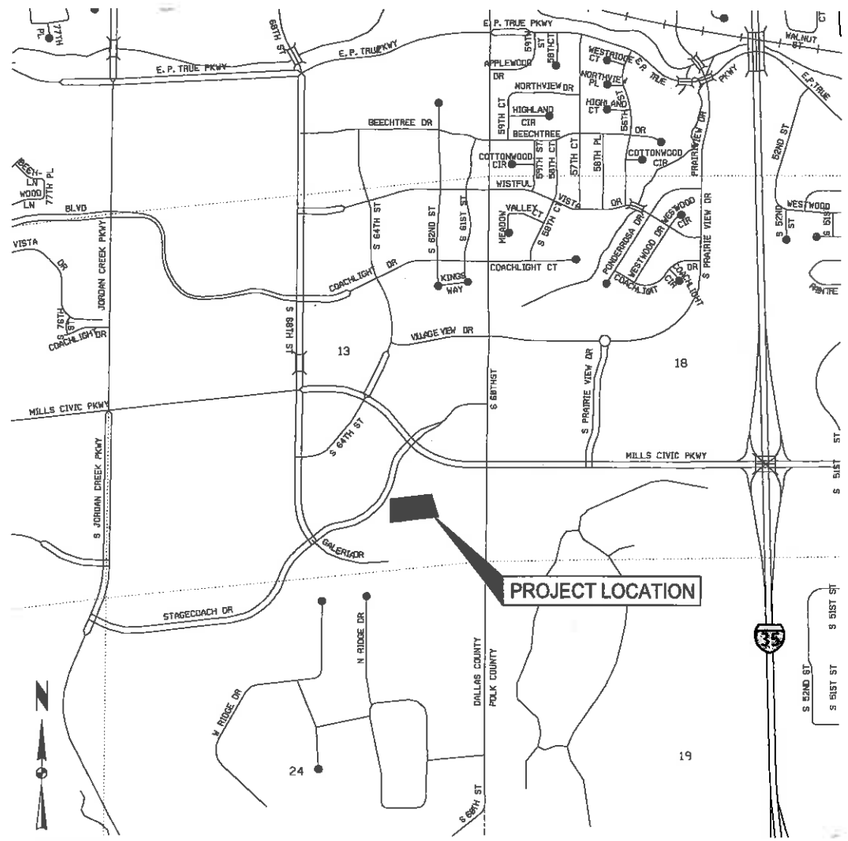
OWNERS

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) 669-9498



SCALE: 1"=1000'

VICINITY MAP

INDEX OF SHEETS

1. TITLE SHEET
2. PROJECT INFORMATION
3. DIMENSION PLAN
4. UTILITY PLAN
5. GRADING AND EROSION CONTROL PLAN
6. LANDSCAPE PLAN
7. LANDSCAPE SCHEDULE AND NOTES

LICENSED PROFESSIONAL ENGINEER
JASON A. LEDDEN
24117
IOWA

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.

Jason A. Ledden, P.E. Date

License Number 24117

My License Renewal Date is December 31, 2018

Pages or sheets covered by this seal:
Sheets 1-5

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	11/21/17	AWS

Engineer: JAL | Checked By: BKC | Scale: 1"= 1'
Technician: AWS | Date: 11/03/17 | Field Bk: | Pg:
Twp-Range-Sec: 78N-26W-13 | Sheet 1 of 7
Project No: 1170857

WEST DES MOINES, IOWA

AAA STORAGE, INC.

TITLE SHEET

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1170857
Sheet 1 of 7

LEGEND

Features	Existing	Proposed
Spot Elevation	93.0	×93.0
Contour Elevation	93	93
Fence (Barbed, Field, Hog)	—x—x—	
Fence (Chain Link)	—//—//—	
Fence (Wood)		
Fence (Silt)		
Tree Line		
Tree Stump		
Deciduous Tree \ Shrub		
Coniferous Tree \ Shrub		
Communication	—C(*)—	—C—
Overhead Communication	—OC(*)—	—OC—
Fiber Optic	—FO(*)—	—FO—
Underground Electric	—E(*)—	—E—
Overhead Electric	—OE(*)—	—OE—
Gas Main with Size	—4" G(*)—	—4" G—
High Pressure Gas Main with Size	—4" HPG(*)—	—4" HPG—
Water Main with Size	—8" W(*)—	—8" W—
Sanitary Sewer with Size	—8" S(*)—	—8" S—
Duct Bank	—DUCT(*)—	
Test Hole Location for SUE w/ID	8a1	

(*) Denotes the survey quality service level for utilities

Sanitary Manhole		
Storm Sewer with Size	12" ST	12" ST
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box	EB	
Electric Transformer		
Traffic Sign		
Communication Pedestal		
Communication Manhole		
Communication Handhole		
Fiber Optic Manhole		
Fiber Optic Handhole		
Gas Valve		
Gas Manhole		
Gas Apparatus		
Fence Post or Guard Post		
Underground Storage Tank		
Above Ground Storage Tank		
Sign		
Satellite Dish		
Mailbox		
Soil Boring		

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI/ ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

UTILITY CONTACT INFORMATION

C1-COMMUNICATION	CENTURYLINK TOM STURMER 720-578-8090 thomas.sturmer@centurylink.com
G-GAS	MIDAMERICAN ENERGY JAMES KEISLAR 515-979-1065 jakeislar@midamerican.com
C2-COMMUNICATION	UNITE PRIVATE NETWORKS, LLC CLARK LUNDY 515-321-3336 clark.lundy@upllc.com
W-WATER	WEST DES MOINES WATER WORKS WILLIAM MABUCE 515-222-3465 wmabuce@wdmww.com

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com

CITY OF WEST DES MOINES STANDARD NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS:
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. DESIGNATED BUFFERS SHALL BE DESIGNATED AS A 'NO BUILD AREA'.
8. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE.

CITY OF WEST DES MOINES CONTROL DATUM

WEST DES MOINES BM# 016
ELEVATION: 179.77

WEST DES MOINES BM# 118
ELEVATION: 201.57

CITY OF WEST DES MOINES STAMPED ALUMINIMUM CAP PLACED IN CONCRETE BASE

SITE BENCHMARKS

CITY OF WEST DES MOINES VERTICAL DATUM
IARTN DERIVED - US SURVEY FEET

CONVERSION FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO WEST DES MOINES DATUM IS (-)774.01

BM1 ELEV=180.54
BURY BOLT ON HYDRANT SOUTH OF ENTRANCE TO HOMEWOOD SUITES.

BM2 ELEV=186.82
NORTHEAST BOLT ON HYDRANT AT SOUTHEAST CORNER OF HOMEWOOD SUITES.

GENERAL NOTES

A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DES MOINES METRO DESIGN STANDARDS AND WEST DES MOINES ADDENDUMS, AND THE SOILS REPORTS PREPARED BY CMT (PN 1702056AAA).

C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.

D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.

E. NOTIFY OWNER, ENGINEER AND CITY OF WEST DES MOINES AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.

F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.

G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.

H. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.

I. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.

J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.

K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.

L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.

M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.

N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.

O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.

P. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF WEST DES MOINES, AND THE OWNER PRIOR TO CONSTRUCTION.

Q. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

R. ALL ACCESSIBLE PARKING SPACES ARE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE CIRCULATION ROUTE TO THE MAIN ENTRANCE OF THE BUILDING.

S. THERE ARE AT LEAST TWO (2) ACCESSIBLE MEANS OF EGRESS WITH A CONTINUOUS EXIT PATH AWAY FROM THE BUILDING FOR TENANTS THAT WILL REQUIRE TWO EXITS.

T. A REPORT CERTIFIED BY A THIRD-PARTY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE CITY, SHALL BE SUBMITTED BY THE CONTRACTOR TO DOCUMENT THE THICKNESS AND STRENGTH OF THE PAVEMENT, THE SUB-GRADE COMPACTION, COMPLIANCE WITH THE METRO DESIGN STANDARDS FOR STREETS, AND THE STANDARDS LISTED IN THE WEST DES MOINES OFF STREET PARKING ORDINANCE FOR PRIVATE STREETS, PARKING LOTS, AND DRIVEWAYS.

U. TRASH TO BE LOCATED INTERNAL TO THE BUILDING.

V. ALL EXTERIOR LIGHTING TO BE BUILDING MOUNTED WALL PACKS.

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1 N=7476557.89 E=18478525.40 Z=183.07
CUT "X" ON BACK OF CURB AT INTAKE ON SOUTH ENTRANCE TO HOMEWOOD SUITES.

CP2 N=7476067.21 E=18478381.58 Z=191.99
CUT "X" ON BACK OF CURB AT INTAKE SOUTH OF DETENTION POND, 15'± WEST OF GARAGE.

CP3 N=7476571.64 E=18479033.62 Z=185.09
CUT "X" ON BACK OF CURB, DIRECTLY NORTH OF NORTHEAST PROPERTY CORNER AT END OF RADIUS.

CP4 N=7476230.79 E=18479126.29 Z=154.43
FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP # 16747 AT SOUTHEAST PROPERTY CORNER OF SITE.

PROPERTY ADDRESS

6340 STAGECOACH DRIVE
WEST DES MOINES, IOWA

PROPERTY DESCRIPTION

LOT 2 AND OUTLOT A, VILLAGE COOPERATIVE PLAT
202,905 SF, 4.66 ACRES

COMPREHENSIVE PLAN LAND USE

REGIONAL COMMERCIAL

ZONING

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

PUD

DENTON PUD

GENERAL USE

3 STORY STORAGE FACILITY

BUILDING DESCRIPTION

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

PARKING CALCULATIONS

1 SPACE PER 200 SF OF GFA FOR OFFICE AREA
1000 SF / 200 = 5 STALLS

1 SPACE PER 300 SF OF GFA FOR RETAIL AND OFFICE PER DENTON PUD
2700 SF / 300 = 9 STALLS

1 SPACE PER 50 UNITS OR 1 SPACE PER 10,000 SF OF GFA, WHICHEVER IS GREATER OR A MINIMUM OF 3 SPACES
800 UNITS / 50 = 16 STALLS

TOTAL STALLS REQUIRED = 30
TOTAL STALLS PROPOSED = 30 (INCLUDING 2 ACCESSIBLE STALLS)

EXTERIOR = 25 (INCLUDING 1 ACCESSIBLE STALL)
INTERIOR = 5 (INCLUDING 1 ACCESSIBLE STALL)

DEVELOPMENT SCHEDULE

ACTIVITY	SCHEDULE	
EARTHWORK	NOVEMBER	2017
UNDERGROUND UTILITIES	DECEMBER	2017
FOUNDATIONS	DECEMBER	2017
PAVEMENTS	APRIL	2018
ELECTRIC / GAS	MAY	2018
LANDSCAPING / SITE FINISH	SEPTEMBER	2018

IMPERVIOUS CALCULATIONS

SITE = 4.66 ACRES / 202,905 SF
28,255 SF OF PAVEMENT
30,500 SF OF BUILDING AREA
58,755 SF / 202,905 SF
= 29.0% TOTAL IMPERVIOUS AREA

OPEN SPACE

REQUIRED 50,726 SF 25% OF TOTAL
PROVIDED 144,150 SF 71% OF TOTAL

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	11/21/17	AWS

Engineer: JAL | Checked By: BKC | Scale: 1"=
Technician: AWS | Date: 11/03/17 | Field Bk: | Pg:
Twp-Range-Sec: 78N-26W-13 | Sheet 2 of 7
Project No: 1170857

WEST DES MOINES, IOWA

AAA STORAGE, INC.

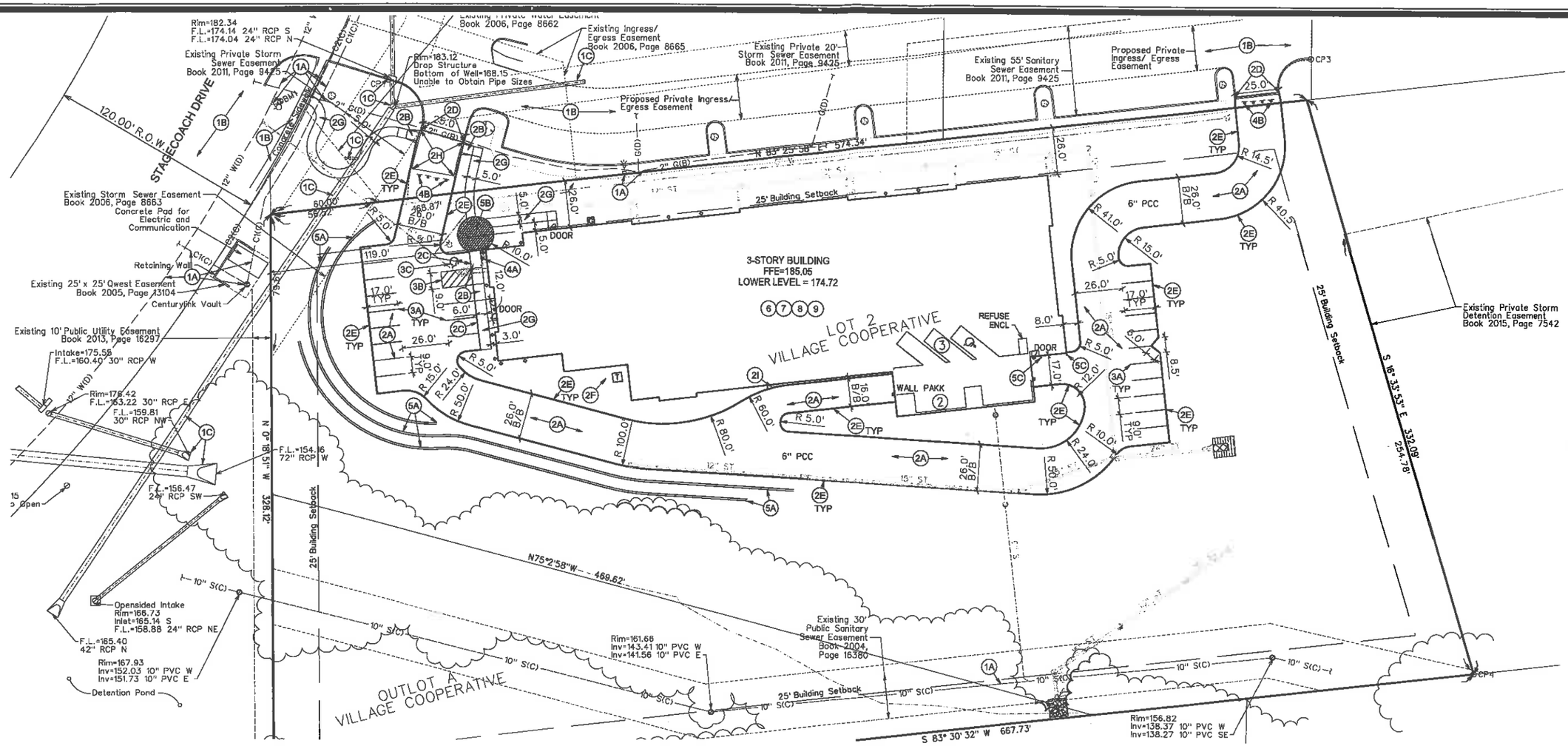
PROJECT INFORMATION

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

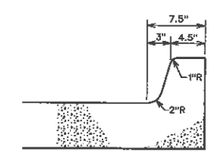
SNYDER & ASSOCIATES

Project No: 1170857
Sheet 2 of 7

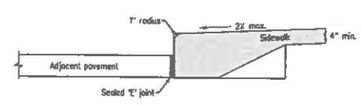


DIMENSION PLAN CONSTRUCTION NOTES

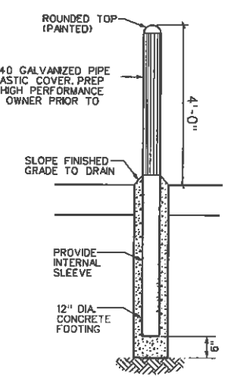
1. PROTECT THE FOLLOWING SITE FEATURES:
   A. EXISTING UTILITY. ADJUST AS NECESSARY TO ALLOW FOR CONSTRUCTION. VERIFY LOCATION, ELEVATION AND MINIMUM COVER REQUIREMENTS PRIOR TO CONSTRUCTION.
   B. EXISTING PAVEMENT.
   C. PROTECT EXISTING STORM SEWER.
2. PAVEMENTS, PROVIDE THE FOLLOWING AS PER CITY OF WEST DES MONIES STANDARDS. GEOTECHNICAL REPORT HAS BEEN PREPARED BY CMT PROJECT NO. 1702056AAA.
   A. 6" DEPTH PCC PAVEMENT WITH 6" HEIGHT CURB ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. PEDESTRIAN RAMP WITH MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING SYSTEM AT RAMPS WHERE SHOWN.
   C. INTEGRAL CURB AND 4" PCC SIDEWALK. SEE DETAIL.
   D. CONNECT TO EXISTING PCC PAVEMENT, DOWEL WITH #5 BARS EVERY 30". SAW CUT FULL DEPTH. MATCH EXISTING ELEVATIONS.
   E. STANDARD 6" CURB.
   F. 8" PCC TRANSFORMER PAD. COORDINATE WITH OWNER AND FRANCHISE UTILITY PROVIDER PRIOR TO CONSTRUCTION.
   G. 4" PCC SIDEWALK.
   H. REMOVE EXISTING PCC PAVEMENT. TO LIMITS SHOWN.
   I. INFILL WITH 4" MIN PCC PAVING BETWEEN BACK OF CURB AND BUILDING, PROVIDE EXPANSION JOINTS AS REQUIRED.
3. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
   A. PAINTED PARKING STALL LINE.
   B. PAINTED 45° STRIPING AT 3' O.C.
   C. PAINTED STATE OF IOWA APPROVED DISABLED SYMBOL, AS PER ADAAG REQUIREMENTS.
4. SIGNAGE, PROVIDE THE FOLLOWING:
   A. BLUE SIGN WITH DISABLED SYMBOL READING "VAN ACCESSIBLE" AS PER ADAAG STANDARDS. SECURE SIGN TO 2" SQUARE STEEL CHANNEL POST WITH ENAMEL FINISH.
   B. REMOVE TYPE "3" ROAD CLOSED SIGN.
5. PROVIDE SITE IMPROVEMENTS AS FOLLOWS:
   A. RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS.
   B. SITE PEDESTRIAN AREA WITH COLORED STAMPED 4" DEPTH CONCRETE & BENCH. REFER TO LANDSCAPE PLAN FOR DETAIL.
   C. CONCRETE BOLLARD W/ PLASTIC COVER OR PAINT AS PER OWNER. VERIFY COLOR W/ OWNER PRIOR TO CONSTRUCTION. SEE DETAIL.
6. SEE STRUCTURAL DRAWINGS FOR BUILDING FOUNDATION AND STOOP LOCATIONS AND DETAILED CONSTRUCTION.
7. SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
8. ALL SIGNING AND STRIPING OF PARKING AND DRIVES WITHIN SITE WILL NEED TO COMPLY WITH MUTCD STANDARDS. (MUTCD FEDERAL HIGHWAY ADMINISTRATION 2009 EDITION).
9. ALL SIDEWALKS IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO PROWAG AND WEST DES MOINES STANDARDS.



1/3 6" STANDARD CURB
NOT TO SCALE



2/3 INTEGRAL SIDEWALK AND CURB DETAIL
NOT TO SCALE



3/3 BOLLARD DETAIL
NOT TO SCALE

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	11/21/17	AWS

Engineer: JAL | Checked By: BKC | Scale: 1"=30' | Field Bk: | Pg:
Technician: AWS | Date: 11/03/17
Twp-Range-Sec: 78N-26W-13
Project No: 1170857
Sheet 3 of 7

WEST DES MOINES, IOWA

AAA STORAGE, INC.

DIMENSION PLAN

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
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515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1170857

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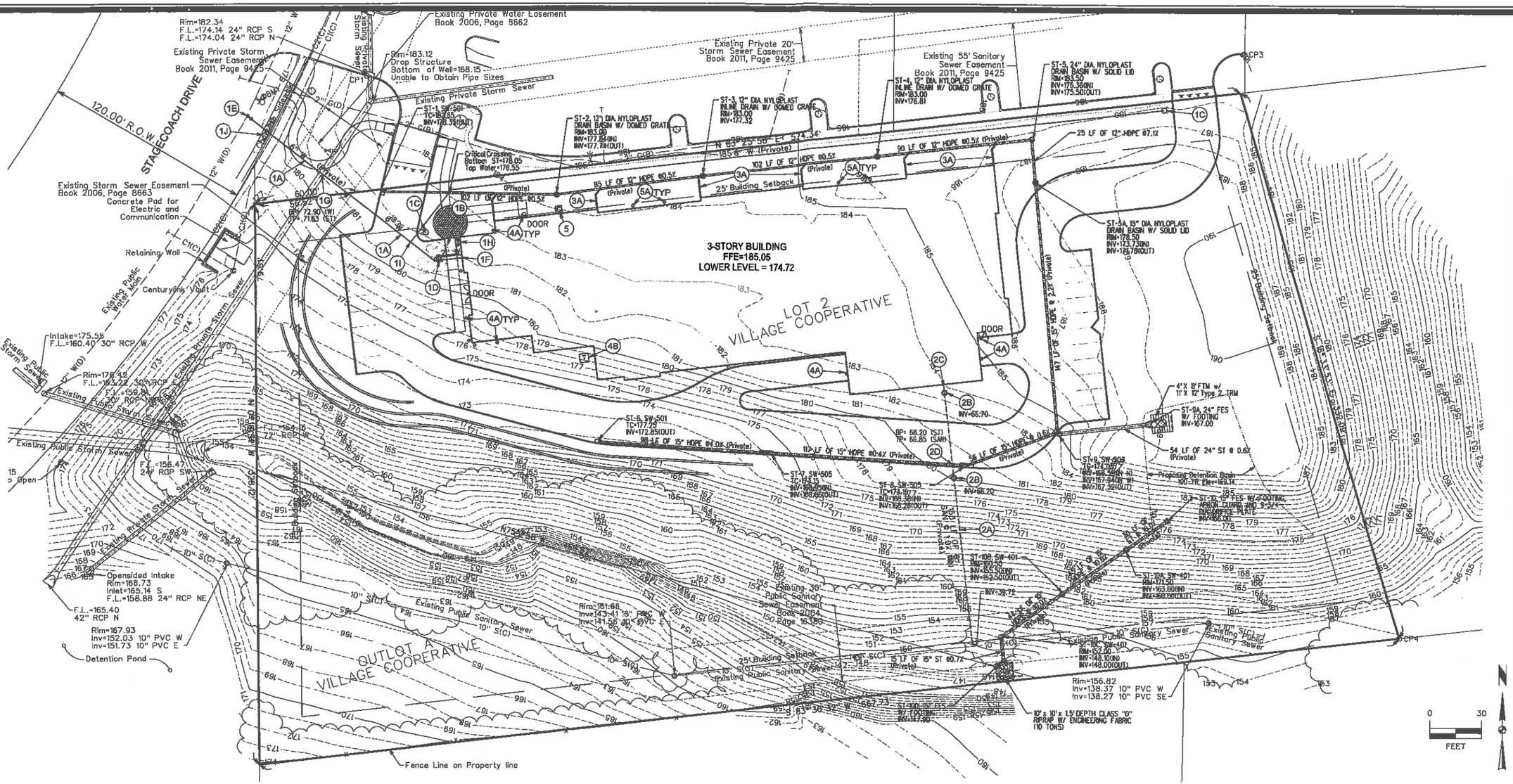
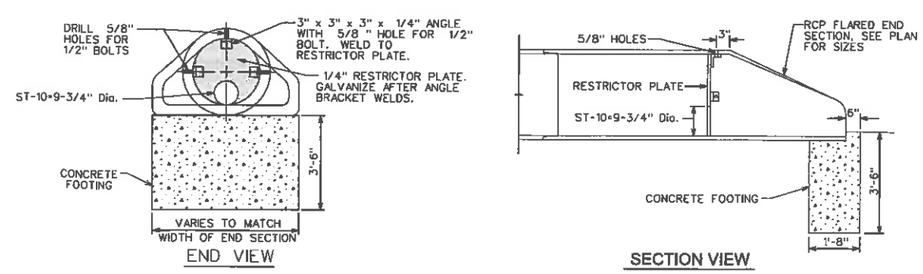


WATER QUANTITIES

6" WATER MAIN	608 LF.
6" - 45° BEND	2 EA.
6" TAPPING SLEEVE AND VALVE	1 EA.
6" VALVE	1 EA.
6" TEE	1 EA.
HYDRANT ASSEMBLY	2 EA.
2" WATER MAIN	20 LF.
2" VALVE	1 EA.

UTILITY CONSTRUCTION NOTES

1. WATER SERVICES. PROVIDE THE FOLLOWING:
   A. 6" WATER SERVICE LINE.
   B. 2" WATER SERVICE LINE.
   C. HYDRANT ASSEMBLY.
   D. 6" VALVE.
   E. CONNECT TO EXISTING WATER MAIN WITH 6" TAPPING SLEEVE AND VALVE. COORDINATE W/ NEIGHBORING PROPERTY OWNER PRIOR TO CONSTRUCTION.
   F. CONNECT TO BUILDING PER CITY OF WEST DES MOINES WATER WORKS STANDARDS.
   G. CRITICAL CROSSING. MAINTAIN 18" MIN. SEPARATION.
   H. FIRE DEPARTMENT CONNECTION.
   I. 6" TEE.
   J. REMOVE AND REPLACE SIDEWALK AS NECESSARY FOR WATER MAIN CONSTRUCTION.
2. SANITARY SEWER SERVICES: PROVIDE THE FOLLOWING:
   A. 6" SANITARY SEWER SERVICE LINE.
   B. SANITARY SEWER CLEAN OUT.
   C. CONNECT TO BUILDING SERVICE.
   D. CRITICAL CROSSING.
   E. TIE INTO EXISTING SANITARY SEWER W/ 1:1 RISER AS NECESSARY.
3. STORM SEWER SERVICES: PROVIDE THE FOLLOWING:
   A. 8" PVC ROOF DRAINS @ 1% MIN SLOPE, CONNECT TO STORM SEWER W/ INSERT A TEE CONNECTION. FINAL DOWNSPOUT LOCATION AND NUMBER TO BE PER ARCHITECTURAL PLANS.
4. SITE LIGHTING AND ELECTRICAL SERVICE. PROVIDE THE FOLLOWING:
   A. SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE ELECTRICAL PLANS ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION.
   B. ELECTRICAL TRANSFORMER. COORDINATE SIZE AND LOCATION WITH ELECTRICAL PLANS AND MID AMERICAN ENERGY.
5. PROPOSED GAS SERVICE. COORDINATE SIZE AND ROUTING WITH MID AMERICAN ENERGY PRIOR TO CONSTRUCTION.



1/4 FLARED END SECTION CIRCULAR RESTRICTOR PLATE
NO SCALE

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	11/21/17	AWS

Engineer: JAL | Checked By: BKC | Scale: 1"= 30' | Field Bk: | Pg:
Technician: AWS | Date: 11/03/17
Twp-Range-Sec: 78N-26W-13 | Sheet 4 of 7
Project No: 1170857

WEST DES MOINES, IOWA

AAA STORAGE, INC.

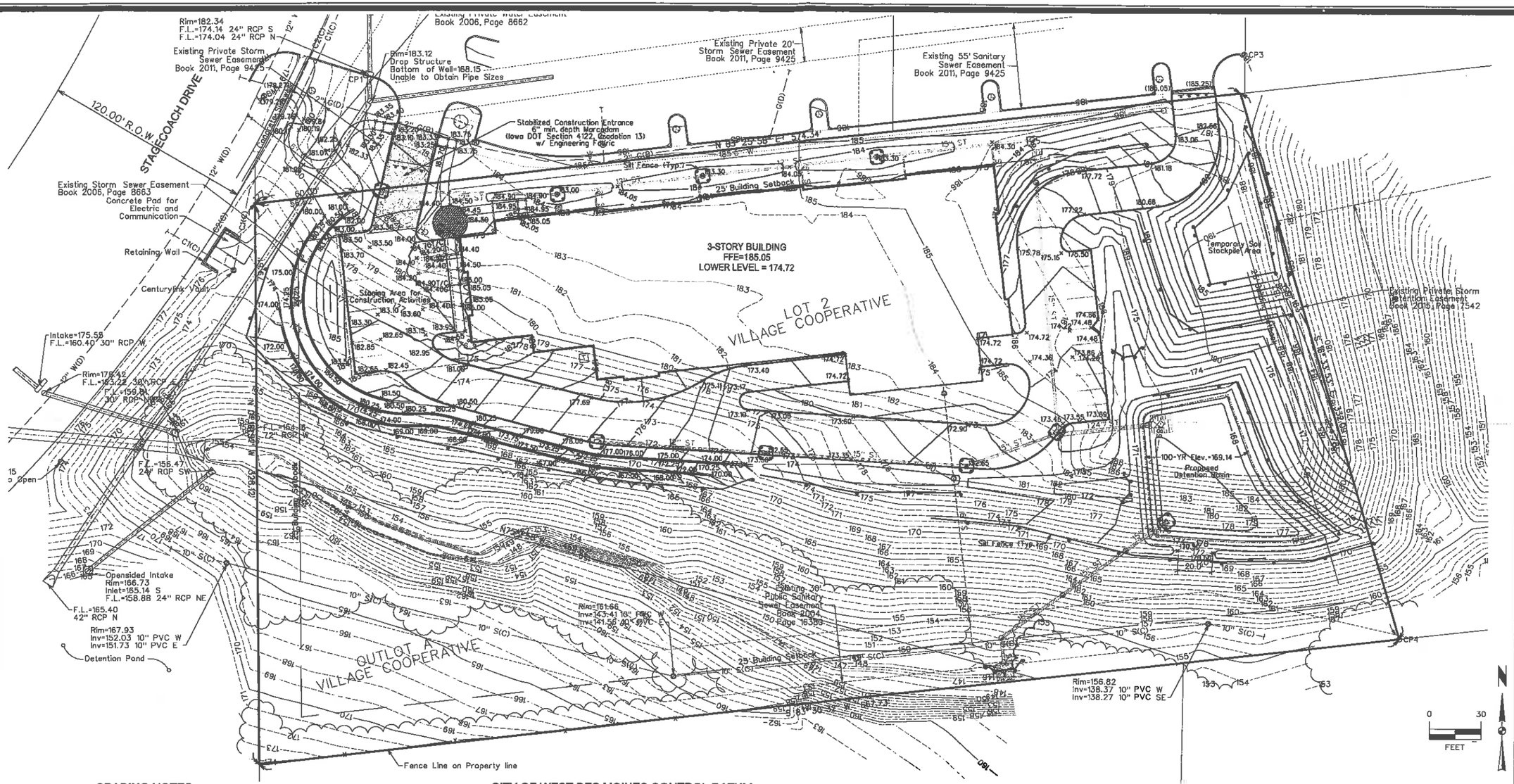
UTILITY PLAN

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1170857
Sheet 4 of 7



GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM STREETS, DRIVEWAYS AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
6. CLEANUP AND GRADING ACTIVITIES
   CONTACT: SHANAHAN & SONS BUILDERS, INC.
   RYAN SHANAHAN
   847-774-0873
7. CONTACT FOR EROSION AND SECIMENT CONTROL MEASURES
   CONTACT: SOIL-TEK
   TOM TRUELSON
   515-244-7474
8. SCHEDULE OF EROSION CONTROL
   A. PERIMETER SILT FENCE PRIOR TO CONSTRUCTION.
   B. INTAKE SILT FENCE/SEDIMENT BASKET UPON INSTALLATION OF UTILITIES.
   C. FINAL STABILIZATION UPON COMPLETION OF CONSTRUCTION ACTIVITIES.

CITY OF WEST DES MOINES CONTROL DATUM

WEST DES MOINES BM# 016 ELEVATION: 179.77
WEST DES MOINES BM# 118 ELEVATION: 201.57

CITY OF WEST DES MOINES STAMPED ALUMINIMUM CAP PLACED IN CONCRETE BASE

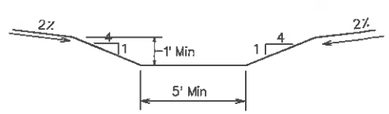
SITE BENCHMARKS

CITY OF WEST DES MOINES VERTICAL DATUM
NAVD88 DERIVED - US SURVEY FEET

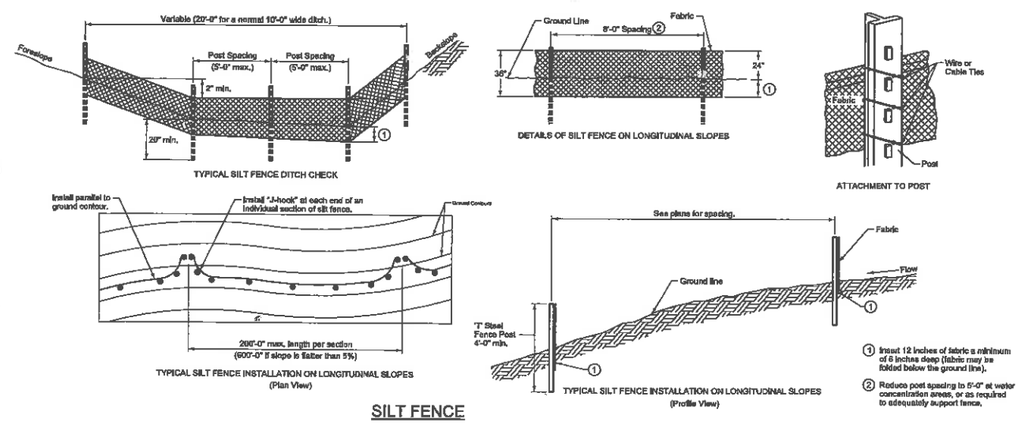
CONVERSION FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO WEST DES MOINES DATUM IS (-)774.01

BM1 ELEV=180.54
BURY BOLT ON HYDRANT SOUTH OF ENTRANCE TO HOMEWOOD SUITES.

BM2 ELEV=186.82
NORTHEAST BOLT ON HYDRANT AT SOUTHEAST CORNER OF HOMEWOOD SUITES.



TYPICAL DRAINAGE SWALE



TYPICAL SILT FENCE DITCH CHECK

DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

ATTACHMENT TO POST

TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Plan View)

TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Profile View)

① Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

② Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.

SILT FENCE

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	11/21/17	AWS

Engineer: JAL | Checked By: BKC | Scale: 1"= 30'
Technician: AWS | Date: 11/03/17 | Field Bk: | Pg:
Twp-Range-Sec: 78N-26W-13 | Sheet 5 of 7
Project No: 1170857

WEST DES MOINES, IOWA

AAA STORAGE, INC.

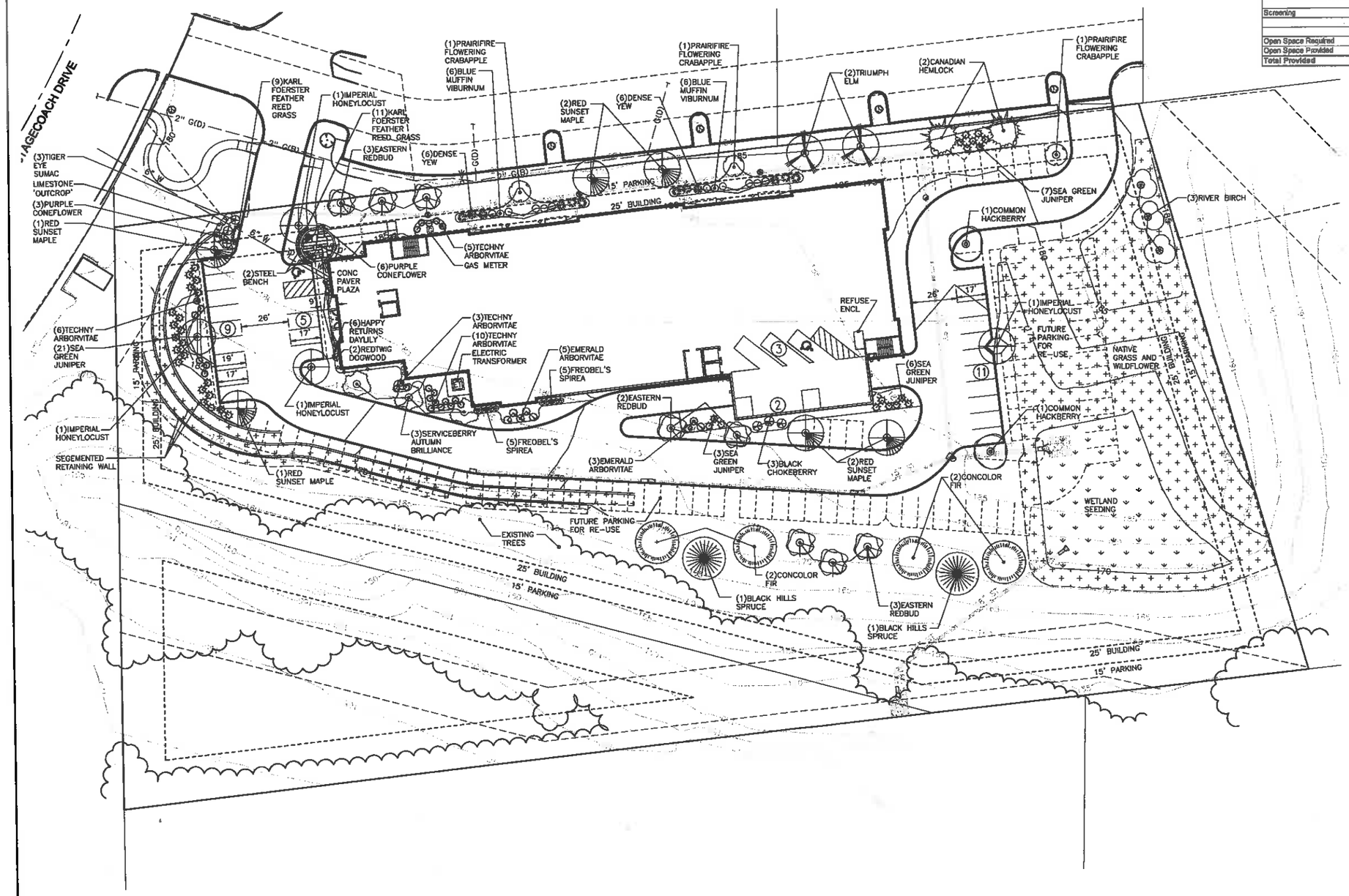
GRADING AND EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1170857
Sheet 5 of 7

Landscaping				
Open Space		Area(SF)		Percent
Open Space Required		40,909		26%
Open Space Provided		104,883		
		Overstory	Understory	Shrubs
Parking Lot		8	0	27
		Overstory	Understory	Shrubs
Screening		8	0	30
	Area/LU	Overstory/Evergreen	Understory	Shrubs
Open Space Required	40,909	14	14	41
Open Space Provided		17	14	54
Total Provided		25	14	111



A LANDSCAPE PLAN
SCALE: 1" = 30'-0"

20' 10' 0 10' 20' 30' 40'
SCALE: 1" = 30' - 0"

SHANAHAN & SONS BUILDERS, INC.
1690 Shanahan Drive, South Elgin, Illinois 60177
(847)695-4320 FAX (847)695-1128

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AAA Storage, Inc.

PRELIMINARY NOT FOR CONSTRUCTION
PROPERTY OF SHANAHAN & SONS BUILDERS, INC

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

1ST SUBMITTAL: 11-03-2017
2ND SUBMITTAL: 11-22-2017

SHEET L101

PLANT LIST

QTY	Symbol	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES				
4		Concolor Fir	Abies Concolor	6'
2		Black Hills Spruce	Picea Glauca Densata	6'
2		Canadian Hemlock	Tsuga Canadensis	6'
DECIDUOUS OVERSTORY TREES				
6		Red Sunset Red Maple	Acer rubrum 'Frankered'	2"
3		River Birch	Betula nigra	6' Multi-stem
2		Common Hackberry	Celtis occidentalis	2"
4		Imperial Honeylocust	Gleditsia triacanthos f. inermis 'Impcole'	2"
2		Triumph Elm	Ulmus 'Morton Glossy'	2"
DECIDUOUS UNDERSTORY TREES				
3		Serviceberry Autumn Brilliance	Amelanchier Grandiflora 'Autumn Brilliance'	1-1/2"
8		Eastern Redbud	Cercis Canadensis	1-1/2"
3		Prairifire Flowering Crabapple	Malus x 'Prairifire'	1-1/2"
EVERGREEN SHRUBS				
37		Sea Green Juniper	Juniperus chinensis 'Sea Green'	30"-#5
12		Dense Yew	Taxus x media 'Densiformis'	30"-#5
24		Techny Arborvitae	Thuja occidentalis 'Techny'	36"-#5
8		Emerald Arborvitae	Thuja occidentalis 'Smaragd'	36"-#5

QTY	Symbol	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS SHRUBS				
3		Black Chokeberry	Aronia melanocarpa 'Elata'	24"-#2
2		Redtwig Dogwood	Cornus alba 'Bailhalo'	24"-#5
3		Tiger Eye Sumac	Rhus Typhina 'Bailtiger'	24"-#5
10		Froebel's Spirea	Spiraea x bumalda 'Froebelii'	24"-#2
12		Blue Muffin Viburnum	Viburnum dentatum 'Christom'	24"-#2
PERENNIALS & GRASSES				
21		Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#1
9		Purple Coneflower	Echinacea purpurea 'Magnus'	#1
6		Daylily	Hemerocallis 'Happy Returns'	#1
SEEDING & SOD				
		Lawn Seed	SUDAS Type 1, Permanent Lawn Mixture	
		Lawn Sod	SUDAS Sod Specification	20,000SF
		Native Grass and Wildflower	SUDAS Native and Forbs(Wildflower) Mixture	21,400SF
		Native Wetland	SUDAS Wetland Grass Seed Mixture	6,300SF

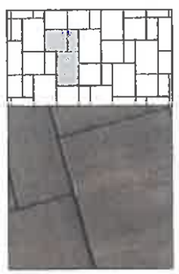
RED SUNSET RED MAPLE
Mature Size
Ht: 45'-50'
Spread: 30'-40'

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

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

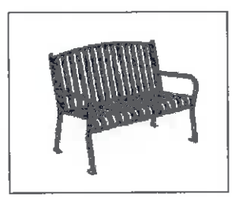
IMPERIAL HONEYLOCUST
Mature Size
Ht: 30'-40'
Spread: 25'-35'

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



CONCRETE UNIT PAVERS
ROCHESTER CONCRETE PRODUCTS
BARRINGTON
PATTERN 2
COLOR: SANTA FE

RETAINING WALL
KEYSTONE
COMPAC III
STRAIGHT SPLIT
COLOR: TAN



STEEL BENCH
BOHLMANN
BBSA-48
GLOSS BLACK

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'

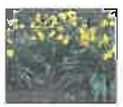
TIGER EYE SUMAC
Mature Size
Ht: 6'-8'
Spread: 6'-8'

FROEBEL'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"

LANDSCAPE NOTES:

TREE PLANTING

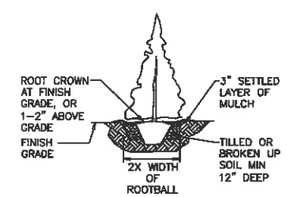
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
- DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
- SCARIFY 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 SHURB PLANTING, INDIVIDUAL PLANTING HOLE

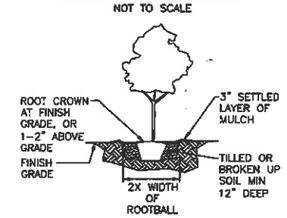
- DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
- SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
- IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
- IF B&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

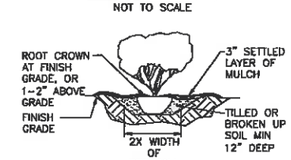
- PROVIDE 4" ON TOPSOIL AT ALL AREAS RECEIVING SEED OR SOD. GRADE SMOOTH REMOVING ALL STUMPS, ROOTS, ROCKS AND OTHER DEBRIS.
- SOD AREAS WEST AND NORTH OF THE BUILDING INCLUDING DISTURBED INGRESS/EGRESS EASEMENT AREA. SEED AND BLANKET REMAINING AREAS WITH PERMANENT LAWN MIXTURE TYPE 1 MIXTURE. SEED STORMWATER DETENTION AREAS WITH NATIVE WETLAND SEEDING. NATIVE GRASS AND FLOWER AREAS TO BE SEEDED 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

SHANAHAN & SONS BUILDERS, INC
1690 Shanahan Drive, South Elgin, Illinois 60177
(847)695-4320 FAX (847)695-1126

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aaa Storage, Inc.

PRELIMINARY NOT FOR CONSTRUCTION
PROPERTY OF SHANAHAN & SONS BUILDERS, INC

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

1ST SUBMITTAL: 11-03-2017
2ND SUBMITTAL: 11-22-2017

SHEET L102

EXHIBIT II

Prepared by: B. Portz, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE AAA STORAGE PERMITTED CONDITIONAL USE SITE PLAN (PC-003684-2017) TO CONSTRUCT A 3-STORY INDOOR SELF-STORAGE FACILITY AND SITE IMPROVEMENTS AT 6340 STAGECOACH DRIVE.

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Jason Shanahan, in association with the property owners, William J. Denton, Janet M. Denton, Brian J. and Lori J. Denton, has requested approval of a Permitted Conditional Use Site Plan (PC-003684-2017) for that property located at 6340 Stagecoach Drive to construct a 3-story indoor self-storage facility with site improvements;

Legal Description of Property

LOT 2, VILLAGE COOPERATIVE, AN OFFICIAL PLAT IN THE
CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on December 4, 2017, the Plan and Zoning Commission did recommend to the City Council approval of the AAA Storage Permitted Conditional Use site plan (PC-003684-2017);

WHEREAS, on, December 11, 2017, this City Council held a duly-noticed meeting to consider the application for Permitted Conditional Use site plan (PC-003684-2017);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, stated in the staff report, dated December 11, 2017, or as amended orally at the City Council meeting of December 11, 2017, are adopted.

SECTION 2. PERMITTED CONDITIONAL USE SITE PLAN (PC-003684-2017) to allow construction of a 3-story indoor self-storage facility with associated site improvements is approved, subject to compliance with all the conditions in the staff report, dated December 11, 2017, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on December 11, 2017.

_____
Steve Gaer
Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on December 11, 2017, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit A
Conditions of Approval

1. The applicant shall work with City staff to address the remaining minor site plan comments.

2. Prior to installation, the applicant obtaining all appropriate sign permits from the City's Sign Administrator.

3. The applicant screening to staff's satisfaction any roof-top mechanical units visible from the public streets or adjacent properties, prior to issuance of any occupancy permits, including temporary occupancy permits.