

COUNCIL ACTION FORM

SUBJECT: INTEGRATED SITE PLAN SUBDIVISION FOR 1200 & 1220 S. DUFF AVENUE INCLUDING DANIELS SUBDIVISION SECOND ADDITION PRELIMINARY PLAT AND MAJOR SITE DEVELOPMENT PLAN

BACKGROUND:

Duff Development LLC has requested approval of an Integrated Site Plan Subdivision, which includes concurrent Preliminary Plat and Major Site Development Plan approval. **The request is for a proposed development at 1200 & 1220 S. Duff Avenue that will add a new building with a drive through for a coffee shop/restaurant use within the parking lot located in front of the existing Books-A-Million (BAM) store (see Attachment A, Location Map).**

No changes are proposed to BAM or Best Buy buildings; however, there are modifications to the parking lots. The subject site totals 7.59 gross acres. The property is currently zoned “HOC” (Highway-Oriented Commercial). The proposed subdivision includes four lots. The combined site will maintain the existing shared access from S. Duff Avenue.

An Integrated Site Plan allows for the subdivision of a site into individual lots with consideration of the site in its entirety for evaluating access, circulation, maintenance, and compliance with certain zoning development standards (setbacks, landscaping, parking, etc.) that would otherwise apply to individual lots. The concurrent review of a Major Site Development Plan and Preliminary Plat is required as part of the Integrated Site Plan approval process.

The site was originally platted in October 2002 as Lot 2 of the Daniels Subdivision First Addition. The land that abuts the site to the north, west, east, and southeast is commercially developed and zoned HOC. Part of the site on the north is bounded by undeveloped land adjacent to the loway Creek and zoned Agricultural Zone (A). Immediately adjacent on the south is the Meadow Lane Mobile Home Park, zoned Residential Low Density Park Zone (RLP) (see Attachment B, Zoning).

The preliminary plat (see Attachment E) subdivides the existing two-lot Daniels Subdivision into four lots, each configured with at least 50 feet of frontage, as required under HOC zoning:

- Proposed Lot 1 is the existing Best Buy and access to South Duff
- Proposed Lot 2 contains the existing BAM
- Proposed Lot 3 is for development of the new coffee shop
- Proposed Outlot Z is a new outlot with the existing pylon sign.

Cross access easements allow for connections across all the properties. Creation of the outlot is intended to address signage allowances for the development on the three regular lots. Signage allowances are based upon lot frontage. The existing pylon sign will become nonconforming in terms of its sign area due to the small amount of frontage, while all three other lots will be able to meet sign code standards.

The integrated site plan enables the three developable lots to share the existing parking, the maximum building coverage requirement (50%) and the minimum landscaped area requirement (15%). The total building coverage proposed is 16%; the total landscaped area proposed is 37%. The proposed plat meets minimum lot area and dimension requirements. No additional right-of-way dedication is proposed with the subdivision. A note on the plat indicates the entire site will have shared access and parking for the three developable lots.

The proposed Major Site Development Plan (*see Attachment F*) accounts for all building configurations, uses, and features of the site layout. The new building will contain 2,380 square feet; the Best Buy and BAM currently occupy 50,225 square feet.

The parking requirement for Best Buy and BAM (Retail Sales and Services-General) is one space per 300 square feet. The parking requirement for the coffee shop is 12 spaces per 1,000 square feet. **Total required parking for the entire subdivision is 196 spaces (including six ADA spaces). Provided parking is 235 spaces (including 14 ADA spaces). Even with the new coffee shop, the required parking is exceeded by 39 spaces.**

On-site bicycle parking is to be provided at the southeast corner of the new building. The site will also include a new pedestrian walkway connection to South Duff. Currently there is not sidewalk to South Duff.

The new coffee shop will have a drive-through window on the west side of the building with enough stacking space, as measured from the menu board to the driveway entrance, for five cars. Six cars can fit between the menu board and the drive-up window (including the space at the drive-up window). Sec. 29.1303(2) of the Zoning Code requires that stacking lanes “must be designed to provide adequate on-site maneuvering, queueing and circulation area, so that stacking vehicles will neither impede traffic on abutting streets nor interfere with vehicle circulation.” **Staff has no concerns with the drive-through configuration and circulation because of options for customers to reach all areas of the parking lot and the stacking area will not block entrances to the site.**

The HOC Zoning has no architectural standards. However, building elevations are required and are attached (*see Attachment D*). The rectangular building will be clad on all sides in 4” face brick to an 11-foot height with lighter-colored wood cladding at the drive through window. The upper nine feet will include wood cladding and exterior insulation and finish system (EIFS). A metal canopy will protrude at the 11-foot height adding interest to the building and providing a transition between brick and upper

materials.

The building elevations indicate lighting will be located on the buildings. Fixture information was not provided. It should be noted that all lighting on buildings and in parking areas will need to comply with the City's Outdoor Lighting Code and a condition for staff review of lighting is included.

The site requires front yard landscaping along S. Duff Avenue (location of the street frontage for development of the new Lot 3), including overstory trees, shrubs, and grasses. The proposed plan complies with the non-residential, front yard requirements of Sec. 29.403(1)(A)(i)(d). Existing landscaping is allowed to be maintained as originally approved and is not required to be modified if it is not related to the areas affected by the changes to the site.

Additional analysis of the development is included in the Addendum which includes the Major Site Development Plan criteria.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission held a public hearing on September 7, 2022. No members of the public spoke other than the project representative, Brad Kuehl of Bishop Engineering. **The Planning and Zoning Commission voted 7-0 to recommend that the City Council approve the Major Site Development Plan, subject to compliance with the City's Outdoor Lighting Code and approval of the Preliminary Plat for the Daniels Subdivision, Second Addition, noting that prior to final plat all requirements of the integrated subdivision for agreements and easements are to be reviewed and approved by the City.**

PUBLIC NOTICE:

Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property.

ALTERNATIVES:

1. Approve the following:
 - A. Approve the Major Site Development Plan, subject to the following conditions:
 - i. Compliance with the City's Outdoor Lighting Code with staff review of any proposed outdoor lighting.
 - B. Approve the Preliminary Plat for the Daniels Subdivision, Second Addition, noting that prior to final plat all requirements of the integrated subdivision for agreements and easements are to be reviewed and approved by the City.

2. Approve the request for an Integrated Site Plan, which includes concurrent preliminary plat and Major Site Development Plan approval, for the properties at 1200 & 1220 S. Duff Avenue, with modified conditions.
3. Deny the request for an Integrated Site Plan, which includes concurrent preliminary plat and Major Site Development Plan approval, for the properties at 1200 & 1220 S. Duff Avenue if the Council finds that the City's regulations and policies are not met.
4. Refer this item to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed Integrated Site Plan is a partial redevelopment of an existing site. The developer seeks to add a commercial use as infill to a developed site. The purpose of the Integrated Site Plan Subdivision review is to determine the overall layout, function, and building design meet City standards as collective site and not as individual lots. Key considerations for the proposal are the design and location of buildings along street frontages, appropriate landscaping and screening, drive-through capacity, access and circulation, and overall parking supply.

The proposed new use as a coffee shop, complements the existing BAM and Best Buy and that of the nearby commercial areas. Access to the site is controlled by a traffic signal and the drive through area is expected to not adversely impact circulation on the site. With the conditions of approval, staff finds that the project meets the design principles of an Integrated Site Plan, subdivision standards, and the standards of the Major Site Development Plan.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1A-B, as described above.

ADDENDUM

PROJECT DESCRIPTION:

Project Description: The project site is a parcel of land totaling 7.59 acres fronting on S. Duff Avenue. Vehicle access is from a shared access drive from S. Duff Avenue that has a lighted intersection. The proposed development will divide the existing two lots into four lots, with the new smaller lots for the new coffee shop and existing pylon signage. Each lot includes 50 feet of street frontage.

Parking: The parking for the new coffee shop will all be on Lot 3. Shared access and parking agreements are required at time of Final Plat. A note has been added to the preliminary plat, as required, that states all parking areas, drives, sidewalks, fire lanes, etc. are for the common use of all lots within the subdivision. Adequate parking, as required by the Zoning Code, is provided.

Lot #	Building/ Suites	Proposed Use	Size of Use	Parking Ratio Requirement	Parking Spaces Required	Parking Spaces Provided
1	Best Buy & BAM	Retail	50,225 Sq. Ft.	1/300 Sq. Ft.	167	235
2	Coffee Shop	Coffee Shop	2,380 Sq. Ft.	12/1,000 Sq. Ft.	29	
					Total 196	

Sidewalks: The existing public sidewalk along S. Duff will remain. The interior sidewalk that extends east-west from the BAM store will be maintained. There will also be a new extension to connect to the public sidewalk along S. Duff. Private sidewalks will be provided within Lot 3 to the coffee shop to this pedestrian accessway and to the public walks along S. Duff Avenue.

Landscaping: Highway Oriented Commercial zoned properties are required to adhere to the landscaping requirements in Sec. 29.403 and to provide a minimum of 15% open space. The benefit of the Integrated Site Plan is that this 15% can be applied across the entire development rather than on a per lot basis. The amount of open space provided for the subdivision is 37%. This includes a large open space area at the rear of the property that is in the flood plain.

Existing overstory trees within S. Duff Ave. right-of-way will be protected during construction and retained. Landscaping is required for Lot 3. New front yard landscaping will be installed along the S. Duff Avenue frontage, and overstory trees will be dispersed around the parking area, meeting the commercial landscape requirements found in Sec. 29.403. The landscaping calculations for trees, shrubs and grasses match the amount as calculated by Staff. The applicant is proposing 12 new overstory trees, 41 new shrubs, and 28 new grasses for the landscaping associated with on Lot 3.

The landscaping for Best Buy and BAM was compliant at the time of development. However, new trees and shrubs will be planted to replace any that are missing from what

was approved at time of development for the BAM/Best Buy sites. The applicant is proposing 6 new ornamental trees, 8 new overstory trees and 29 new shrubs to replace missing and dead material within the integrated site subdivision.

Building Elevations: Building elevations are included in this report; the HOC Zoning has no architectural standards, however, building elevations are required and are attached (see *Attachment D, Building Elevations*). The rectangular building will be clad on all sides in 4" face brick to an 11-foot height with lighter-colored wood cladding at the drive through window. The upper 9-feet will include wood cladding and EIFS. A metal canopy will protrude at the 11-foot height adding interest to the building and providing a transition between brick and upper materials.

The new coffee shop will have a drive-through pick-up window on the west side of the building with the drive aisle wrapping around the north side of the building.

The building elevations indicate lighting will be located on the buildings. Fixture information was not provided. It should be noted that all lighting on buildings and in parking areas will need to comply with the City's Outdoor Lighting Code.

Infrastructure: The site is fully served by City infrastructure. Electric Services will be supplied by the City of Ames electric service territory. Easements are shown on the Preliminary Plat/Site.

Storm Water Treatment: The proposed plans include a reduction in the existing impervious area by 4% (from 222,285 sq. ft. to 207,655 sq. ft.). The Public Works Department has reviewed the proposed coffee shop development plans and approved the plans for surface and subsurface drainage.

Access/Traffic: Vehicular access is currently provided to the site from S. Duff Avenue Road. The existing vehicular access points will remain in the same location and configuration.

The new coffee shop will have a drive-through pick-up window on the west side of the building with the drive aisle wrapping around the north side of the building.

Stacking space, as measured from the menu board to the driveway entrance, allows for five cars. Six cars can fit between the menu board and the drive-up window (including the space at the drive-up window). Sec. 29.1303(2) of the Zoning Code requires that stacking lanes "must be designed to provide adequate on-site maneuvering, queueing and circulation area, so that stacking vehicles will neither impede traffic on abutting streets nor interfere with vehicle circulation." City staff has no concerns with the drive-through configuration and circulation due to its location on the site and design. The overall site allows more customers to reach parking for all uses and the stacking will not interfere with access to the site.

Pertinent Code Sections: See Attachment C, *Applicable Subdivision Law*

Major Site Development Plan Criteria: Additional criteria and standards for review of all Major Site Development Plans are in Ames *Municipal Code* Section 29.1502(4)(d) and includes the following requirements:

When acting upon an application for a Major Site Development Plan approval, the Planning and Zoning Commission and the City Council shall rely upon generally accepted site planning criteria and design standards. These criteria and standards are necessary to fulfill the intent of the Zoning Ordinance, the Land Use Policy Plan (Ames Plan 2040) and are the minimum necessary to safeguard the public health, safety, aesthetics, and general welfare.

- 1. *The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and downstream property.***

The proposed plans include a reduction in the existing impervious area by 4% (from 222,285 sq. ft. to 207,655 sq. ft.). The Public Works Department has reviewed the proposed coffee shop development plans and approved the plans for surface and subsurface drainage.

- 2. *The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical, and other utility lines within the capacity limits of those utility lines.***

The existing utilities were reviewed and found adequate to support the anticipated load of the proposed development. There are no offsite upgrades needed to serve the site for any utility.

- 3. *The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety.***

The fire inspector has reviewed access and fire truck circulation and found that the needs of the fire department are met for access and circulation. The main access to the site is from S. Duff Avenue, a public street. The site also fronts on S. Duff Avenue.

- 4. *The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.***

It is not anticipated that this proposed development will be a danger due to its location on the site, the flatness of the parcel, and the distance from a floodplain.

5. *Natural topographic and landscape features of the site shall be incorporated into the development design.*

The developer is working with the existing topography of the site, which is generally flat. The disturbed areas of the site, the new Lot 3, are required to come into compliance with current landscape requirements.

6. *The design of the interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent hazards to adjacent streets or property.*

The proposed development will continue to have access from S. Duff Avenue using the existing vehicular drive entrance, which is a lighted intersection at S. Duff. The existing circulation and parking arrangement for the subdivision (including BAM and Best Buy) will be maintained, with only the area to the northwest changing (proposed Lot 3).

The configuration for the coffee shop on Lot 3 will include new parking areas that continue the existing pattern of circulation and parking currently existing within the subdivision. Twenty-nine parking spaces are proposed, meeting the required ratio of 12/1000 sq ft of building. Two new ADA compliant parking spaces will be provided near the coffee shop entrance. The integrated subdivision requires a total of 196 spaces (including 6 ADA spaces); 235 spaces (including 14 ADA spaces) are provided.

The proposed coffee shop drive thru aisle will wrap around the building to the north and exit back into the parking aisle on the west side of the lot. The drive thru aisle is separated from the parking and other circulation of the subdivision and provides for five vehicles to stack between the menu board and the entrance to the drive thru, satisfying the city's requirement.

The interior sidewalk that extends east-west from the BAM store will be maintained and extended to connect into the public sidewalk along S. Duff with an accessible route.

The Ames Traffic Division reviewed the project and the vehicle access and is satisfied with the configuration and the changes to the interior of the site.

7. *The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.*

New front yard landscaping will be installed along the S. Duff Avenue frontage, and overstory trees will be dispersed around the parking area, meeting the commercial landscape requirements found in Sec. 29.403.

Within the greater subdivision, new trees and shrubs will be planted to replace any that are missing from what was approved at time of development for the BAM/Best Buy sites. This will ensure that the screening is maintained.

The dumpster will be located to the northeast of the coffee shop and will be screened with a dumpster enclosure.

The applicant is proposing 12 new overstory trees, 41 new shrubs, and 28 new grasses for the landscaping on Lot 3 and 6 new ornamental trees, 8 new overstory trees and 29 new shrubs to replace missing and dead material elsewhere within the integrated site subdivision.

- 8. *The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement.***

All existing access into the development will remain at the existing location. No new driveway entrances will be created.

- 9. *Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets.***

All lighting will be required to comply with the City's Outdoor Lighting code, Section 29.411. Building lighting must also meet downlighting requirements.

- 10. *The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations.***

The proposed development is not expected to generate any nuisances.

- 11. *Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.***

The proposed development complies with the site coverage requirements, which in HOC requires a minimum of 15% landscaped area. The site proposes 37% landscaped area.

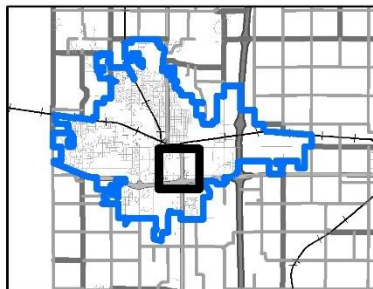
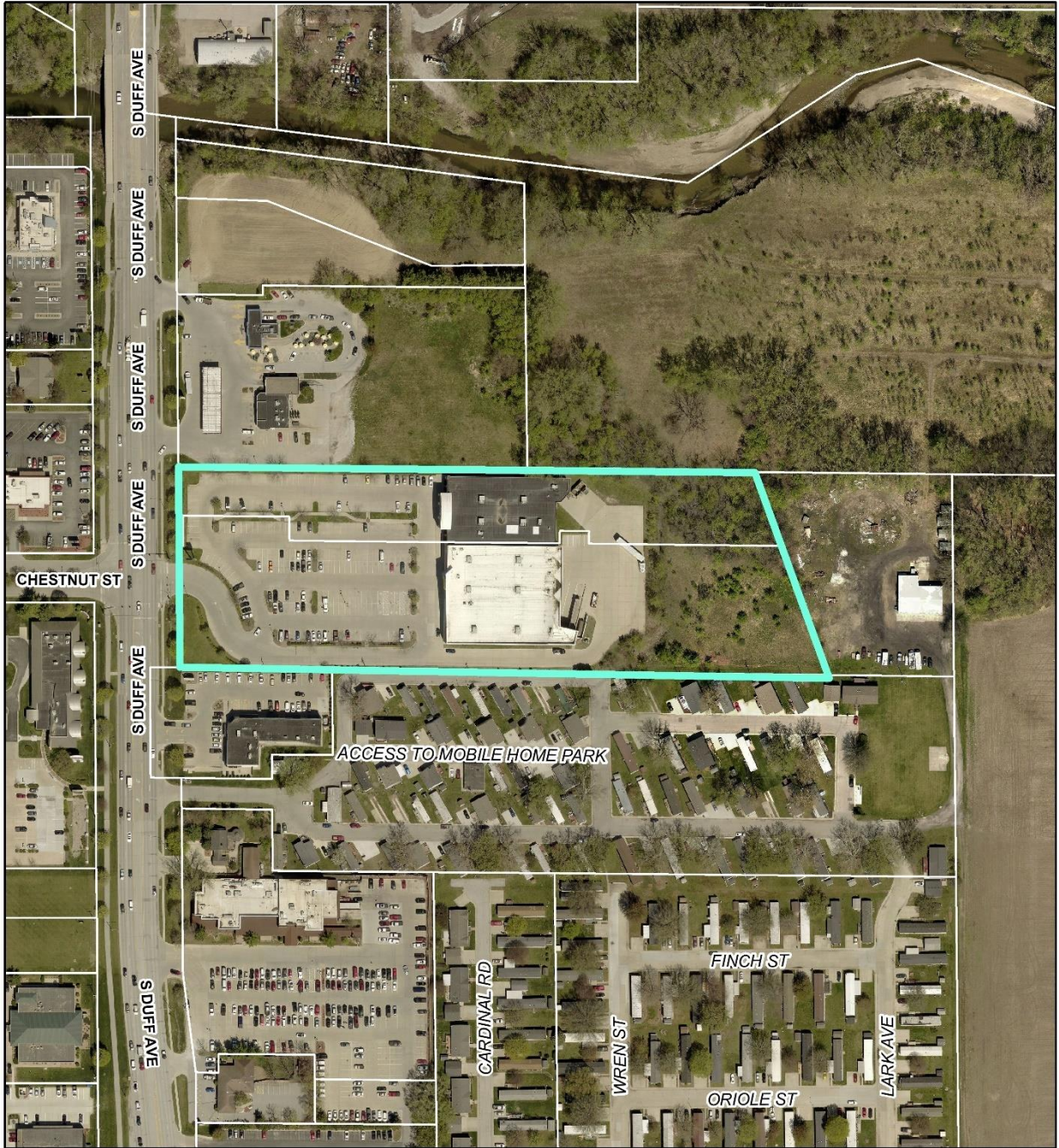
The proposed layout of the development is consistent with surrounding commercial development. The surrounding commercial structures are all single-story. The maximum allowable building height is 85 feet or 7 stories; the proposed structure is 20 feet to the top of the parapet wall.

The development complies with all minimum setbacks.

The approval of an Integrated Site Plan allows some benefit by allowing some site development regulations to be applied across the entire site rather than on an individual lot basis allowing for a more condensed site compared to individual lot development.

Attachment A

Location Map



LOCATION MAP

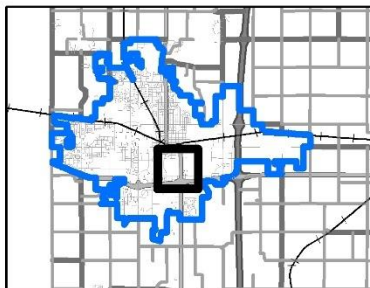
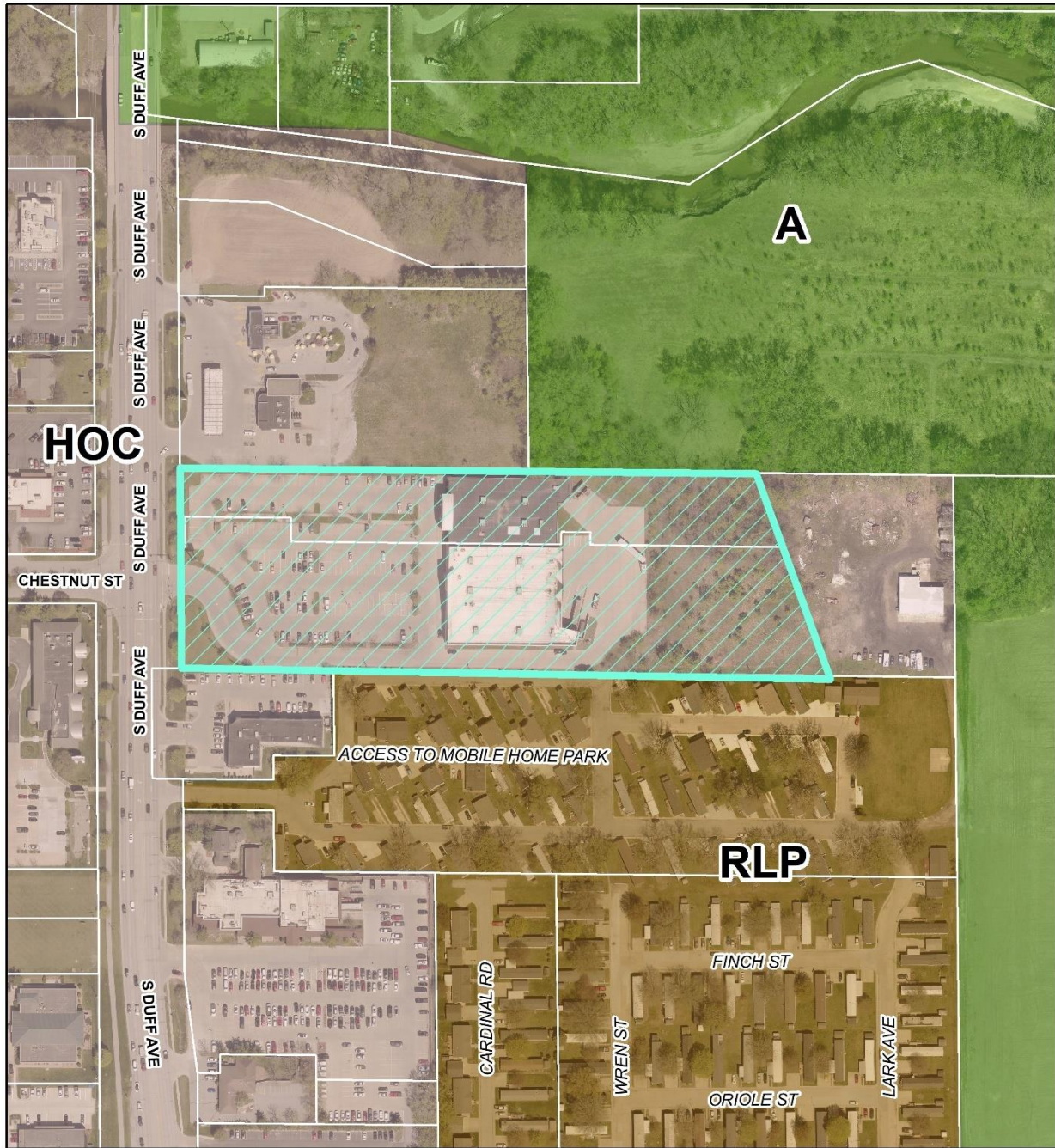
1200 & 1220 S Duff Avenue

0 125 250 500 Feet



Attachment B

Zoning Map



ZONING MAP

1200 & 1220 S Duff Avenue

0 125 250 500 Feet



Attachment C

Applicable Subdivision Law

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Comprehensive Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(5) City Council Review of Preliminary Plat: *All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with these Regulations. The City Council shall examine the Preliminary Plat, any comments, recommendations or reports examined or made by the Planning and Zoning Commission, and such other information as it deems necessary and reasonable to consider.*

Ames Municipal Code Section 23.302(6) City Council Action on Preliminary Plat:

(a) Based upon such examination, the City Council shall determine whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Comprehensive Plan and to the City's other duly adopted plans. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Comprehensive Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition for approval.

(b) Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.

Ames Municipal Code Section 23.700 SUBDIVISIONS FOR INTEGRATED SITE PLANS.

23.702. APPLICABILITY.

(1) The subject site shall consist of one or more legally created lots.

(2) The property must be zoned commercial, industrial, medium density residential or high density residential.

(3) Residential development under these provisions is limited to apartment dwellings only.

(4) The subdivision must be associated with a Major Site Development Plan under Chapter 29.1502. Within this context, the Major Site Development Plan will be considered and referred to as an Integrated Site Plan.

23.707. REVIEW PROCEDURE.

An Integrated Site Plan Subdivision is subject to the same review process and decision criteria as Major Subdivision (Section 23.302); and an Integrated Site Plan is subject to the same review process and decision criteria as a Major Site Development Plan (Section 29.1502). Although the subdivision and site plans are separate documents, they are reviewed and processed simultaneously, and an Integrated Site Plan Subdivision incorporates by reference all documents of an approved Integrated Site Plan.

Attachment E

Preliminary Plat (see pdf attachment that follows)

Attachment F

Major Site Plan (see pdf attachment that follows)

PRELIMINARY - NOT FOR CONSTRUCTION

DANIELS SUBDIVISION SECOND ADDITION INTEGRATED SITE PLAN SUBDIVISION PRELIMINARY PLAT - EXISTING

ATTACHMENT E



INDEX LEGEND

LOCATION:
LOT 1 AND 2 DANIELS SUBDIVISION FIRST ADDITION
SECTION 11-83-24 STORY COUNTY

OWNER:
DUFF DEVELOPMENT LLC
3101 INGERSOLL AVE
DES MOINES, IA 50312

PREPARED FOR:
ALAN VANGUNDY
SIMONSON & ASSOCIATES ARCHITECTS LLC
1717 INGERSOLL AVENUE, SUITE 117
DES MOINES, IOWA 50309

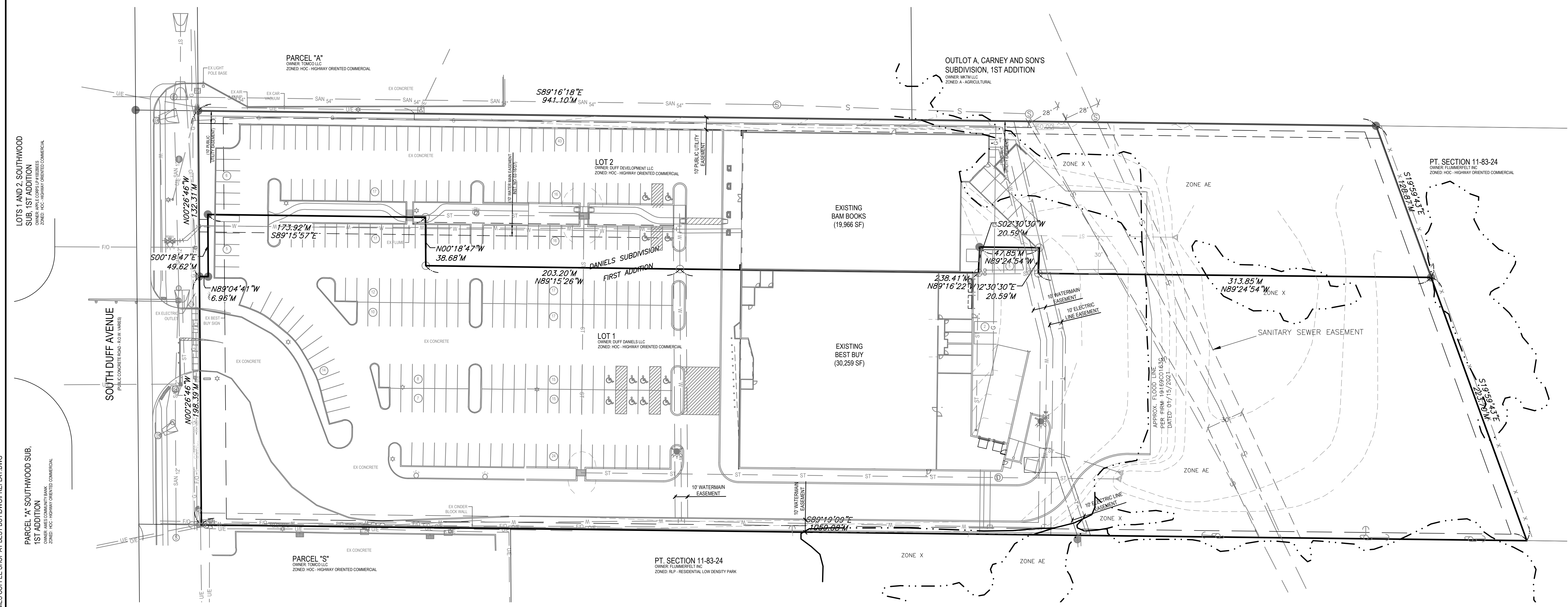
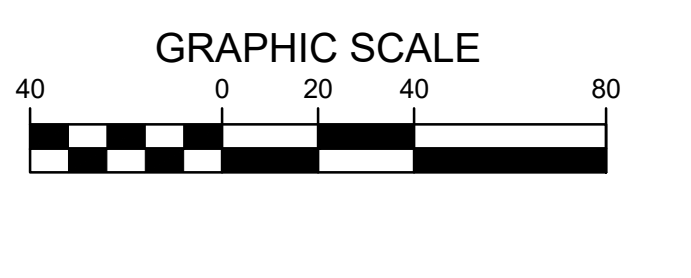
PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
LIBRANDALE, IA 50322

PROPERTY DESCRIPTION:
(WARRANTY DEED BOOK INST. NO. 02-16734)
LOT 1 AND LOT 2 IN DANIELS SUBDIVISION FIRST ADDITION,
AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF
THE CITY OF AMES, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL
EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:
7.59 ACRES (330,777 SF)

ADDRESS:
1200 SOUTH DUFF AVENUE
AMES, IOWA 50312



SITE CONTROL AND BENCHMARKS:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD88, GEOID 18

POINT #9000, 5/8" IRON ROD W/ RED PLASTIC CAP
NORTHING = 3,467,473.42
EASTING = 4,891,677.22
ELEVATION = 889.28
DESCRIPTION: 125' NORTH OF EASTERN MOST
RECTANGULAR INTAKE

ABBREVIATIONS:
AC ACRES
PUE PUBLIC UTILITY EASEMENT
TYP TYPICAL
N NORTH
S SOUTH
E EAST
W WEST
YPC YELLOW PLASTIC CAP
MPE MINIMUM PROTECTION ELEVATION
SF SQUARE FOOTAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

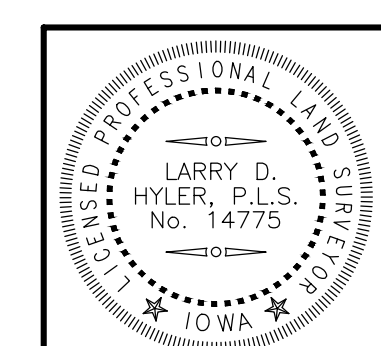
LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊗ SECTION CORNER - FOUND AS NOTED
- ⊕ CUT "X" IN PAVEMENT
- ADDRESS

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SURVEY NOTES:
THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: LARRY D. HYLER, P.L.S. 14775 DATE: PRELIMINARY

LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: 1 of 1

DANIELS SUBDIVISION SECOND ADDITION
INTEGRATED SITE PLAN SUBDIVISION, AMES, IOWA
PRELIMINARY PLAT - EXISTING

REFERENCE NUMBER:
DRAWN BY:
BK
CHECKED BY:
LH
REVISION DATE:
07-12-2022 CHECK
07-14-2022 CITY
08-08-2022 CITY
08-25-2022 CITY
PROJECT NUMBER:
220055
SHEET NUMBER:
1 OF 2

Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

PRELIMINARY - NOT FOR CONSTRUCTION

DANIELS SUBDIVISION SECOND ADDITION INTEGRATED SITE PLAN SUBDIVISION PRELIMINARY PLAT - PROPOSED

DEVELOPMENT SUMMARY:

SITE AREA:
TOTAL SITE AREA = 7.59 ACRES (330,777± SF)

ZONING:
HOC (HIGHWAY-ORIENTED COMMERCIAL)

EXISTING PARKING (LOT 1 AND LOT 2):
240 STANDARD STALLS
12 HANDICAP STALLS
252 TOTAL PARKING STALLS

SETBACKS:
FRONT = 20 FEET
SIDE = 5 FEET; 20 FEET ABUTTING RESIDENTIAL
REAR = 10 FEET; 20 FEET ABUTTING RESIDENTIAL

PARKING REQUIREMENTS (LOTS 1, 2 AND 3):

LOT 1 AND LOT 2 - BEST BUY AND BAM
REQUIRED PARKING (1 PER 300 SF FOR 50,225 SF) = 167 SPACES
PROVIDED PARKING (4+ PER 1000 SF) = 206 SPACES (INC 14 ADA SPACES)

OPEN SPACE:
TOTAL SITE AREA = 330,777 SF (7.59 ACRES)
OPEN SPACE REQUIRED = 49,617 SF (15%)
OPEN SPACE PROVIDED = 123,122 SF (37%)

LOT 3 - COFFEE SHOP
REQUIRED PARKING (12 PER 1000 SF FOR 2,380 SF) = 29 SPACES
PROVIDED PARKING (12 PER 1000 SF) = 29 SPACES

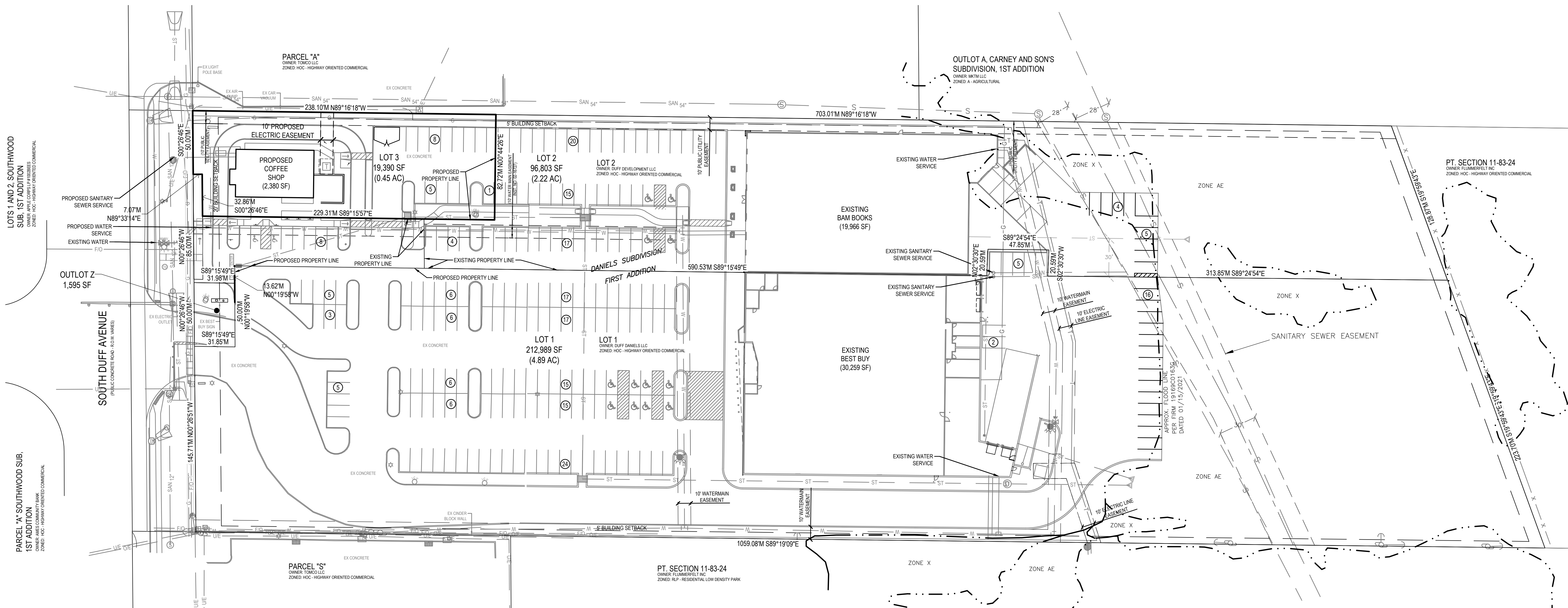
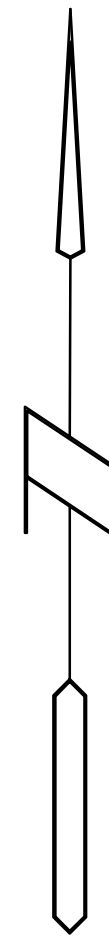
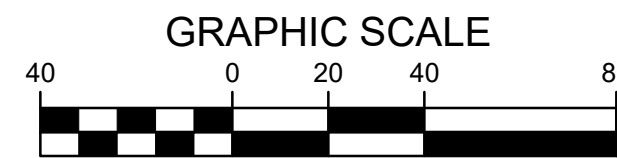
TOTAL OVERALL SITE:
REQUIRED = 196 SPACES (INC 6 ADA SPACES)
PROVIDED = 235 SPACES (INC 14 ADA SPACES)

IMPERVIOUS SURFACE:

TOTAL SITE AREA = 330,777 SF (7.59 ACRES)

EXISTING
BUILDING = 48,352 SF (15% BUILDING COVERAGE)
DRIVE/PARKING/SIDEWALK = 172,933 SF
= 222,285 SF TOTAL (67%)

PROPOSED
BUILDING = 52,605 SF (16% BUILDING COVERAGE)
DRIVE/PARKING/SIDEWALK = 155,050 SF
= 207,655 SF TOTAL (63%)



NOTES:
OUTLOT Z IS FOR THE EXISTING MONUMENT SIGN AND NOT TO BE DEVELOPED
PARCELS (OR LOTS) LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FIRM PANEL 19169C0163G.

ALL PARKING AREAS, DRIVES, SIDEWALKS, FIRE LANES, ETC. ARE FOR THE COMMON USE OF ALL LOTS WITHIN THE SUBDIVISION.

SURVEY NOTES:
THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

SITE CONTROL AND BENCHMARKS:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD88, GEOID 18

POINT #9000, 5/8" IRON ROD W/ RED PLASTIC CAP
NORTHING = 3,467,473.42
EASTING = 4,891,677.22
ELEVATION = 889.28
DESCRIPTION: 125' NORTH OF EASTERN MOST RECTANGULAR INTAKE

ABBREVIATIONS:

AC	ACRES
PUE	PUBLIC UTILITY EASEMENT
TYP	TYPICAL
N	NORTH
S	SOUTH
E	EAST
W	WEST
YPC	YELLOW PLASTIC CAP
MPE	MINIMUM PROTECTION ELEVATION
SF	SQUARE FOOTAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT

LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊕ SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- ADDRESS

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**DANIELS SUBDIVISION SECOND ADDITION
INTEGRATED SITE PLAN SUBDIVISION, AMES, IOWA**

PRELIMINARY PLAT - PROPOSED

REFERENCE NUMBER:
DRAWN BY: BK
CHECKED BY: LH
REVISION DATE: 07-12-2022 CHECK 07-14-2022 CITY 08-08-2022 CITY 08-25-2022 CITY
PROJECT NUMBER: 220055
SHEET NUMBER: 2 OF 2

PRELIMINARY - NOT FOR CONSTRUCTION

DANIELS SUBDIVISION SECOND ADDITION INTEGRATED SITE PLAN SUBDIVISION LOT EXHIBIT



VICINITY MAP
SCALE: 1" = 400'

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DANIELS SUBDIVISION SECOND ADDITION
INTEGRATED SITE PLAN SUBDIVISION, AMES, IOWA

LOT EXHIBIT

REFERENCE NUMBER:

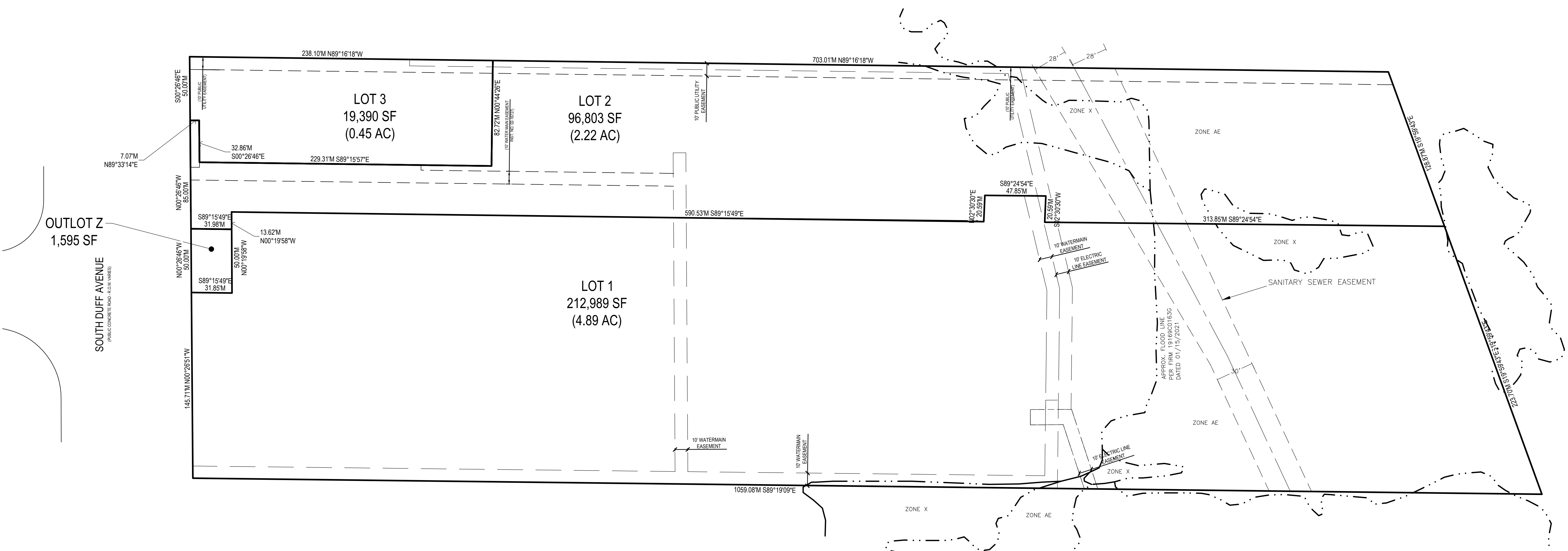
DRAWN BY:
BK

CHECKED BY:
LH

REVISION DATE:
07-12-2022 CHECK
07-14-2022 CITY
08-08-2022 CITY
08-25-2022 CITY

PROJECT NUMBER:
220055

SHEET NUMBER:
1 OF 1



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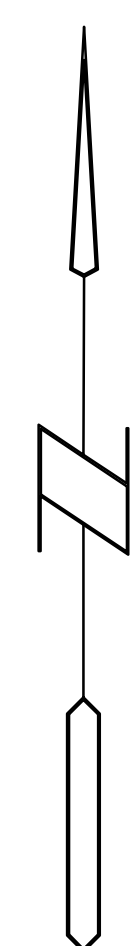
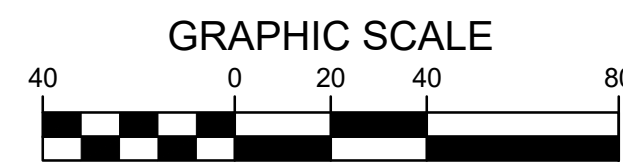
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EASTING = 4,891,677.22
ELEVATION = 889.28
DESCRIPTION: 125' NORTH OF EASTERN MOST RECTANGULAR INTAKE

ABBREVIATIONS:
AC ACRES
PUE PUBLIC UTILITY EASEMENT
TYP TYPICAL
N NORTH
S SOUTH
E EAST
W WEST
YPC YELLOW PLASTIC CAP
MPE MINIMUM PROTECTION ELEVATION
SF SQUARE FOOTAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

LEGEND:
● PROPERTY CORNER - FOUND AS NOTED
○ PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
⊕ SECTION CORNER - FOUND AS NOTED
⊗ CUT "X" IN PAVEMENT
○ ADDRESS

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PRELIMINARY - NOT FOR CONSTRUCTION

DEVELOPMENT SUMMARY:

SITE AREA:
TOTAL SITE AREA = 7.59 ACRES (330,777± SF)

ZONING:
HOC (HIGHWAY-ORIENTED COMMERCIAL)

SETBACKS:

FRONT	= 20 FEET
SIDE	= 5 FEET; 20 FEET ABUTTING RESIDENTIAL
REAR	= 10 FEET; 20 FEET ABUTTING RESIDENTIAL

OPEN SPACE:

TOTAL SITE AREA	= 330,777 SF (7.59 ACRES)
OPEN SPACE REQUIRED	= 49,617 SF (15%)
OPEN SPACE PROVIDED	= 123,122 SF (37%)

IMPERVIOUS SURFACE:

TOTAL SITE AREA	= 330,777 SF (7.59 ACRES)
EXISTING	
BUILDING	= 48,352 SF (15% BUILDING COVERAGE)
DRIVE/PARKING/SIDEWALK	= 172,933 SF
TOTAL	= 222,285 SF TOTAL (67%)
PROPOSED	
BUILDING	= 52,605 SF (16% BUILDING COVERAGE)
DRIVE/PARKING/SIDEWALK	= 155,050 SF
TOTAL	= 207,655 SF TOTAL (63%)

EXISTING PARKING (LOT 1 AND LOT 2):

240 STANDARD STALLS
12 HANDICAP STALLS
252 TOTAL PARKING STALLS

PARKING REQUIREMENTS (LOTS 1, 2 AND 3):

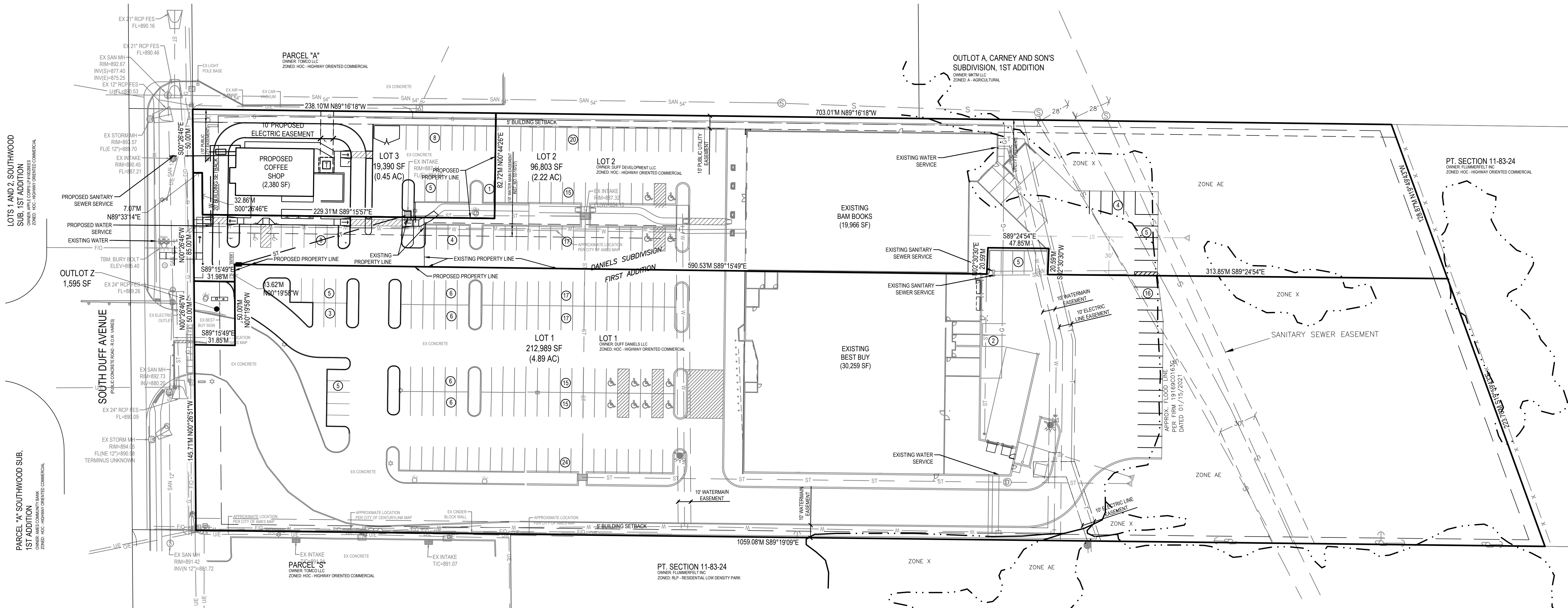
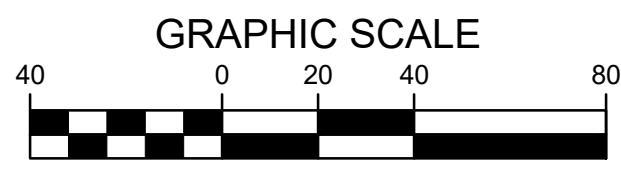
LOT 1 AND LOT 2 - BEST BUY AND BAM	
REQUIRED PARKING (1 PER 300 SF FOR 50,225 SF)	= 167 SPACES
PROVIDED PARKING (4+ PER 1000 SF)	= 206 SPACES (INC 14 ADA SPACES)

LOT 3 - COFFEE SHOP

REQUIRED PARKING (12 PER 1000 SF FOR 2,380 SF)	= 29 SPACES
PROVIDED PARKING (12 PER 1000 SF)	= 29 SPACES

TOTAL OVERALL SITE

REQUIRED	= 196 SPACES (INC 6 ADA SPACES)
PROVIDED	= 235 SPACES (INC 14 ADA SPACES)



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1200 SOUTH DUFF AVENUE COFFEE SHOP
INTEGRATED SITE PLAN
OVERALL SITE PLAN

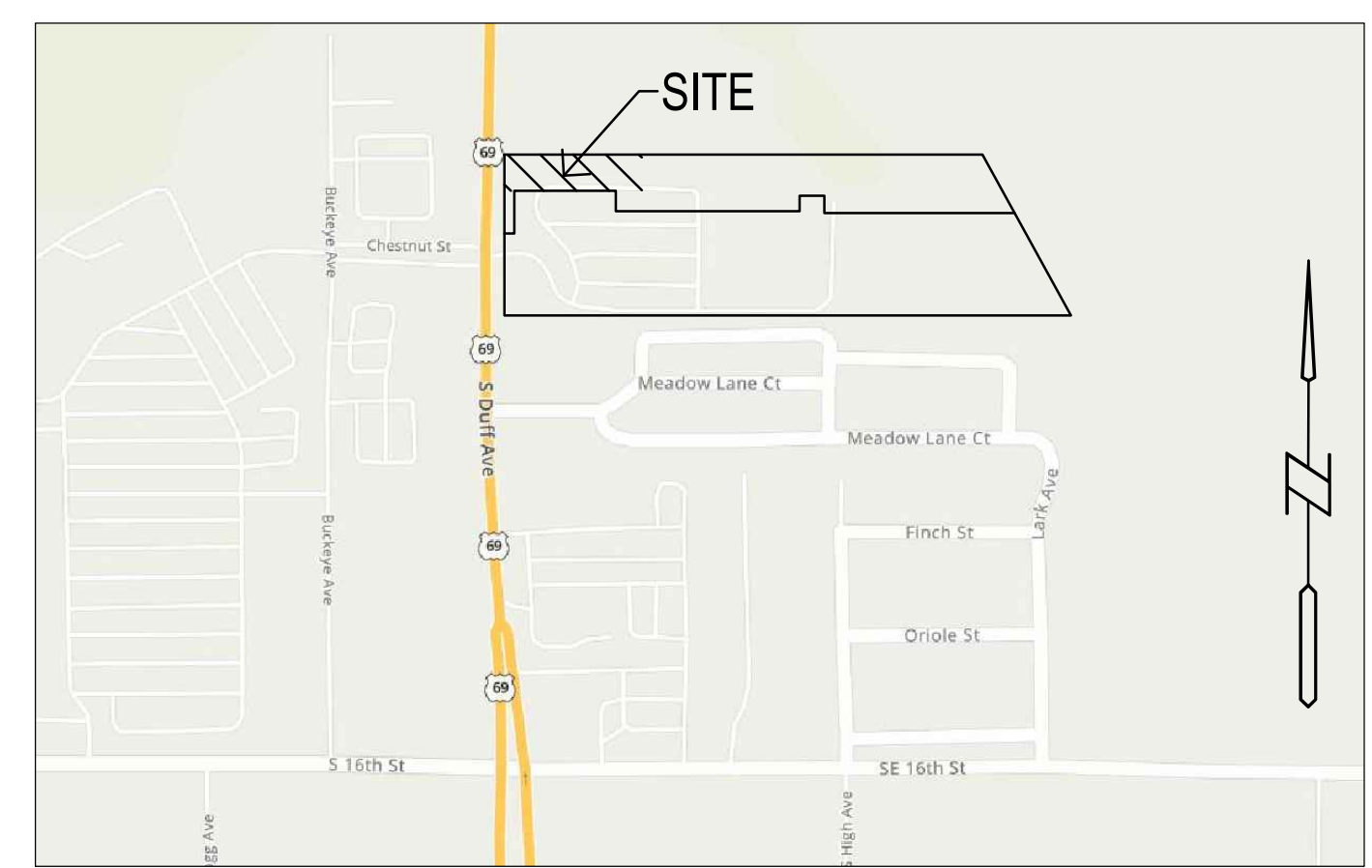
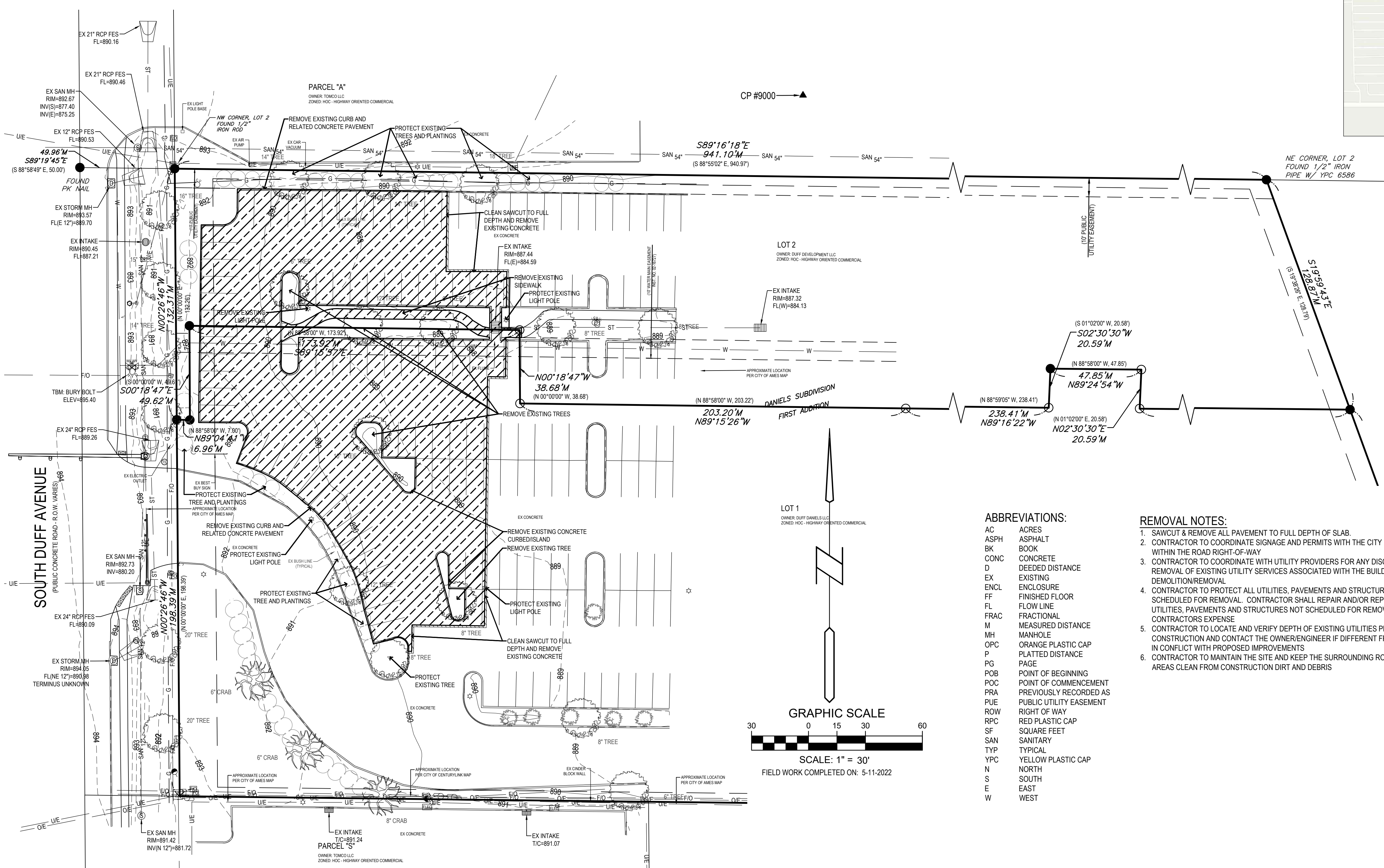
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DRAWN BY: BK
CHECKED BY: DB
REVISION DATE: 07-12-2022 CHECK 07-14-2022 CITY 08-08-2022 CITY 08-25-2022 CITY 08-31-2022 CITY
PROJECT NUMBER: 220055
SHEET NUMBER: C0.2

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1200 SOUTH DUFF AVENUE SITE SURVEY AND REMOVALS



VICINITY MAP
SCALE: 1" = 400'

PROPERTY DESCRIPTION:
(WARRANTY DEED BOOK INST. NO. 02-16734)
PART OF LOT 1 AND LOT 2 IN DANIELS SUBDIVISION FIRST ADDITION, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF AMES, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY AREA:
109,114.22 SQUARE FEET - 2.50 ACRES

ADDRESS:
1200 SOUTH DUFF AVENUE
AMES, IOWA 50312

OWNER:
DUFF DEVELOPMENT LLC
3101 INGERSOLL AVENUE
DES MOINES, IOWA 50312

PREPARED FOR:
ALAN VANGUNDY
SIMONSON & ASSOCIATES ARCHITECTS LLC
1717 INGERSOLL AVENUE, SUITE 117
DES MOINES, IOWA 50309

ZONING:
INFORMATION OBTAINED FROM THE STORY COUNTY ASSESSORS PAGE ZONED: HOC (HIGHWAY ORIENTED COMMERCIAL ZONE) FOR AN OFFICIAL ZONING REPORT PLEASE CALL THE CITY OF AMES AT (515) 239-5101

SITE CONTROL AND BENCHMARKS:
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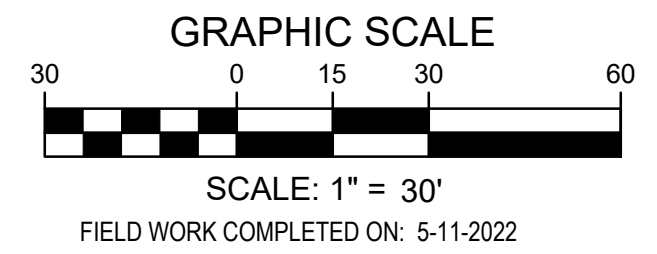
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ELEVATION = 889.28
DESCRIPTION: 125' NORTH OF EASTERN MOST RECTANGULAR INTAKE

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

REMOVAL NOTES:

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
- CONTRACTOR TO COORDINATE SIGNAGE AND PERMITS WITH THE CITY FOR ANY WORK WITHIN THE ROAD RIGHT-OF-WAY
- CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR ANY DISCONNECT AND REMOVAL OF EXISTING UTILITY SERVICES ASSOCIATED WITH THE BUILDING STRUCTURE DEMOLITION/REMOVAL
- CONTRACTOR TO PROTECT ALL UTILITIES, PAVEMENTS AND STRUCTURES THAT ARE NOT SCHEDULED FOR REMOVAL. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED UTILITIES, PAVEMENTS AND STRUCTURES NOT SCHEDULED FOR REMOVAL AT THE CONTRACTORS EXPENSE
- CONTRACTOR TO LOCATE AND VERIFY DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND CONTACT THE OWNER/ENGINEER IF DIFFERENT FROM THE PLANS OR IN CONFLICT WITH PROPOSED IMPROVEMENTS
- CONTRACTOR TO MAINTAIN THE SITE AND KEEP THE SURROUNDING ROADS AND PARKING AREAS CLEAN FROM CONSTRUCTION DIRT AND DEBRIS



LEGEND:

- | | | | | |
|----------------------------|----------------------|----------------------------|-------------------------|--------------------------|
| —SAN— SANITARY SEWER | ⊙ STORM MANHOLE | ⊙ SPRINKLER | ⊠ ELECTRIC RISER | ⊙ GUY WIRE |
| —ST— STORM SEWER | ⊙ CURB INTAKE | ⊙ IRRIGATION CONTROL VALVE | ⊠ ELECTRIC VAULT | ⊙ ELECTRIC HANDHOLE |
| —W— WATER LINE | ⊙ SURFACE INTAKE | ⊙ WATER MANHOLE | ⊙ POWER POLE | ⊙ GAS METER |
| —G— GAS LINE | ⊙ FLARED END SECTION | ⊙ WELL | ⊙ TRANSFORMER POLE | ⊙ GAS VALVE |
| —U/E— UNDERGROUND ELECTRIC | ⊙ ROOF DRAIN | ⊙ WATER VALVE | ⊙ LIGHT POLE | ⊙ AIR CONDITIONING UNIT |
| —O/E— OVERHEAD ELECTRIC | ⊙ DOWNSPOUT | ⊙ WATER SHUT OFF | ⊙ ELECTRIC JUNCTION BOX | ⊙ TELEPHONE RISER |
| —TELE— TELEPHONE LINE | ⊙ SANITARY MANHOLE | ⊙ YARD HYDRANT | ⊙ ELECTRIC PANEL | ⊙ TELEPHONE VAULT |
| —F/O— FIBER OPTIC | ⊙ CLEANOUT | ⊙ ELECTRIC MANHOLE | ⊙ TRANSFORMER | ⊙ TELEPHONE MANHOLE |
| —CATV— CABLE TV | ⊙ FIRE HYDRANT | ⊙ ELECTRIC METER | ⊙ GROUND LIGHT | ⊙ TRAFFIC SIGNAL MANHOLE |

UTILITY MAPS PROVIDED BY:

- GAS (ALLIANT ENERGY / (800) 255-4268)
- ELECTRIC (CITY OF AMES / (515) 239-5162)
- FIBER OPTIC (CENTURYLINK / (818) 547-0147)
- FIBER OPTIC (MEDIACOM / (515) 246-6668)
- FIBER OPTIC (UNITE PRIVATE NETWORKS / (816) 425-3556)



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

NOTES:

- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM STORY COUNTY ASSESSORS WEB PAGE
 - PARENTHESIS () DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES
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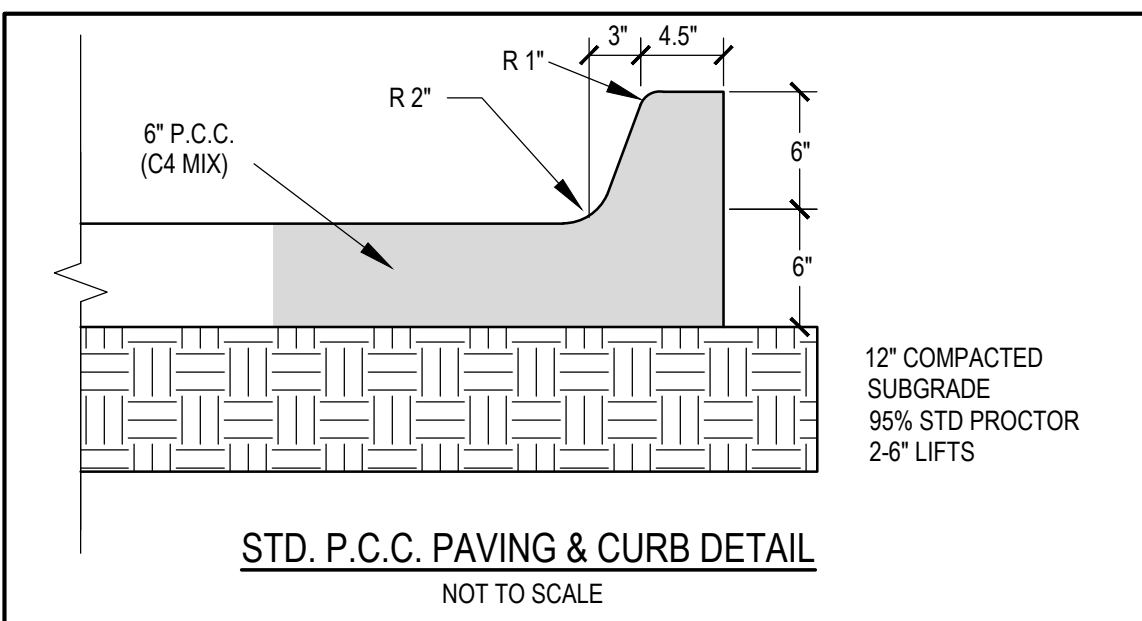
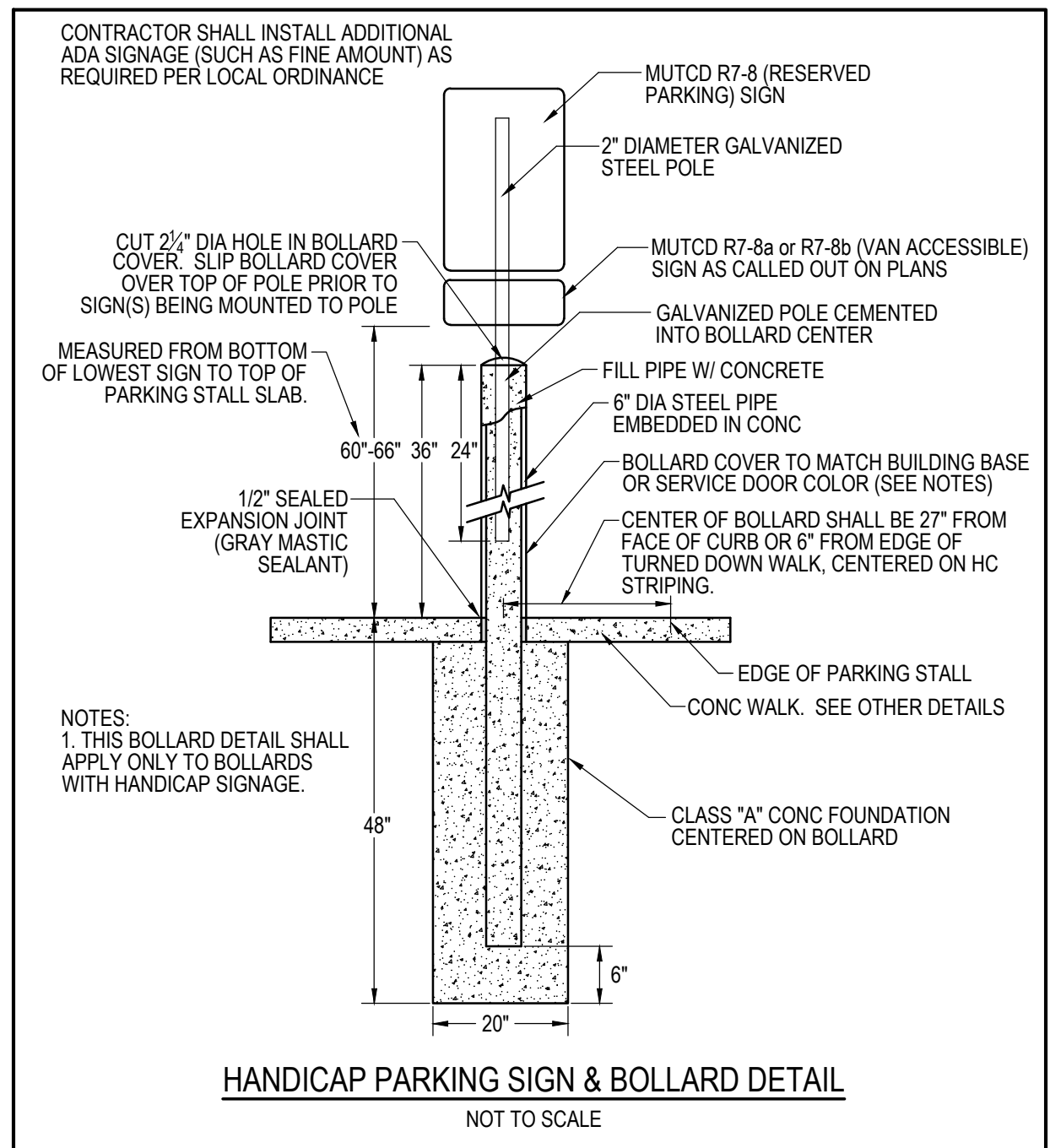
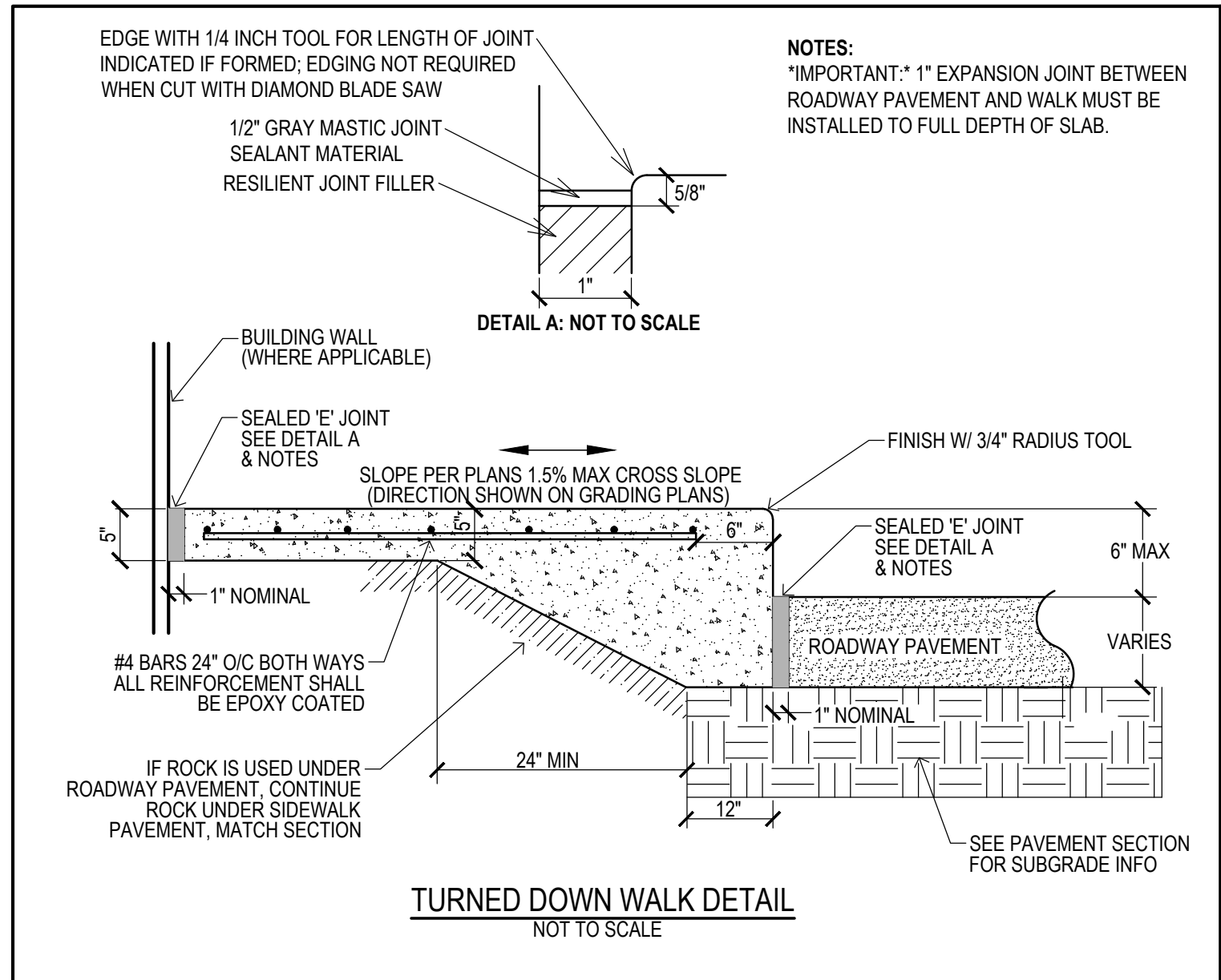
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1200 SOUTH DUFF AVENUE COFFEE SHOP
INTEGRATED SITE PLAN
SITE SURVEY AND REMOVALS

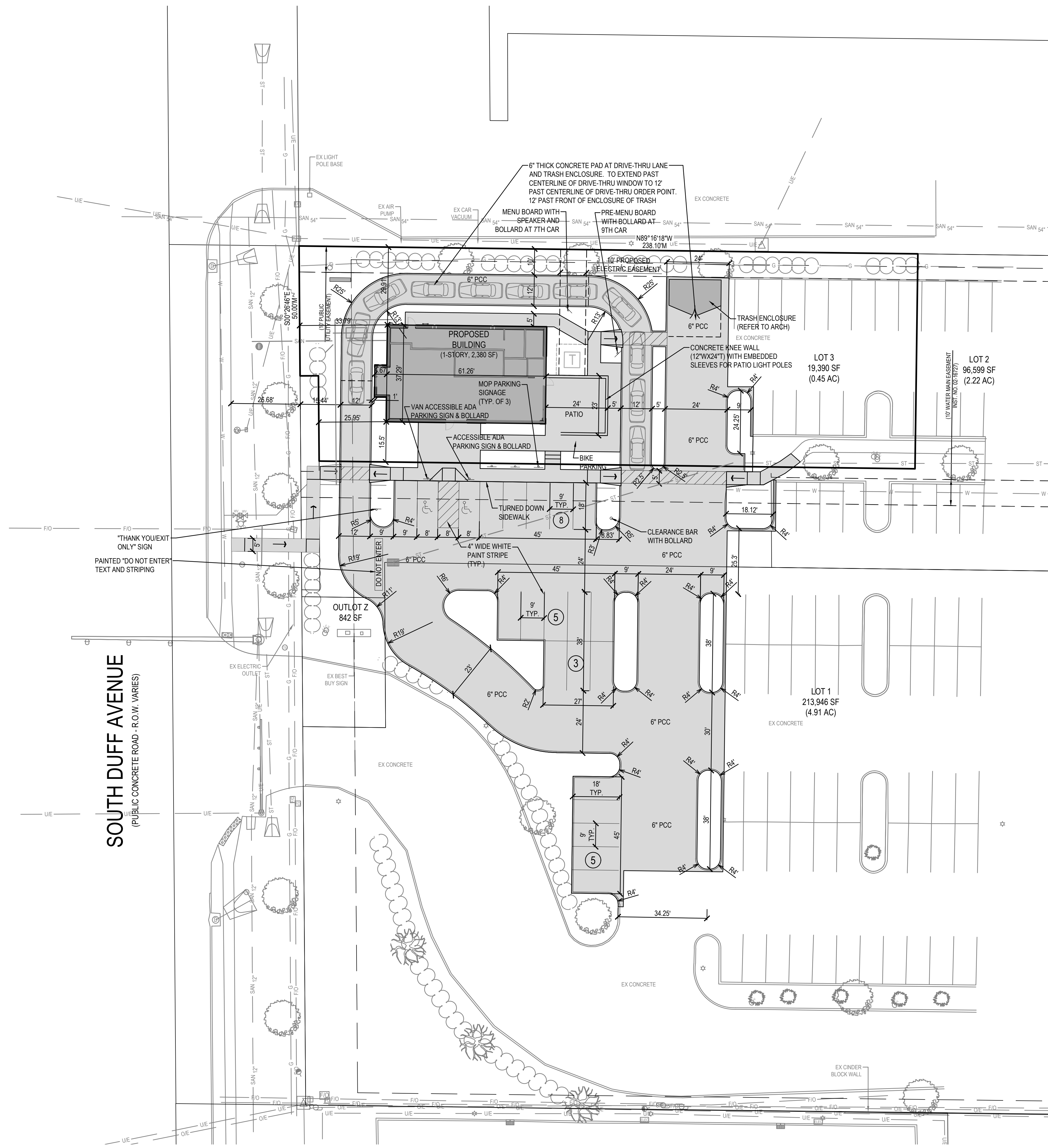
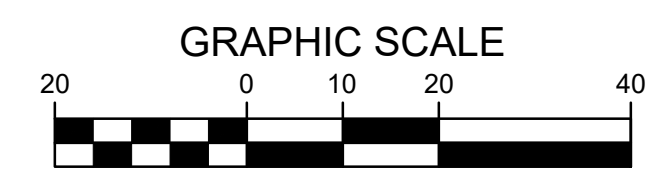
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REVISION DATE:	07-12-2022 CHECK 07-14-2022 CITY 08-08-2022 CITY 08-25-2022 CITY
PROJECT NUMBER:	220055
SHEET NUMBER:	C1.1

PRELIMINARY- NOT FOR CONSTRUCTION

9/1/2022 2:31:08 PM L:\LAND PROJECTS\2022\20055 - AMES COFFEE SHOP AT BEST BUY\DWG\C2 SITE LAYOUT.DWG



- LAYOUT NOTES:**
- SEE FINAL ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 - CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
 - CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR DETAILED BUILDING FOUNDATION AND STOOP LOCATIONS AND DETAILED CONSTRUCTION INFORMATION.
 - CONTRACTOR TO CONNECT TO EXISTING PCC PAVEMENTS WITH IOWA SUDAS TYPICAL BT JOINT.



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**1200 SOUTH DUFF AVENUE COFFEE SHOP
 INTEGRATED SITE PLAN
 LAYOUT PLAN**

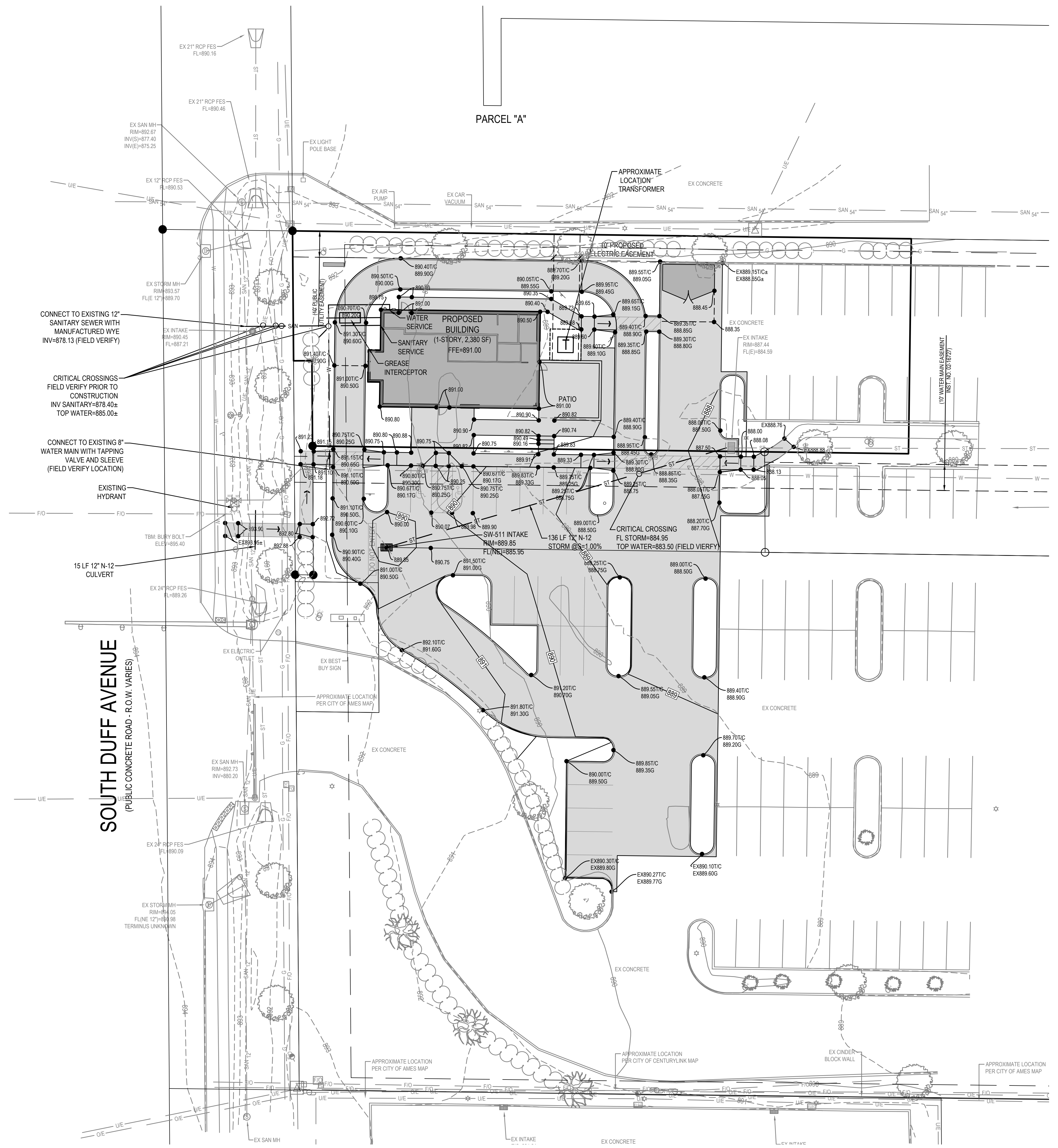
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REVISION DATE:	07-12-2022 CHECK 07-14-2022 CITY 08-08-2022 CITY 08-25-2022 CITY 08-31-2022 CITY
PROJECT NUMBER:	220055
SHEET NUMBER:	C2.1

PRELIMINARY- NOT FOR CONSTRUCTION

9/1/2022 2:32:33 PM L:\LAND PROJECTS 2022\20055 - AMES COFFEE SHOP AT BEST BUY\DWG\C3 GRADING-UTILITY.DWG

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
8. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
9. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
10. GREASE INTERCEPTOR AND ANY VENT LINES ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO PLUMBING PLANS FOR DETAILED DRAWINGS AND SPECIFICATIONS. PLUMBING PLANS SHALL TIE INTO SANITARY SERVICE AT LOCATION AND ELEVATION SHOWN ON PLANS.



1200 SOUTH DUFF AVENUE COFFEE SHOP
 INTEGRATED SITE PLAN
 GRADING AND UTILITY PLAN

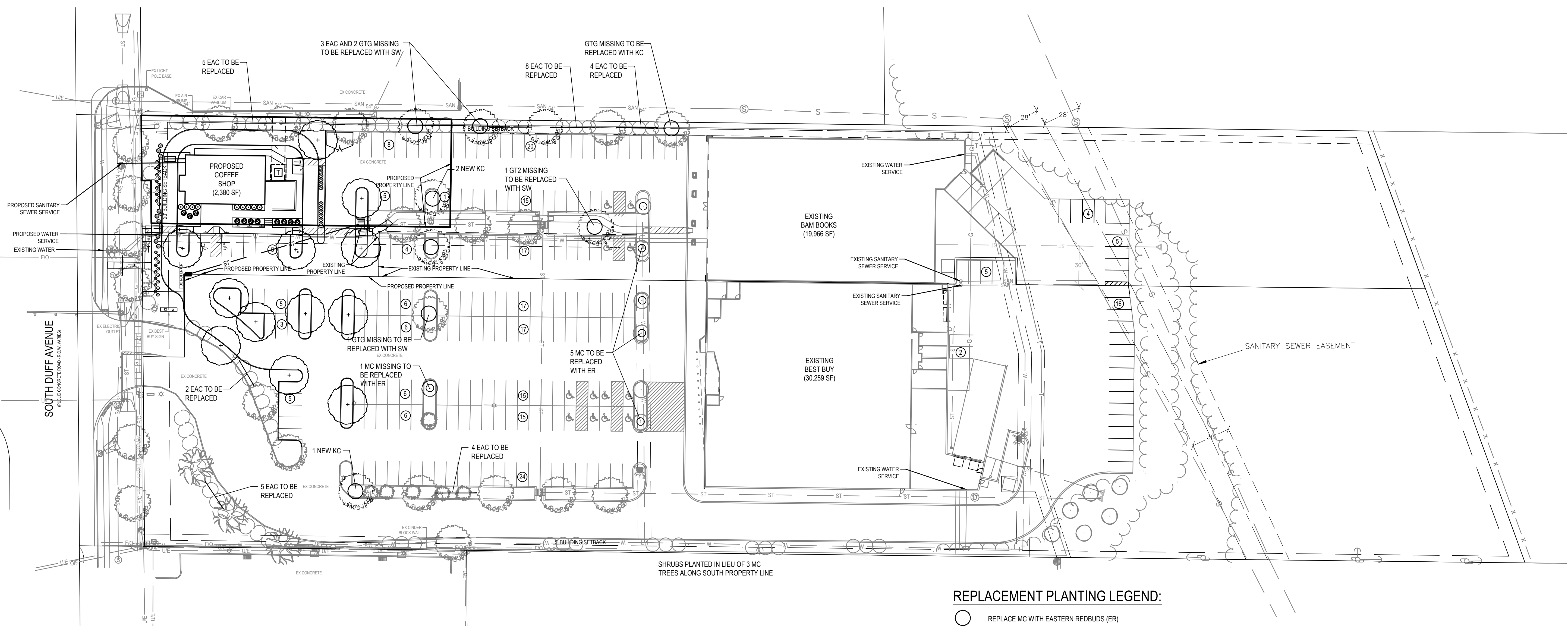
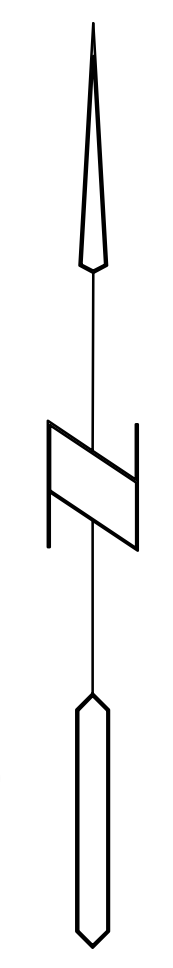
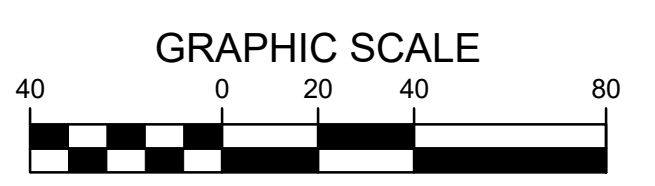
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9/1/2022 2:50:24 PM L:\LAND PROJECTS\2022\20055 - AMES COFFEE SHOP AT BEST BUY\DWG\PREPLAT.DWG



- REPLACEMENT PLANTING LEGEND:**
- REPLACE MC WITH EASTERN REDBUDS (ER)
 - NEW OVERSTORY TREES - KENTUCKY COFFEE TREE (KC) AND WHITE SWAMP OAK (SW)
 - ⊗ REPLACE SHRUBS - COMPACT BURNING BUSH (EAC)

PLANTING SCHEDULE: (PER PREVIOUSLY APPROVED OVERALL LANDSCAPE PLAN DATED 03-22-2022)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
6	CAV	OLENTSIA FRICANTHOS	COLUMNAR ARBOR VITAE	4'	HT.
23	GT2	OLENTSIA FRICANTHOS INTERNIS	SHADE MASTER LOCUST	2' 1/2"	CAL.
6	PA	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6'	SHB
10	MC	MAULDS - VARIETY CORAL BURST	CORNBURST CRABAPPLE	5'	HT.
36	SHRUBS	EUCONYMIUS ALATUS COMPACTA	BURNING BUSH COMPACT	18"-24"	HT.
59	SS	SYRINGA SAUCEANA	CHINESE LILAC	2'	GALLON

REPLACEMENT PLANTING SCHEDULE:

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
KC	4	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2.0' CAL	B8B	MATCHED SPECIMENS
SW	4	SWAMP WHITE OAK	QUERCUS BICOLOR	2.0' CAL	B8B	MATCHED SPECIMENS
ER	6	EASTERN REDBUD	CERCIS CANADENSIS	1.5' CAL	B8B	MATCHED SPECIMENS
EAC	29	BURNING BUSH COMPACT	EUCONYMIUS ALATUS 'COMPACTUS'	#3	CONT	FULL FORM-MATCHED

REFER TO SHEET C4.1 FOR PLANTING SCHEDULE WITH NEW PLANTINGS FOR SITE IMPROVEMENTS AT NORTHWEST CORNER OF SITE

1200 SOUTH DUFF AVENUE COFFEE SHOP
INTEGRATED SITE PLAN
OVERALL LANDSCAPE PLAN

REFERENCE NUMBER:
DRAWN BY: BK
CHECKED BY: DB
REVISION DATE:
07-12-2022 CHECK
07-14-2022 CITY
08-08-2022 CITY
08-25-2022 CITY
08-31-2022 CITY
PROJECT NUMBER:
220055
SHEET NUMBER:
C4.2

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