

SITE PLAN
UPTOWN
ANKENY LOFTS

719 S.W. 3RD STREET

OWNER/APPLICANT

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

LEGAL DESCRIPTION

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

SAID TRACT OF LAND CONTAINS 1.376 ACRES MORE OR LESS.

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

PARKING REQUIREMENTS

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

ZONING

C-2A

BULK REGULATIONS

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

SITE AREAS

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

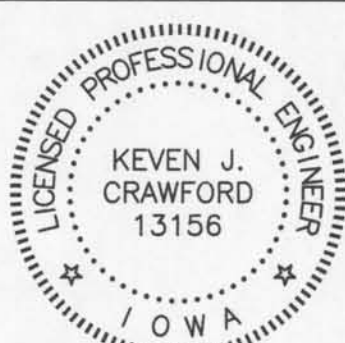
IMPERVIOUS AREA

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

LEGEND

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

CERTIFICATION

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018 PAGES OR SHEETS COVERED BY THIS SEAL: Sheets 1-4
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COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

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

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

SCALE: 1"=20'

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

JOB NUMBER
CC
2025
SHEET
1 OF 4



VICINITY SKETCH

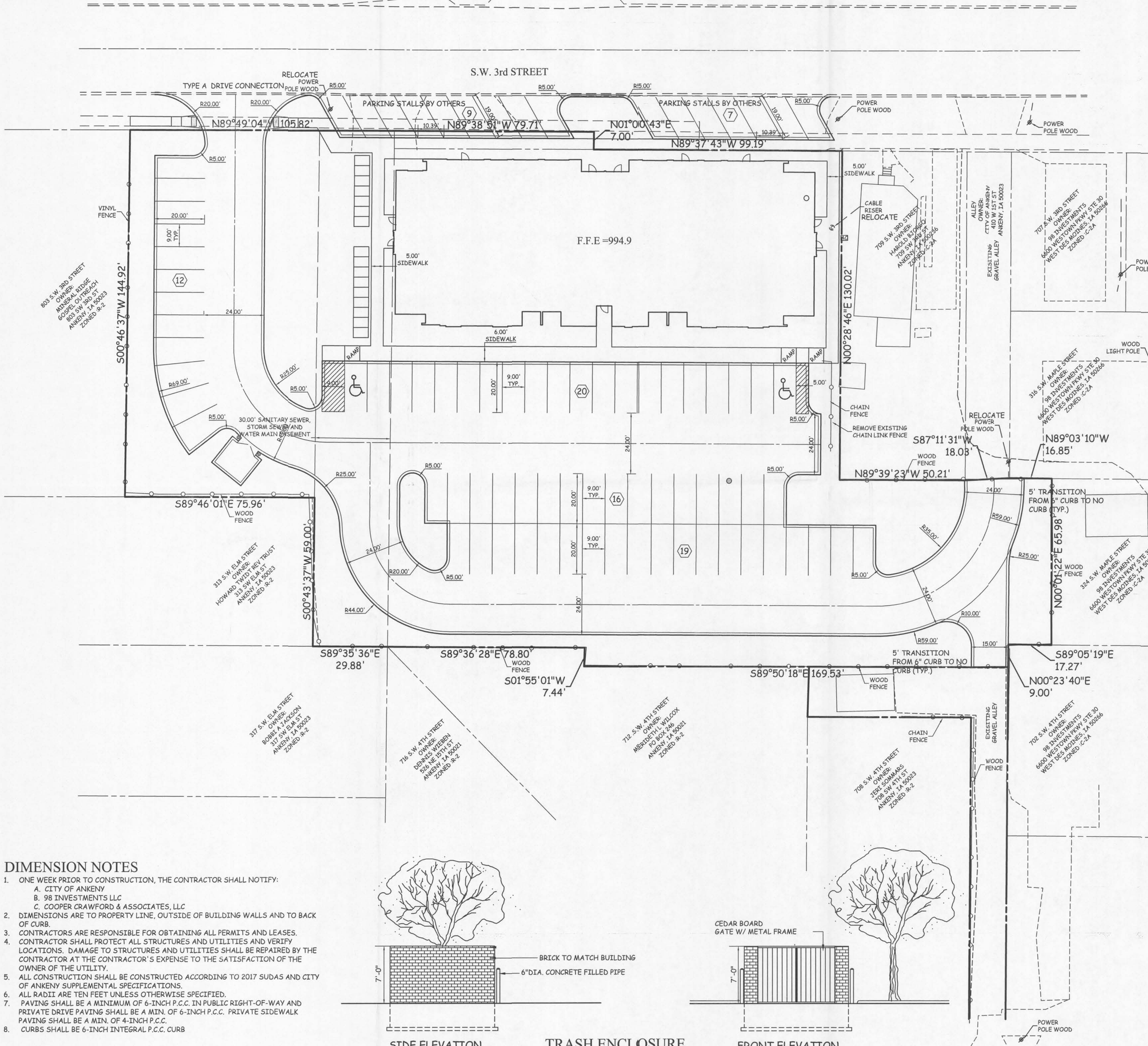
NO SCALE

HANDICAP PARKING SIGN

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

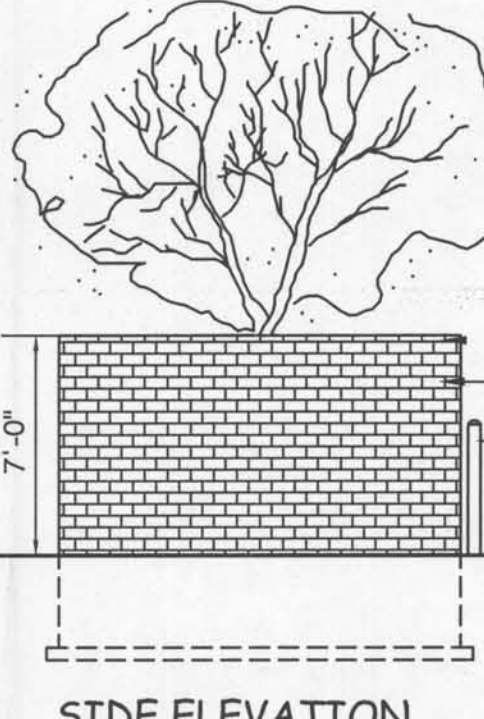
CURB RAMP

NO SCALE



DIMENSION NOTES

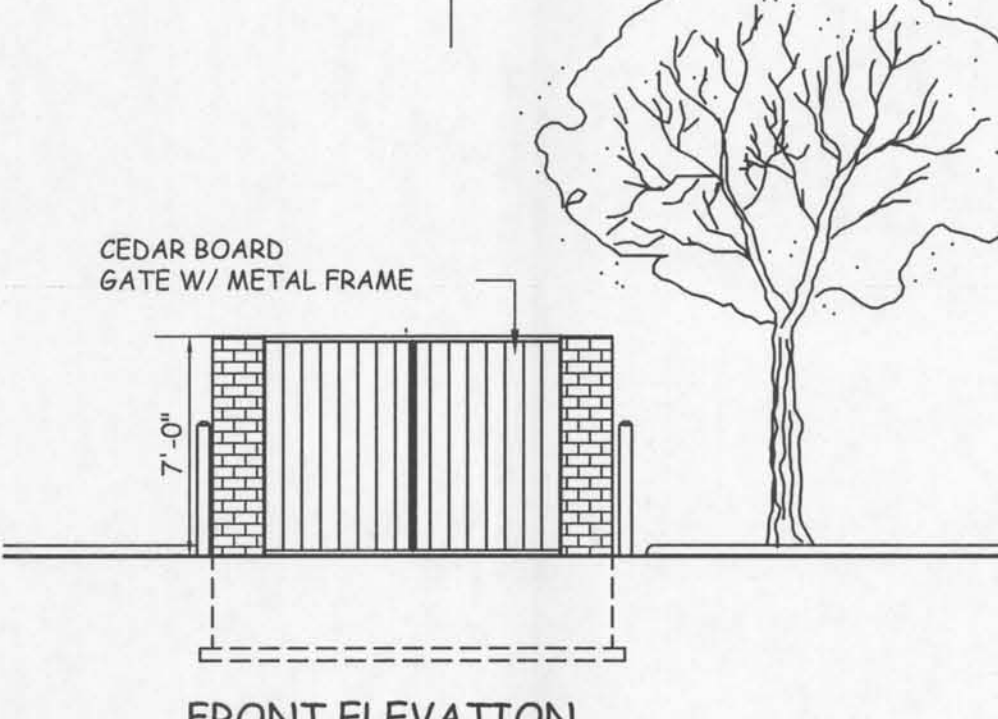
- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
A. CITY OF ANKENY
B. 98 INVESTMENTS LLC
C. COOPER CRAWFORD & ASSOCIATES, LLC
- DIMENSIONS ARE TO PROPERTY LINE, OUTSIDE OF BUILDING WALLS AND TO BACK OF CURB.
- CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES.
- CONTRACTOR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



SIDE ELEVATION

TRASH ENCLOSURE

NO SCALE



FRONT ELEVATION

SITE PLAN
UPTOWN
ANKENY LOFTS

719 S.W. 3RD STREET

STORM WATER POLLUTION
PREVENTION PLAN

SITE DESCRIPTION

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

CONTROLS

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

MAINTENANCE

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

INSPECTIONS

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

NON-STORM WATER DISCHARGES

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

CONTRACTORS

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

LEGEND

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

GRADING NOTES

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

COOPER CRAWFORD
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CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
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GRADING PLAN
UPTOWN ANKENY LOFTS

DATE: 10-23-2017
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CC
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SHEET
2 OF 4

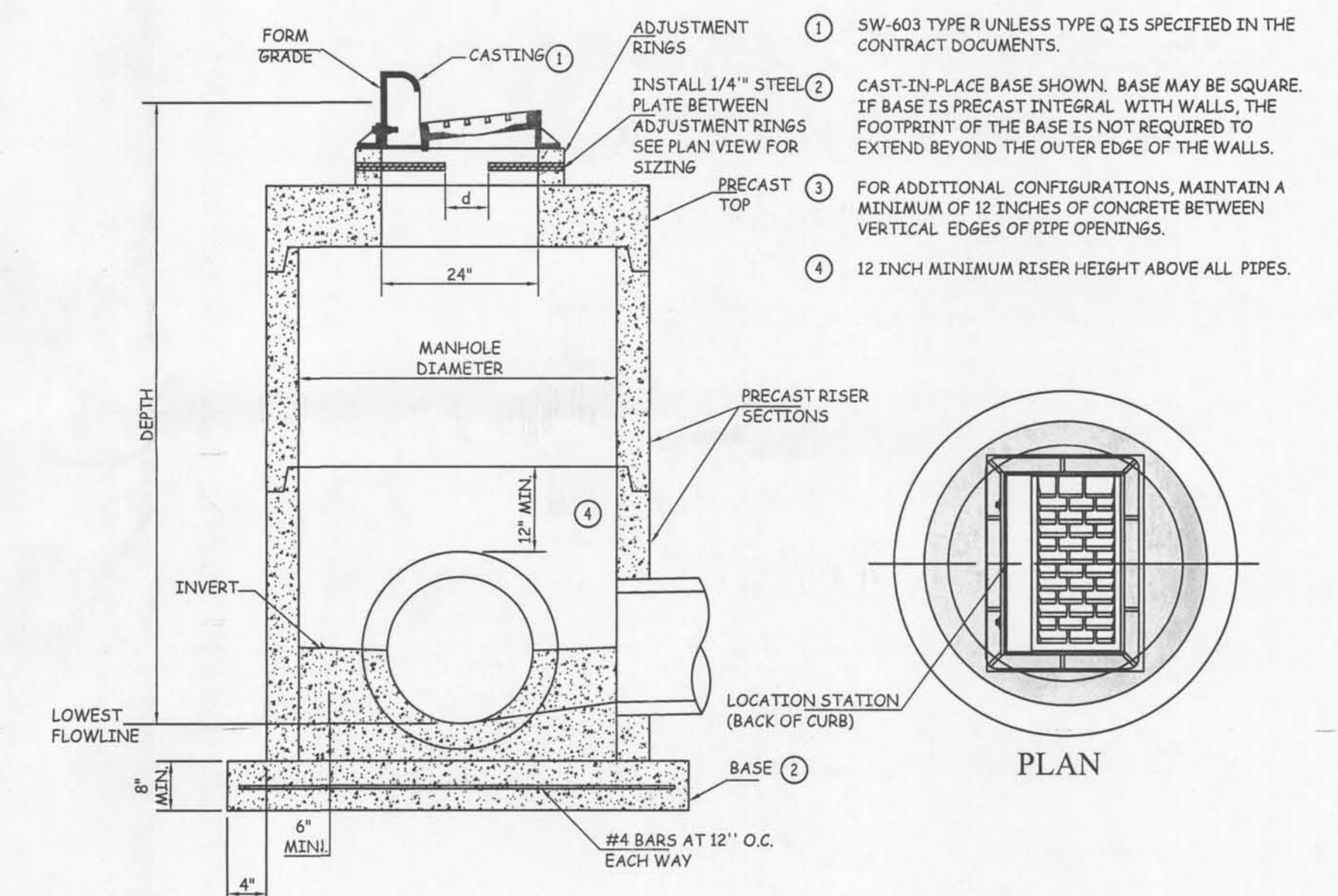
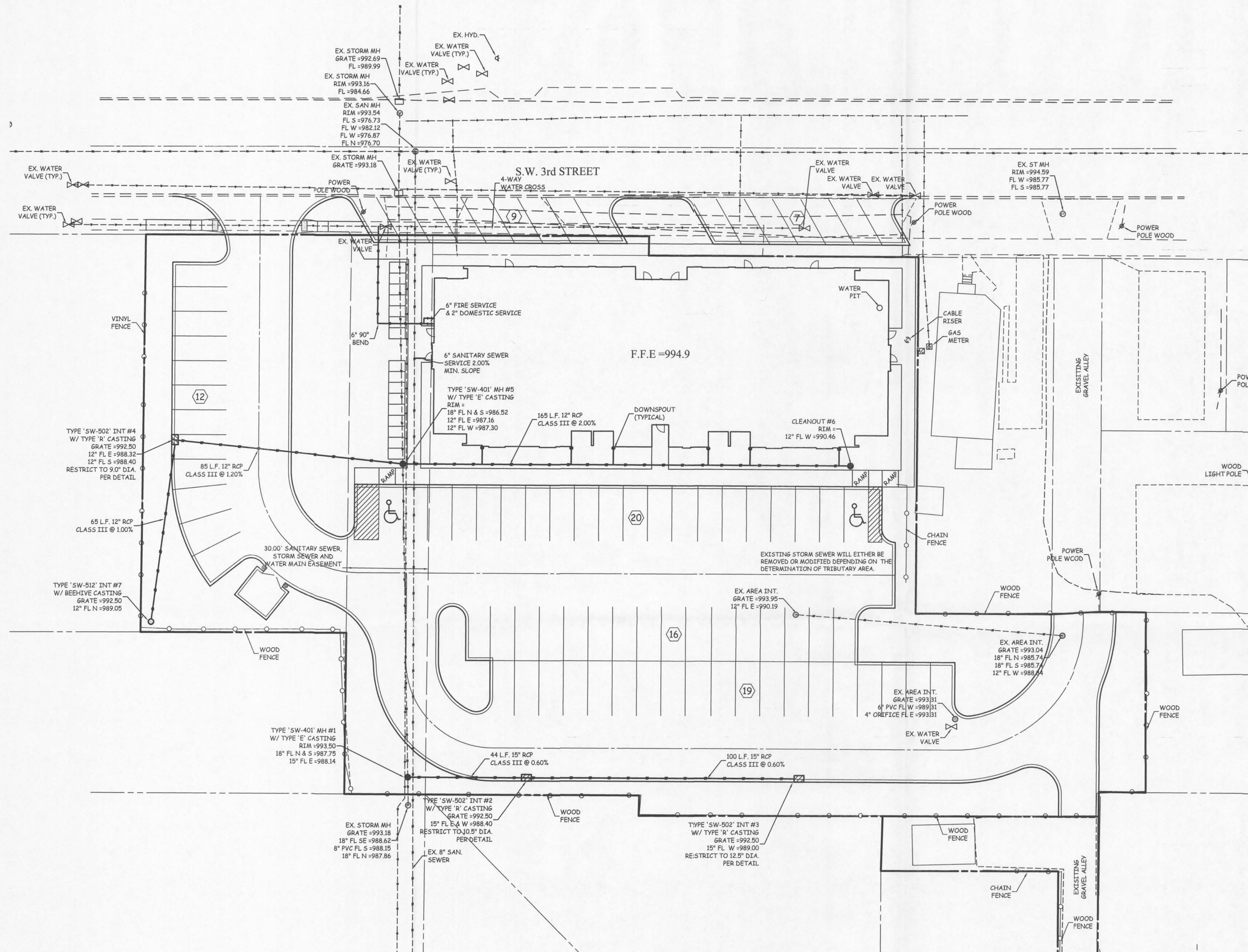


SITE PLAN UPTOWN ANKENY LOFTS

719 S.W. 3RD STREET

NOTES

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



SW-502 INTAKE
NO SCALE

LEGEND

- | | |
|-------------------|-----------------------|
| EXISTING/PROPOSED | PLAT BOUNDARY |
| --- SAN 8" | SANITARY SEWER & SIZE |
| --- ST 12" | STORM SEWER & SIZE |
| --- W 6" | WATER MAIN & SIZE |
| --- | SANITARY SERVICE 4" |
| --- | STORM SERVICE 1 1/2" |
| --- | WATER SERVICE 1" |
| ○ | MANHOLE |
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UTILITY PLAN

UPTOWN ANKENY LOFTS

SHEET 3 OF 4



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CC 2025

SITE PLAN UPTOWN ANKENY LOFTS

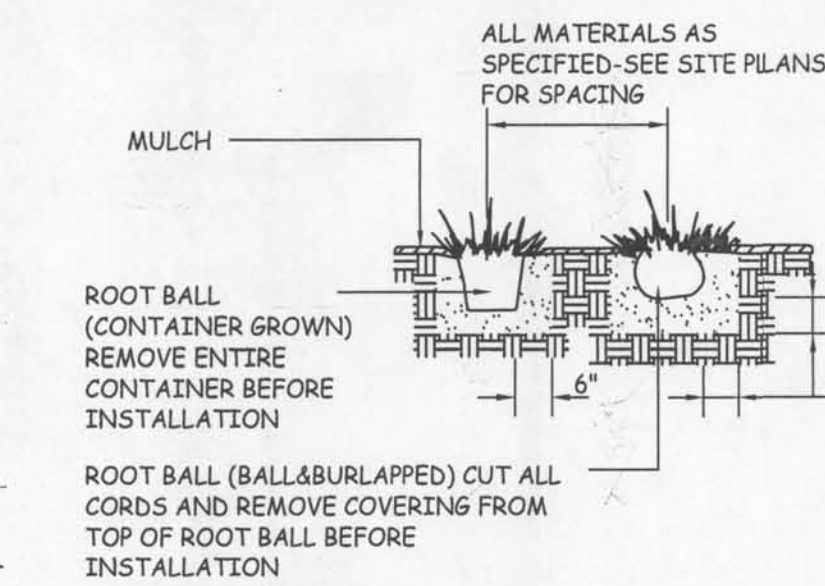
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LANDSCAPE NOTES

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

TREE PLANTINGS

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



SHRUB PLANTING DETAIL

NO SCALE

DO NOT CUT OR DAMAGE LEADER ALL MATERIALS AS SPECIFIED

STAKING WIRE
INSTALL TAUTLY
TREE WRAP
MULCH
STEEL FENCE POST
STAKE POSTS IN UNDISTURBED SOIL

ROOT BALL
REMOVE ENTIRE CONTAINER (CONTAINER GROWN) OR CUT ALL CORDS AND REMOVE COVERING FROM TOP OF ROOT BALL (BALL & BURLAPPED)

DECIDUOUS TREE PLANTING & STAKING DETAIL

NO SCALE

DO NOT CUT OR DAMAGE LEADER ALL MATERIALS AS SPECIFIED
RUBBER HOSE
STEEL FENCE POST
STAKE POSTS IN UNDISTURBED SOIL

MULCH

PLANTING SOIL BACKFILL
ROOT BALL
REMOVE ENTIRE CONTAINER (CONTAINER GROWN), OR CUT ALL CORDS AND REMOVE COVERING FROM TOP OF ROOT BALL (BALL & BURLAPPED)

EVERGREEN TREE PLANTING & STAKING DETAIL

NO SCALE

LEGEND

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---	PLAT BOUNDARY
--- SAN 12"	SANITARY SEWER & SIZE
--- ST 18"	STORM SEWER & SIZE
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LANDSCAPE PLAN
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