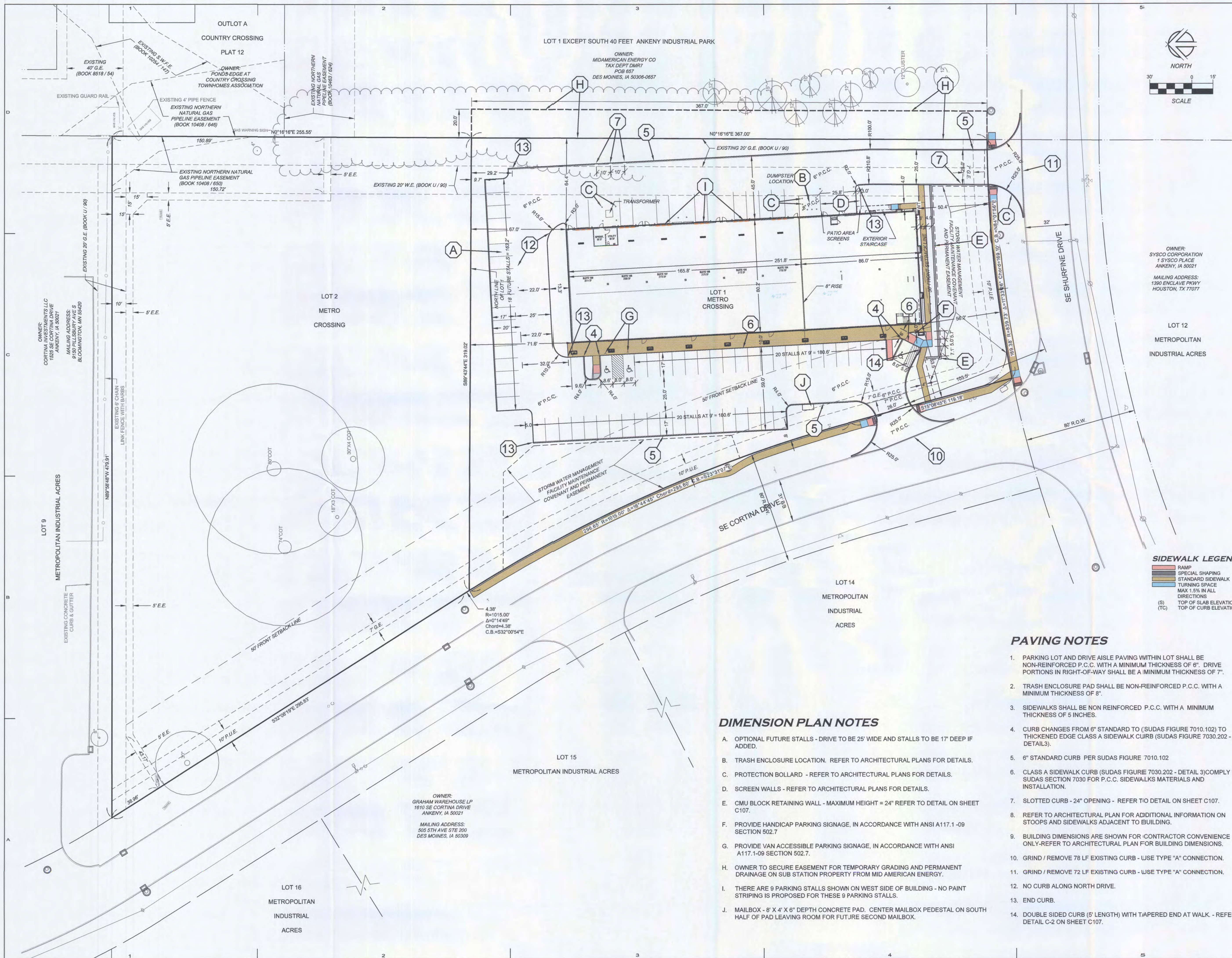




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CERTAIN
DEVELOPMENT

PROJECT NAME:
NEW OFFICE / WAREHOUSE
BUILDING FOR METRO CROSSING
1615 SE CORTINA DRIVE
ANKENY, IOWA 50021

OWNER:
CERTAIN DEVELOPMENT

DRAWING ISSUE INFORMATION.

ISSUE FOR	3rd City Submittal
ISSUE DATE	12/31/2018

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

MANAGEMENT INFORMATION.

PROJECT NO.	2018.100
PRINCIPAL IN CHARGE	TIM OLSON
PROJECT ARCHITECT	TIM OLSON
DRAWN BY	HRH
CHECKED BY	TO

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SHEET TITLE:
**SITE PLAN
DIMENSION PLAN**

SHEET NO.
C103

DIMENSION PLAN NOTES

- A. OPTIONAL FUTURE STALLS - DRIVE TO BE 25' WIDE AND STALLS TO BE 17' DEEP IF ADDED.
- B. TRASH ENCLOSURE LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- C. PROTECTION BOLLARD - REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- D. SCREEN WALLS - REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- E. CMU BLOCK RETAINING WALL - MAXIMUM HEIGHT = 24" REFER TO DETAIL ON SHEET C107.
- F. PROVIDE HANDICAP PARKING SIGNAGE, IN ACCORDANCE WITH ANSI A117.1 -09 SECTION 502.7
- G. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE, IN ACCORDANCE WITH ANSI A117.1-09 SECTION 502.7.
- H. OWNER TO SECURE EASEMENT FOR TEMPORARY GRADING AND PERMANENT DRAINAGE ON SUB STATION PROPERTY FROM MID AMERICAN ENERGY.
- I. THERE ARE 9 PARKING STALLS SHOWN ON WEST SIDE OF BUILDING - NO PAINT STRIPING IS PROPOSED FOR THESE 9 PARKING STALLS.
- J. MAILBOX - 8' X 4' X 6" DEPTH CONCRETE PAD. CENTER MAILBOX PEDESTAL ON SOUTH HALF OF PAD LEAVING ROOM FOR FUTURE SECOND MAILBOX.

PAVING NOTES

- 1. PARKING LOT AND DRIVE AISLE PAVING WITHIN LOT SHALL BE NON-REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 6". DRIVE PORTIONS IN RIGHT-OF-WAY SHALL BE A MINIMUM THICKNESS OF 7".
- 2. TRASH ENCLOSURE PAD SHALL BE NON-REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 8".
- 3. SIDEWALKS SHALL BE NON REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 5 INCHES.
- 4. CURB CHANGES FROM 6" STANDARD TO (SUDAS FIGURE 7010.102) TO THICKENED EDGE CLASS A SIDEWALK CURB (SUDAS FIGURE 7030.202 - DETAIL 3).
- 5. 6" STANDARD CURB PER SUDAS FIGURE 7010.102
- 6. CLASS A SIDEWALK CURB (SUDAS FIGURE 7030.202 - DETAIL 3) COMPLY WITH SUDAS SECTION 7030 FOR P.C.C. SIDEWALKS MATERIALS AND INSTALLATION.
- 7. SLOTTED CURB - 24" OPENING - REFER TO DETAIL ON SHEET C107.
- 8. REFER TO ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION ON STOOPS AND SIDEWALKS ADJACENT TO BUILDING.
- 9. BUILDING DIMENSIONS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY-REFER TO ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS.
- 10. GRIND / REMOVE 78 LF EXISTING CURB - USE TYPE "A" CONNECTION.
- 11. GRIND / REMOVE 72 LF EXISTING CURB - USE TYPE "A" CONNECTION.
- 12. NO CURB ALONG NORTH DRIVE.
- 13. END CURB.
- 14. DOUBLE SIDED CURB (5' LENGTH) WITH TAPERED END AT WALK. - REFER TO DETAIL C-2 ON SHEET C107.

GENERAL GRADING NOTES

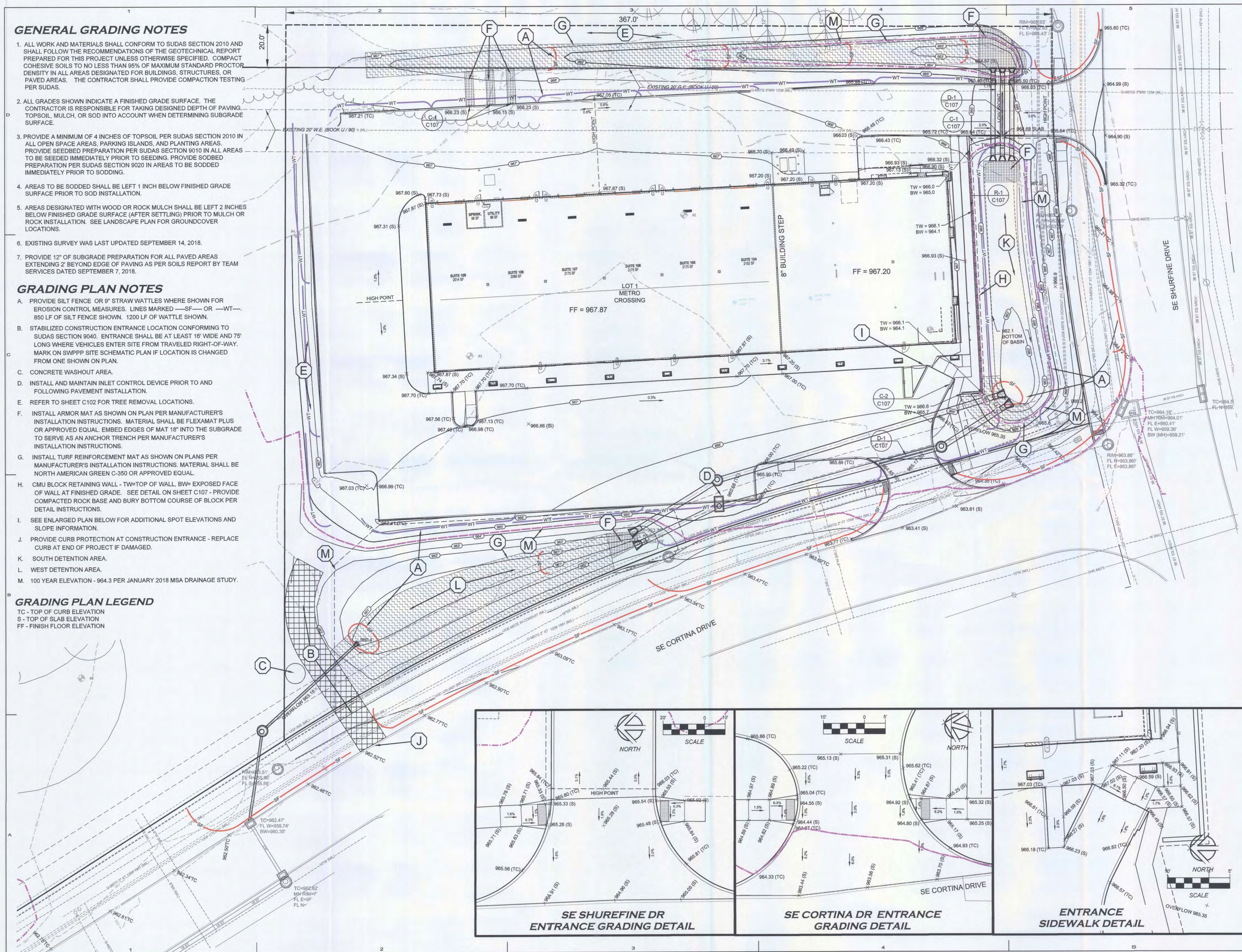
1. ALL WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 2010 AND SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT UNLESS OTHERWISE SPECIFIED. COMPACT COHESIVE SOILS TO NO LESS THAN 95% OF MAXIMUM STANDARD PROCTOR DENSITY IN ALL AREAS DESIGNATED FOR BUILDINGS, STRUCTURES, OR PAVED AREAS. THE CONTRACTOR SHALL PROVIDE COMPACTION TESTING PER SUDAS.
2. ALL GRADES SHOWN INDICATE A FINISHED GRADE SURFACE. THE CONTRACTOR IS RESPONSIBLE FOR TAKING DESIGNED DEPTH OF PAVING, TOPSOIL, MULCH, OR SOD INTO ACCOUNT WHEN DETERMINING SUBGRADE SURFACE.
3. PROVIDE A MINIMUM OF 4 INCHES OF TOPSOIL PER SUDAS SECTION 2010 IN ALL OPEN SPACE AREAS, PARKING ISLANDS, AND PLANTING AREAS. PROVIDE SEEDBED PREPARATION PER SUDAS SECTION 9010 IN ALL AREAS TO BE SEEDDED IMMEDIATELY PRIOR TO SEEDING. PROVIDE SODBED PREPARATION PER SUDAS SECTION 9020 IN AREAS TO BE SODDED IMMEDIATELY PRIOR TO SODDING.
4. AREAS TO BE SODDED SHALL BE LEFT 1 INCH BELOW FINISHED GRADE SURFACE PRIOR TO SOD INSTALLATION.
5. AREAS DESIGNATED WITH WOOD OR ROCK MULCH SHALL BE LEFT 2 INCHES BELOW FINISHED GRADE SURFACE (AFTER SETTLING) PRIOR TO MULCH OR ROCK INSTALLATION. SEE LANDSCAPE PLAN FOR GROUND COVER LOCATIONS.
6. EXISTING SURVEY WAS LAST UPDATED SEPTEMBER 14, 2018.
7. PROVIDE 12" OF SUBGRADE PREPARATION FOR ALL PAVED AREAS EXTENDING 2' BEYOND EDGE OF PAVING AS PER SOILS REPORT BY TEAM SERVICES DATED SEPTEMBER 7, 2018.

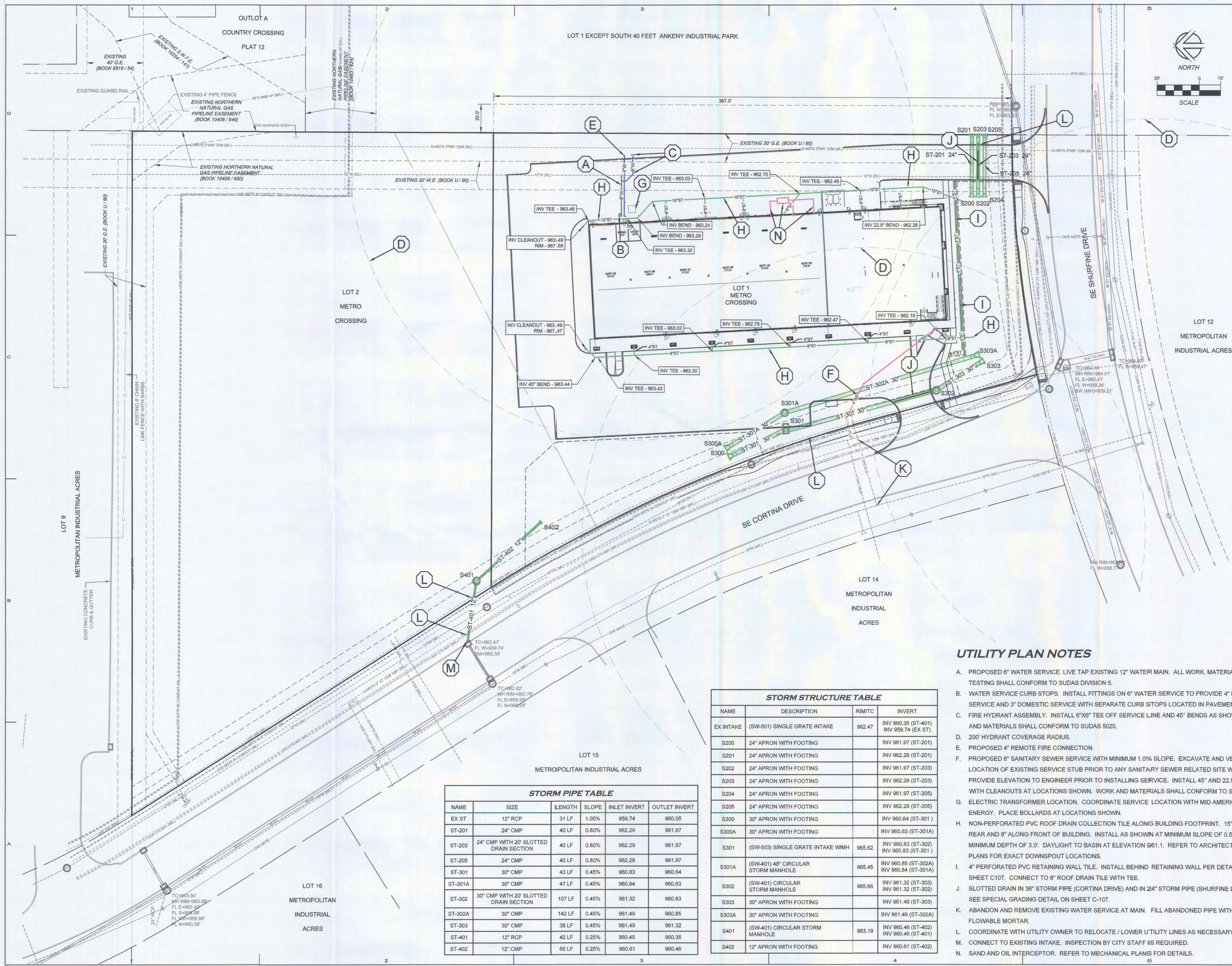
GRADING PLAN NOTES

- A. PROVIDE SILT FENCE OR 8" STRAW WATTLES WHERE SHOWN FOR EROSION CONTROL MEASURES. LINES MARKED —SF— OR —WT—, 850 LF OF SILT FENCE SHOWN, 1200 LF OF WATTLE SHOWN.
- B. STABILIZED CONSTRUCTION ENTRANCE LOCATION CONFORMING TO SUDAS SECTION 9040. ENTRANCE SHALL BE AT LEAST 18' WIDE AND 75' LONG WHERE VEHICLES ENTER SITE FROM TRAVELED RIGHT-OF-WAY. MARK ON SWPPP SITE SCHEMATIC PLAN IF LOCATION IS CHANGED FROM ONE SHOWN ON PLAN.
- C. CONCRETE WASHOUT AREA.
- D. INSTALL AND MAINTAIN INLET CONTROL DEVICE PRIOR TO AND FOLLOWING PAVEMENT INSTALLATION.
- E. REFER TO SHEET C102 FOR TREE REMOVAL LOCATIONS.
- F. INSTALL ARMOR MAT AS SHOWN ON PLAN PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. MATERIAL SHALL BE FLEXAMAT PLUS OR APPROVED EQUAL. EMBED EDGES OF MAT 18" INTO THE SUBGRADE TO SERVE AS AN ANCHOR TRENCH PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- G. INSTALL TURF REINFORCEMENT MAT AS SHOWN ON PLANS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. MATERIAL SHALL BE NORTH AMERICAN GREEN C-350 OR APPROVED EQUAL.
- H. CMU BLOCK RETAINING WALL - TW=TOP OF WALL, BW= EXPOSED FACE OF WALL AT FINISHED GRADE. SEE DETAIL ON SHEET C107 - PROVIDE COMPACTED ROCK BASE AND BURY BOTTOM COURSE OF BLOCK PER DETAIL INSTRUCTIONS.
- I. SEE ENLARGED PLAN BELOW FOR ADDITIONAL SPOT ELEVATIONS AND SLOPE INFORMATION.
- J. PROVIDE CURB PROTECTION AT CONSTRUCTION ENTRANCE - REPLACE CURB AT END OF PROJECT IF DAMAGED.
- K. SOUTH DETENTION AREA.
- L. WEST DETENTION AREA.
- M. 100 YEAR ELEVATION - 964.3 PER JANUARY 2018 MSA DRAINAGE STUDY.

GRADING PLAN LEGEND

- TC - TOP OF CURB ELEVATION
S - TOP OF SLAB ELEVATION
FF - FINISH FLOOR ELEVATION





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DRAWING ISSUE INFORMATION:
ISSUE FOR : 3rd City Submittal
ISSUE DATE : 12/31/2018

NOT FOR CONSTRUCTION		
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MANAGEMENT INFORMATION:

PROJECT NO: 2018.100

PRINCIPAL IN CHARGE: TIM OLSON ARCHITECT: TIM OLSON

DRAWN BY: HRH CHECKED BY: TO

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SHEET TITLE:
SITE PLAN
UTILITY PLAN

SHEET NO.

C105

UTILITY PLAN NOTES

- PROPOSED 6" WATER SERVICE. LIVE TAP EXISTING 12" WATER MAIN. ALL WORK, MATERIALS, AND TESTING SHALL CONFORM TO SUDAS DIVISION 5.
- WATER SERVICE CURB STOPS. INSTALL FITTINGS ON 6" WATER SERVICE TO PROVIDE 4" FIRE SERVICE AND 3" DOMESTIC SERVICE WITH SEPARATE CURB STOPS LOCATED IN PAVEMENT.
- FIRE HYDRANT ASSEMBLY. INSTALL 6"x6" TEE OFF SERVICE LINE AND 45° BENDS AS SHOWN. WORK AND MATERIALS SHALL CONFORM TO SUDAS 5020.
- 200' HYDRANT COVERAGE RADIUS.
- PROPOSED 4" REMOTE FIRE CONNECTION.
- PROPOSED 6" SANITARY SEWER SERVICE WITH MINIMUM 1.0% SLOPE. EXCAVATE AND VERIFY LOCATION OF EXISTING SERVICE STUB PRIOR TO ANY SANITARY SEWER RELATED SITE WORK. PROVIDE ELEVATION TO ENGINEER PRIOR TO INSTALLING SERVICE. INSTALL 45° AND 22.5° BENDS WITH CLEANOUTS AT LOCATIONS SHOWN. WORK AND MATERIALS SHALL CONFORM TO SUDAS 4010.
- ELECTRIC TRANSFORMER LOCATION. COORDINATE SERVICE LOCATION WITH MID AMERICAN ENERGY. PLACE BOLLARDS AT LOCATIONS SHOWN.
- NON-PERFORATED PVC ROOF DRAIN COLLECTION TILE ALONG BUILDING FOOTPRINT. 15" ALONG REAR AND 8" ALONG FRONT OF BUILDING. INSTALL AS SHOWN AT MINIMUM SLOPE OF 0.5% AND MINIMUM DEPTH OF 3.0". DAYLIGHT TO BASIN AT ELEVATION 961.1. REFER TO ARCHITECTURAL PLANS FOR EXACT DOWNSPOUT LOCATIONS.
- 4" PERFORATED PVC RETAINING WALL TILE. INSTALL BEHIND RETAINING WALL PER DETAIL ON SHEET C107. CONNECT TO 8" ROOF DRAIN TILE WITH TEE.
- SLOTTED DRAIN IN 36" STORM PIPE (CORTINA DRIVE) AND IN 24" STORM PIPE (SHURFINE DRIVE) - SEE SPECIAL GRADING DETAIL ON SHEET C-107.
- ABANDON AND REMOVE EXISTING WATER SERVICE AT MAIN. FILL ABANDONED PIPE WITH FLOWABLE MORTAR.
- COORDINATE WITH UTILITY OWNER TO RELOCATE / LOWER UTILITY LINES AS NECESSARY.
- CONNECT TO EXISTING INTAKE. INSPECTION BY CITY STAFF IS REQUIRED.
- SAND AND OIL INTERCEPTOR. REFER TO MECHANICAL PLANS FOR DETAILS.

STORM STRUCTURE TABLE

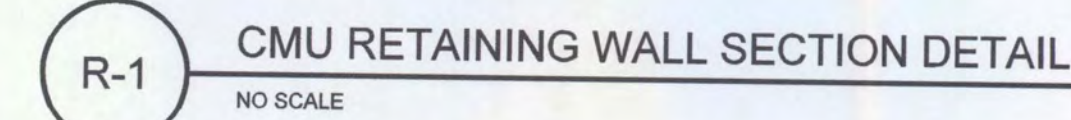
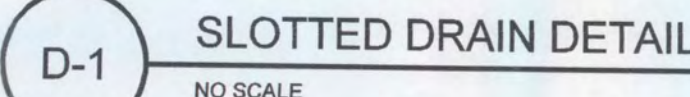
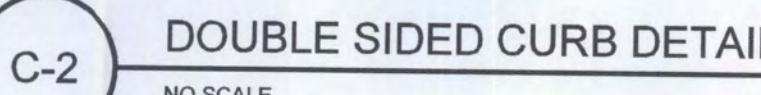
NAME	DESCRIPTION	RIM/TC	INVERT
EX INTAKE	(SW-501) SINGLE GRATE INTAKE	962.47	INV 960.35 (ST-401) INV 959.74 (EX ST)
S200	24" APRON WITH FOOTING		INV 961.97 (ST-201)
S201	24" APRON WITH FOOTING		INV 962.29 (ST-201)
S202	24" APRON WITH FOOTING		INV 961.97 (ST-203)
S203	24" APRON WITH FOOTING		INV 962.29 (ST-203)
S204	24" APRON WITH FOOTING		INV 961.97 (ST-205)
S205	24" APRON WITH FOOTING		INV 962.28 (ST-205)
S300	30" APRON WITH FOOTING		INV 960.64 (ST-301)
S300A	30" APRON WITH FOOTING		INV 960.63 (ST-301A)
S301	(SW-503) SINGLE GRATE INTAKE WMH	965.62	INV 960.83 (ST-302) INV 960.83 (ST-301)
S301A	(SW-401) 48" CIRCULAR STORM MANHOLE	965.45	INV 960.85 (ST-302A) INV 960.84 (ST-301A)
S302	(SW-401) CIRCULAR STORM MANHOLE	965.66	INV 961.32 (ST-303) INV 961.32 (ST-302)
S303	30" APRON WITH FOOTING		INV 961.49 (ST-303)
S303A	30" APRON WITH FOOTING		INV 961.49 (ST-302A)
S401	(SW-401) CIRCULAR STORM MANHOLE	963.19	INV 960.46 (ST-402) INV 960.45 (ST-401)
S402	12" APRON WITH FOOTING		INV 960.61 (ST-402)

STORM PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	INLET INVERT	OUTLET INVERT
EX ST	12" RCP	31 LF	1.00%	959.74	960.05
ST-201	24" CMP	40 LF	0.80%	962.29	961.97
ST-203	24" CMP WITH 20' SLOTTED DRAIN SECTION	40 LF	0.80%	962.29	961.97
ST-205	24" CMP	40 LF	0.80%	962.28	961.97
ST-301	30" CMP	43 LF	0.45%	960.83	960.64
ST-301A	30" CMP	47 LF	0.45%	960.84	960.63
ST-302	30" CMP WITH 20' SLOTTED DRAIN SECTION	107 LF	0.45%	961.32	960.83
ST-302A	30" CMP	142 LF	0.45%	961.49	960.85
ST-303	30" CMP	38 LF	0.45%	961.49	961.32
ST-401	12" RCP	42 LF	0.25%	960.45	960.35
ST-402	12" CMP	60 LF	0.25%	960.61	960.46

CUSTOM WET NATIVE SEED MIX FOR 1 ACRE		
THIS SEED MIX CONTAINS 15 GRASS/SEDEGE SPECIES AND 31 LEGUME/FORB SPECIES. THE COVERAGE IS 40 SEEDS PER SQUARE FOOT, WITH A RATIO OF 1:1 GRASS AND FORB SEEDS, EXCLUDING COVER. REFER TO IOWA ECOTYPE SEED SOURCES TABLE FOR SEED ORDERING.		
COVER CROP INSTRUCTIONS		
DORMANT SEEDING DATES:	NOVEMBER 15 - FEB 21	ADD 15 LBS/ACRE WINTER WHEAT
SPRING OR FALL SEEDING DATES:	MARCH 1 - MAY 31 OR AUGUST 15 - SEPTEMBER 30	ADD 15 LBS/ACRE CERTIFIED SEED OATS (AVENA SATIVA)
COMMON NAME	SCIENTIFIC NAME	QUANTITY (PLS OZ.)
COOL-SEASON GRASSES		
BLUE JOINT GRASS	CALAMAGROSTIS CANADENSIS	0.5
VIRGINIA WILD RYE	ELYMUS VIRGINICUS	16.50
FOWL MANNA GRASS	GLYCERIA STRIATA	1.50
RICE CUT GRASS	LEERSIA ORYZOIDES	1.25
COOL-SEASON SEDGES		
YELLOW FOX SEDGE	CAREX ANNECTENS	1.25
BEBB'S OVAL SEDGE	CAREX BEBBII	2.50
CRESTED SEDGE	CAREX CRISTATELLA	1.00
FIELD OVAL SEDGE	CAREX MOLESTA	2.25
LANCE-FRUITED OVAL SEDGE	CAREX SCOPARIA	1.25
COMMON FOX SEDGE	CAREX STIPATA	2.00
BROWN FOX SEDGE	CAREX VULPINOIDEA	2.00
DARK-GREEN BULRUSH	SCIRPUS ATROVIRENS	2.00
WARM-SEASON GRASSES		
BIG BLUESTEM	ANDROPOGON GERARDII	22.00
SWITCHGRASS	PANICUM VIRGATUM	7.00
PRAIRIE CORDGRASS	SPARTINA PECTINATA	14.00
LEGUMES		
MILK VETCH	ASTRAGALUS CANADENSIS	5.00
WHITE WILD INDIGO	BAPTISIA ALBA	1.50
LICORICE ROOT	GLYCYRRHIZA LEPIODOTA	0.75
FORBS		
WILD GARLIC	ALLIUM CANADENSE	1.50
SWAMP MILKWEED	ASCLEPIAS INCARNATA	2.25
COMMON MILKWEED	ASCLEPIAS SYRIACA	1.50
PRAIRIE INDIAN PLANTAIN	CACALIA PLANTAGINEA	0.50
TALL COREOPSIS	COREOPSIS TRIPTERIS	0.50
RATTLESNAKE MASTER	ERYNGIUM YUCCIFOLIUM	2.25
JOE PYE WEED	EUPATORIUM MACULATUM	0.25
GRASS-LEAVED GOLDENROD	EUTHAMIA GRAMINIFOLIA	0.25
SNEEZEWEED	HELENIUM AUTUMNALE	2.00
BIGTOOTH SUNFLOWER	HELIANTHUS GROSSESERRATUS	0.75
PRAIRIE BLAZINGSTAR	LIATRIS PYCNOSTACHYA	1.00
GREAT BLUE LOBELIA	LOBELIA SIPHILITICA	0.50
WILD BERGAMOT	MONARDA FISTULOSA	1.00
STIFF GOLDENROD	OLIGONEURON RIGIDUM	1.50
FOXGLOVE BEARDTONGUE	PENSTEMON DIGITALIS	1.50
COMMON MT. MINT	PHYCNANTHEMUM VIRGINIANUM	1.00
BLACK-EYED SUSAN	RUDBECKIA HIRTA	1.00
SWEET CONEFLOWER	RUDBECKIA SUBTOMENTOSA	2.50
BROWN-EYED SUSAN	RUDBECKIA TRILOBA	2.00
ROSINWEED	SILPHIUM INTEGRIFOLIUM	2.50
RIDDELL'S GOLDENROD	SOLIDAGO RIDELLI	1.00
SMOOTH BLUE ASTER	SYMPHYOTRICHUM LAEVE	1.00
PANICLED ASTER	SYMPHYOTRICHUM LANCEOLATUM	0.25
NEW ENGLAND ASTER	SYMPHYOTRICHUM NOVAE-ANGLIAE	1.00
OHIO SPIDERWORT	TRADESCANTIA OHIENSIS	1.00
BLUE VERVAIN	VERBENA HASTATA	1.50
RONWEED	VERNONIA FASCICULATA	1.50
CULVER'S ROOT	VERONICASTRUM VIRGINICUM	0.50
TOTAL PURE LIVE SEED OZ:		118.25
TOTAL PLS LBS NATIVE MIX/ACRE:		7.39

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	ANDY@MIDIOVA.NET



SHEET NO. _____

C107