

PROJECT LOCATION

NW PRAIRIE RIDGE DR

NW 9TH ST

SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BLVD.  
ANKENY, IA 50023  
CONTACT: TIM WEST  
PHONE: 515-964-2020

C00 TITLE SHEET

C100 PROJECT INFORMATION

C101 DEMOLITION PLAN

C102 SITE LAYOUT

C103 GRADING AND EROSION CONTROL PLAN

C104 LANDSCAPE PLAN



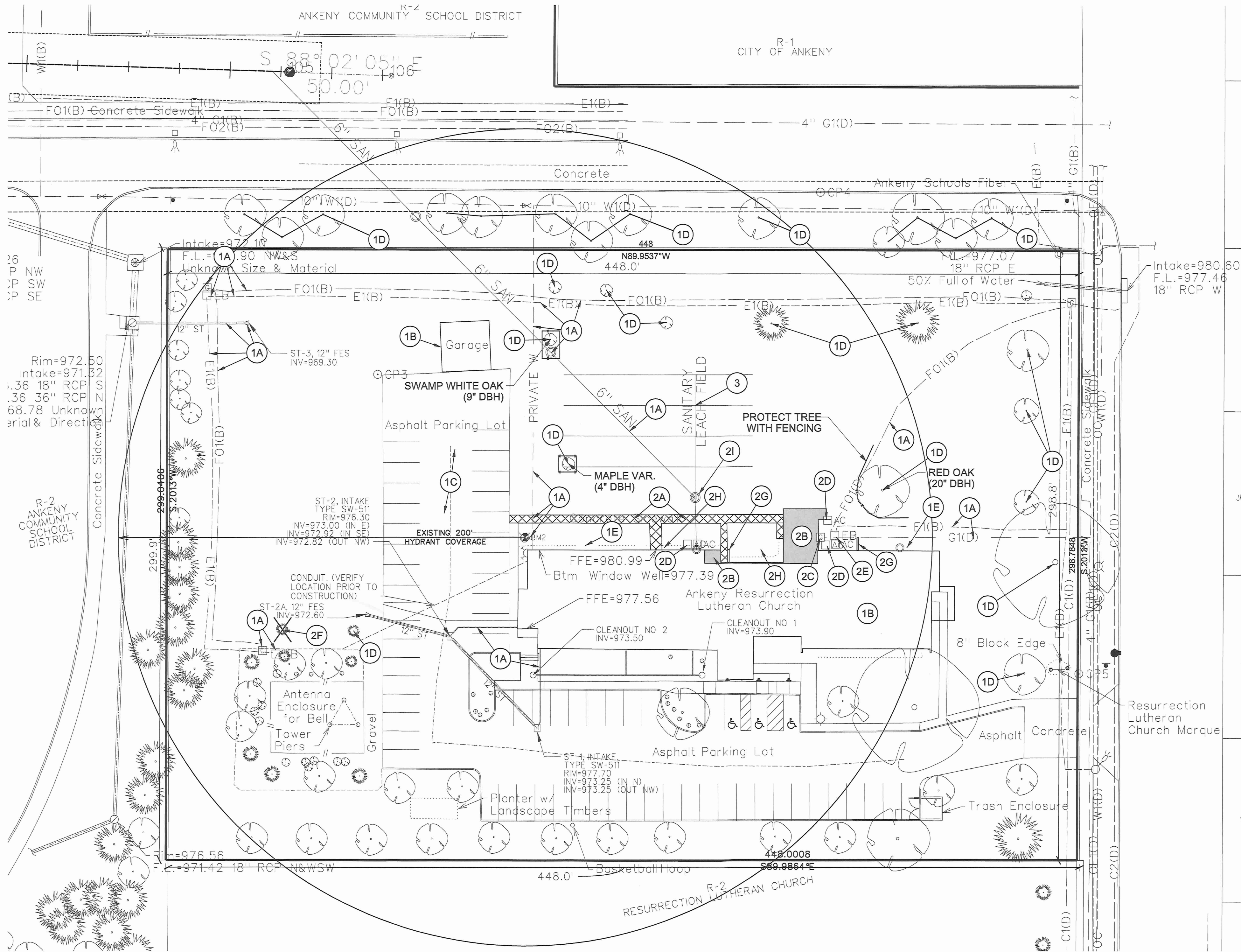
city of  
**Ankeny**  
bringing it all together

C00









DEMOLITION PLAN GENERAL NOTES

- A. UTILITY WARNING:  
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES WHICH ARE TO REMAIN. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- D. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONSTRUCT ALL SITE IMPROVEMENTS AND UTILITIES IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 'MUTCD'. ALL PROPOSED SIGNS SHALL CONFORM TO THE 'MUTCD' MANUAL.
- F. THE CONTRACTOR SHALL LOAD AND TRANSPORT ALL MATERIALS NOT DESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- G. SAW-CUT AT TERMINATION TO FULL DEPTH ALL PAVEMENTS TO BE REMOVED.

DEMOLITION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:  
A. EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION.  
B. EXISTING BUILDING.  
C. EXISTING PAVEMENT.  
D. EXISTING TREES. PROVIDE PROTECTIVE FENCING WHERE INDICATED. CONTRACTOR TO INSTALL 4'-HT. ORANGE CONSTRUCTION FENCING ATTACHED TO DRIVEN 1" POSTS. CONTRACTOR TO MAINTAIN AREA WITHIN FENCING AND REMOVE FENCING UPON COMPLETION OF THE PROJECT.  
E. EXISTING LANDSCAPE AREAS OUTSIDE OF BUILDING ADDITION WORK.
2. EXISTING FEATURES, REMOVE THE FOLLOWING:  
A. REMOVE AND DISPOSE OF EXISTING PAVEMENT. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT REMOVAL LIMIT TO AVOID DAMAGE TO ADJACENT PAVEMENTS.  
B. PORTION OF EXISTING BUILDING, SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION INFORMATION.  
C. REMOVE AND RELOCATE EXISTING GAS METER. COORDINATE NEW LOCATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.  
D. REMOVE AND RELOCATE EXISTING AC UNITS. COORDINATE NEW LOCATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.  
E. REMOVE AND RELOCATE EXISTING ELECTRIC BOX. COORDINATE NEW LOCATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.  
F. EXISTING TREE.  
G. RETAINING WALL. INSPECT WALL FOR CONNECTION TO THE BUILDING FOUNDATION AND REMOVE CAREFULLY TO PROTECT EXISTING BUILDING. BACKFILL VOID WITH APPROVED GRANULAR MATERIAL. DISPOSE OF CONCRETE WALL MATERIALS AND FOUNDATION OFF-SITE.  
H. EXISTING LANDSCAPING. REMOVE EXISTING PLANT MATERIAL, MULCH/ROCK, EDGING, FILTER FABRIC, ETC., IN LANDSCAPE AREAS ALONG THE BUILDING AS INDICATED.  
I. RELOCATE CLEANOUT. SEE SHEET C102 FOR ADDITIONAL INFORMATION.
3. ABANDONED LEACH FIELD. CONTRACTOR TO REMOVE EXISTING LEACH FIELD LINES AS ENCOUNTERED.



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**KCL ENGINEERING**  
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WEST DES MOINES, IA 50265  
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PROJECT NAME:  
**RENOVATION & ADDITION FOR:  
RESURRECTION LUTHERAN  
CHURCH**  
914 NW ASH DRIVE  
ANKENY, IA 50023

DRAWING ISSUE INFORMATION.  
ISSUE FOR : 100% CONSTRUCTION DOCUMENTS  
ISSUE DATE : 06.21.2019

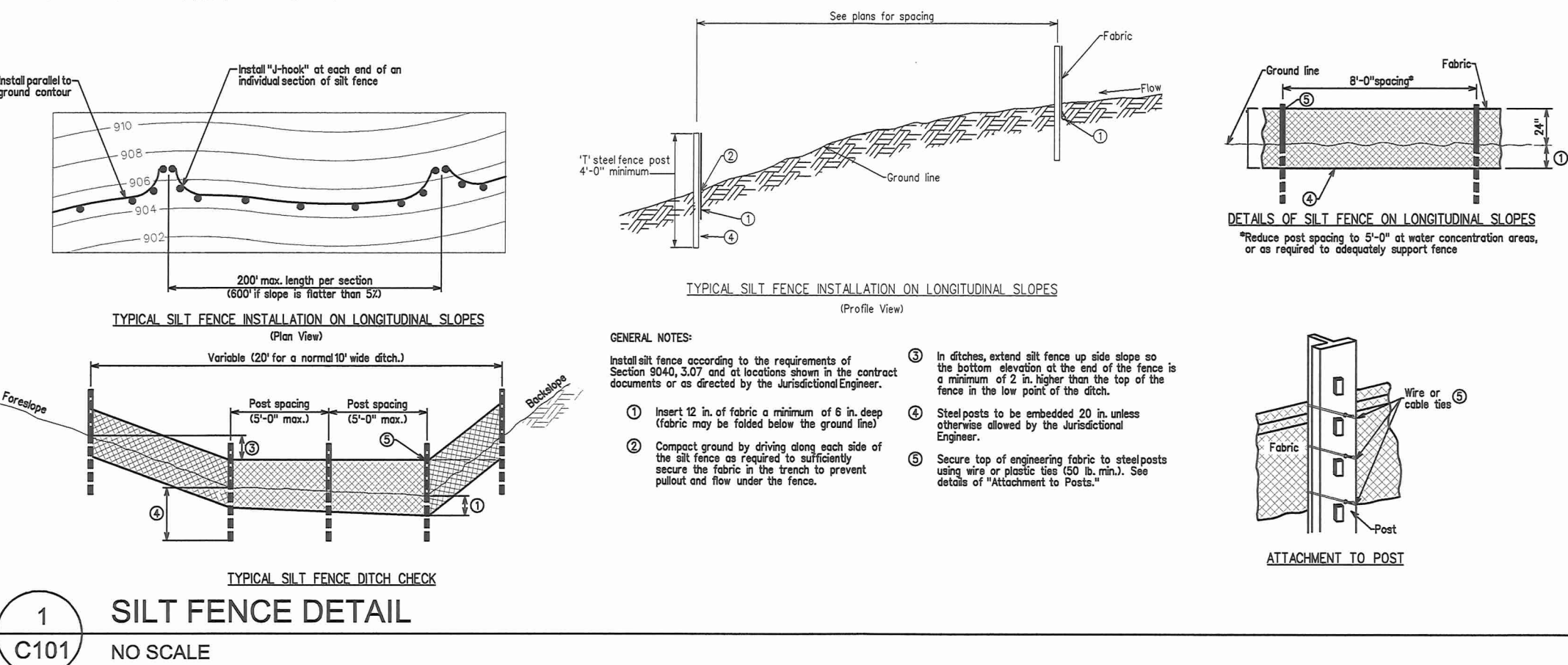
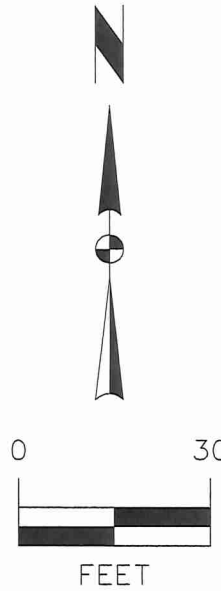
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MANAGEMENT INFORMATION.  
PROJECT NO: 2018.187  
PRINCIPAL IN CHARGE: TIM OLSON ARCHITECT : DP  
DRAWN BY : HRH CHECKED BY : TO

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SHEET TITLE.  
**DEMOLITION  
PLAN**

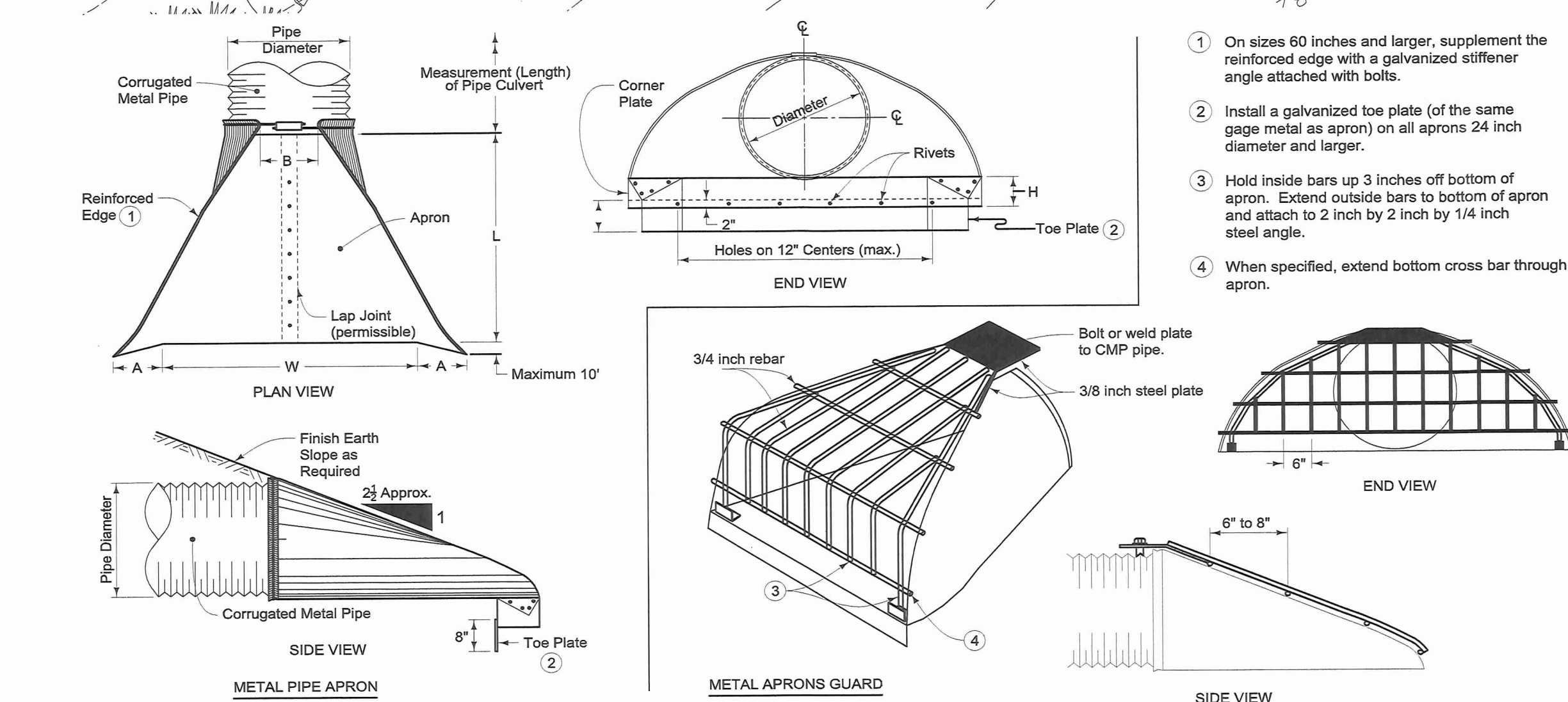
SHEET NO.  
**C101**



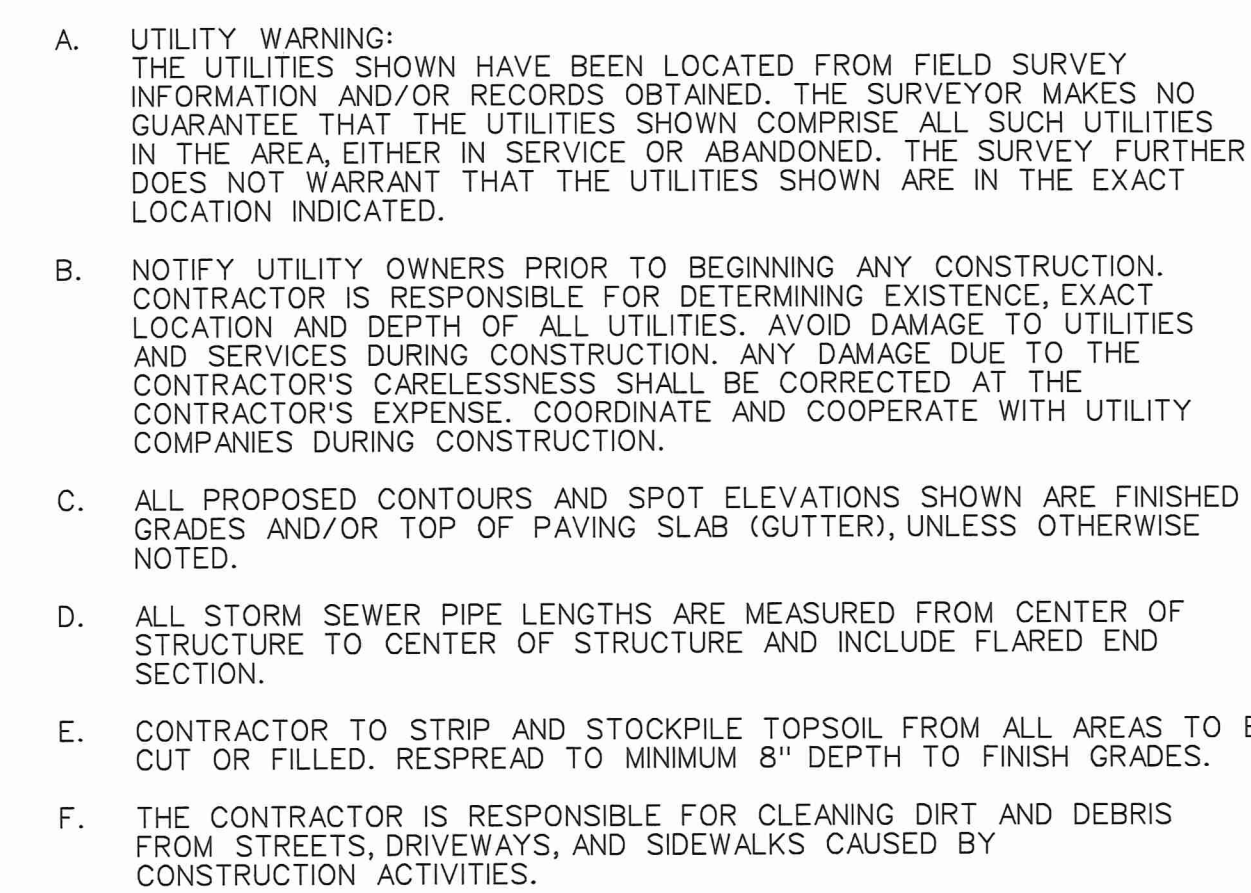








3 FLEXIBLE GRAVITY PIPE TRENCH BEDDING  
103 NO SCALE

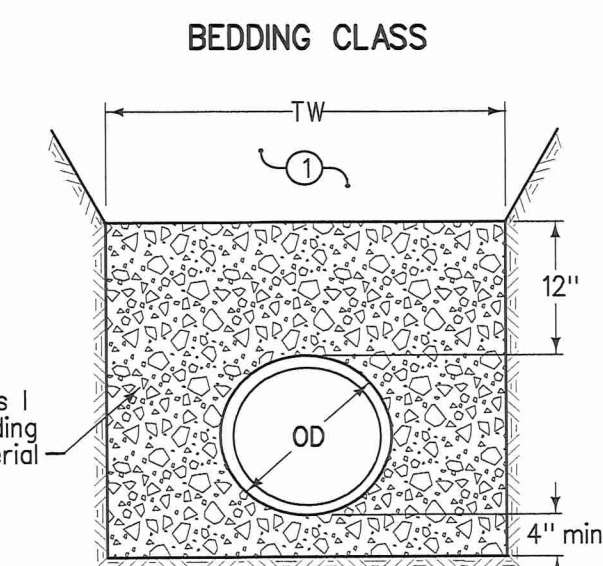
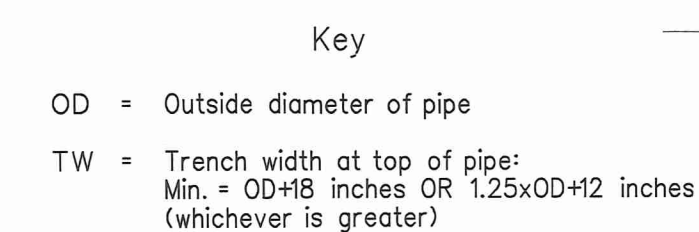


ALLOWABLE BEDDING CLASSES		
Bedding Material	Storm Sewer	Sanitary Sewer
Castile Iron	F-3	F-3
EN	F-3	Not allowed
C	F-3	F-3

① Place remainder of bedding and backfill materials as specified in the contract documents.

Pipe Diameter (inches)	ASTM D 3034			ASTM F 679	ASTM F 949	ASTM F 1803	ASTM D 2680
	Solid Wall			Solid Wall	Corrug. Exterior	Closed Profile	Composite (Truss Type)
	SDR 23.5	SDR 26	SDR 35	SDR 35			
8	30"	28"	24"	---	24"	---	32"
10	30"	28"	24"	---	24"	---	32"
12	30"	28"	24"	---	24"	---	32"
15	30"	28"	24"	---	24"	---	32"
18	---	---	---	24"	24"	---	---
21	---	---	---	24"	24"	24"	---
24	---	---	---	24"	24"	24"	---
27	---	---	---	24"	---	24"	---
30	---	---	---	24"	24"	24"	---
33	---	---	---	24"	---	---	---
36	---	---	---	24"	24"	24"	---
42	---	---	---	24"	---	24"	---
48	---	---	---	24"	---	24"	---
54	---	---	---	---	---	---	---
60	---	---	---	---	---	24"	---

City of Ankeny Supplemental Specifications: Flexible gravity pipe trench bedding material shall be Class I granular bedding material complying with Section 3010.2.02. Material shall be placed according to Bedding Class F-3 per FIGURE 3010.103, unless otherwise specified in the contract documents.



CLASS F-3

DUCTILE IRON, AWWA C151, CLASS 52

(Bedding Class F-3)	
Pipe Diameter (inches)	Class F-3 Bedding
4	40'
6	40'
8	40'
10	40'
12	40'
14	40'
16	40'
18	40'
20	40'
24	38'
30	31'
36	30'
42	29'
48	27'
54	27'

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MARK	DATE	DESCRIPTION
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MANAGEMENT INFORMATION

PROJECT NO :	2018.187
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PRINCIPAL PROJECT  
IN CHARGE : TIM OLSON ARCHITECT : DP

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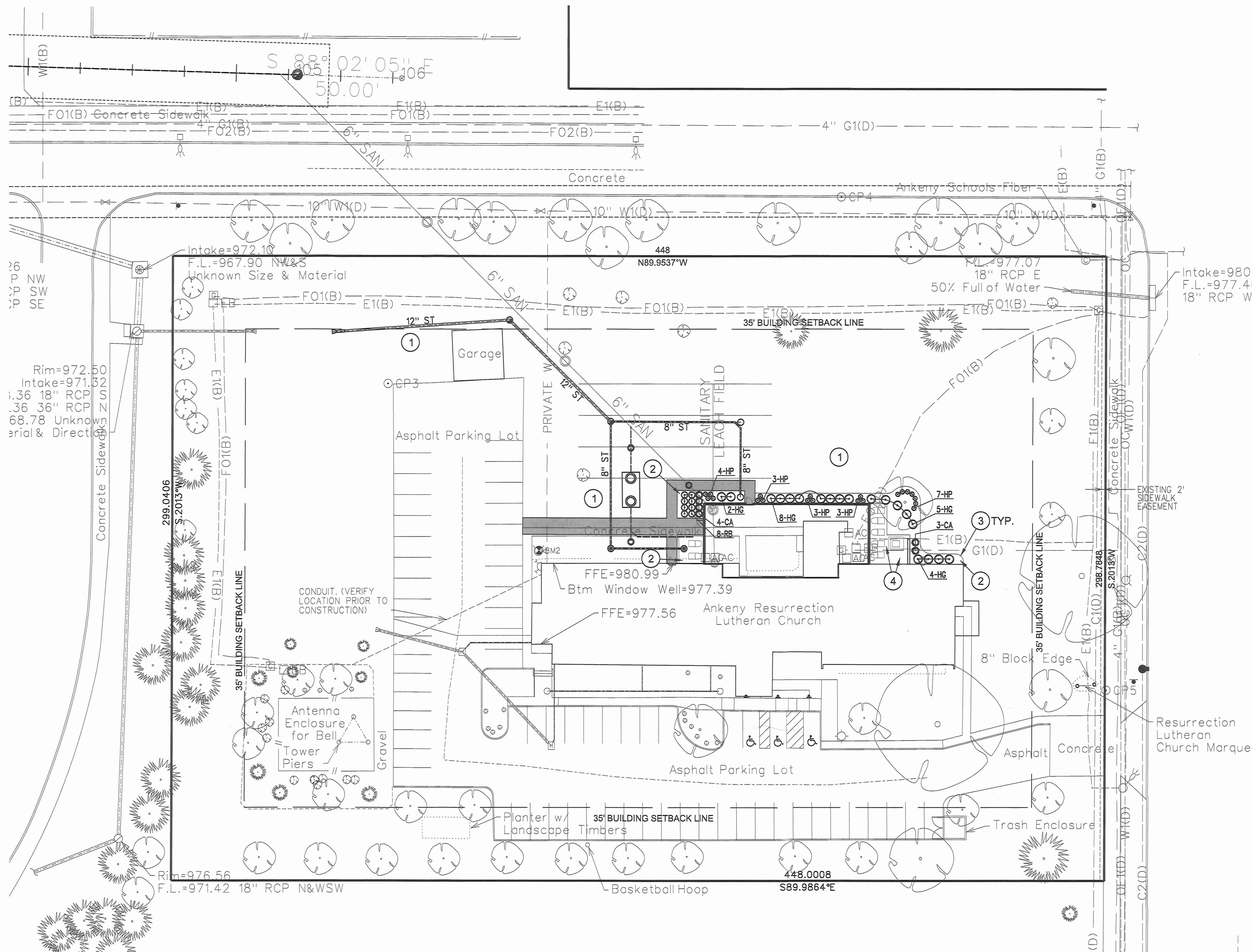
SHEET TITLE.

# A GRADING AND EROSION CONTROL PLAN

SHEET NO.

C103





PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:  
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- H. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
- I. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
- J. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- K. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
- L. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
- M. PLANTS SHALL BE TRUE TO SPECIES, SIZE AND VARIETY SPECIFIED. SUBSTITUTIONS OF PLANT MATERIALS IS NOT PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
- N. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY.

PLANTING PLAN CONSTRUCTION NOTES

- SEED ALL DISTURBED AREAS WITH TYPE 1 LAWN MIXTURE UNLESS OTHERWISE NOTED. ESTABLISH AS PER OWNER'S REQUIREMENTS.
- PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH ON ALL SHRUB BEDS TO PAVEMENT LIMIT OR EDGE LIMIT SHOWN.
- CONTRACTOR TO INSTALL A VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES ON ALL PLANTING BEDS UNLESS OTHERWISE DIRECTED BY OWNER.
- PROVIDE 3-INCH DEPTH WASHED 1-1/2" RIVER ROCK UNDERLAD WITH WEED BARRIER FABRIC IN CONDENSER/TRANSFORMER AREA. PROVIDE COMMERCIAL GRADE VINYL EDGING TO SEPARATE AREA FROM PLANTING SPACES.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
CA	7	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	24" Ht.	CONT. (3' O.C.)
HP	20	Heuchera micrantha 'Palace Purple'	'PALACE PURPLE' CORAL BELLS	#1 CNT.	CONT. (2' O.C.)
HC	19	Hosta 'Guacamole'	'GUACAMOLE' HOSTA	#1 CNT.	CONT. (4.5' O.C.)
RB	8	Rosa 'Balmos'	'PINKTOPIA' ROSE	24" Ht.	CONT. (3' O.C.)

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY SHOWN IN THE PLANT SCHEDULE AND THE QUANTITY SHOWN ON PLAN, THE QUANTITY SHOWN ON PLAN SHALL GOVERN.

OPEN SPACE REQUIREMENTS

(AS PER CITY OF ANKENY SITE PLAN OPEN SPACE REQUIREMENTS)

TOTAL SITE AREA = 133,912 SF  
TOTAL IMPERVIOUS AREA = 42,092 SF  
TOTAL OPEN SPACE PROVIDED = 91,821 SF  
(133,912 - 42,092 SF)

MINIMUM OPEN SPACE REQUIRED (20%)

133,912 SF X (.20) = 26,783 SF REQ'D OPEN SPACE  
91,821 SF OPEN SPACE PROVIDED (68.5%)

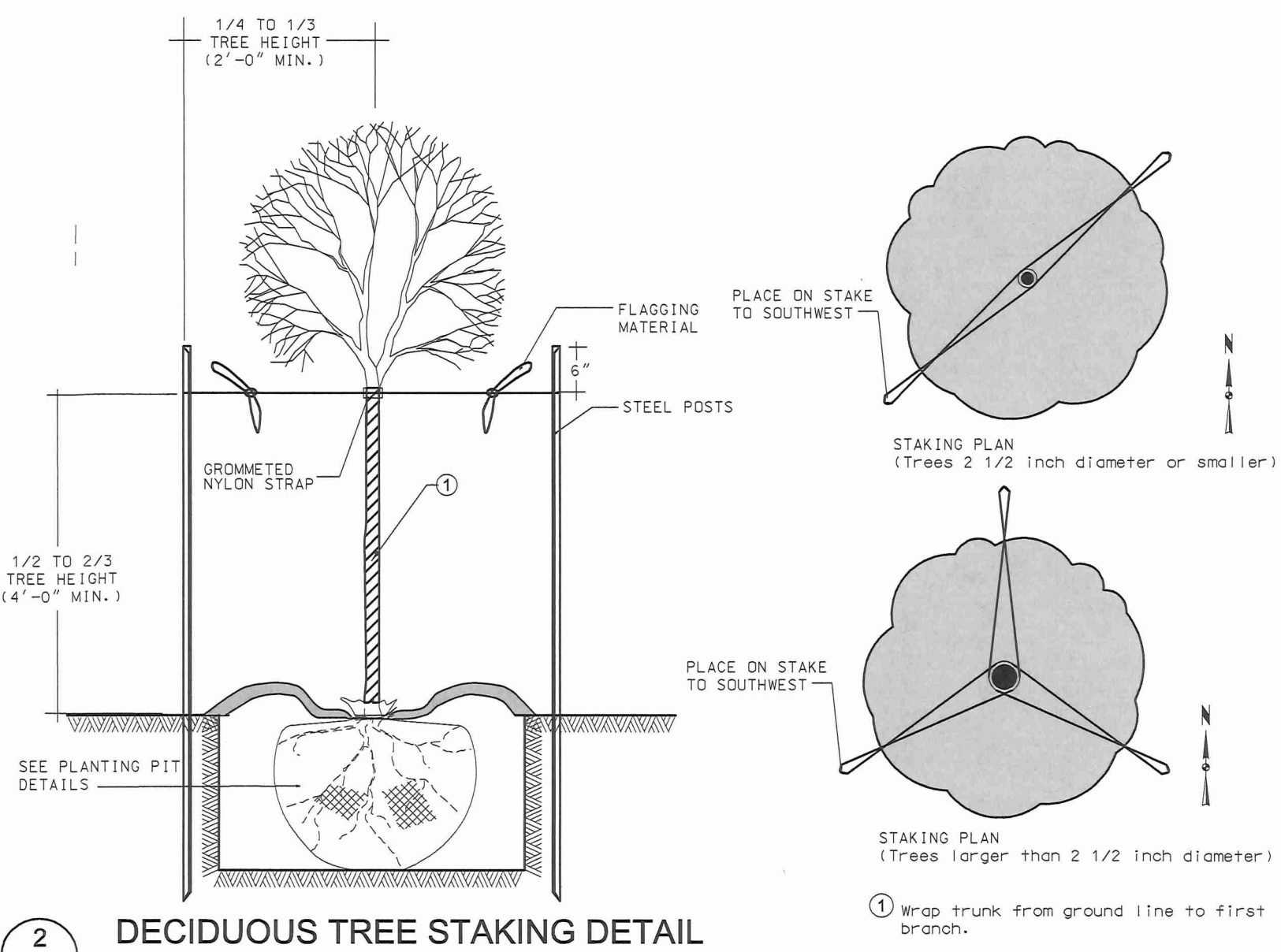
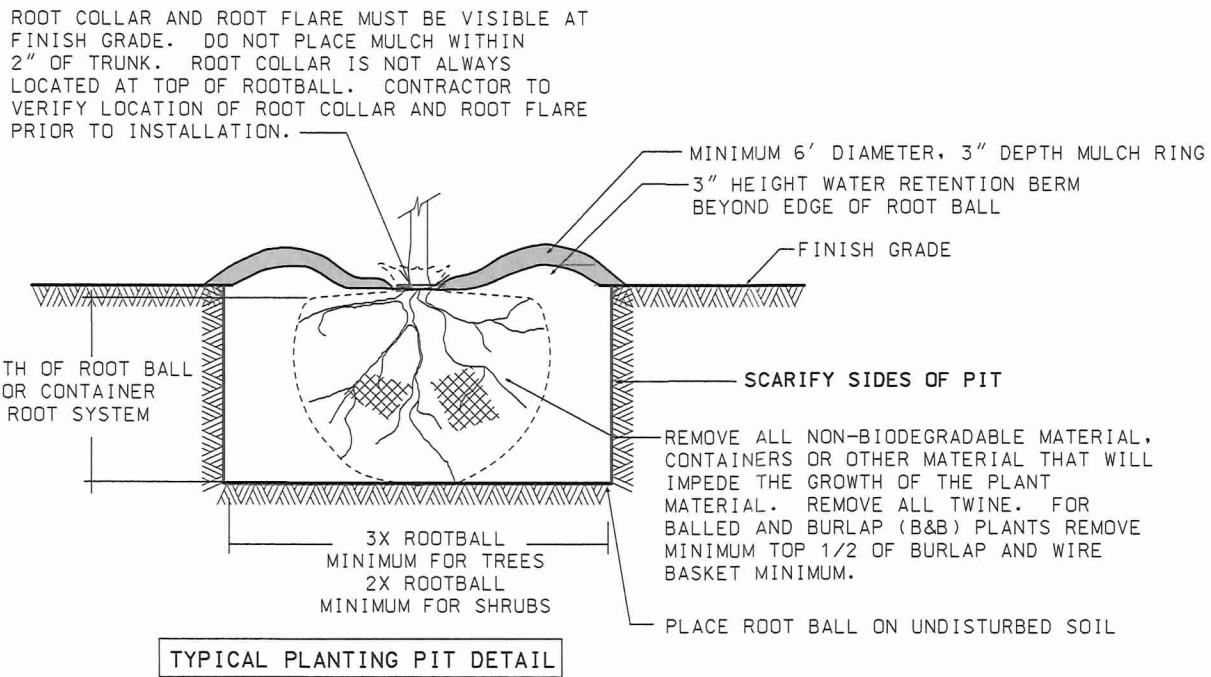
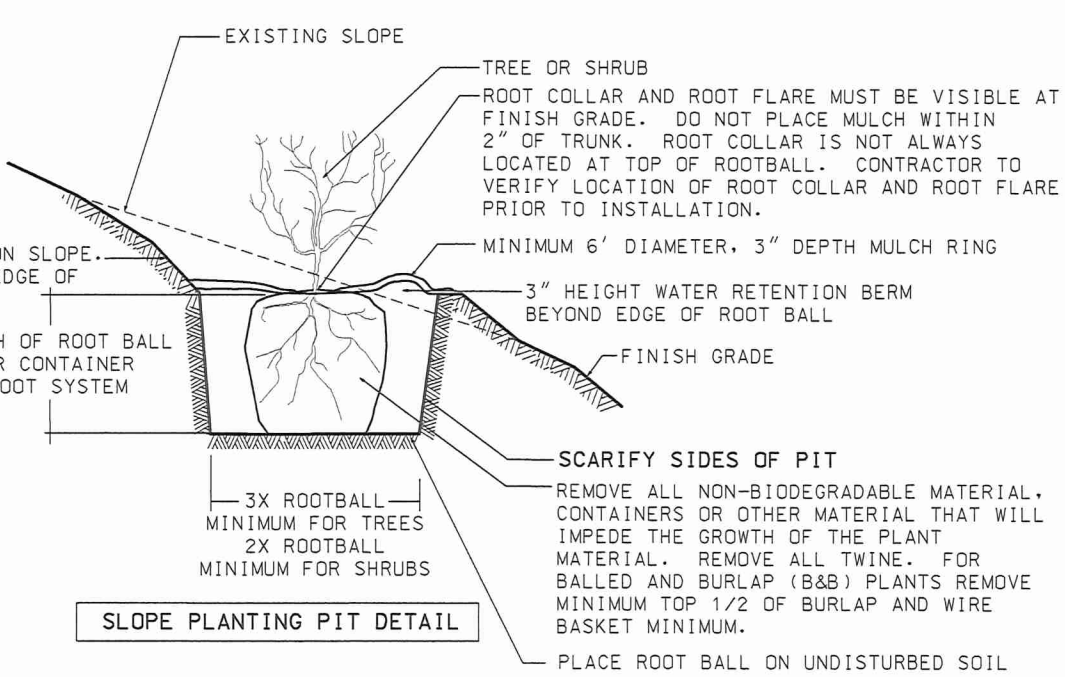
OPEN SPACE CALCULATIONS

REQ'D OPEN SPACE / 3,000 SF = PLANT UNITS (P.U.)  
26,783 SF / 3,000 SF = 8.93 P.U.  
8.93 P.U. X 2 = 17.86 TREES REQ'D (41 EXISTING TREES PROVIDED)  
8.93 P.U. X 6 = 53.58 SHRUBS REQ'D (54 SHRUBS PROVIDED: 46 EXISTING SHRUBS + 8 NEW SHRUBS)

PAVEMENT SHADING CALCULATIONS

(AS PER CITY OF ANKENY SITE PLAN PAVEMENT SHADING REQUIREMENTS)

27,600 SF PAVEMENT X .20% = 5,520 / 706 = 7.81 TREES REQUIRED  
9 EXISTING TREES PROVIDED



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SHEET TITLE:  
**LANDSCAPE  
PLAN**

SHEET NO.

C104