

SITE PLAN FOR:  
**DELAWARE SQUARE - PHASE 2**  
ANKENY, IOWA

VICINITY MAP  
NOT TO SCALE



ANKENY, IOWA

OWNER/APPLICANT

WOODSIDE BUSINESS PARK LLC  
CONTACT: DEAN GODWIN  
POB 187  
ANKENY, IOWA 50021  
PH. (515) 771-4555

ENGINEER

CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
CONTACT: DEAN ROGHAI  
EMAIL: DEANR@CDA-ENG.COM  
PH. (515) 369-4400  
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
CONTACT: CHARLIE MCGLOTHLEN  
EMAIL: CHARLIEM@CDA-ENG.COM  
PH. (515) 369-4400  
FX. (515) 369-4410

ARCHITECT

SIMONSON & ASSOCIATES ARCHITECTS LLC  
1717 INGERSOLL AVENUE SUITE 117  
DES MOINES, IA 50309  
CONTACT: ERIC WESSELS  
EMAIL: EWESSELS@SIMONSONASSOC.COM  
PH: (515) 440-5626

DATE OF SURVEY

08/21/2018

BENCHMARKS

- ANKENY BM#517, SE BOLT ON HYDRANT SOUTH SIDE OF 16TH COURT, 130' +/- EAST OF Q DELAWARE. ELEVATION=952.86
- ARROW ON HYDRANT IN CENTER MEDIAN 75' +/- SOUTH, SOUTHWEST OF EXISTING BUILDING. (SASSY BOUTIQUE). ELEVATION=967.40

SUBMITTAL DATES

FIRST SUBMITTAL: 08/28/2018  
SECOND SUBMITTAL: 07/12/2019

LEGAL DESCRIPTION

LOT 6, ANKENY INDUSTRIAL PARK, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT PARCEL 'A' IN BOOK 9848, PAGE 13  
CONTAINING 4.13 ACRES (179,785 SF)

ZONING

C-2: GENERAL RETAIL, HIGHWAY ORIENTED AND CENTRAL BUSINESS COMMERCIAL DISTRICT

PROJECT SITE ADDRESS

1690 SE DELAWARE DRIVE

BULK REGULATIONS

FRONT YARD = 35 FEET  
SIDE YARD = 0 FEET,  
25 FEET ADJACENT TO RESIDENTIAL  
REAR YARD = 40 FEET  
MAXIMUM HEIGHT = 35 FEET  
MAXIMUM STORIES = 2

DEVELOPMENT SUMMARY

TOTAL SITE AREA: = 4.13 ACRES (179,785 SF)

OPEN SPACE CALCULATION:

PHASE 1 AREA: = 105,505 SF  
OPEN SPACE REQUIRED (20%) = 21,101 SF  
OPEN SPACE PROVIDED = 30,302 SF (28.7%)

IMPERVIOUS AREA:  
BUILDING = 16,105 SF  
PARKING/DRIVES = 55,598 SF  
SIDEWALK = 3,500 SF  
TOTAL = 75,203 SF

PHASE 2 AREA: = 74,280 SF  
OPEN SPACE REQUIRED (20%) = 14,856 SF  
OPEN SPACE PROVIDED = 17,980 SF (24%)

IMPERVIOUS AREA:  
BUILDING = 24,270 SF  
PARKING/DRIVES = 24,325 SF  
PARKING (PHASE 1 ADD) = 3,315 SF  
SIDEWALK = 4,390 SF  
TOTAL = 56,300 SF

\* TOTAL SITE OPEN SPACE PROVIDED = 48,282 (26.86%)

PARKING CALCULATIONS:

BUILDING - PHASE 1 (16,105 SF)

RESTAURANT: 7,600 SF @ 1/100 SF = 76 STALLS  
OUTSIDE SEATING: 44 SEATS @ 1/4 SEATS = 11 STALLS  
RETAIL: 8,505 SF @ 1/200 SF = 43 STALLS  
TOTAL PHASE 1 REQUIRED = 130 STALLS

\*10% MULTI-TENANT REDUCTION (130 \* 0.10) = -13 STALLS  
TOTAL PHASE 1 REQUIRED AFTER REDUCTION = 117 STALLS  
TOTAL PHASE 1 PROVIDED = 150 STALLS  
REMOVED DURING PHASE 2 CONSTRUCTION = -22 STALLS  
TOTAL AFTER PHASE 2 CONSTRUCTION = 128 STALLS

BUILDING - PHASE 2 (24,270 SF)

RESTAURANT: 3,700 SF @ 1/100 SF = 37 STALLS  
RETAIL: 5,455 SF @ 1/200 SF = 28 STALLS  
FLEX OFFICE: (200 SF/BAY=2000 SF) @ 1/400 SF = 5 STALLS  
WAREHOUSE: 1 PER 2 EMPLOYEES (3/BAY) = 30 STALLS  
TOTAL PHASE 2 REQUIRED = 100 STALLS

10% MULTI-TENANT REDUCTION (100 \* 0.10) = -10 STALLS  
TOTAL PHASE 2 AFTER REDUCTION = 90 STALLS  
TOTAL PHASE 2 PROVIDED = 83 STALLS

TOTAL SITE REQUIRED AFTER REDUCTION = 207 STALLS  
TOTAL SITE TO BE PROVIDED = 211 STALLS

FLEX: A 10% PARKING REDUCTION IS ALLOWED PURSUANT TO ANKENY MUNICIPAL CODE SECTION 17.66.012.

ERU CALCULATIONS

IMPERVIOUS SURFACES:

BUILDING = 24,270 SF  
PAVEMENT (PARKING/DRIVES) = 27,640 SF  
24,325 + 3,315 = 4,390 SF  
SIDEWALK

TOTAL IMPERVIOUS AREA = 56,300 SF  
ERU-SITE (IMPERVIOUS AREA/4000) = 14

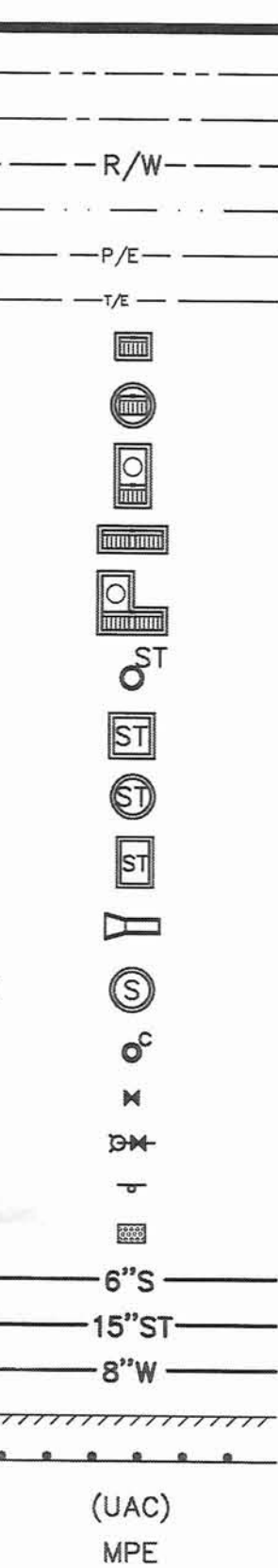
INDEX OF SHEETS

- | NO. | DESCRIPTION                          |
|-----|--------------------------------------|
| 1   | COVER SHEET                          |
| 2   | TOPOGRAPHIC SURVEY / DEMOLITION PLAN |
| 3-4 | DIMENSION PLAN                       |
| 5-7 | GRADING PLAN                         |
| 8   | UTILITY PLAN                         |
| 9   | DETAILS                              |
| 10  | LANDSCAPE PLAN                       |

GENERAL LEGEND

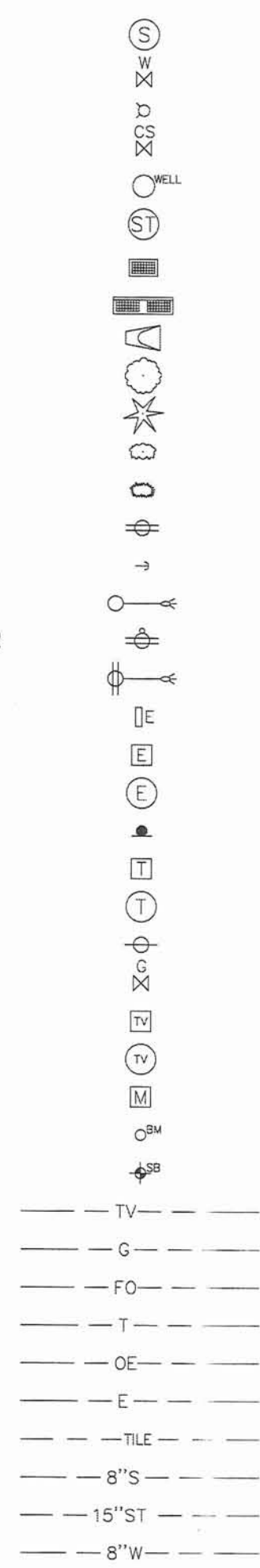
PROPOSED

PROPERTY BOUNDARY  
SECTION LINE  
CENTER LINE  
RIGHT OF WAY  
BUILDING SETBACK  
PERMANENT EASEMENT  
TEMPORARY EASEMENT  
TYPE SW-501 STORM INTAKE  
TYPE SW-502 STORM INTAKE  
TYPE SW-503 STORM INTAKE  
TYPE SW-505 STORM INTAKE  
TYPE SW-506 STORM INTAKE  
TYPE SW-512 STORM INTAKE  
TYPE SW-513 STORM INTAKE  
TYPE SW-401 STORM MANHOLE  
TYPE SW-402 STORM MANHOLE  
FLARED END SECTION  
TYPE SW-301 SANITARY MANHOLE  
STORM/SANITARY CLEANOUT  
WATER VALVE  
FIRE HYDRANT ASSEMBLY  
SIGN  
DETECTABLE WARNING PANEL  
SANITARY SEWER WITH SIZE  
STORM SEWER WITH SIZE  
WATERMAIN WITH SIZE  
SAWCUT (FULL DEPTH)  
SILT FENCE  
USE AS CONSTRUCTED  
MINIMUM PROTECTION ELEVATION



EXISTING

SANITARY MANHOLE  
WATER VALVE BOX  
FIRE HYDRANT  
WATER CURB STOP  
WELL  
STORM SEWER MANHOLE  
STORM SEWER SINGLE INTAKE  
STORM SEWER DOUBLE INTAKE  
FLARED END SECTION  
DECIDUOUS TREE  
CONIFEROUS TREE  
DECIDUOUS SHRUB  
CONIFEROUS SHRUB  
ELECTRIC POWER POLE  
GUY ANCHOR  
STREET LIGHT  
POWER POLE W/ TRANSFORMER  
UTILITY POLE W/ LIGHT  
ELECTRIC BOX  
ELECTRIC TRANSFORMER  
ELECTRIC MANHOLE OR VAULT  
TRAFFIC SIGN  
TELEPHONE JUNCTION BOX  
TELEPHONE MANHOLE/VAULT  
TELEPHONE POLE  
GAS VALVE BOX  
CABLE TV JUNCTION BOX  
CABLE TV MANHOLE/VAULT  
MAIL BOX  
BENCHMARK  
SOIL BORING  
UNDERGROUND TV CABLE  
GAS MAIN  
FIBER OPTIC  
UNDERGROUND TELEPHONE  
OVERHEAD ELECTRIC  
UNDERGROUND ELECTRIC  
FIELD TILE  
SANITARY SEWER W/ SIZE  
STORM SEWER W/ SIZE  
WATER MAIN W/ SIZE



UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

**CIVIL DESIGN ADVANTAGE**  
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111  
PH: (515) 369-4400 Fax: (515) 369-4410  
PROJECT NO. 1807.400

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF ANKENY GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

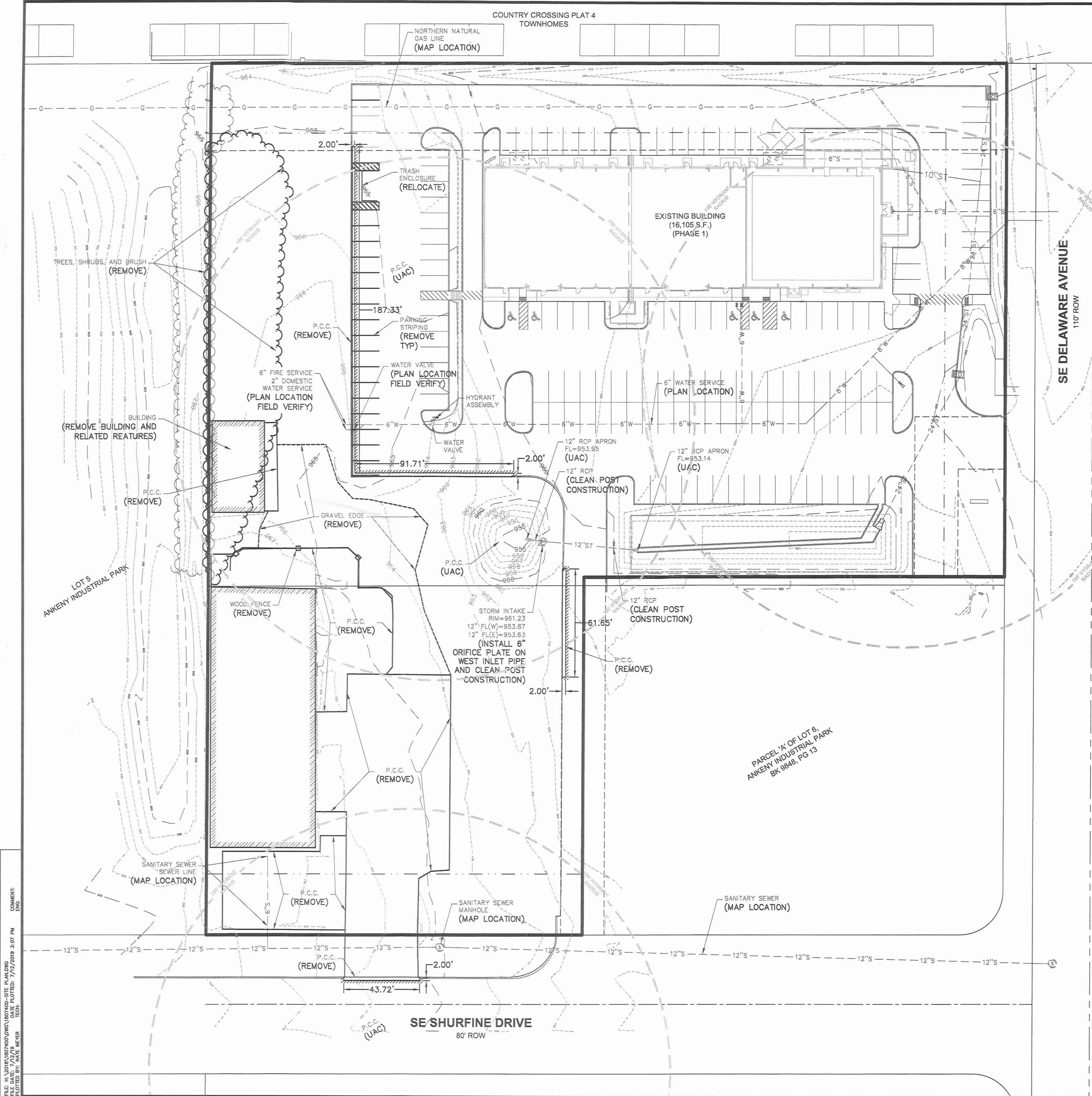
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2019 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

**PRELIMINARY**  
NOT FOR CONSTRUCTION



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DATE PLOTTED: 7/12/2019 3:07 PM  
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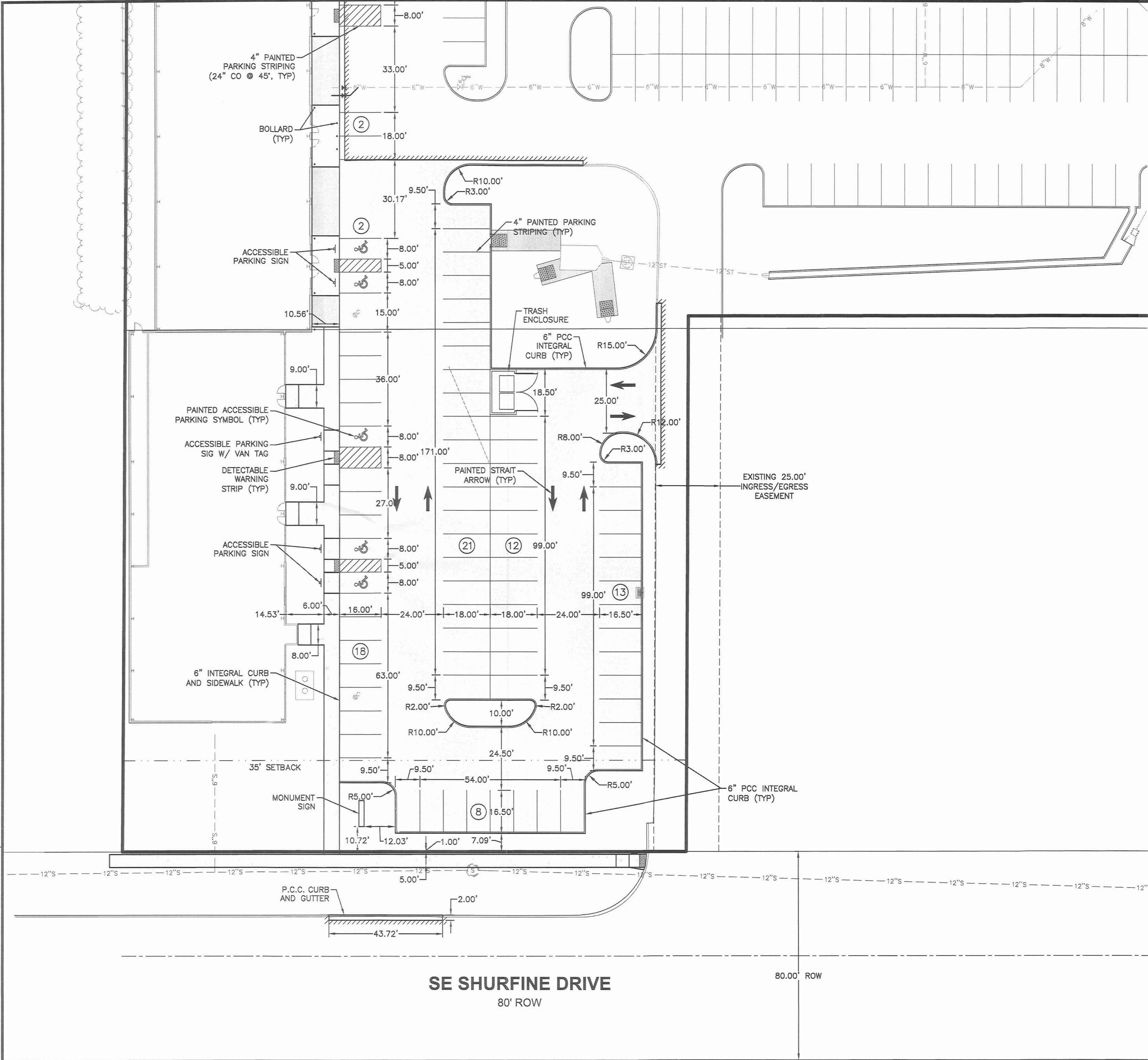


## DEMOLITION NOTES

- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
  - THE CITY OF ANKENY
  - APPROPRIATE UTILITY COMPANIES
  - OWNER
  - CIVIL DESIGN ADVANTAGE
  - ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.



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SCALE: 1"=40'



### GENERAL NOTES

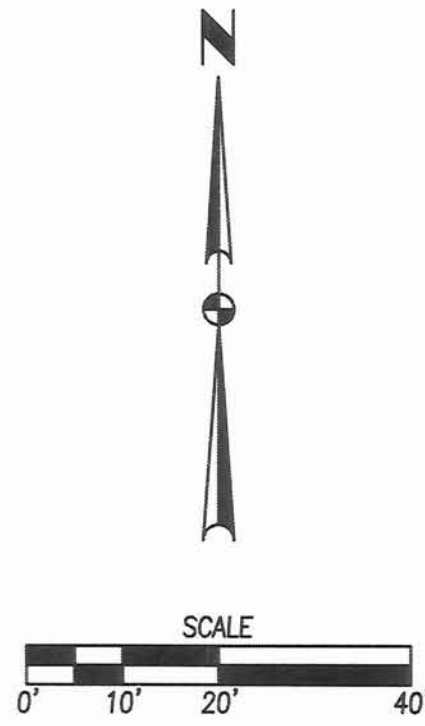
1. THE 2019 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH PROWAG AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS. INSTALL SOD UNDER ALL SCOUR STOP AND TURF REINFORCEMENT MAT (TRM).
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

### TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK/SHARED USE PATH CLOSED SIGNS REQUIRED FOR ALL SIDEWALK/SHARED USE PATH CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

### PAVEMENT THICKNESS

- |                                   |           |
|-----------------------------------|-----------|
| 1. SIDEWALKS                      | 4" P.C.C. |
| 2. SIDEWALK RAMPS                 | 6" P.C.C. |
| 3. DRIVES AND PARKING             | 6" P.C.C. |
| 4. DUMPSTER ENCLOSURE & FRONT 20' | 8" P.C.C. |



DATE		07/12/2019	
REVISIONS		08/20/2018	
SECOND SUBMITTAL		FIRST SUBMITTAL	
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410		TECH: ENGINEER:	
CIVIL DESIGN ADVANTAGE		ANKENY, IOWA	
DELAWARE SQUARE - PHASE 2		3/10	
DIMENSION PLAN		1807.400	



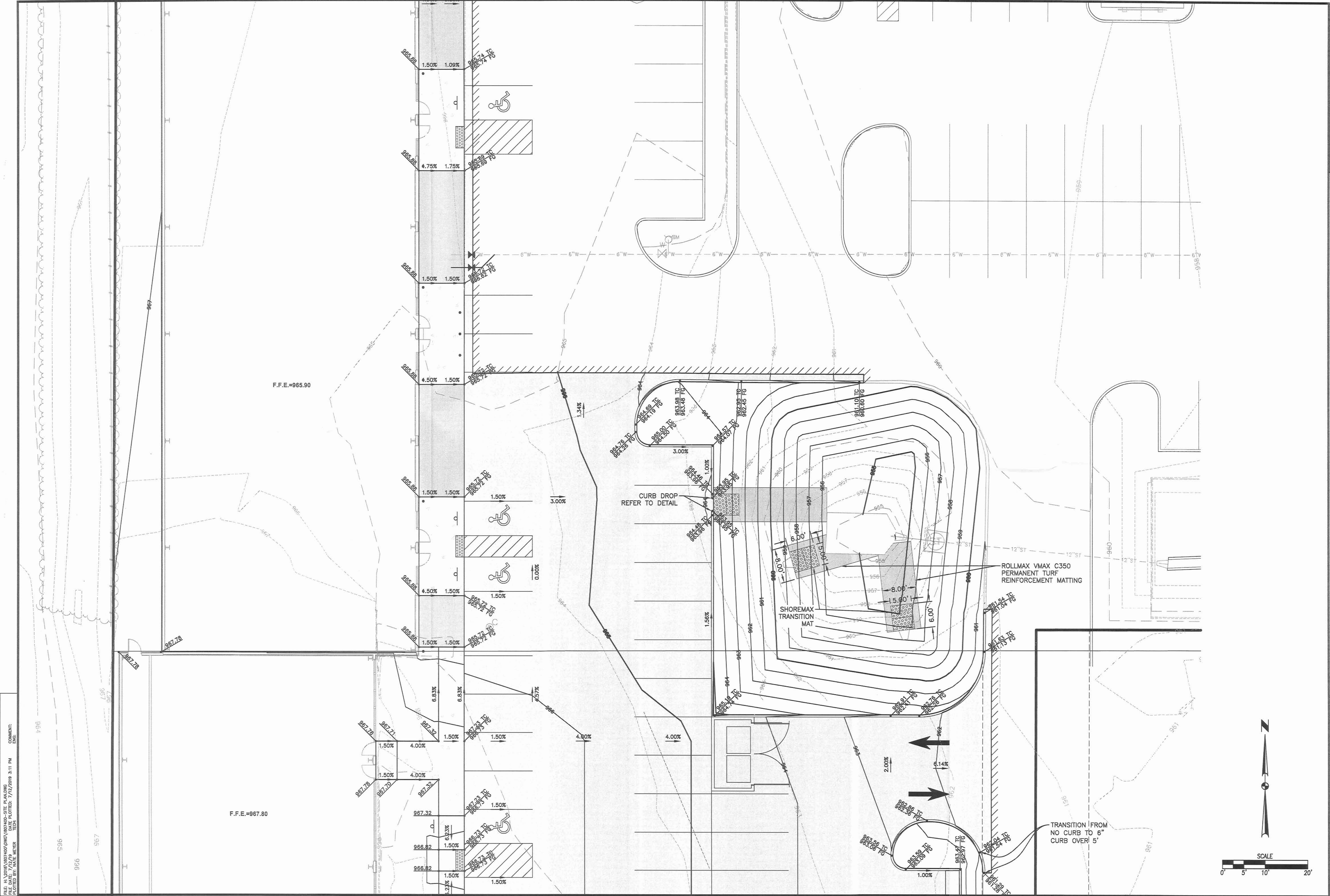








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DRAWN BY: J. W. MEYER



610

1807.400

DELAWARE SQUARE - PHASE 2  
GRADING PLAN

ANKENY, IOWA

ENGINEER:

TECH:

3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISIONS

DATE

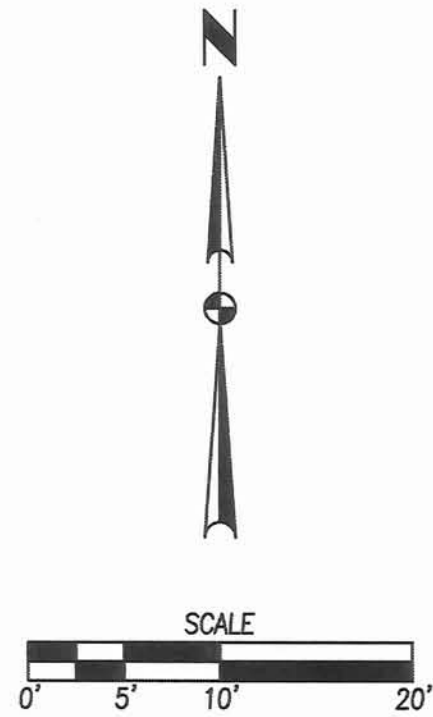
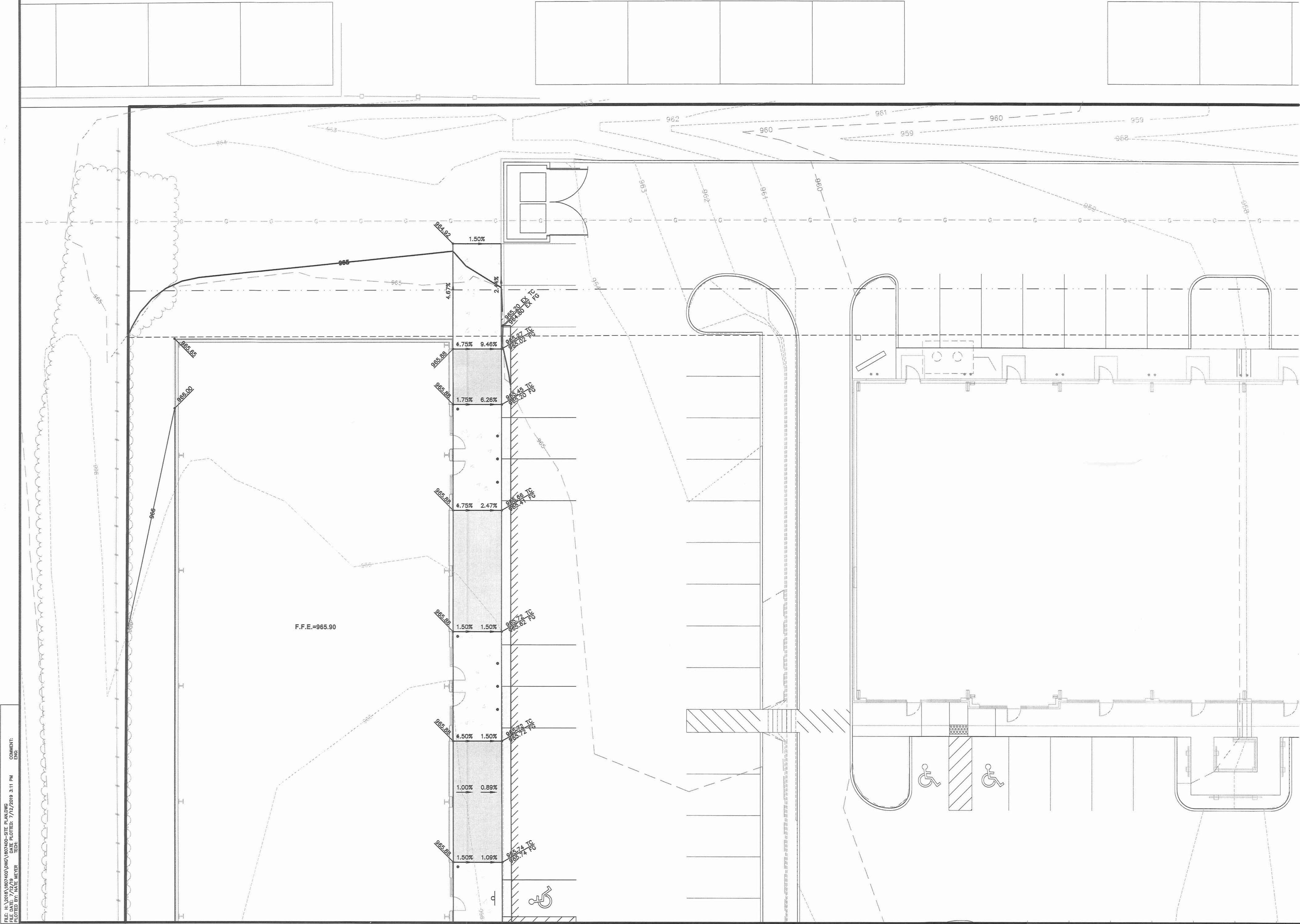
07/12/2019

08/20/2018

SECOND SUBMITTAL  
FIRST SUBMITTAL



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PLOT BY: JAY MEYER



**DELAWARE SQUARE - PHASE 2**  
**GRADING PLAN**

ANKENY, IOWA



ENGINEER:

TECH:

3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410

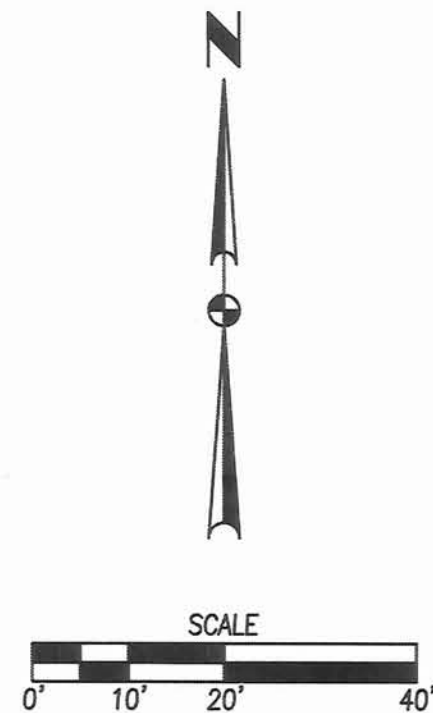
REVISIONS

DATE

SECOND SUBMITTAL  
FIRST SUBMITTAL

07/12/2019  
08/20/2018

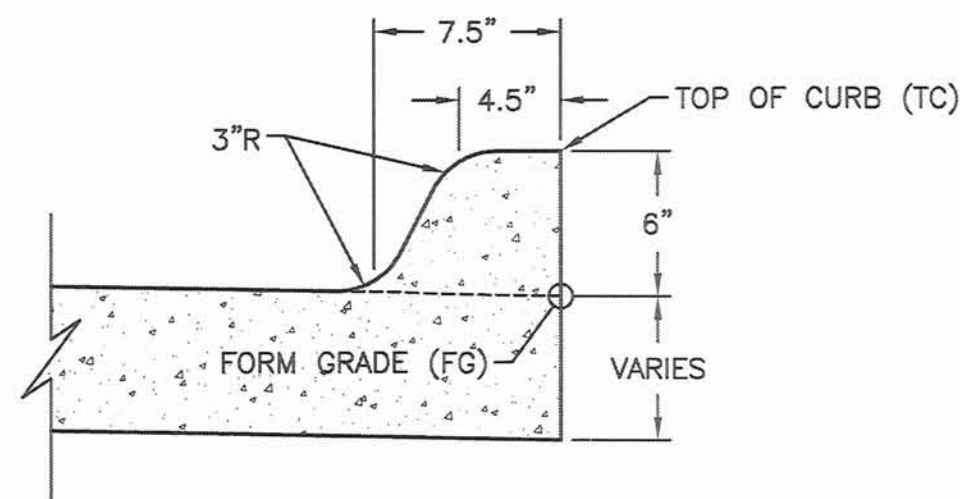




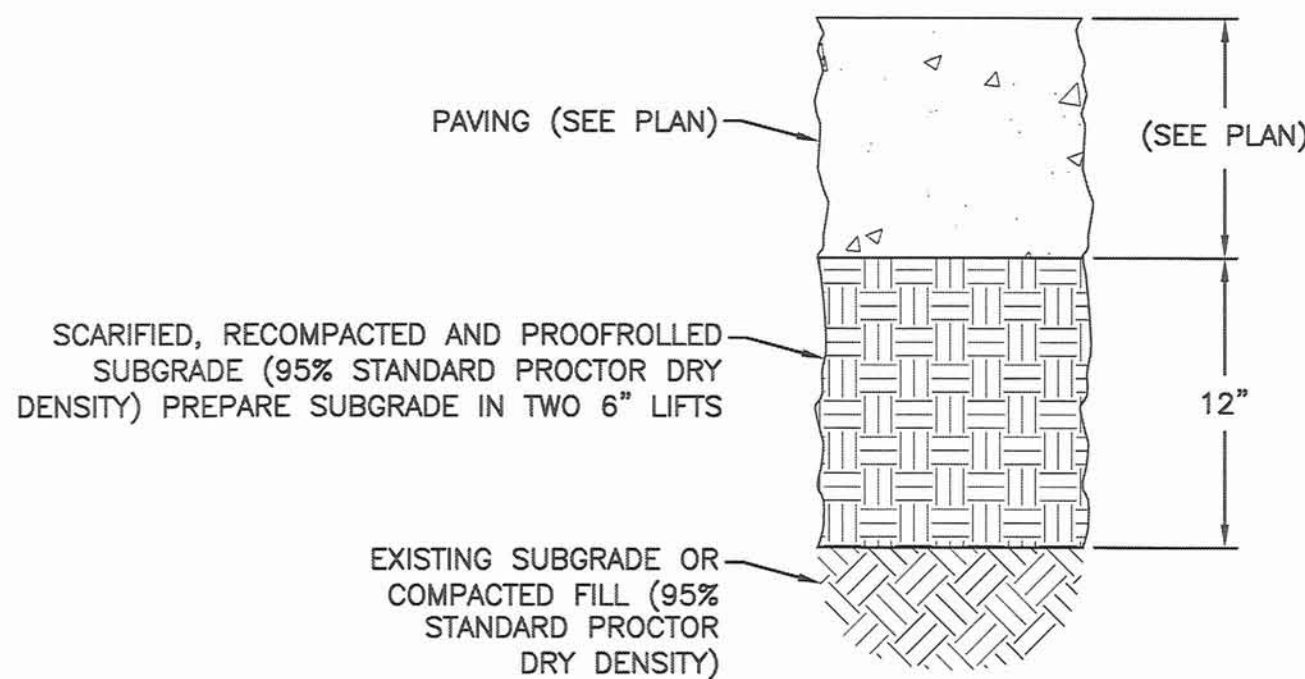
1. THE VOLUME OF THE WEST BASIN SHALL BE VERIFIED POST CONSTRUCTION AND THE AS-BUILT VOLUME SHALL BE PROVIDED TO THE CITY OF ANKENY.
2. INSTALL A 6" ORIFICE PLATE ON WEST SIDE OF THE EXISTING DETENTION BASIN OUTLET STRUCTURE.

**SE SHURFINE DRIVE**  
80' ROW



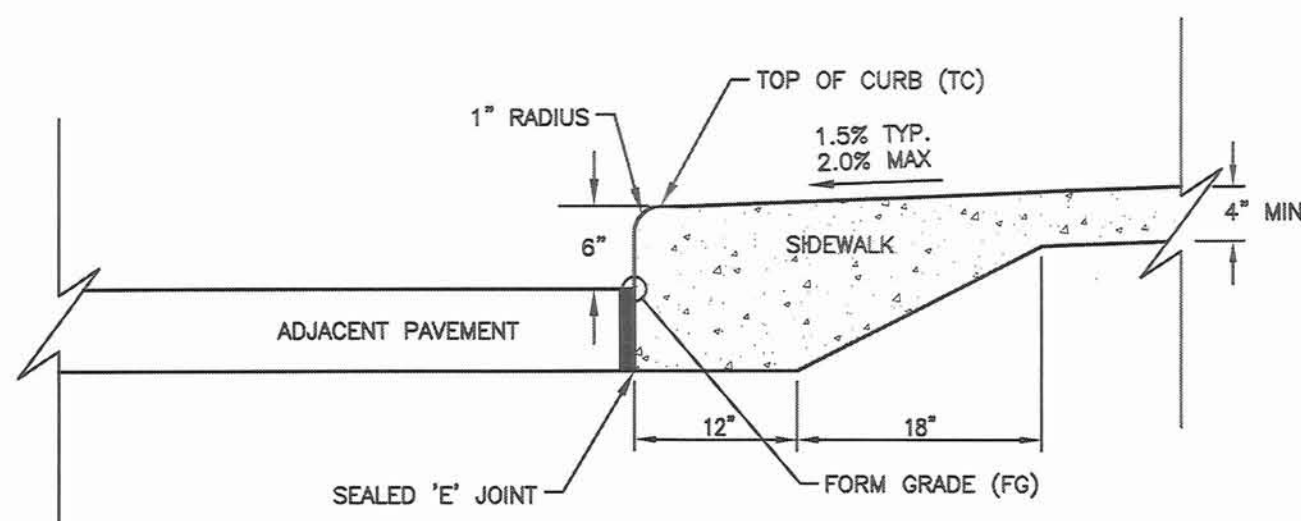


**1 6" STANDARD CURB**  
NOT TO SCALE

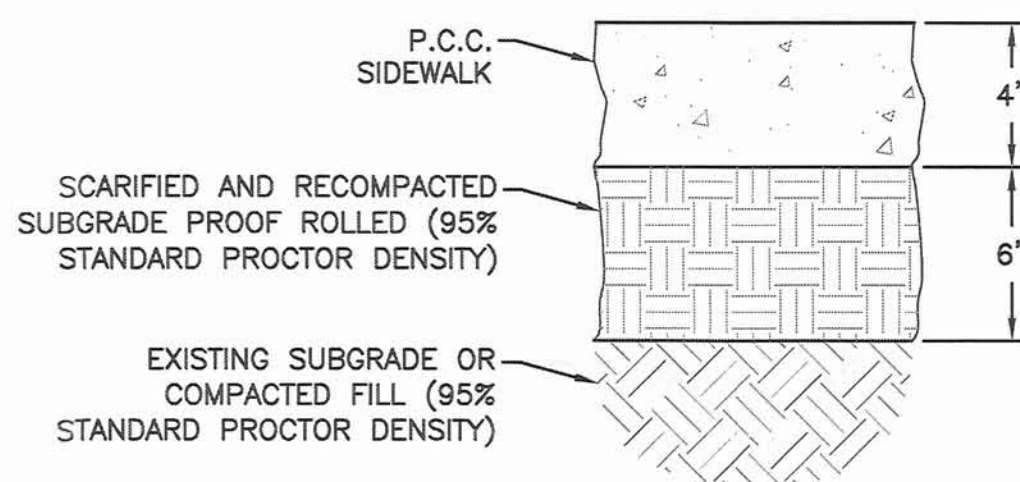


NOTES:  
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

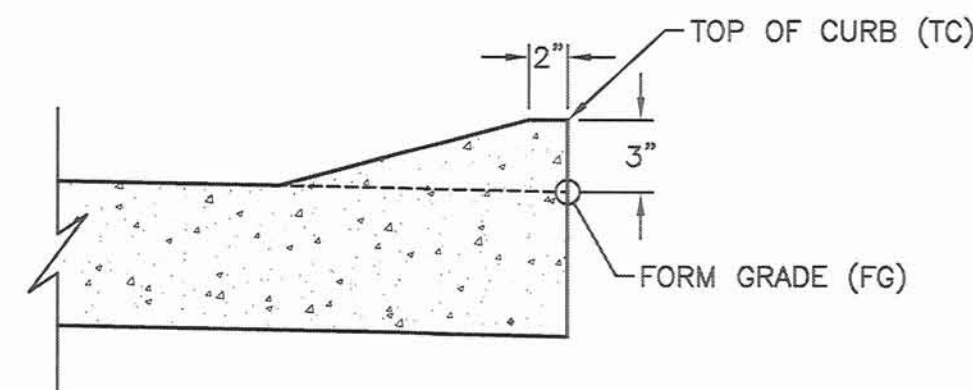
**4 12" SUBGRADE PREPARATION**  
NOT TO SCALE



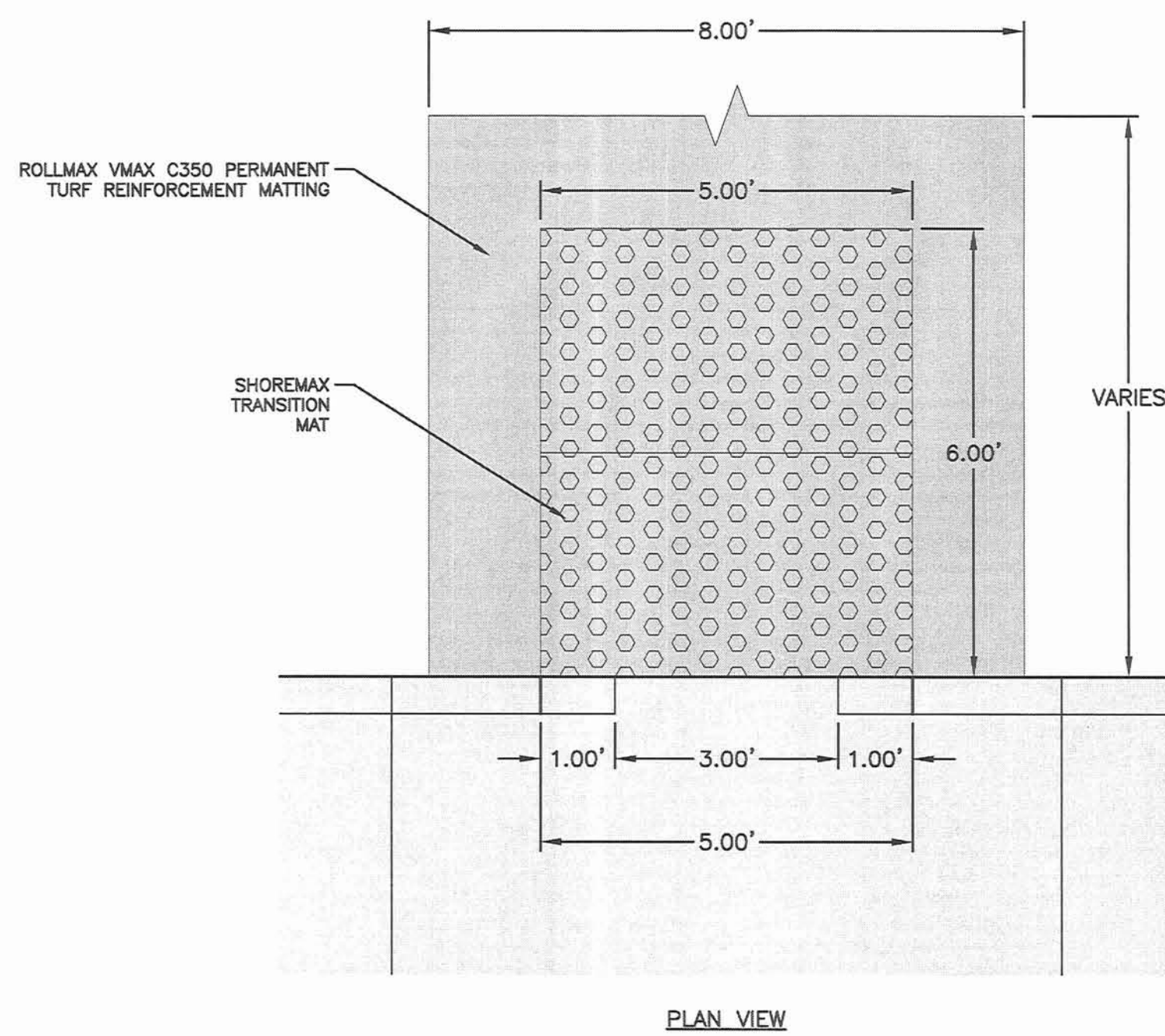
**2 CLASS 'A' INTEGRAL CURB AND SIDEWALK**  
NOT TO SCALE



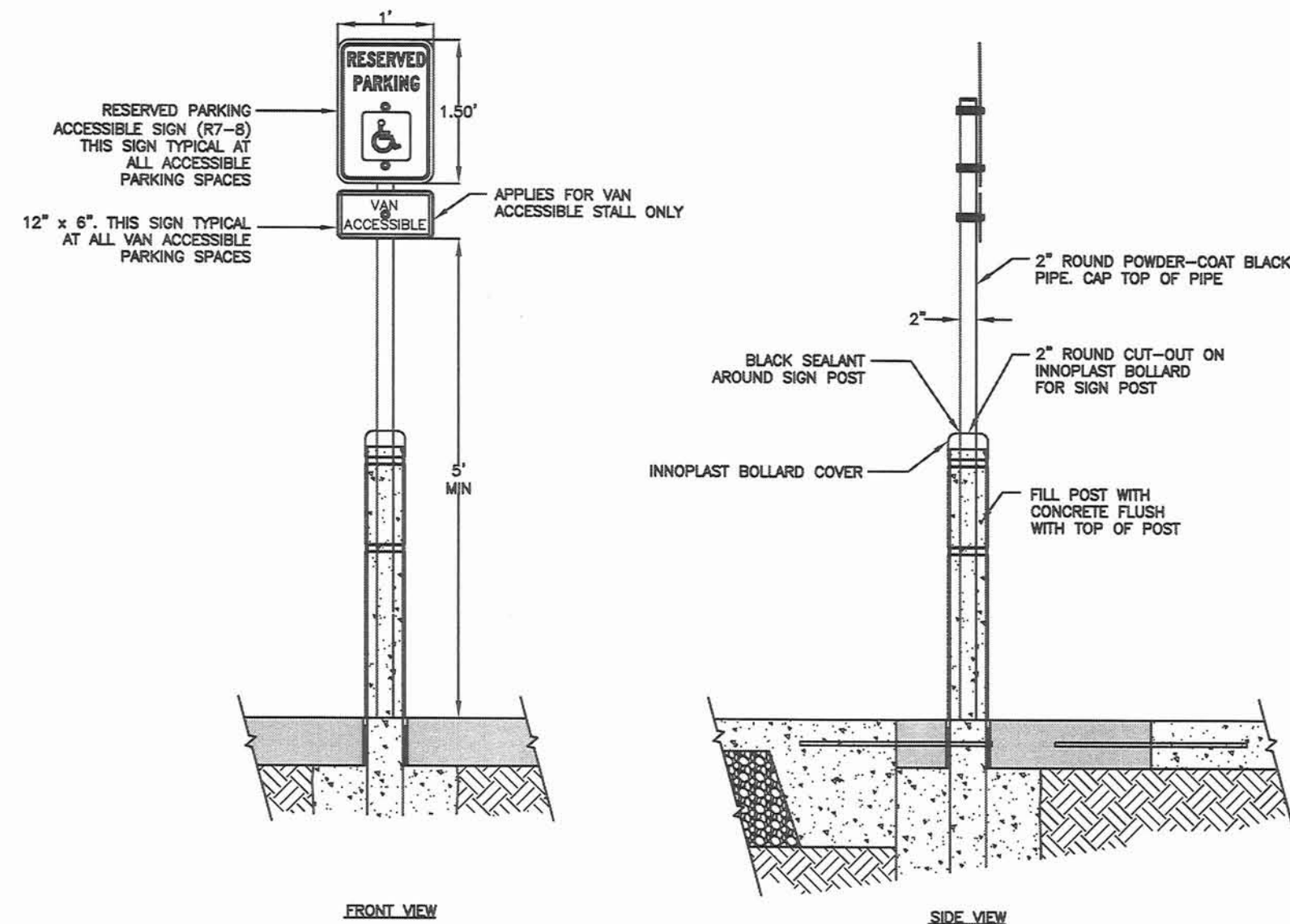
**5 SIDEWALK**  
NOT TO SCALE



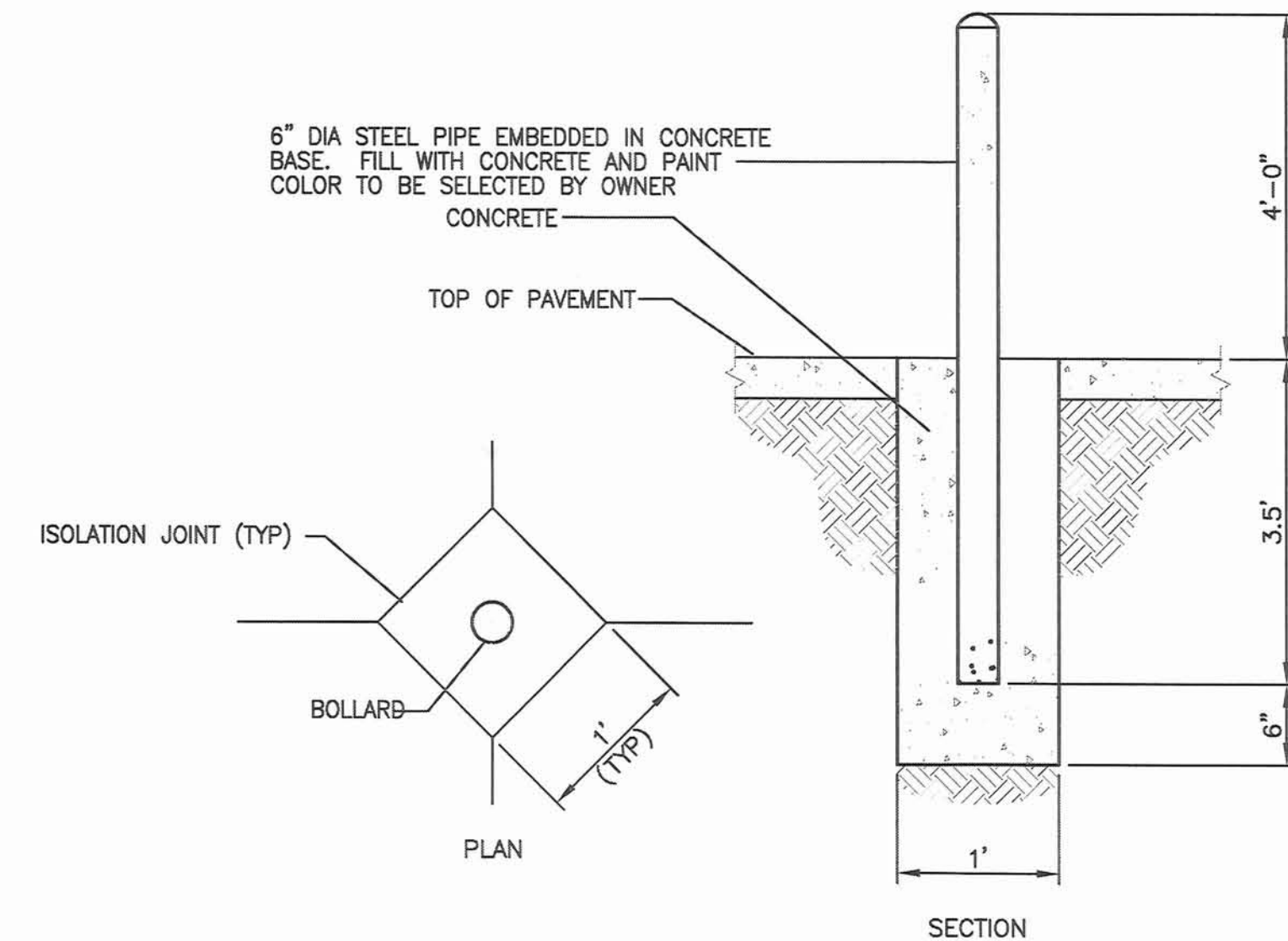
**3 3" INTEGRAL ROLLED CURB**  
NOT TO SCALE



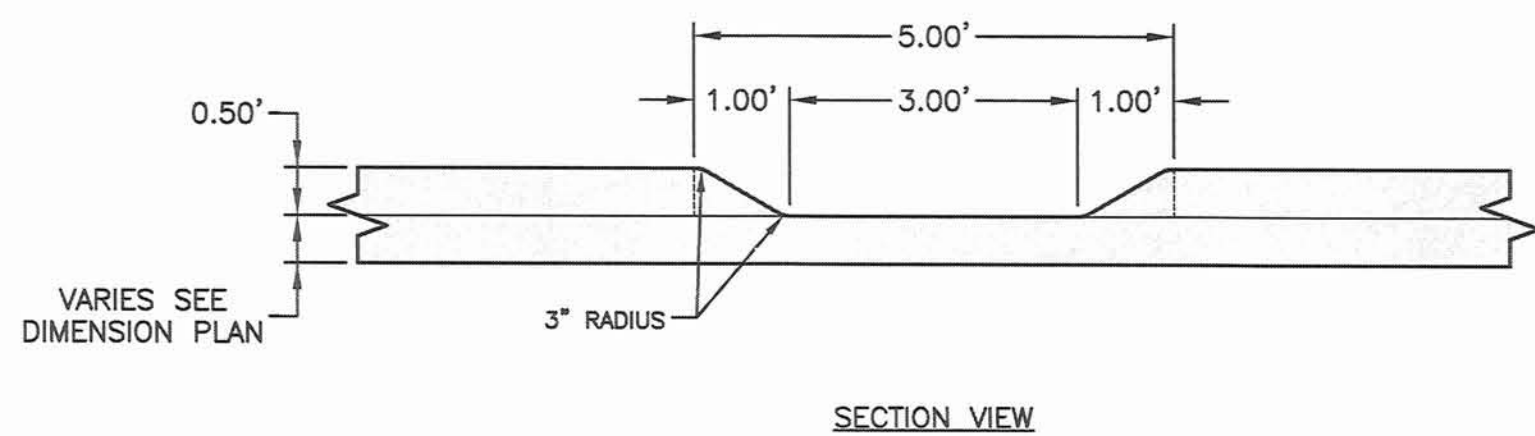
**6 CURB CUT**  
NOT TO SCALE



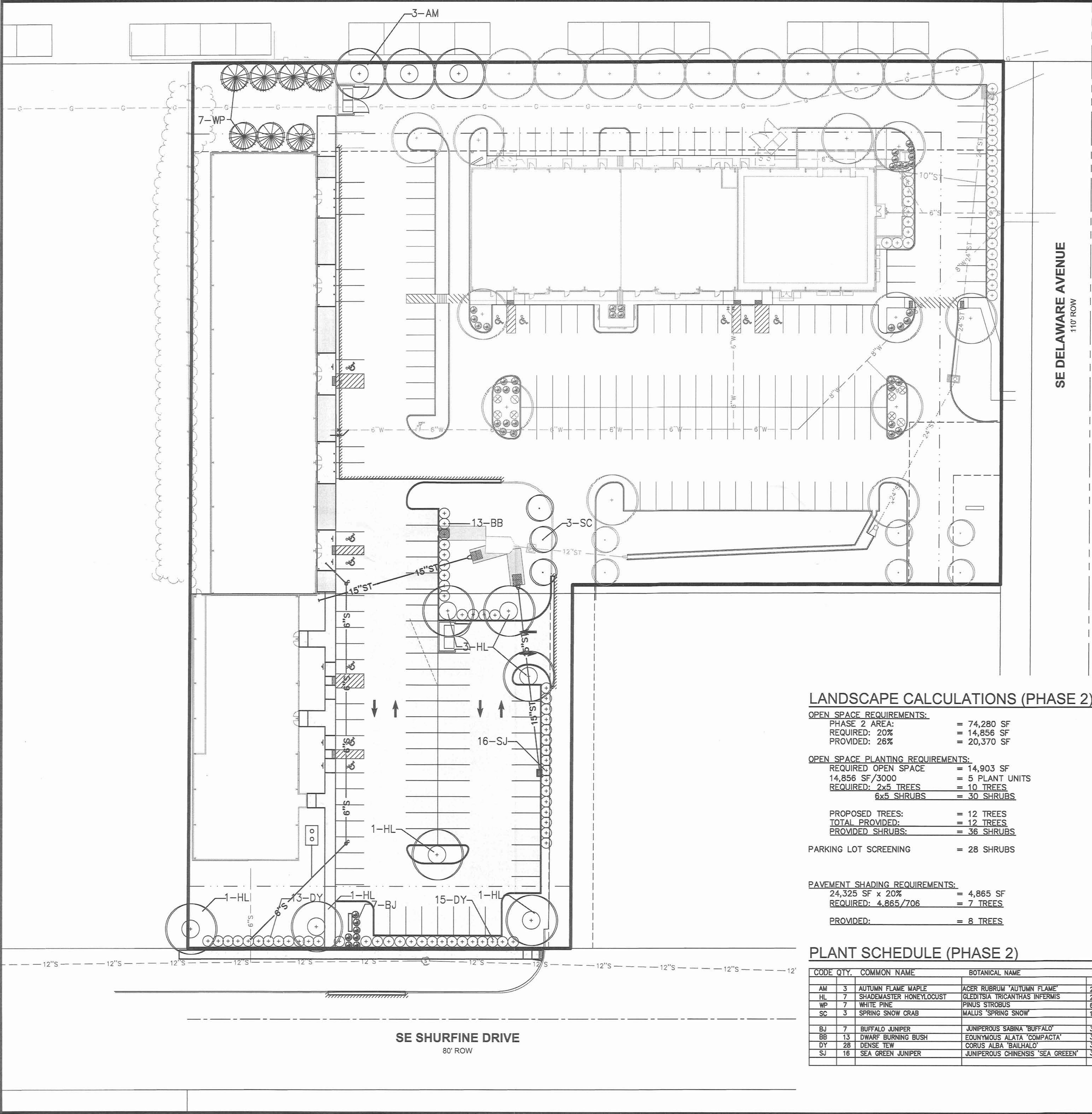
**7 BOLLARD-MOUNTED HANDICAP SIGN**  
NOT TO SCALE



**8 BOLLARD**  
NOT TO SCALE







### LANDSCAPE CALCULATIONS (PHASE 2)

OPEN SPACE REQUIREMENTS:  
PHASE 2 AREA: = 74,280 SF  
REQUIRED: 20% = 14,856 SF  
PROVIDED: 26% = 20,370 SF

OPEN SPACE PLANTING REQUIREMENTS:  
REQUIRED OPEN SPACE = 14,903 SF  
14,856 SF/3000 = 5 PLANT UNITS  
REQUIRED: 2x5 TREES = 10 TREES  
6x5 SHRUBS = 30 SHRUBS

PROPOSED TREES: = 12 TREES  
TOTAL PROVIDED: = 12 TREES  
PROVIDED SHRUBS: = 36 SHRUBS

PARKING LOT SCREENING = 28 SHRUBS

PAVEMENT SHADING REQUIREMENTS:  
24,325 SF x 20% = 4,865 SF  
REQUIRED: 4,865/706 = 7 TREES  
PROVIDED: = 8 TREES

### PLANT SCHEDULE (PHASE 2)

CODE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND
AM	3	AUTUMN FLAME MAPLE	ACER RUBRUM 'AUTUMN FLAME'	2" CAL	B&B
HL	7	SHADEMASTER HONEYLOCUST	GLEDITSIA TRICANTHAS INFERMIS	2" CAL	B&B
WP	7	WHITE PINE	PINUS STROBUS	6" HT.	B&B
SC	3	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	1.5" CAL	B&B
BJ	7	BUFFALO JUNIPER	JUNIPEROUS SABINA 'BUFFALO'	3 GAL	CONT
BB	13	DWARF BURNING BUSH	EQUINUMOUS ALATA 'COMPACTA'	3 GAL	CONT
DY	28	DENSE TEW	CORUS ALBA 'BAILHALO'	3 GAL	CONT
SJ	16	SEA GREEN JUNIPER	JUNIPEROUS CHINENSIS 'SEA GREEN'	3 GAL	CONT

### LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
- SEED OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER. COORDINATE SEEDING OF THE SHARED DETENTION AREA WITH THE PROPERTY OWNER TO THE SOUTH WITH A WATER TOLERANT SEED TO MINIMIZE MOWING.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQUIRED.)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- ALL EDGING SHALL BE SPADE CUT EDGE.
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC RIGHT-OF-WAY SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

### SEEDBED PREPARATION

TOPSOIL:  
IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 6 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL. THESE BENEFITS WILL INCREASE THE DROUGHT TOLERANCE AND LONG-TERM HEALTH OF THE VEGETATION. WHERE SUFFICIENT TOPSOIL IS NOT AVAILABLE, COMPOSTED MATERIAL MAY BE INCORPORATED AT THE RATE OF 1 INCH OF COMPOST FOR EVERY 3 INCHES OF DEFICIENT TOPSOIL. THIS WILL INCREASE THE ORGANIC MATTER CONTENT OF THE SOIL, AND PROVIDE AN ADEQUATE GROWING MEDIUM FOR VEGETATION.

### LANDSCAPE CALCULATIONS (PHASE 1)

OPEN SPACE REQUIREMENTS:  
PHASE 1 AREA: = 105,505 SF  
REQUIRED: 20% = 21,101 SF  
PROVIDED: 32% = 33,552 SF

OPEN SPACE PLANTING REQUIREMENTS:  
REQUIRED OPEN SPACE = 21,054 SF  
21,101 SF/3000 = 7 PLANT UNITS  
REQUIRED: 2x7 TREES = 14 TREES  
6x7 SHRUBS = 42 SHRUBS

EXISTING TREES: = 1.5  
PROPOSED TREES: = 12.5  
TOTAL PROVIDED: = 14 TREES  
PROVIDED SHRUBS: = 46 SHRUBS

PAVEMENT SHADING REQUIREMENTS:  
55,598 SF x 20% = 11,120 SF  
REQUIRED: 11,120/706 = 16 TREES

EXISTING: = 1.5 TREES  
PROPOSED: = 14.5 TREES  
TOTAL PROVIDED: = 16 TREES

### PLANT SCHEDULE (PHASE 1)

CODE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND
AM	10	AUTUMN FLAME MAPLE	ACER RUBRUM 'AUTUMN FLAME'	2" CAL	B&B
HL	9	SHADEMASTER HONEYLOCUST	GLEDITSIA TRICANTHAS INFERMIS	2" CAL	B&B
SC	6	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	1.5" CAL	B&B
CB	8	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGI 'CRIMSON PYGMY'	3 GAL	CONT
BJ	28	BUFFALO JUNIPER	JUNIPEROUS SABINA 'BUFFALO'	3 GAL	CONT
BB	10	DWARF BURNING BUSH	EQUINUMOUS ALATA 'COMPACTA'	3 GAL	CONT
DY	9	DENSE TEW	CORUS ALBA 'BAILHALO'	3 GAL	CONT
SJ	21	SEA GREEN JUNIPER	JUNIPEROUS CHINENSIS 'SEA GREEN'	3 GAL	CONT

### SCREENING REQUIREMENTS

NORTH (R-3 DISTRICT)

REQUIRED:  
ALL PARKING ADJOINING AN 'R' DISTRICT SHALL BE EFFECTIVLY SCREENED IN ACCORDANCE WITH THE STANDARD FOR AN OPAQUE SCREEN, TYPE "C".

PROVIDED:  
EXISTING 6' CHAIN LINK FENCE WITH PRIVACY SLATS.

PARKING

REQUIRED:  
ALL PARKING ADJOINING A STREET R.O.W. OR IS LOCATED WITHIN A FRONT YARD MUST BE EFFECTIVLY SCREENED WITH THE USE OF EARTH BERMS AND/OR LANDSCAPING TO A HEIGHT OF 30 INCHES.

PROVIDED:  
A ROW OF SHRUBS WITH A MATURE HEIGHT OF 30+ INCHES.