

CONSTRUCTION PLANS FOR
ANKENY PUBLIC SERVICES LIBRARY REMODEL
ANKENY, IOWA

OWNER/ APPLICANT
CITY OF ANKENY
410 W. 1ST STREET
ANKENY, IOWA 50021
CONTACT: PAUL MORITZ
PHONE: 515-965-6420





LOCATION MAP
(NOT TO SCALE)

Construction Related Item	SUDAS Detail
Rigid Gravity Pipe Trench Bedding	SW-102
Flexible Gravity Pipe Trench Bedding	SW-103
RCP Apron Section Footing	4030.221
Circular Concrete Aprons	4030.222
Concrete Pipe Apron Guard	4030.224
Subdrains	4040.231
Subdrain Cleanouts	4040.232
Circular Storm Sewer Manhole	SW-401
Circular Single Grate Intake	SW-502
Rectangular Area Intake	SW-511
Open-Sided Area Intake (Modified)	SW-513
Castings for Storm Sewer Manholes	SW-602
Castings for Grate Intakes	SW-603
Joints	PV-101
PCC Curb Details	PV-102
Curb Details for Class A Sidewalk	7030.202
Curb Ramps Outside of Intersection Radius	7030.206
Planting Pit	9030.101
Tree Staking, Guying and Wrapping	9030.102
Tree Drainage Well	9030.103
Filter Sock	9040.102
Silt Fence	9040.119

GENERAL NOTES
(THESE NOTES APPLY TO ALL SITE PLAN DRAWINGS)

- CONTRACTOR SHALL CONSTRUCT THE PROPOSED IMPROVEMENTS BASED UPON THE CONTRACT DOCUMENTS WHICH CONSIST OF THESE PLANS AND THE PROJECT MANUAL WHICH CONTAINS BID INFORMATION AND TECHNICAL SPECIFICATIONS. ANY PROPOSED SITE IMPROVEMENT ITEMS NOT INCLUDED IN THESE DOCUMENTS SHALL BE CONSTRUCTED AS PER 2019 SDAS - STATEWIDE URBAN DESIGN AND SPECIFICATIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, SIGNS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR CONDUCTING A SITE VISIT PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING FEATURES AND CONDITIONS.
- 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 SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION AND DESIGN OF ALL UTILITIES BEFORE CONSTRUCTION.
- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE AND INCLUDES FLARED END SECTIONS.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER AND ENGINEER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- DIMENSIONS, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THESE PLANS AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ENGINEER PRIOR TO UTILITIES CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL REFER TO PLANS AND SPECIFICATIONS FOR LOCATION OF ALL UTILITY ENTRANCES INTO BUILDINGS. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATING WITH CITY AND UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS AND CONNECTIONS PRIOR TO CONNECTING TO EXISTING FACILITIES.
- A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROJECT. CONTRACTOR TO REVIEW AND FOLLOW RECOMMENDATIONS FOR CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE AND NOT TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER. THE CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND ORDERLY AT ALL TIMES. WHILE CONSTRUCTION IS IN PROGRESS, ACCESS STREETS TO THE DEVELOPMENT SHALL BE KEPT CLEAN OF MUD, DEBRIS, PAPER AND WASTE MATERIAL AT ALL TIMES.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NPDES AND INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION AND AS NECESSARY DURING CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE CONSTRUCTION FENCING AND GATES TO SECURE THE SITE. COORDINATE WITH CITY OF ANKENY FOR EXACT FENCE LOCATIONS AND ADJUST AS NECESSARY DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE "SIDEWALK CLOSED" SIGNAGE AS REQUIRED BY THE CITY OF ANKENY AND PROJECT PLANS.
- DO NOT STORE MATERIALS OR PLACE EQUIPMENT IN STREET OR PUBLIC RIGHT-OF-WAY. CONSTRUCTION STAGING AREA TO BE COORDINATED WITH CITY OF ANKENY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, UTILITY FEES, AND ASSOCIATED COSTS AS NECESSARY FOR CONSTRUCTION.
- CONTRACTOR TO PROTECT EXISTING TREES TO REMAIN DURING CONSTRUCTION AND SHALL KEEP MATERIALS AND VEHICLES OUT OF THE TREE DRIFLINE LIMITS.
- SAW-CUT TO FULL DEPTH ALL PAVEMENT TO BE REMOVED. REMOVAL LIMITS TO BE TO NEAREST JOINT AND REVIEWED AND APPROVED BY ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE FOR IMPROVEMENTS AND NOTIFY ENGINEER OF ANY ISSUES PRIOR TO FINAL GRADING, PAVING, SEEDING, ETC.
- CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR WHO CONTROLS THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHALL THE INFORMATION PROVIDED HEREIN BE INTERPRETED TO MEAN THAT THE ENGINEER OR CITY OF ANKENY IS ASSUMING ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REPORT PREPARED FOR THIS PROJECT WHICH INCLUDES ITEMS SUCH AS CONCRETE WASHOUT, CONSTRUCTION ACCESS DRIVE, EROSION CONTROL, ETC. CONTRACTOR TO MAINTAIN SWPPP DOCUMENTS AND PROVIDE UPDATES THROUGHOUT CONSTRUCTION.
- CONTRACTOR TO UTILIZE PLANS IN THIS SET FOR PROPOSED IMPROVEMENTS ASSOCIATED WITH WIDENING OF NW PRAIRIE DRIVE, WHICH IS A PUBLIC STREET.

ERU CALCULATION

IMPERVIOUS AREA: $98,881\text{SF} / 4,000\text{SF} = 24.72 = 25$

svpa
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515.277.6000

ANKENY PUBLIC SERVICES LIBRARY
REMODEL
1210 NW PRAIRIE RIDGE DRIVE
ANKENY, IA 50023

CITY OF ANKEY
410 WEST 1ST STREET
ANKENY, IA 50021

ISSUANCE
SITE PLAN
11/08/2019

REVISIONS

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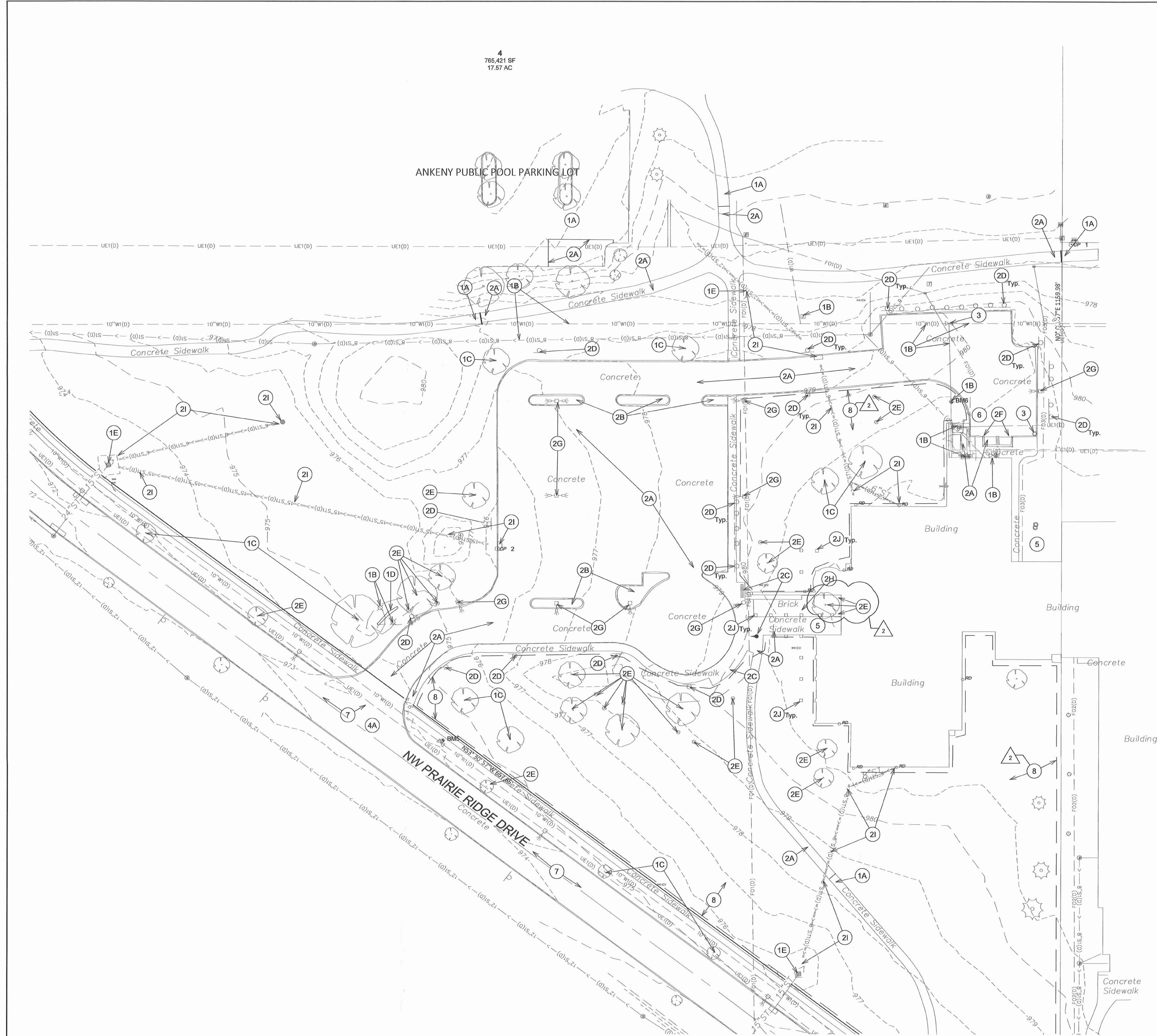
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PROJECT INFORMATION

C101



C102



- DEMOLITION PLAN CONSTRUCTION NOTES
- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - EXISTING PAVEMENTS.
 - EXISTING UTILITIES.
 - EXISTING TREES/VEGETATION.
 - EXISTING FEATURES: SIGNAGE, FURNISHINGS, ETC.
 - EXISTING STORM SEWER.
 - EXISTING FEATURES, CONTRACTOR TO REMOVE AND DISPOSE OF THE FOLLOWING:
 - EXISTING PAVEMENTS
 - EXISTING MEDIAN ISLANDS, INCLUDING CURB AND GUTTER, ROCK AND SOIL WITHIN MEDIAN
 - EXISTING SITE FURNISHINGS: BENCH, FLAG POLE, TRASH RECEPTACLE, BIKE LOOPS, ETC.
 - EXISTING SIGNAGE
 - EXISTING VEGETATION AND TREES.
 - EXISTING TRASH ENCLOSURE
 - EXISTING OVERHEAD LIGHTS. SEE ELECTRIC PLANS.
 - EXISTING BRICK PAVERS.
 - EXISTING STORM SEWER.
 - EXISTING STRUCTURES.
 - ADJUST UTILITIES AS NECESSARY TO MATCH PROPOSED IMPROVEMENTS AND NEW FINISHED GRADE ELEVATION.
 - TRAFFIC CONTROL
 - PROVIDE TEMPORARY TRAFFIC CONTROL AS NECESSARY FOR CONSTRUCTION PER SUDAS 8030.101.
 - SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR COORDINATION OF PROPOSED BUILDING IMPROVEMENTS AND STRUCTURES.
 - SEE MECHANICAL AND ELECTRICAL PLANS FOR COORDINATION OF PROPOSED IMPROVEMENTS.
 - SEE NW PRAIRIE RIDGE DRIVE PLANS FOR PROPOSED STREET WIDENING AND ASSOCIATED IMPROVEMENTS.
 - AN IRRIGATION SYSTEM EXISTS IN THE AREA SHOWN AND IS NOT ACTIVE. CONTRACTOR TO REMOVE EXISTING IRRIGATION LINES AND COMPONENTS WHEN ENCOUNTERED DURING CONSTRUCTION. EXISTING IRRIGATION SYSTEM NOT DISTURBED FOR CONSTRUCTION IS TO BE ABANDONED IN PLACE.

LAYOUT AND DIMENSION PLAN CONSTRUCTION NOTES

1. PAVEMENTS. PROVIDE THE FOLLOWING:

- A. 7" DEPTH PCC WITH 4" DEPTH AGGREGATE SUBBASE.
- B. 4" DEPTH PCC.
- C. INTEGRAL CURB AND SIDEWALK.
- D. 6" STANDARD CURB.
- E. 6" DEPTH PCC WITH 4" DEPTH AGGREGATE SUBBASE.
- F. 6" WIDE x 8" DEPTH PCC LANDSCAPE EDGER.
- G. 5" DEPTH PCC.
- H. RAMP PAVEMENT.
- I. SEE PLANS FOR NW PRAIRIE RIDGE DRIVE WIDENING.
- J. TAPER CURB, 6' DISTANCE.
- K. PROVIDE 4'X4'X4" DEPTH PCC PAD FOR DROP BOX, DROP BOX PROVIDED BY OWNER.

2. PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:

- A. 4" WIDE PAINTED PARKING STALL LINES, COLOR WHITE.
- B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL, COLOR WHITE.
- C. ACCESSIBLE AISLE, 45' STRIPING AT 3' ON CENTER SPACING WHERE SHOWN, COLOR WHITE.
- D. PAINT LINES AS PER SDAS REQUIREMENTS.
- E. STOP BAR AS PER MUTCD REQUIREMENTS, COLOR WHITE, 4' FROM CROSS WALK.
- F. PAINT DIRECTIONAL ARROWS, COLOR WHITE.
- G. PAINT LANE DIVIDER, DOUBLE SOLID LINES, COLOR YELLOW.
- H. PAINT LANE, SOLID WHITE.

3. SIGNS. PROVIDE THE FOLLOWING:

- A. PROVIDE HANDICAP ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
- B. PROVIDE VAN ACCESSIBLE PARKING SIGNS AS PER ADAAG REQUIREMENTS.
- C. PROVIDE STOP SIGN AS PER MUTCD REQUIREMENTS.

4. UTILITIES. PROVIDE THE FOLLOWING:

- A. STORM SEWER IMPROVEMENTS - SEE GRADING, AND UTILITY PLAN.
- B. LIGHTING AND ELECTRICAL IMPROVEMENTS. SEE ELECTRICAL SHEET FOR PARKING LOT LIGHTING AND FLOOD LIGHTS FOR FLAGPOLES.
- C. GENERATOR, SEE ELECTRIC PLANS.

5. FLAG POLES. PROVIDE THE FOLLOWING:

- A. (1) 30' HEIGHT FLAG POLE WITH FOOTING, SEE DETAIL.
- B. (2) FLAG POLES, 25' HT. WITH FOOTINGS, SEE DETAIL.
- C. LIGHTS, SEE ELECTRIC PLANS.
- D. 4" DEPTH PCC PAD, 5' x 32'.

- 6. PROVIDE CONSTRUCTION FENCING TO SECURE THE PROJECT SITE. COORDINATE LOCATION BASED UPON PROJECT NEEDS AND ADJUST AS NECESSARY DURING CONSTRUCTION. PROVIDE GATES FOR ACCESS IN COORDINATION WITH THE CITY OF ANKENY.

- 7. PROVIDE TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS.

- 8. HYDRAULICALLY SEED ALL AREAS DISTURBED BY CONSTRUCTION, UNLESS NOTED TO BE SODDED, BY USING BONDED FIBER MATRIX WITH TYPE 1 PERMANENT LAWN SEED MIX.

- 9. SOD AREAS WHERE SHOWN.

- 10. PROVIDE RIVER ROCK.

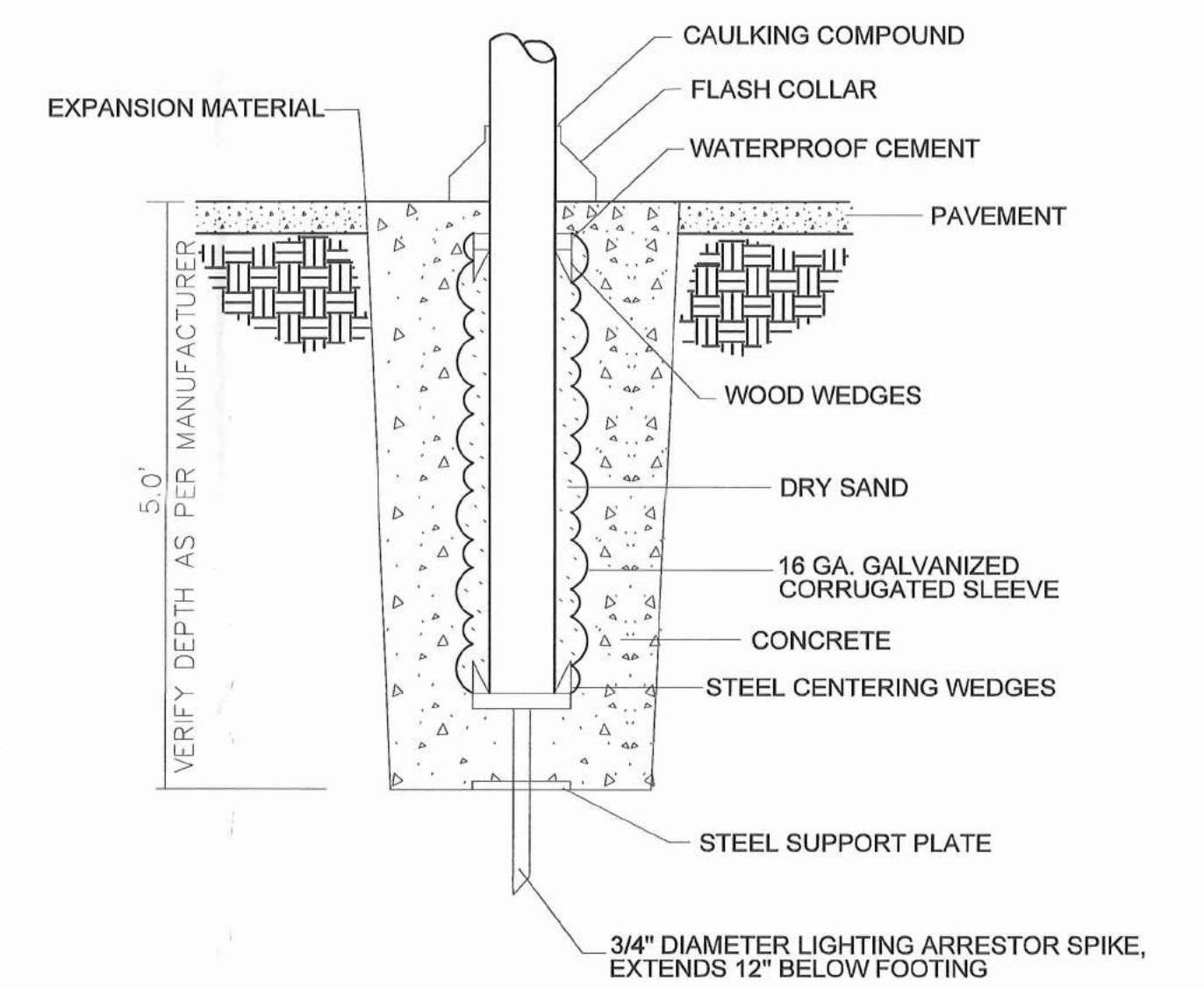
- 11. BIKE RACK LOOPS. PROVIDE THE FOLLOWING:

- A. DUMOR, INC. MANUFACTURER, (4) QUANTITY, 83 SERIES BIKE RACK, POWDER COATED BLACK, SURFACE MOUNT, IN LOCATION SHOWN.

- 12. CONTRACTOR TO PROVIDE CURB STOP CAP (A.Y. McDONALD 5607) AND ENCASE IN CONCRETE FOR WATER SERVICE LINE INTO BUILDING.

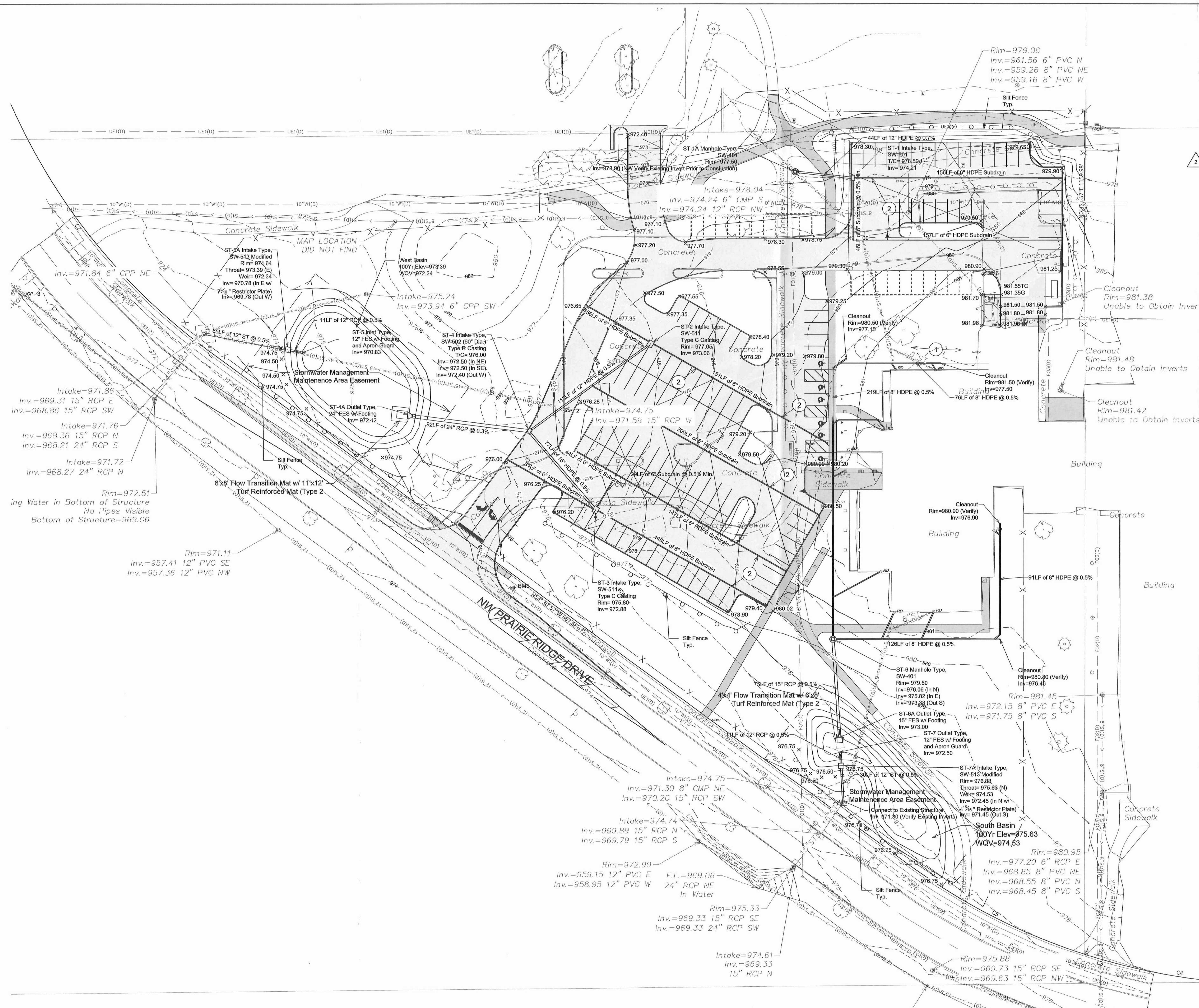
PCC CONCRETE CONSTRUCTION NOTES- FOR SITE PAVEMENT

CONTRACTOR TO PROVIDE JOINTING PLAN DETAILING JOINT TYPES AND CONSTRUCTION SEQUENCING FOR ENGINEER'S REVIEW AND APPROVAL, PRIOR TO CONSTRUCTION. FIELD VERIFY LAYOUT OF EXISTING PAVEMENT JOINTS TO INSURE ALIGNMENT WITH PROPOSED JOINTING. JOINTING SHALL BE IN ACCORDANCE WITH SDAS 2019 EDITION. LAYOUT JOINTS TO MAXIMUM 12' SPACING WHERE POSSIBLE. CONTRACTOR TO PROVIDE LONGITUDINAL 1'-1" JOINTS AND TRANSVERSE 'C' JOINTS. CONTRACTOR TO PROVIDE 18'/6" JOINT WHEN PROPOSED PAVEMENT SURFACE CONNECTS TO EXISTING PAVEMENT SURFACE. CONTRACTOR TO PROVIDE THICKENED EDGE (8" MINIMUM DEPTH) WHEN PAVEMENTS ARE TO BE TIED TOGETHER. CONTRACTOR TO PROVIDE EXPANSION JOINT ADJACENT TO BUILDINGS / STOOPS AND AT INTERFACE OF INTEGRAL SIDEWALK / DRIVE, ETC.



- NOTES:**
- 1. CONTINENTAL MODEL FLAGPOLE, 30' HEIGHT, EXTERNAL HALYARD MOUNTED 7' ABOVE GRADE, BRUSHED ALUMINUM FINISH, INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS - AS MANUFACTURED BY CONCORD INDUSTRIES, INC., P.O. BOX 2449, ADDISON, TX 75001; AND DISTRIBUTED BY MARTIN'S FLAG COMPANY, INC., 1210 1st AVENUE NORTH, FORT DODGE, IA 50501; PH: 1-800-248-3524, OR APPROVED EQUAL QUANTITY - 1
 - 2. CONTINENTAL MODEL FLAGPOLE, 25' HEIGHT, EXTERNAL HALYARD MOUNTED 7' ABOVE GRADE, BRUSHED ALUMINUM FINISH, INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS - AS MANUFACTURED BY CONCORD INDUSTRIES, INC., P.O. BOX 2449, ADDISON, TX 75001; AND DISTRIBUTED BY MARTIN'S FLAG COMPANY, INC., 1210 1st AVENUE NORTH, FORT DODGE, IA 50501; PH: 1-800-248-3524, OR APPROVED EQUAL QUANTITY - 2

1 FLAGPOLE AND FOOTING DETAIL
C200 NO SCALE



GRADING PLAN GENERAL NOTES

1. EROSION CONTROL.

A. CONTRACTOR TO STRIP AND STOCKPILE FROM ALL AREAS DISTURBED.

B. REGRADE TOPSOIL TO A 6" MINIMUM DEPTH OVER AREAS SHOWN.

C. REGRADE PLANTER AND PLANTER BEDS TO 18" DEPTH AND PLACE TOPSOIL.

D. PROVIDE EROSION CONTROL, AS NECESSARY TO CONTROL SITE EROSION.

E. EROSION CONTROL, FENCE(TYP).

F. ELEVATIONS SHOWN ON PAVEMENTS ARE TOP OF SLAB AND/OR GUTTER ELEVATIONS UNLESS OTHERWISE NOTED.

G. PROVIDE SUBDRAIN BELOW PAVEMENT TO DRAIN.

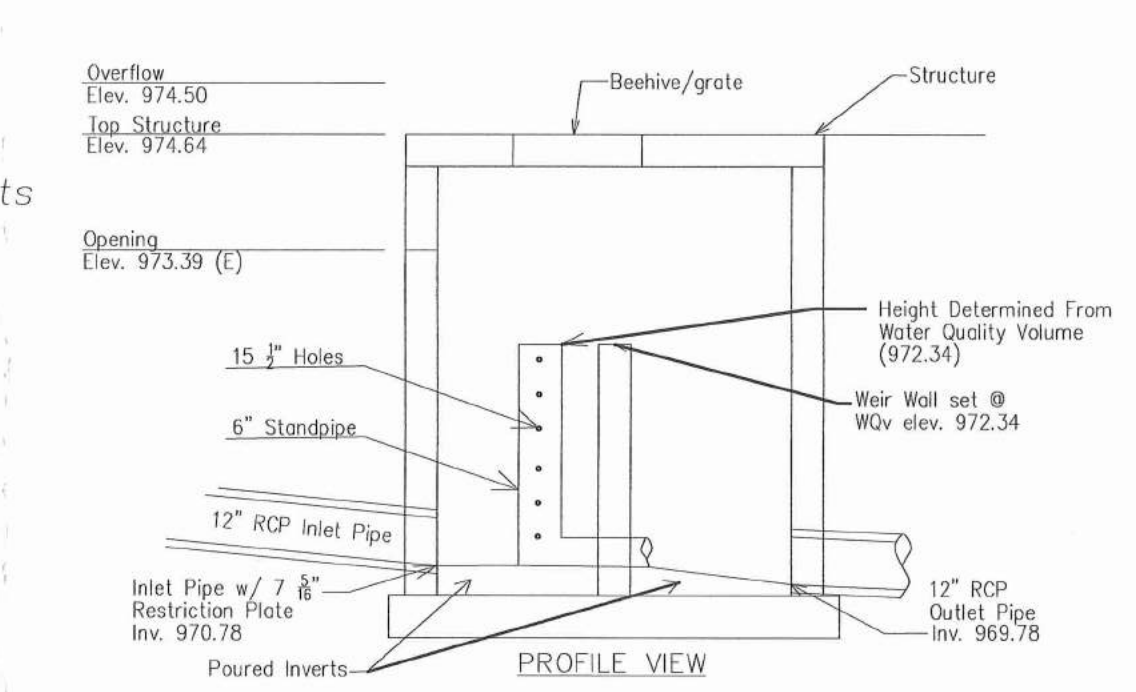
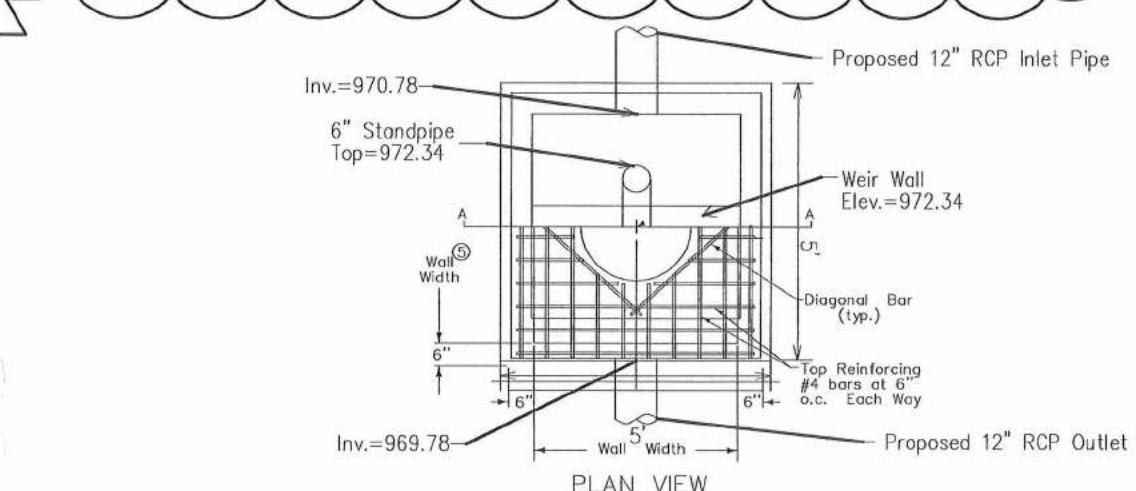
H. PROVIDE FILTER SOCK AROUND ALL FLARE END SECTIONS AND STORM SEWER INTERLACE.

I. CONTRACTOR TO PROVIDE AS-BUILT SURVEY OF THE DETENTION BASINS AND VERIFY POST CONSTRUCTION VOLUMES MEET REQUIREMENTS.

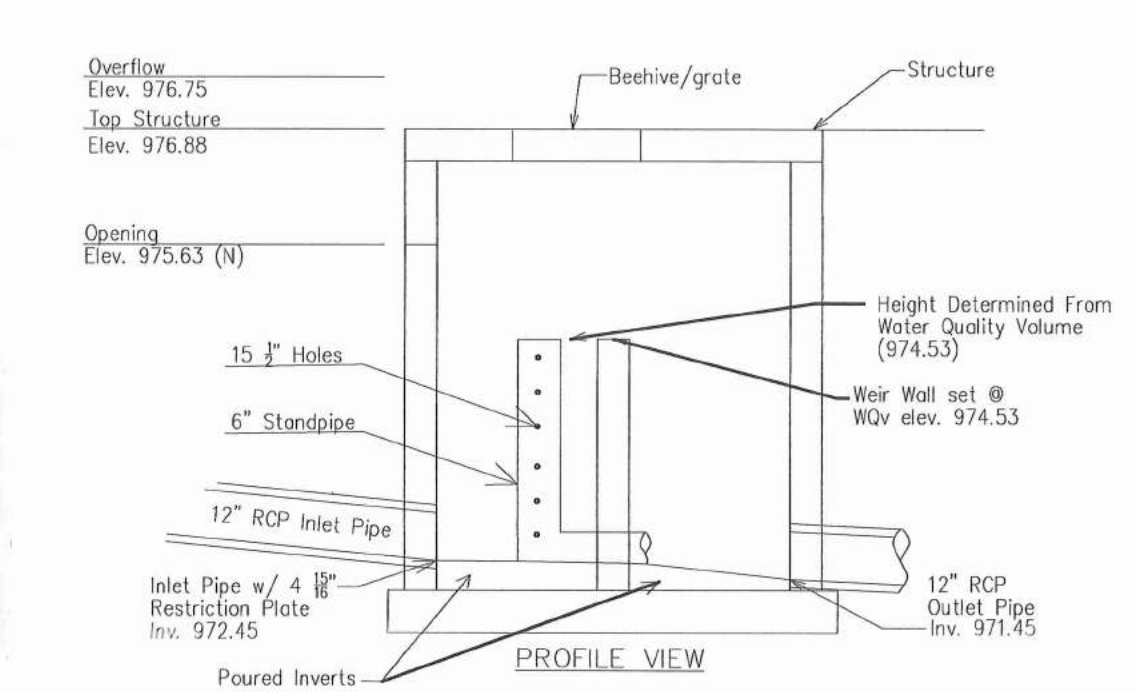
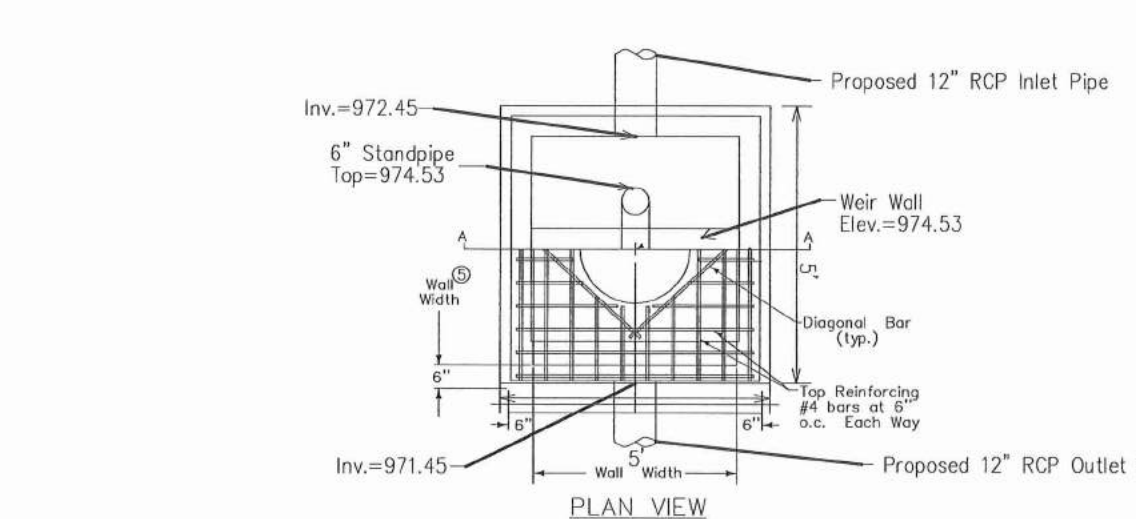
J. COORDINATE REVIEW AND APPROVAL WITH CITY OF ANKENY.

GRADING PLAN CONSTRUCTION NOTES

1. GRADE LAWN AREA TO DRAIN AT 2% SLOPE AWAY FROM BUILDING.
2. PROVIDE HDPE SUBDRAIN WHERE SHOWN AT MINIMUM 0.5% SLOPE.



1 SW-513, MODIFIED AREA INTAKE OUTLET (ST-5A)
C300 NO SCALE



2 SW-513, MODIFIED AREA INTAKE OUTLET (ST-7A)
C300 NO SCALE

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CITY OF ANKENY
410 WEST 1ST STREET

ISSUANCE
SITE PLAN
11/08/2019

REVISIONS
11/07/2019 ADDENDUM NO. 2 

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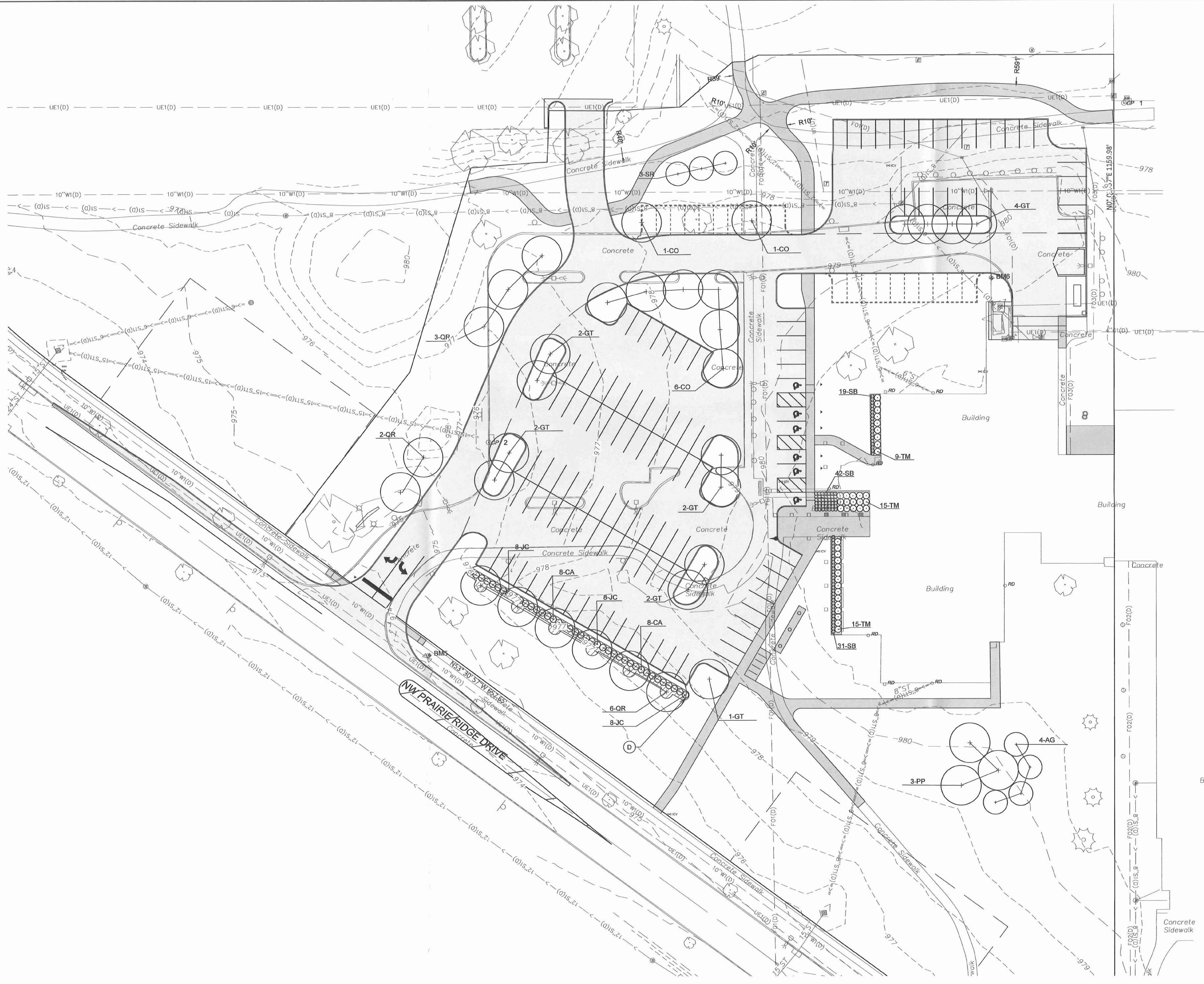
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PROJECT NUMBER

119.0189.01

GRADING AND
UTILITY PLAN

3



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. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN ALL PLANT BED AREAS INDICATED ON PLAN. SHOVEL-CUT BED EDGE.
- E. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE FOR SODDING.

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
AG	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	B&B
CO	<i>Callis occidentalis</i> 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	1" CAL.	B&B
GT	<i>Gleditsia triacanthos</i> 'Inermis 'Skycole'	SKYLINE HONEYLOCUST	1 1/2" CAL.	B&B
PP	<i>Picea glauca</i> 'Densata'	BLACK HILLS SPRUCE	6' HT.	B&B
QR	<i>Quercus rubra</i>	NORTHERN RED OAK	1" CAL.	B&B
SR	<i>Syringa reticulata</i>	JAPANESE TREE LILAC	1 1/2" CAL.	B&B
CA	<i>Cornus alba</i> 'Sibirica'	RED TWIG DOGWOOD	30"	2
JC	<i>Juniperus chinensis</i> 'Sea Green'	SEA GREEN JUNIPER	30"	
SB	<i>Spiraea x bumalda</i> 'Gumball'	GUMBALL SPIREA	12"	
TM	<i>Taxus x media</i> 'Taunton'	TAUNTON YEW	24"	

NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

PLANTING PLAN GENERAL NOTES

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF ANKENY SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

OPEN SPACE REQUIREMENTS:
218,777 SF (5.05 AC.) OVERALL PROPERTY X 20% MIN. OPEN SPACE = 43,955.40 SF OPEN SPACE REQ'D
TOTAL HARDSURFACE (DRIVES, PARKING AND BUILDINGS) = 88,090 SF
(131,181 SF) = 59.7% TOTAL OPEN SPACE PROVIDED

OPEN SPACE LANDSCAPE REQUIREMENTS:
43,955.40 SF / 3000SF = 14.65 PLANT UNITS REQ'D.
14.65 PU X 2 TREES = 29.3 TREES REQ'D. (29 PROVIDED)
14.65 PU X 6 SHRUBS = 87.9 SHRUBS REQ'D. (131 PROVIDED)

PAVEMENT SHADING REQUIREMENTS:
64,004 SF OF PAVEMENT X 20% = 12,800.8 SF
13,071.6 / 706 SF = 18.13 OVERSTORY TREES REQ'D (19 PROVIDED)

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PLANTING
PLAN

C400

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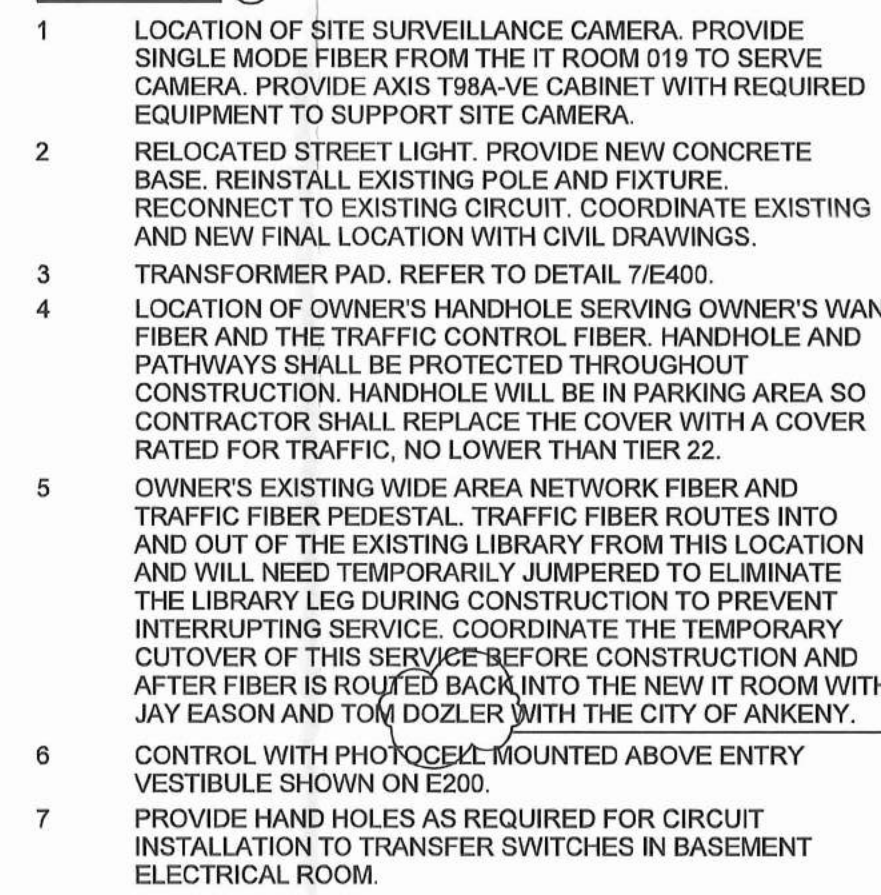
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10.19.2019	Addendum #1
11.07.2019	Addendum #2

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ELECTRICAL SITE PLAN

ELECTRICAL SITE PLAN



NORTH

① MECHANICAL SITE PLAN

SCALE: 1" = 20'-0"



GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE A FACTORY PREMIX OF 25% FOOD GRADE PROPYLENE GLYCOL SOLUTION FOR THE GEOTHERMAL LOOP FIELD SYSTEM. THE USE OF CITY WATER FOR THE MIXING OF THE GLYCOL WILL NOT BE PERMITTED.
- THE GEOTHERMAL LOOP INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR FILLING THE GEOTHERMAL LOOP FIELD SYSTEM, HEADERS, MAIN LOOP WATER PIPING FROM THE FIELD TO THE MANIFOLD IN THE BUILDING AND THE MANIFOLD TO THE SHUT-OFF VALVES.
- THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FILLING THE BUILDING INTERIOR LOOP WATER SYSTEM WITH THE SAME GLYCOL PRODUCT AND MANUFACTURER THAT WAS UTILIZED TO FILL THE WELL FIELD SYSTEM AND SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL GLYCOL AS NEEDED AFTER SIGNIFICANT SYSTEM CIRCULATION AND SYSTEM AIR HAS BEEN REMOVED TO ENSURE PROPER SYSTEM GLYCOL CONCENTRATIONS.
- REFER TO 1/M301 FOR GEOTHERMAL FIELD PIPING SIZING.
- PROVIDE CONSTRUCTION FENCING AROUND ALL GROUND DISTURBED AREAS DURING INSTALLATION OF THE WELL FIELD.
- CALL 24 HOURS PRIOR TO DIGGING TO LOCATE EXISTING UTILITIES. COORDINATE ALL EXCAVATIONS WITH EXISTING UTILITIES.
- CONTRACTOR TO GRADE AND RE-SEED AREAS AFFECTED/DAMAGED BY GEOTHERMAL INSTALLATION. COORDINATE WITH SITE PLAN AND SITE GRADING SCHEDULE.

PROVIDE CONSTRUCTION FENCING TO PROTECT DISTURBED GROUND DURING INSTALLATION OF BORE FIELD AND HEADER PIPING.

SEE 1/M301 FOR HORIZONTAL BORE HEADER DETAIL.

ROUTE 2" LWS & LWR HEADERS TO MANIFOLD IN BASEMENT.

2" LWS & LWR HEADERS TO MANIFOLD IN BASEMENT. SEE 1/P100 FOR CONTINUATION.

GEOTHERMAL WELL FIELD DETAILS
21 BORES (HORIZONTAL)
400 FT LENGTH, 3 DEEP
15 FT ON CENTER HORIZONTALLY
SPACED AT 15', 30' AND 45' DEPTH
1" BORE PIPE SIZE
2" HEADER PIPE SIZES TO BUILDING

NOTES:

SYSTEM FLUID: 25% FOOD GRADE PROPYLENE GLYCOL WITH TREATMENT.
REFER TO SPECIFICATIONS FOR GROUT CONDUCTIVITY REQUIREMENTS.

1" LWS AND LWR (TYPICAL).

400' BORE LENGTH (TYPICAL).

PROVIDE CONSTRUCTION FENCING TO PROTECT DISTURBED GROUND DURING INSTALLATION OF BORE FIELD.

GENERAL NOTES:

- REFER TO M000 FOR GENERAL NOTES & SYMBOLS.
- REFER TO M300 & M301 FOR MECHANICAL DETAILS.
 - REFER TO DETAIL 3/M300 AND 1/2/M301 FOR GEO CONTRACTOR RESPONSIBILITIES INSIDE BUILDING.

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ISSUANCE

SITE PLAN
11/8/19

PRINCIPAL
DESIGNER
PRO
DRW

REVISIONS

NOT FOR
CONSTRUCTION

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PROJECT NUMBER
18078

MECHANICAL SITE PLAN

M001