

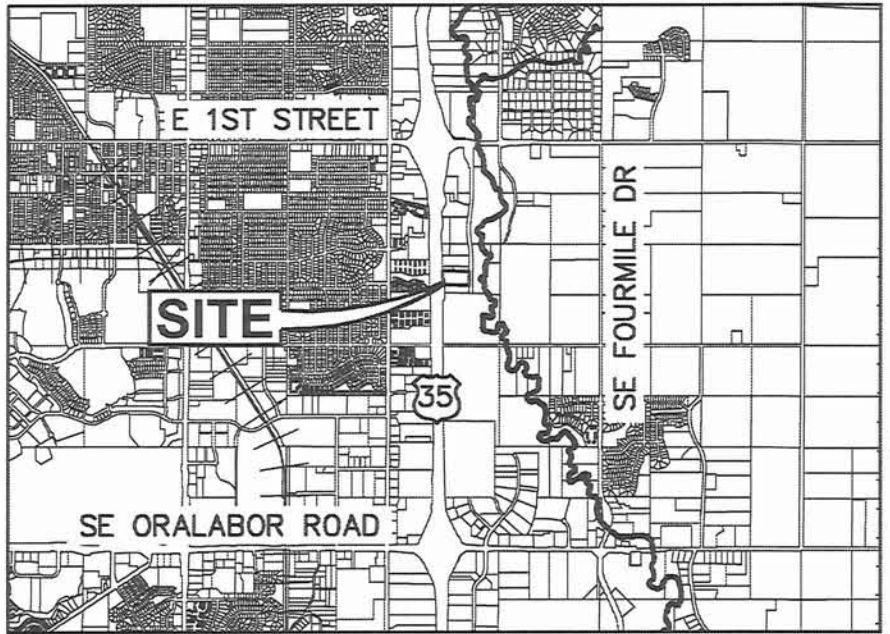
SITE PLAN FOR:

ANKENY - NORWALK READY MIX

ANKENY, IOWA

VICINITY MAP

SCALE (1"=5000')



OWNER/ APPLICANT

NORWALK READY-MIXED CONCRETE INC
CONTACT: ROD BOHLENDER
POB 309
NORWALK, IOWA 50211
PH. (515) 981-0631

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

ZONING

M-2 (HEAVY INDUSTRIAL DISTRICT)

PROJECT SITE ADDRESS

826 SE CREEKVIEW DRIVE AND 834 SE CREEKVIEW DRIVE

EXISTING/ PROPOSED USE

CONCRETE READY MIX PLANT

DATE OF SURVEY

OCTOBER 22, 2019

BENCHMARKS

- CUT X IN NOSE OF ISLAND @ ENTRANCE TO MAPLEWOOD VILLAGE, 50' +/- EAST OF DELAWARE C.
ELEVATION=917.97
- IDOT PLUG IN NW CORNER OF BRIDGE WALL
250' +/- EAST OF CREEKVIEW DRIVE & E 1ST DRIVE.
ELEVATION=898.46

SUBMITTAL DATES

FIRST SUBMITTAL: 11/01/2019
SECOND SUBMITTAL: 11/22/2019

PROPERTY DESCRIPTION

LOTS 2 AND 3, CREEKVIEW PLACE, AN OFFICIAL PLAT IN ANKENY, POLK COUNTY, IOWA.

DEVELOPMENT SUMMARY

LOT AREA: 5.54 ACRES (241,262 SF)

SETBACKS:

FRONT 50'
SIDE 9'
REAR 40'

OPEN SPACE CALCULATION:

TOTAL SITE: = 241,262 SF
IMPERVIOUS: = 171,349 SF
OPEN SPACE PROVIDED: = 69,913 SF (29%)

PARKING CALCULATIONS:

STORAGE SHED (560 SF)
1 SPACE PER 5,000 SF OF STORAGE
560 SF / 5,000 SF = 1 SPACE

WAREHOUSE (5,148 SF)
1 SPACE PER 5,000 SF OF STORAGE
5,148 SF / 5,000 SF = 2 SPACES

OFFICE (984 SF)
1 SPACE PER 400 SF OF OFFICE
984 SF / 400 SF = 3 SPACES
15 TRUCK DRIVERS / EMPLOYEES

TOTAL PARKING REQUIRED: 21 SPACES

PARKING PROVIDED: 25 SPACES
TRUCK PARKING PROVIDED: 15 SPACES
TOTAL PARKING PROVIDED: 40 SPACES

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = NOVEMBER 2019
ANTICIPATED FINISH DATE = FEBRUARY 2020

ERU CALCULATION

IMPERVIOUS SURFACES:
BUILDING = 6,132 SF
PAVEMENT = 124,678 SF
GRAVEL = 40,539 SF
TOTAL = 171,349 SF

PERVIOUS SURFACES = 69,913 SF

ERU TOTAL (IMPERVIOUS/4,000 SF) = 40

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0	DIMENSION PLAN
3.0	GRADING & UTILITY PLAN
4.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	---
LOT LINE	---
SECTION LINE	---
CENTER LINE	---
RIGHT OF WAY	---R/W---
PERMANENT EASEMENT	---P/E---
TEMPORARY EASEMENT	---T/E---
TYPE SW-501 STORM INTAKE	[Symbol]
TYPE SW-503 STORM INTAKE	[Symbol]
TYPE SW-505 STORM INTAKE	[Symbol]
TYPE SW-506 STORM INTAKE	[Symbol]
TYPE SW-513 STORM INTAKE	[Symbol]
TYPE SW-401 STORM MANHOLE	[Symbol]
TYPE SW-402 STORM MANHOLE	[Symbol]
TYPE SW-301 SANITARY MANHOLE	[Symbol]
STORM/SANITARY CLEANOUT	[Symbol]
WATER VALVE	[Symbol]
FIRE HYDRANT ASSEMBLY	[Symbol]
SIGN	[Symbol]
DETECTABLE WARNING PANEL	[Symbol]
STORM SEWER STRUCTURE NO.	[Symbol]
STORM SEWER PIPE NO.	[Symbol]
SANITARY SEWER STRUCTURE NO.	[Symbol]
SANITARY SEWER PIPE NO.	[Symbol]
SANITARY SEWER WITH SIZE	[Symbol]
SANITARY SERVICE	[Symbol]
STORM SEWER	[Symbol]
STORM SERVICE	[Symbol]
WATERMAIN WITH SIZE	[Symbol]
WATER SERVICE	[Symbol]
SAWCUT (FULL DEPTH)	[Symbol]
SILT FENCE	[Symbol]
USE AS CONSTRUCTED	UAC

EXISTING

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



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. 1909.456

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #3 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 MOST RECENT EDITION OF THE SDAS 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.

RECEIVED

NOV 22 2019

CITY OF ANKENY

LEA HOLDING COMPANY LLC
DRA PROPERTIES LC
1525 NE 36TH ST
ANKENY, IA 50021-6754
ZONING: COMMERCIAL
LOT 4 CREEKVIEW PLACE

FREEDOM LAWN & SNOW INC
POB 546
ANKENY, IA 50021
ZONING: COMMERCIAL
PARCEL 1 BOOK 12969, PAGE 493
E 420 FT OF LOT 4 CREEKVIEW PLACE

CRAIG W HANSEN
5665 GREENDALE RD STE A
JOHNSTON, IA 50131
ZONING: COMMERCIAL
LOT 1 CREEKVIEW PLACE

CODE QTY OVERSTORY TREES			SIZE	COND
AM	10	AUTUMN BLAZE MAPLE	2" CAL	BAB
SH	18	SKYLINE HONEYLOCUST	2" CAL	BAB
		ACER RUBRUM "AUTUMN BLAZE"		
		GLEDITSIA TRICANTHAS INERMIS "SKYCOLE"		
CODE QTY SHRUBS			SIZE	COND
BB	24	DWARF BURNING BUSH	18" HT.	CONT
SJ	27	SEA GREEN JUNIPER	18" HT.	CONT
		EUONYMUS ALATAS COMPACTUS		
		JUNIPERUS CHINENSIS "SEA GREEN"		

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2018 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. 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.
5. TYPE 'A' SEED OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER, UNLESS SHOWN OTHERWISE ON PLAN.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHERDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3"
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

OPEN SPACE REQUIREMENT:

SITE AREA	=	123,334 SF
OPEN SPACE REQUIRED (20%)	=	24,667 SF
OPEN SPACE PROVIDED (27%)	=	34,385 SF

LANDSCAPING REQUIREMENT:

2 TREES AND 8 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE

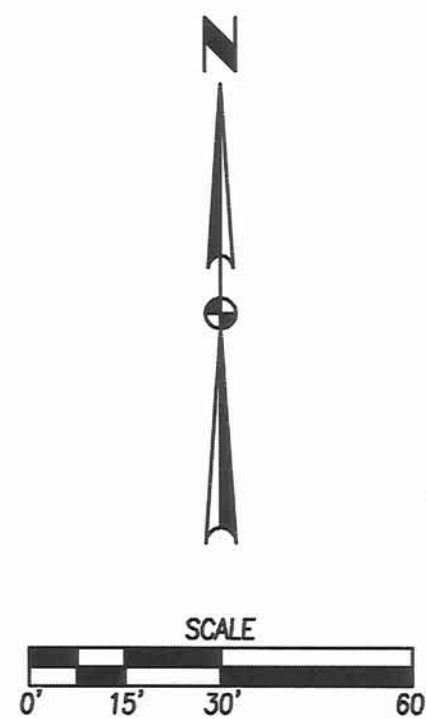
TREES REQUIRED	=	17 TREES
SHRUBS REQUIRED	=	50 SHRUBS
TREES PROVIDED	=	± 18 EXISTING TREES
SHRUBS PROVIDED	=	51 SHRUBS

PAVEMENT SHADING REQUIREMENT:

PAVEMENT	=	82,354 SF
82,354 SF x 20%	=	12,470 SF
TREES REQUIRED: 12,470 SF / 706	=	18 TREES
TREES PROVIDED	=	18 TREES

PARKING:
ALL PARKING ADJOINING A PUBLIC STREET RIGHT OF WAY SHALL BE EFFECTIVELY SCREENED THROUGH THE USE OF AN EARTH BERM AND/ OR LANDSCAPING TO A HEIGHT OF 30 INCHES.

*NO PARKING ADJOINING A PUBLIC RIGHT OR WAY.



LEA HOLDING COMPANY LLC
DRA PROPERTIES LC
1525 NE 36TH ST
ANKENY, IA 50021-6754
ZONING: R-1 ONE-FAMILY RESIDENCE DISTRICT
EX 3A NE COR - N 83.99 A E OF 100F RD ROW
SW FLR ¼ SEC 19-80-23

1909.456

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

ENGINEER: EKO | EI: JWM

REVISIONS	DATE
SECOND SUBMITTAL	11/22/2019
FIRST SUBMITTAL	11/01/2019