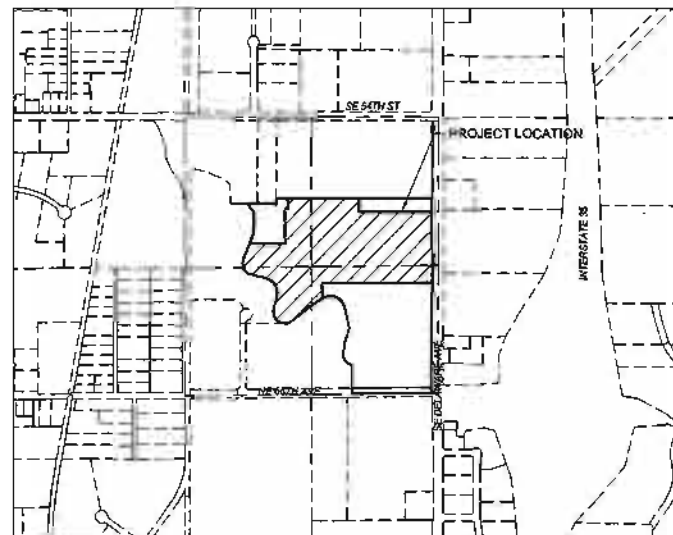
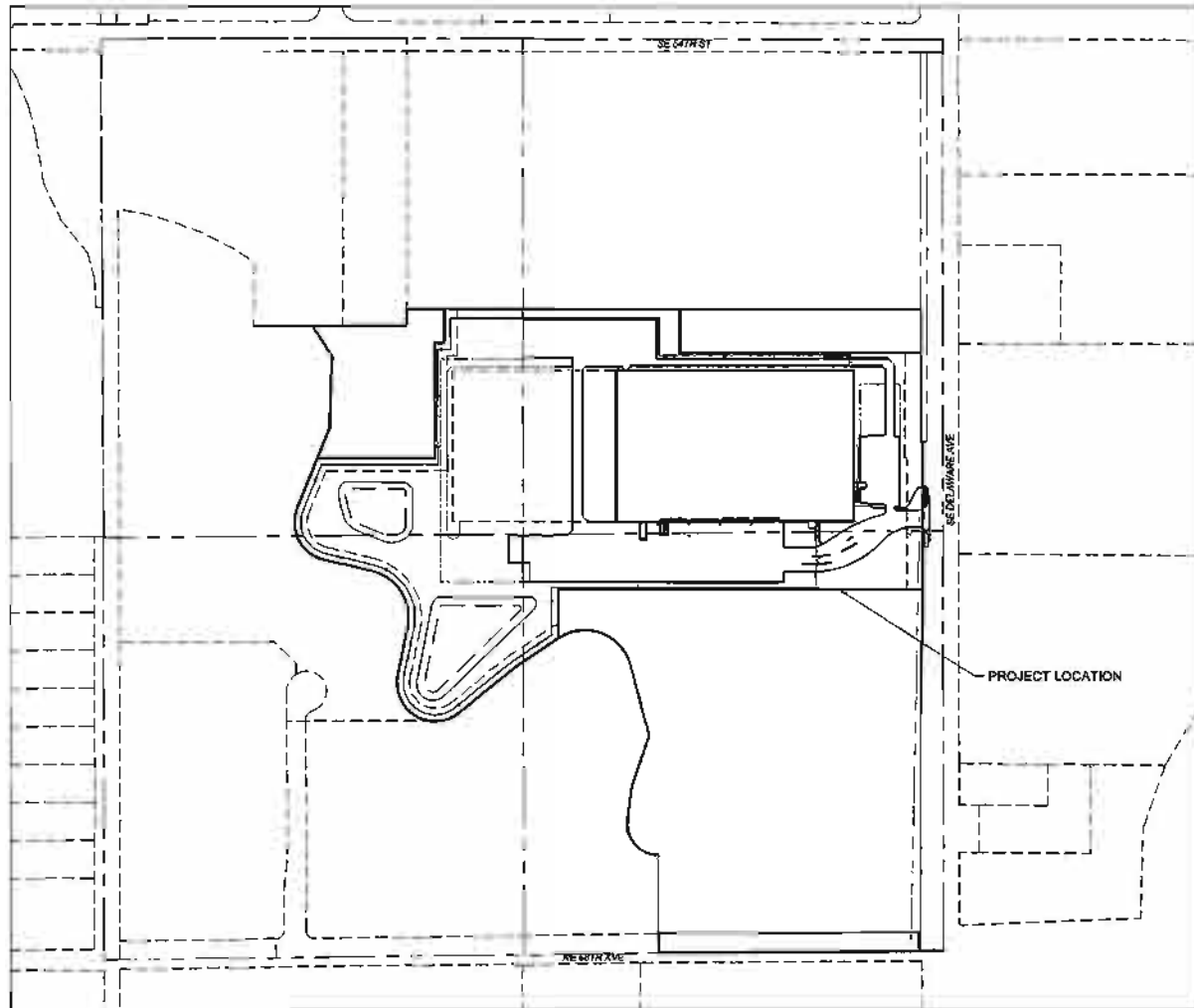


RYAN WAREHOUSE
SITE PLAN
ANKENY, IOWA 50021

RECEIVED
JUN 11 2020
CITY OF ANKENY



VICINITY MAP
1" = 300'



PROJECT LOCATION
1" = 300'



APPLICANT
RYAN COMPANIES US, INC.
ATTN: BRETT WALKER
111 EAST GRAND, SUITE 200
DES MOINES, IA 50309
(515) 308-9500

ENGINEER
SHIVE-HATTERY, INC.
ATTN: CHRIS BAUER
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50395
PHONE: 515-223-8104

PROPERTY ADDRESS
NW CORNER OF INTERSECTION OF NE 66TH
AVENUE AND SE DELAWARE AVENUE
ANKENY, IOWA 50023

BUILDING INFORMATION
AREA 352,584 SF (7,250 SF OF OFFICE SPACE)
HEIGHT 30 FEET

ZONING & BULK REGULATIONS
M-1 LIGHT INDUSTRIAL DISTRICT

FRONT YARD SETBACK	50 FEET
SIDE YARD SETBACK	NONE
REAR YARD SETBACK	40 FEET
MAXIMUM BUILDING HEIGHT	75 FEET
MAXIMUM NUMBER OF STORIES	5 STORIES

PARKING SUMMARY
OFFICE - 1 STALL FOR EVERY 200 SF
WAREHOUSE - 1 STALL FOR EVERY 2 WAREHOUSE EMPLOYEES

7,250 SF OFFICE / 200 SF = 37 STALLS
50 WAREHOUSE EMPLOYEES = 25 STALLS

TOTAL STALLS REQUIRED = 62
TOTAL STALLS PROVIDED = 75

AREA SUMMARY

LOT 1 AREA:	1,539,323 SF (\$5,338 AC)
IMPERVIOUS AREA:	BUILDING: 352,584 SF PAVING: 318,824 SF TOTAL: 671,408 SF
PERVIOUS AREA:	867,915 SF
ERU:	672,408 SF / 4000 = 40 (MAXIMUM = 40)

FLOODPLAIN NOTE
ACCORDING TO THE FLOOD INSURANCE RATE MAP - PANEL NUMBER 180226 0119 R, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019, THIS SITE APPEARS TO BE LOCATED IN ZONE "X" (AREAS TO BE OUTSIDE THE 0.2% YEAR FLOOD PLAIN). TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN PANEL FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

LEGAL DESCRIPTION
LOT 1 - CHAPMAN BROTHERS FARM PLAT 2

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C001	GENERAL NOTES
CD01	EXISTING CONDITIONS & DEMO PLAN
C100	OVERALL PLAN
C101	SITE PLAN
C102	SITE PLAN
C103	SITE PLAN
C104	SITE PLAN
C105	SIDEWALK DETOUR PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C203	GRADING PLAN
C204	GRADING PLAN
C250	EROSION CONTROL PLAN
C301	UTILITY PLAN
C302	UTILITY PLAN
C303	UTILITY PLAN
C304	UTILITY PLAN
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS
C503	CONSTRUCTION DETAILS
C504	CONSTRUCTION DETAILS
L101	PLANTING AND SITE RESTORATION PLAN
L102	ENTRANCE PLANTING ENLARGEMENT PLAN

CONTROL POINTS	
CP-100: NORTHING = 613012.02 EASTING = 1618260.19 ELEVATION = 917.08	CP-101: NORTHING = 613584.53 EASTING = 1618167.23 ELEVATION = 934.12
CP-102: NORTHING = 614136.79 EASTING = 1618150.57 ELEVATION = 941.422	

THE 2020 EDITION OF THE IOWA STATEWIDE URBAN DESIGN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS WITH CITY OF ANKENY SUPPLEMENTAL SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

CIVIL ENGINEER

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE PROFESSIONAL ENGINEER ACT OF THE STATE OF IOWA.

Signature: *Christopher R. Bauer*

Printed or typed name: CHRISTOPHER R. BAUER

License Number: 19737

Expiration Renewal Date: DECEMBER 31, 2024

PANEL, SHEETS OR DIVISIONS COVERED BY THIS SEAL: ALL SHEETS



THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT A GUARANTEE OF THE LOCATION OR DEPTH OF UTILITIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES ON OTHER DRAWINGS AND PROTECTING UTILITIES FROM ANY DAMAGE.

RYAN

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Minneapolis, MN 55415
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OWNER

CONSULTANTS

RE

SHIVE-HATTERY
ARCHITECTURE + ENGINEERING

KEY PLAN

PROJECT INFORMATION
RYAN WAREHOUSE
SITE PLAN

5800 SE DELAWARE
AVENUE | ANKENY,
IOWA

NEWS

REGISTRATION NO. DATE
Number Date

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DRAWN BY: TLS CHECKED BY: CRS
JOS NO. DATE
420185-0 05/11/2020

ISSUE RECORD	
2	05/07/2020 DESIGN DEVELOPMENT
5	05/10/2020 PROGRESS SET

DATE

COVER SHEET

C000

GENERAL NOTES:

1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THE DRAWINGS ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
3. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL BY CALLING 811 OR 1-800-282-8888, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
4. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
6. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
7. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
8. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
9. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
10. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
11. ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
12. WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY SHIVE-HATTERY, INC. AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF SHIVE-HATTERY, INC., WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
13. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
14. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
15. CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE.
16. NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT OR OVERLAY AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENTS THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING OR OVERLAY.
17. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER AND DEVELOPERS.
18. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST EROSION, EROSION, AND DUST POLLUTION ON THE PROJECT SITE AND ANY OFF SITE BORROW OR DISPOSAL AREAS USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF IOWA CODE, FEDERAL REGULATIONS, AND LOCAL ORDINANCES.
19. CONTRACTOR SHALL NOT DISTURB VEGETATION OUTSIDE GRADING LIMITS. CONTRACTOR SHALL MINIMIZE DISTURBANCE WITHIN GRADING LIMITS TO THAT NECESSARY TO ACHIEVE PROPOSED GRADES AS SHOWN.
20. ALL AREAS DISTURBED BY CONSTRUCTION, NOT DESIGNATED AS PLANTED, SHALL BE SODED OR SEEDED ACCORDING TO THE CONSTRUCTION PLANS.
21. CONTRACTOR TO PROVIDE TRAFFIC CONTROL ACCORDING TO MUTCD STANDARDS AND COORDINATE WITH THE CITY OF ANKENY FOR ANY AND ALL PERMITTING RELATED TO TRAFFIC CONTROL IN THE PUBLIC R.O.W.
22. THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH THE 2020 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND ALL CITY OF ANKENY SUPPLEMENTAL CODES APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
23. NOTIFY UTILITY COMPANIES WHO HAVE FACILITIES THAT ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN THE CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
24. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
25. CONTRACTOR TO COORDINATE ANY GRADE ADJUSTMENTS WITH THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
26. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
27. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED TO FINAL FINISH GRADES.
28. SIGNING, STRIPING, OR OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO PUBLIC STREETS SHOULD CONFORM TO THE (MUTCD) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FEDERAL HIGHWAY ADMINISTRATION, 2009 EDITION).

WATER LINE CONSTRUCTION NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
2. WATER TO BE INSTALLED WITH A MINIMUM COVER OF 5 FEET DEEP OR LOWER TO ACCOMMODATE UTILITY CROSSINGS.
3. CONTACT FIRE DEPARTMENT OF ANY CHANGES THAT AFFECT FIRE/EMERGENCY ACCESS TO SITE, BUILDING, FDC'S, P.V.'S, HYDRANTS, AND FRONT DOORS.
4. ALL WATER LINE SHALL BE PVC C900 UNLESS OTHERWISE NOTED.
5. ALL EXISTING AND PROPOSED HYDRANTS AND VALVES SHALL BE ADJUSTED TO FINAL GRADES.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(ES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION.
7. WATER MAIN CROSSINGS WITH STORM SEWER AND/OR SANITARY SEWER SHALL FOLLOW SUDAS REQUIREMENTS AND/OR CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS AND PROVIDE WATERTIGHT JOINTS WHERE APPLICABLE.

GRADING AND EROSION CONTROL NOTES:

1. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
2. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.
3. ALL WASH-WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
4. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
5. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
6. RUBBISH, TRASH, CARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
7. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
8. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
9. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
10. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATLES, SILET PROTECTION, ETC.) TO PREVENT EROSION.
12. ALL STORM SEWER INTAKES THAT RECEIVE STORMWATER RUNOFF FROM DISTURBED AREAS SHALL BE PROVIDED WITH A FILTER SACK. SEE DETAIL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.
14. OWNER SHALL ASSUME RESPONSIBILITY FOR ALL EROSION CONTROL UNTIL DELEGATED TO CONTRACTOR ONCE THE PROJECT CONSTRUCTION STARTS.
15. A SWPPP WILL BE PREPARED AND WILL BE MADE AVAILABLE TO THE CONTRACTOR AND SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.

STORM SEWER CONSTRUCTION NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
2. PIPE LENGTHS SHOWN ARE INSIDE EDGE TO INSIDE EDGE OF STRUCTURES.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL STORM FLOW ONSITE UNTIL NEW SYSTEM IS INSTALLED.
4. RCP STORM SEWER PIPING TO HAVE WRAPPED JOINTS.
5. ALL HDPE PIPE SHALL BE DUAL WALLED.
6. CONTRACTOR TO MODIFY EXISTING INVERTS TO ACCOMMODATE NEW PIPE CONNECTIONS.
7. ALL HDPE BENDS AND CONNECTIONS SHALL BE MANUFACTURED CONNECTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING STORM SEWER WITHIN THE PROJECT AREA AT THE COMPLETION OF THE PROJECT.
9. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND REBUILDING STORM STRUCTURES AS NECESSARY TO MATCH FINAL GRADES.
10. WHERE RCP STORM SEWER CROSSES THE WATER SERVICE, PROVIDE O-RING GASKETS AT JOINTS ONE FULL LENGTH OF SEWER PIPE ON EITHER SIDE OF THE CROSSING ACCORDING TO SUDAS REQUIREMENTS.

SANITARY SEWER CONSTRUCTION NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
2. PIPE LENGTHS SHOWN ARE CENTERLINE TO CENTERLINE OF STRUCTURES.
3. SEE PUBLIC IMPROVEMENT PLANS FOR PUBLIC SANITARY MANHOLE ADJUSTMENTS.
4. SANITARY SEWER MUST BE VIDEOED **BEFORE** THE CONNECTION IS MADE. VIDEO SHALL BE PROVIDED TO THE CITY FOR APPROVAL.

SPECIFICATIONS - SITE WORK

THE 2020 EDITION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS AND TENANT-SPECIFIC SPECIFICATIONS, SHALL APPLY TO ALL SITE WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

A. CONCRETE PAVING:
MATERIALS AND MIXING FOR ALL CONCRETE WORK, UNLESS OTHERWISE SPECIFIED, SHALL CONFORM TO IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, SECTIONS 2301.01 THROUGH 2301.03 AND MATERIALS 1 M. 529 FOR AIR-ENTRAINED TYPE C-4 MIX WITH TYPE I CEMENT. M-MIX CAN BE USED WITH APPROVAL OF ENGINEER.

COARSE AGGREGATE DURABILITY SHALL BE CLASS II

COMPRESSIVE STRENGTH: 2800 PSI @ 7 DAYS AND 4000 PSI @ 28 DAYS

SLUMP: 3" ± 1"

AIR CONTENT: 7.0% ± 1.0%

TESTING - ONE SET OF TEST CYLINDERS REQUIRED FOR EACH 100 C.Y. OR ONE PER DAY IF LESS THAN 100 C.Y. FROM SAME READY MIX PLANT. TESTING TO BE COMPLETED BY AN INDEPENDENT TESTING LABORATORY AND PAID FOR BY OWNER. CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL REQUIRED TESTING AND GEOTECHNICAL WORK. SUBMIT ALL REPORTS TO THE ENGINEER.

SURFACE CURING: CONTRACTOR SHALL APPLY WHITE PIGMENT LIQUID CURING COMPOUND IN A FINE SPRAY TO FORM CONTINUOUS UNIFORM FILM AFTER FINISHING AND SURFACE MOISTURE HAS DISAPPEARED, OR WITHIN 30 MINUTES OF PLACEMENT.

PROVIDE OWNER'S REPRESENTATIVE WITH CONCRETE MIX DESIGN FOR APPROVAL.

B. SITE EARTHWORK:
REFER TO STRUCTURAL EXCAVATION AND BACKFILL REQUIREMENTS FOR ALL EARTHWORK ASSOCIATED WITH BUILDING AND FOUNDATIONS.

COMPLETE SITE EARTHWORK AND TRENCHING ACCORDING TO SUDAS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATION REQUIREMENTS UNLESS OTHERWISE SPECIFIED. CONSTRUCT TO ELEVATIONS SHOWN.

SCARIFY A MINIMUM OF EIGHT (8") INCHES OF MATERIAL UNDER THE PROPOSED PAVEMENT, CHEMICALLY STABILIZE, AND RECOMPACT TO 85 PERCENT DENSITY, ASTM D698 (STANDARD PROCTOR). SCARIFY A MINIMUM OF SIX (6") INCHES OF MATERIAL IN AREAS TO RECEIVE FILL AND RECOMPACT TO 90 PERCENT DENSITY, ASTM D698 (STANDARD PROCTOR).

PROVIDE WATER AS NEEDED TO OBTAIN OPTIMUM MOISTURE CONTENT (-1 TO +4%) OR MOISTURE CONTENT DIRECTED BY GEOTECHNICAL ENGINEER FOR ALL COMPACTION.

FILL MATERIAL SHALL BE FREE FROM STICKS, ROOTS, DEBRIS, AND ORGANIC MATTER. EXCESS SOIL AND GRANULAR MATERIAL SHALL BE HAULED OFFSITE.

PROOF ROLL EXPOSED SUBGRADES WITH HEAVY CONSTRUCTION EQUIPMENT PRIOR TO PLACEMENT OF ANY NEW FILL, OR COMPACT EXPOSED SUBGRADE BY A MINIMUM OF FOUR COMPLETE PASSES WITH A PLATE-TYPE VIBRATORY COMPACTOR WITH A MINIMUM FORCE RATING OF 3,500 POUNDS.

PROVIDE COMPACTION TESTS FOR AREAS UNDER PAVING AND MAKE ONE TEST PER 5,000 SQUARE FEET. TESTING TO BE DONE AND PAID FOR BY OWNER. CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL REQUIRED TESTING AND GEOTECHNICAL WORK.

C. TRAFFIC AND PEDESTRIAN CONTROL:
PROVIDE BARRICADES, FENCING, AND OTHER DEVICES TO KEEP UNAUTHORIZED PERSONNEL FROM PROJECT SITE. PROVIDE OWNER'S REPRESENTATIVE WITH A CONSTRUCTION STAGING PLAN SHOWING CONSTRUCTION SEQUENCING, STAGING AREAS, AND ALL ACCESS ROUTES.

KEEP INTERFERENCE WITH TRAFFIC TO A MINIMUM. DO NOT BLOCK EXISTING SITE ROADWAYS OR DRIVEWAYS.

ALL VEHICULAR AND PEDESTRIAN CONTROL SIGNAGE SHALL CONFORM TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION AND CITY OF ANKENY STANDARD SPECIFICATIONS.

D. PAVEMENT JOINTING:
PROVIDE IDOT TYPE RDY AND TYPE BT JOINTS TO TIE INTO EXISTING PAVING AND BETWEEN POURS. PROVIDE IDOT TYPE CO JOINTS AT MAXIMUM SPACING OF 15 FEET. MATCH ALL EXISTING JOINTS. SEAL ALL JOINTS.

E. SEALANTS:
JOINT SEALERS: MATERIALS AND INSTALLATION TO MEET IDOT AND MANUFACTURER'S SPECIFICATIONS. ALL JOINTS SHALL BE SEALED.

F. STORM WATER POLLUTION PREVENTION PLAN (SWPPP):
THE DISTURBED AREA FOR THIS PROJECT IS GREATER THAN ONE (1) ACRE, THEREFORE A SWPPP IS REQUIRED FOR STORMWATER DISCHARGE. CONTRACTOR TO INSTALL STORMWATER CONTROLS AND ADDITIONAL CONTROLS AS SHOWN IN PLANS AND IN THE SWPPP.

G. SEEDING/SODDING:
SEEDED OR SODDED AREAS SHALL INCLUDE ALL AREAS DISTURBED BY CONSTRUCTION UNLESS OTHERWISE NOTED. REFER TO PLANS.

H. TOPSOIL:
STR P, STOCKPILE, AND RESPREAD TOPSOIL IN ALL AREAS TO BE SEEDED. THE DEPTH OF TOPSOIL SHALL BE A MINIMUM OF 8 INCHES, AFTER NATURAL SETTLEMENT, AND SHALL CONFORM SMOOTHLY TO THE ADJACENT LINES, GRADES, AND ELEVATIONS.

LEGEND	
GENERAL SITE	
PLAN MARK	DESCRIPTION
	PROPOSED BUILDING
	STANDARD POST/BOLLARD
	HANDICAPPED PARKING
	DRIVEWAY
	ARBOREAL TREE
	CONIFEROUS TREE
	SINGLE POLE SIGN
	DOUBLE POLE SIGN
	TRAFFIC SIGNAL WITH ARM
	CHIMNEY/SPIRE
	TREE LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	LIGHT DUTY HMA PAVING
	HEAVY DUTY HMA PAVING
	HEAVY DUTY PCC PAVING
	WOOD DECK/PAVING

LEGEND	
GENERAL SITE DESIGN	
PLAN MARK	DESCRIPTION
	SPOT ELEVATION
	TOP OF CURB AND GUTTER ELEVATION
	SLOPE ARROW
	FLOW ARROW
	TRAFFIC FLOW
	SILT FENCE
	PROJECT LIMITS
	LEFT TURN ARROW
	RIGHT TURN ARROW
	THRU ARROW
	LEFT THRU ARROW
	RIGHT THRU ARROW
	LEFT/RIGHT THRU ARROW

LEGEND	
UTILITIES	
PLAN MARK	DESCRIPTION
	UTILITY POLE WITH TRANSFORMER
	FIRE HYDRANT
	FLARED END SECTION
	UTILITY POLE CAP
	VALVE
	CABLE TV PEDESTAL
	CLEANOUT
	POST INDICATOR VALVE
	MANHOLE
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	VAULT BOX
	HANDHOLE
	SIGNAL BOX
	GAS METER
	ELECTRIC METER
	LIGHT POLE
	TRANSFORMER
	WATER METER
	EXISTING CURB INLET
	EXISTING INLET - CIRCLE
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE

LEGEND	
SURVEY	
PLAN MARK	DESCRIPTION
	BENCHMARK
	IRON ROD - FOUND
	IRON ROD - SET
	MONUMENT - FOUND
	X - OUT FOUND

LEGEND		
UTILITY LINES		
EXISTING LINE TYPE	DESCRIPTION	PROPOSED LINE TYPE
	ELECTRIC - OVERHEAD	
	ELECTRIC - UNDERGROUND	
	GAS MAIN	
	WATER MAIN	
	FIRE PROTECTION MAIN	
	SANITARY SEWER	
	STORM SEWER	
	TELEPHONE - OVERHEAD	
	TELEPHONE - UNDERGROUND	
	CABLE LINE - OVERHEAD	
	CABLE LINE - UNDERGROUND	
	FIBER OPTIC	

RYAN

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OWNER

CONSULTANTS

RE

SHIVE-HATTERY
ARCHITECTURE/ENGINEERING

KEY PLAN

PROJECT INFORMATION

RYAN WAREHOUSE
SITE PLAN

5800 SE DELAWARE
AVENUE | ANKENY,
IOWA

Notes

REGISTRATION NO.

DATE

Number

Drawn

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DRAWN BY

CHECKED BY

TLS

CRB

JOB NO.

DATE

420189-0

06/11/2020

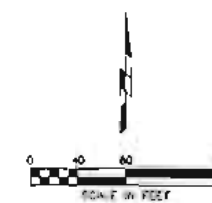
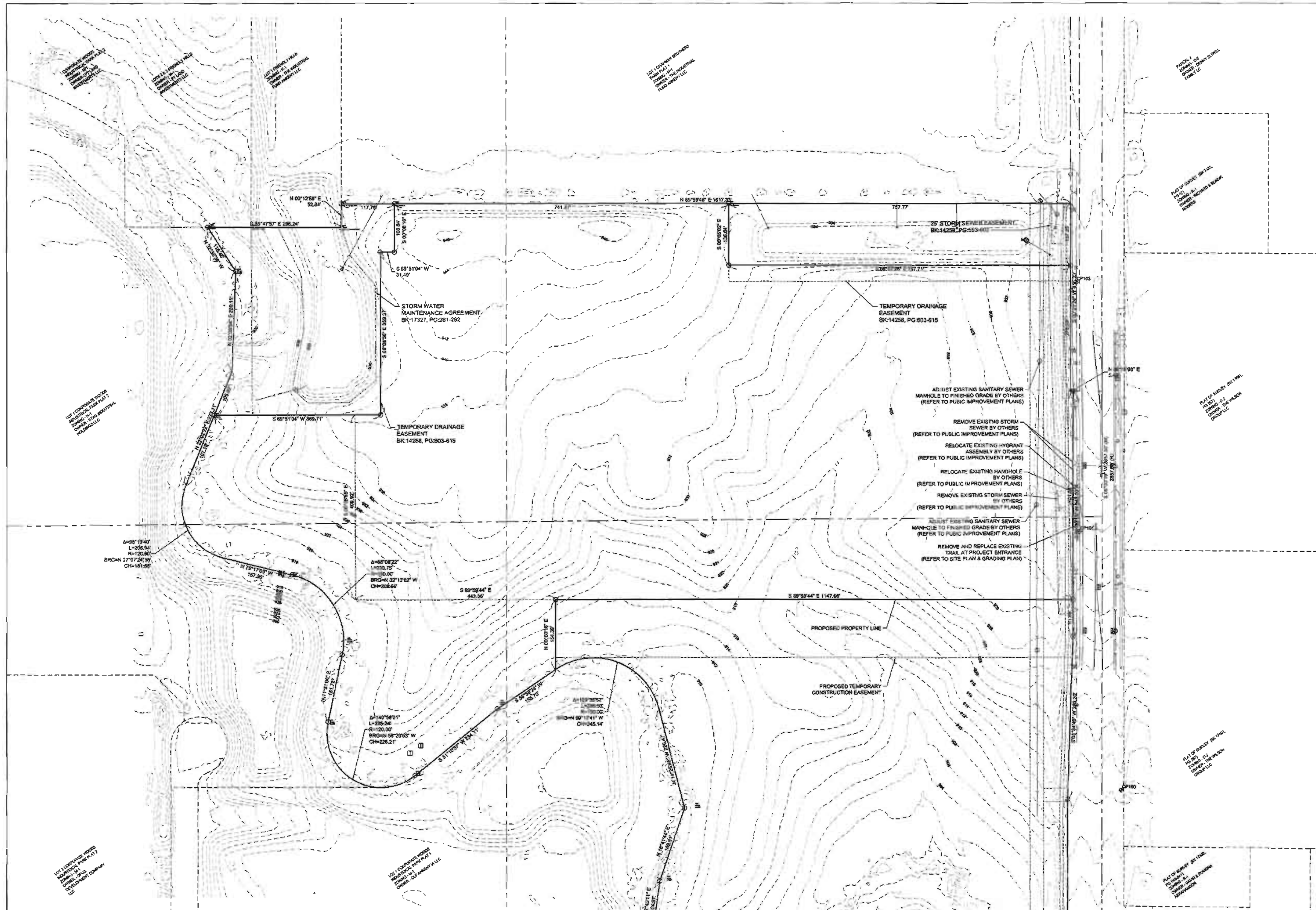
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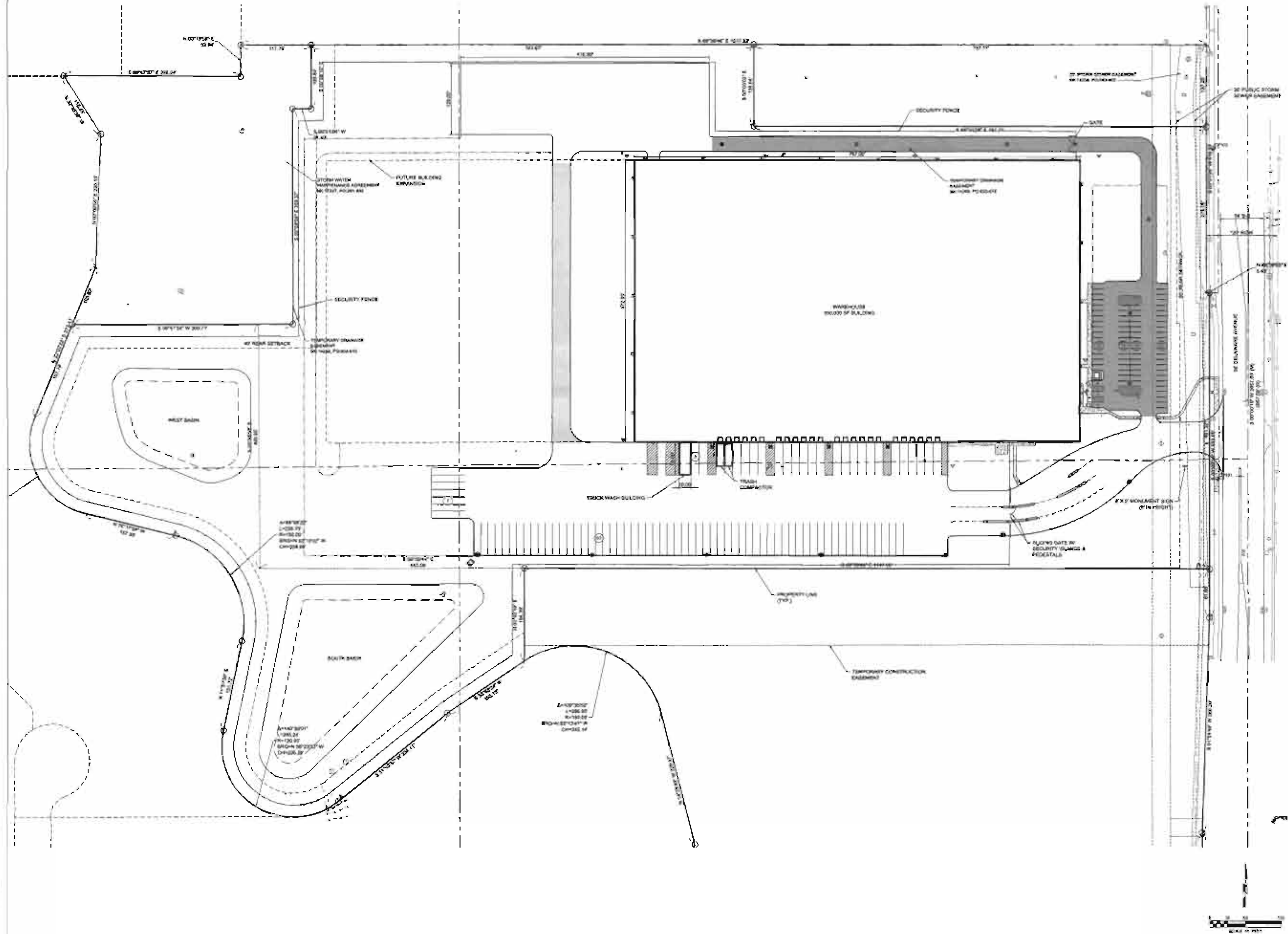
2	05/20/2020	DESIGN DEVELOPMENT
5	06/11/2020	PROPOSED SET

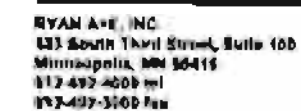
DATE

GENERAL NOTES

C001







WWW.ITACOMPANY.COM

←

Abstract

RE

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

FOR PLANT

RYAN WAREHOUSE SITE PLAN

5800 SE DELAWARE
AVENUE | ANKENY,
IOWA

1

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

Author

► **RESEARCH** ■ **REVIEW** ■ **REPORT** ■ **REPLY**

4. **4.1.1.1**

74

208 912

DEPT. OF THE ARMY

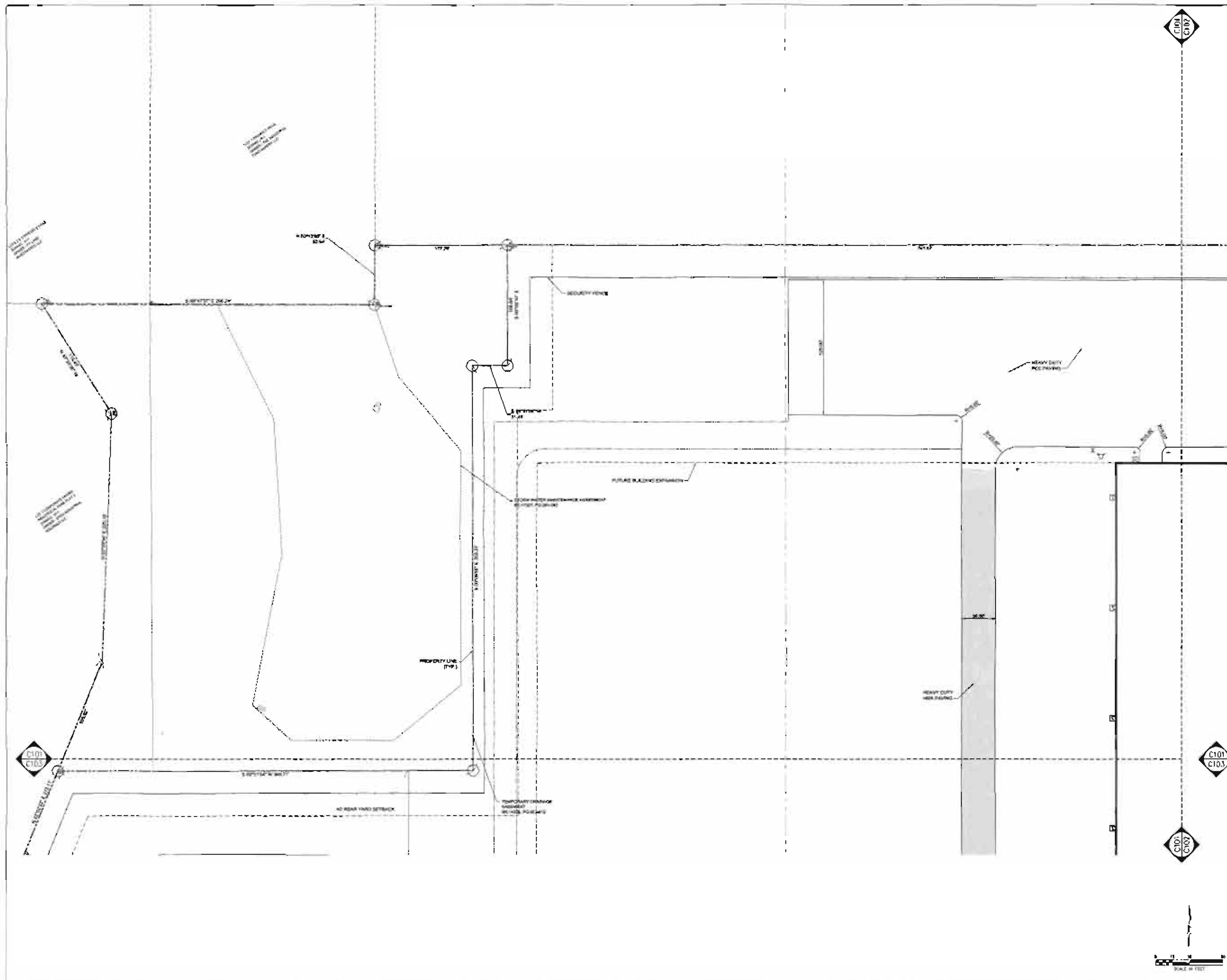
2. **Integrated Finance**

1	DEVELOP
2	DEVELOP

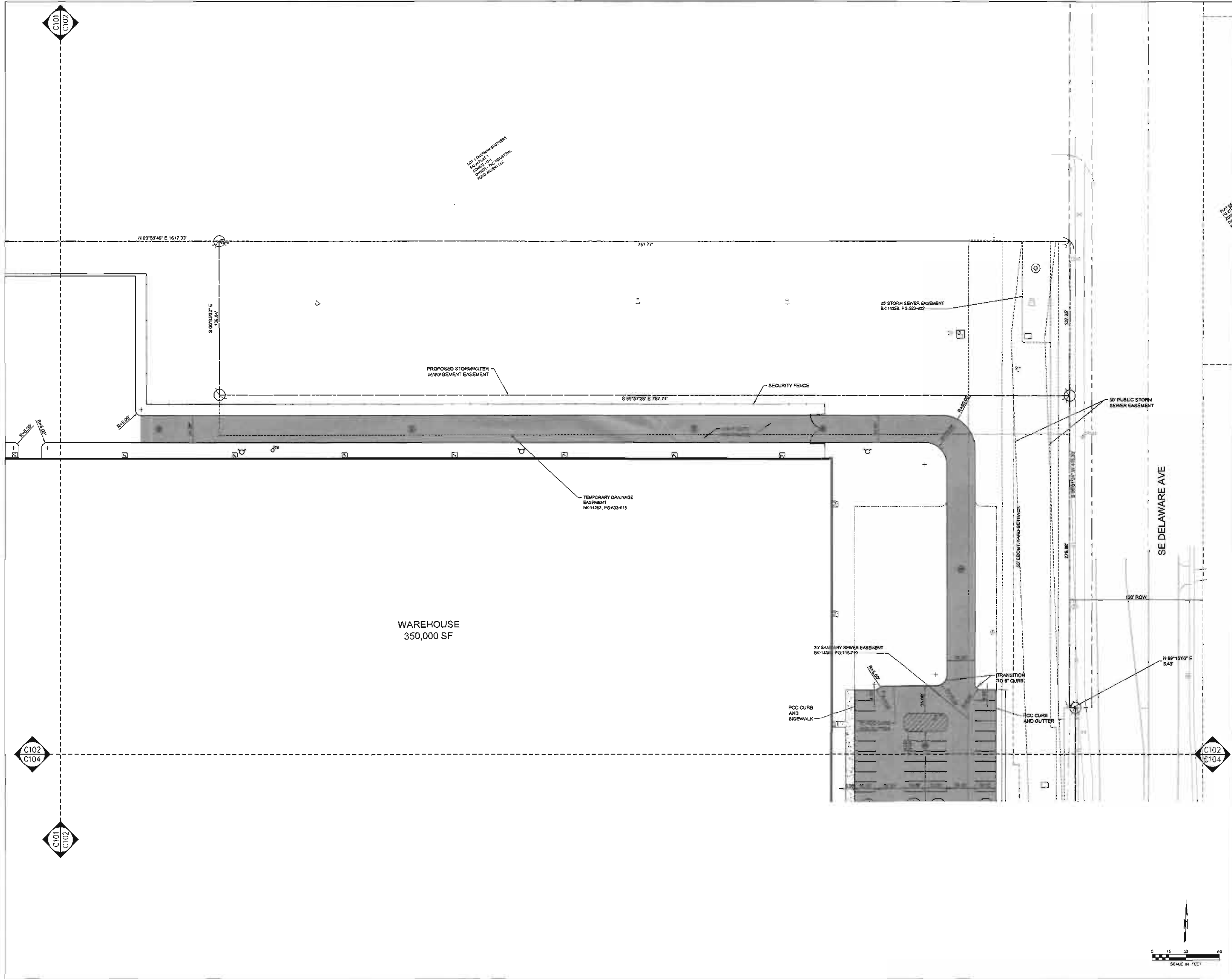
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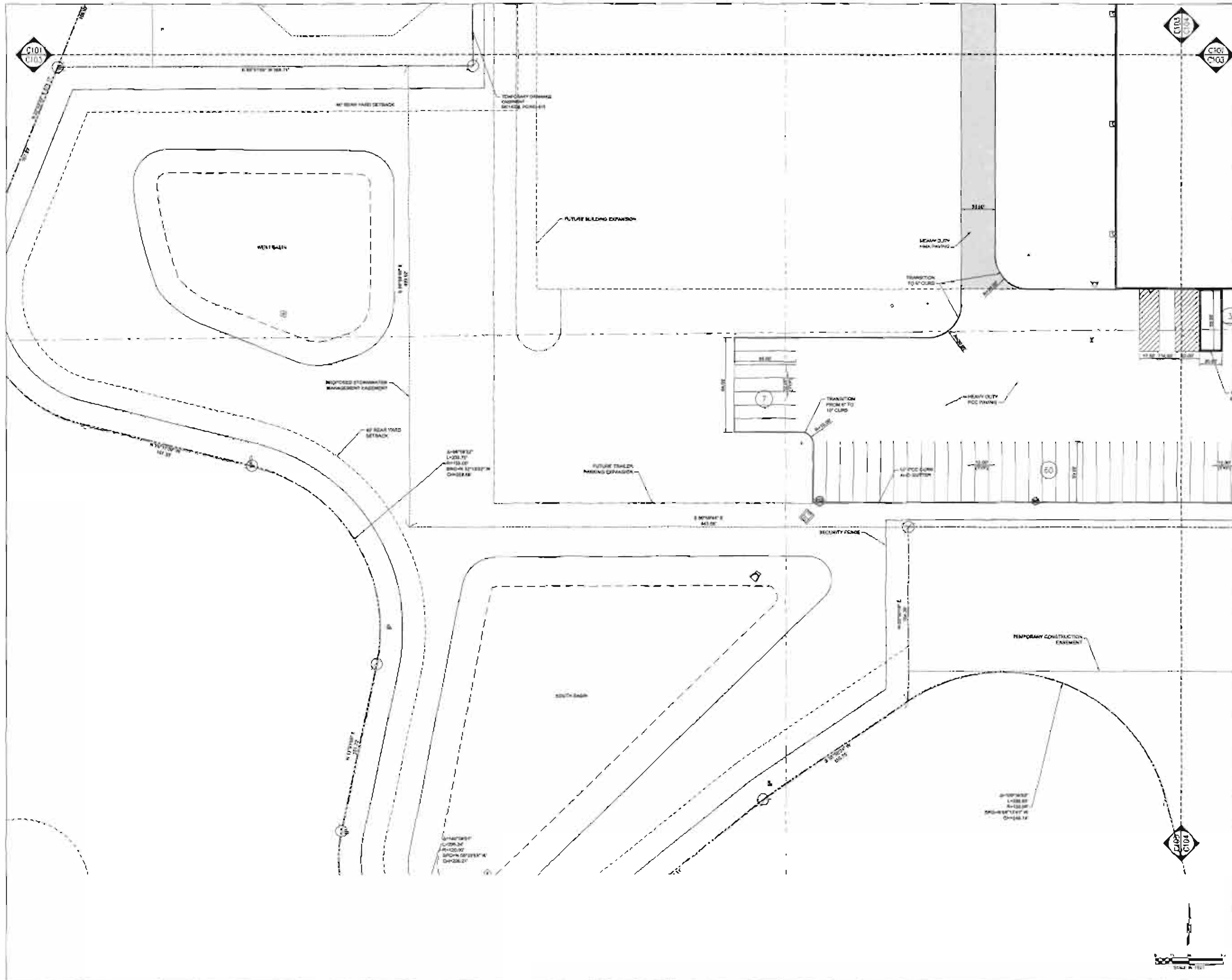
SITE PLAN

C101



ISSUE RECORD		
2	08/13/2020	DESIGN DEVELOPMENT
5	08/11/2020	PROGRESS SET





RYAN AVE, INC.
535 South Third Street, Suite 100
Minneapolis, MN 55415
612-492-4000 fax
612-492-3000 fax

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DESIGN

CONSULTANTS

RE

SHIVEHATTERY
ARCHITECTURAL CONSULTING

STY PLAN

PROJECT INFORMATION
RYAN WAREHOUSE
SITE PLAN

5800 SE DELAWARE
AVENUE | ANKENY,
IOWA

Name

COORDINATION NO. DATE
Number Date

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DESIGNED BY
TJS
CHECKED BY
CWB
JOB NO.
REVISED
DATE
REVISED

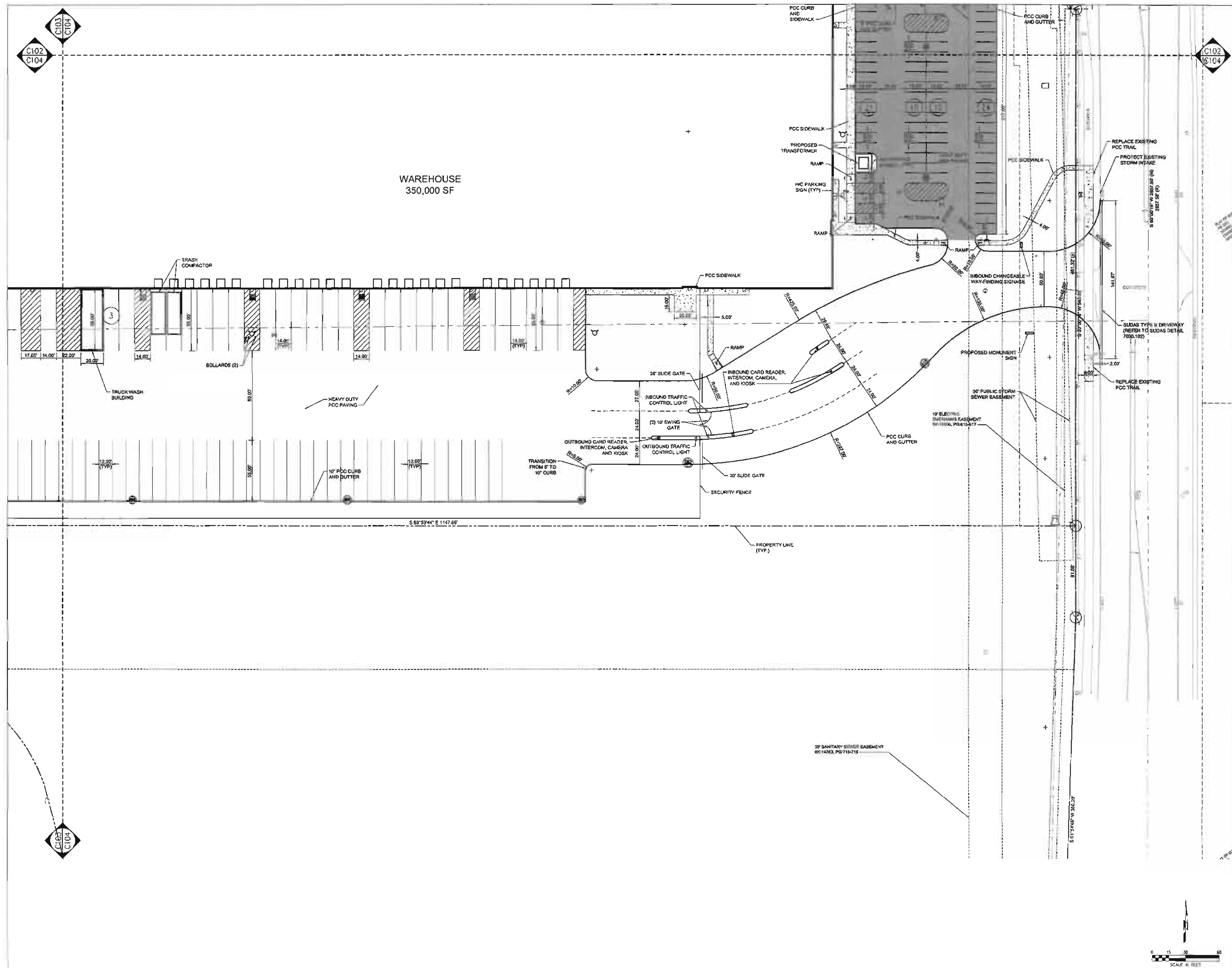
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1	PROPOSED DESIGN DEVELOPMENT
2	PROPOSED PROGRESS SET

DATE

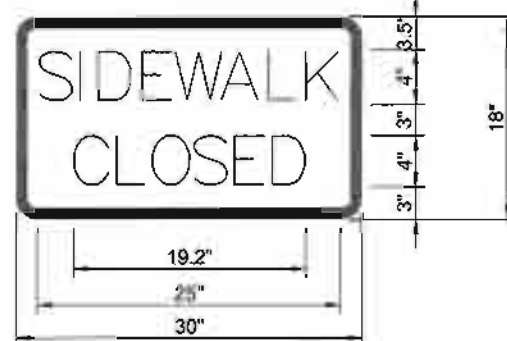
SITE PLAN

C103

ISSUE RECORD			
2	06/20/2020	DESIGN	DEVELOPMENT
5	06/10/2020	PROGRESS SET	



2	05/02/2020	DESIGN DEVELOPMENT
5	06/16/2020	PROGRESS SET



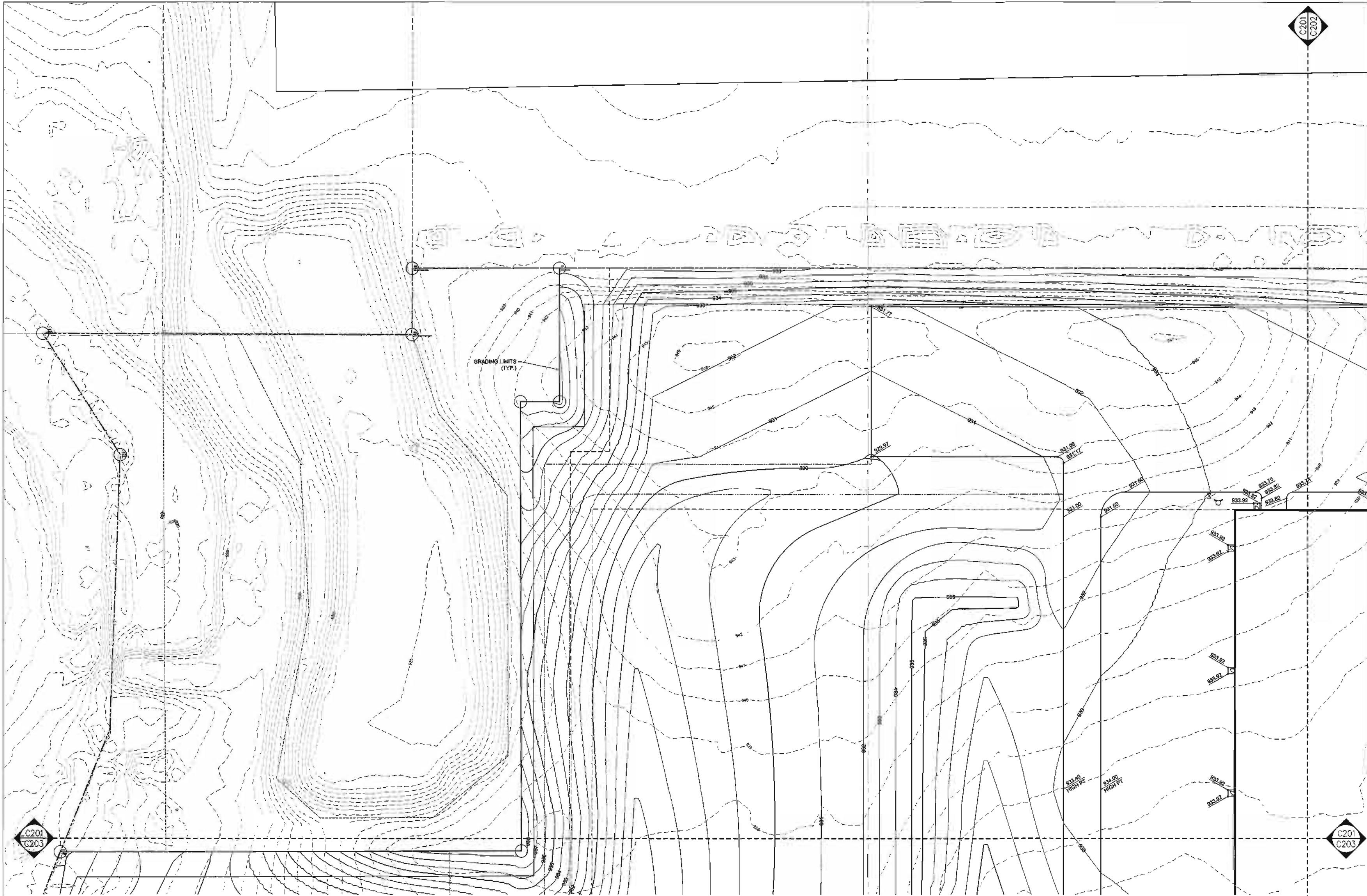
1 SIDEWALK CLOSED SIGNAGE
NOT TO SCALE

LEGEND



CONTRACTOR SHALL CONSTRUCT AND MAINTAIN A GRANULAR PEDESTRIAN WALK THROUGHOUT THE DEMOLITION AND CONSTRUCTION OF THE PUBLIC SIDEWALK AND ENTRANCE DRIVE





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SHIVEHATTERY
ARCHITECTURE+ENGINEERING

KEY PLAN

PROJECT INFORMATION
RYAN WAREHOUSE
SITE PLAN

5800 SE DELAWARE
AVENUE | ANKENY,
IOWA

Name

REGISTRATION NO. DATE
Number Date

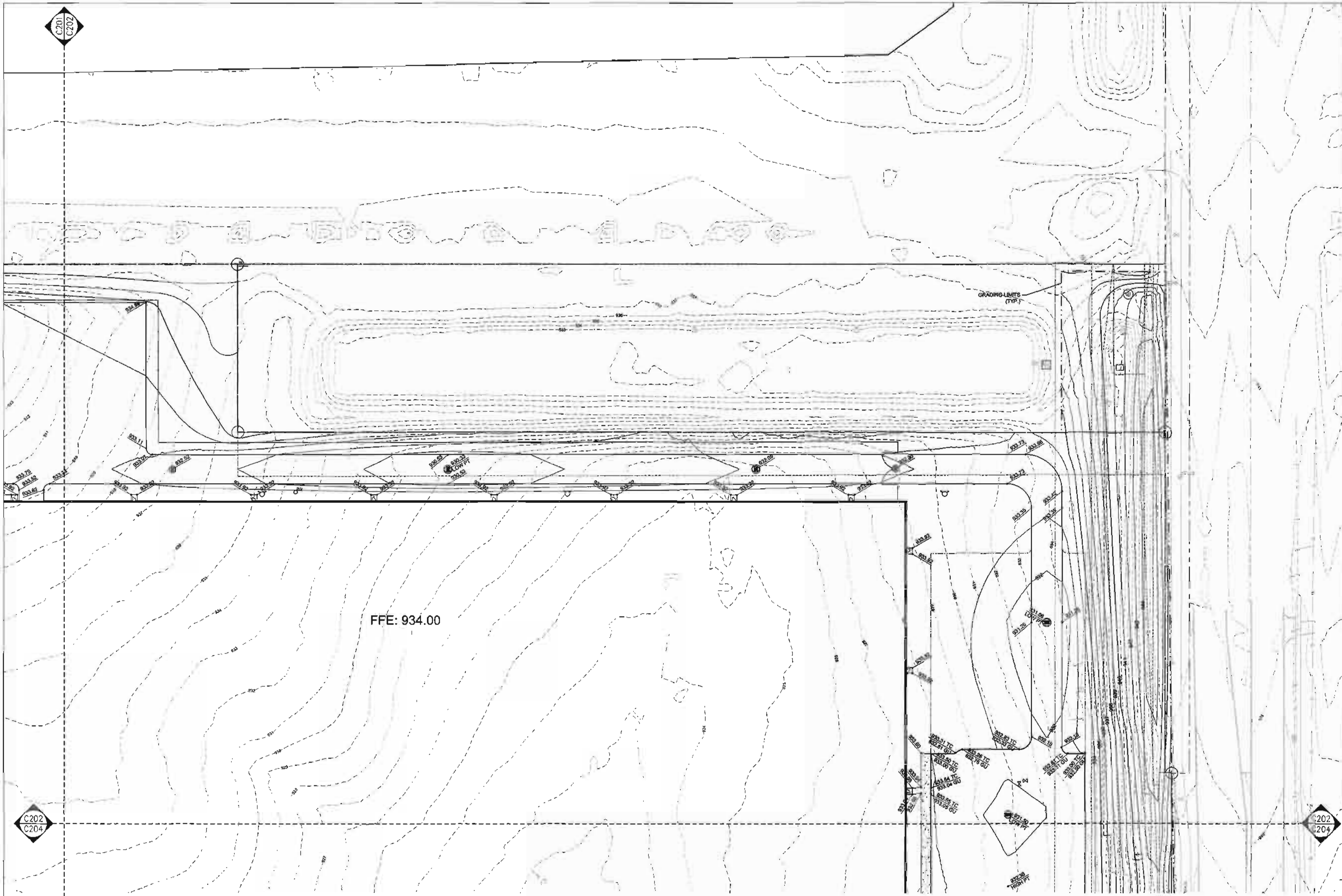
© 2018 RYAN A+E, INC.

DRAWN BY CHECKED BY
TLS CRB
JOB NO. DATE
420169-0 06/11/2020

ISSUE RECORD		
2	05/20/2020	DESIGN DEVELOPMENT
5	06/10/2020	PROGRESS SET

DATE
GRADING PLAN

C201



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RYAN A+E, INC.
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KEY PLAN

PROJECT INFORMATION
RYAN WAREHOUSE
SITE PLAN

5800 SE DELAWARE
AVENUE | ANKENY,
IOWA

Name _____

REGISTRATION NO. _____ DATE _____
Number _____ Date _____

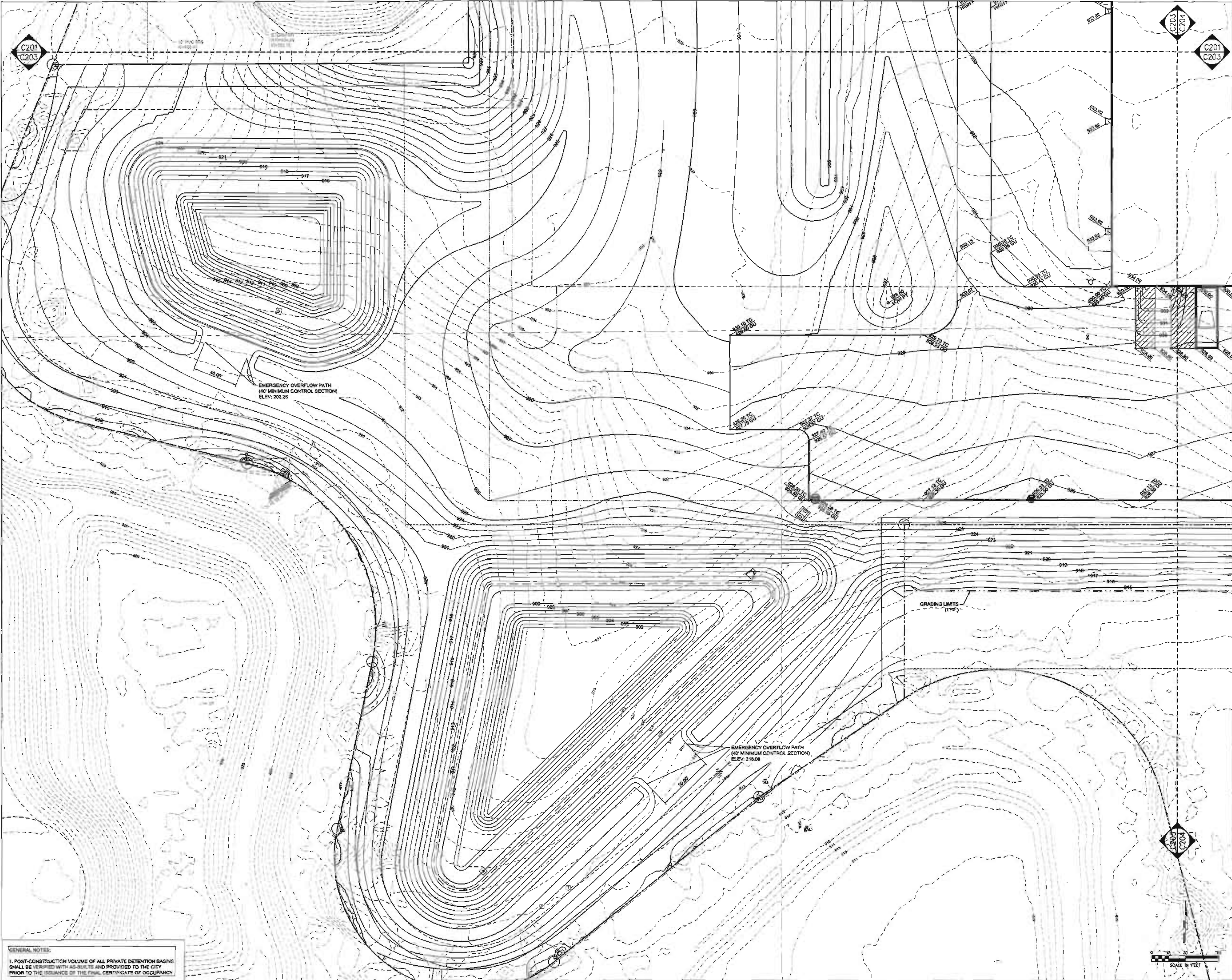
© 2018 RYAN A+E, INC.
DRAWN BY _____ CHECKED BY _____
JLS _____ CRB _____
JOS NO. _____ DATE _____
430189-0 06/11/2020

ISSUE RECORD

Number	Date	Description
2	05/20/2020	DESIGN DEVELOPMENT
5	09/10/2020	PROGRESS SET

DATE _____
GRADING PLAN

C202



GENERAL NOTES:
1. POST-CONSTRUCTION VOLUME OF ALL PRIVATE DETENTION BASINS SHALL BE VERIFIED WITH AS-BUILT AND PROVIDED TO THE CITY PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.



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ARCHITECTURE+ENGINEERING

KEY PLAN

PROJECT INFORMATION
RYAN WAREHOUSE
SITE PLAN

5800 SE DELAWARE
AVENUE | ANKENY,
IOWA

Name

REGISTRATION NO. DATE
Number Date

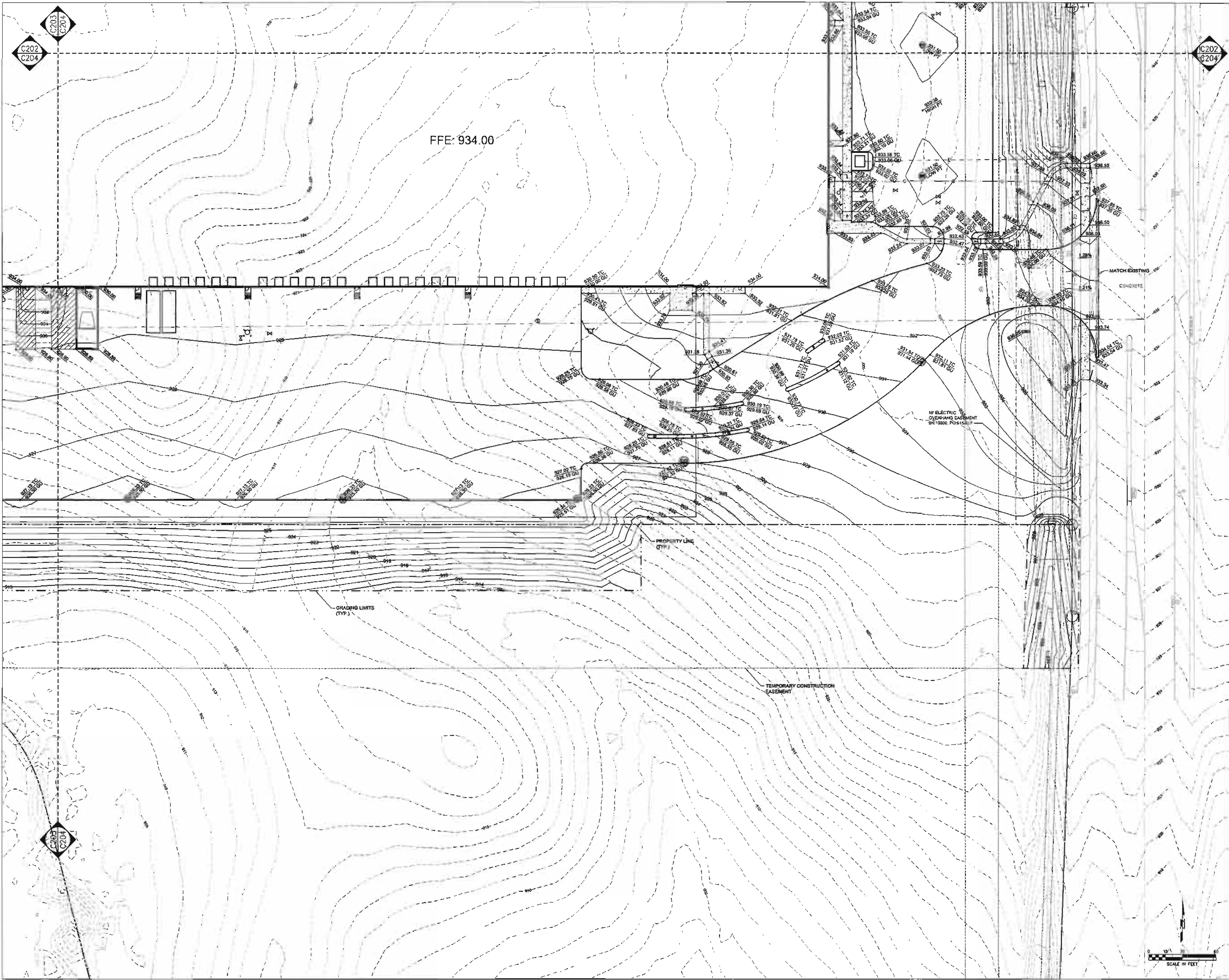
© 2018 RYAN A+E, INC.

DRAWN BY CHECKED BY
TJS CRB
JOB NO. DATE
420189-0 09/11/2020

ISSUE RECORD		
2	06/20/2020	DESIGN DEVELOPMENT
5	06/19/2020	PROGRESS SET

DATE
GRADING PLAN

C203



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PROJECT INFORMATION
RYAN WAREHOUSE
SITE PLAN

5800 SE DELAWARE
AVENUE | ANKENY,
IOWA

Name

REGISTRATION NO. DATE
Number Date

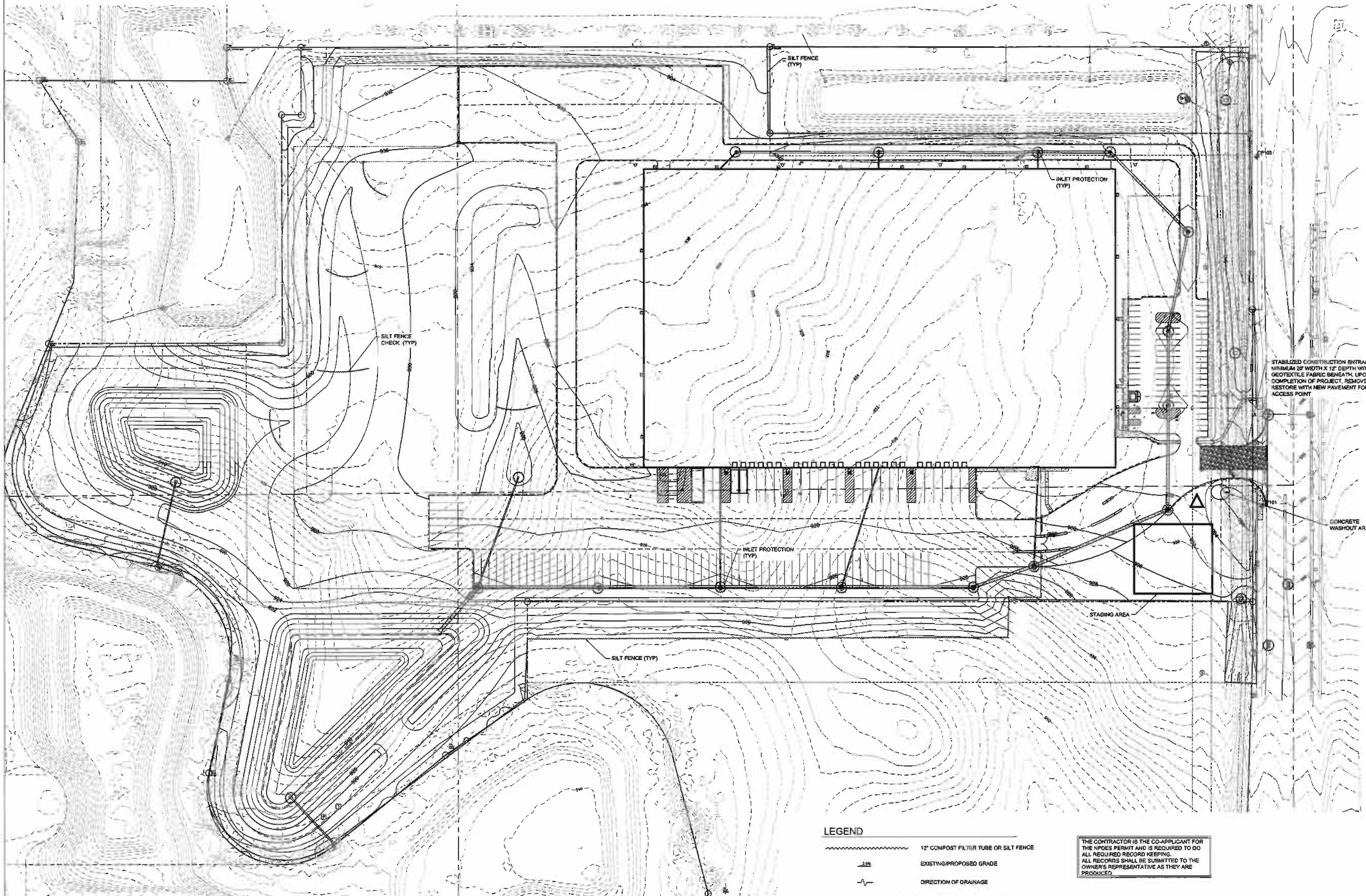
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DRAWN BY CHECKED BY
RLS CRB
JOB NO. DATE
420185-0 06/11/2020

ISSUE RECORD		
2	05/20/2020	DESIGN DEVELOPMENT
5	06/10/2020	PROGRESS SET

DATE
GRADING PLAN

C204



LEGEND

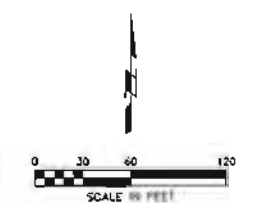
- 12" COMPOST FILTER TUBE OR SILT FENCE
- EXISTING/PROPOSED GRADE
- DIRECTION OF DRAINAGE

- CONCRETE, PAINT AND GROUT WASHOUT AREA. PROTECT WITH (2) 15" STACKED COMPOST FILTER TUBES. CONTRACTOR TO HAIL OFF WASTE MATERIAL. RELOCATE AS REQUIRED FOR CONSTRUCTION.
- SPILL KIT TO BE INSTALLED AND RELOCATED AS REQUIRED FOR CONSTRUCTION
- CONTRACTOR STAGING AREA FOR PORTABLE RESTROOM FACILITIES, TEMPORARY FUEL TANKS, WASTE CONTAINERS AND OTHER HAZARDOUS CHEMICALS. PROTECT WITH (1) 12" COMPOST FILTER TUBE. RELOCATE AS REQUIRED FOR CONSTRUCTION.

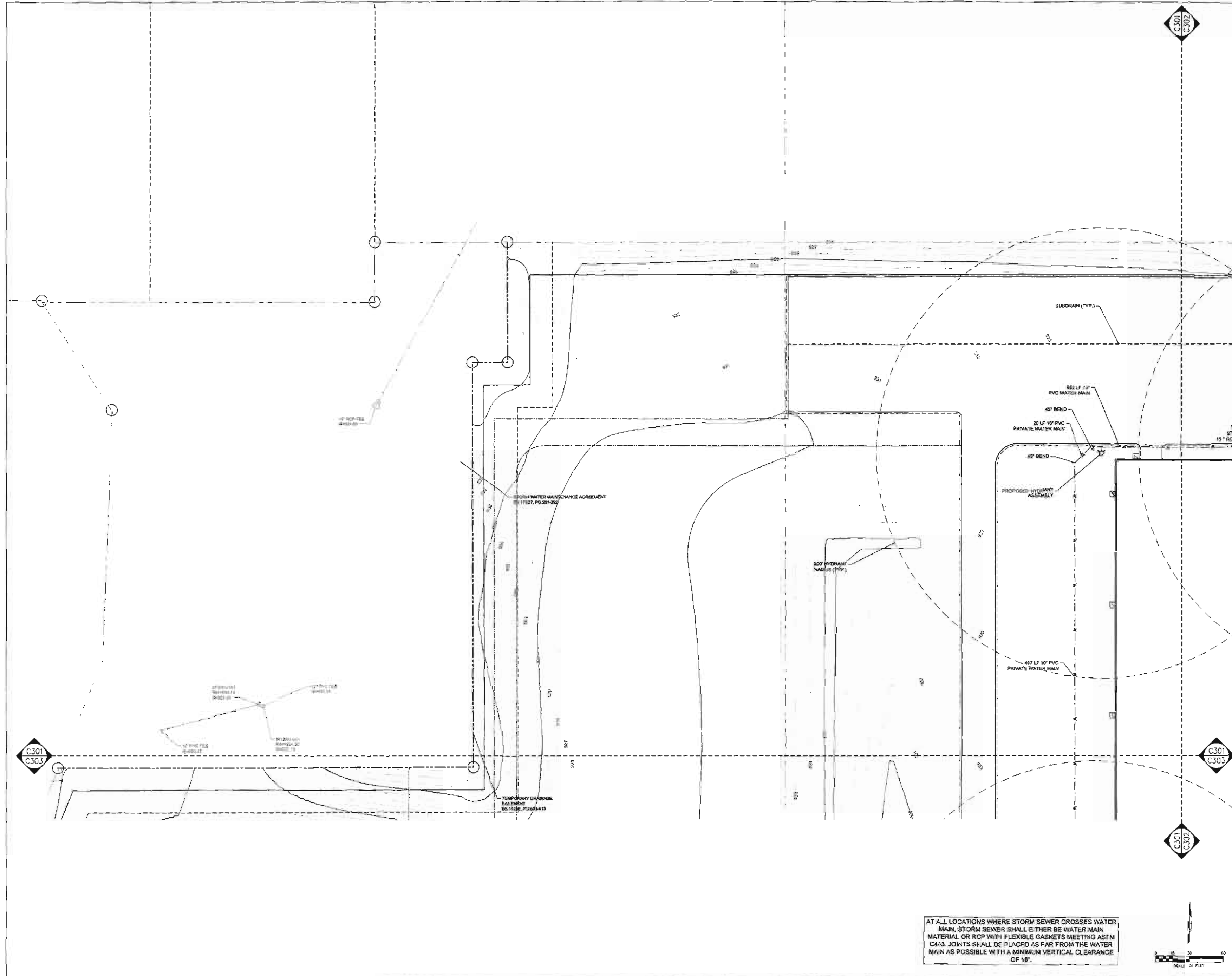
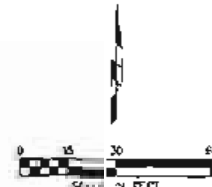
THE CONTRACTOR IS THE CO-APPLICANT FOR THE NPDES PERMIT AND IS REQUIRED TO DO ALL REQUIRED RECORD KEEPING. ALL RECORDS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE AS THEY ARE PRODUCED.

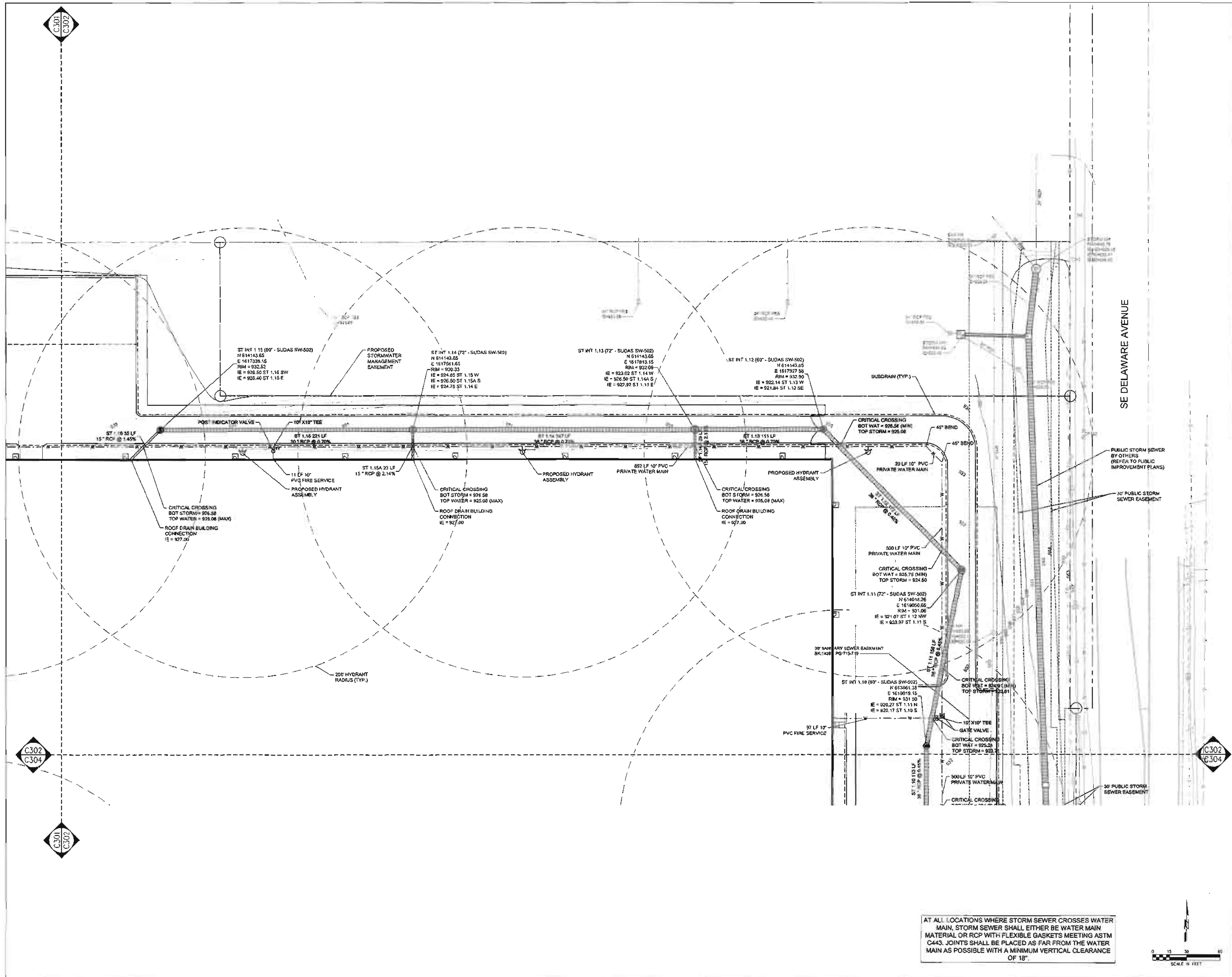
- TEMPORARY GRANULAR SURFACE FOR CONSTRUCTION ENTRANCE
- INLET PROTECTION

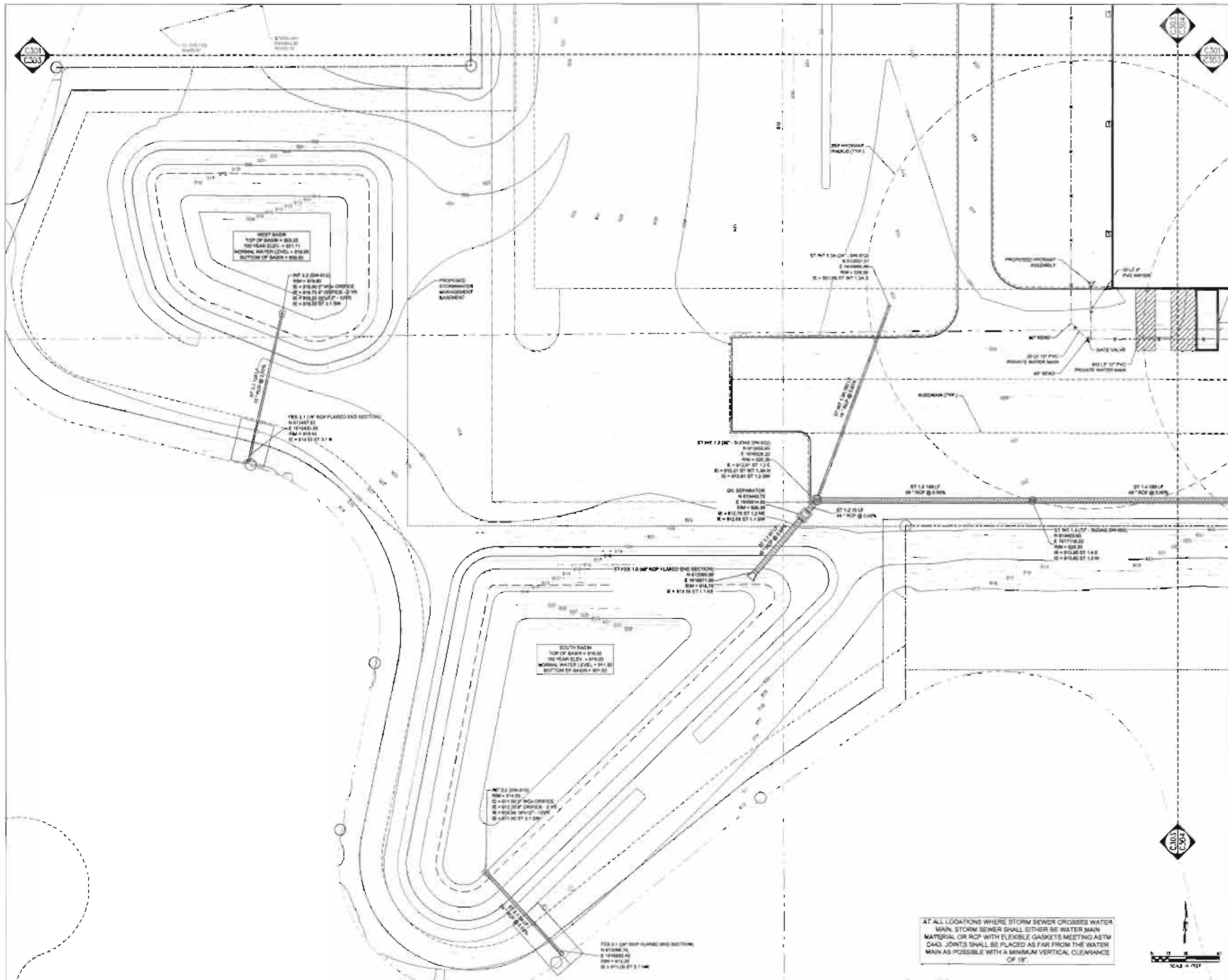
CONTRACTOR SHALL RESTORE ALL AREAS UTILIZED FOR SITE CONSTRUCTION, CONSTRUCTION STAGING, AND CONSTRUCTION ENTRANCE / EXIT TO ITS ORIGINAL CONDITION AT THE END OF CONSTRUCTION. ALL DISTURBED AREAS SHALL BE SCARIFIED, TILLED, AND SEED.

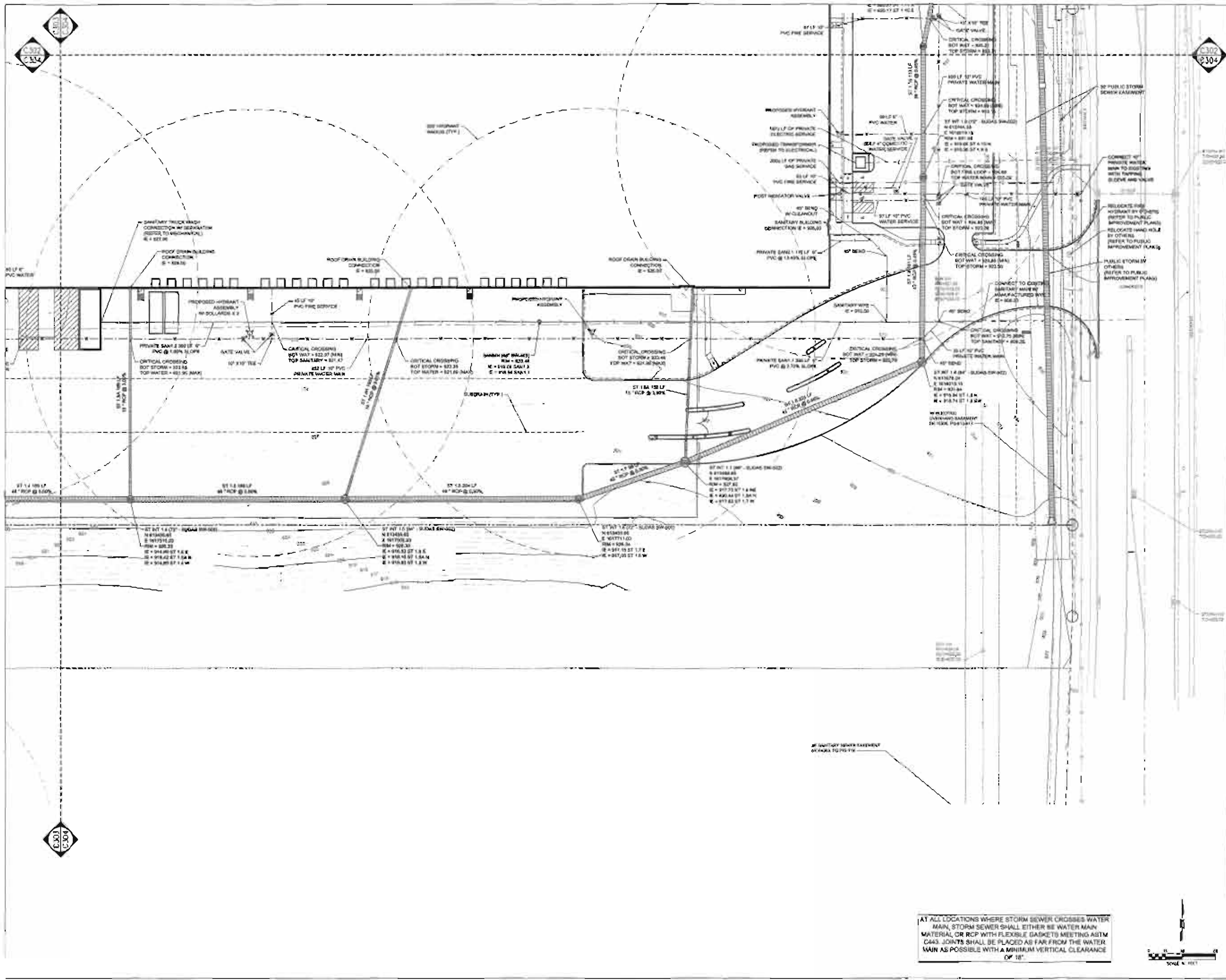


AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN, STORM SEWER SHALL EITHER BE WATER MAIN MATERIAL OR RCP WITH FLEXIBLE GASKETS MEETING ASTM C443. JOINTS SHALL BE PLACED AS FAR FROM THE WATER MAIN AS POSSIBLE WITH A MINIMUM VERTICAL CLEARANCE OF 18".

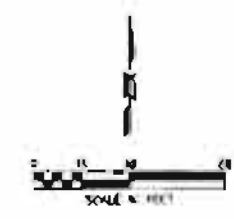








AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN, STORM SEWER SHALL EITHER BE WATER MAIN MATERIAL, OR RCP WITH FLEXIBLE GASKETS MEETING ASTM C443. JOINTS SHALL BE PLACED AS FAR FROM THE WATER MAIN AS POSSIBLE WITH A MINIMUM VERTICAL CLEARANCE OF 18".



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OWNER

CONSULTING ENGINEER

SHIVEHATTERY
ARCHITECTS & ENGINEERS

KEY PLAN

PROJECT INFORMATION

RYAN WAREHOUSE
SITE PLAN

6800 SE DELAWARE AVENUE | ANKENY, IOWA

DATE

DESIGNED BY: JLB

CHECKED BY: JLB

DATE: 05/11/2000

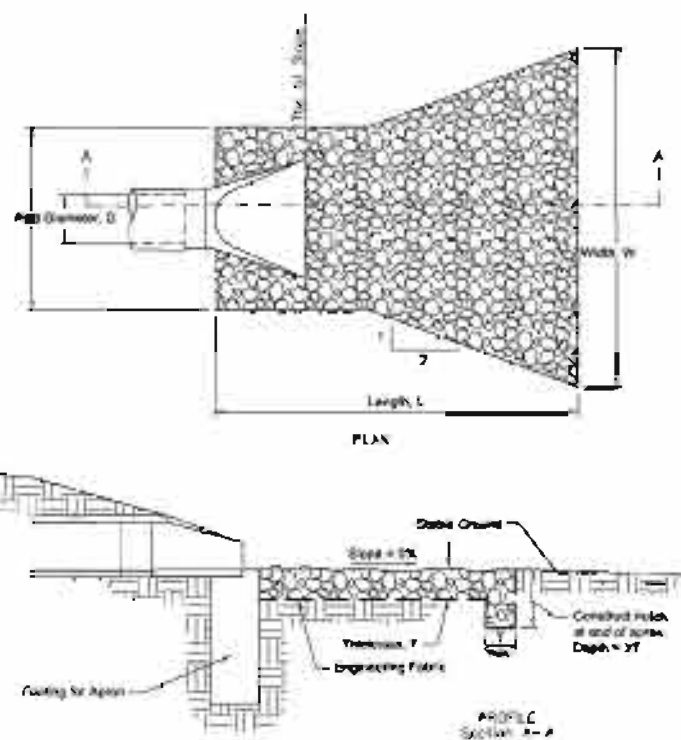
ISSUE RECORD

1	06032000 DESIGN DEVELOPMENT
2	06032000 PRELIMINARY SET

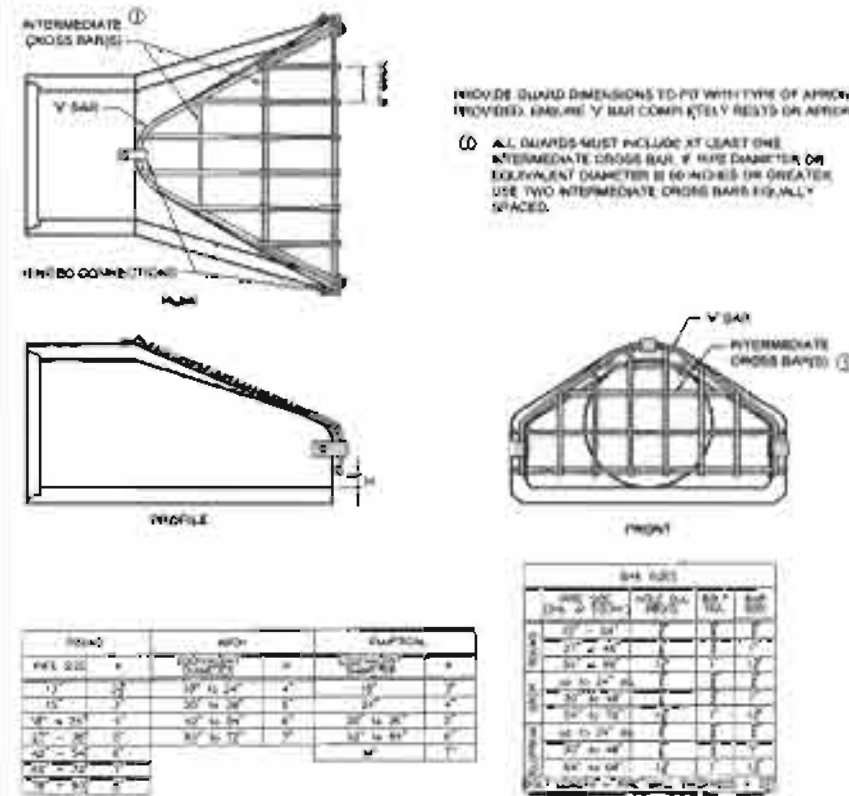
DATE

UTILITY PLAN

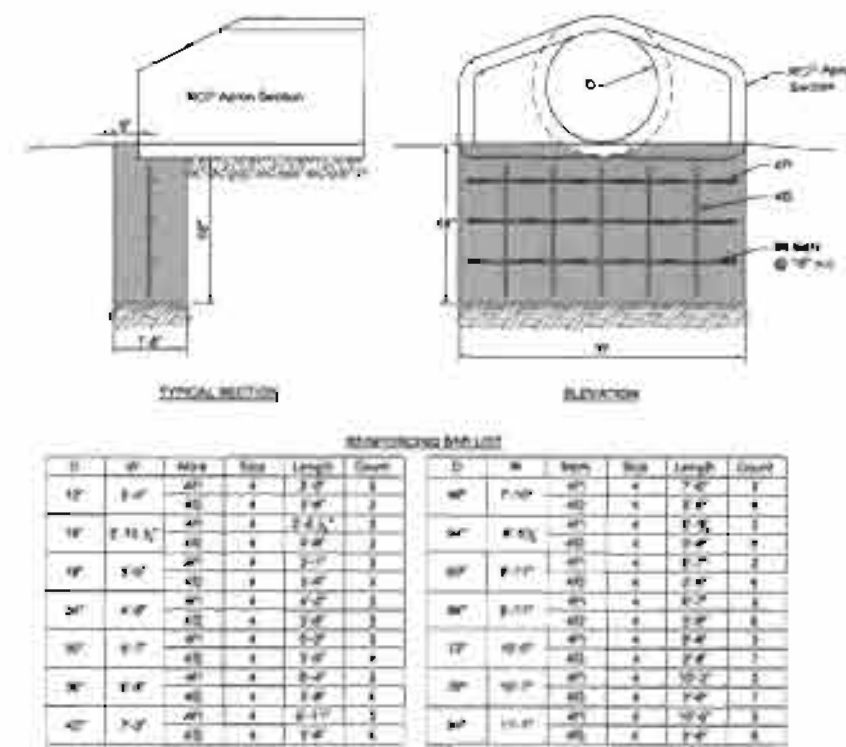
C304



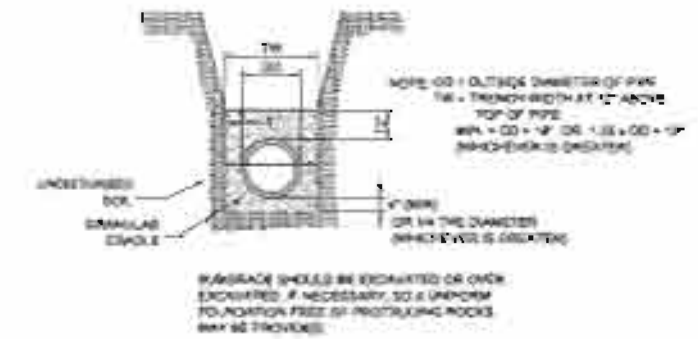
1 FLARED END SECTION RP RAP



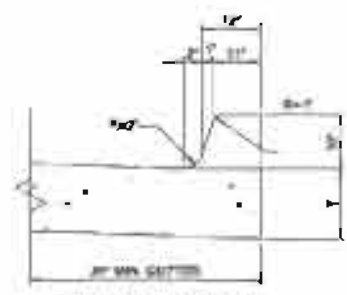
2 FLARED END SECTION WITH TRASH GUARD



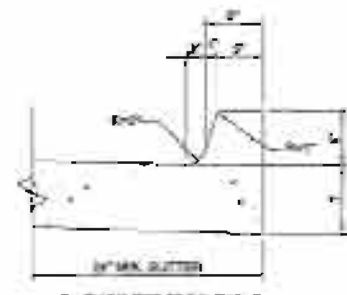
3 FLARED-END SECTION FOOTING



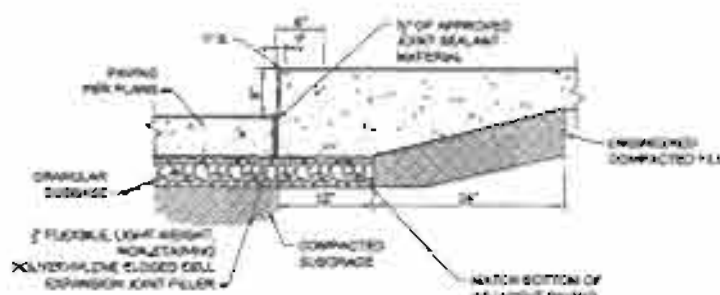
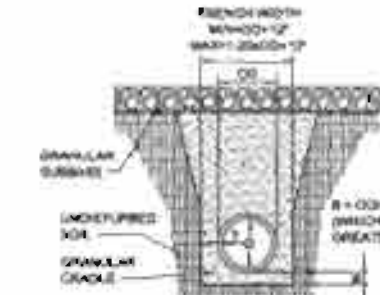
4 FLEXIBLE PIPE BEDDING



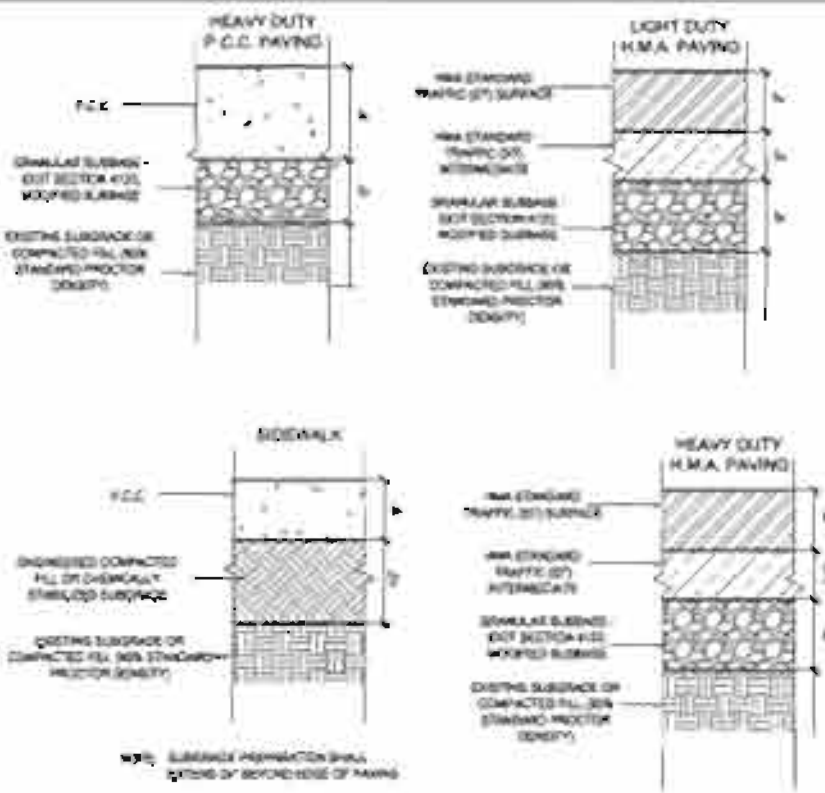
5. IF YOU CURB AND BUTTER
will be good



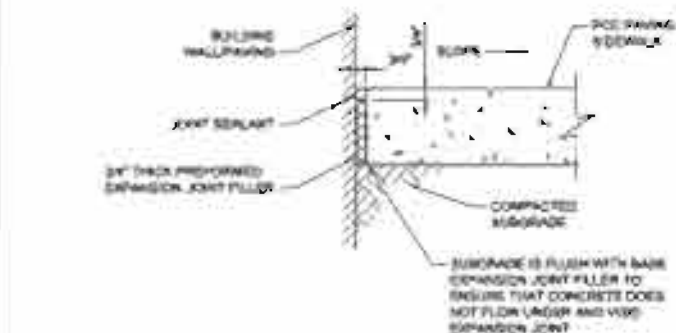
6 5' POC CURB AND GUTTER
SEE TO R/L

7. INTEGRAL POS CURS AND SIDEWALKS
AS TO VALUE

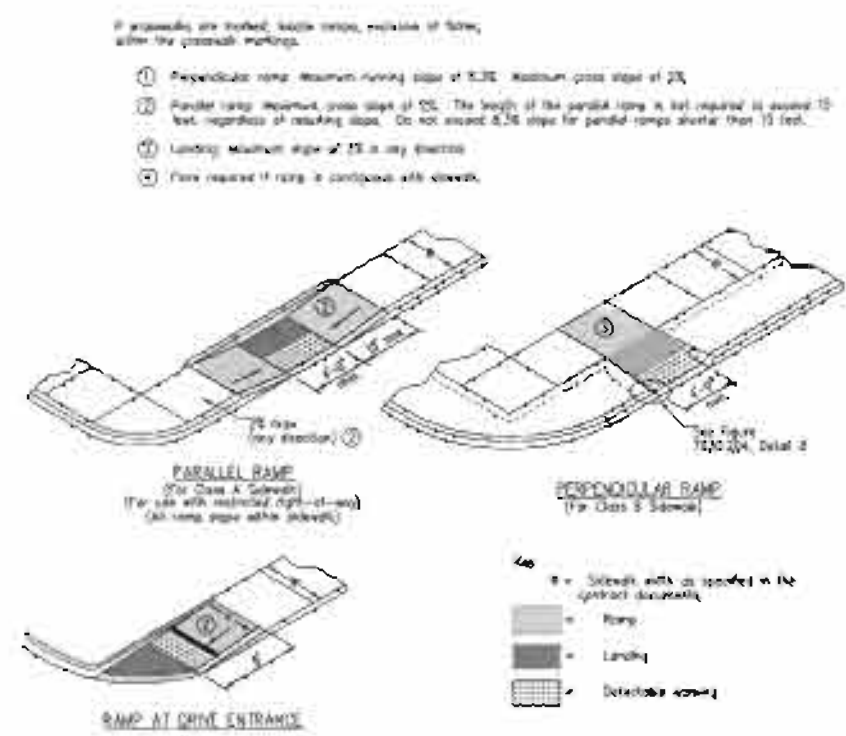
8 RIGID PIPE EXCAVATION & BEDDING
MIN TO 5442



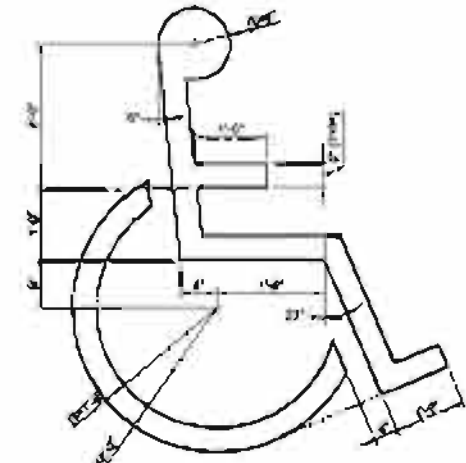
9 PAVEMENT CROSS SECTIONS



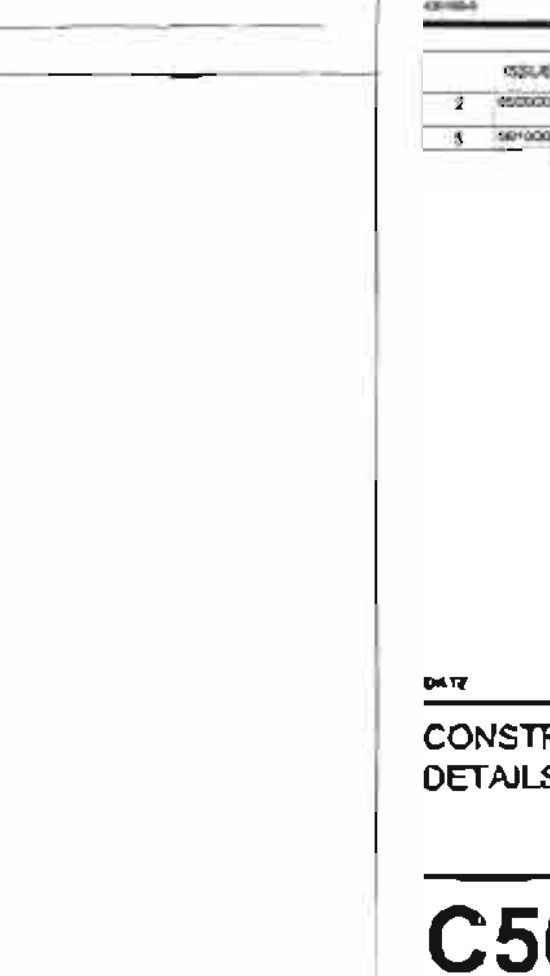
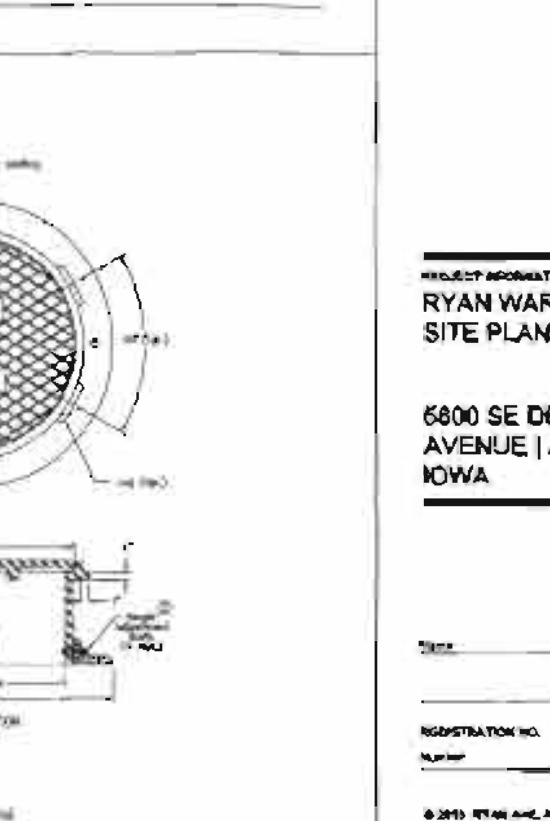
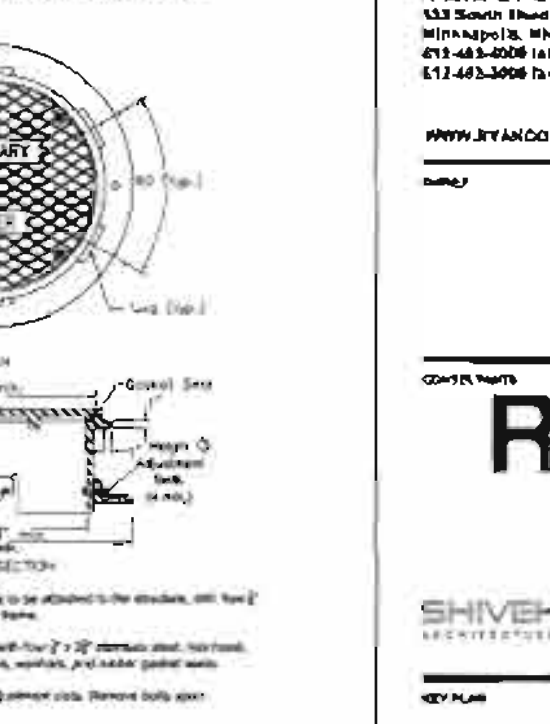
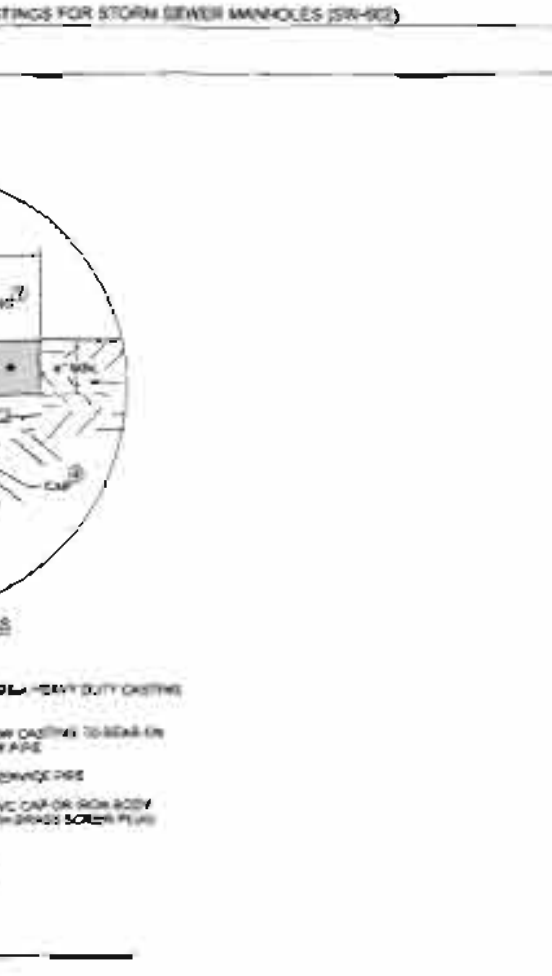
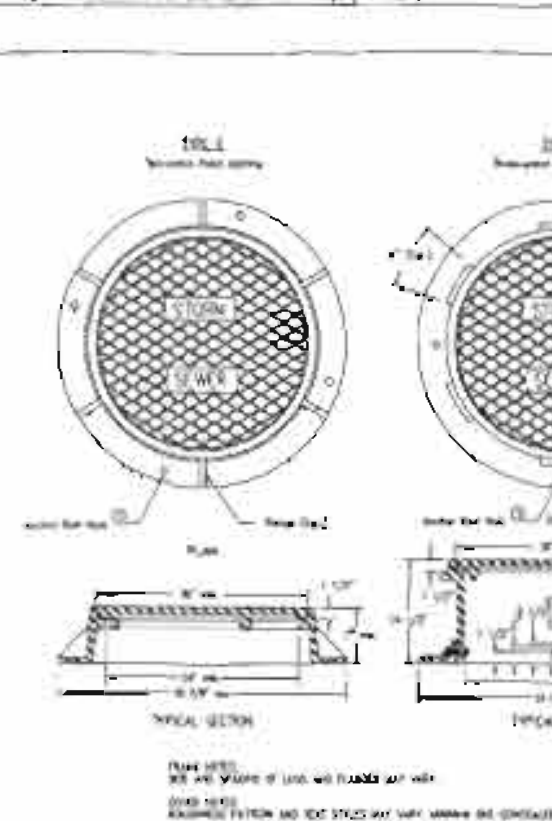
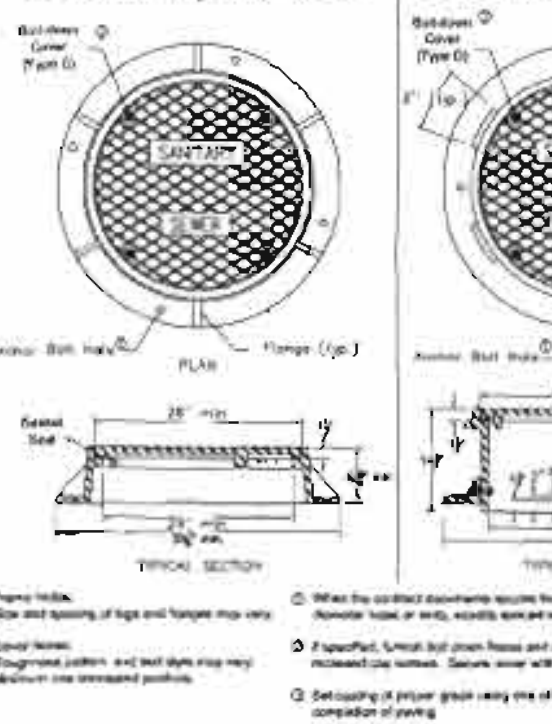
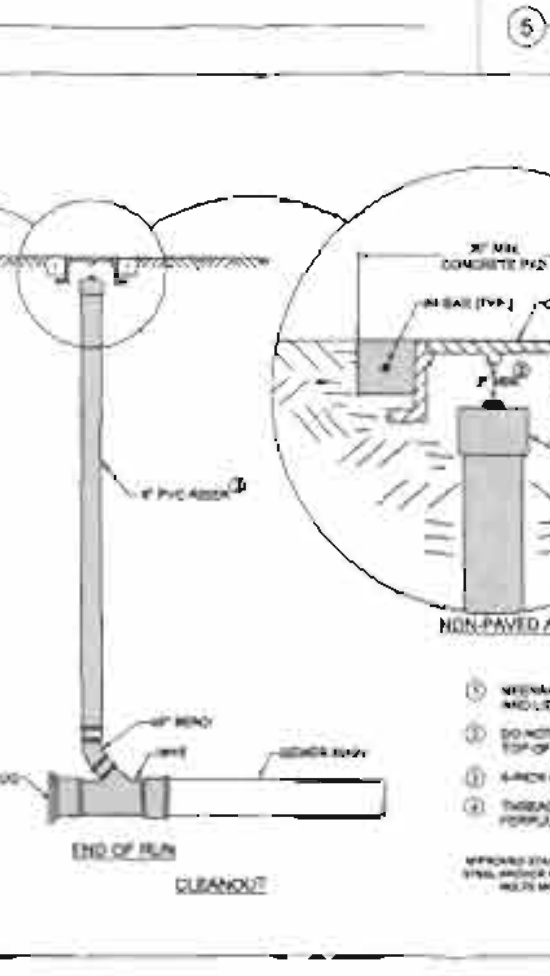
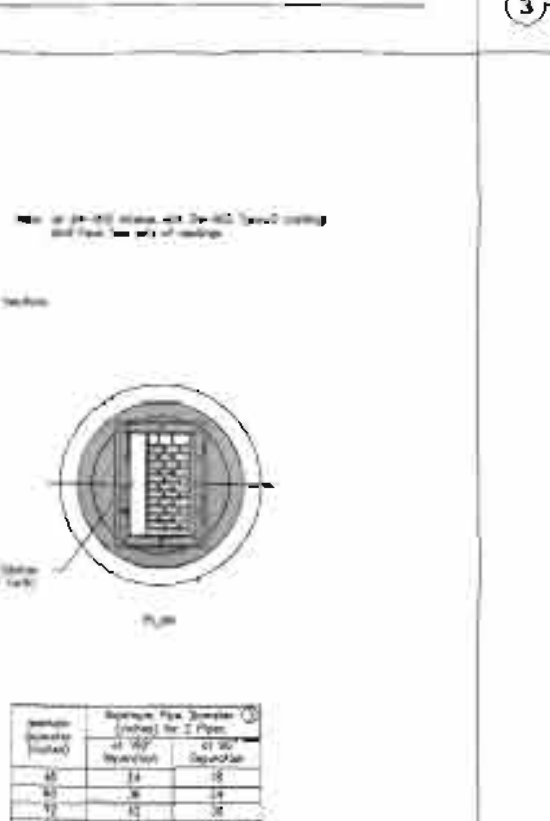
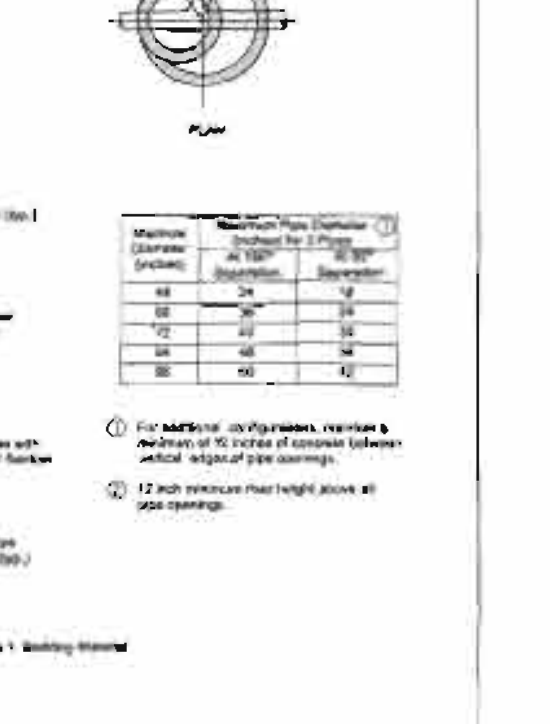
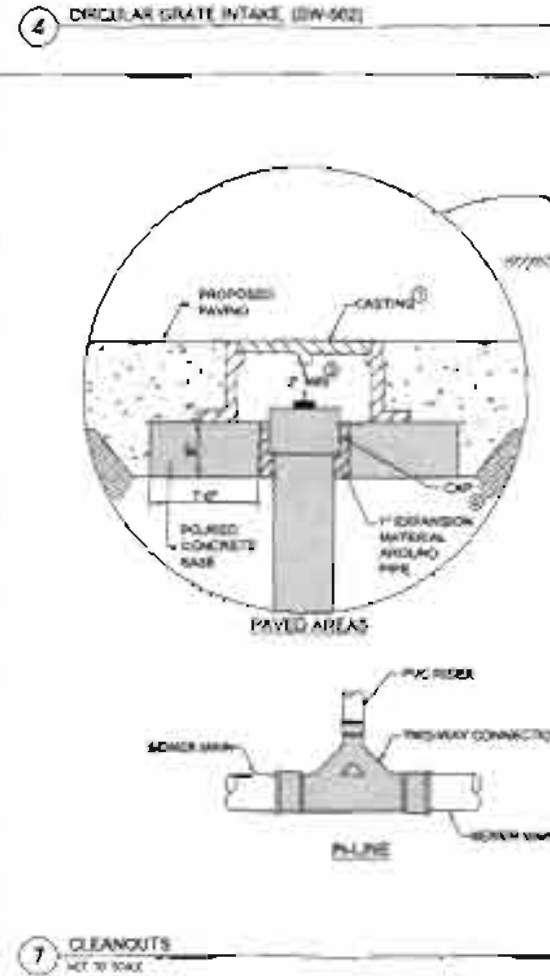
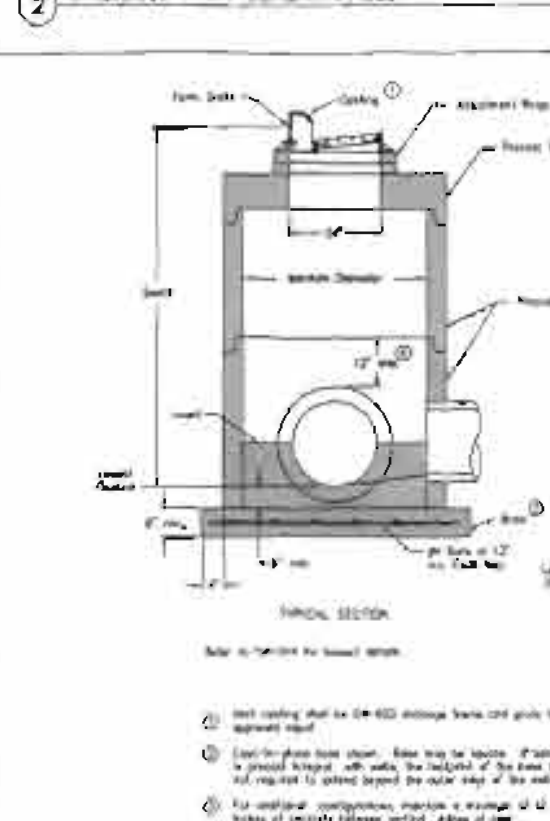
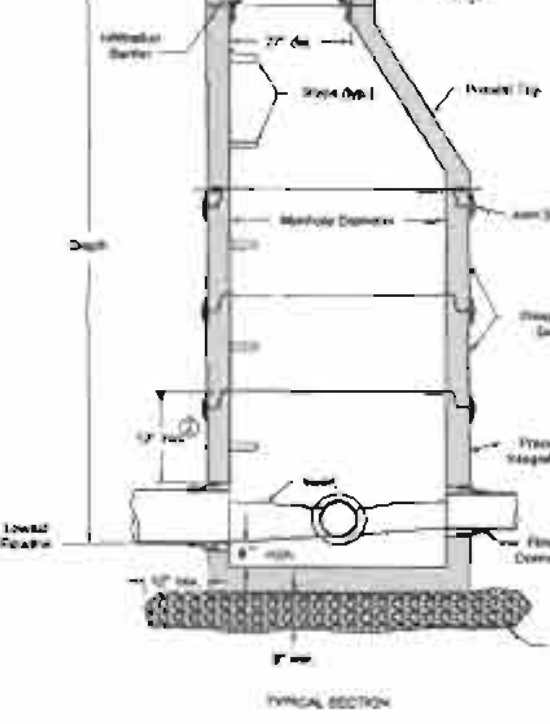
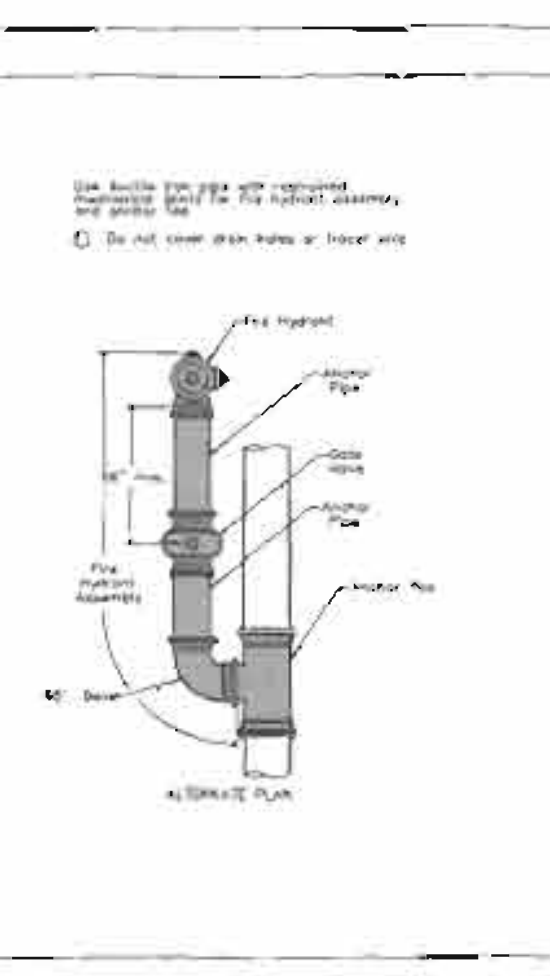
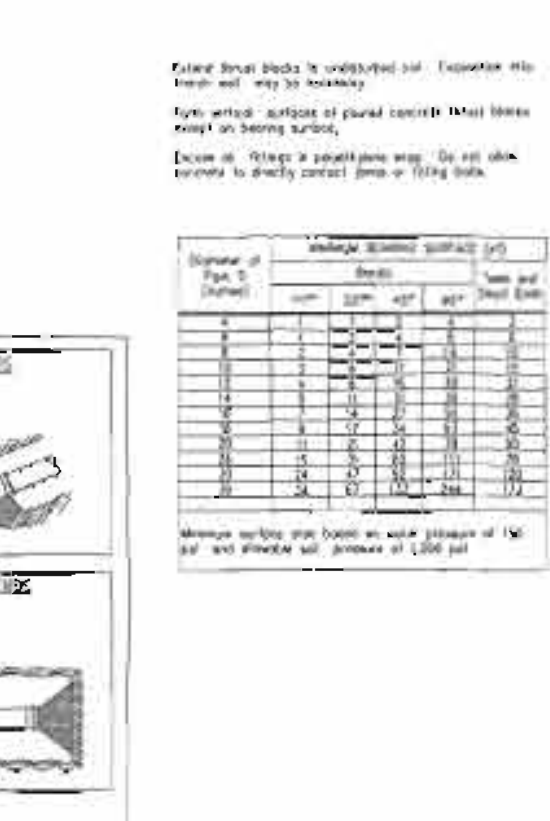
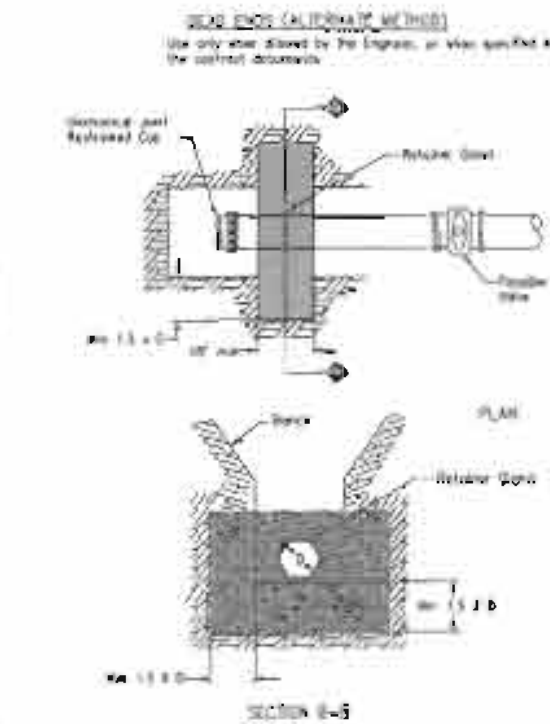
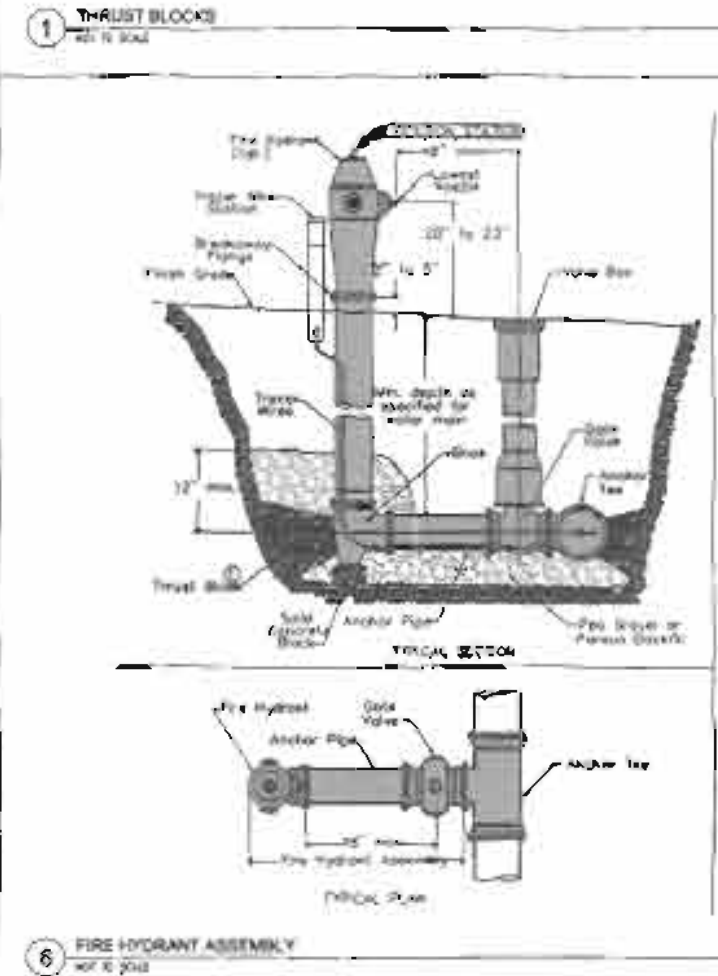
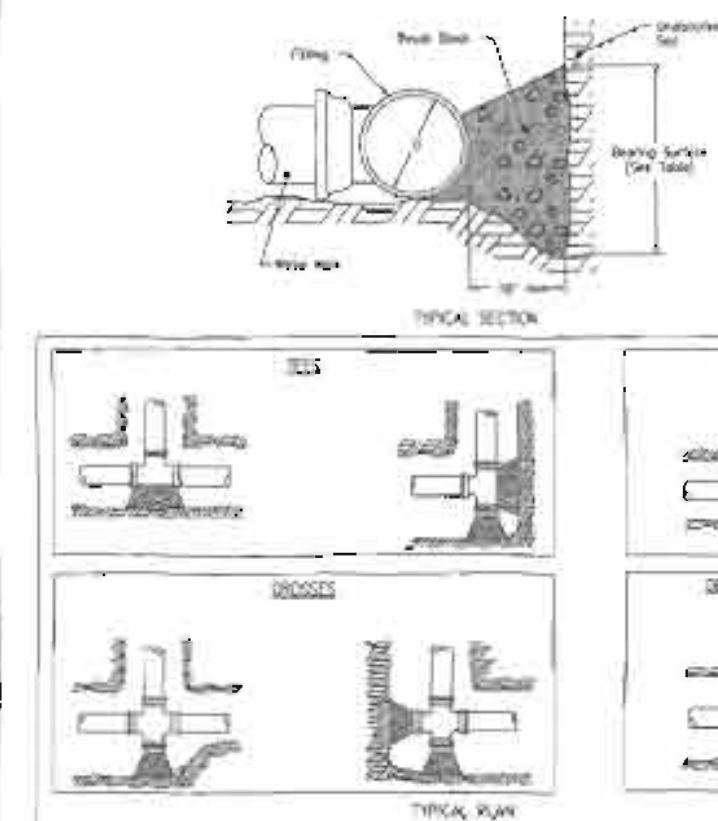
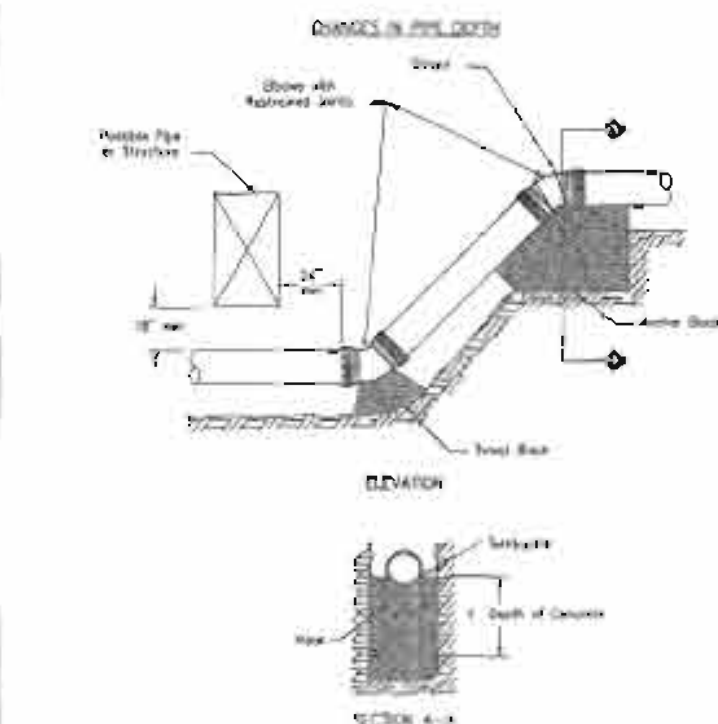
10 ISOLATION JOINT

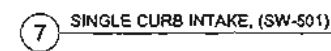
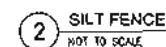


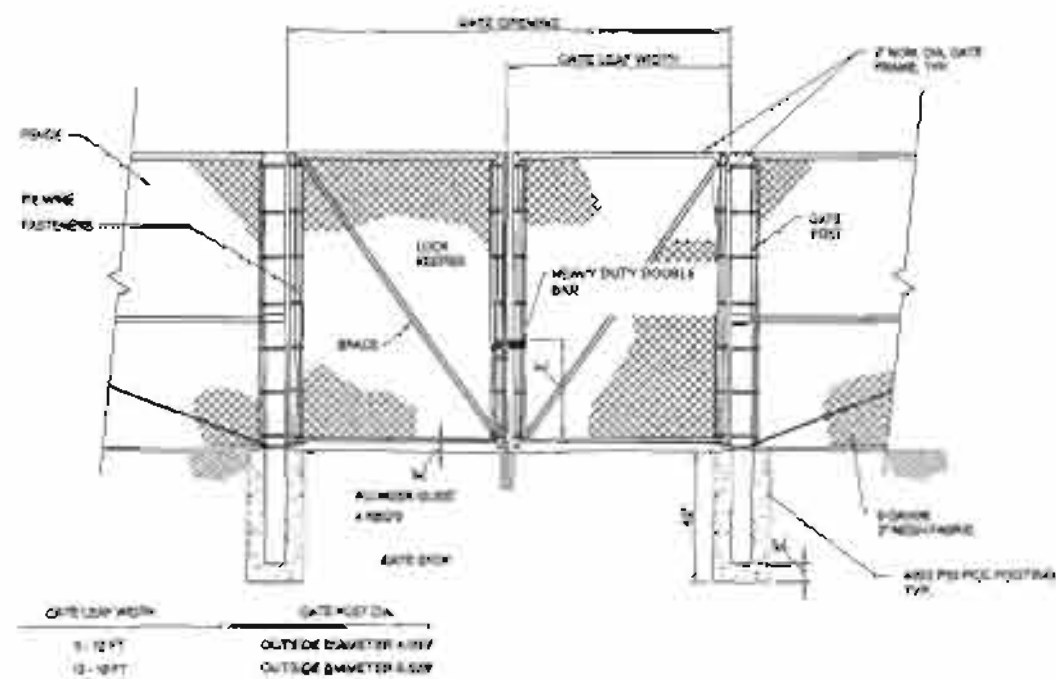
14 SIDEWALK RAMPS



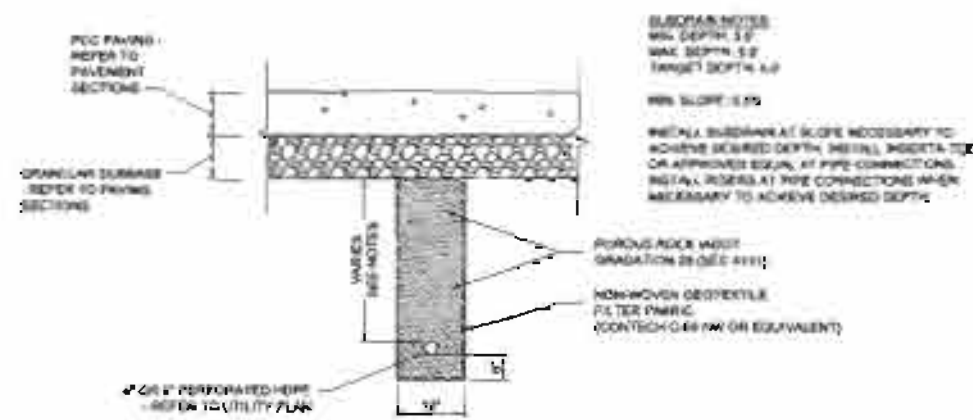
12 ACCESSIBLE PARKING SYMBOL
101-75-3046



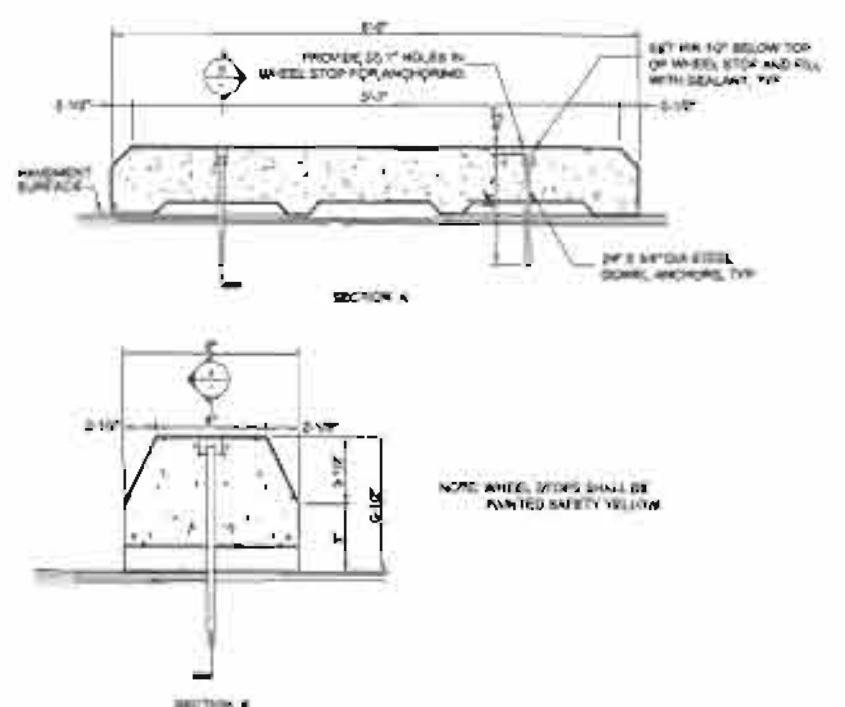




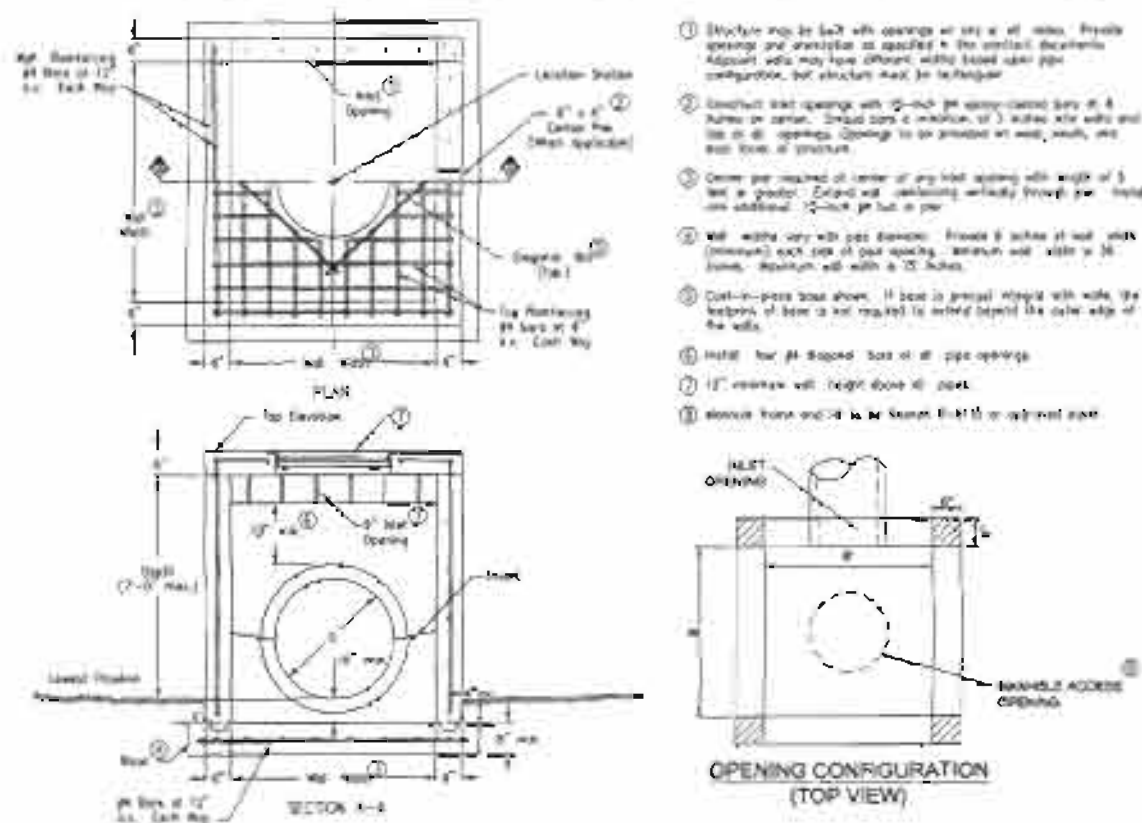
1 TYPICAL CHAINLINK FENCE AND GATE DETAIL



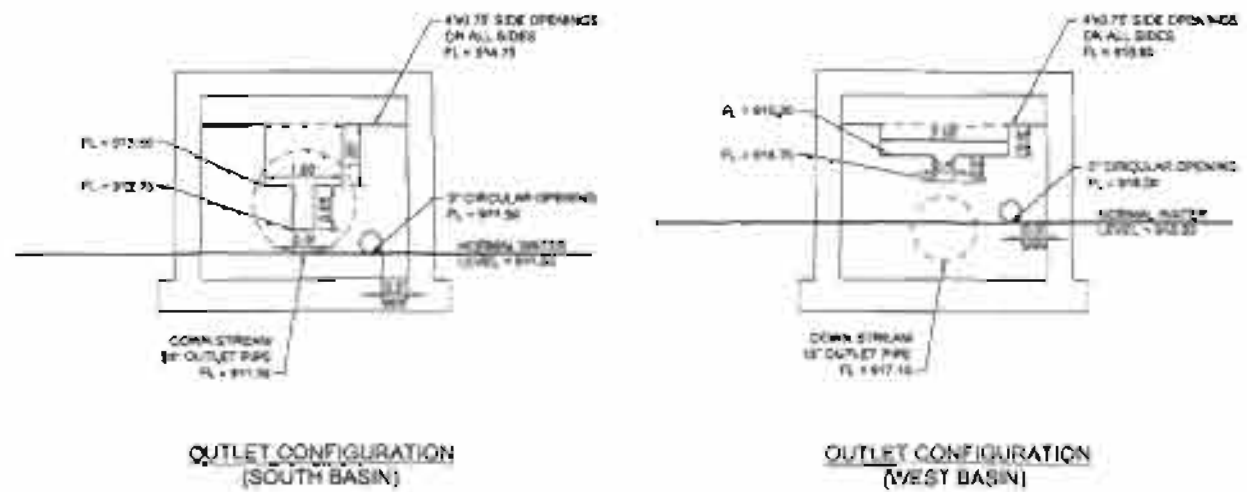
2 PAVING SUBRAIN



3 PCC WHEEL STOP

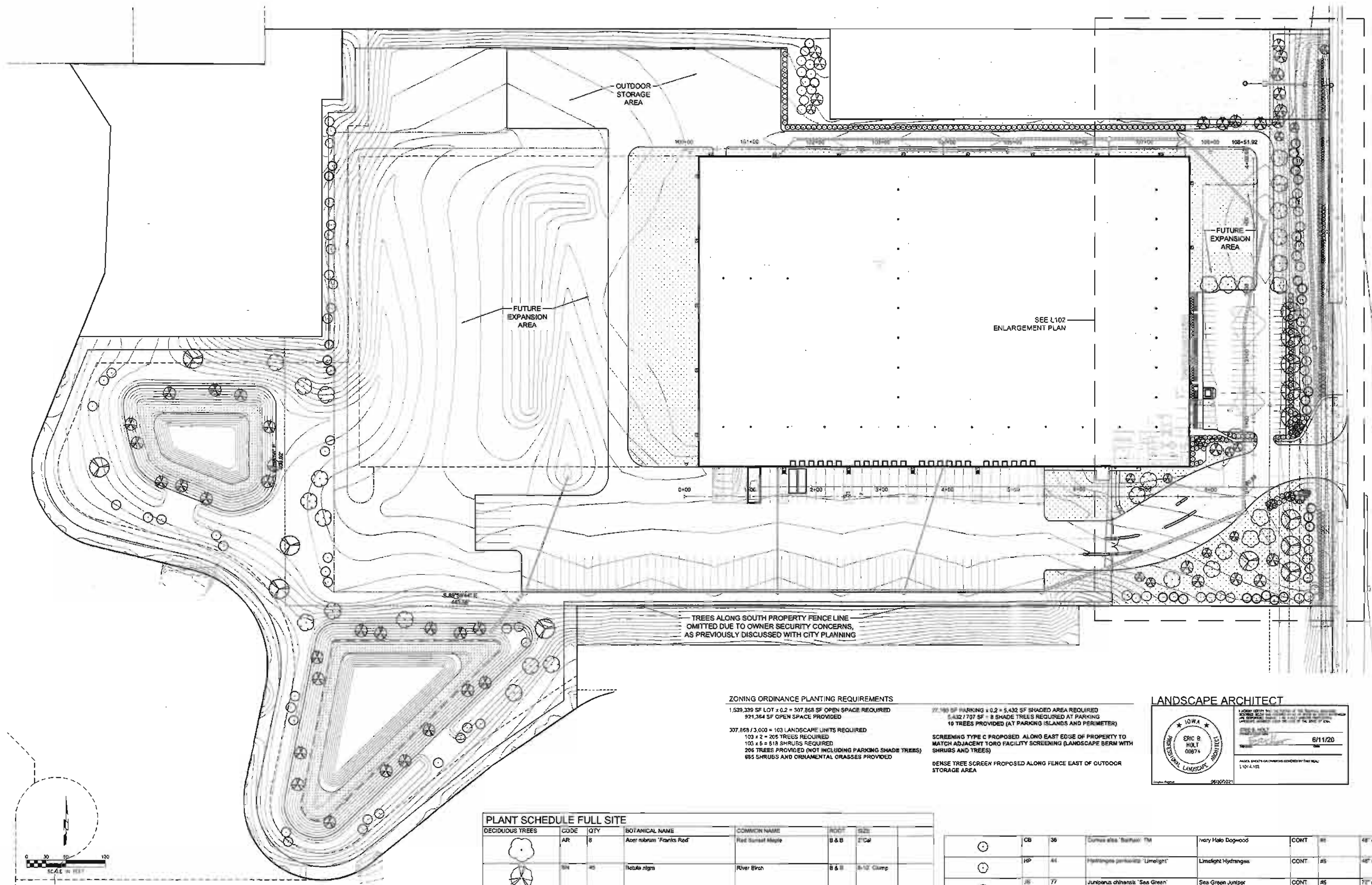


4 OPEN SIDED INTAKE (SW-813)



OUTLET CONFIGURATION
(SOUTH BASIN)

OUTLET CONFIGURATION
(WEST BASIN)



ZONING ORDINANCE PLANTING REQUIREMENTS

1,539,339 SF LOT x 0.2 = 307,868 SF OPEN SPACE REQUIRED
321,364 SF OPEN SPACE PROVIDED

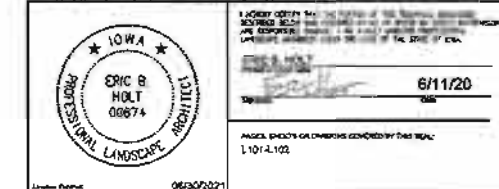
307,868 / 3,000 = 103 LANDSCAPE UNITS REQUIRED
103 x 2 = 206 TREES REQUIRED
103 x 6 = 618 SHRUBS REQUIRED
206 TREES PROVIDED (NOT INCLUDING PARKING SHADE TREES)
655 SHRUBS AND ORNAMENTAL GRASSES PROVIDED

17,199 SF PARKING x 0.2 = 3,439 SF SHADED AREA REQUIRED
3,432 / 707 SF = 8 SHADE TREES REQUIRED AT PARKING
10 TREES PROVIDED (AT PARKING ISLANDS AND PERIMETER)

SCREENING TYPE C PROPOSED ALONG EAST EDGE OF PROPERTY TO MATCH ADJACENT TORO FACILITY SCREENING (LANDSCAPE BERM WITH SHRUBS AND TREES)

DENSE TREE SCREEN PROPOSED ALONG FENCE EAST OF OUTDOOR STORAGE AREA

LANDSCAPE ARCHITECT



PLANT SCHEDULE FULL SITE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	
	AR	8	Acer rubrum 'Franks Red'	Red Smart Maple	9 & 8	2" Cal	
	BN	40	Betula nigra	River Birch	9 & 8	5-12' Clump	
	CO	14	Celtis occidentalis 'Plains Pride'	Plains Pricklyhackberry	8 & 6	2" Cal	
	OR	22	Quercus rubra	Red Oak	8 & 6	2" Cal	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	
	PD	27	Picea gleucis 'DeVries'	Black Hills Spruce	9 & 8	8' HT	
	PP	30	Picea pungens	Colorado Spruce	8 & 6	8' HT	
	PS	52	Pinus strobus	White Pine	8 & 6	8' HT	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	
	AP	18	Malus x 'Prakriti'	Prakriti Crab Apple	8 & 6	6-8' CLUMP	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING
	BT	7	Barberry thunbergii 'Monry' TM	Barberry Japanese Barberry	CONT.	35	36" o.c.
	CB	38	Cornus alba 'Balthazo' TM	Ivory Halo Dogwood	CONT.	35	48" o.c.

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING
	HP	44	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	CONT.	25	48" o.c.
	JB	77	Juniperus chinensis 'Sea Green'	Sea Green Juniper	CONT.	25	72" o.c.
	PO	38	Physocarpus opulifolius 'Seward' TM	Sumac Wine Ninebark	CONT.	35	48" o.c.
	RG	176	Rhus aromatica 'Tiro-Low'	Gro-Low Fragrant Sumac	CONT.	40	60" o.c.
	RR	63	Rosa x 'Redrazz' TM	Knock Out Shrub Rose	Bulk	42	36" o.c.
	VB	57	Viburnum dentatum 'Chismon' TM	Blue Mufin Arrowwood Viburnum	CONT.	35	48" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING
	KP	21	Calamagrostis x audouinii 'Karl Foerster'	Father Reed Grass	CONT.	42	48" o.c.
	MF	39	Muhlenbergia strobilata 'Variegatus'	Flame Grass	CONT.	45	48" o.c.
	PH	97	Pennisetum alopecuroides 'Hemelin'	Hemelin Fountain Grass	Bulk	32	30" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING
	TM	189,384 sf	See Notes for Species Composition	Turf Seed Mix			
	WM	657,293 sf	See Notes for Species Composition	Native Seed Mix			
	WM	29,618 sf	See Notes for Species Composition	Wetland Seed Mix			

RESTORATION SEED MIX NOTES

- SHORTGRASS PRAIRIE MIX SHALL BE IOWA PHICABANT'S FOREVER NATIVE GRASS SEED PROGRAM 'CP-2 SHORT DRY PRAIRIE MIX' (50-IOWA CERTIFIED YELLOW TAG) OR APPROVED EQUAL. INSTALL IN COMPLIANCE WITH SEEDING RATES, DATES, AND METHODS RECOMMENDED BY SUPPLIER, AND IN CONFORMANCE WITH SUDAS DIVISION 9, SECTION 9010, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
- WETLAND SEED MIX SHALL BE UNITED SEEDS 'OSL WETLAND MIXTURE' (50-IOWA CERTIFIED YELLOW TAG) OR APPROVED EQUAL. INSTALL IN COMPLIANCE WITH SEEDING RATES, DATES, AND METHODS RECOMMENDED BY SUPPLIER, AND IN CONFORMANCE WITH SUDAS DIVISION 9, SECTION 9010, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
- TURF SEED MIX SHALL BE UNITED SEEDS 'SUPER TURF II LS' (CERTIFIED BLUE TAG) OR APPROVED EQUAL. INSTALL AT ALL DISTURBED AREAS UNLESS OTHERWISE NOTED. INSTALL IN COMPLIANCE WITH SEEDING RATES, DATES, AND METHODS RECOMMENDED BY SUPPLIER, AND IN CONFORMANCE WITH SUDAS DIVISION 9, SECTION 9010, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

PLANTING AND SITE RESTORATION NOTES:

- PROTECT ALL EXISTING AND NEW STRUCTURES AND UTILITY SERVICES DURING INSTALLATION OF ALL PLANT MATERIAL. IF CONFLICTS EXIST BETWEEN PROPOSED PLANTING LOCATIONS AND OTHER STRUCTURES AND UTILITIES, CONTRACTOR SHALL COORDINATE PLANTING ADJUSTMENTS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES ON SITE.
- LANDSCAPE CONTRACTOR IS REQUIRED TO MAINTAIN POSITIVE DRAINAGE ON THE SITE FOLLOWING ACCEPTANCE OF GRADING CONDITIONS. REFER TO GRADING PLAN FOR CONTOURS AND SPOT ELEVATIONS.
- SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
- EXCESS AND WASTE MATERIALS SHALL BE DISPOSED OFF-SITE IN ACCORDANCE WITH APPLICABLE GOVERNMENTAL REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES, SHRUBS, AND PERENNIAL PLANTS ARE LISTED IN THIS PLANT SCHEDULE. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND QUANTITIES LISTED IN THE PLANT SCHEDULE, THE PLAN QUANTITIES SHALL PREVAIL.
- PLANT LOCATIONS SHOWN ON PLANS ARE REPRESENTATIONAL ONLY. FIELD ADJUSTMENTS OF PROPOSED PLANT LOCATIONS MAY BE REQUIRED TO MINIMIZE POTENTIAL INTERFERENCE WITH EXISTING UTILITIES, TO MINIMIZE HAZARDS TO PLANT GROWTH AND TO IMPROVE MAINTENANCE CONDITIONS. PLANT LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANT MATERIAL INSTALLATION.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.S.N.S.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO THE A.S.N.S.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL SUBMIT DOCUMENTATION VERIFYING SEED LABEL AND PLANT CULTURE, SIZE, AND CONDITION, AS WELL AS NURSERY CERTIFICATION TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT PLANTS THAT DO NOT CONFORM TO PROJECT SPECIFICATIONS AND ANSI STANDARDS UPON DELIVERY TO THE SITE.
- ALL PLANT MATERIALS SHALL BE PLANTED WITHIN 48 HOURS OF ARRIVAL ON SITE.
- THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING SOIL MIX.
- PLANTING SOILS WITHIN ALL PLANTING BEDS SHALL BE AMENDED BY PLACING 5" DEEP LEAF-BASED ORGANIC COMPOST AND TILLING INTO EXISTING OR SALVAGED AND REPLACED TOPSOIL TO A MINIMUM DEPTH OF 12".
- PROVIDE A SPADE-CUT EDGE AT THE PERIMETER OF ALL MULCHED PLANTING BEDS UNLESS OTHERWISE NOTED, SEE DETAIL.
- APPLY PRE-EMERGENT WEED PREVENTER TO PLANTING AREAS PRIOR TO MULCHING. TOP-DRESS PLANTING AREAS WITH DOUBLE-SHREDDED HARDWOOD MULCH TO A DEPTH OF 3".
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM 6" DEPTH OF TOPSOIL. TILL TOPSOIL INTO IN-SITU SOILS TO A DEPTH OF 4".
- SEED ALL DISTURBED AREAS. PREPARE SEEDBED AS SPECIFIED.
- ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED FREE OF CHARGE, BY CONTRACTOR, WITH THE SAME GRADE AND SPECIES.

PLANT SCHEDULE FULL SITE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	AR	8	Acer rubrum 'Franks Red'	Red Sunset Maple	11 & 9	2" Cal
	BN	45	Betula nigra	River Birch	11 & 9	1-10' Clamp
	CO	14	Cornus occidentalis 'Primo Pride'	Primo Prinoscensberry	11 & 9	2" Cal
	QR	22	Quercus rubra	Red Oak	8 & 8	2" Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	PD	27	Picea gleuca 'Densata'	Black Hills Spruce	11 & 9	6' HT
	SP	30	Picea pungens	Colorado Spruce	11 & 9	6' HT
	PS	52	Pinus strobus	White Pine	8 & 8	6' HT
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	MP	16	Malus x 'Primoire'	Primoire Crab Apple	8 & 8	6-8' CLUMP
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	BT	7	Berberis thunbergii 'Monro' TM	Sensation Japanese Barberry	CONT.	#6
	CB	38	Cornus alba 'Lanceolata' TM	Ivory Halo Dogwood	CONT.	#6
	HP	44	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	CONT.	#5
	JS	77	Juniperus chinensis 'Sea Green'	Sea Green Juniper	CONT.	#5
	PO	33	Physocarpus opulifolius 'Seward' TM	Summer Wine Ninebark	CONT.	#5
	RG	176	Rhus aromatica 'Uno-Low'	Gro-Low Fragrant Sumac	CONT.	#3
	RR	50	Rosa x 'Rusrazz' TM	Knock Out Shrub Rose	Bulk	#3
	VB	57	Viburnum dentatum 'Christina' TM	Blue Muffin Arrowwood Viburnum	CONT.	#5
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	KF	21	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	CONT.	#2
	MF	38	Miscanthus sinensis 'Variegatus'	Flame Grass	CONT.	#5
	PH	97	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	Bulk	#2
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
	TM	169,354 sf	See Notes for Species Composition	Turf Seed Mix		
	NM	657,293 sf	See Notes for Species Composition	Native Seed Mix		
	WM	29,518 sf	See Notes for Species Composition	Wetland Seed Mix		

