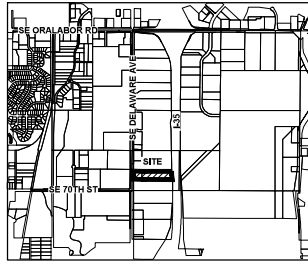


SITE PLAN FOR: COPELAND COMMERCIAL

ANKENY, IOWA

VICINITY MAP NOT TO SCALE



ANKENY, IOWA

OWNER

DENNY ELLWELL FAMILY LC
2401 SE TONES DR STE 17
ANKENY, IA 50021
CONTACT: CHRIS MURRAY
PH: (515) 984-1587

APPLICANT

COPELAND DEVELOPMENT AND CONSTRUCTION CO., INC
101 VINE STREET
CHILLICOTHE, MO 64601
CONTACT: JOSH COPELAND
PH: (816) 804-3985
EMAIL: JOSH@CDCONC.COM

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCLOTHLEN
EMAIL: DCM@CDA-ENG.COM
PH: (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCLOTHLEN
EMAIL: CHARLIE@CDA-ENG.COM
PH: (515) 369-4400

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = MARCH 2023
ANTICIPATED FINISH DATE = MARCH 2024

SUBMITTAL DATES

FIRST SUBMITTAL: 09/30/2022
SECOND SUBMITTAL: 10/28/2022
THIRD SUBMITTAL: 11/23/2022
FOURTH SUBMITTAL: 03/10/2023

LEGAL DESCRIPTION

LOT 1, DELAWARE LANDING PLAT 1

ZONING

C-2: GENERAL RETAIL AND HIGHWAY ORIENTED
COMMERCIAL DISTRICT

PROJECT SITE ADDRESS

5075 SE DELAWARE AVENUE
ANKENY, IA 50021

EXISTING/ PROPOSED USE

PROPOSED USE: RETAIL STORE

DEVELOPMENT SUMMARY

AREA: 6.42 ACRES (279,557 SF)

ZONING: C-2

SETBACKS:
FRONT: 35 FEET
SIDE: NONE
REAR: 40 FEET

OPEN SPACE CALCULATION:

TOTAL SITE: = 279,557 (6.42 AC.)
BUILDING: = 55,000 SF
PARKING AREAS: = 30,465 SF
DRIVEWAYS: = 49,544 SF
SIDEWALK: = 5,489 SF
TRUCK RAMP & EQUIP: = 2,111 SF
OPEN SPACE PROVIDED = 137,227 SF (49.0%)

PARKING:

TOTAL REQUIRED (1 SPACE PER GROSS 400 SF)
55,000 SF/400 = 138 SPACES
TOTAL PROVIDED = 200 SPACES

ACCESSIBLE PARKING:

TOTAL REQUIRED
VAN ACCESSIBLE = 1 SPACE
CAR ACCESSIBLE = 5 SPACES
TOTAL PROVIDED = 6 SPACES

ERU CALCULATION:

MAXIMUM ERU = 70
IMPERVIOUS (SF)/4000 SF = 142,330 SF/4000 SF
= 35.6
ERU = 36

DATE OF SURVEY

09/14/2022

BENCHMARKS

1. CDA SET BM, TOP OF SOUTH BASE PLATE OF LIGHT POLE IN THE SE CORNER OF THE SAMS CLUB PARKING LOT. ELEV=944.37
2. CDA SET BM, TOP OF THE HYDRANT AT THE SW CORNER OF THE INTERSECTION OF SE DELAWARE AVENUE AND THE SOUTHERN ENTRANCE TO THE SAMS CLUB PARKING LOT. ELEV=956.36

GENERAL NOTE

A TEMPORARY CERTIFICATE OF OCCUPANCY CANNOT BE ISSUED UNTIL THE WALK-THROUGH FOR THE ASSOCIATED TURN LANE PUBLIC IMPROVEMENTS HAS BEEN COMPLETED, AND THE FULL CERTIFICATE OF OCCUPANCY CANNOT BE ISSUED UNTIL THESE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED.

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1-C1.2	DETAILS
C2.1	DEMOLITION PLAN
1/1	ALTA/NSPS LAND TITLE SURVEY
C4.1-C4.2	DIMENSION PLAN
C4.3	TENANT CAI PLAN
C5.1-C5.3	GRADING PLAN
C6.1	EROSION AND SEDIMENT CONTROL PLAN
C7.1-C7.2	UTILITY PLAN
C7.3	TENANT CAI UTILITY PLAN
C8.1-C8.2	LANDSCAPE PLAN



1-800-292-8989

www.iowaonecall.com

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.

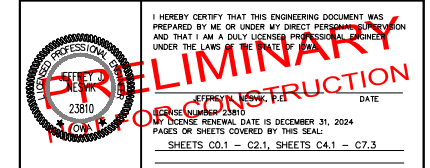
GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
WATERMAIN WITH SIZE	CABLE TV JUNCTION BOX
WATER SERVICE	CABLE TV MANHOLE/VAULT
SAWNOT (FULL DEPTH)	MAIL BOX
SILT FENCE	BENCHMARK
USE AS CONSTRUCTED	SOIL BORING
MINIMUM PROTECTION ELEVATION	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

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF ANKENY COSECO 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 2023 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.

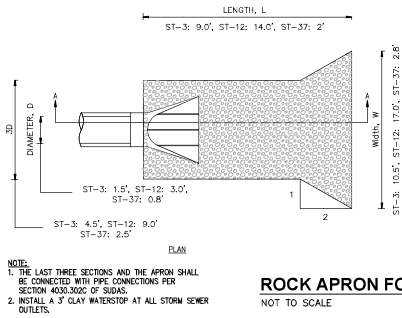
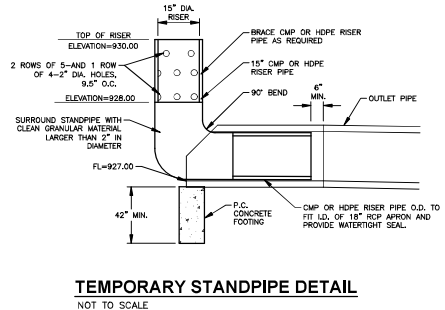
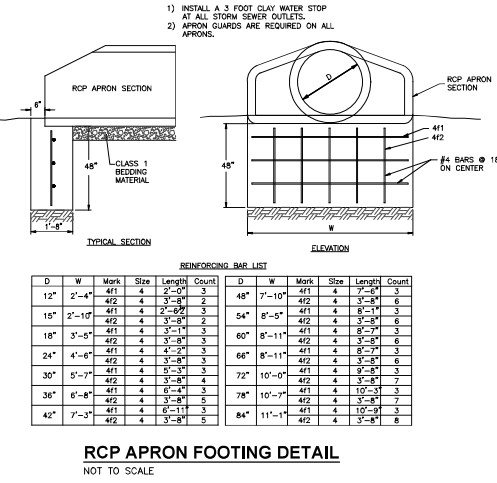
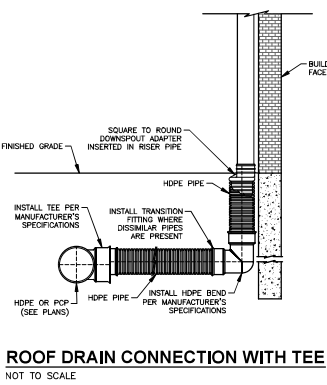
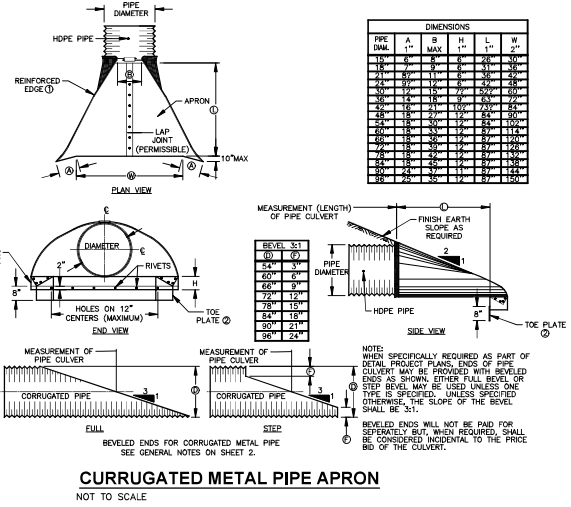
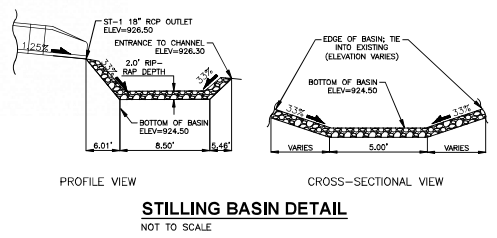
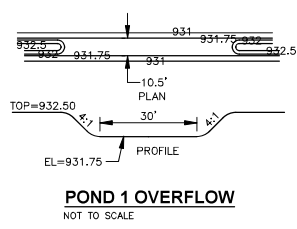
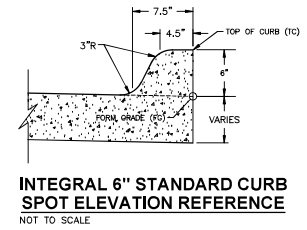
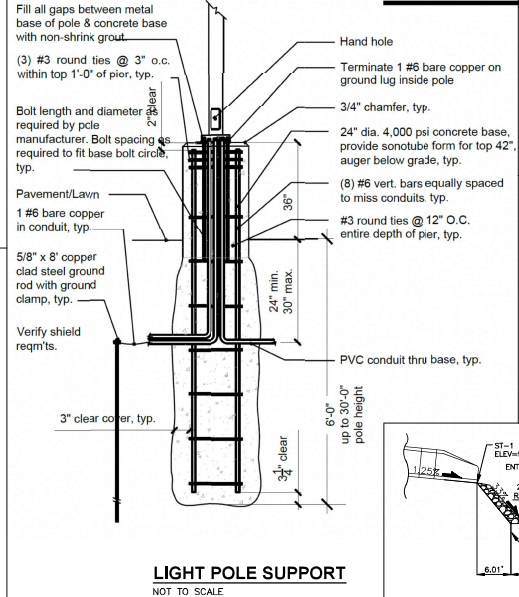
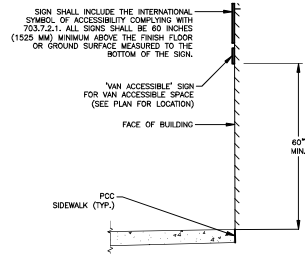
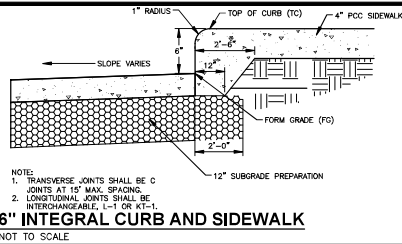


CIVIL DESIGN ADVANTAGE

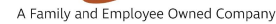
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322

PH: (515) 369-4400

PROJECT NO. 2205.322



Duplex Grinder Package



Features

- Integral check valves
- QuickTree® pre-mounted float switch system for pump control and alarm
- 4" Inlet hub with rubber pipe seal
- Factory pre-assembled guide rail system
- Galvanized guide rail piping (stainless optional)
- Factory pre-assembled Schedule 80 PVC discharge piping with ball valves
- Fiberglass basin with anti-flotation collar
- Standard green fiberglass cover, solid (optional black steel, solid)
- All stainless-steel supports and brackets pre-mounted
- NEMA 4X junction box for electrical connections, pre-mounted
- Stainless-steel chain for pump lift-out

*Other custom basin sizes available consult factory



Available Heights
48"
60"
72"
84"
96"
120"



Available with
LSG or LSGX-Series



innovate. evolve

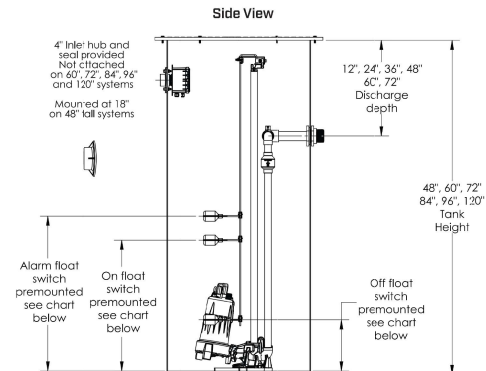
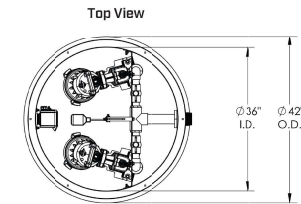
Features

- 2 hp Grinder pumps
- Choose from single stage LSG or 2-stage LSGX-Series pumps
- Available in a wide range of voltages
- 2" Discharge
- 25' Power cable length

(See .SG or LSGX-Series literature for complete pump specifications.)



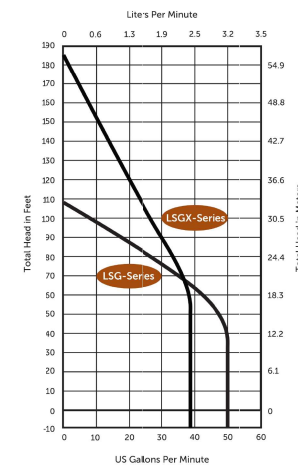
Dimensional Data



Galvanized guide rails standard. For stainless-steel rails add "S" to model number. Example: (galvanized) D3672LSG202-24-S
For steel cover option add "-SC" suffix to model number.
Example: (steel) D3672LSG202-24-SC

Performance Curves

60 Hz, 3450 RPM



Factory Set Control Levels

MODEL	OFF LEVEL	ON LEVEL	ALARM LEVEL	VOLUME PER PUMP CYCLE	TOTAL BASIN CAPACITY
D2648	13" (33 cm)	25" (64 cm)	31" (79 cm)	53 gal./201 L	211 gal (799 L)
D2660	13" (33 cm)	28" (71 cm)	34" (86 cm)	66 gal./250 L	264 ga (999 L)
D2672	13" (33 cm)	31" (79 cm)	37" (94 cm)	79 gal./299 L	317 gal (1200 L)
D2684	13" (33 cm)	34" (86 cm)	40" (102 cm)	92 gal./348 L	370 gal (1400 L)
D2696	13" (33 cm)	37" (94 cm)	43" (109 cm)	106 gal (401 L)	423 gal (1601 L)
D26120	13" (33 cm)	43" (109 cm)	49" (124 cm)	132 gal(500 L)	529 gal (2002 L)

1. 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 UTILITIES AGENCIES. NO DISCREPANCY OR MISREPRESENTATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:

- A. CITY
- B. APPROPRIATE UTILITY COMPANIES
- C. OWNER
- D. CIVIL DESIGN ADVANTAGE
- E. ARCHITECT

3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.

4. 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 DEPTH OF ALL UTILITIES IS THE RESPONSIBILITY OF 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.

5. BACKFILL ALL EXCAVATIONS WITH COMPENSIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND SETTING 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.

6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUITS, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES.

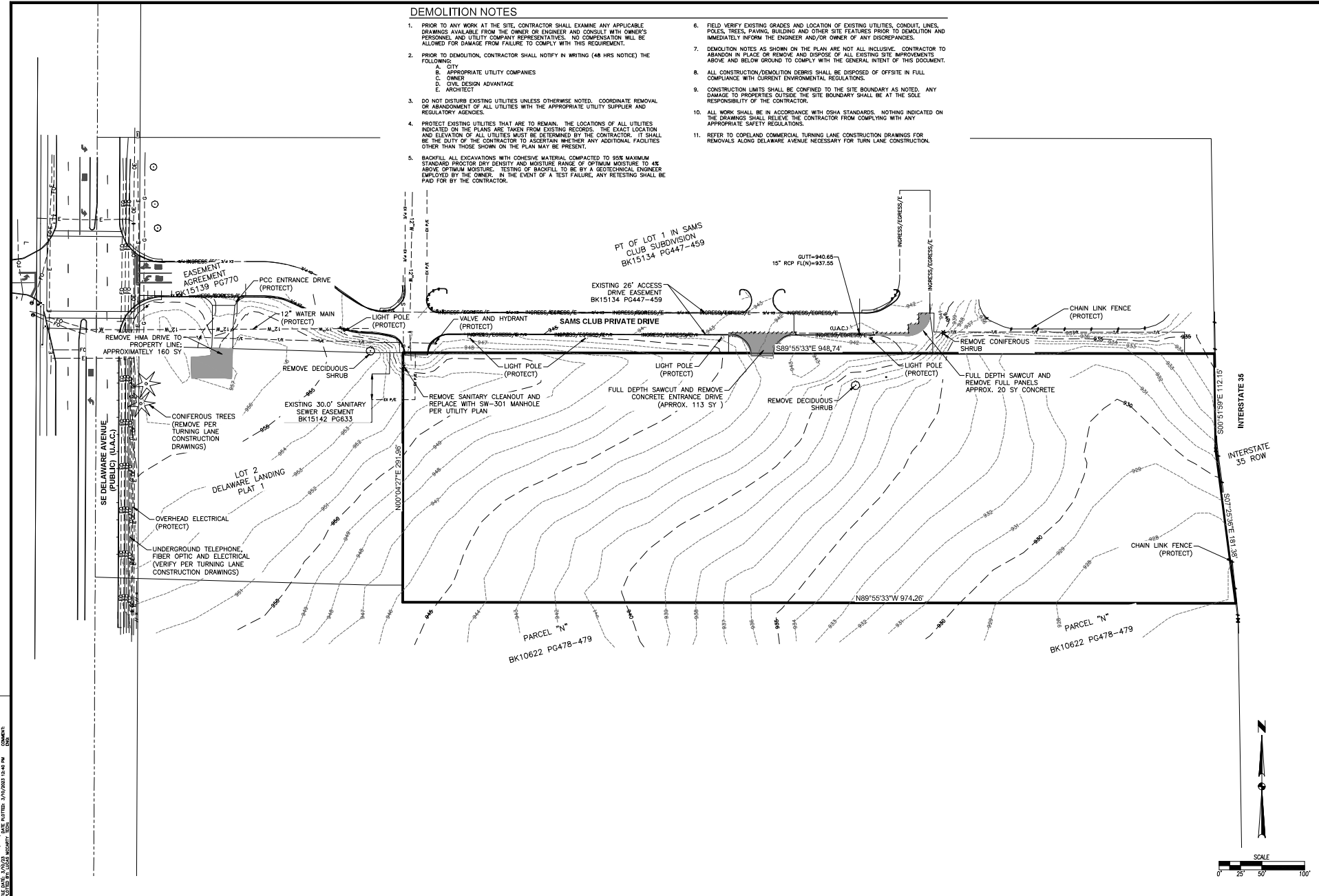
7. DEMOLITION NOTES AS SHOWN ON THE PLANS ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.

8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.

9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SITE RESPONSIBILITY OF THE CONTRACTOR.

10. 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.

11. REFER TO COMPLETION COMMUNAL TURNING LANE CONSTRUCTION DRAWINGS FOR REMOVALS ALONG DELAWARE AVENUE NECESSARY FOR TURN LANE CONSTRUCTION.



REVISIONS	DATE
FOR CONSTRUCTION	02/23/2022
THIRD SUBMITTAL	11/23/2022
SECOND SUBMITTAL	10/28/2022
FIRST SUBMITTAL	09/30/2022

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ER: JUN	PM: DAM
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**COPELAND COMMERCIAL
DEMOLITION PLAN**

C2.1
2205.322


FILE: H:\2022\2206322\DWG\2206322-SITE.DWG
 FILE DATE: 3/10/23 DATE PLOTTED: 3/10/2023 12:40 PM
 PLOTTED BY: LUCAS MCCARTY TECH COMMENT:
 DWG

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

OWNER / REQUESTED BY

DENNY ELLWELL FAMILY LC
2401 SE TONES DR STE 17
ANKENY, IA 50021-8886

DATE OF SURVEY

SEPT 9, 2022

SITE ADDRESS

5025 SE DELAWARE AVE

AREA OF PROPERTY

6.42 ACRES (279,557 S.F.)

ZONING

R-1: ONE-FAMILY RESIDENCE DISTRICT

C-2: GENERAL RETAIL AND HIGHWAY ORIENTED
COMMERCIAL DISTRICT

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE
'X' AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE
FLOOD INSURANCE RATE MAPS FOR THE CITY OF
ANKENY, POLK COUNTY, IOWA, MAP NUMBER
19153C0205F WITH A REVISION DATE OF FEBRUARY
1, 2019.

WETLANDS:

NO WETLANDS WERE DELINEATED AT THE TIME OF
SURVEY.

BULK REGULATIONS

R-1: ONE-FAMILY RESIDENTIAL DISTRICT

MINIMUM LOT AREA: 10,200 S.F.

MINIMUM LOT WIDTH: 85'

FRONT YARD SETBACK: 35'

SIDE YARD SETBACK: 35'

MINIMUM

ONE STORY: 18' TOTAL/ 8' MINIMUM

MORE THAN ONE STORY: 20' TOTAL/ 10'

CHURCHES AND SCHOOLS: 35'

REAR YARD SETBACK: 35'

C-2: GENERAL RETAIL AND HIGHWAY ORIENTED
COMMERCIAL DISTRICT

FRONT YARD SETBACK: 35'

SIDE YARD SETBACK: NONE; WHEN ADJOINING
RESIDENTIAL DISTRICT: 25'

REAR YARD SETBACK: 40'

ALTA/NSPS LAND TITLE SURVEY

UTILITY WARNING

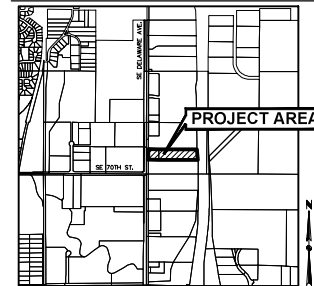
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM
MAPS AND RECORDS OBTAINED BY THIS SURVEYOR.
THE SURVEYOR MAKES NO GUARANTEE THAT THE
UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN
THE AREA, EITHER IN SERVICE OR ABANDONED. THE
SURVEYOR FURTHER DOES NOT WARRANT THAT THE
UTILITIES SHOWN ARE IN THE EXACT LOCATION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

NOTES

- NO EVIDENCE WAS OBSERVED OF CURRENT EARTH
MOVING, BUILDING CONSTRUCTION OR BUILDING
ADDITION
- NO EVIDENCE WAS OBSERVED OF THE SITE BEING
USED AS A SOLID WASTE DUMP, SUMP OR
SANITARY LANDFILL
- THIS SURVEYOR KNOWS OF NO PROPOSED
CHANGES TO THE EXISTING RIGHT OF WAY LINES.
- THE MAJOR BUILDING CORNERS WERE LOCATED
FROM FIELD MEASUREMENTS; THE OTHER BUILDING
CORNERS ARE SHOWN FROM PLAN INFORMATION.

VICINITY MAP

(NOT TO SCALE)



SCHEDULE B - SECTION II

THE TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WITH A COMMITMENT NUMBER OF CP70837 AND AN EFFECTIVE DATE OF
AUGUST 16, 2022 WAS USED TO PREPARE THIS SURVEY.

9. EASEMENT FOR PUBLIC HIGHWAY PURPOSES IN FAVOR OF POLK COUNTY, IOWA, CONTAINED IN EASEMENT FOR PUBLIC HIGHWAY DATED APRIL 30,
1964, FILED JUNE 3, 1964, IN BOOK 3601, PAGE 611. EASEMENT LOCATED IN SE DELAWARE AVENUE PUBLIC RIGHT-OF-WAY.

10. EASEMENT FOR ELECTRICAL SUPPLY LINE AND RELATED PURPOSES IN FAVOR OF IOWA POWER AND LIGHT COMPANY, A CORPORATION, CONTAINED
IN EASEMENT DATED OCTOBER 20, 1964, FILED OCTOBER 28, 1964, IN BOOK 3641, PAGE 74. EASEMENT LOCATED IN SE DELAWARE AVENUE PUBLIC
RIGHT-OF-WAY.

11. ENTRANCE PERMIT FILED AUGUST 22, 1978, IN BOOK 4833, PAGE 913. NOTE: A COPY OF THE ABOVE MENTIONED DOCUMENT IS CURRENTLY
UNAVAILABLE. UPON RECEIPT A COPY WILL BE PROVIDED VIA SUPPLEMENTAL DOCUMENT WAS NOT PROVIDED TO SURVEYOR.

12. EASEMENTS AND OTHER MATTERS AS DISCLOSED ON PLAT OF SURVEY FILED JANUARY 14, 2004, IN BOOK 10350, PAGE 794. BEING CORRECTED
BY CORRECTED PLAT OF SURVEY FILED JULY 1, 2004, IN BOOK 10622, PAGE 478. SUBJECT PROPERTY IS LOCATED WITHIN THE PROPERTY DESCRIBED IN
SAID PLAT OF SURVEY.

13. TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS OF AND EASEMENTS CONTAINED IN EASEMENTS WITH COVENANTS AND RESTRICTIONS
AFFECTING LAND DATED MARCH 27, 2014, FILED MARCH 28, 2014, IN BOOK 15139, PAGE 788. NOTE: ABOVE INSTRUMENT CREATES THE BENEFIT OF
ACCESS: IF IT IS INTENDED TO HAVE SAID EASEMENT INCLUDED AS PART OF THE INSURED LEGAL DESCRIPTION, ADDITIONAL SEARCH AND EXAM FEES
WILL BE REQUIREMENT TO DETERMINE WHETHER OR NOT SAID BENEFIT EASEMENT IS ABLE TO BE INSURED. SUBJECT PROPERTY NOT AFFECTED BY THE
TERMS OF SAID DOCUMENT.

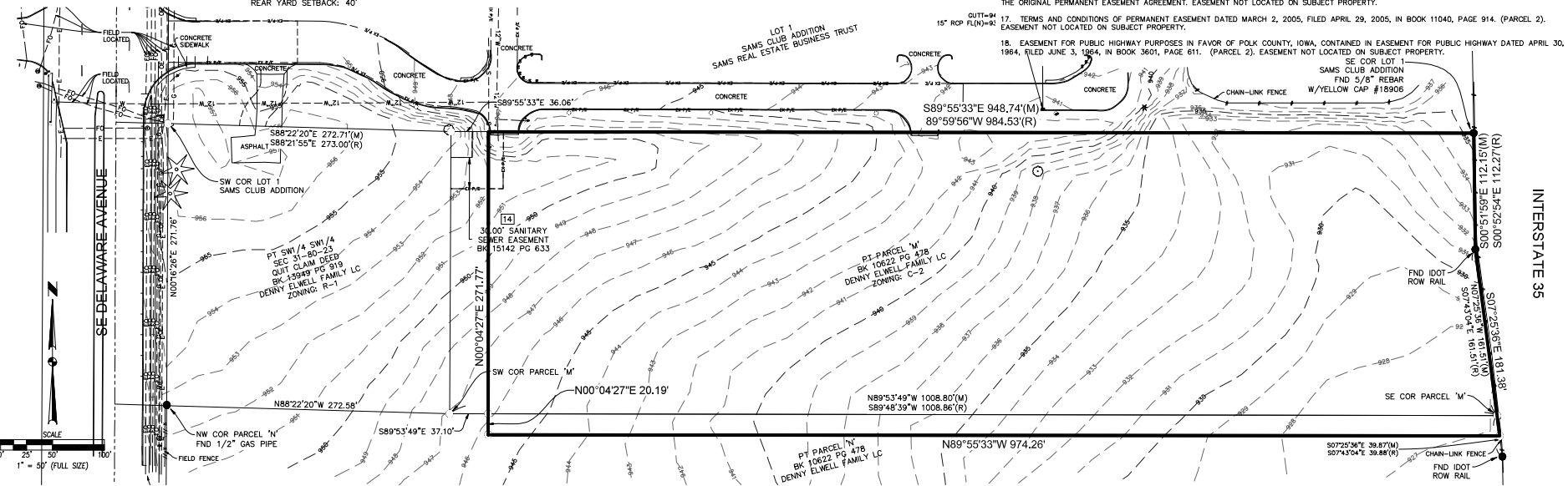
14. TERMS AND CONDITIONS OF AND EASEMENT FOR SANITARY SEWER LINE AND RELATED PURPOSES IN FAVOR OF STEPHEN AND KAREN KRATKY
CONTAINED IN PRIVATE SANITARY SEWER LINE EASEMENT DATED MARCH 4, 2014, FILED APRIL 1, 2014, IN BOOK 15142, PAGE 633. EASEMENT LOCATED
ON SUBJECT PROPERTY AS SHOWN ON SURVEY.

15. TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS OF AND EASEMENTS CONTAINED IN UNRECORDED DECLARATION OF EASEMENTS, COVENANTS,
AND RESTRICTIONS DATED _____, FILED _____, IN BOOK _____, PAGE _____, BY AND BETWEEN DENNY ELLWELL FAMILY L.C., AN IOWA LIMITED LIABILITY
COMPANY, AND COPELAND REAL ESTATE CO., L.L.C., A MISSOURI LIMITED LIABILITY COMPANY. NOTE: A PROPOSED COPY OF SAID DECLARATION
CONTAINED IN EXHIBIT C OF THE REAL ESTATE CONTRACT DATED AUGUST 9, 2022, TO BE FILED AS PART OF THE CURRENT TRANSACTION.

16. TERMS AND CONDITIONS OF PERMANENT EASEMENT DATED DECEMBER 1, 2004, FILED JULY 27, 2005, IN BOOK 11191, PAGE
(PARCEL 1) AS AFFECTED BY AMENDED AND SUBSTITUTED PERMANENT EASEMENT FILED AUGUST 29, 2005, IN BOOK 11254, PAGE 564. NOTE: THE
AMENDED AND SUBSTITUTED PERMANENT EASEMENT WAS RECORDED TO CORRECT THE LEGAL DESCRIPTION ON THE ACQUISITION PLAT ATTACHED TO
THE ORIGINAL PERMANENT EASEMENT AGREEMENT. EASEMENT NOT LOCATED ON SUBJECT PROPERTY.

17. TERMS AND CONDITIONS OF PERMANENT EASEMENT DATED MARCH 2, 2005, FILED APRIL 29, 2005, IN BOOK 11040, PAGE 914. (PARCEL 2).
EASEMENT NOT LOCATED ON SUBJECT PROPERTY.

18. EASEMENT FOR PUBLIC HIGHWAY PURPOSES IN FAVOR OF POLK COUNTY, IOWA, CONTAINED IN EASEMENT FOR PUBLIC HIGHWAY DATED APRIL 30,
1964, FILED JUNE 3, 1964, IN BOOK 3601, PAGE 611. (PARCEL 2). EASEMENT NOT LOCATED ON SUBJECT PROPERTY.



PROPERTY DESCRIPTION

PARCEL 1:

PARCEL "M" AS SHOWN ON THE CORRECTED PLAT OF SURVEY FILED JULY 1, 2004, IN BOOK 10622, PAGES 478-479, BEING A PART OF THE
SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY,
POLK COUNTY, IOWA, EXCEPT THAT PART OF SAID PARCEL "M" INCLUDED IN THE FINAL PLAT OF SAM'S CLUB SUBDIVISION FILED MARCH 21,
2014, IN BOOK 15134, PAGES 447-459, BEING MORE FULLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE
5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE
WEST LINE OF SAID SOUTHWEST QUARTER QUARTER, A DISTANCE OF 642.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH
00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 244.32 FEET TO THE SOUTHWEST CORNER OF PARCEL "M" AS SHOWN
ON THE PLAT OF SURVEY RECORDED IN BOOK 6797, PAGE 822; THENCE NORTH 89 DEGREES 46 MINUTES 55 SECONDS EAST ALONG THE
SOUTH LINE OF SAID PARCEL "L", 1302.23 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "L"; THENCE SOUTH 01 DEGREES 09 MINUTES
31 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, A DISTANCE OF 363.63 FEET; THENCE SOUTH
07 DEGREES 43 MINUTES 04 SECONDS EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 161.51 FEET; THENCE SOUTH 89
DEGREES 48 MINUTES 39 SECONDS WEST, 1008.86 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 270.15 FEET; THENCE
NORTH 88 DEGREES 39 MINUTES 52 SECONDS WEST, 322.50 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DECEDED TO THE CITY
OF ANKENY BY DEED FILED APRIL 28, 2006, IN BOOK 11628, PAGES 114-116, AND EXCEPT THAT PORTION INCLUDED IN THE FINAL PLAT OF
SAM'S CLUB SUBDIVISION FILED MARCH 21, 2014, IN BOOK 15134, PAGES 447-459.

PARCEL 2:

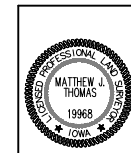
A PART OF PARCEL "N" AS SHOWN ON THE CORRECTED PLAT OF SURVEY RECORDED IN BOOK 10622, PAGE 478-479, BEING IN THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL
MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "N"; THENCE SOUTH 07°25'36" EAST ALONG THE EASTERLY LINE OF SAID PARCEL
"N", 19.87 FEET; THENCE NORTH 89°55'33" WEST, 974.26 FEET; THENCE NORTH 00°04'27" EAST, 20.19 FEET TO THE NORTHERLY LINE OF
SAID PARCEL "N"; THENCE SOUTH 89°53'49" EAST ALONG SAID NORTHERLY LINE, 971.67 FEET TO THE POINT OF BEGINNING AND CONTAINING
0.45 ACRES (19,404 SQUARE FEET).

CERTIFICATION:

TO DENNY ELLWELL FAMILY, LC; PARLAY ANKENY, LLC; NODAWAY VALLEY
BANK; CHICAGO TITLE INSURANCE COMPANY; COPELAND REAL ESTATE CO,
LLC; AND HOBBS LOBBY STORES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH
IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM
STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS,
JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES
ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 6, 10, 11, 13, 14, 16, 17, 18, AND 19 OF
TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 9,
2022.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS
PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED
BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND
THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF IOWA.

MATTHEW J. THOMAS, P.L.S. DATE
LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, RED CAP, #19968
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DECEDED BEARING & DISTANCE
MINIMUM PROTECTION ELEVATION
PUBLIC UTILITY EASEMENT
CENTERLINE
SECTION LINE
EASEMENT LINE
TELEPHONE LINE
CABLE TELEVISION LINE
FIBER OPTICS LINE
WATERMAIN
STORM SEWER
SANITARY SEWER
STREET LIGHT
DECIDUOUS TREE

FOUND SET

▲ FOUND
○ SET
M
R
D
MPE
P.U.E.
--- CENTERLINE
--- SECTION LINE
--- EASEMENT LINE
--- TELEPHONE LINE
--- CABLE TELEVISION LINE
--- FIBER OPTICS LINE
--- WATERMAIN
--- STORM SEWER
--- SANITARY SEWER
--- STREET LIGHT
--- DECIDUOUS TREE

▲ GAS APPARATUS
○ AIR CONDITIONER
○ TELEPHONE PEDESTAL
○ WATER VALVE
○ FIRE HYDRANT
○ ELECTRIC TRANSFORMER
○ ELECTRIC METER BOARD
○ MAIL BOX
○ SIGN
○ POWER POLE
○ TELEVISION PEDESTAL
○ SANITARY SEWER MANHOLE
○ GAS MANHOLE
○ MONITORING WELLS
○ FLARED END SECTION
○ TRAFFIC SIGNAL CONTROL
○ CLEANOUT
○ CONIFEROUS TREE
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○ HANDICAPPED PARKING
○ ROOF DRAIN
○ TRAFFIC LIGHT
○ SEPTIC TANK
○ YARD LIGHT

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5025 SE DELAWARE AVE
ALTA/NSPS LAND TITLE SURVEY
ANKENY, IOWA

1
1
2205.322

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE (515) 369-4400

REVIEW: TECH: ENGINEER:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

INTERSTATE 35

SE COR PARCEL "M"

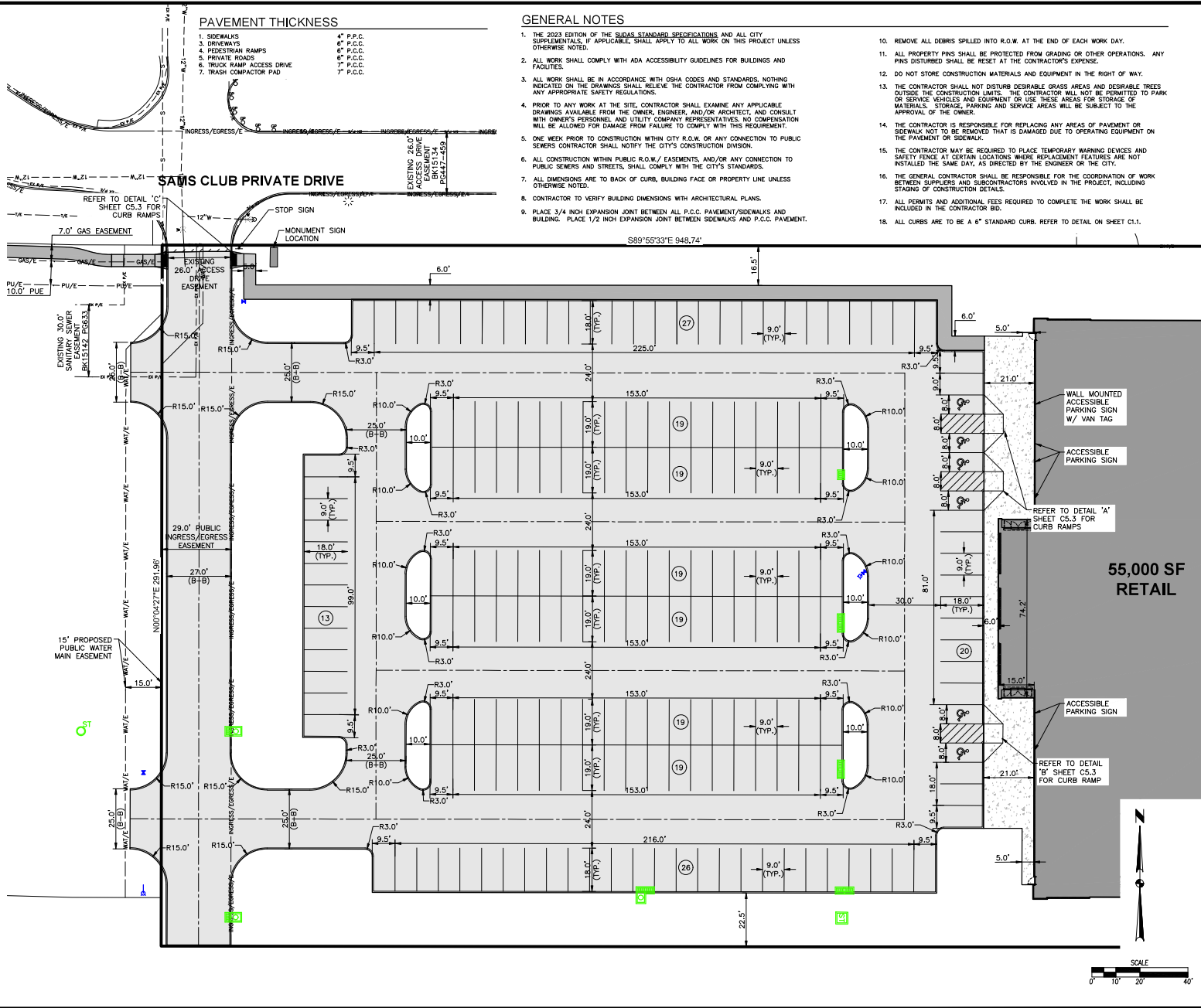
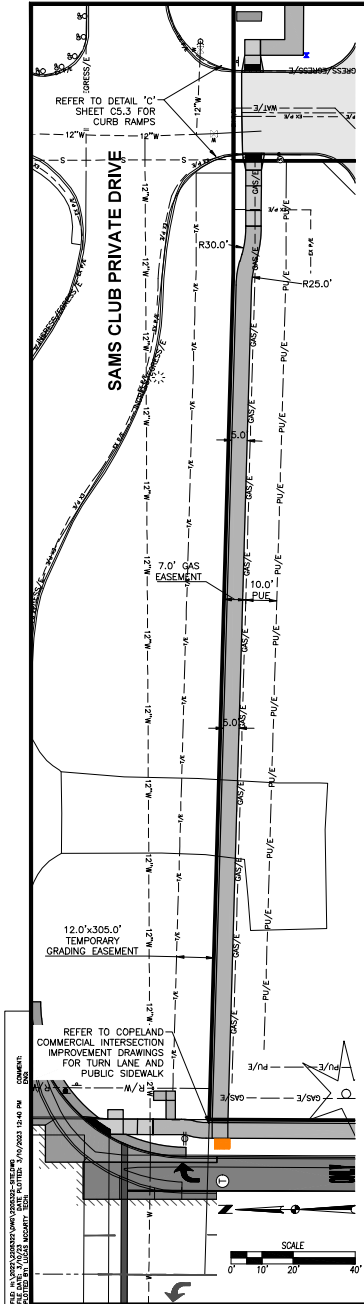
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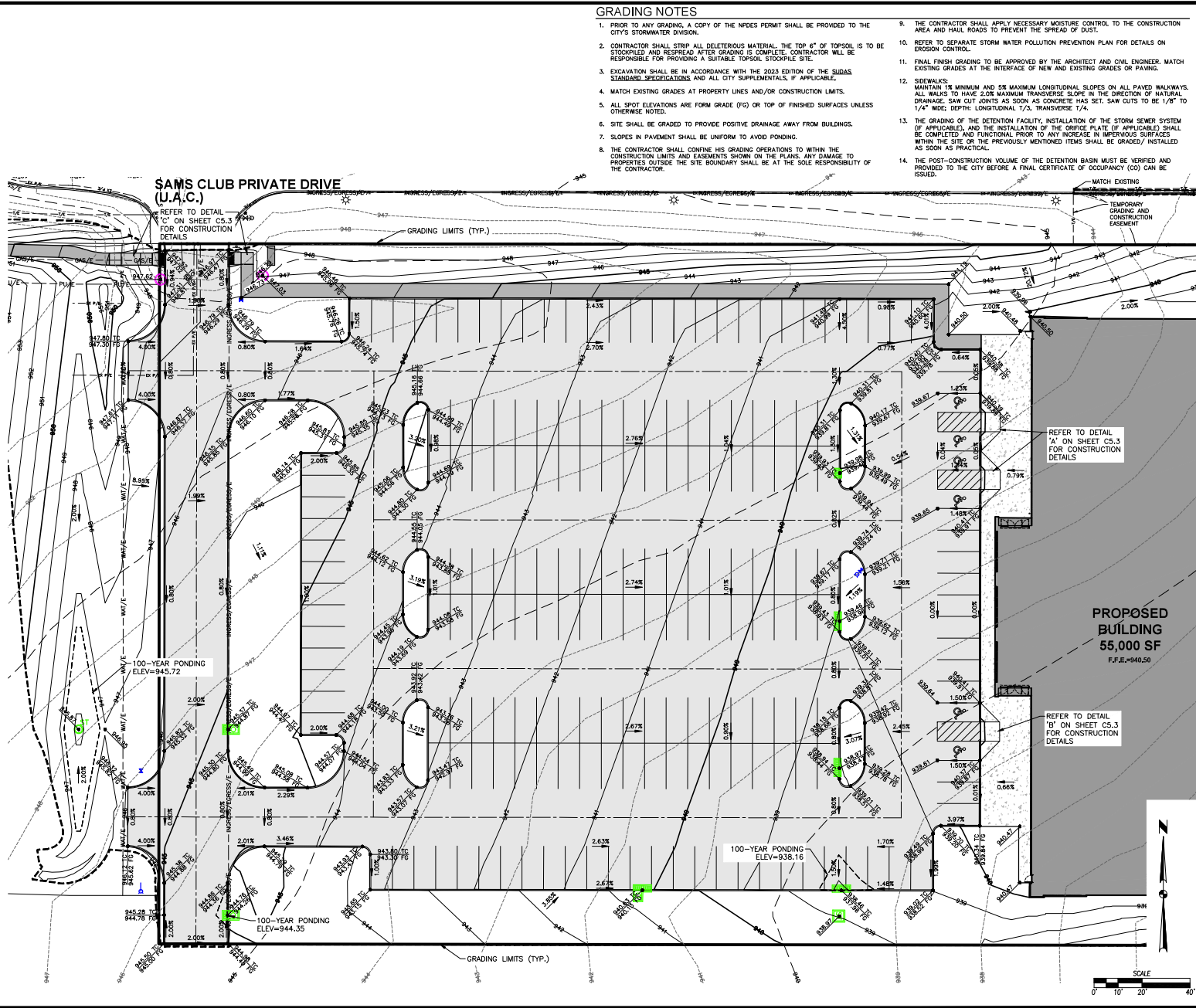
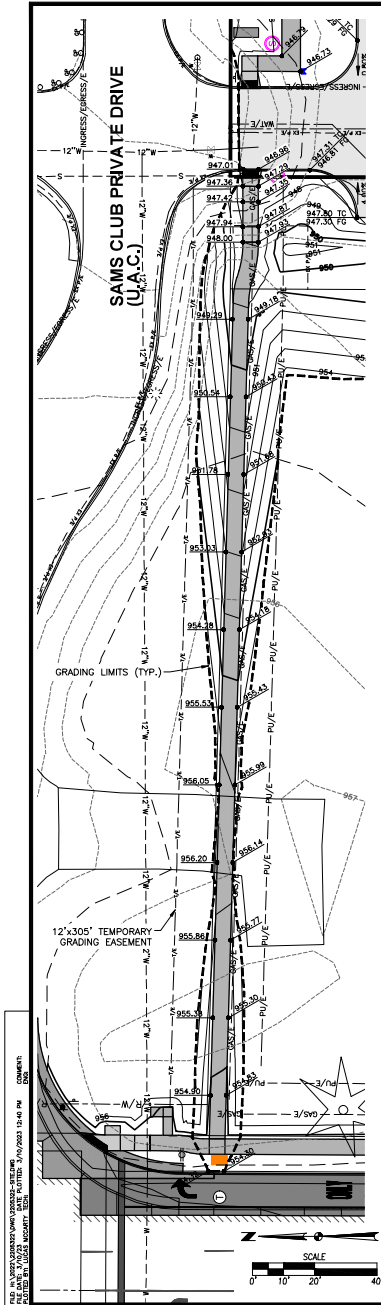
SE COR PARCEL "M"

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SE COR PARCEL "M"





GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S STORMWATER DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL, THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2023 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAIL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS: MAINTAIN 1% MINIMUM AND SIX MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WOOD DEPTH LONGITUDINAL 1/4" TRANSVERSE 1/4".
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/INSTALLED AS SOON AS PRACTICAL.
14. THE POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN MUST BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED.

DATE	10/25/2022
DESIGNER	J. L. HARRIS, P.E.
CHECKER	J. L. HARRIS, P.E.
DATE	10/25/2022
DESIGNER	J. L. HARRIS, P.E.
CHECKER	J. L. HARRIS, P.E.
DATE	10/25/2022
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CHECKER	J. L. HARRIS, P.E.

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

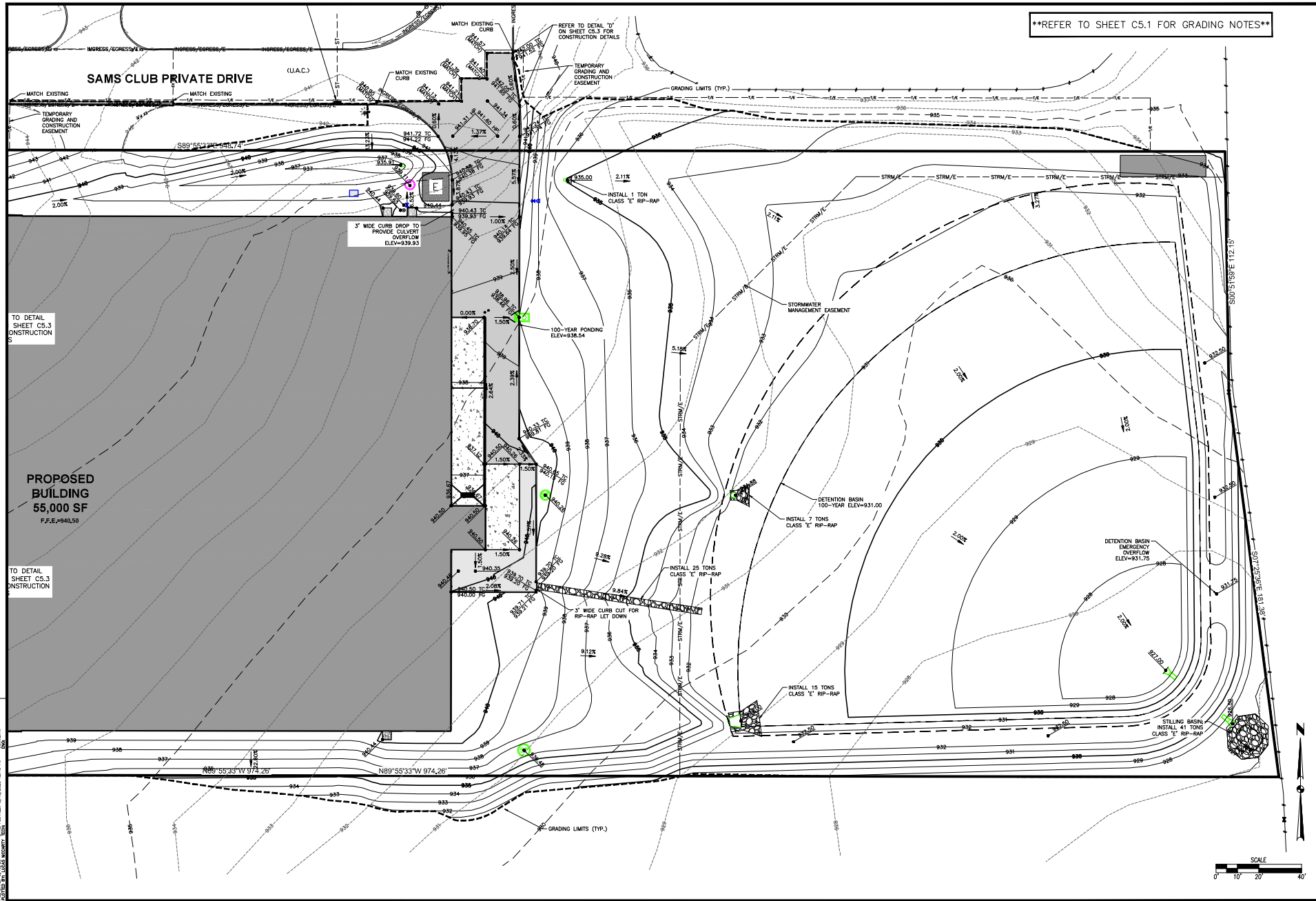
ANKER, P.D.M.
 CIVIL DESIGN ADVANTAGE
 ENGINEER, JIN

PM: DAM

COPELAND COMMERCIAL
 GRADING PLAN

C5.1
 2205.322

FILED IN 2022 JAN 23 AM 10:55:12 PM
PROJECT NO. 2205.322
SHEET NO. C5.2
DATE PLOTTED: 12-14-2021



REVISIONS		DATE	
1	ISSUED FOR PERMIT	12/14/2021	
2	FOR SUBMITTAL	12/14/2021	
3	SECOND SUBMITTAL	12/14/2021	
4	FIRST SUBMITTAL	09/09/2021	

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CIVIL DESIGN ADVANTAGE		ENGINEER: JIN

ANKER, DWA	COPELAND COMMERCIAL	GRADING PLAN
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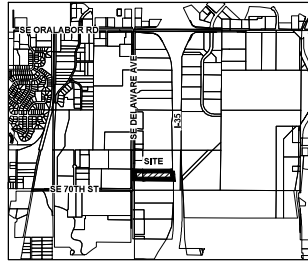
C5.2	2205.322
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COPELAND COMMERCIAL

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	3,249
2	FILTER SOCK	LF	8
3	SEEDING, FERTILIZING, AND MULCHING	AC	3.16
4	WETLAND SEEDING	AC	0.89
5	INLET PROTECTION DEVICES	EA	9
6	CONCRETE WASHOUT PIT	EA	1
7	15" PVC TEMPORARY STANDPIPE	EA	1

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- WETLAND SEEDING WITHIN THE 100-YEAR STORM EVENT FLOODING AREA SHALL CONFORM TO SUDAS SECTION 9010 WETLAND SEED MIX SPECIFICATIONS. SEED SHALL BE COVERED WITH HYDRO-MULCH FOR EROSION PROTECTION.

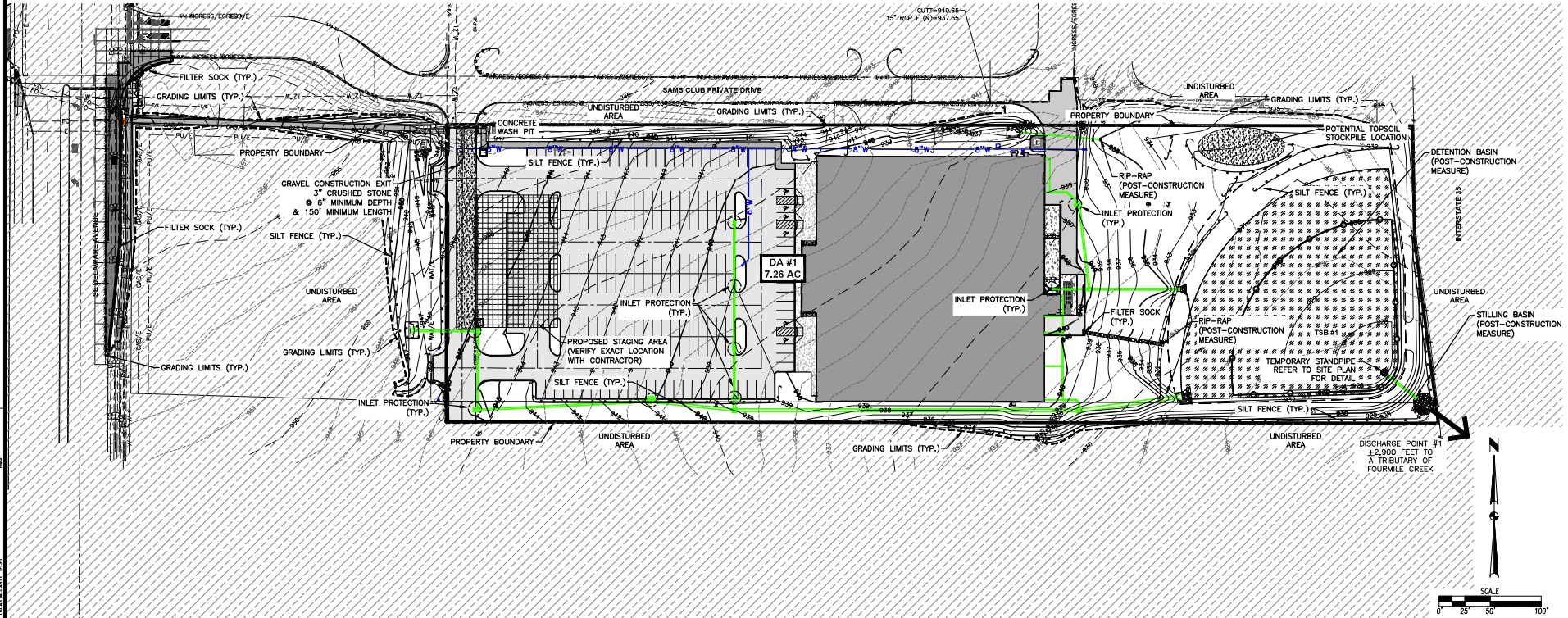
SWPPP LEGEND

DRAINAGE ARROW		AREA TO BE SEEDED	
GRADING LIMITS		UNDISTURBED AREA	
FILTER SOCK		RIP-RAP	
SILT FENCE		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM		TEMPORARY SEDIMENT BASIN	
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO FOURMILE CREEK ±2900 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (4 OF ACRES/1000 CU FT)
VOLUME PROVIDED IN FILTER SOCK (8 LF @ 2.0 CU FT/LF OF SOCK)
VOLUME PROVIDED IN SILT FENCE (3249 LF @ 4.5 CU FT/LF OF FENCE)
VOLUME PROVIDED IN TSB
TOTAL VOLUME PROVIDED

7.26 ACRES
26,150 CU FT
16 CU FT
14,621 CU FT
24,640 CU FT
39,277 CU FT



FILED IN 2025 JANUARY 23 AM 10:00:00 BY: J. L. HARRIS, P.E. PROJECT NO. 2205.322

DATE	REVISIONS
10/23/2023	FOR CONSTRUCTION
11/23/2023	THIRD SUBMITTAL
10/23/2023	SECOND SUBMITTAL
09/09/2023	FIRST SUBMITTAL

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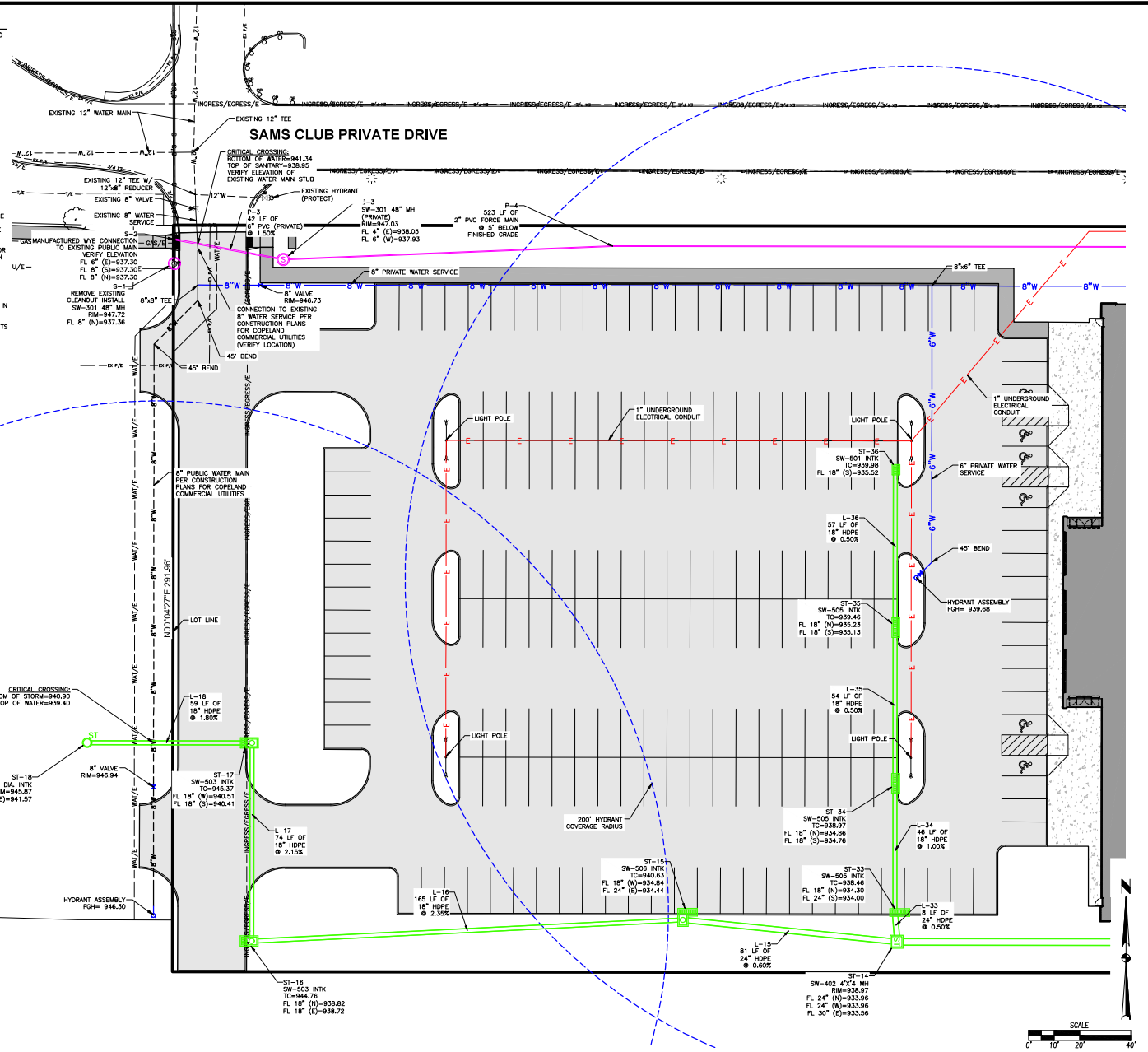


COPELAND COMMERCIAL
EROSION AND SEDIMENT CONTROL PLAN
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

C6.1
2205.322

UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2023 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FEATURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE, AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8999 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH THE 2023 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. EXISTING 8" WATER SERVICE MAP LOCATED; ACTUAL LOCATION MUST BE FIELD VERIFIED.
17. THE EXISTING SANITARY LINE WILL NEED TO BE VIDEO INSPECTED AFTER INSTALLATION OF THE WYE.



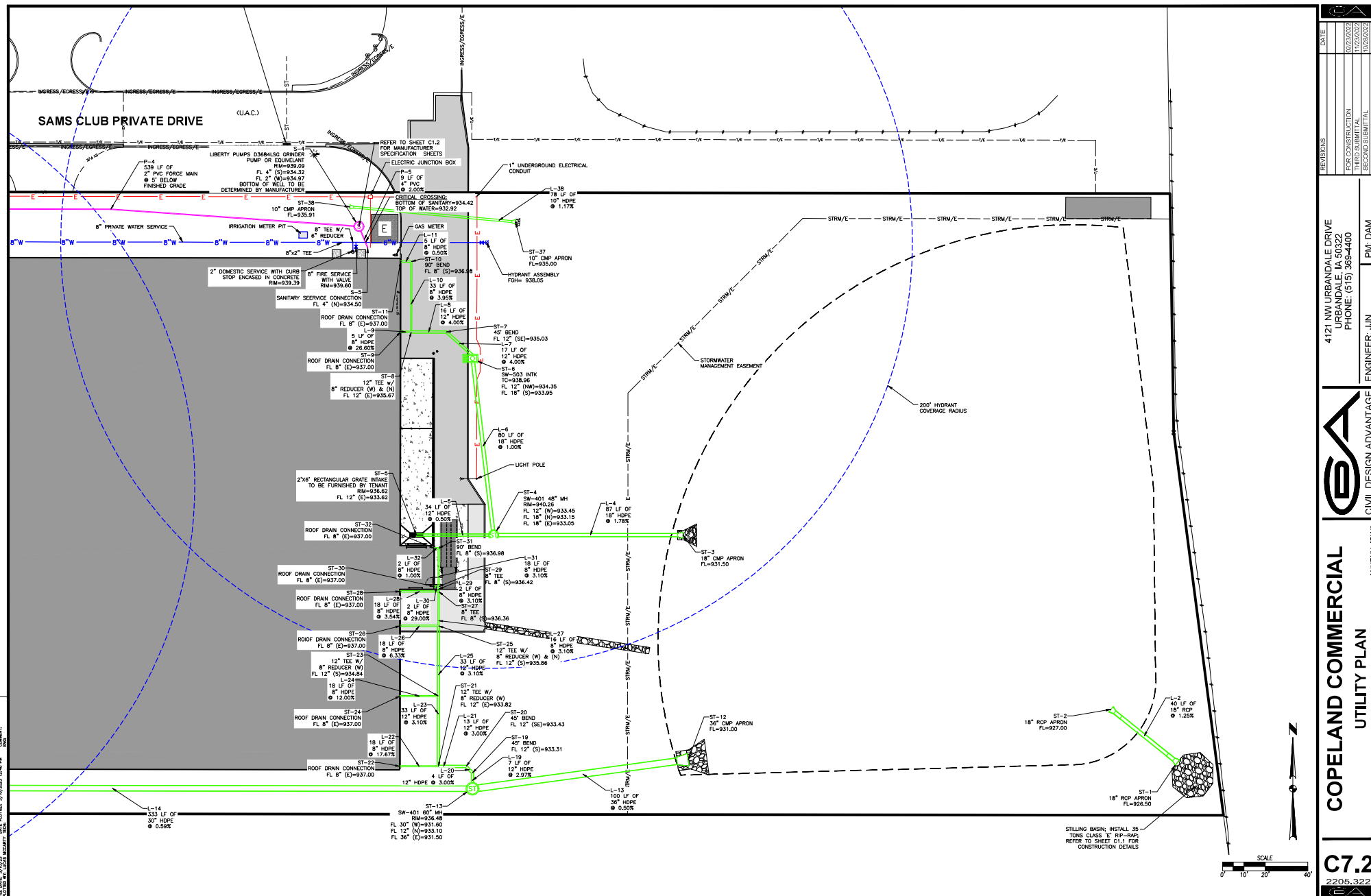
DATE	REVISIONS
10/20/2023	1. SUBMITTAL
10/20/2023	2. SECOND SUBMITTAL
10/20/2023	3. FIRST SUBMITTAL

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PHONE: (515) 369-4400



COPELAND COMMERCIAL
CIVIL DESIGN ADVANTAGE
UTILITY PLAN

C7.1
2205.322



REVISIONS	DATE
FOR CONSTRUCTION	02/23/2022
THIRD SUBMITTAL	11/23/2022
SECOND SUBMITTAL	10/28/2022
FIRST SUBMITTAL	09/30/2022

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400



COPELAND COMMERCIAL

UTILITY PLAN

C7.2
2205.322

[illegible]

TENANT CAI UTILITY WORK

The site plan illustrates the layout of the building and surrounding utilities. A dashed line outlines the area designated for tenant utility work, with a callout stating: "UTILITIES INSIDE OF DASHED LINE TO BE COMPLETED AS TENANT'S WORK". The plan includes various utility lines such as water, sewer, and gas, along with existing structures and landscaping. A north arrow and a scale bar (0' to 40') are provided for orientation and measurement.

UTILITIES INSIDE OF
DASHED LINE TO BE
COMPLETED AS
TENANT'S WORK

