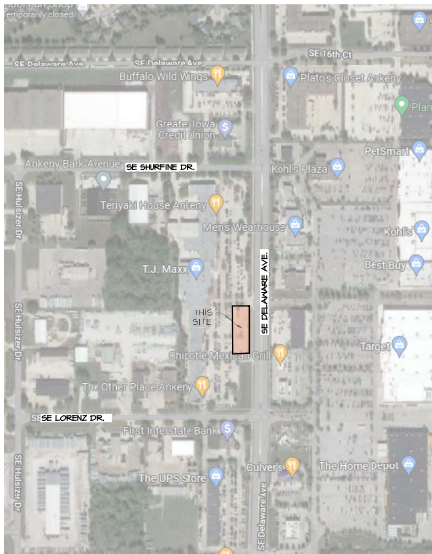


# SITE PLAN FOR CHASE BANK - ANKENY BRANCH

2012 SE DELAWARE AVE., ANKENY, IOWA 50021



VICINITY SKETCH



## APPLICANT:

THE ARCHITECTS PARTNERSHIP, LTD.  
200 SOUTH HIGHWAY AVENUE, SUITE 1020  
CHICAGO, ILLINOIS 60604  
ATTN: TERRY HIGHT  
312.569.1800 X 150  
EMAIL: HIGHT@TAFCHICAGO.COM

## PROPERTY ADDRESS:

2012 SE DELAWARE AVE.  
ANKENY, IA 50021

## SITE PLAN PREPARED BY:

CIVIL ENGINEERING CONSULTANTS, INC.  
2400 86th STREET #2  
DES MOINES, IA 50322  
515.276.4884

## COMPREHENSIVE PLAN LAND USE

COMMUNITY COMMERCIAL

## ZONING

C-2, GENERAL RETAIL & HIGHWAY COMMERCIAL  
BUSINESS DISTRICT

## SITE AREAS (UNDER THIS DEVELOPMENT)

	3,415 SF	11.67%
BUILDING	11,460 SF	65.30%
IMPERVIOUS (PAVED AREA)	6,143 SF	23.03%
PERVIOUS	24,301 SF	100.00%

## IMPERVIOUS AREA

TOTAL IMPERVIOUS SURFACE = 22,468 SF  
PARKING AREA: 11,110 SF  
BR: 22,258 / 4,000 = 6

## OPEN SPACE REQUIREMENT

TOTAL SITE 24,301 SF, OPEN SPACE REQUIRED: 20%  
OPEN SPACE REQUIRED: 5,860 SF  
OPEN SPACE PROVIDED: 6,143 SF (23.21%)

## BENCHMARK

CUT "X" ON WEST SIDE OF POLE LIGHT BASE, APPROX. 1' SOUTH OF MONUMENT SIGN AND 3' EAST OF CURB. ELEVATION: 156.56

## LEASE AREA DESCRIPTION

A PARCEL OF LAND IN LOTS 1 AND 2, DELAWARE CENTRE PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 10051, PAGE 85, CITY OF ANKENY, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NE CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE SE CORNER OF SAID LOT 1 AND ON THE WEST RIGHT-OF-WAY LINE OF SE DELAWARE AVENUE AS IT IS PRESENTLY ESTABLISHED, THENCE S00°10'04"N 200.73 FEET ALONG THE EAST LINE OF SAID LOT 2 AND SAID WEST RIGHT-OF-WAY LINE TO A POINT, THENCE N44°46'20"W 94.00 FEET TO A POINT, THENCE N00°18'34"W 50.63 FEET TO A POINT, THENCE N44°26'00"W 31.54 FEET TO A POINT, THENCE N00°04'34"E 11.53 FEET TO A POINT, THENCE S64°34'18"E 31.24 FEET TO A POINT, THENCE N00°18'34"E 104.01 FEET TO A POINT, THENCE S64°34'18"E 16.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 AND SAID WEST RIGHT-OF-WAY LINE, THENCE S00°11'04"N 21.65 FEET ALONG SAID EAST LINE OF LOT 1 AND SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 24,301 SQUARE FEET.

## PARKING

REQUIRED PARKING: CURRENT COUNT - 664  
ORIGINAL SITE PLAN REQUIRED 666 ACCOUNTING FOR THE 45 STALL HAVER.  
GIVEN CURRENT TENANTS: 51000 (RETAIL) + 101000 (RESTAURANT) THE REQUIREMENT IS NOW 126, LESS THE STALL HAVER = 691.  
CHASE BANK REQUESTS 36 STALLS (N/A)  
ACTUAL PARKING COUNT AFTER CHASE BANK IS COMPLETED = 691.

## BUILDING

5124 615  
PARAPET HT. = 23'-4"

## FRONT YARD SETBACKS

FRONT YARD SETBACK: 35 FEET  
SIDEYARD SETBACK: N/A  
REAR YARD SETBACK: N/A

## PROPERTY OWNER:

NATHAN BARBER - AGENT  
2001 ELLERIE PARKWAY, L.L.  
2401 SE TONES DR, STE 11  
ANKENY, IOWA 50021-8886  
515-944-1061

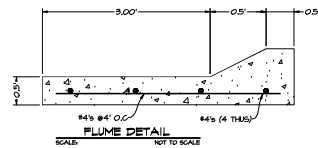
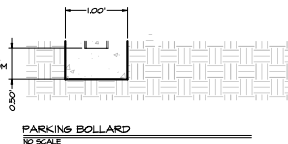
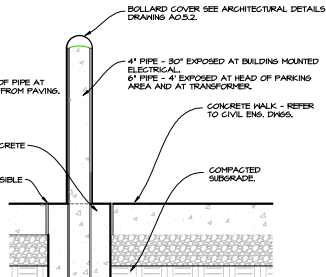
Civil Drawings List Table	
Drawing Number	Drawing Title
1	COVER
2	GENERAL NOTES AND INFORMATION
3	DEMOLITION PLAN
4	DIMENSION PLAN
5	GRADING PLAN - NORTH
6	GRADING PLAN - SOUTH
7	UTILITY PLAN
8	LANDSCAPING PLAN
9	TRAFFIC CONTROL PLAN

GENERAL LEGEND	
PROPOSED	EXISTING
--- PLAT BOUNDARY	--- LOT LINE
--- SECTION LINE	--- SANITARY/STORM MANHOLE
--- LOT LINE	--- WATER VALVE
--- CENTERLINE	--- FIRE HYDRANT
--- EASEMENT LINE	--- STORM SEWER SINGLE INTAKE
--- FLARED END SECTION	--- STORM SEWER DOUBLE INTAKE
--- DRAIN BASIN OR SEDIMENT RISER	--- STORM SEWER ROUND INTAKE
--- DRAIN BASIN WITH SOLID GRATE	--- FLARED END SECTION
--- WATER VALVE	--- DECIDUOUS TREE
--- FIRE HYDRANT ASSEMBLY	--- CONIFEROUS TREE
--- BLOW-OFF HYDRANT	--- SHRUB
--- SCOUR STOP MAT	--- POWER POLE
--- TURF REINFORCEMENT MAT	--- STREET LIGHT
--- STORM SEWER WITH SIZE	--- GUY ANCHOR
--- WATER SEWER WITH SIZE	--- ELECTRIC TRANSFORMER
--- WATER SERVICE	--- GAS METER
--- PROPOSED CONTOUR	--- TELEPHONE RISER
--- SILT FENCE	--- SIGN
--- ADDRESS	--- CATV - UNDERGROUND TELEVISION
--- RIPRAP	--- USE - UNDERGROUND ELECTRIC
	--- G - UNDERGROUND GAS
	--- FIBER - UNDERGROUND FIBER OPTIC
	--- TEL - UNDERGROUND TELEPHONE
	--- OH - OVERHEAD ELECTRIC
	--- SAN - SANITARY SEWER WITH SIZE
	--- SS - STORM SEWER WITH SIZE
	--- WM - WATER MAIN WITH SIZE
	--- EX - EXISTING CONTOUR
	--- UNO - UNLESS NOTED OTHERWISE
	--- AHJ - AUTHORITY HAVING JURISDICTION

## CERTIFICATION

	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW HAS BEEN PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. BY: <u>Edward H. AHP</u> DATE: <u>3-30-23</u> MY LICENSE RENEWAL DATE IS: <u>JUNE 30, 2024</u> PAGES OR SHEETS COVERED BY THIS SEAL: _____
	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT HAS BEEN PREPARED 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. BY: <u>Jeffrey A. Gaddis</u> DATE: <u>3/30/2023</u> MY LICENSE RENEWAL DATE IS: <u>DECEMBER 31, 2024</u> PAGES OR SHEETS COVERED BY THIS SEAL: _____
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. BY: <u>Cody T. Weaver</u> DATE: <u>3-30-2023</u> MY LICENSE RENEWAL DATE IS: <u>DECEMBER 31, 2024</u> PAGES OR SHEETS COVERED BY THIS SEAL: _____





## GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY:
  - APPLICANT
  - CITY OF ANKENY DEVELOPMENT ENGINEERING DEPARTMENT
  - CITY OF ANKENY ENGINEERING DEPARTMENT
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF SUDAS, AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES. ALL RADI NOTED, 5.0' TYPICAL.
- LOCATIONS AND DEPTHS OF EXISTING UTILITIES ARE TO BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
- AT LEAST 48 HOURS PRIOR TO CONSTRUCTION CONTRACTOR SHALL CALL IOWA ONE-CALL TO FIELD LOCATE EXISTING UNDERGROUND UTILITIES. LOCATION OF UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MUST BE VERIFIED. (8-800-252-8484)
- CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGED UTILITY TO SATISFACTION OF UTILITY OWNER AT NO ADDED COST TO OWNER/APPLICANT. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER TO RESOLVE CONFLICT.
- CONTRACTOR SHALL REMOVE ALL DEBRIS SPILLED ON CITY OF ANKENY RIGHT-OF-WAY AND ADJOINING PROPERTY IMMEDIATELY.
- AT NO TIME SHALL EQUIPMENT, CONSTRUCTION MATERIAL, AND/OR STOCKPILED FILL BE STORED IN CITY OF ANKENY RIGHT-OF-WAY.
- APPLICANT IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
- OFF-STREET PARKING AND ACCESS DRIVES SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR CREWS AND EQUIPMENT.
- ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEVICES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS.
- ALL TRASH DUMPSTERS SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE.
- NO CHANGES TO APPROVED PLAN MAY BE MADE WITHOUT PRIOR APPROVAL BY CITY OF ANKENY AND CIVIL ENGINEERING CONSULTANTS.
- ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH SUDAS, AND CITY OF ANKENY GENERAL SUPPLEMENTAL SPECIFICATIONS TO 2022 SUDAS, AND REQUIRES ROAD PERMIT.
- TRANSFORMERS, JUNCTION BOXES, AIR CONDITIONERS OVER 8 FEET IN HEIGHT OR OTHER SUCH ITEMS MAY NOT BE LOCATED IN REQUIRED SETBACK AREAS UNLESS PERMITTED AND ALLOWED BY ALL MINIMUM REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
- SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON DATE OF SITE PLAN APPROVAL.
- ANY ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
- ANY AMENDMENTS OR CHANGES TO PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON SITE PLAN MUST BE APPROVED BY CITY AND CIVIL ENGINEERING CONSULTANTS PRIOR TO INSTALLATION / CONSTRUCTION.
- LIGHTING MUST BE LOW GLARE CUT-OFF TYPE FIXTURES TO REDUCE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
- ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
- BUILDING HEIGHT AS FOLLOWS:
  - BUILDING, 21'-6"
- ALL EXTERIOR SIGNAGE TO BE REVIEWED AND APPROVED SEPARATELY BY CITY. ALL REQUIRED SIGN PERMITS, AGREED, AND PAID BY CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF ALL DOCUMENTS REQUIRED FOR ALL CONSTRUCTION AND DEMOLITION PERMITS. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS.
- BUILDING SIGNAGE IS NOT REVIEWED OR APPROVED AS A PART OF THIS SITE PLAN. SEPARATE PERMIT APPLICATION AND REVIEW IS REQUIRED FOR SIGN PERMIT FOR THIS PROJECT.
- CONTRACTOR IS TO RECONNECT ANY FIELD TILE INTERCEPTED DURING CONSTRUCTION.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROADS/RIGHTS-OF-WAY AND ANY CONNECTION TO PUBLIC SEWERS AND STREETS, CONTRACTOR SHALL CONTACT ANKENY DEVELOPMENT ENGINEERING DEPARTMENT TO OBTAIN APPLICABLE CITY PERMITS AND REQUIREMENTS.
- ALL CONSTRUCTION WITHIN PUBLIC ROADS/RIGHTS-OF-WAY AND ANY CONSTRUCTION TO PUBLIC SEWERS AND STREETS SHALL STANDSTILL WITH ANKENY STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL.

## SEEDING NOTES

- FERTILIZER (10-10-10) SHALL BE APPLIED TO AREA TO BE SEED OR SODDED AT RATE OF 650 LBS/Acre.
- AREA TO BE SEED OR SODDED SHALL BE SMOOTH AND GULLIES FILLED TO MEET DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO DEPTH OF 3". AREAS INACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO DEPTH OF 3".
- FERTILIZER SHALL BE INCORPORATED INTO SOIL TO DEPTH OF 3" WITH MECHANICAL ROCK PICKER OR SPRING TOOTH CULTIVATOR.
- ON ALL AREAS ACCESSIBLE TO MACHINERY, DROP-TYPE SEEDER ATTACHED TO LANDSCAPE ROLLER SHALL BE USED TO SEED TO MACHINERY CYCLOE SEEDER SHALL BE PERMITTED. NO OTHER HAND SEEDING METHOD IS ACCEPTABLE.
- ALL SEEDS ARE TO BE MULCHED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER Acre.
- MULCH MAY CONSIST OF STRAW, BARK, HAY, OR BEEF HAY. BROMELADE, THATCH, ORGARD GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NOXIOUS WEEDS.
- ALL SEEDS ARE TO BE WATERED BY HAND OR TEMPORARY AUTOMATIC IRRIGATION SYSTEM. MINIMUM OF TWICE PER DAY FOR FIRST WEEK AFTER INSTALLATION, AND ONCE PER DAY DURING SECOND AND THIRD WEEK AFTER INSTALLATION.

## SODDING NOTES

- SOD SHALL BE FOUR WAY BLEND WHICH SHALL CONTAIN 25% OF EACH OF FOLLOWING: KENTUCKY BLUE GRASS AND ONE OTHER BLUE GRASS, CREEPING RED FESCUE, AND TALL FESCUE. ABOVE CONTENT MAY VARY UP TO 5%.
- SOD SHALL BE CUT AT UNIFORM THICKNESS OF APPROXIMATELY 1" ± 1/4".
- BEFORE STRIPPING, SOD SHALL BE MOVED TO UNIFORM HEIGHT OF 2-1/2 INCHES.
- SOD SHALL BE REASONABLY FREE FROM DISEASE AND SOIL-BORNE INSECTS.
- SOD SHALL BE FREE OF OBJECTABLE GRASSY AND BROADLEAF WEEDS.
- SOD SHALL BE HARVESTED WHEN MOISTURE CONTENT EXCEEDED 1% DRY (WET) MAY NOT ADVERSELY AFFECT SURVIVAL OF SOD.
- SOD SHALL BE CUT, DELIVERED AND INSTALLED IN THE PERIOD OF 36 HOURS.
- SOD BED SHALL BE IN FIRM BUT UNCOMPACTED CONDITION WITH RELATIVELY FINE TEXTURE AND FREE OF FOOTPRINTS DEEPER THAN 1/2 INCH AT TIME OF SODDING.
- SOD SHALL BE LAID WITH STAGGERED JOINTS AT RIGHT ANGLES TO DIRECTION OF SLOPE. IN DITCH BOTTOMS, SOD SHALL BE LAID AT RIGHT ANGLES TO DIRECTION OF FLOW OF WATER.
- SOD SHALL BE STAKED ON ALL SLOPES THAT ARE 4:1 OR STEEPER.
- IN AREAS OF ADEQUATE RAINFALL, SOD SHALL BE WATERED BY CONTRACTOR AFTER INSTALLATION TO DEPTH OF AT LEAST 4-INCHES. SUBSEQUENT WATERINGS SHALL MAINTAIN MOISTURE TO DEPTH OF 4-INCHES.
- SOD SHALL NOT BE MOVED UNTIL IT IS FIRMLY ROOTED. NO MORE THAN 1/2" OF GRASS LEAF SHALL BE REMOVED AT ANY ONE TIME.
- SEEDING NOTES 1 & 2 APPLY TO THESE NOTES FOR SODDING.

## PLANTING NOTES

- ALL SITE WORK, SODDING AND LANDSCAPING SHALL MEET REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS 2022 (SUDAS).
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1)
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
- CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND ANKENY COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL TREES, SHRUBS, BEDS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED HARDWOOD MULCH (20:1).
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER OF UTILITY.
- ONE WEEK PRIOR TO INSTALLATION CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL, BEFORE DIGGING HOLES.
- REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, MUST BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
- TOPSOIL SHALL BE LOAM SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY DPW. REGARDLESS, TOPSOIL SHALL NOT BE MIXTURE OF CONTRASTING TEXTURED SOILS, AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF COBBLES, STONES, SLATS, BRICKS, MAGNETS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
- ALL DISTURBED AREAS SHALL BE SEED OR SODDING. SEE PLAN.

## GRADING NOTES

- FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FOOT OF PLAN GRADE. PAVED AREAS SHALL BE WITHIN 0.00 FOOT, WITH POSITIVE DRAINAGE OF ALL AREAS.
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF UTILITY OWNER.
- ALL ELEVATIONS ARE TO GUTTER GRADE UNLESS NOTED OTHERWISE.
- TOPSOIL SHALL BE SPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL LANDSCAPED AREAS, BACKFILL, TO TOP OF ALL CURBS.
- ALL ELEVATIONS ARE TO GUTTER GRADE UNLESS NOTED OTHERWISE.
- COVER AND ADJOINING FILTER SOCK AROUND ALL INTAKES PRIOR TO PAVING TO PREVENT SEDIMENT FROM ENTERING STORM SEWER.
- ALL DEBRIS SPILLED ON CITY ROAD AND ADJOINING PROPERTY SHALL BE REMOVED BY THE CONTRACTOR IN THE FIELD.
- CONTRACTOR TO UTILIZE EASTERN PORTION OF LOT FOR STAGING AND SOIL STOCKPILES. CONFORM WITH APPLICANT, ALL DISTURBED AREA IS TO BE SUBJECT TO REQUIREMENTS OF SUDAS.

## PAVING NOTES

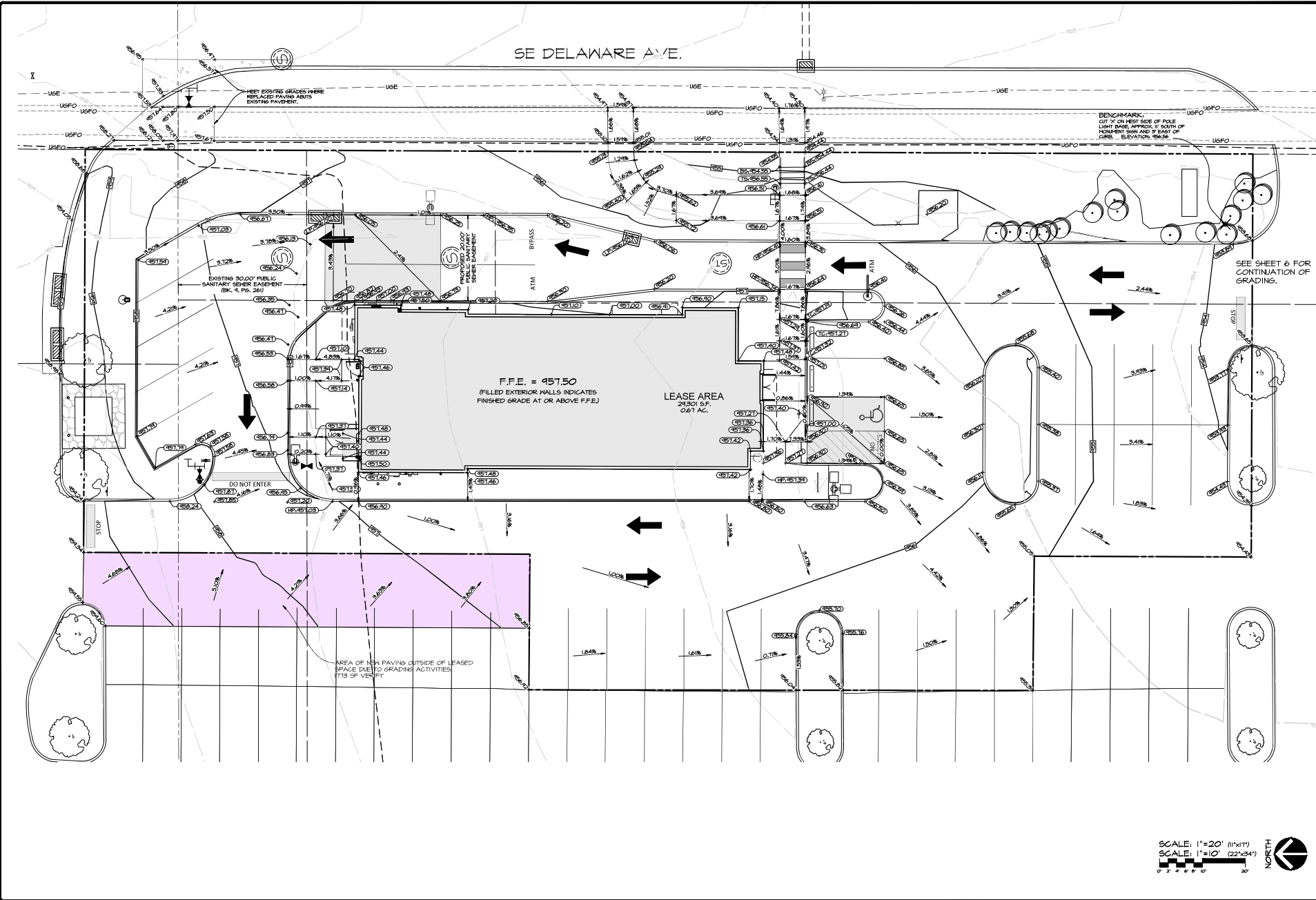
- JUST PRIOR TO PAVING, COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY FOR DEPTH OF ONE FOOT.
- REMOVE & REPLACE SOIL AS REQUIRED IN AREAS OF CUT OR TRANSITION.
- PROOF ROLL ALL PAVING SUBGRADES IN PRESENCE OF GEOTECHNICAL ENGINEER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REPAIRED PRIOR TO TESTING FOR DENSITY.
- PROVE IN PLACE FIELD DENSITY TESTS, RECOMPACT & RETEST AREAS THAT FAIL DENSITY SPECS AT NO COST TO OWNER.
- ALL EXPOSED CONCRETE SHALL HAVE 5-7% ENTRAINMENT AIR, F<sub>c</sub> = 4000 PSI MIN. AND ALL AGGREGATE SHALL MEET ASTM C-39.
- ALL ON SITE PAVING SHALL CONFORM TO REQUIREMENTS OF LATEST IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS INCLUDING ALL CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
- CONTRACTOR SHALL PREPARE AND SUBMIT FOR ALL REQUIRED CITY OF ANKENY PERMITS AND PAY NECESSARY FEES.
- PARKING STALL STRIPING SHALL BE DONE WITH TWO COATS 4" WIDE WHITE PAVEMENT PAINT.
- NEW PAVING SHALL BE 4-INCH P.C.C. EXCEPT NOTED OTHERWISE. ALL SIDEWALKS TO BE MINIMUM 4" THICK P.C.C. OVER 6" PREPARED SUBGRADE.
- PROVIDE 2" CONCRETE BOUTON AROUND ALL INTAKES AND HANDLES WITHIN PAVED AREAS.
- ALL PAVING WITHIN ROAD TO BE MINIMUM 1" THICK P.C.C.
- USE APPROPRIATE MEASURES TO PREVENT SLURRY FROM SAW-CUTTING OPERATIONS FROM ENTERING STORM SEWERS AND DRAINAGEWAYS.

## UTILITY NOTES

- ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUDAS, 2022 "URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER TO RESOLVE CONFLICT.
- ALL SERVICES SHALL BE CONSTRUCTED TO WITHIN 5 FEET OF THE OUTSIDE OF BUILDING WALLS.
- SIZE AND MATERIALS OF SANITARY SEWER SERVICE SHALL COMPLY WITH PLUMBING CODE.
- ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO STORM SEWER WHETHER ACTIVE OR NOT.
- ALL STORM & SANITARY SEWER SHALL BE CONSTRUCTED WITH APPROPRIATE PERMITS.
- ALL UTILITIES SHALL BE UNDERGROUND.
- CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY APPURTENANCES TO PROPOSED GRADE ELEVATION.
- ALL CONNECTIONS TO EXISTING PUBLIC SANITARY SEWERS TO BE CORE-DRILLED.
- ALL SANITARY HANDLES TO BE CITY OF ANKENY STANDARD.
- PRIVATE WATER MAIN TO BE ANKA C90 DRAIN WITH TRACER WIRE, NO. 12 ANK SOLID STEEL CORE HAND CROWN EXTRA HIGH STRENGTH TRACER WIRE TO BE PLACED AT LOWER QUADRANT OF PIPE. BRING TRACER WIRE TO SURFACE AT FIRE HYDRANTS, VALVES, AND DEAD ENDS. CONNECT THEM TRACER WIRE TO EXISTING TRACER WIRE WITH WATERPROOF SPLICE.
- FIRE HYDRANTS ARE TO BE PLACED 3-1/2 FEET FROM WATER MAIN EXCEPT WHERE CONFLICTS WITH PAVING.
- WATER MAIN TO HAVE 5.5 FEET BURY MINIMUM TYPICAL.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CITY OF ANKENY CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
- ONE WEEK PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT CITY OF ANKENY WATER DEPARTMENT AT 319-385-4495.
- WATER MAIN SHALL BE SEPARATED FROM GRAVITY SANITARY SEWER AND STORM SEWER MAINS BY HORIZONTAL DISTANCE OF 10 FEET MINIMUM. WATER MAINS CROSSING SANITARY OR STORM SEWERS SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF 18-INCHES MINIMUM BETWEEN OUTSIDE OF PIPES. WHERE STORM SEWER CROSSES OVER, OR LESS THAN 18-INCHES BELOW WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL, OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE G-RING GASKET. JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM WATER MAIN.
- EXISTING SANITARY SEWER MAIN MUST BE VIDEOED AFTER CONNECTION IS MADE, AND PROVIDED TO CITY FOR REVIEW AND APPROVAL.







SCALE: 1"=20' (11'x17')  
 SCALE: 1"=10' (22'x34')

**CHASE BANK - ANKENY BRANCH**  
 2012 SE DELAWARE AVE., ANKENY, IOWA 50021  
**GRADING PLAN - NORTH**

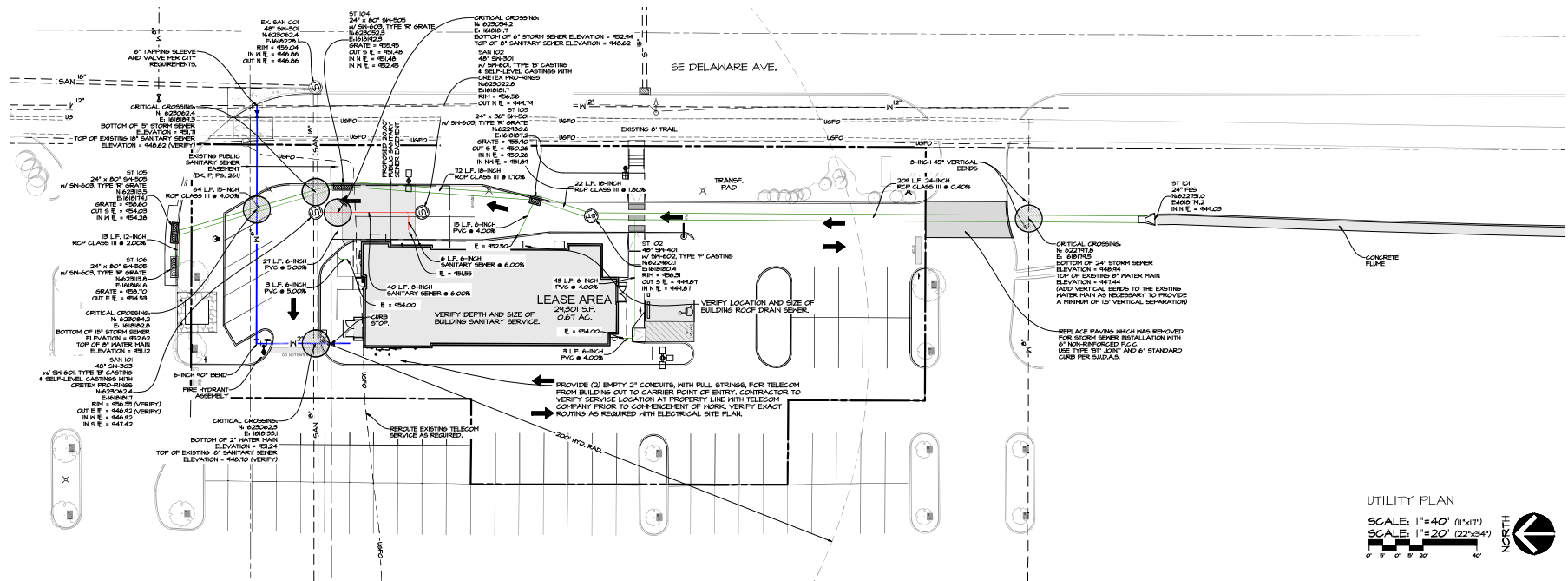
**CEC**  
 Civil Engineering Consultants, Inc.  
 2410 86th Street Unit 12 Des Moines, Iowa 50322  
 515.276.4884 mail@cecinc.com

DATE:	2023-5-30 - FINAL	SHEET:	4
DATE OF SURVEY:	2022-11-08 - PRELIMINARY	DESIGNED BY:	JAC
DRAWN BY:	STW		

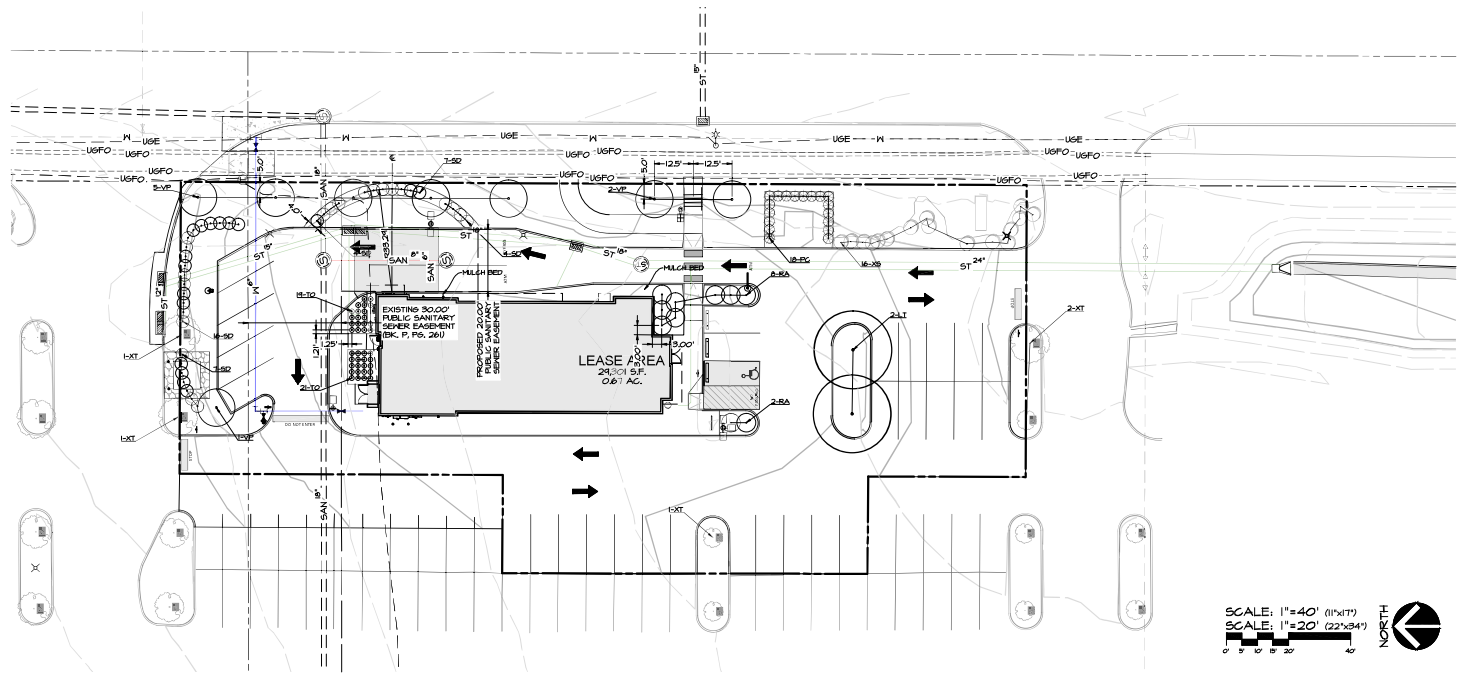
A-2182







UTILITY PLAN  
 SCALE: 1"=40' (11'x17')  
 SCALE: 1"=20' (22"x34')



SCALE: 1"=40' (11"x17")  
SCALE: 1"=20' (22"x34")

NORTH

#### PLANT SCHEDULE

MARK	Botanical name COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS
HH	NOT USED				
LT	<i>Liriodendron tulipifera</i> "SP. 05"	2	2" CAL.	B&B	MATCHED SPECIMEN
PC	<i>Pinus strobus</i> "Shade"	18	30" HT.	CONT.	MATCHED SPECIMEN, MULCH BED 3.5' WIDE 3" OC, 2" FROM ROOT
RA	<i>Rosa carolina</i> "Vista Rose"	10	24" SPK.	CONT.	MATCHED SPECIMEN, MULCH BED
SD	<i>Sorbus domestica</i>	38	15" HT.	CONT.	MATCHED SPECIMEN, 4" WIDE MULCH BED
TD	<i>Thuja occidentalis</i> "Spiral"	43	12" SPK.	CONT.	MATCHED SPECIMEN, MULCH BED
VF	<i>Viburnum acerifolium</i>	8	1" CAL.	CONT.	MATCHED SPECIMEN, TREE FORM
XS	<i>Blackberry</i> "Viburnum"	16			25" OC
XT	Caring tree	5	6'-12"		PROTECT & RETAIN IF POSSIBLE

**SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.**

**MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.**

**ALL DECIDUOUS TREES ARE TO BE WRAPPED WITH TREE WRAP AND SHALL BE ATTACHED WITH COTTON STRIPS, TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.**

**OPEN SPACE PLANTING**  
LEASED SITE: 24,000 SF  
REQUIRED OPEN SPACE: 20% = 4,800 SF  
PLANT INT. 7,800 SF = USE PLANTING UNITS OF 2 TREES AND 6 SHRUBS  
REQUIRED OPEN SPACE PLANTING = 4 TREES AND 12 SHRUBS.

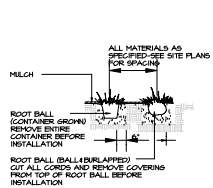
**SHADING REQUIREMENT**  
SHADE 30% OF PAVED VEHICLE AREA WITH OVERSTORY TREES EACH AT TOP OF  
PAVED AREA = 1170 SF, 4 20% = 234 SF TO BE SHADED.  
80% / 100% = 4.0% TREES REQUIRED TO MEET THE SHADING REQUIREMENT.  
PROVIDED: 5 TREES AT 100% = 4 TREES AT 50% = 5 SHADING TREES.

**PLANT MATERIAL SUMMARY**  
REQUIRED LANDSCAPING:  
OPEN SPACE: 4 TREES + 12 SHRUBS  
SHADING: 5 TREES

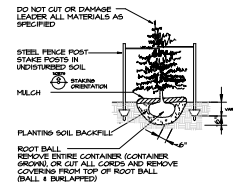
**PROVIDED LANDSCAPING:**  
OPEN SPACE: 12 TREES + 10 SHRUBS  
SHADING: 4 TREES + 5 SHRUBS + 5 TREES AT 100% = 5 TREES

**STAKING OF TREES TO BE AS STATED IN PLANTING DETAILS.**  
ALL LIKE SPECIES PLANT MATERIAL TO BE MATCHED AND SPECIMEN.

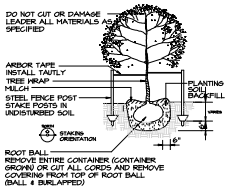
**GENERAL LANDSCAPING NOTES:**  
MULCH: SHREDED HARDWOOD MULCH, MATERIAL COLOR: 3" THICK UNLO.  
SOIL: ENTIRE AREA OF DISTURBED SITE NOT COVERED BY BUILDING, MULCH BEDS, OR SIDEWALKS.  
ALL MULCH BEDS TO HAVE SPADE CUT EDGE UNLO.  
REPLACE ALL TREES SCHEDULED TO BE PROTECTED AND RETAINED.  
THAT ARE DAMAGED IN ANY WAY WITH 2" CALIBER TREES AS SELECTED BY LANDSCAPE ARCHITECT AND APPROVED BY CITY OF ANKENY.



**SHRUB & HERBACEOUS PLANTING DETAIL**  
NO SCALE



**EVERGREEN TREE PLANTING AND STAKING DETAIL**  
NO SCALE



**DECIDUOUS TREE PLANTING AND STAKING DETAIL**  
NO SCALE



