



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, August 4, 2026
6:30 PM

City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning Commission meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Approval of the August 4, 2026 Agenda

Consider MOTION to approve and accept the August 4, 2026 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the July 21, 2026 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the July 21, 2026 minutes of the Plan and Zoning Commission meeting.

2. 310 NE Deerfield Drive - Canyon Creek Park Site Plan

Consider MOTION to approve the site plan for 810 NE Deerfield Drive, Canyon Creek Park; subject to Canyon Landing Parksites dedication; and subject to City Council approval of the off-site storm sewer easement.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - 2

F. REMOVED CONSENT AGENDA ITEMS:

G. REPORTS:

Director and Commissioner Reports

1. August 3, 2026 City Council Report
2. Tentative Agenda items for Tuesday, August 18, 2026
3. August 2026 Building Permit Report
4. Commissioner's Reports

Local Option Sales Tax Presentation

H. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 4, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Approval of the August 4, 2026 Agenda

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the August 4, 2026 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 4, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Minutes of the July 21, 2026 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the July 21, 2026 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2026-07-21

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, July 21, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the July 21, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Joseph Herst, Ted Rapp, Todd Ripper, Lisa West, and Randy Weisheit. Absent: Trina Flack and Phil Tuning

Staff present: Eric Jensen, Eric Carstens, Ryan Kirschman, Bryan Morrissey, and Alexa Middleton.

AMENDMENTS TO THE AGENDA

Motion by L.West to approve and accept the July 21, 2026 agenda without amendments. Second by R. Weisheit. All voted aye. Motion carried 5 - 0.

COMMUNICATIONS

Staff received no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the July 7, 2026 minutes of the Plan and Zoning Commission meeting.

Motion by J.Herst to approve the recommendations for Consent Agenda Item #1. Second by T.Ripper. All voted aye. Motion carried 5-0.

PUBLIC HEARINGS:

There were no public hearings.

BUSINESS ITEMS:

Item #2. Zoning and Subdivision Ordinance and Zoning Map Update

E. Jensen presented the staff report. He stated the staff recommendation that the Commission recommend that the City Council approves the Zoning and Subdivision Ordinance and Zoning Map Update. Jensen made the Commission aware that other sections of the City Municipal Code will have to be updated in reference to the updates before the Commission tonight, but that those updates do not require the Plan & Zoning Commission's review or public hearings. These updates would, instead, go straight to City Council for approval.

Jensen referenced the comments made by the two speakers from the public at the Commission's Public Hearing on July 7th. He explained that all of D.Carney and K.Chambers's concerns were addressed in the staff report, and requested that the Commissioners ask any questions they might have about the responses, rather than going through each of them.

Jensen stated that staff recommends approval of the Zoning and Subdivision Ordinance and Zoning Map Update and asked for questions from the Commissioners.

T.Rapp asked if E.Jensen had a response to his concern about 192.08 A&B.

E.Jensen responded that he did not remember that question from the Public Hearing.

T.Rapp further explained his question, wondering if it made sense for a Commission decision to be rejected by the inaction of the Zoning Board of Adjustment for 60 days.

E.Jensen explained that this process is a slight change on the current code, which lays out the same process, but that the update replaces City Council inaction with the Zoning Board of Adjustment inaction in the new code.

Motion by T.Rapp that the Plan and Zoning Commission recommends approval of the new Zoning Requirements. Weisheit seconded. All voted aye. The motion carried 5-0.

R.Weisheit asked for clarification on the approval process going forward.

E.Jensen responded that there would be a public hearing at the City Council meeting on August 17th. If City Council should approve the Zoning and Subdivision Ordinance and Zoning Map Update at that meeting, there will be two subsequent readings.

REPORTS

Director's Report

E.Jensen spoke about the July 20, 2026 City Council Meeting.

E.Jensen presented the tentative agenda items for the Tuesday, August 4, 2026 Plan and Zoning Commission meeting.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair T.Rapp adjourned the meeting. Meeting adjourned at 6:38 p.m.

Submitted by Alexa Middleton, Recording Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 4, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

310 NE Deerfield Drive - Canyon Creek Park Site Plan

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

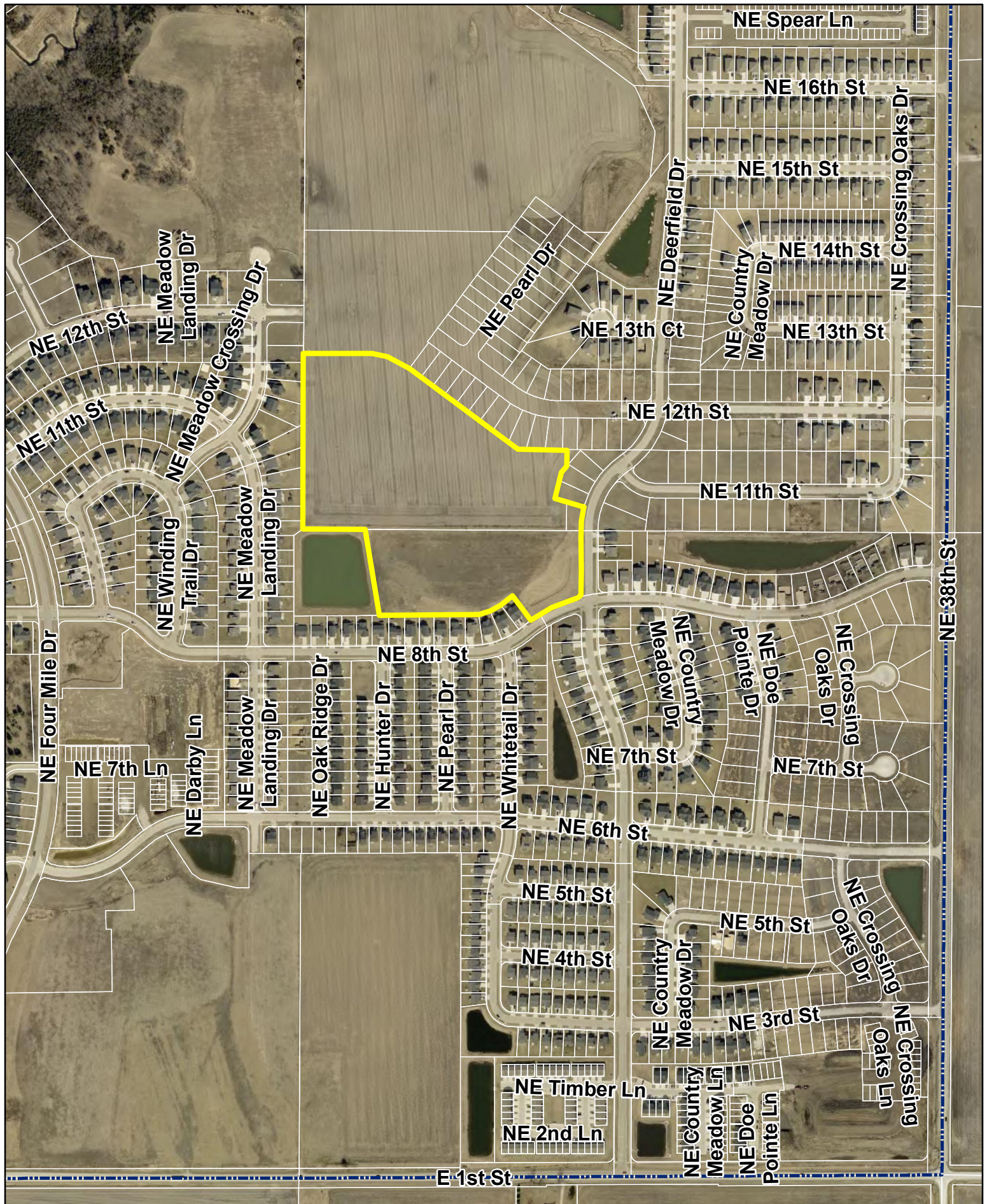
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 810 NE Deerfield Drive, Canyon Creek Park; subject to Canyon Landing Parksite dedication; and subject to City Council approval of the off-site storm sewer easement.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Site Plan
5. Elevations



N



1 inch = 500 feet

Date: 7/30/2026

**810 NE Deerfield Drive
Canyon Creek Park Site Plan
Aerial Map**

Agenda Item: Canyon Creek Park – Site Plan
Report Date: July 30, 2026
Prepared by: Jake Heil
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 810 NE Deerfield Drive, Canyon Creek Park; subject to the Canyon Landing PUD parksite dedication; and subject to City Council approval of the off-site storm sewer easement.

Project Summary:

The subject property is located at 810 NE Deerfield Drive and is generally located north of NE 8th Street and west of NE Deerfield Drive. The overall site is 20 acres (+/-), and is partially zoned Canyon Landing Planned Unit Development, PUD and the other half zoned Deer Creek PUD, with surrounding properties similarly zoned. The proposed site plan facilitates the construction of a new neighborhood park, with parking lot, splash pad, multi-use court, shelter, bathrooms, trails and associated site utilities and improvements.

The park's parking lot will primarily be accessed via NE Deerfield Drive. The site provides 32 parking stalls with 2 being handicap accessible. Trail extensions throughout the park provide pedestrian access to NE Deerfield Drive, NE 8th Street and NE 12th Street.

The only proposed buildings on site are the bathroom and shelter. The shelter is the standard shelter the City has used in parks throughout the City. The bathrooms are proposed to be constructed of CMU block. The landscaping is proposed throughout the site and meets pavement shading requirements of the Code, as well as providing headlight screening for the parking stalls facing NE 8th Street. Utilities for the site include a 2 in water service line extending from the 10 in main along NE Deerfield Drive and a 6 in sanitary sewer service line extended from 8 in main along NE Deerfield Dr. Stormwater for the site will be detained via a stormwater management area in the southwest corner of the park.

Site Plan Worksheet
810 NE Deerfield Drive – Canyon Creek Park – Site Plan

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

The only proposed buildings on site are the bathroom and shelter, located just west and north of the parking lot. The proposed site is compatible to the existing neighborhood.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The proposed site is compatible with the existing streetscapes along NE Deerfield Drive and NE 8th Street

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

The site provides for adequate parking and circulation of vehicles and pedestrians.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

The park's parking lot will primarily be accessed via NE Deerfield Drive. The site provides 32 parking stalls with 2 being handicap accessible. Trail extensions throughout the park provide pedestrian access to NE Deerfield Drive, NE 8th Street and NE 12th Street.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

Pavement shading requirements of the Code have been met. Headlight screening is provided for the stalls facing south towards NE 8th Street.

6. **Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

There are no service areas included with these plans.

7. **All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services to the building will be underground.

8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed away from adjoining property and downward.

9. **The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Stormwater for the site will be detained via a stormwater management area in the southwest corner of the park. The proposed park should not impact the existing drainage of the site or surrounding sites.

10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

Utilities for the site include a 2 in water service line extending from the 10 in main along NE Deerfield Drive and a 6 in sanitary sewer service line extended from 8 in main along NE Deerfield Dr.

11. **Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

Open space is provided throughout the site

12. **Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

The landscaping requirements of the Code have been met.

B. Building Design

- 1. Buildings shall have good scale and maintain or enhance the established scale of neighboring buildings and sites.**

The proposed buildings on site should not impact neighboring sites and enhance the existing neighborhood.

- 2. Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

The only proposed buildings on site are the bathroom and shelter. The shelter is the standard shelter the City has used in parks throughout the City. The bathrooms are proposed to be constructed of CMU block.

- 3. All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

There are no trash enclosures, outside equipment or storage areas with this site plan.

- 4. Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

The only proposed buildings on site are the bathroom and shelter. The shelter is the standard shelter the City has used in parks throughout the City. The bathrooms are proposed to be constructed of CMU block.

C. Signs

There is no proposed signage with this project.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

- 1. Conformance to Design Standards and other applicable code requirements**

The plans submitted conform to the written regulations of the City.

- 2. Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

The site layout is compatible with setbacks and other neighboring sites.

3. Layout and utilization of building, parking, drive-ways, and open spaces.

The site provides for adequate vehicular parking and circulation, as well as uninhibited on-site pedestrian movement.

4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.

The only proposed buildings on site are the bathroom and shelter. The shelter is the standard shelter the City has used in parks throughout the City. The bathrooms are proposed to be constructed of CMU block.

5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.

It appears that the impacts on these utility systems can be accommodated adequately.

July 10, 2026

Plan and Zoning Commission and City Council Members
City of Ankeny
410 W. 1st Street
Ankeny, IA 50023

RE: Canyon Creek Park, 25395

Dear Members of the Plan and Zoning Commission and City Council,

Confluence is pleased to submit this letter requesting approval of the site plan for Canyon Creek Park. This new park is 20+ acres in size located in the Deer Creek & Canyon Landing neighborhoods in NE Ankeny. Park features include a Playground, Splash Pad, Shelter, Restroom, Basketball Court, and Parking Area. We have reviewed and addressed staff comments and are excited to move forward with bidding for the start of construction to begin this fall. On behalf of the Ankeny Parks Department, we request your approval of this site plan.

Thanks in advance for your consideration of this site plan. If you have any questions or would like additional information, please contact me at 515.230.1845 or rsilver@thinkconfluence.com.

Sincerely,



Roger J. Silver, ASLA
Associate Principal

Confluence
525 17th Street
Des Moines, Iowa 50309

Copy: Nick Lenox, Director of Parks & Recreation

City of Ankeny Parks & Recreation
810 NE DEERFIELD DRIVE
ANKENY, IOWA

[illegible]

SCALE: 1" = 1000'



CANYON CREEK PARK
CITY OF ANKENY
810 NE DEERFIELD DRIVE

Project Number	25395
Issue	SITE PLAN SUBMITTAL
Date	2026-06-19

G1.1

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A circular professional engineer seal for the State of Iowa. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "IOWA" at the bottom, separated by two stars. The center of the seal contains the name "JOHN PATRICK BECKER" and the license number "25523".

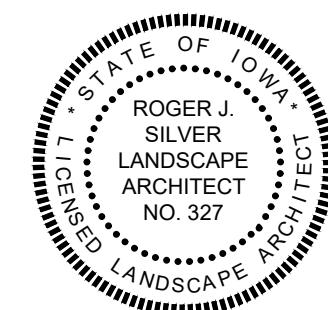
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS
PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION
AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF IOWA.

JOHN PATRICK BECKER, P.E.	DATE
---------------------------	------

LICENSE NUMBER 25523
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:

C3.1-C3.4

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com
CONTACT: ROGER SILVER, PLA



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA

ROGER J. SILVER	IOWA LICENSE #327	DATE
MY LICENSE/DURE DATE IS JUNE 30, 2027		
SHEETS COVERED BY THIS SEAL: G & L SHEETS		

BID ITEM NOTES

ITEM NO.	SUDAS ITEM REFERENCE	BID ITEM	DESCRIPTION
			THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS OTHERWISE NOTED. ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE SUDAS STANDARD SPECIFICATIONS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES. FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF ANKENY FOR ANY CHANGES TO PROPOSED INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.
		Grading & Earthwork	Description
1	2010-C	Clearing & Grubbing	INCLUDES REMOVING ALL TREE, BRUSH, STUMPS, ROOTS, FENCING AND DEBRIS FROM AREA SHOWN ON PLANS. ALL MATERIAL TO BE REMOVED FROM SITE IN ACCORDANCE WITH LOCAL REQUIREMENTS.
2	2010-D-1	Topsoil, On-site	STRIP, SALVAGE AND SPREAD THE TOP 8 INCHES OF TOPSOIL. RESPREAD TOPSOIL IN LOCATIONS WITH NO FUTURE IMPROVEMENTS A MINIMUM OF 8 INCHES THICK. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER.
3	2010-E	Excavation, Class 10	EXCAVATION INCLUDES ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. CONTRACTOR SHALL PROVIDE SUITABLE SOILS FOR ALL FURNISHED MATERIAL. NEWLY PLACED FILL ON THE EXISTING SLOPES SHALL BE ADEQUATELY BENCHED IN ORDER TO INTEGRATE THE NEW EMBANKMENT WITH THE EXISTING TERRAIN. MEASUREMENT FOR EXCAVATION OF CLASS 10 MATERIAL SHALL BE PLAN QUANTITY WITHOUT FIELD MEASUREMENT. ADJUSTMENTS TO PLAN QUANTITY SHALL BE MADE ONLY IN THE EVENT OF PLAN REVISIONS. ANY DEWATERING SHALL BE CONSIDERED INCIDENTAL. EXCAVATION CLASS 10 ONSITE SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM.
4	2010-G	Subgrade Preparation, 12 in. Depth	CONSTRUCT 12 INCH THICK SUBGRADE PREPARATION UNDER ALL PAVEMENT, PLUS 2 FEET ON EACH SIDE
5	2010-J	Subbase, 6" Pea Gravel	INCLUDES FURNISHING, PLACING, COMPACTING, AND TRIMMING TO PROPER GRADE AS SHOWN ON TYPICAL DETAIL. ALSO INCLUDES ENGINEERING FABRIC PRODUCT AND INSTALLATION - COORDINATE WITH CITY OF ANKENY FOR TIMING OF FABRIC INSTALLATION.
		Utilities	
6	4010-A-1	Sanitary Sewer, Trenched, 6 In.	REFER TO FIG. 3010.101 - TRENCH BEDDING AND BACKFILL ZONES AND FIG. 3010.103 - FLEXIBLE GRAVITY PIPE TRENCH BEDDING FOR BEDDING AND BACKFILL DETAILS. GRANULAR PIPE BEDDING MATERIAL AND PLACEMENT SHALL BE CONSIDERED INCIDENTAL. ALL DEWATERING, EXCAVATION AND BACKFILL REQUIRED FOR THE CONSTRUCTION OF THE SANITARY SEWER SHALL BE CONSIDERED INCIDENTAL. CONNECTION TO EXISTING SANITARY SEWER MAIN AND VIDEO INSPECTION SHALL BE CONSIDERED INCIDENTAL. SERVICE LINE SHALL BE INSTALLED AT A MINIMUM OF 1% SLOPE.
7	4010-A-1	Sanitary Sewer, Cleanout	REFER TO FIG. 4010.203 - SANITARY SEWER CLEANOUT FOR CONSTRUCTION DETAILS.
8	4020-A-1	Storm Sewer, Trenched, HDPE, 15 In.	REFER TO FIGURE 3010.101 - TRENCH BEDDING AND BACKFILL ZONES AND FIGURE 3010.103 - FLEXIBLE GRAVITY PIPE TRENCH BEDDING. GRANULAR PIPE BEDDING MATERIAL AND PLACEMENT SHALL BE CONSIDERED INCIDENTAL. PIPE LENGTHS SHOWN IN PLANS INCLUDE APRON WHERE APPLICABLE. ALL TRENCHING, FITTINGS AND GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL.
9	4020-A-1	Storm Sewer, Trenched, RCP, 12 In.	REFER TO FIGURE 3010.101 - TRENCH BEDDING AND BACKFILL ZONES AND FIGURE 3010.102 - RIGID GRAVITY PIPE TRENCH BEDDING. GRANULAR PIPE BEDDING MATERIAL AND PLACEMENT SHALL BE CONSIDERED INCIDENTAL. PIPE LENGTHS SHOWN IN PLANS INCLUDE APRON WHERE APPLICABLE. ALL TRENCHING, FITTINGS AND GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL.
10	4020-A-1	Storm Sewer, Trenched, RCP, 15 In.	REFER TO FIGURE 3010.101 - TRENCH BEDDING AND BACKFILL ZONES AND FIGURE 3010.102 - RIGID GRAVITY PIPE TRENCH BEDDING. GRANULAR PIPE BEDDING MATERIAL AND PLACEMENT SHALL BE CONSIDERED INCIDENTAL. PIPE LENGTHS SHOWN IN PLANS INCLUDE APRON WHERE APPLICABLE. ALL TRENCHING, FITTINGS AND GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL.
11	4020-A-1	Storm Sewer, Trenched, RCP, 18 In.	REFER TO FIGURE 3010.101 - TRENCH BEDDING AND BACKFILL ZONES AND FIGURE 3010.102 - RIGID GRAVITY PIPE TRENCH BEDDING. GRANULAR PIPE BEDDING MATERIAL AND PLACEMENT SHALL BE CONSIDERED INCIDENTAL. PIPE LENGTHS SHOWN IN PLANS INCLUDE APRON WHERE APPLICABLE. ALL TRENCHING, FITTINGS AND GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL.
12	4020-A-1	Storm Sewer, Trenched (Class 5), RCP, 24 In.	REFER TO FIGURE 3010.101 - TRENCH BEDDING AND BACKFILL ZONES AND FIGURE 3010.102 - RIGID GRAVITY PIPE TRENCH BEDDING. GRANULAR PIPE BEDDING MATERIAL AND PLACEMENT SHALL BE CONSIDERED INCIDENTAL. PIPE LENGTHS SHOWN IN PLANS INCLUDE APRON WHERE APPLICABLE. ALL TRENCHING, FITTINGS AND GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL.
13	4030-B	Pipe Apron, RCP, 12 In.	REFER TO FIGURE 4030.222 FOR CIRCULAR CONCRETE APRON FOR CONSTRUCTION DETAILS.
14	4030-B	Pipe Apron, RCP, 15 In.	REFER TO FIGURE 4030.222 FOR CIRCULAR CONCRETE APRON FOR CONSTRUCTION DETAILS.
15	4030-B	Pipe Apron, RCP, 18 In.	REFER TO FIGURE 4030.222 FOR CIRCULAR CONCRETE APRON FOR CONSTRUCTION DETAILS.
16	4030-B	Pipe Apron, RCP, 24 In.	REFER TO FIGURE 4030.222 FOR CIRCULAR CONCRETE APRON FOR CONSTRUCTION DETAILS.
17	4030-C	Footing for Concrete Apron, RCP, 12 In.	REFER TO FIGURE 4030.221 FOR RCP APRON SECTION FOOTING FOR CONSTRUCTION DETAILS.
18	4030-C	Footing for Concrete Apron, RCP, 15 In.	REFER TO FIGURE 4030.221 FOR RCP APRON SECTION FOOTING FOR CONSTRUCTION DETAILS.
19	4030-C	Footing for Concrete Apron, RCP, 18 In.	REFER TO FIGURE 4030.221 FOR RCP APRON SECTION FOOTING FOR CONSTRUCTION DETAILS.
20	4030-C	Footing for Concrete Apron, RCP, 24 In.	REFER TO FIGURE 4030.221 FOR RCP APRON SECTION FOOTING FOR CONSTRUCTION DETAILS.
21	4030-D	Pipe Apron Guard, 12 In.	REFER TO FIGURE 4030.224 FOR CONCRETE PIPE APRON GUARD FOR CONSTRUCTION DETAILS.
22	4030-D	Pipe Apron Guard, 15 In.	REFER TO FIGURE 4030.224 FOR CONCRETE PIPE APRON GUARD FOR CONSTRUCTION DETAILS.
23	4030-D	Pipe Apron Guard, 18 In.	REFER TO FIGURE 4030.224 FOR CONCRETE PIPE APRON GUARD FOR CONSTRUCTION DETAILS.
24	4030-D	Pipe Apron Guard, 24 In.	REFER TO FIGURE 4030.224 FOR CONCRETE PIPE APRON GUARD FOR CONSTRUCTION DETAILS.
25	4040-A	Storm Sewer, Trenched, Subdrain, 6 In.	REFER TO SHEET C1.4 FOR LOCATION AND C1.5 FOR DETAIL. REFER TO FIG. 4040.231 FOR SUBDRAINS DETAILS. ALL TRENCHING, FITTINGS AND GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL.
26	5010-E-1	Water Service Line, Trenched, Type K Copper, 1 In.	ALL WATER SERVICES ARE TO BE COPPER TUBE SIZED PIPE. NO COUPLINGS SHALL BE INSTALLED BETWEEN THE WATER MAIN AND CURB STOP. ALL FITTINGS SHALL BE CONSIDERED INCIDENTAL.
27	5010-E-1	Water Service Line, Trenched, Type K Copper, 2 In.	ALL WATER SERVICES ARE TO BE COPPER TUBE SIZED PIPE. NO COUPLINGS SHALL BE INSTALLED BETWEEN THE WATER MAIN AND CURB STOP. ALL FITTINGS SHALL BE CONSIDERED INCIDENTAL.
28	5010-E-3	Water Service Curb Stop and Box	REFER TO THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
29	SPECIAL	Drinking Fountain Install	INCLUDES ALL WORK AND MATERIALS NECESSARY TO INSTALL DRINKING FOUNTAIN PER MANUFACTURER'S RECOMMENDATIONS AND CITY OF ANKENY REQUIREMENTS. DRINKING FOUNTAIN WILL BE PURCHASED BY THE CITY OF ANKENY.
30	SPECIAL	Water Appurtenances with Enclosure	REFER TO DETAIL ON SHEET C1.5. ALL FITTINGS AND MATERIALS SHALL BE CONSIDERED INCIDENTAL.
31	SPECIAL	Special Isolation valve with pit and concrete collar	REFER TO DETAIL ON SHEET C1.5. ALL FITTINGS AND MATERIALS SHALL BE CONSIDERED INCIDENTAL.
32	6010-B	Intake, Type SW-501, Single Grate Intake	REFER TO FIGURE 6010.501 - SINGLE GRATE INTAKE (SW-501) FOR CONSTRUCTION DETAILS.
33	6010-B	Intake, HDPE Intake Basin, Circular Area Intake, 24 In. Dia.	REFER TO FIGURE 6010.501 - CIRCULAR AREA INTAKE (SW-501) FOR CONSTRUCTION DETAILS. ALL MATERIALS SHALL BE CONSIDERED INCIDENTAL. REFER TO DETAIL ON SHEET C3.5.

Surfacing & Hardscape

7010-A	Type 1 P.C.C. Paving, 5" Sidewalks	REFER TO PLAN SHEETS FOR LOCATION AND TYPICAL SECTIONS AND DETAILS. ITEM INCLUDES SUBGRADE PREPARATION TRIMMING, FORMWORK, ADDITIONAL THICKNESS AT THICKENED EDGES, JOINTING, SAMPLING, SMOOTHNESS TESTING AND CORRECTION, AND TESTING. ALL SAWCUTTING SHALL BE BY A WET SAW OR EARLY SAW METHOD UNLESS OTHERWISE APPROVED BY ENGINEER. SAWCUT SHALL BE CONSIDERED INCIDENTAL. REFER TO FIGURE 7010.101 FOR JOINT DETAILS. PAVEMENT SHALL BE A C-4 MIX. COARSE AGGREGATE FOR PCC PAVEMENT SHALL BE CLASS 3 DURABILITY. PAVEMENT THICKNESS SHALL MEET THE REQUIREMENTS OF SECTION 7010, 3.08, D. ALL DEFICIENCIES INCLUDING, BUT NOT LIMITED TO, AIR CONTENT DEFICIENCY, SMOOTHNESS DEFICIENCY AND THICKNESS DEFICIENCY ARE THE RESPONSIBILITY OF THE CONTRACTOR AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED. CONCRETE TRUCKS ARE NOT ALLOWED TO DRIVE ON SUBGRADE PRIOR TO PAVING.
7010-A	Type 2 P.C.C. Paving, 6" Parking & Drives	REFER TO PLAN SHEETS FOR LOCATION AND TYPICAL SECTIONS AND DETAILS. ITEM INCLUDES SUBGRADE PREPARATION TRIMMING, FORMWORK, ADDITIONAL THICKNESS AT THICKENED EDGES, JOINTING, SAMPLING, SMOOTHNESS TESTING AND CORRECTION, AND TESTING. ALL SAWCUTTING SHALL BE BY A WET SAW OR EARLY SAW METHOD UNLESS OTHERWISE APPROVED BY ENGINEER. SAWCUT SHALL BE CONSIDERED INCIDENTAL. REFER TO FIGURE 7010.101 FOR JOINT DETAILS. PAVEMENT SHALL BE A C-4 MIX. COARSE AGGREGATE FOR PCC PAVEMENT SHALL BE CLASS 3 DURABILITY. PAVEMENT THICKNESS SHALL MEET THE REQUIREMENTS OF SECTION 7010, 3.08, D. ALL DEFICIENCIES INCLUDING, BUT NOT LIMITED TO, AIR CONTENT DEFICIENCY, SMOOTHNESS DEFICIENCY AND THICKNESS DEFICIENCY ARE THE RESPONSIBILITY OF THE CONTRACTOR AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED. CONCRETE TRUCKS ARE NOT ALLOWED TO DRIVE ON SUBGRADE PRIOR TO PAVING.
7010-A	Type 3 P.C.C. Paving, 7", Approach in R.O.W.	REFER TO PLAN SHEETS FOR LOCATION AND TYPICAL SECTIONS AND DETAILS. ITEM INCLUDES SUBGRADE PREPARATION TRIMMING, FORMWORK, ADDITIONAL THICKNESS AT THICKENED EDGES, JOINTING, SAMPLING, SMOOTHNESS TESTING AND CORRECTION, AND TESTING. ALL SAWCUTTING SHALL BE BY A WET SAW OR EARLY SAW METHOD UNLESS OTHERWISE APPROVED BY ENGINEER. SAWCUT SHALL BE CONSIDERED INCIDENTAL. REFER TO FIGURE 7010.101 FOR JOINT DETAILS. PAVEMENT SHALL BE A C-4 MIX. COARSE AGGREGATE FOR PCC PAVEMENT SHALL BE CLASS 3 DURABILITY. PAVEMENT THICKNESS SHALL MEET THE REQUIREMENTS OF SECTION 7010, 3.08, D. ALL DEFICIENCIES INCLUDING, BUT NOT LIMITED TO, AIR CONTENT DEFICIENCY, SMOOTHNESS DEFICIENCY AND THICKNESS DEFICIENCY ARE THE RESPONSIBILITY OF THE CONTRACTOR AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED. CONCRETE TRUCKS ARE NOT ALLOWED TO DRIVE ON SUBGRADE PRIOR TO PAVING.
7010-A	Street Replacement Paving	REFER TO PLAN SHEETS FOR LOCATION AND TYPICAL SECTIONS AND DETAILS. ITEM INCLUDES SUBGRADE PREPARATION, ROCK BASE AS REQUIRED TO MATCH DEPTH OF EXISTING IF PRESENT, TRIMMING, FORMWORK, ADDITIONAL THICKNESS AT THICKENED EDGES, JOINTING, SAMPLING, SMOOTHNESS TESTING AND CORRECTION, AND TESTING. ALL SAWCUTTING SHALL BE BY A WET SAW OR EARLY SAW METHOD UNLESS OTHERWISE APPROVED BY ENGINEER. SAWCUT SHALL BE CONSIDERED INCIDENTAL. REFER TO FIGURE 7010.101 FOR JOINT DETAILS. PAVEMENT SHALL BE A C-4 MIX. COARSE AGGREGATE FOR PCC PAVEMENT SHALL BE CLASS 3 DURABILITY. PAVEMENT THICKNESS SHALL MEET THE REQUIREMENTS OF SECTION 7010, 3.08, D AND SHALL NOT BE LESS THAN EXISTING STREET. ALL DEFICIENCIES INCLUDING, BUT NOT LIMITED TO, AIR CONTENT DEFICIENCY, SMOOTHNESS DEFICIENCY AND THICKNESS DEFICIENCY ARE THE RESPONSIBILITY OF THE CONTRACTOR AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED. CONCRETE TRUCKS ARE NOT ALLOWED TO DRIVE ON SUBGRADE PRIOR TO PAVING.
7010-A	6" P.C.C. Shelter Pad - Reinforced	REFER TO PLAN SHEETS FOR LOCATION, WORK AND MATERIALS TO CONFORM TO SUDAS SECTION 7030. WORK INCLUDES SHELTER PAD AREA. MATERIALS INCLUDE CONCRETE MIX MEETING ASTM C387 STANDARDS WITH 4000 PSI STRENGTH AT 28 DAYS. MATERIALS SHALL ALSO INCLUDE 6" X 6" W/M REINFORCEMENT.
7010-I	PCC Pavement Samples & Testing	WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 7010. UNIT PRICE INCLUDES ALL LABOR, EQUIPMENT, AND MATERIALS TO SAMPLE, TEST, AND FURNISH REPORTS. NO CERTIFIED PLANT INSPECTION SHALL BE REQUIRED.
7030-G	Detectable Warning Panels	REFER TO ANKENY SUPPLEMENTAL SPECIFICATION FOR SUDAS FIGURE 7030.205. DETECTABLE WARNING PANELS SHALL BE DURALAST CAST IRON IN BLACK FINISH OR APPROVED EQUAL AND MEET ALL CITY REQUIREMENTS.
7030-I-2	Sidewalk Assurance Testing	CONDUCT SAMPLING, TESTING, AND FURNISH REPORTS AS PER SUDAS SECTION 7030. INCLUDES ALL WORK AND MATERIALS NECESSARY TO INSTALL RESTROOM FOUNDATION AND PREPARATION PER MANUFACTURER'S DETAILS AS SHOWN ON SHEET L5.3. RESTROOM BUILDING WILL BE PURCHASED BY THE CITY OF ANKENY AND INSTALLED BY OTHERS.
SPECIAL	Restroom Foundation and base preparation	REFER TO BASKETBALL HOOP MANUFACTURER REQUIREMENTS AND DETAILS FOR HOOP FOUNDATION AND ATTACHMENT BOLTS OR PATTERNS. UNIT PRICE INCLUDES FORMING, PLACING EPOXY COATED REINFORCEMENT STEEL AND FORM TIES, PLACEMENT OF BOLTS OR PLATE AS REQUIRED, FINISHING, CURING, PROTECTING, AND MISCELLANEOUS ASSOCIATED WORK. BASKETBALL HOOPS WILL BE PURCHASED AND MOUNTED BY THE CITY OF ANKENY.
SPECIAL	Basketball Hoop Foundations	UNIT PRICE INCLUDES PROVIDING SHELTER & INSTALLATION. SHELTER TO BE PRE-ENGINEERED 20' X 20' FOUR SIDED HIP ROOF, SINGLE TIER WITH MULTI-RIB PANELS; 24-GAUGE STEEL; 4:12 ROOF SLOPE AND AN 8' ENTRY HEIGHT. THE SUPPORT COLUMNS AT EACH CORNER SHALL BE STEEL AND A MINIMUM SIZE OF 6" X 6"; POWDER COATED FRAME FINISH. INCLUDE ENGINEERED SEAL DRAWINGS. THE COLOR SCHEME WILL BE SELECTED BY OWNER FROM THE MANUFACTURER'S STANDARD COLOR PALETTE. VENDOR TO SUPPLY STANDARD COLORS UPON ACCEPTANCE OF PROPOSAL. APPROVED MANUFACTURER'S WWW: "ICON SHELTER SYSTEMS" WWW.ICONSHelters, "POLIGON" WWW.POLIGON.COM, OR APPROVED EQUAL. "RCP SHELTERS, INC." AND "COVERWORX RECREATIONAL ARCHITECTURE" AS ACCEPTABLE SUBSTITUTE SHELTER MANUFACTURERS, PROVIDED ALL OTHER SPECIFIED REQUIREMENTS ARE MET INCLUDING 6" X 6" MINIMUM COLUMN SIZE. WORK INCLUDES FORMING, PLACING EPOXY COATED REINFORCEMENT STEEL AND FORM TIES, FURNISHING AND PLACING CONCRETE, VIBRATORY COMPACTION, JOINTING, PLACEMENT OF BOLTS OR PLATE AS REQUIRED, FINISHING, CURING, PROTECTING, AND MISCELLANEOUS ASSOCIATED WORK. REFER TO SHELTER MANUFACTURER REQUIREMENTS AND DETAILS FOR SHELTER FOUNDATION, COLUMN ATTACHMENT AND COLUMN ATTACHMENT BOLTS OR PATTERNS.
SPECIAL	Shelter & Installation	UNIT PRICE INCLUDES PROVIDING LIMESTONE BLOCK BENCHES AND PLACING ON CONCRETE PAD AS SHOWN ON PLANS. BENCHES SHALL BE IOWA BUFF LIMESTONE BLOCK WITH APPROXIMATE SIZE 4' L X 2' W X 18" HT. NATURAL CLEFT TOP AND BOTTOM WITH SPLIT FACE ON ALL 4 SIDES.
SPECIAL	Limestone Benches	REFER TO PLAN SHEETS FOR LOCATION AND TYPICAL SECTIONS AND DETAILS. ITEM INCLUDES FORMWORK, JOINTING, SAMPLING, SMOOTHNESS TESTING AND CORRECTION, AND TESTING. ALL SAWCUTTING SHALL BE BY A WET SAW OR EARLY SAW METHOD UNLESS OTHERWISE APPROVED BY ENGINEER. SAWCUT SHALL BE CONSIDERED INCIDENTAL. PAVEMENT SHALL BE A C-4 MIX. COARSE AGGREGATE FOR PCC PAVEMENT SHALL BE CLASS 3 DURABILITY. ALL DEFICIENCIES INCLUDING, BUT NOT LIMITED TO, AIR CONTENT DEFICIENCY, SMOOTHNESS DEFICIENCY AND THICKNESS DEFICIENCY ARE THE RESPONSIBILITY OF THE CONTRACTOR AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED. A 20' SECTION SHALL BE TEMPORARILY LEFT OUT UNTIL PLAYGROUND EQUIPMENT HAS BEEN INSTALLED AND THEN FINISHED ONCE PLAYGROUND INSTALLER IS COMPLETE.
	Demolition	
7040-F	Curb Grinding	INCLUDES GRINDING AND REMOVING, AND DISPOSING OF EXISTING CURB.
7040-H	Sidewalk Removal	INCLUDES SAW CUTTING, REMOVING, AND DISPOSING OF EXISTING SIDEWALK.
7040-H	Street Removal	INCLUDES SAW CUTTING, REMOVING, AND DISPOSING OF EXISTING STREET PAVING AND SUB BASE AS REQUIRED.
	Traffic Control	
8020-A	Pavement Markings	PAVEMENT MARKINGS SHALL BE DURABLE AND CONFORM TO SUDAS SECTION 8020. MARKINGS SHALL BE WHITE FOR ALL PARKING SPACES.
8030-A	Traffic Control	PAYMENT, MEASUREMENT, WORK AND MATERIALS SHALL COMPLY WITH IOWA DOT STANDARD ROAD PLANS, IOWA DOT STANDARD SPECIFICATIONS (LATEST EDITION), AND THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
8040-A	Traffic Sign	SIGNS SHALL COMPLY WITH MUTCD REQUIREMENTS FOR SIZE, MATERIALS, AND REFLECTIVITY. INCLUDES POSTS & INSTALLATION PER DETAILS AND MANUFACTURER'S RECOMMENDATIONS. STOP SIGN SHALL BE 30 INCH SIZE.

Seeding & Landscap

			ITEM INCLUDES REMOVAL OF ROCK AND OTHER DEBRIS FROM THE AREA; PREPARING THE SEEDBED; FURNISHING SUDAS TYPE 1 SEED, SEED PLACEMENT METHOD SHALL FOLLOW SUDAS SECTION 9010 PART 3.04 E; FURNISHING AND PLACING FERTILIZER: FURNISHING AND PLACING BFM (BONDED FIBER MATRIX)XHYDROMULCH AT A MINIMUM COVERAGE RATE OF 3,000 POUNDS PER ACRE DRY WEIGHT; AND FURNISHING WATER AND OTHER CARE DURING THE CARE PERIOD. SEED AREAS SHOWN ON PLANS ONLY.
53	9010-B	Lawn Seeding & Mulching	ITEM INCLUDES MOWING EXISTING VEGETATION SHORT AND TREATING WITH APPROVED HERBICIDE TO KILL EXISTING VEGETATION A MINIMUM OF 30 DAYS PRIOR TO PERMANENT SEEDING OPERATIONS. REMOVAL OF ROCK AND OTHER DEBRIS FROM THE AREA; PREPARING THE SEEDBED; FURNISHING AND PLACING NATIVE SEED MIX (GRAND DIVERSITY MIX BY PRAIRIE MOON NURSERY) PRIOR TO HYDROMULCHING; SEED PLACEMENT METHOD SHALL BE BROADCASTING FOLLOWED BY RUNNING A CULTIPACKER OVER SEEDED AREA; FURNISHING AND PLACING BFM (BONDED FIBER MATRIX)XHYDROMULCH AT A MINIMUM COVERAGE RATE OF 3,000 POUNDS PER ACRE DRY WEIGHT.
54	9010-B	Native Seeding & Mulching	WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9030. REFER TO DETAILS AND PLANT SCHEDULE FOR MATERIALS AND INSTALLATION. INCLUDES STAKING. WARRANTY SHALL BE 1 YEAR FROM THE DATE THAT ALL PLANT MATERIALS HAVE BEEN PLANTED AND ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.
55	9030-B	Overstory Trees, 2" caliper	WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9030. REFER TO DETAILS AND PLANT SCHEDULE FOR MATERIALS AND INSTALLATION. INCLUDES STAKING. WARRANTY SHALL BE 1 YEAR FROM THE DATE THAT ALL PLANT MATERIALS HAVE BEEN PLANTED AND ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.
56	9030-B	Conifer Trees, 6-7" HL	WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9030. REFER TO DETAILS AND PLANT SCHEDULE FOR MATERIALS AND INSTALLATION. INCLUDES STAKING. WARRANTY SHALL BE 1 YEAR FROM THE DATE THAT ALL PLANT MATERIALS HAVE BEEN PLANTED AND ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.
57	9030-B	Ornamental Trees, 1.5-1.75" caliper	WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9030. REFER TO DETAILS AND PLANT SCHEDULE FOR MATERIALS AND INSTALLATION. INCLUDES STAKING. WARRANTY SHALL BE 1 YEAR FROM THE DATE THAT ALL PLANT MATERIALS HAVE BEEN PLANTED AND ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.
58	9030-B	Shrub, 5 gallon	WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 9030. REFER TO DETAILS AND PLANT SCHEDULE FOR MATERIALS AND INSTALLATION. WARRANTY SHALL BE 1 YEAR FROM THE DATE THAT ALL PLANT MATERIALS HAVE BEEN PLANTED AND ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT.
59	SPECIAL	Shredded Hardwood Mulch	MATERIAL SHALL BE SHREDDED HARDWOOD AND SHALL BE 3" DEPTH. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE IMMEDIATELY AFTER MULCHING.
60	SPECIAL	Rock Inlet Protection	WORK AND MATERIALS SHALL CONFORM TO DETAILS B1 & B2 ON SHEET L5.2. INCLUDES 12" ROCK FOR BASE LAYER, 2-4" RIVER ROCK FOR TOP LAYER, 8-12" DIAMETER BOULDERS FOR PERIMETER AND NON-WOVEN GEOTEXTILE FABRIC.
		Erosion Control	
61	9010-A	Type 4 Seeding, Fertilizing	REFER TO SUDAS SECTION 9010 TABLE 9010.09; TYPE 1 SEED MIXTURE. REFER TO SECTION 9010 PART 3.04 CONVENTIONAL SEEDING.
62	9010-A	Conventional Mulching	WORK MULCH INTO SOIL WITH MULCH TUCKER PER SUDAS SECTION 9040 PART 3.20.
63	9040-A-1	SWPPP Management	ALL WORK REQUIRED TO COMPLY WITH THE ADMINISTRATIVE PROVISIONS OF THE IDWA DNR NPDES GENERAL PERMIT NO. 2, INCLUDING RECORD KEEPING, DOCUMENTATION, UPDATING THE SWPPP, FILING THE NOTICE OF DISCONTINUATION, ETC. ITEM ALSO INCLUDES WEEKLY INSPECTIONS REQUIRED TO SATISFY THE PROVISIONS OF GENERAL PERMIT NO. 2, UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
64	9040-D-1	Filter Sock, 12"	REFER TO FIGURE 9040.107 - FILTER BERM AND FILTER SOCK FOR CONSTRUCTION DETAILS.
65	9040-D-2	Filter Sock, Removal	THE REMOVAL OF ACCUMULATED SEDIMENT SHALL BE CONSIDERED INCIDENTAL. ALL MATERIALS REMOVED SHALL BECOME PROPERTY OF THE CONTRACTOR.
66	9040-J	Rip Rap, Class 'E'	REFER TO FIGURE 9040.111- RIP RAP APRON FOR PIPE OUTLET INTO CHANNEL FOR DETAILS. CLASS E REVETMENT SHALL BE A MINIMUM OF 1.5 FEET THICK. ENGINEERING FABRIC SHALL BE INSTALLED UNDER ALL REVETMENT; ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL.
67	9040-N-1	Silt Fence	REFER TO FIG. 9040.119 - SILT FENCE FOR SILT FENCE INSTALLATION DETAILS. MOBILIZATION FOR THE INSTALLATION OF SILT FENCE SHALL BE CONSIDERED INCIDENTAL.
68	9040-N-3	Silt Fence Removal	REMOVE INSTALLED SILT FENCE PRIOR TO FINAL SEEDING. MAINTENANCE OF SILT FENCE AND REMOVAL OF ACCUMULATED SEDIMENT SHALL BE CONSIDERED INCIDENTAL. ALL MATERIAL REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
69	9040-Q-2	Stabilized Construction Entrance	REFER TO FIG. 9040.120 STABILIZED CONSTRUCTION ENTRANCE FOR CONSTRUCTION DETAILS.
70	9040-T-1	Inlet Protection Device	INLET PROTECTION REQUIRED FOR ALL INTAKES AFTER PAVING AND UNTIL SEEDING IS ESTABLISHED.
			ESTABLISHED, MAINTENANCE AND REMOVAL OF ACCUMULATED SILT SHALL BE CONSIDERED INCIDENTAL. REMOVAL OF INLET PROTECTION DEVICES SHALL BE CONSIDERED INCIDENTAL. ALL ACCUMULATED SILT MATERIAL REMOVED SHALL BECOME PROPERTY OF THE CONTRACTOR. OPEN-THROAT INTAKES SHALL HAVE GEOCURVE INLET FILTER BY GEOSOLLUTION OR APPROVED EQUIV. DOUBLE GRATE INLETS WERE QUANTIFIED AS TWO (2) DROP-IN INSTALLS. THE CONTRACTOR SHALL INSTALL DEVICES, SILT FENCE, FILTER SOCKS, PLATES, AS NECESSARY TO ALL INTAKES DURING INTERIM CONDITIONS OF PAVING AND GRADING. THE INSTALLATION AND REMOVAL OF THE INTERIM DEVICES SHALL BE CONSIDERED INCIDENTAL.
		General	
72	11.020-A	Mobilization	THE MOVEMENT OF PERSONNEL, EQUIPMENT, AND SUPPLIES TO AND FROM THE PROJECT SITE; THE ESTABLISHMENT OF OFFICES, BUILDINGS, AND OTHER FACILITIES NECESSARY FOR THE PROJECT; AND BONDING, PERMITS, AND OTHER EXPENSES INCURRED PRIOR TO CONSTRUCTION. ALL WORK TO INCLUDE 4-YEAR MAINTENANCE BOND PER CITY REQUIREMENTS.
73	11050-A	Concrete Washout	CONCRETE WASHOUTS SHALL BE CONCRETE WASHOUT SYSTEMS, INC. ROLL-OFFS OR APPROVE EQUIV. THE CONTRACTOR SHALL DETERMINE LOCATIONS FOR THE CONCRETE WASHOUTS. BID INCLUDES DELIVERY, VACUUM SERVICE, CLEANOUT, AND REMOVAL OF WASHOUTS. DISPOSAL OF ALL WASHOUT MATERIAL SHALL BE CONSIDERED INCIDENTAL.

LEGEND FOR EXISTING SURVEY AND CIVIL SHEETS

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-516 STORM INTAKE		GUY ANCHOR	_____
TYPE SW-401 STORM MANHOLE		STREET LIGHT	_____
TYPE SW-402 STORM MANHOLE		POWER POLE W/ TRANSFORMER	_____
FLARED END SECTION	_____	UTILITY POLE W/ LIGHT	_____
TYPE SW-301 SANITARY MANHOLE		ELECTRIC BOX	_____
STORM/SANITARY CLEANOUT	_____	ELECTRIC TRANSFORMER	_____
WATER VALVE		ELECTRIC MANHOLE OR VAULT	_____
FIRE HYDRANT ASSEMBLY		TRAFFIC SIGN	_____
DETECTABLE WARNING PANEL		TELEPHONE JUNCTION BOX	_____
WATER CURB STOP		TELEPHONE MANHOLE/VAULT	_____
SANITARY SEWER	_____	TELEPHONE POLE	_____
SANITARY SERVICE	_____	GAS VALVE BOX	_____
STORM SEWER	_____	CABLE TV JUNCTION BOX	_____
STORM SERVICE	_____	CABLE TV MANHOLE/VAULT	_____
WATERMAIN WITH SIZE	_____	MAIL BOX	_____
WATER SERVICE	_____	BENCHMARK	_____
SAWTOOTH (FULL DEPTH)		SOIL BORING	_____
SILT FENCE		UNDERGROUND TV CABLE	_____
USE AS CONSTRUCTED	(UAC)	GAS MAIN	_____
MINIMUM PROTECTION ELEVATION	MPE	FIBER OPTIC	_____
		UNDERGROUND TELEPHONE	_____
		OVERHEAD ELECTRIC	_____
		UNDERGROUND ELECTRIC	_____
		FIELD TILE	_____
		SANITARY SEWER W/ SIZE	_____
		STORM SEWER W/ SIZE	_____
		WATER MAIN W/ SIZE	_____



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Revision Schedule

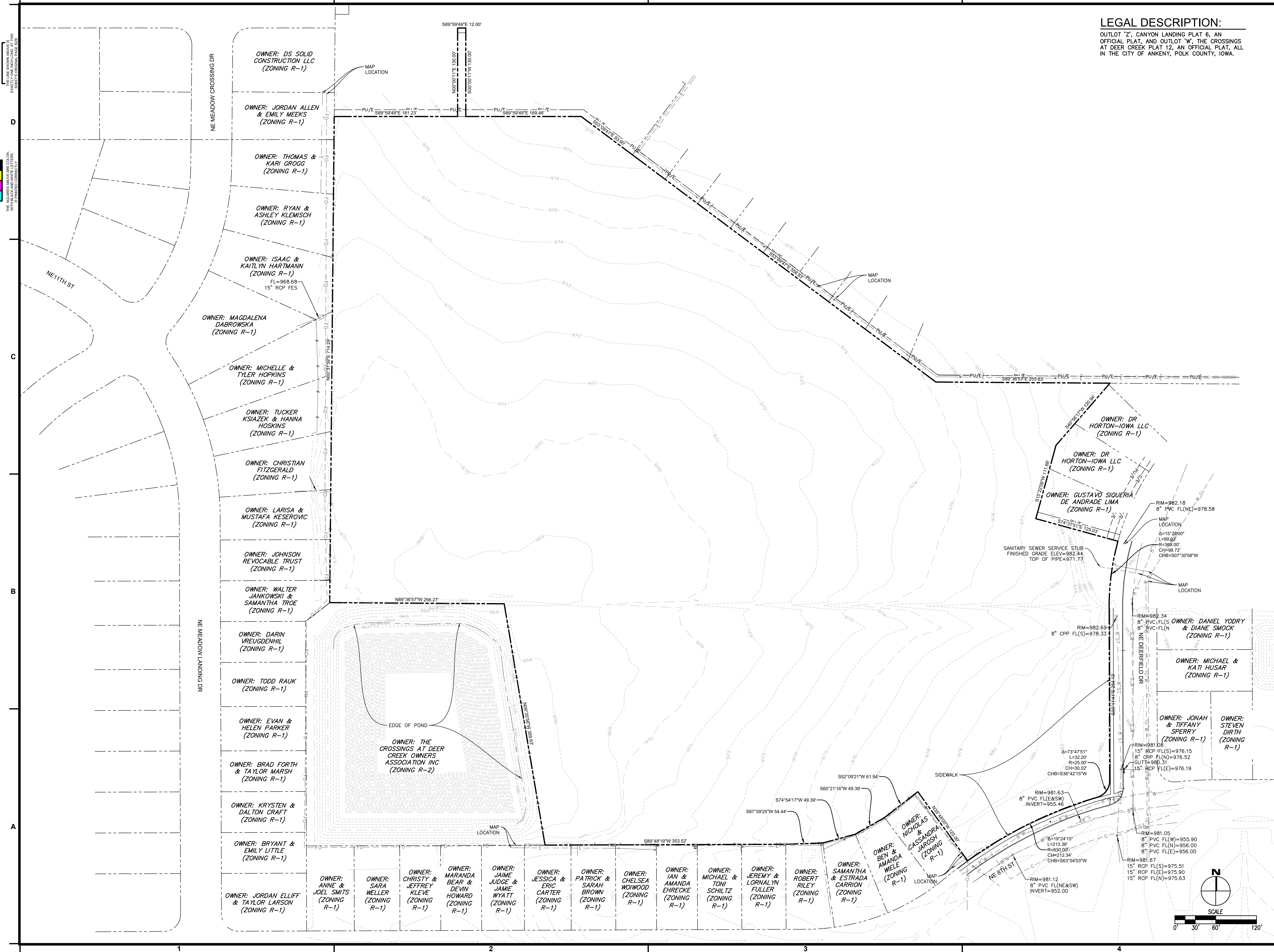
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CANYON CREEK PARK
CITY OF ANKENY
810 NE DEERFIELD DRIVE

Project Number	25395
Issue	SITE PLAN SUBMITTAL
Date	2026-06-19

BID ITEM NOTES & PROJECT INFORMATION

G1.2



LEGAL DESCRIPTION:
OUTLOT 'Z', CANYON LANDING PLAT 6, AN
OFFICIAL PLAT, AND OUTLOT 'W', THE CROSSINGS
AT DEER CREEK PLAT 12, AN OFFICIAL PLAT, ALL
IN THE CITY OF ANKENY, POLK COUNTY, IOWA.



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PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule		
No.	Date	Description
1	07-10-2026	REVISED PER CITY COMMENTS 7-6-26
2	07-15-2026	REVISED PER CITY COMMENTS 7-6-26

CANYON CREEK PARK
CITY OF ANKENY
INTERSECTION OF NE DEERFIELD DRIVE AND NE 8TH ST

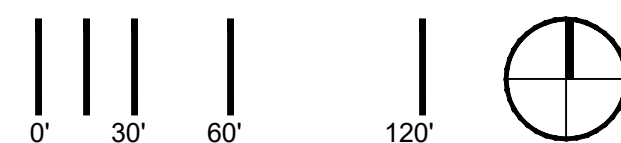
Project Number	25395
Issue	SITE PLAN SUBMITTAL
Date	2026-07-23

EXISTING
CONDITIONS PLAN

C1.1

Project Number	25
Issue	SITE PLAN SUBMIT
Date	2026-06

L1.1



E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ALL APPROPRIATE SAFETY REGULATIONS.

- F. PROJECT BOUNDARY
- G. GRIND 57 LF CONCRETE CURB
- H. REMOVE 36 SF CONCRETE SIDEWALK (64 LF - 5' WIDE)
- I. REMOVE 25 SY CONCRETE SIDEWALK (45 LF - 5' WIDE)
- J. REMOVE 145 SY STREET PAVING TO FACILITATE NEW SEWER SERVICE. REPLACE SUB-BASE AND PAVING TO MATCH EXISTING THICKNESS AND RIGID MODULUS OF AGENCIES STANDARDS. PROVIDE TRAFFIC CONTROL AS NECESSARY DURING WORK TO MAINTAIN PUBLIC RIGHT-OF-WAY.
- K. REMOVE EXISTING FENCING IN CLOUDED AREA
- L. REMOVE EXISTING TREES & STUMPS IN CLOUDED AREA
- M. PROTECT EXISTING FENCING
- N. PROTECT ALL EXISTING UTILITY STRUCTURES
- O. FENCING NORTH OF POND OUTLOT TO BE REMOVED AND REPLACED BY OTHERS.

1. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
2. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.
3. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.
5. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.
6. UNLESS GRINDING IS SPECIFIED, CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.
7. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

A. CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DR.,
URBANDALE, IA 50322, (515) 369-4400 PREPARED THE SURVEY
FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE
ARCHITECT OF ANY AN DISCREPANCIES BETWEEN THE
SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

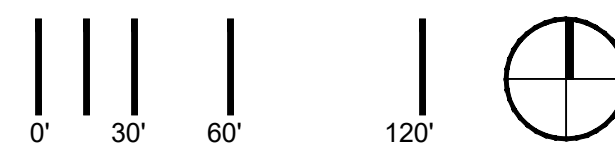
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- H. SHELTER
- I. SPLASH PAD
- J. RESTROOM
- K. MULTI-USE SPORT COURT
- L. PLAYGROUND
- M. 20' WIDE CLEAR FOR POND MAINTENANCE ACCESS

[illegible]

Project Number	2539
Issue	SITE PLAN SUBMITTAL
Date	2026-06-15

L2.1



GENERAL NOTES:

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HATCH LEGEND:

	TYPE 1 P.C.C. PAVING, RE: D3/L4.1
	TYPE 2 P.C.C. PAVING, RE: C3/L4.1
	TYPE 3 P.C.C. PAVING, RE: C2/L4.1
	PLAYGROUND SURFACING, RE: B2/L4.1
	STREET REPLACEMENT PAVING

Revision Schedule

[illegible]

KEYNOTES:

1.0	PAVEMENT, RAMPS, CURBS	DETAIL
1.1	TYPE 1 PCC PAVING (5' SIDEWALKS)	D3/L5.1
1.2	TYPE 2 PCC PAVING (6' PARKING & DRIVE)	C3/L5.1
1.3	TYPE 3 PCC PAVING (7" APPROACH IN R.O.W.)	C2/L5.1
1.4	SPASH PAD PAVING (BY OTHERS)	
1.5	6" STANDARD CURB	B3/L5.1
1.6	6" THICKENED EDGE CURB	A3/L5.1
1.7	THICKENED EDGE SIDEWALK ALONG PLAYGROUND	B1/L5.1
1.8	PLAYGROUND MAINTENANCE CURB	A2/L5.1
1.9	6" PCC SHELTER PAD - REINFORCED	A4/L5.1
1.10	CURB TAPERS WITH RAMP SLOPE	
1.11	5' WIDE DETECTABLE WARNING PANELS	
1.12	6' WIDE DETECTABLE WARNING PANELS	
1.13	REPLACE 145 SY OF STREET PAVING	D2/L5.1

2.0 FOUNDATIONS

2.1	RESTROOM FOUNDATION & BASE PREPARATION	SHEET L5.3
2.2	BASKETBALL HOOP FOUNDATIONS	A3-A4/L5.2

3.0 JOINTS

3.1.	ISOLATION JOINT	C4/L5.1
3.2.	EXPANSION JOINT	B4/L5.1
3.3.	CONTROL JOINT	B4/L5.1

4.0 SITE FURNISHINGS

4.1.	DRINKING FOUNTAIN	A1/L5.2
4.2.	LIMESTONE BENCH BLOCKS	A2/L5.2
4.3.	TRASH RECEPTACLE - PROVIDED & INSTALLED BY CITY	
4.4.	PICNIC TABLES - PROVIDED & INSTALLED BY CITY	

5.0 SIGNS / PAVEMENT MARKINGS

5.1.	ACCESSIBLE PARKING SIGN	A1/L5.1
5.2.	STOP SIGN	
5.3.	SPLASH PAD RULES SIGN - PROVIDED & INSTALLED BY CITY	
5.4.	PAVEMENT MARKINGS	
5.5.	ACCESSIBLE PARKING SYMBOL	
5.6.	FUTURE PARK SIGN - PROVIDED & INSTALLED BY CITY	
5.7.	MULTI-SPORTS COURT STRIPING PLAN	C1/L5.2

6.0 DRAINAGE

6.1.	MANHOLE	SEE CIVIL SHEETS
6.2.	INTAKE	SEE CIVIL SHEETS
6.3.	STORM INLET	SEE CIVIL SHEETS
6.4.	STORM OUTLET	SEE CIVIL SHEETS

7.0 PLANTING AND LANDSCAPE

7.1	ROCK INLET	B1-B2/L5.2
7.2	LANDSCAPE EDGING	D4/L5.2

8.0 SITE STRUCTURES

8.1.	SPLASH PAD , TO BE INSTALLED BY OTHERS	
8.2.	PLAYGROUND, TO BE INSTALLED BY OTHERS	
8.3.	SHELTER	ELEVATION - C2/L5.2
8.4.	RESTROOM	PERSPECTIVE - B3/L5.2

CANYON CREEK PARK
CITY OF ANKENY
810 NE DEERFIELD DRIVE

Project Number 25395

Issue SITE PLAN SUBMITTAL

Date 2026-06-19

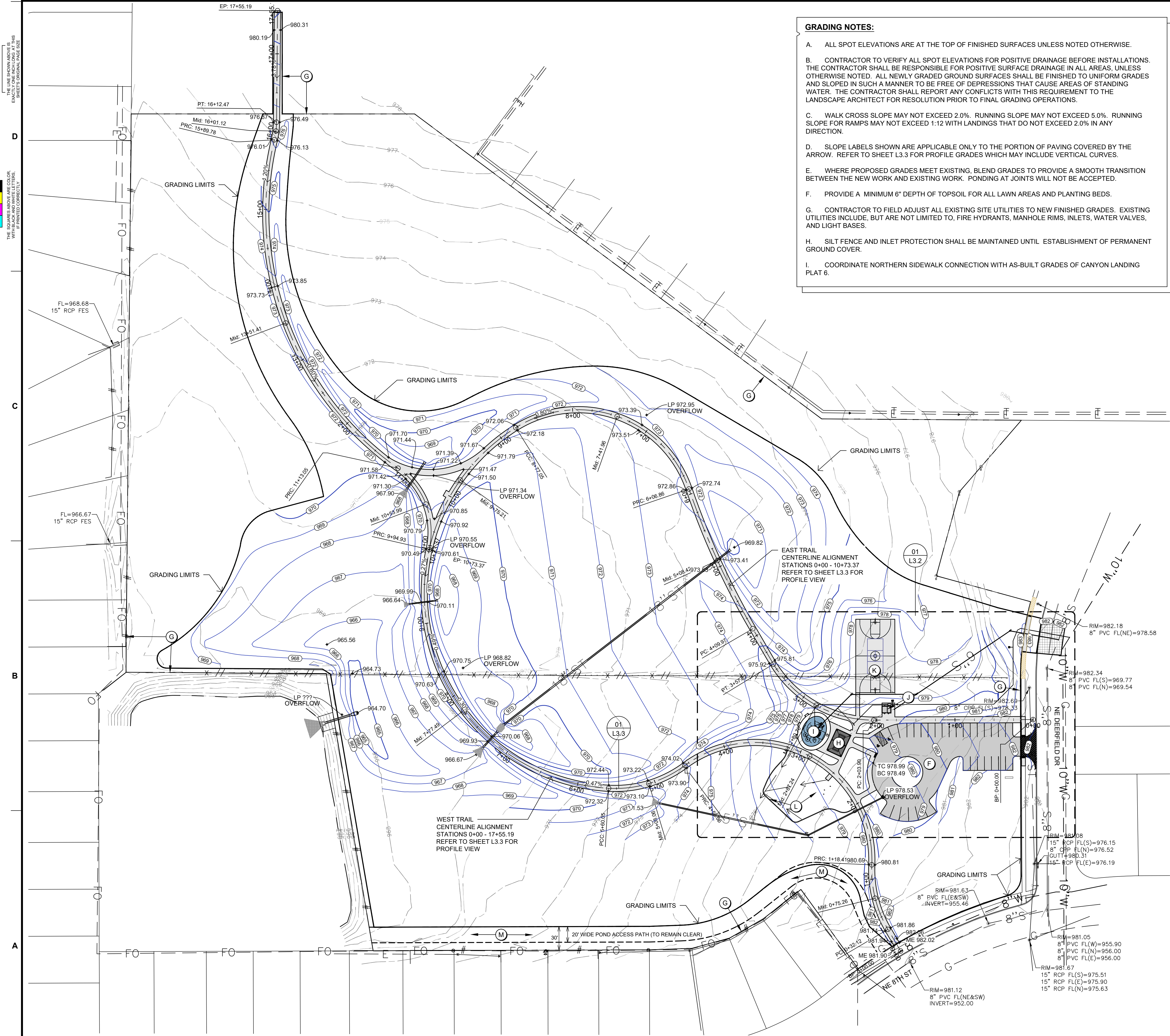
LAYOUT ENLARGEMENT

L2.2

File Location: N:\2025\25395_Canyon Creek Park - Ankeny\03 WORKING\10 AUTOCAD\25395_SBPB / SAVE DATE: 7/23/2026 4:08 PM BY: jdobesh / PLOT DATE: 7/23/2026 4:08 PM BY: Jared Dobesh

THE SQUARE NOTATION OR
WITH REACH AND WHITE LETTERS
IF PRINTED CORRECTLY

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
SCALE TO GRAPHIC PRINTER SIZE



GRADING NOTES:

- ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
- WALK CROSS SLOPE MAY NOT EXCEED 2.0%. RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2.0% IN ANY DIRECTION.
- SLOPE LABELS SHOWN ARE APPLICABLE ONLY TO THE PORTION OF PAVING COVERED BY THE ARROW. REFER TO SHEET L3.3 FOR PROFILE GRADES WHICH MAY INCLUDE VERTICAL CURVES.
- WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.
- PROVIDE A MINIMUM 6" DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
- CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.
- SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.
- COORDINATE NORTHERN SIDEWALK CONNECTION WITH AS-BUILT GRADES OF CANYON LANDING PLAT 6.

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2	07-24-2026	REVISED PER CITY COMMENTS 7-16-26

CANYON CREEK PARK
CITY OF ANKENY
810 NE DEERFIELD DRIVE

Project Number	25395
Issue	SITE PLAN SUBMITTAL
Date	2026-06-19

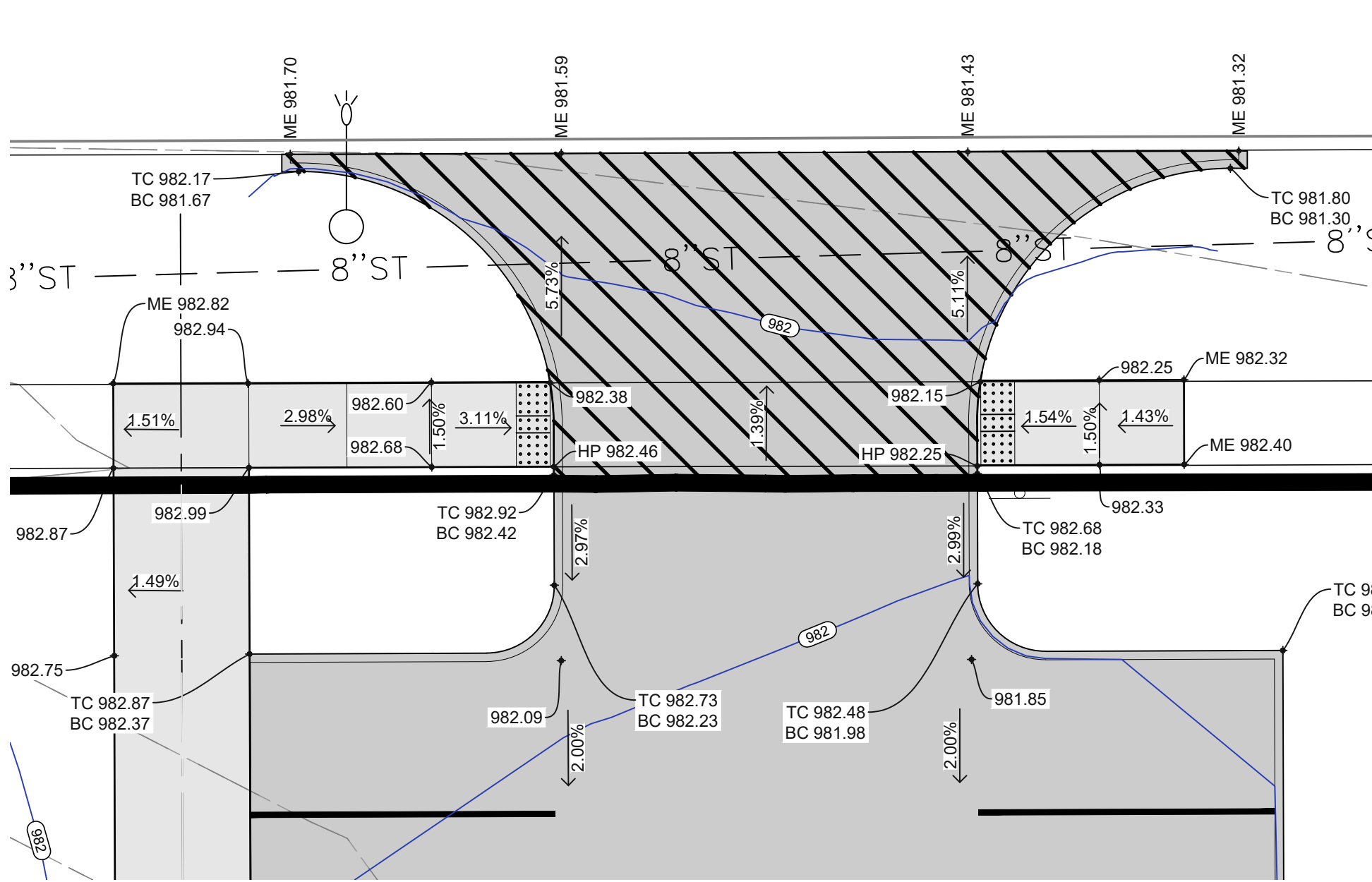
GRADING PLAN
OVERALL

L3.1

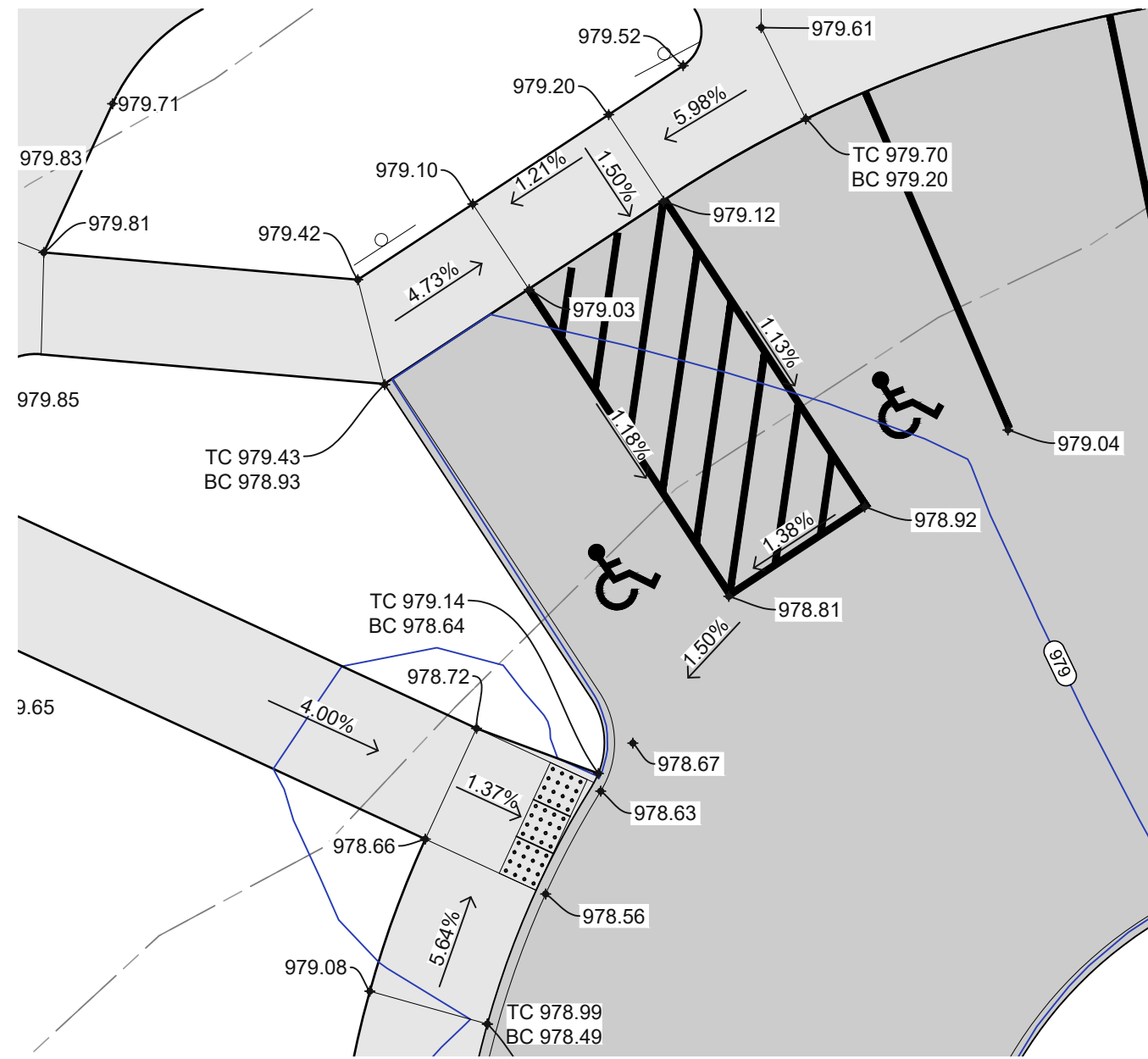
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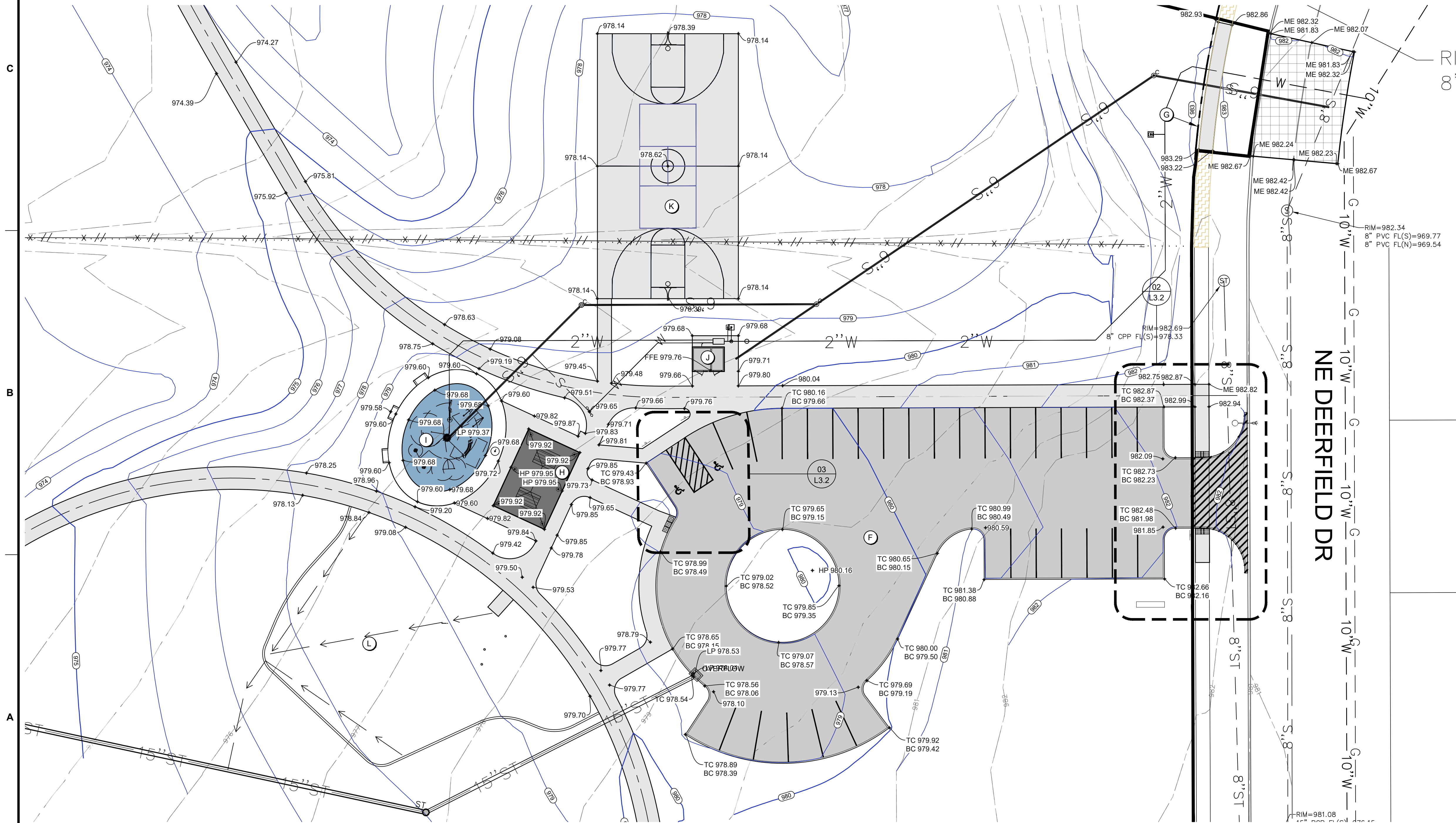
THE LINE SHOWN ABOVE IS
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02
L3.2 ACCESSIBLE RAMPS - DEERFIELD 1" = 8'-0"



03
L3.2 ACCESSIBLE RAMPS - PARKING 1" = 8'-0"



01
L3.2 GRADING PLAN ENLARGEMENT - EASTERN AREA

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GRADING LEGEND & ABBREVIATIONS

- EXISTING CONTOUR LABEL
PROPOSED CONTOUR LABEL
SLOPE ARROW
DIRECTION OF DRAINAGE
- TC TOP OF CURB
ME MATCH ELEVATION
HP HIGH POINT
LP LOW POINT

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CITY OF ANKENY
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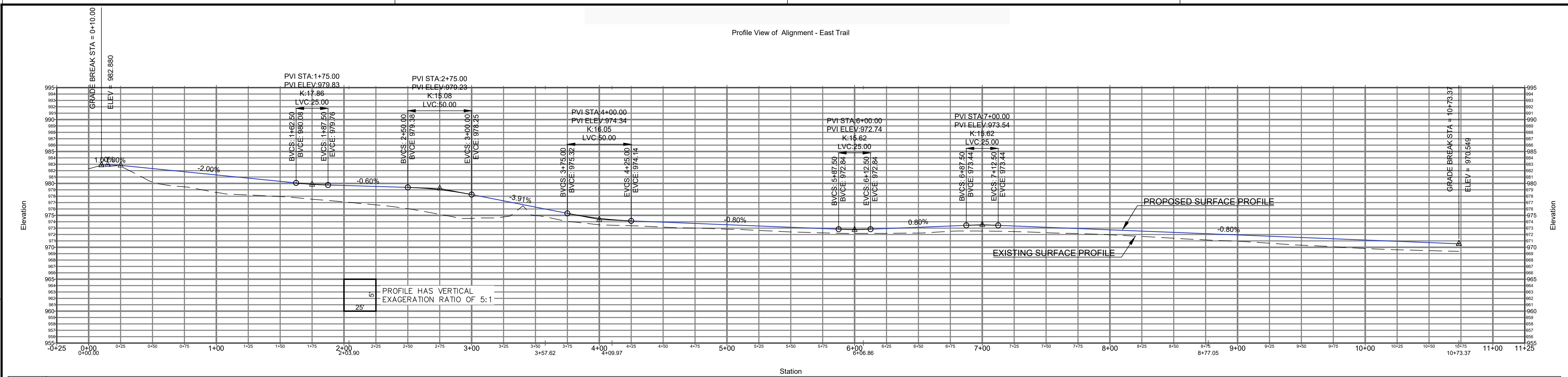
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GRADING PLAN
ENLARGEMENT

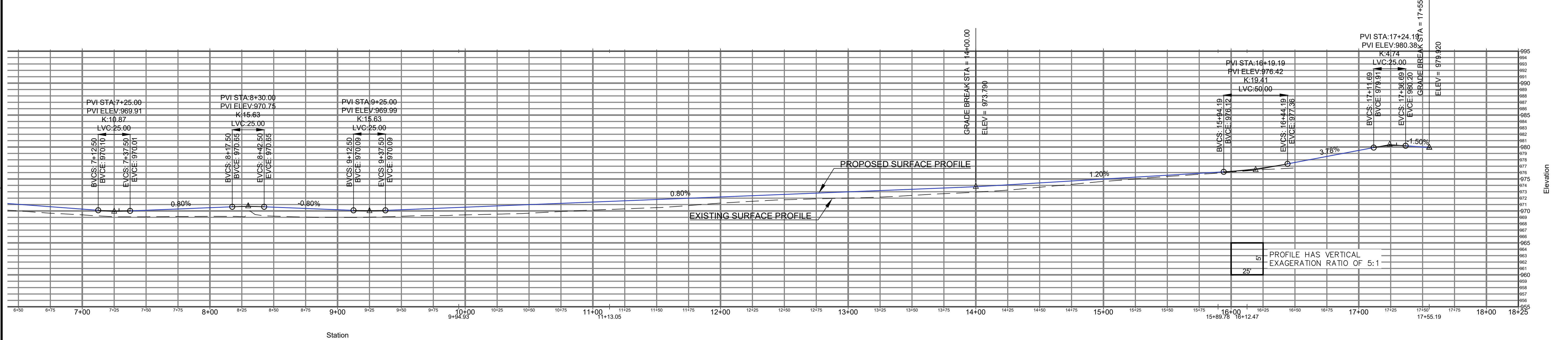
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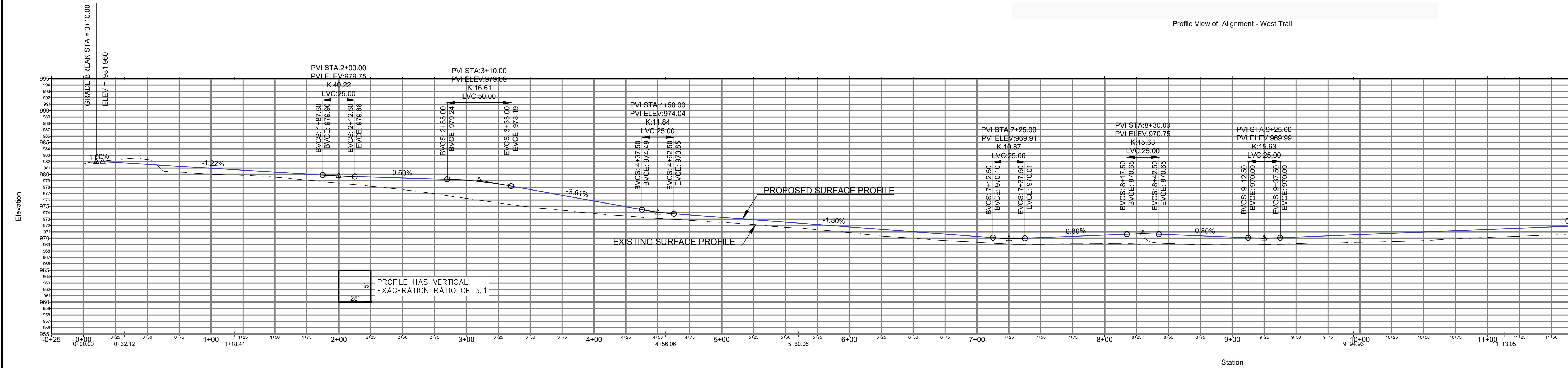
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03
L3.3 TRAIL PROFILE - EAST TRAIL - STATION 0+00 - 10+73.37



02
L3.3 TRAIL PROFILE - WEST TRAIL - STATION 10+00 - 17+55.19



01
L3.3 TRAIL PROFILE - WEST TRAIL - STATION 0+00 - 10+00

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File Location: N:\0205\05395_Canyon Creek Park - Ankeny\03 WORKING\10 AUTOCAD\03 SHEETS - LANDSCAPE\SAVE DATE: 7/23/2026 2:59 PM BY: mshier / PLOT DATE: 7/23/2026 4:09 PM BY: Jared Dobesh

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IF PRINTED CORRECTLY

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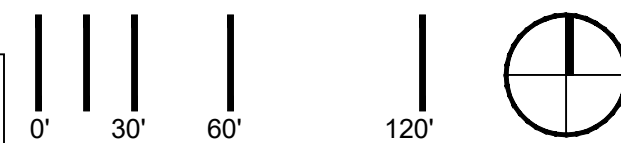
A

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CANOPY TREES						
AS	8	Acer saccharum	SUGAR MAPLE	2" CAL	B&B	
AO	2	Aesculus glabra	OHIO BUCKEYE	2" CAL	B&B	
CO	9	Celtis occidentalis	COMMON HACKBERRY	2" CAL	B&B	
GM	6	Gymnocladus dioica 'J.C. McDaniel'	PRAIRIE TITAN KENTUCKY COFFEETREE	2" CAL	B&B	
LT	5	Liriodendron tulipifera	TULIP POPLAR	2" CAL	B&B	
QB	6	Quercus bicolor	SWAMP WHITE OAK	2" CAL	B&B	
TS	6	Tilia tomentosa 'Sterling'	STERLING SILVER LINDEN	2" CAL	B&B	
CONIFER TREES						
PA	5	Picea abies	NORWAY SPRUCE	6-7" HT	B&B	25' O.C.
PB	5	Picea glauca densata	BLACK HILLS SPRUCE	6-7" HT	B&B	CLUMP
PS	10	Pinus strobus	EASTERN WHITE PINE	6-7" HT	B&B	
PD	1	Pseudotsuga menziesii	DOUGLAS FIR	6-7" HT	B&B	
ORNAMENTAL TREES						
CC	4	Cercis canadensis	EASTERN REDBUD	1-1/2" CAL	B&B	
MP	2	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	1-1/2" CAL	B&B	
SR	2	Syringa reticulata	JAPANESE TREE LILAC	1-1/2" CAL	B&B	
SHRUBS						
AL	10	Aronia melanocarpa 'UCONNAM165'	LOW SCAPE MOUND BLACK CHOKEBERRY	5 GAL	CONT.	5'-0" O.C.
HW	17	Hydrangea quercifolia 'Pee Wee'	PEE WEE OAKLEAF HYDRANGEA	3 GAL	CONT.	
HB	7	Hypericum kalmianum 'Blue & Gold'	BLUE & GOLD ST. JOHNSWORT	5 GAL	CONT.	
JJ	39	Juniperus chinensis 'SMNJCHM'	MONTANA MOSS JUNIPER	5 GAL	CONT.	
SP	4	Juniperus procumbens	JAPANESE GARDEN JUNIPER	5 GAL	CONT.	4'-0" O.C.
PO	28	Physocarpus opulifolius 'Donna May'	LITTLE DEVIL DWARF NINEBARK	5 GAL	CONT.	
SE	2	Syringa x 'SMNSDTP'	BABY KIM DWARF LILAC	5 GAL	CONT.	

01
L4.1

OVERALL LANDSCAPE PLAN



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LANDSCAPING CALCULATIONS:

PER CITY OF ANKENY ZONING CODE 191.15,
TOTAL SITE AREA = 893,135 SF (20.5 ACRES)
893,135 SF X 0.20 = 178,627 SF REQUIRED OPEN SPACE

LOT SIZE IS 893,135 SF WITH 877,958 SF OF OPEN SPACE (98%)

46,522 SF OF HARDSCAPE

1 TREES REQUIRED PER 1,500 SF OF REQUIRED OPEN SPACE (20%)
178,627 / 1,500 = 119 REQUIRED TREES
71 TREES PROPOSED

1 SHRUBS REQUIRED PER 500 SF OF REQUIRED OPEN SPACE (20%)
178,627 / 500 = 357 REQUIRED SHRUBS
107 SHRUBS PROPOSED

GROUND COVER HATCH LEGEND:

- LAWN SEEDING
- NATIVE PRAIRIE SEEDING
- ROCK
- PLAYGROUND

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CITY OF ANKENY
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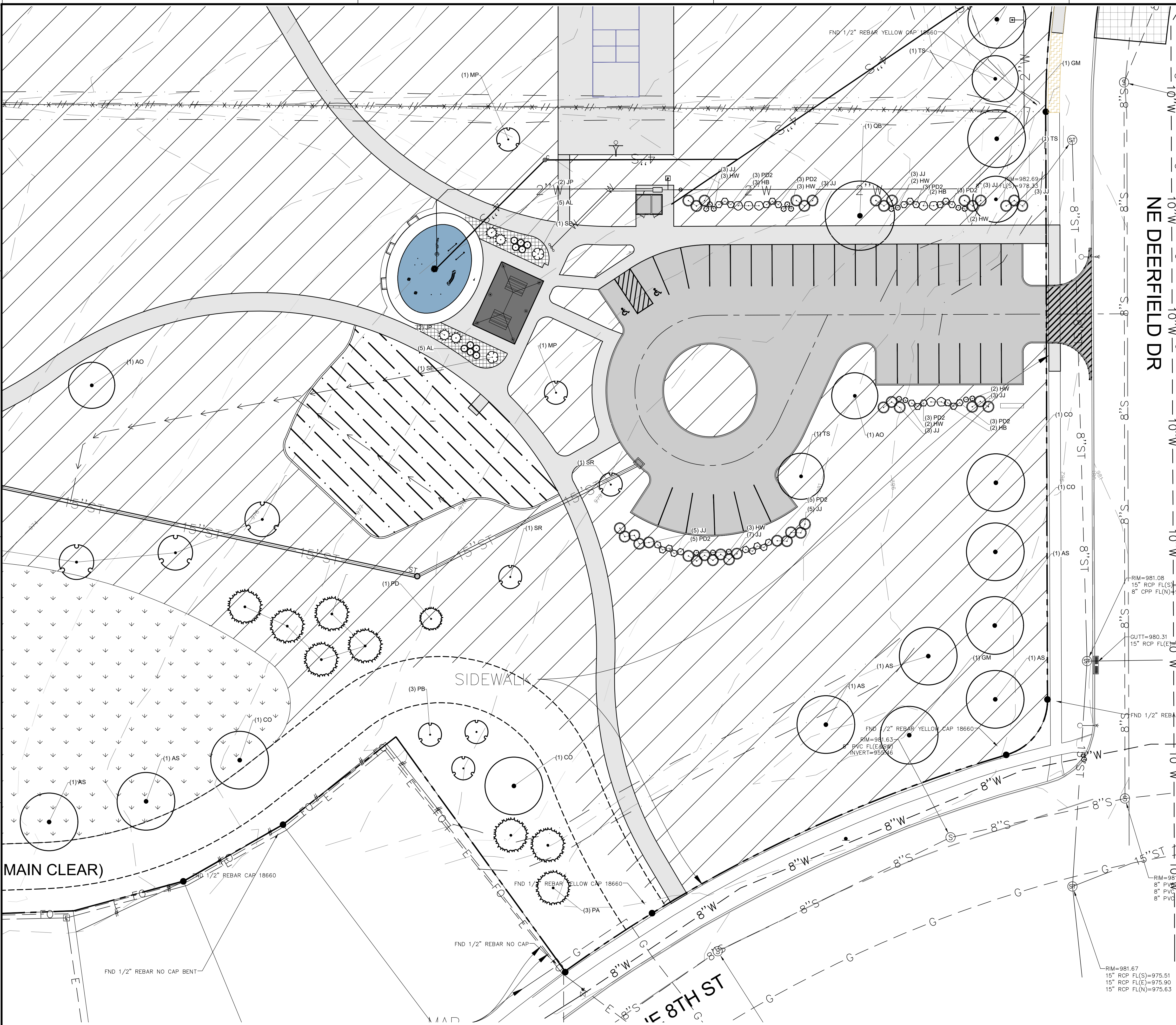
LANDSCAPE PLAN
OVERVIEW

L4.1

File Location: N:\0205\25395_Canyon Creek Park - Ankeny\03 WORKING\10 AUTOCAD\03 SHEETS - LANDSCAPE\SAVE DATE: 7/23/2026 2:58 PM BY: jmlw / PLOT DATE: 7/23/2026 4:10 PM BY: Jared Dobesh

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SCALE AND ORIENTED TO THE
SHEET'S ORIGIN (0,0) POINT.

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CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DR.
URBANDALE, IOWA 50322
515.369.4400
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Revision Schedule

No.	Date	Description
1	07-10-2026	REVISED PER CITY COMMENTS 7-4-26
2	07-24-2026	REVISED PER CITY COMMENTS 7-16-26

CANYON CREEK PARK
CITY OF ANKENY
810 NE DEERFIELD DRIVE

Project Number 25395
Issue SITE PLAN SUBMITTAL
Date 2026-06-19

LANDSCAPE PLAN
ENLARGEMENT

L4.2

File Location: N:\0205\05395_Canyon Creek Park - Ankeny\03 WORKING\10 AUTOCAD\01 SHEETS\5 - SITE DETAILS / SAVE DATE: 7/23/2026 2:24 PM BY: jrb/rv / PLOT DATE: 7/23/2026 3:42 PM BY: Janel Doherty

THE LINE SHOWN ABOVE IS EXACTLY ONE FOOT LONG AT THIS SCALE. PRINTED CORRECTLY.

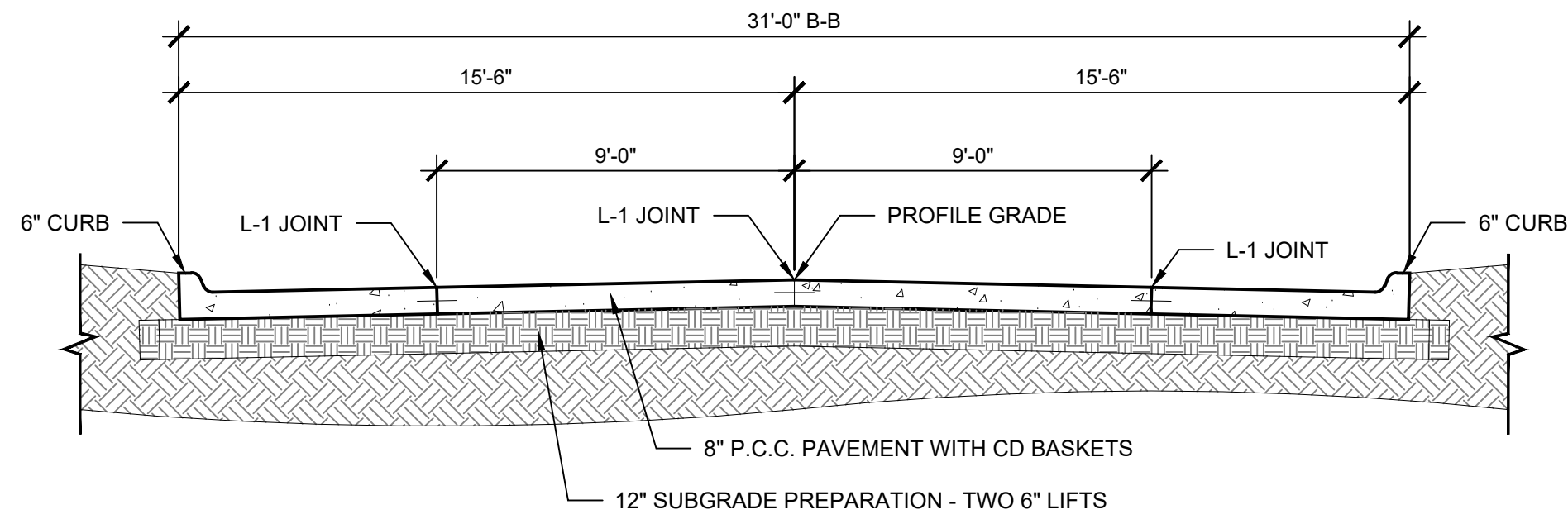
D

C

B

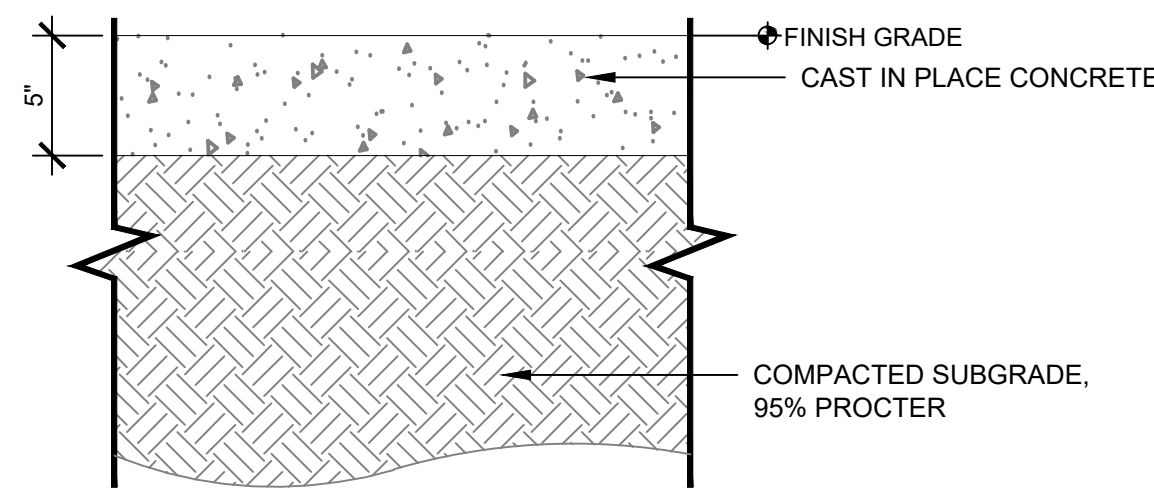
A

CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS AND INSTALL ROADWAY PER CITY OF ANKENY TYPICAL SECTION - 31' P.C.C. ROADWAY WITH 70' R.O.W. SECTION, NE DEERFIELD DRIVE, FROM CANYON LANDING PLAT 4, PREPARED BY STUBBS ENGINEERING.

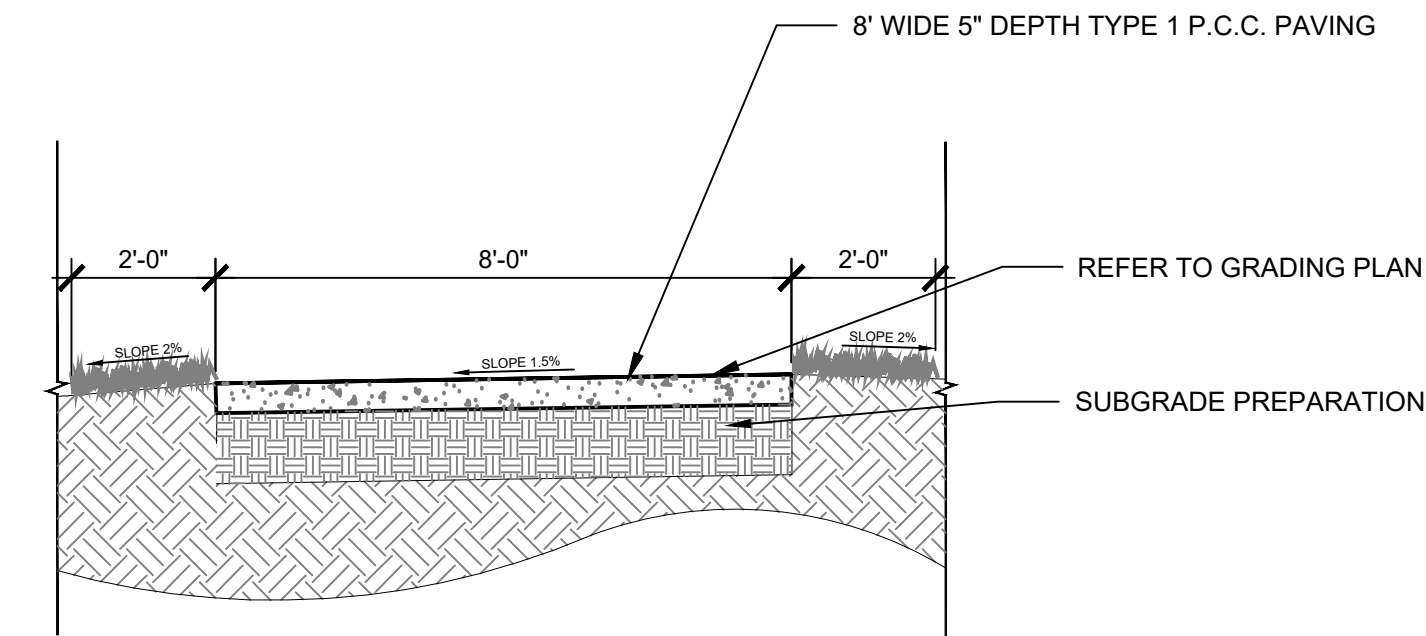


D2 L5.1 STREET REPLACEMENT SECTION - 31' P.C.C. ROADWAY SCALE: 1/4" = 1'-0"

NOTE: REFER TO LAYOUT PLAN FOR PAVEMENT TYPE LOCATION.



D3 L5.1 TYPE 1 P.C.C. PAVING SCALE: 1 1/2" = 1'-0"

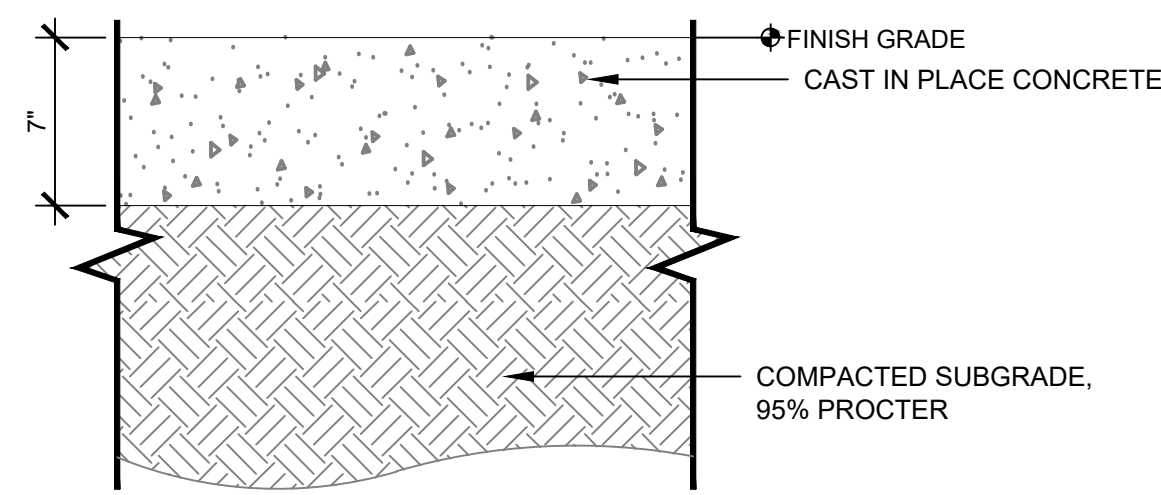


D4 L5.1 TRAIL CROSS SECTION SCALE: 3/8" = 1'-0"



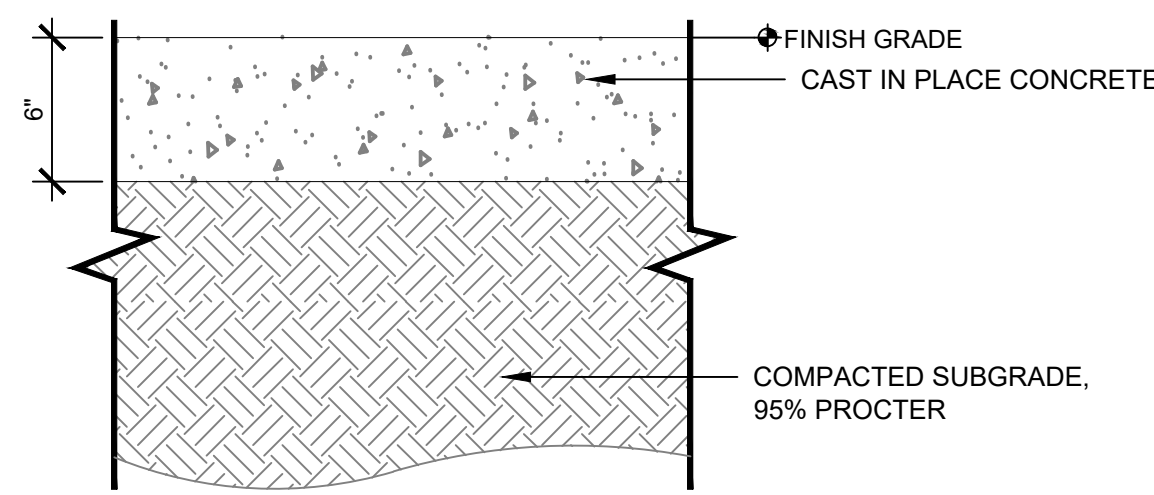
EXAMPLE SHOWN FOR REFERENCE CITY TO PROVIDE AND INSTALL

NOTE: REFER TO LAYOUT PLAN FOR PAVEMENT TYPE LOCATION.

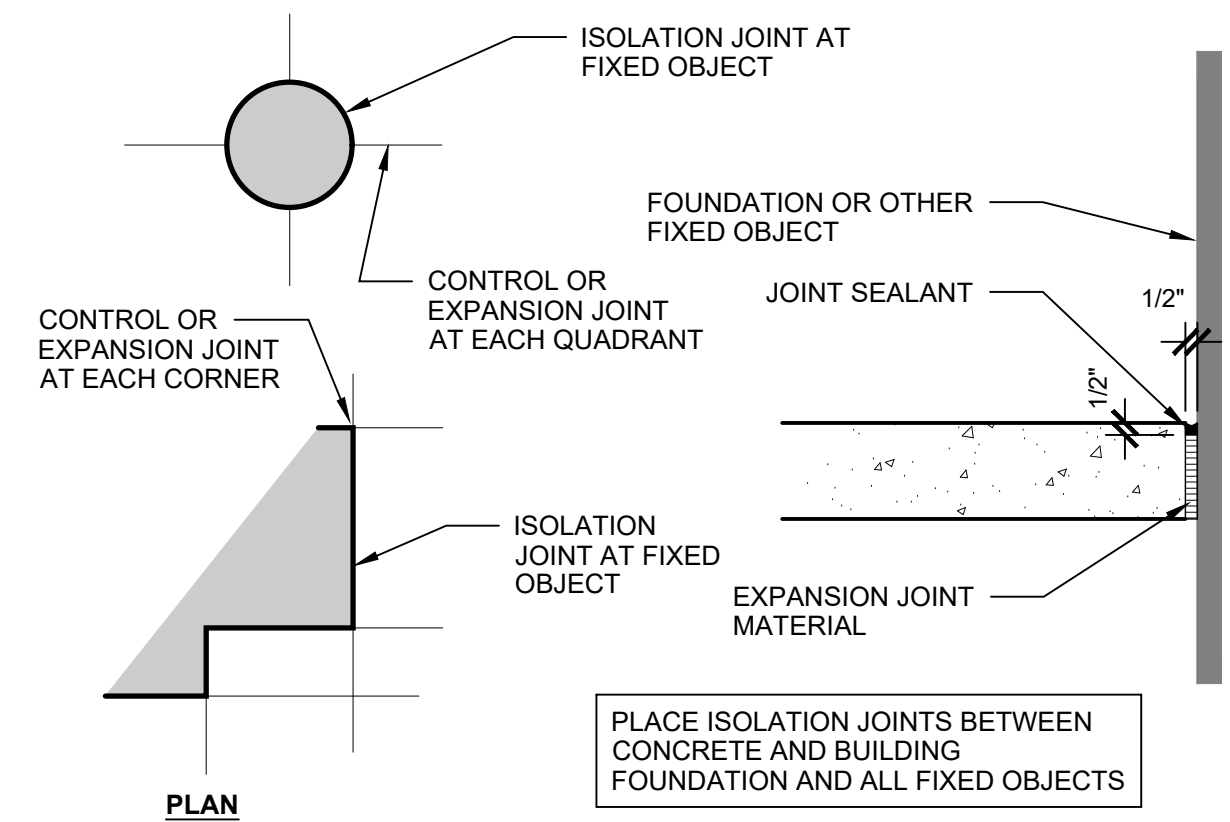


C2 L5.1 TYPE 3 P.C.C. PAVING SCALE: 1 1/2" = 1'-0"

NOTE: REFER TO LAYOUT PLAN FOR PAVEMENT TYPE LOCATION.



C3 L5.1 TYPE 2 P.C.C. PAVING SCALE: 1 1/2" = 1'-0"



C4 L5.1 ISOLATION JOINT SCALE: 1 1/2" = 1'-0"

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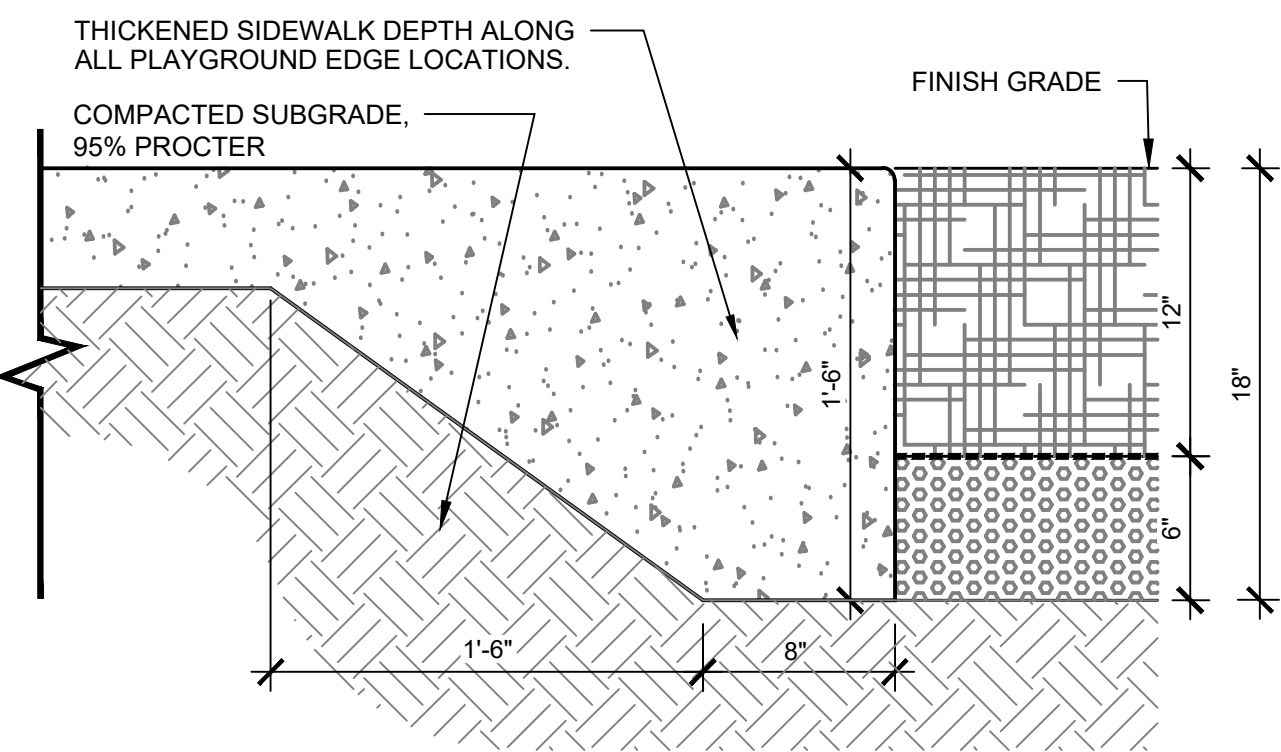
CDA
CIVIL DESIGN ADVANTAGE
ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS, SURVEYORS

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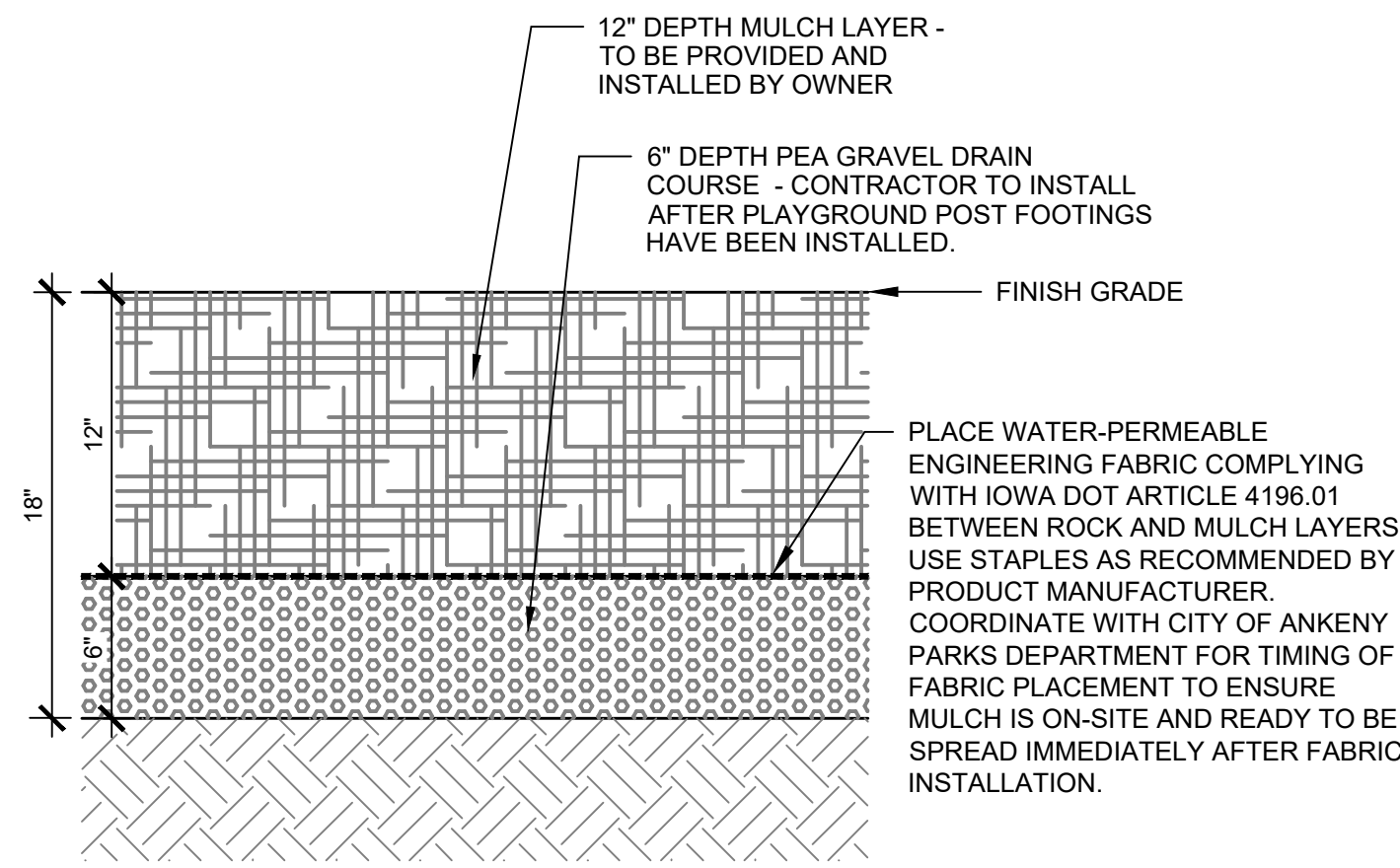
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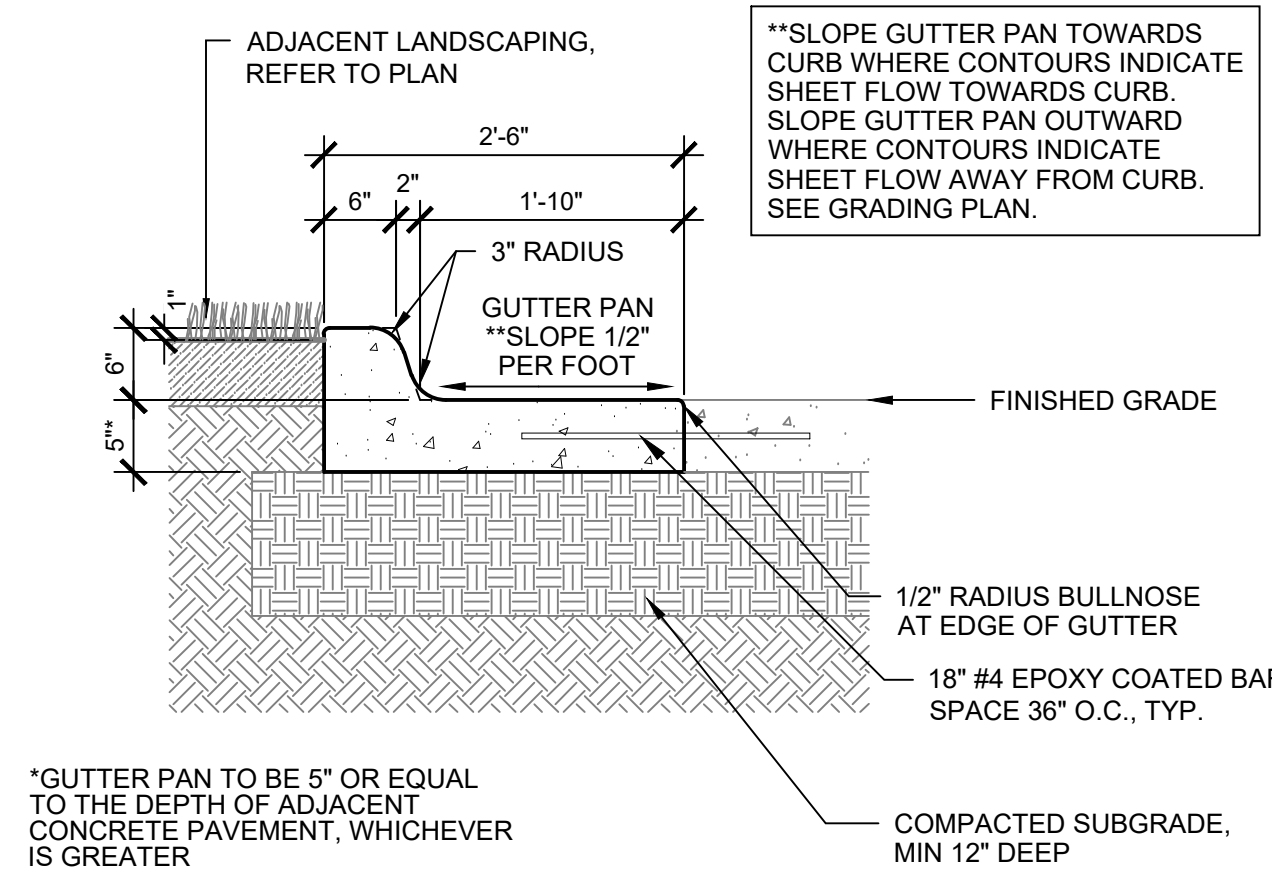
C1 L5.1 SPLASH PAD RULES SIGN N.T.S.



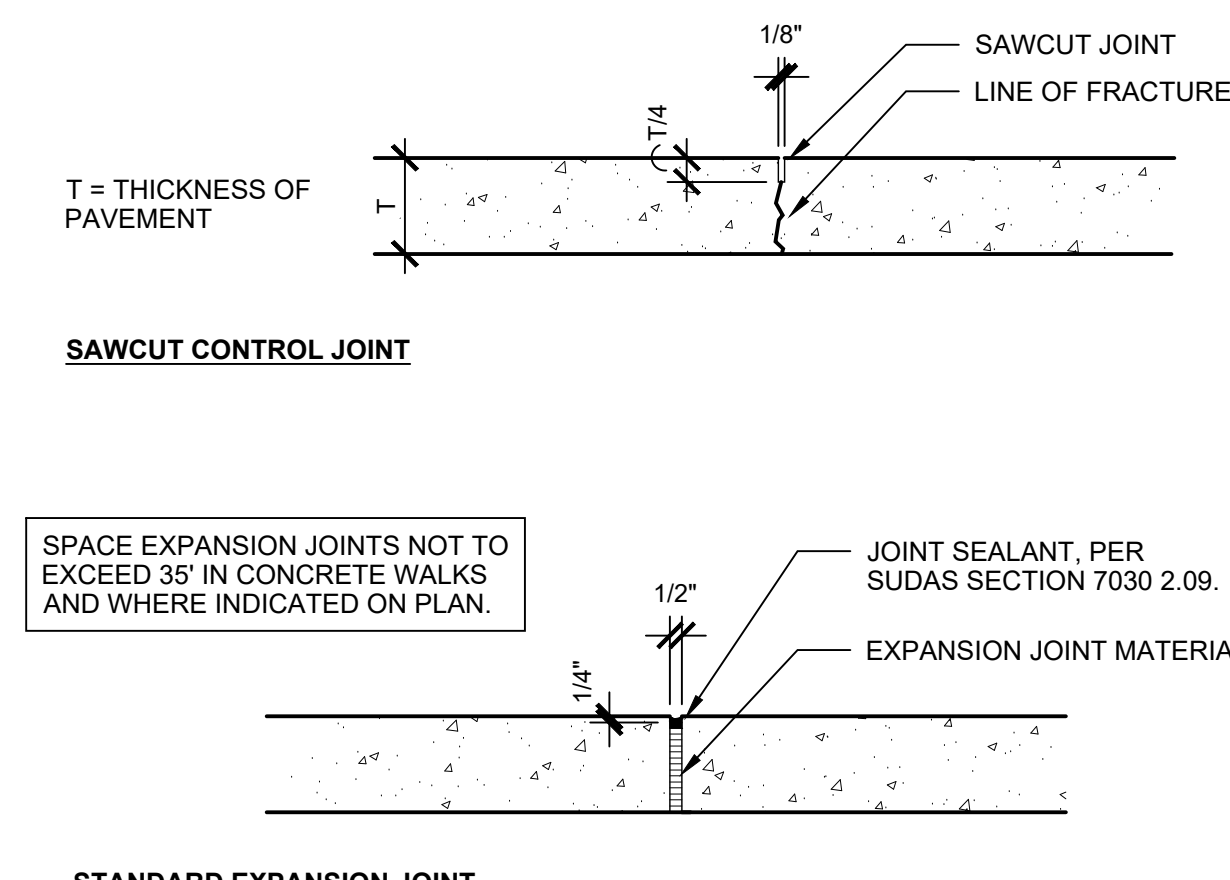
B1 L5.1 SIDEWALK ALONG PLAYGROUND SCALE: 1 1/2" = 1'-0"



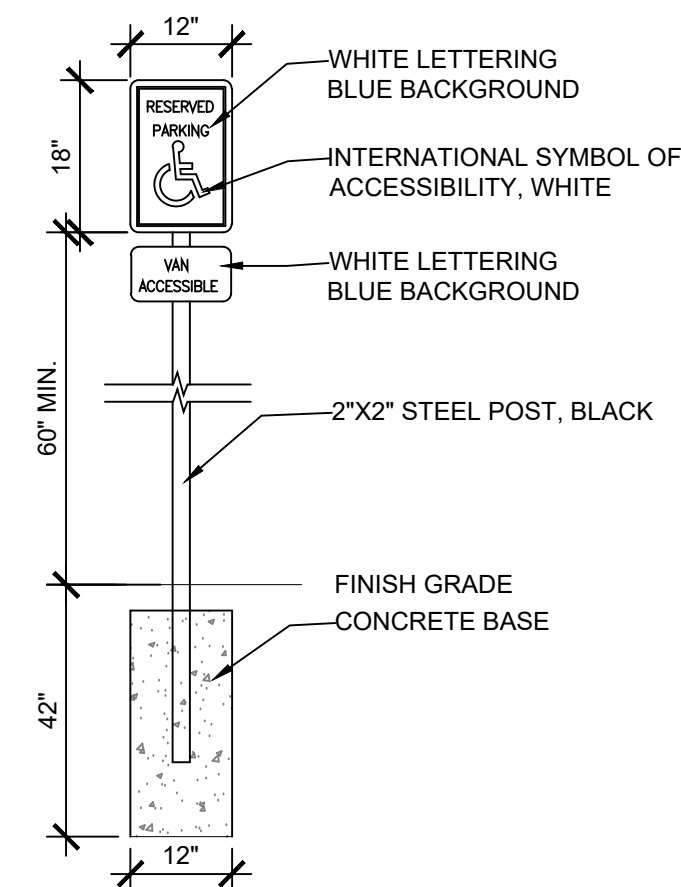
B2 L5.1 PLAYGROUND SURFACING SCALE: 1 1/2" = 1'-0"



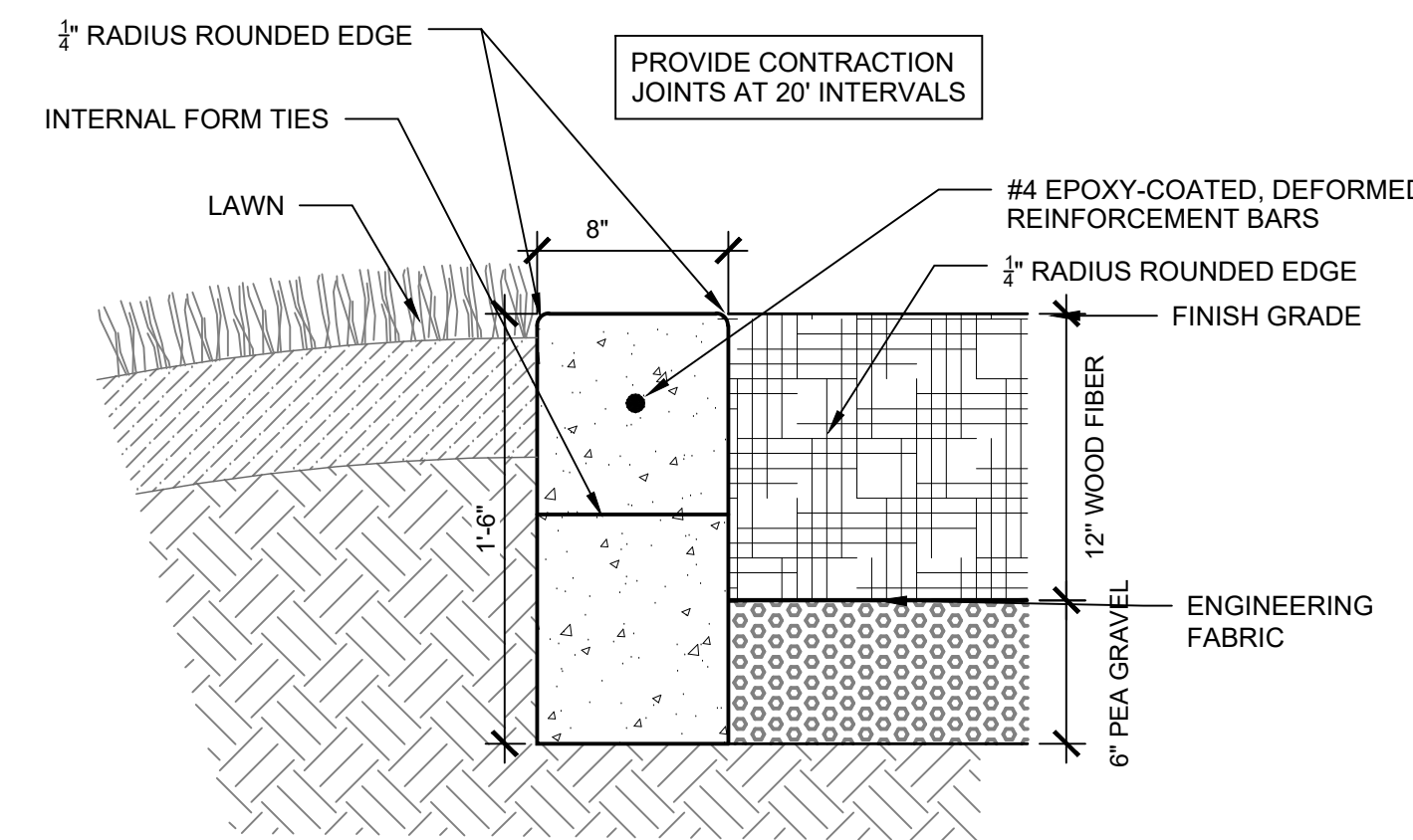
B3 L5.1 6" STANDARD CURB SCALE: 3/4" = 1'-0"



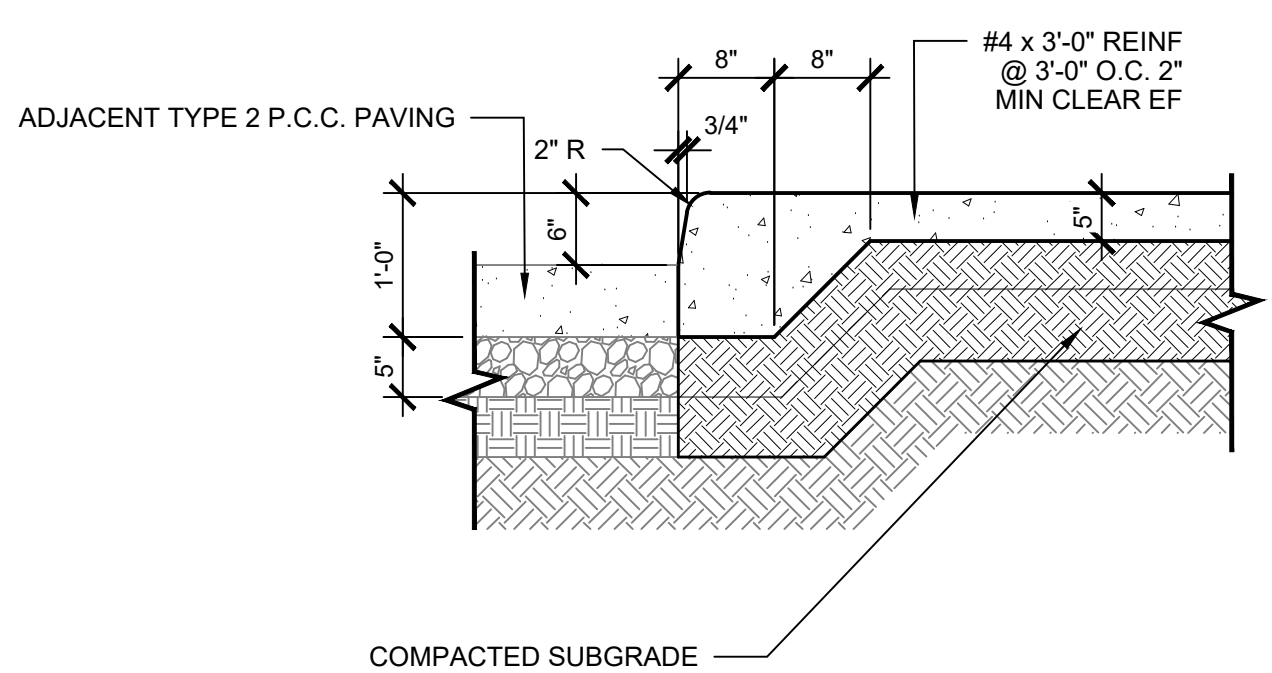
B4 L5.1 CONTROL & EXPANSION JOINTS N.T.S.



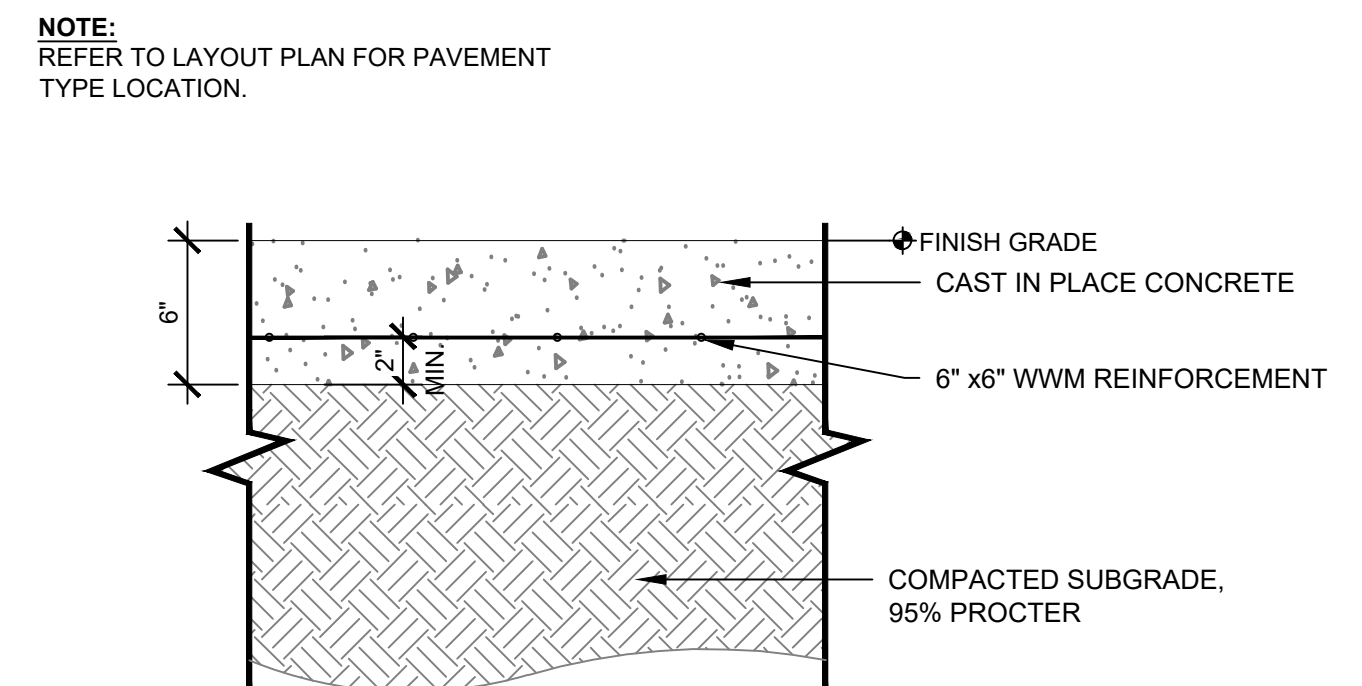
A1 L5.1 ACCESSIBLE PARKING SIGN SCALE: 3/8" = 1'-0"



A2 L5.1 PLAYGROUND MAINTENANCE CURB SCALE: 1 1/2" = 1'-0"



A3 L5.1 6" THICKENED EDGE CURB SCALE: 3/4" = 1'-0"



A4 L5.1 6" P.C.C. SHELTER PAD - REINFORCED SCALE: 1 1/2" = 1'-0"

CANYON CREEK PARK
CITY OF ANKENY
810 NE DEERFIELD DRIVE

Project Number 25395
Issue SITE PLAN SUBMITTAL
Date 2026-06-19

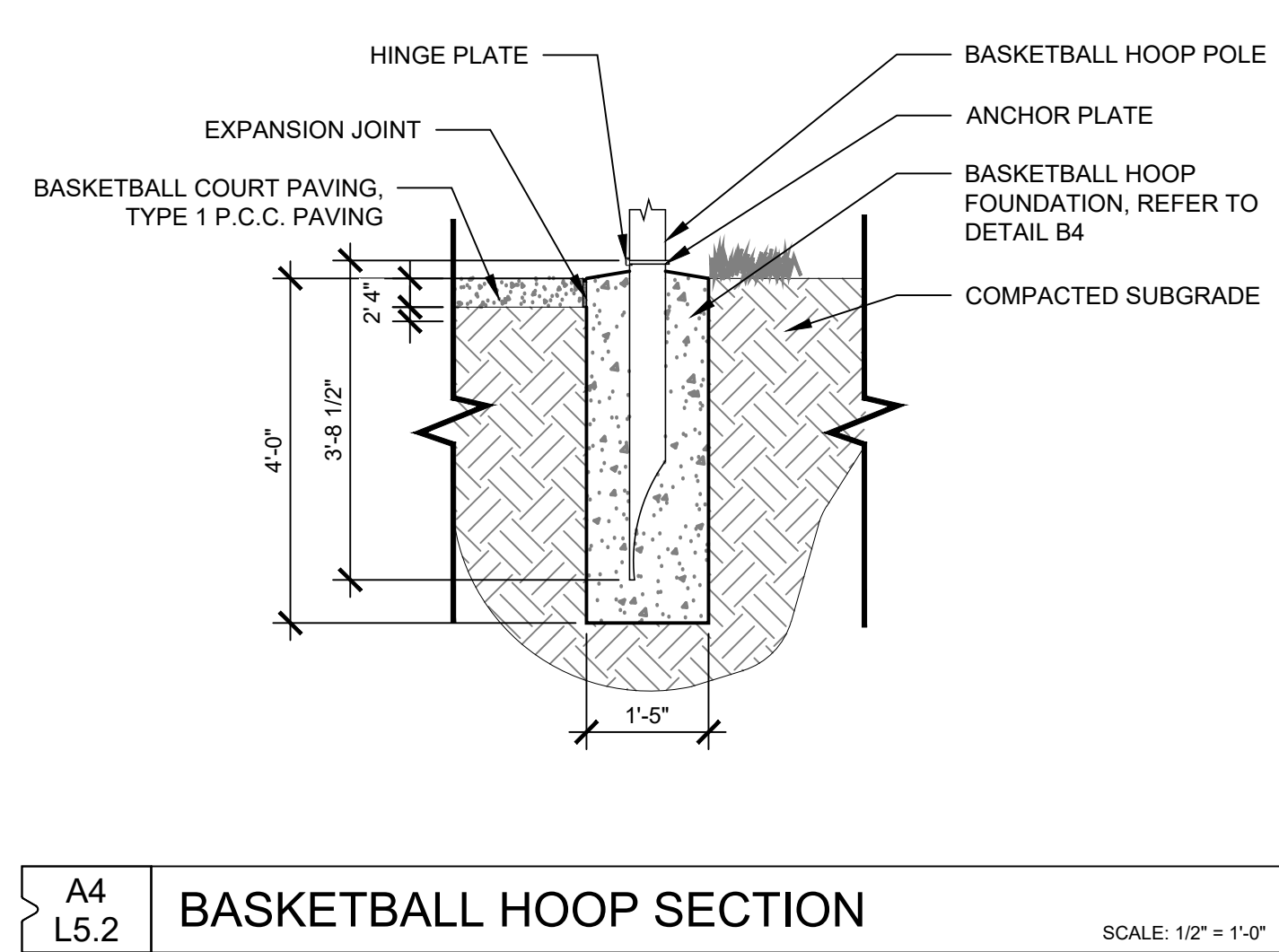
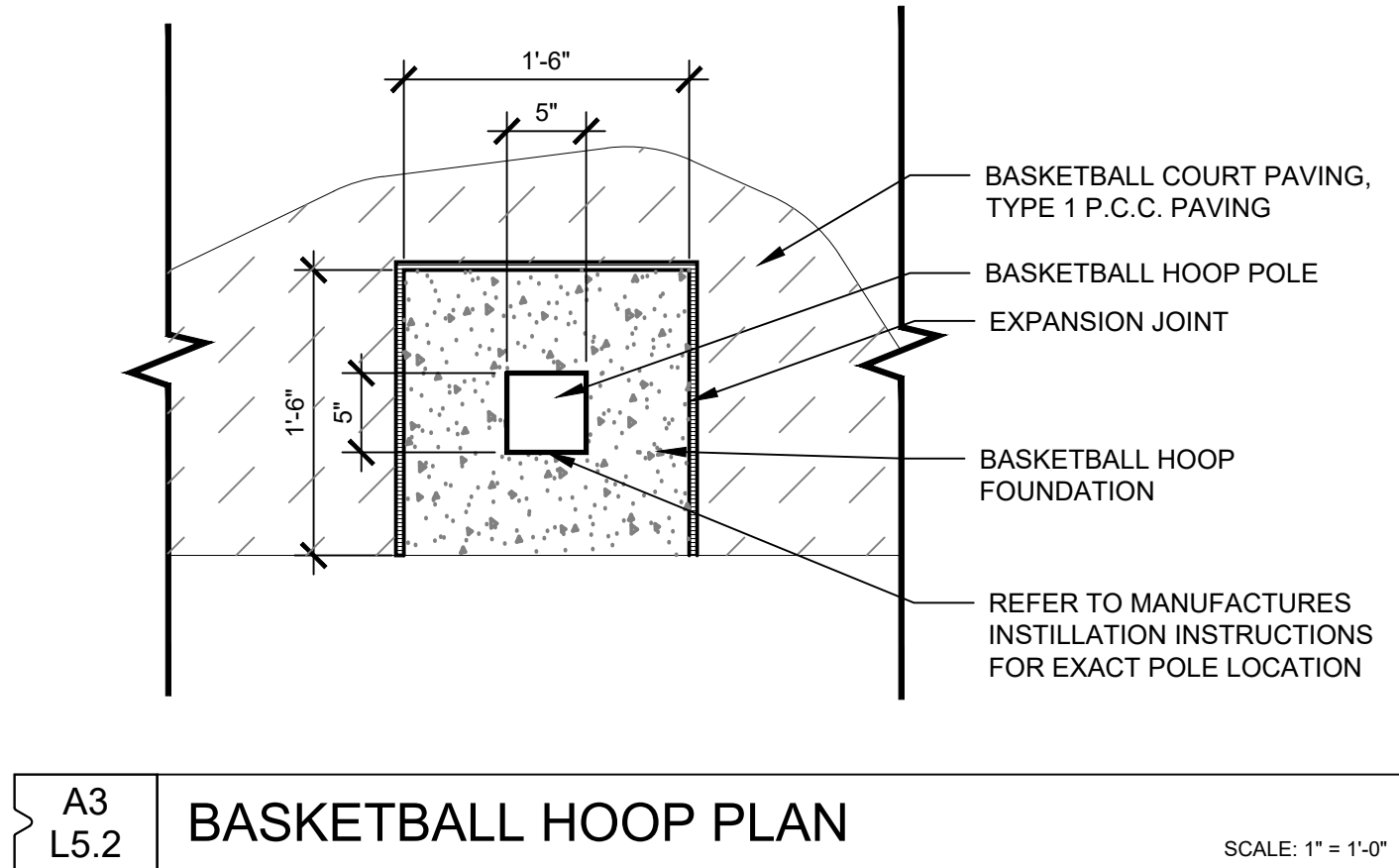
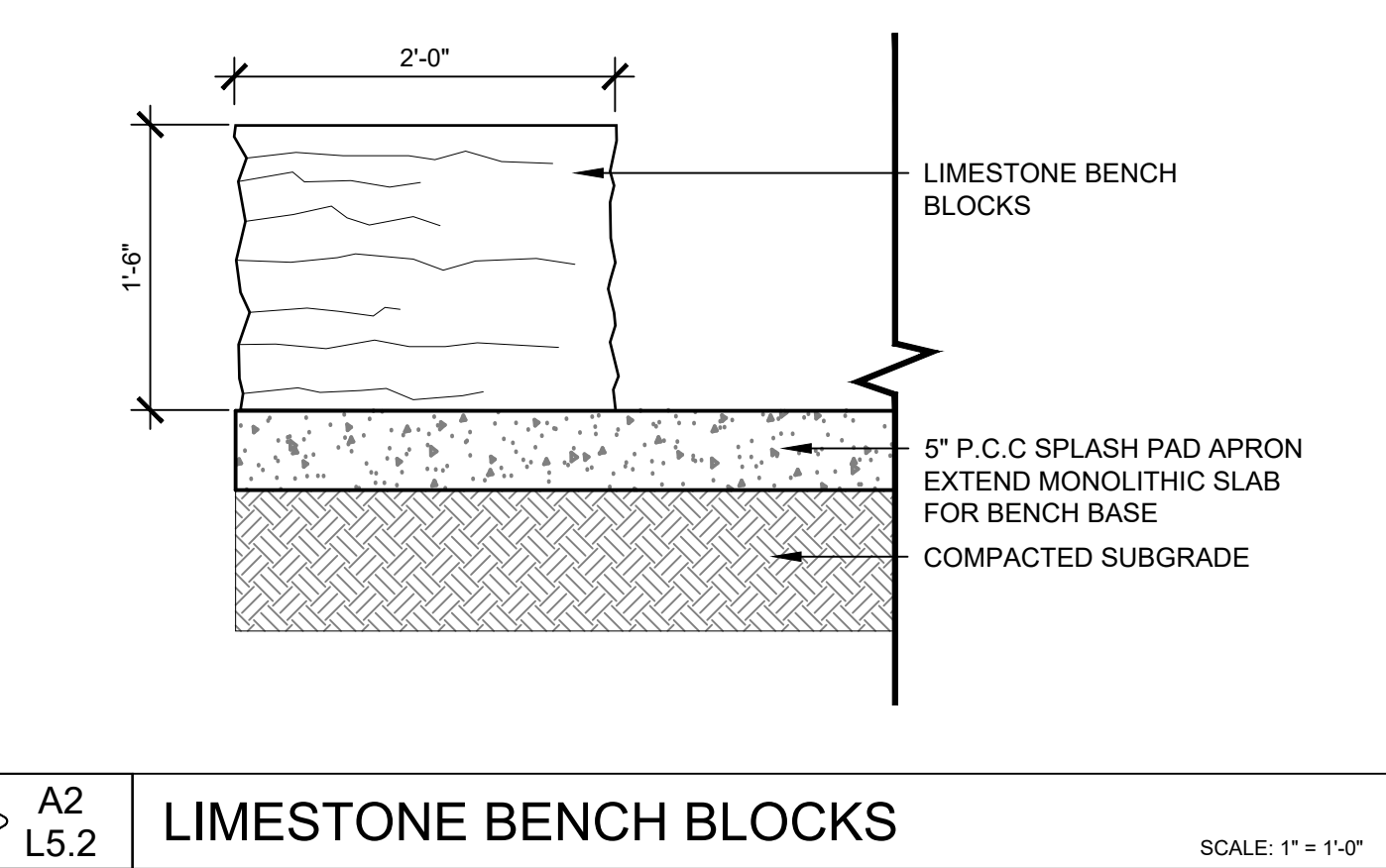
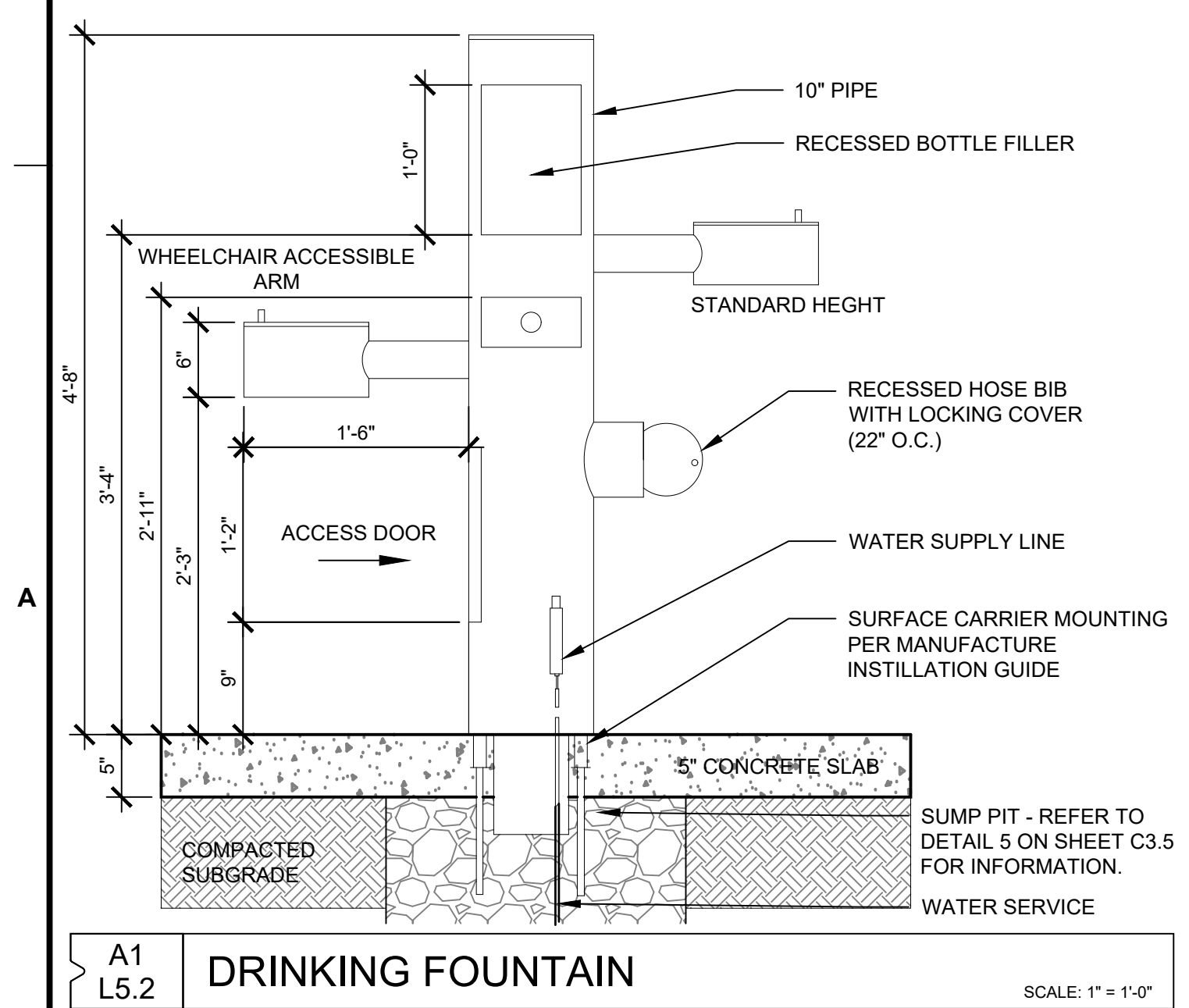
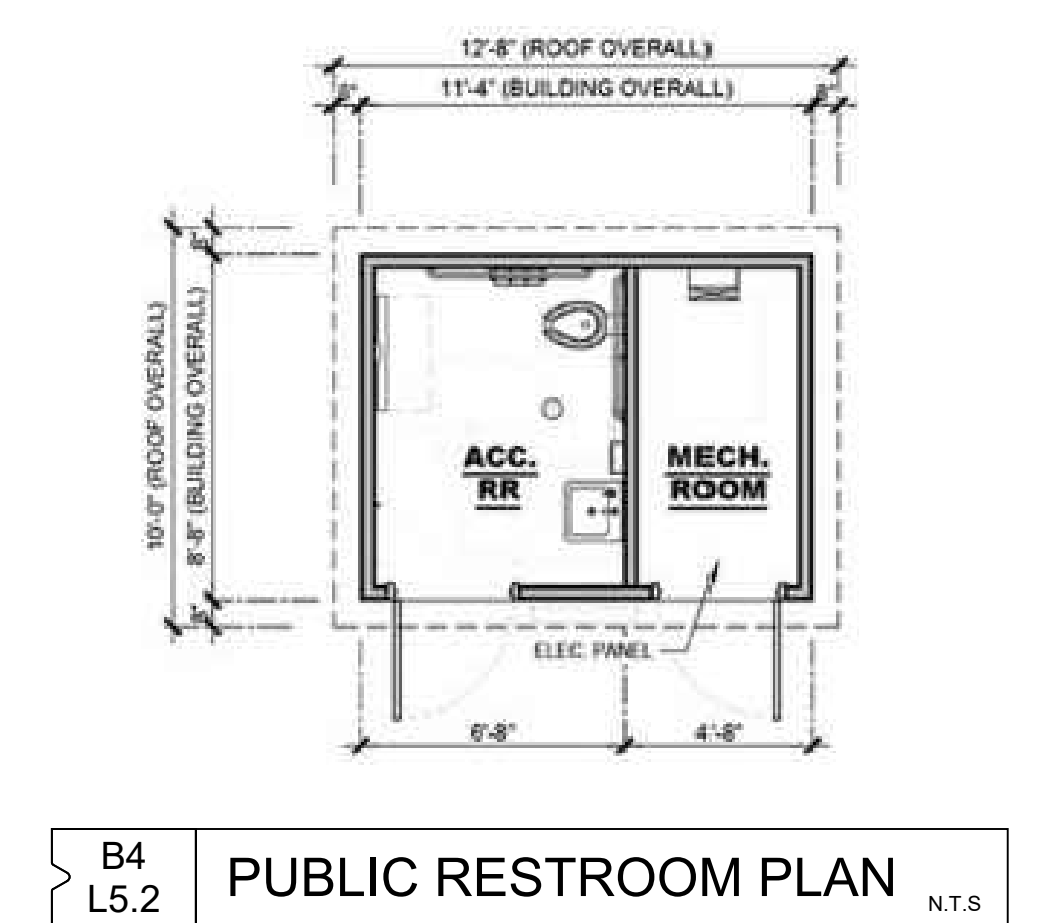
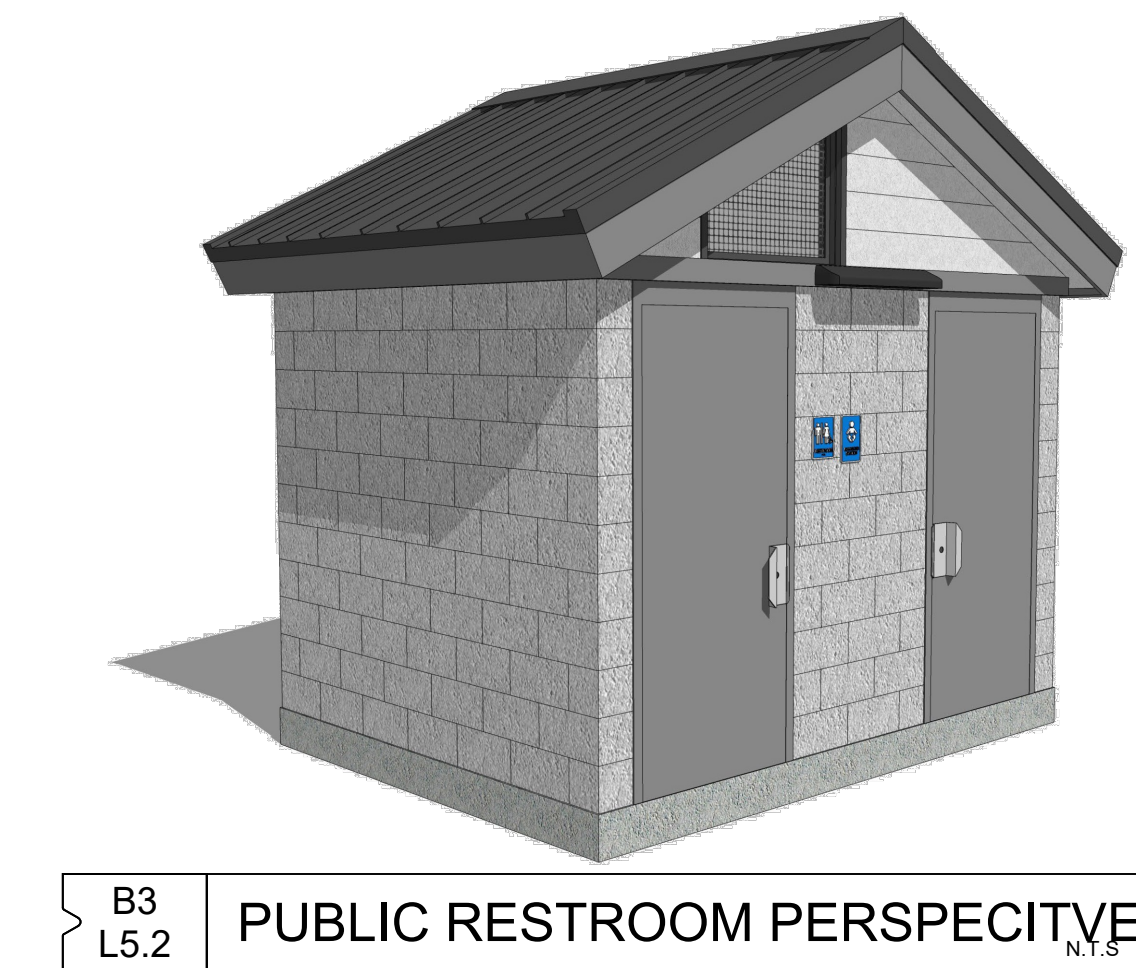
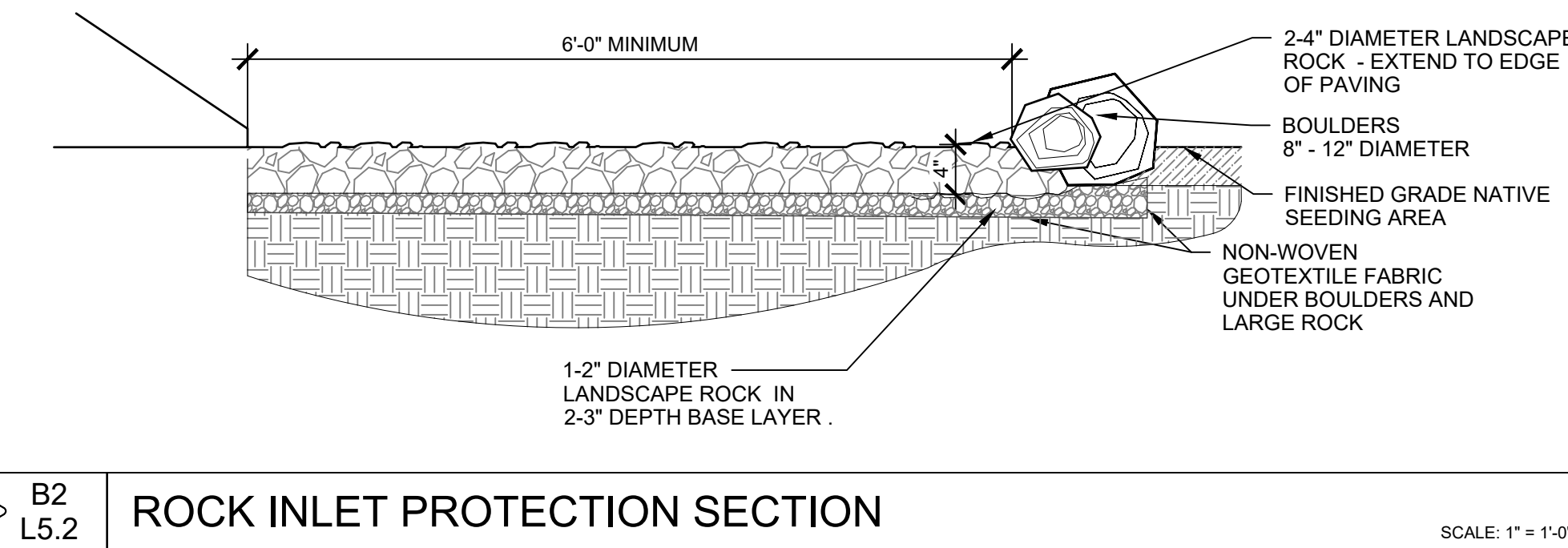
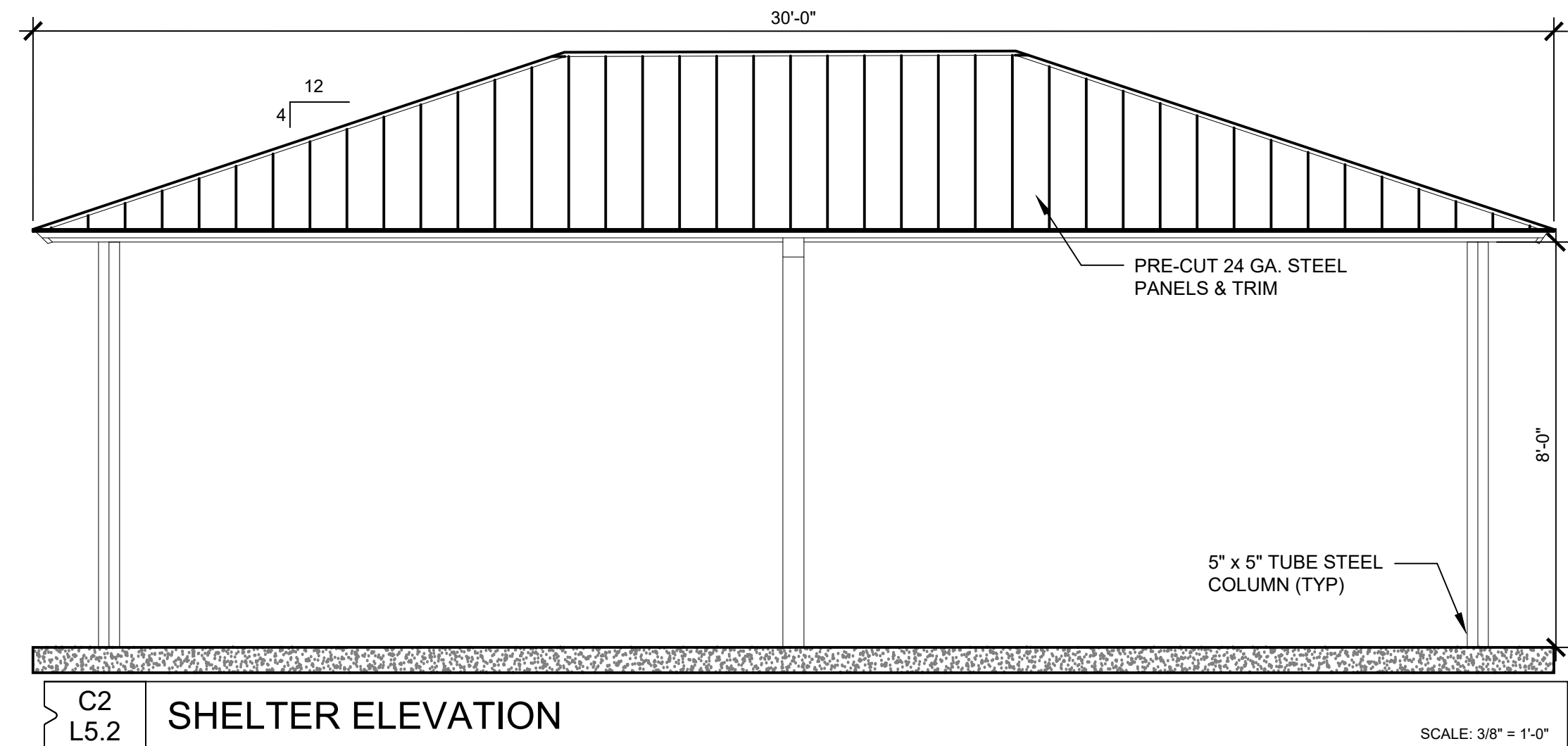
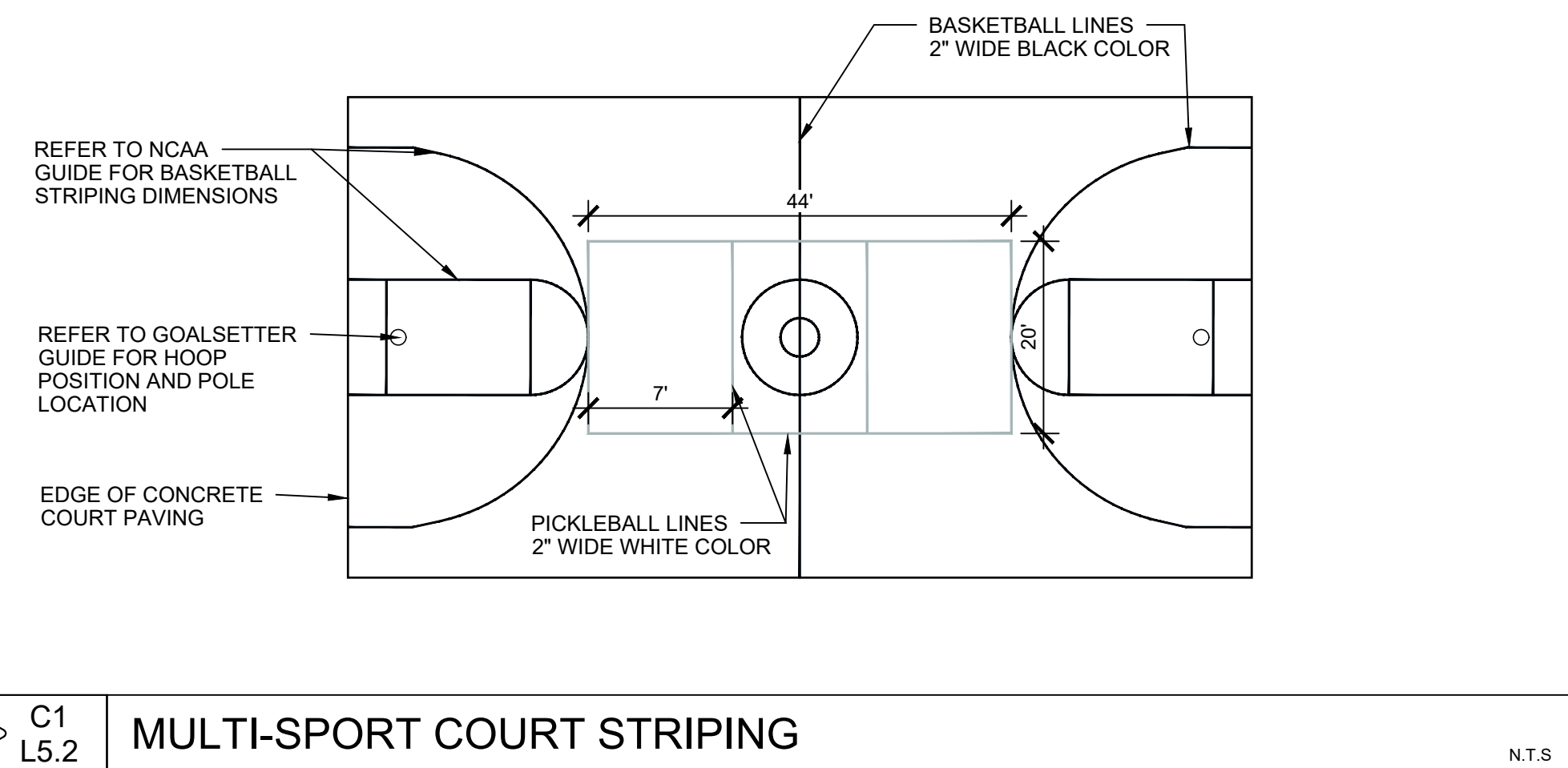
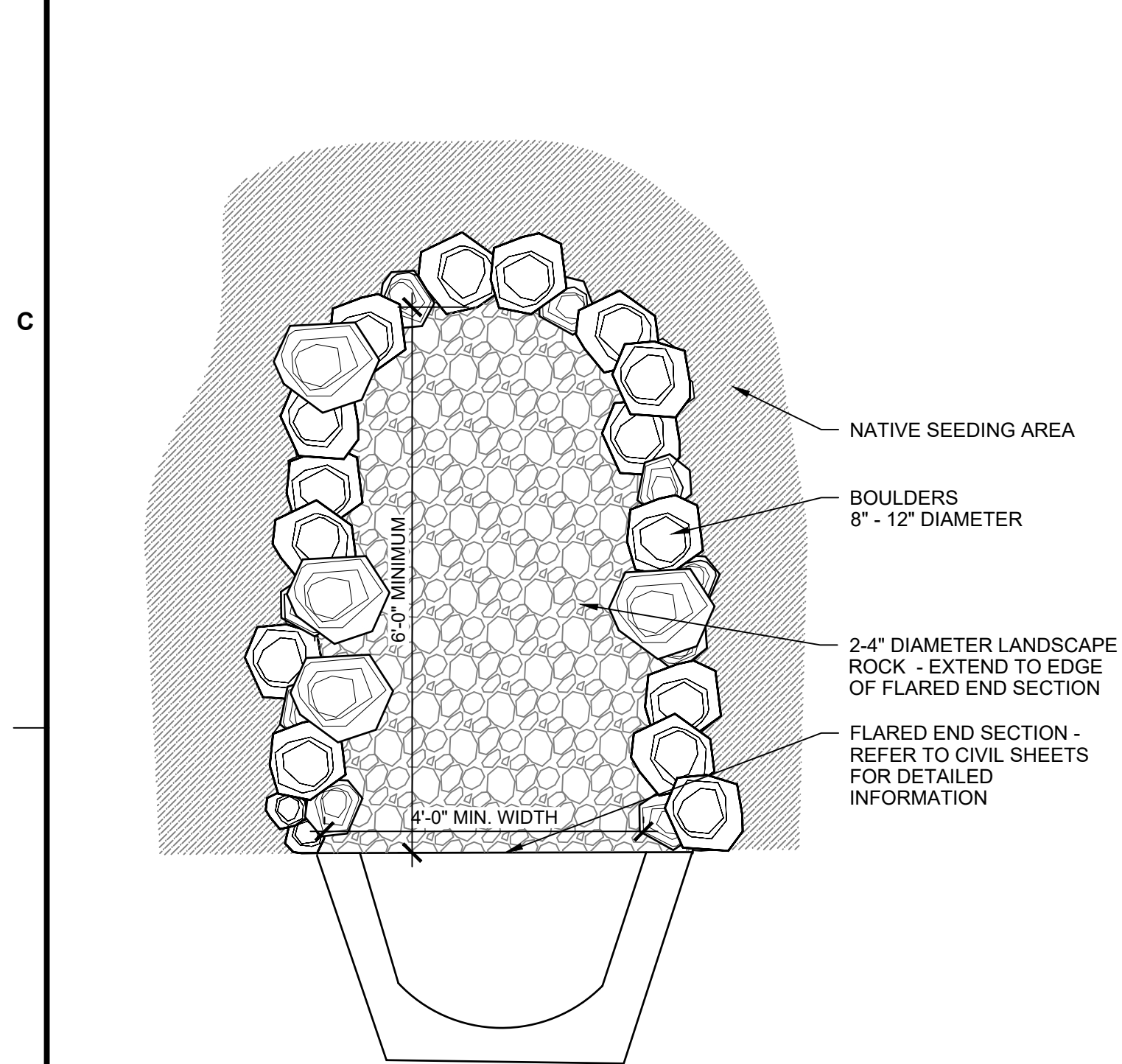
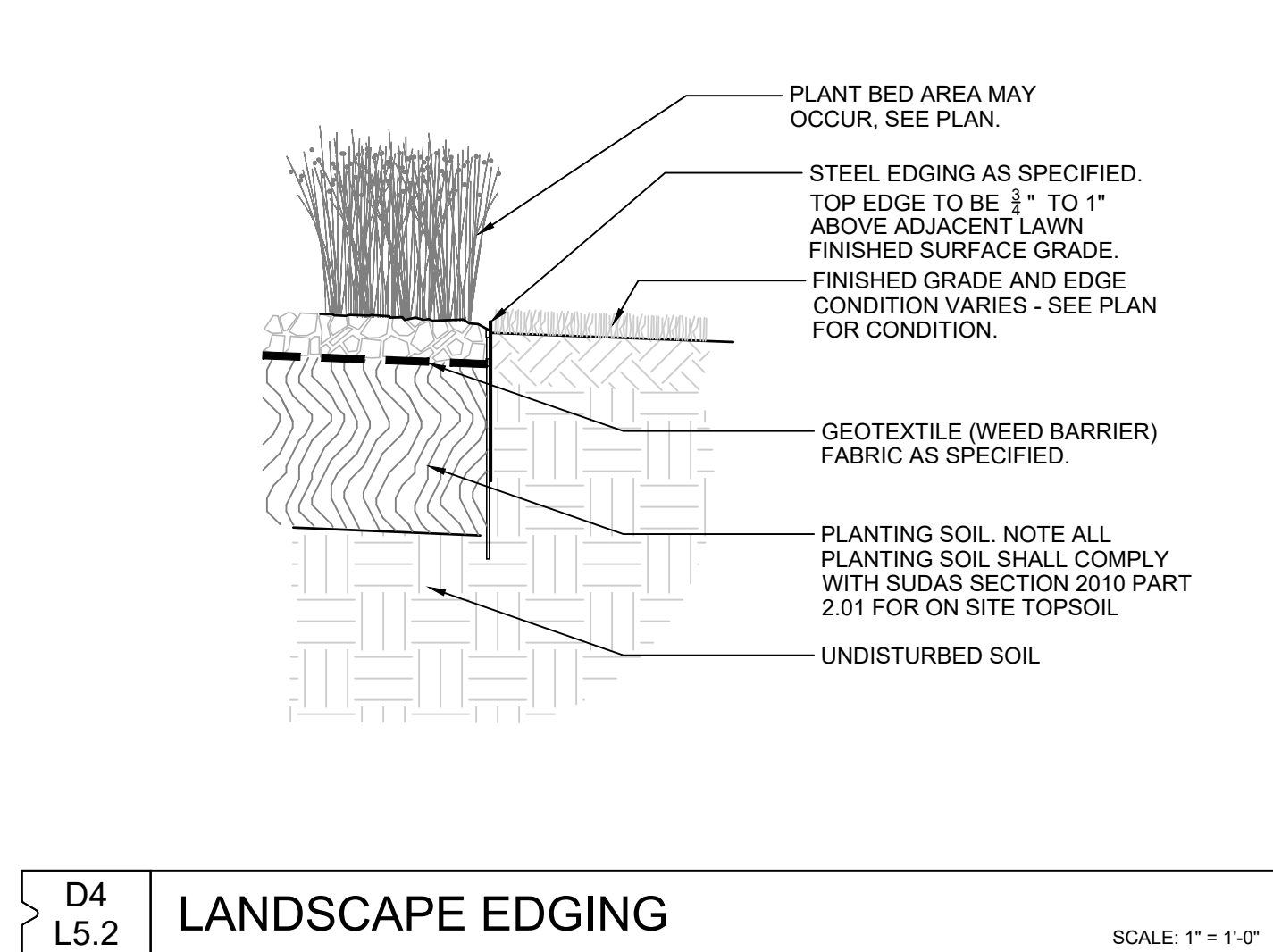
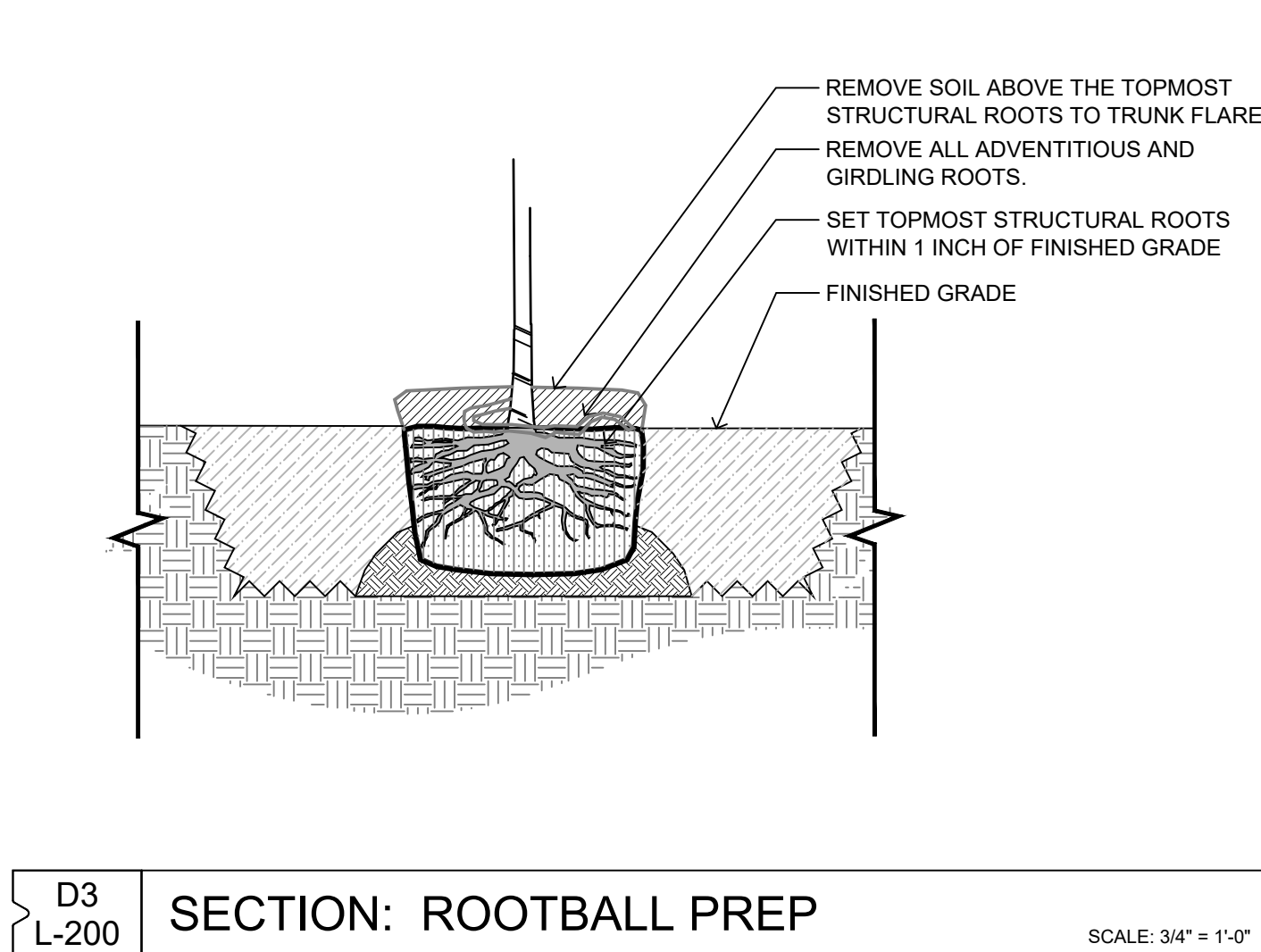
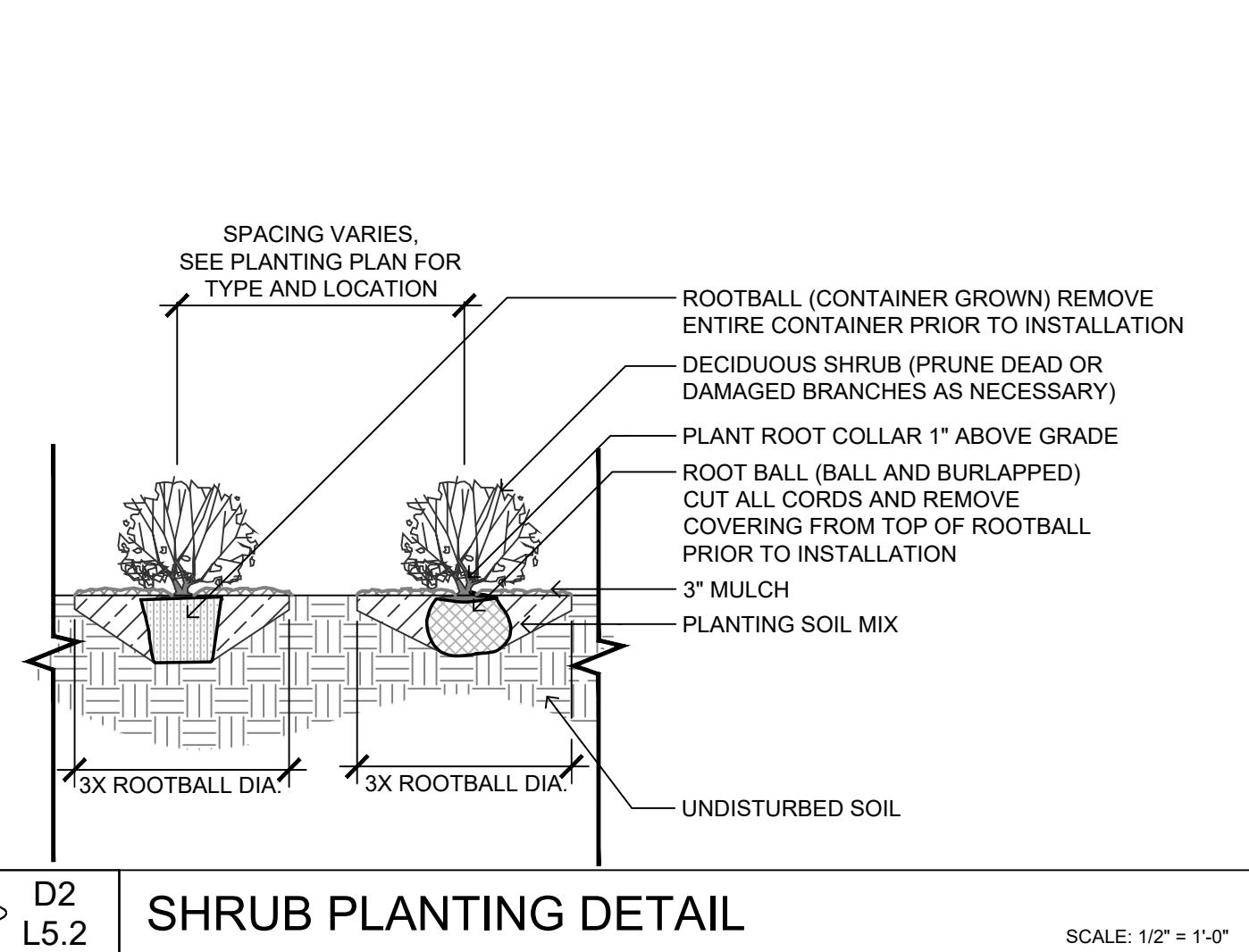
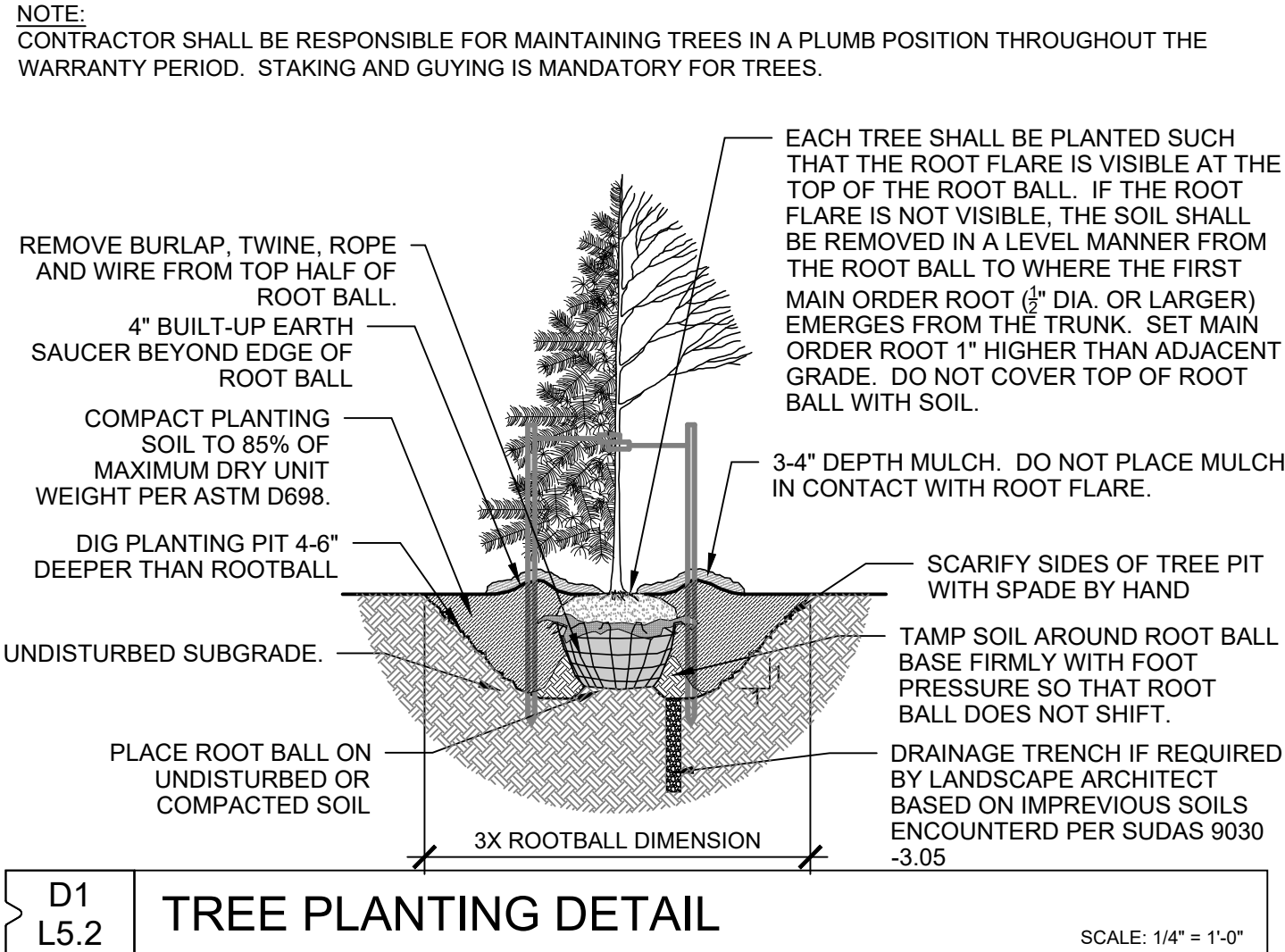
SITE DETAILS

L5.1

File Location: N:\2025\25395_Canyon Creek Park - Ankeny\03 WORKING\10 AUTOCAD\SHEETS\15 SHEETS - SITE DETAILS / PLOT DATE: 7/23/2026 3:04 PM BY: Jared Dabesh

THE SQUARES SHOWN ARE FOR
EASING AND WHITE LETTERS
IF PRINTED CORRECTLY

THE LINE SHOWN ABOVE IS
EXACTLY ONE INCH LONG AT THIS
SCALE TO GRAPHIC CASE SIZE



Revision Schedule		
No.	Date	Description
1	07-10-2026	REVISED PER CITY COMMENTS 7-6-26
2	07-24-2026	REVISED PER CITY COMMENTS 7-16-26

CANYON CREEK PARK
CITY OF ANKENY
810 NE DEERFIELD DRIVE

Project Number	25395
Issue	SITE PLAN SUBMITTAL
Date	2026-06-19

SITE DETAILS

L5.2

File Location: N:\2025\25395_Canyon Creek Park - Ankeny\03 WORKING\10 AUTOCAD\SHEETS\15 SHEETS - SITE DETAILS / SAVE DATE: 7/23/2026 2:24 PM BY: rslv / PLOT DATE: 7/23/2026 3:04 PM BY: Jared Doherty

THE SQUARE NOTATION ON THE RIGHT INDICATES THE LOCATION OF THE SHEET IN THE PROJECT. THE SQUARE NOTATION ON THE LEFT INDICATES THE LOCATION OF THE SHEET IN THE PROJECT. THE SQUARE NOTATION ON THE RIGHT INDICATES THE LOCATION OF THE SHEET IN THE PROJECT. THE SQUARE NOTATION ON THE LEFT INDICATES THE LOCATION OF THE SHEET IN THE PROJECT.

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OWNER / GENERAL CONTRACTOR AND PUBLIC RESTROOM COMPANY RESPONSIBILITIES

PUBLIC RESTROOM COMPANY RESPONSIBILITIES:

1. PROVIDE FULL ARCHITECTURAL PLANS AND ENGINEERING CALCULATIONS, STAMPED BY STATE GOVERNING AGENCY SUITABLE FOR GENERAL CONTRACTOR TO FILE FOR REQUIRED BUILDING PERMIT.
2. FURNISH AND INSTALL UNDERGROUND UTILITIES UNDER SLAB (INCLUDING TRENCHING) EXTENDING 6 FEET MAX. BEYOND THE BUILDING LINE, MIN. OF 24" - MAX OF 36" BELOW GRADE.
3. FURNISH AND INSTALL SLAB TO FOUNDATION ANCHORS PER DETAILS INCLUDED HEREIN. APPLICABLE ONLY TO BUILDINGS WITH FOUNDATIONS.

GENERAL NOTES:

1. THE DIFFERENCE IN THE ELEVATION BETWEEN THE FINISH FLOOR OF THE BUILDING AT EXTERIOR DOORS AND THE SIDEWALK OUTSIDE IS 1/4" MAX. PRC RECOMMENDS SIDEWALK TO BE FLUSH WITH FINISH FLOOR AT ALL DOORS.
2. THE PLAN & DETAILS HEREIN ARE SPECIFIC TO THE BUILDING SIZE AND MODULE CONFIGURATION OF THIS BUILDING MODEL.

OWNER / GENERAL CONTRACTOR RESPONSIBILITIES:

1. PREPARE BUILDING PAD AND OR FOUNDATION.
2. PROVIDE SITE PLAN & ENGINEERED FOUNDATION PLAN (IF APPLICABLE) AND ATTACH IT TO THE PUBLIC RESTROOM COMPANY'S DEPARTMENT OF HOUSING APPROVED DOCUMENTS AND OBTAIN NECESSARY PERMITS FROM LOCAL JURISDICTION.
3. VERIFY AND SCHEDULE NECESSARY INSPECTIONS WITH LOCAL JURISDICTION FOR SITE PERFORMED WORK BY OTHERS, AND FOR UNDER BUILDING SLAB PLUMBING CONNECTIONS MADE BY PRC.
4. COORDINATE SEWER INVERT ELEVATION WITH THE PUBLIC RESTROOM COMPANY PRIOR TO BUILDING INSTALLATION, VERIFY & COORDINATE LOCATION OF EXISTING UTILITIES INCLUDING WATER METER SIZE, TYPE, AND LOCATION OF EXISTING UTILITIES COMING INTO THE BUILDING SUPPLIED BY PRC
5. MAKE FINAL UTILITY CONNECTIONS (INCLUDING NECESSARY UTILITY BOXES).
6. PREPARE SITE FOR MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 1,500 psf, WITH SUB-GRADE COMPACTED TO 90% M.D.D.
7. SUPPLY AND STOCK PILE REQUIRED QUANTITY OF COARSE MASON SAND WITHIN BUILDING PROXIMITY FOR USE BY PRC FOR UTILITY TRENCH BACKFILL.
8. PROJECTS WITH FOOTINGS: PROVIDE SLEEVES IN FOOTINGS ACCORDING TO UTILITY LOCATION PLAN, AND PAD / FOUNDATION PLAN DIRECTION.

GENERAL SITE CONDITION LIABILITY NOTE:

PUBLIC RESTROOM COMPANY (PRC) PROVIDES BUILDING PAD / FOUNDATION PLAN DRAWINGS FOR PLACEMENT OF OUR BUILDING ON SITE FOUNDATIONS / PADS FOR **REFERENCE ONLY**. PRC DRAWINGS DO NOT INCORPORATE SITE DESIGN FOR LOCAL CODES, SOILS CONDITIONS, FOOTING REQUIREMENTS, AND / OR ANY OTHER CONTRIBUTING SITE FACTORS UP TO AN INCLUDING HIGH WATER TABLES. IT IS THE RESPONSIBILITY OF THE OWNER / GENERAL CONTRACTOR TO PROVIDE A PROPER SITE DESIGN TO ACCOMMODATE THE BUILDING AS WELL AS PROVIDE PROPER SITE CRITERIA SO PRC MAY MODEL SEWER, WATER, AND ELECTRICAL DESIGNS WITHIN THE BUILDING. OUR BUILDING DESIGN INCLUDES AN 8" THICK REINFORCED CONCRETE SLAB AND ASSUMES FULL SLAB BEARING ON SOILS WITH A MINIMUM OF 1500 PSF BEARING CAPACITY. OUR BUILDING DESIGNS SURCHARGE THE SOIL BENEATH THE MAT SLAB AT APPROXIMATE 208 PSF. ANY BUILDING FOUNDATION IN ADDITION TO THE INTEGRAL MAT SLAB ARE SHOWN FOR **REFERENCE ONLY** AND SHOULD BE VERIFIED BY A LICENSED SOILS ENGINEER TO CONFORM WITH REQUIRED CODES.

PRC ASSUMES NO LIABILITY FOR THE OWNER OR GENERAL CONTRACTOR ACCEPTANCE OF THESE TYPICAL DRAWINGS WITHOUT VERIFICATION BY A LICENSED SOILS / FOUNDATION ENGINEER.



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BUILDING TYPE:

RESTROOM BUILDING

DATE:

DRAWN BY:

PROJECT:

SHEET:

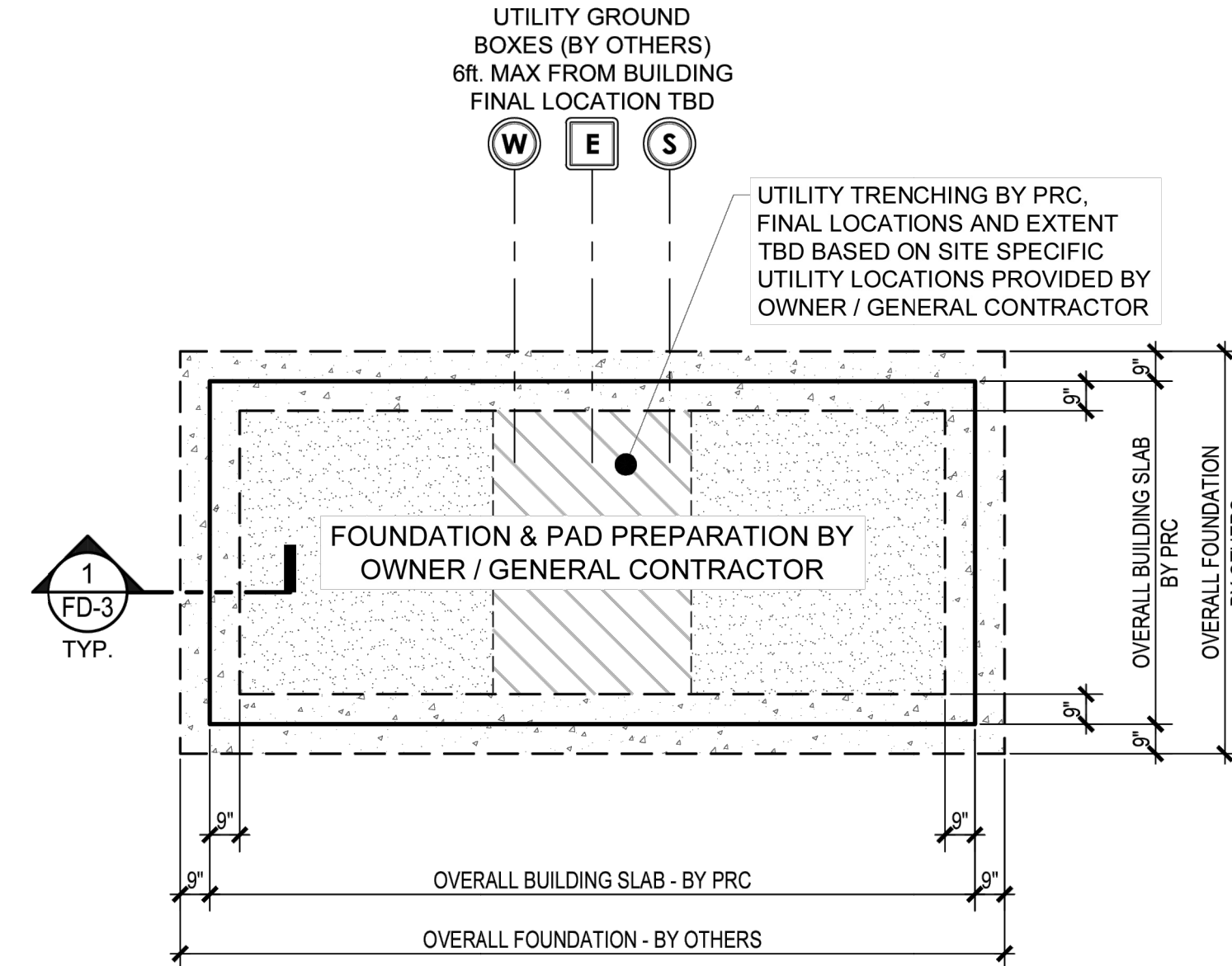
1 OF 4

FD-1

-NOT FOR CONSTRUCTION - PRELIMINARY DESIGN DRAWING ONLY - DO NOT SCALE, DIMENSIONS PRESIDE

NOTES:

1. BOTTOM OF PRE-FAB BLDG. MANUFACTURERS SLAB IS DEAD FLAT. TOP OF FOOTINGS & COMPACTED BACK FILL MUST BE DEAD LEVEL. POUR FOOTING WITH LASER TRANSIT TO VERIFY TOP OF FOOTING. IF SHIM PLATES ARE REQUIRED A CHANGE ORDER IS REQUIRED.
2. REQUIRED ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF; FIELD VERIFIED BY OTHERS



1
FD-2

EXAMPLE FOUNDATION / PAD PREPARATION PLAN
SCALE: NOT TO SCALE



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BUILDING TYPE:

RESTROOM BUILDING

DATE:

DRAWN BY:

PROJECT:

SHEET:

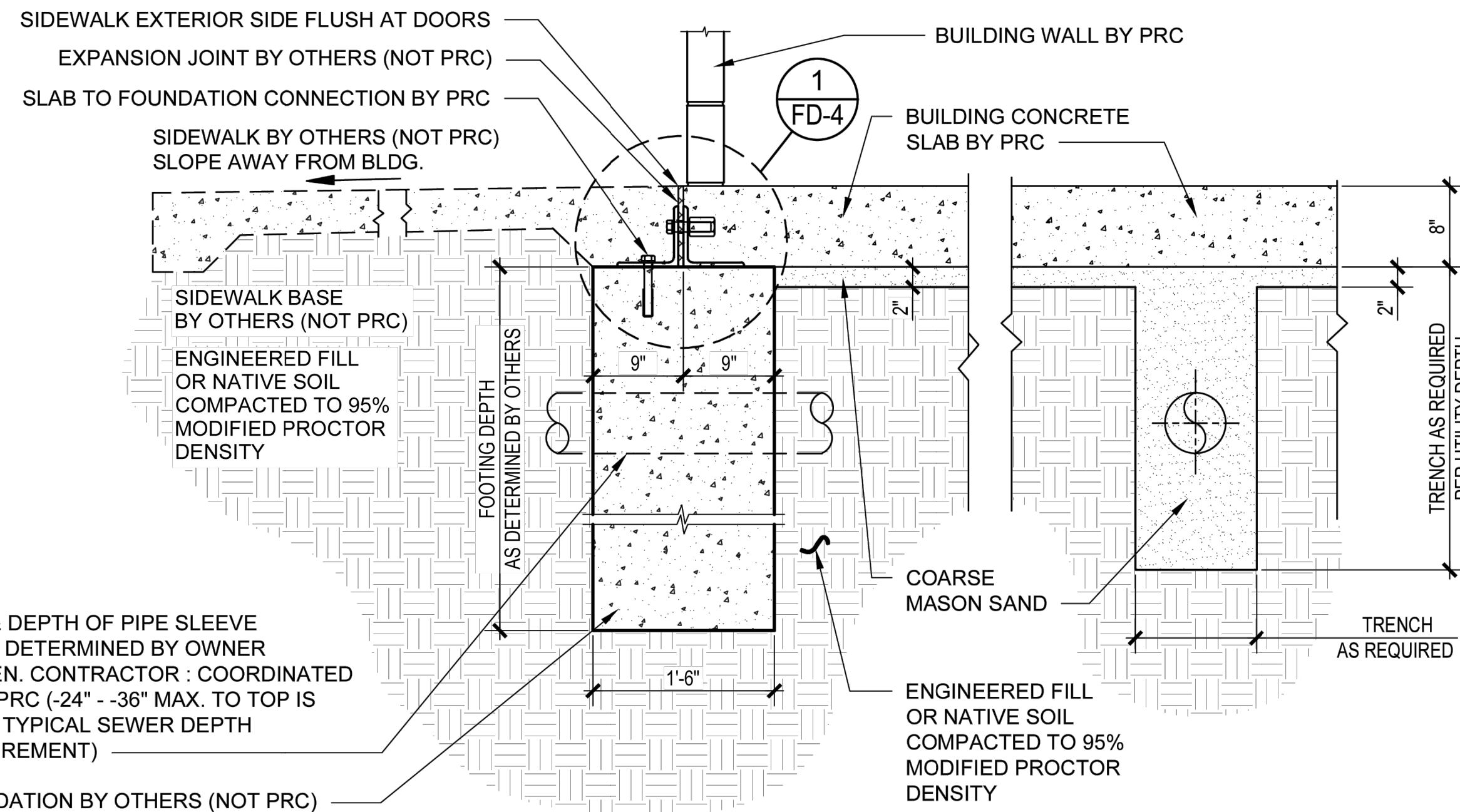
2 OF 4

FD-2

-NOT FOR CONSTRUCTION - PRELIMINARY DESIGN DRAWING ONLY - DO NOT SCALE, DIMENSIONS PRESIDE

NOTES:

1. BOTTOM OF PRE-FAB BLDG. MANUFACTURERS SLAB IS DEAD FLAT. TOP OF FOOTINGS & COMPACTED BACK FILL MUST BE DEAD LEVEL. POUR FOOTING WITH LASER TRANSIT TO VERIFY TOP OF FOOTING. IF SHIM PLATES ARE REQUIRED A CHANGE ORDER IS REQUIRED.
2. REQUIRED ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF; FIELD VERIFIED BY OTHERS



1
FD-3

TYPICAL FOUNDATION SECTION DETAIL
SCALE: NOT TO SCALE



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BUILDING TYPE:

RESTROOM BUILDING

DATE:

DRAWN BY:

PROJECT:

SHEET:

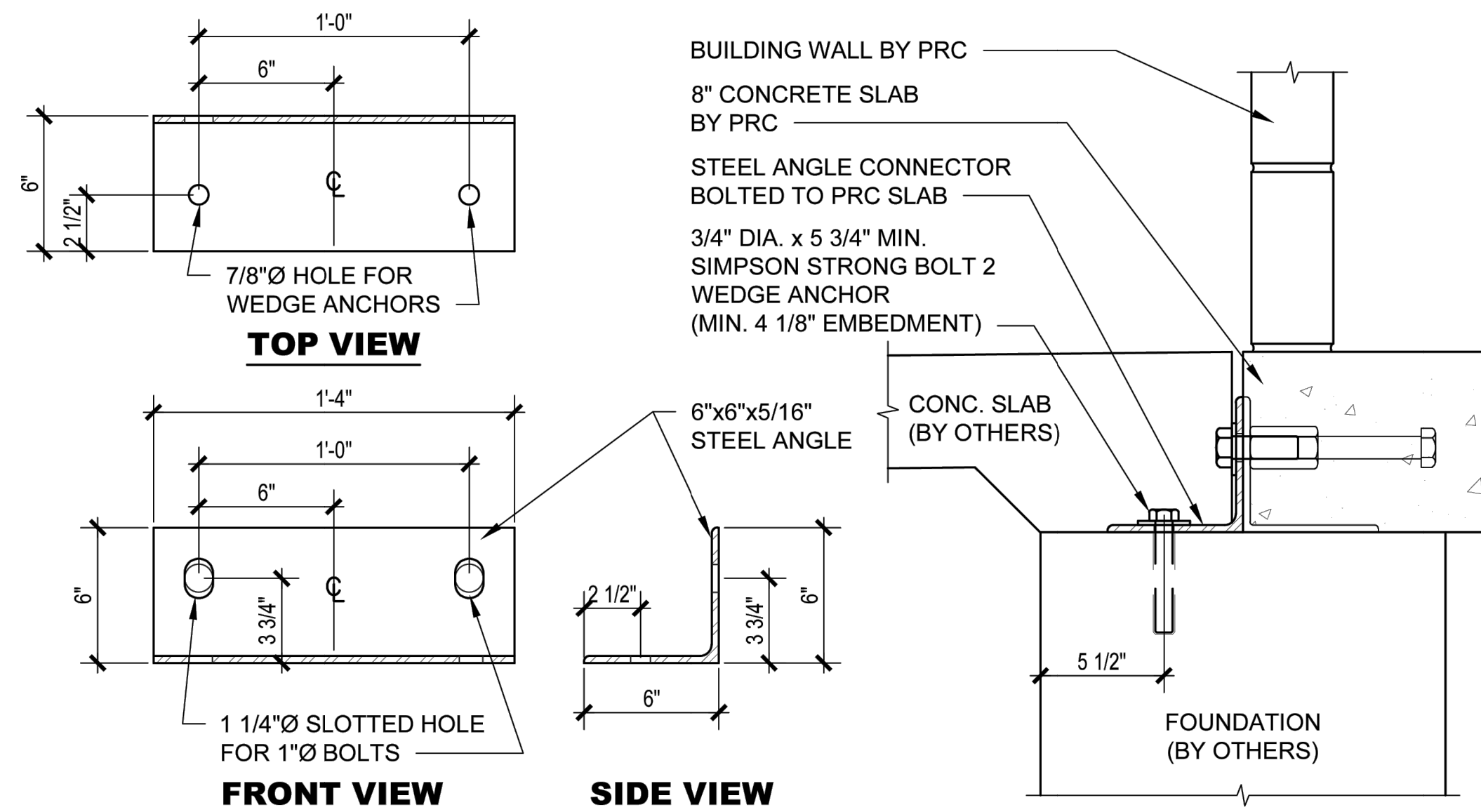
3 OF 4

FD-3

-NOT FOR CONSTRUCTION - PRELIMINARY DESIGN DRAWING ONLY - DO NOT SCALE, DIMENSIONS PRESIDE

NOTE:

QUANTITY AND LOCATIONS OF ANCHORS TO BE DETERMINED BY PRC ENGINEER



1
FD-4

SLAB TO FOUNDATION ANCHOR DETAIL (BY PRC)
SCALE: NOT TO SCALE



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BUILDING TYPE:

RESTROOM BUILDING

DATE:

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PROJECT:

SHEET:

4 OF 4

FD-4

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LANDSCAPE ARCHITECT

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CIVIL DESIGN ADVANTAGE

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Revision Schedule

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CANYON CREEK PARK
CITY OF ANKENY
810 NE DEERFIELD DRIVE

Project Number 25395

Issue SITE PLAN SUBMITTAL

Date 2026-06-19

RESTROOM
FOUNDATION
PREPARATION

L5.3

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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.
- DEBRIS SPILLED ONTO THE STREET MUST BE PICKED UP BY THE END OF THE WORK DAY AND PRIOR TO ANY RAIN EVENT.
- FOR FINAL SEEDING AND MULCHING, REFER TO L-SHEETS.

SWPPP LEGEND

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

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	4,000
2	FILTER SOCK	LF	250
3	SEEDING, FERTILIZING, AND MULCHING	AC	20.40
4	INLET PROTECTION DEVICES	EA	1
5	CONCRETE WASHOUT PIT	EA	1

ASSUMES 200% OF THE ENTIRE DISTURBED AREA FOR SEEDING, FERTILIZING AND MULCHING.

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Des Moines, IA 50309
515.288.4875
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PRELIMINARY
NOT FOR
CONSTRUCTION

Revision Schedule

No.	Date	Description
1	07-10-2026	REVISED PER CITY COMMENTS 7-6-26
2	07-15-2026	REVISED PER CITY COMMENTS 7-6-26

CANYON CREEK PARK
CITY OF ANKENY
INTERSECTION OF NE DEERFIELD DRIVE AND NE 8TH ST

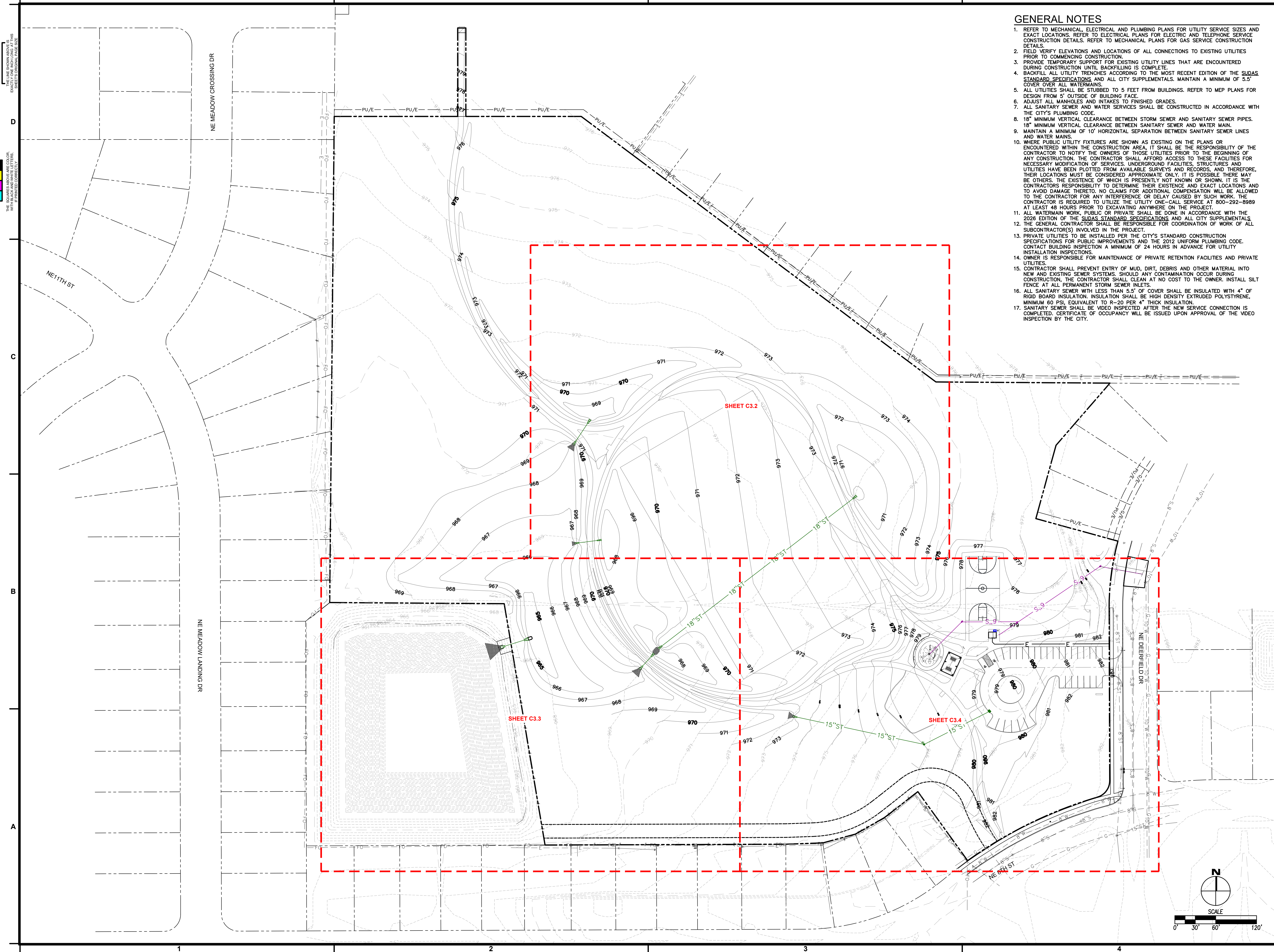
Project Number	25395
Issue	SITE PLAN SUBMITTAL
Date	2026-07-23

**EROSION &
SEDIMENT
CONTROL PLAN**

C2.1

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- GENERAL 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 MOST RECENT EDITION OF THE SUDAS 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 FIXTURES 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 CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THEREOF. 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 800-292-8989 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 2026 EDITION OF THE SUDAS 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. ALL SANITARY SEWER WITH LESS THAN 5.5' OF COVER SHALL BE INSULATED WITH 4" OF RIGID BOARD INSULATION. INSULATION SHALL BE HIGH DENSITY EXTRUDED POLYSTYRENE, MINIMUM 60 PSI, EQUIVALENT TO R-20 PER 4" THICK INSULATION.
 17. SANITARY SEWER SHALL BE VIDEO INSPECTED AFTER THE NEW SERVICE CONNECTION IS COMPLETED. CERTIFICATE OF OCCUPANCY WILL BE ISSUED UPON APPROVAL OF THE VIDEO INSPECTION BY THE CITY.

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CA

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ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS

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URBANDALE, IOWA 50322
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NOT FOR
CONSTRUCTION

Revision Schedule

No.	Date	Description
1	07-10-2026	REVISED PER CITY COMMENTS 7-6-26
2	07-15-2026	REVISED PER CITY COMMENTS 7-6-26

CANYON CREEK PARK

CITY OF ANKENY

INTERSECTION OF NE DEERFIELD DRIVE AND NE 8TH ST

Project Number

25395

Issue

SITE PLAN SUBMITTAL

Date

2026-07-23

UTILITY
REFERENCE PLAN

C3.1

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Page 33 of 46

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EXACTLY ONE FOOT LONG AT THIS
SHEET'S ORIGINAL PAGE SIZE

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WITH BLACK AND WHITE LETTERS
IF PRINTED CORRECTLY

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CANYON CREEK PARK
CITY OF ANKENY
INTERSECTION OF NE DEERFIELD DRIVE AND NE 8TH ST

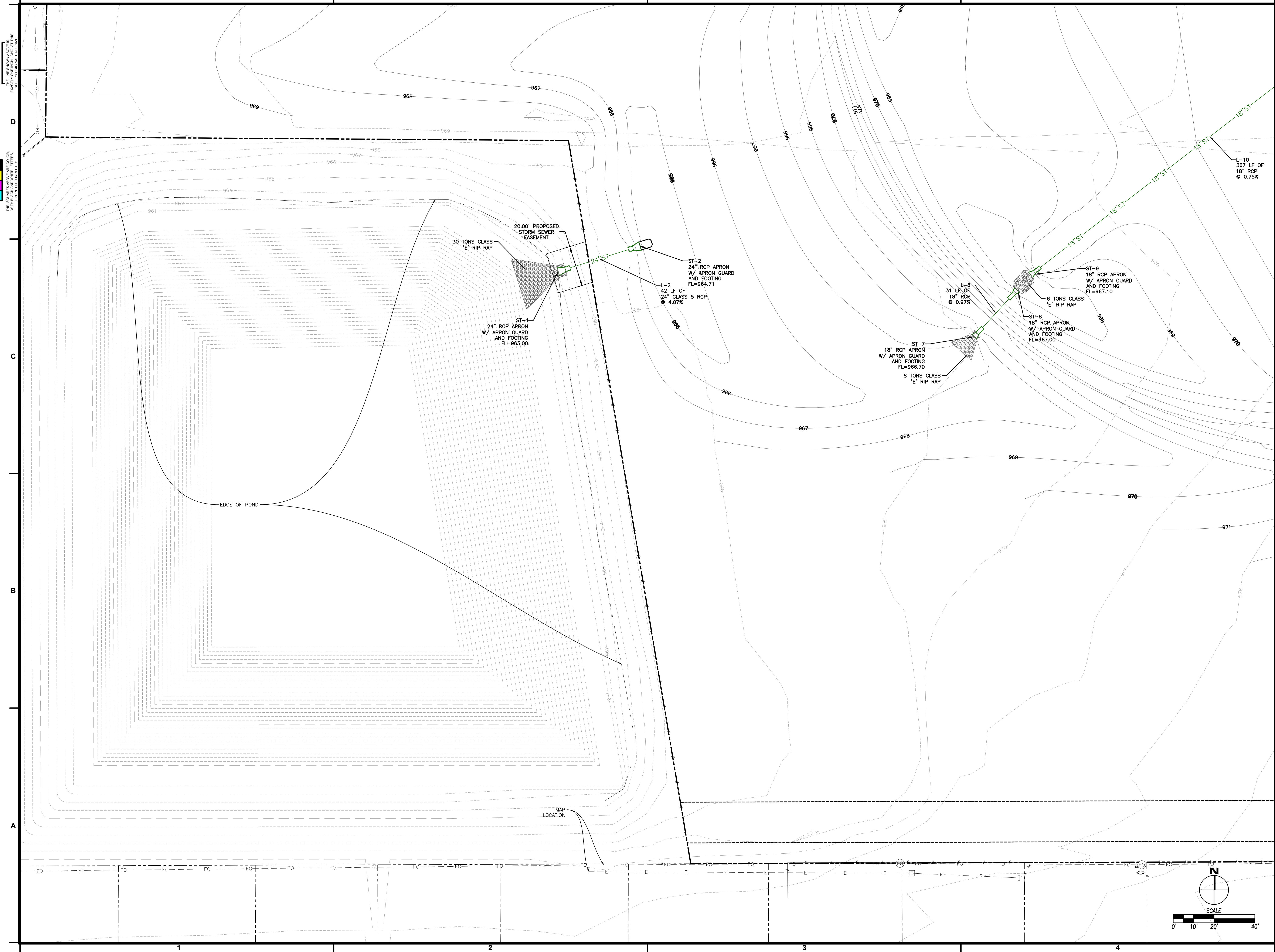
Project Number	25395
Issue	SITE PLAN SUBMITTAL
Date	2026-07-23

UTILITY PLAN

C3.2

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PRELIMINARY
NOT FOR
CONSTRUCTION

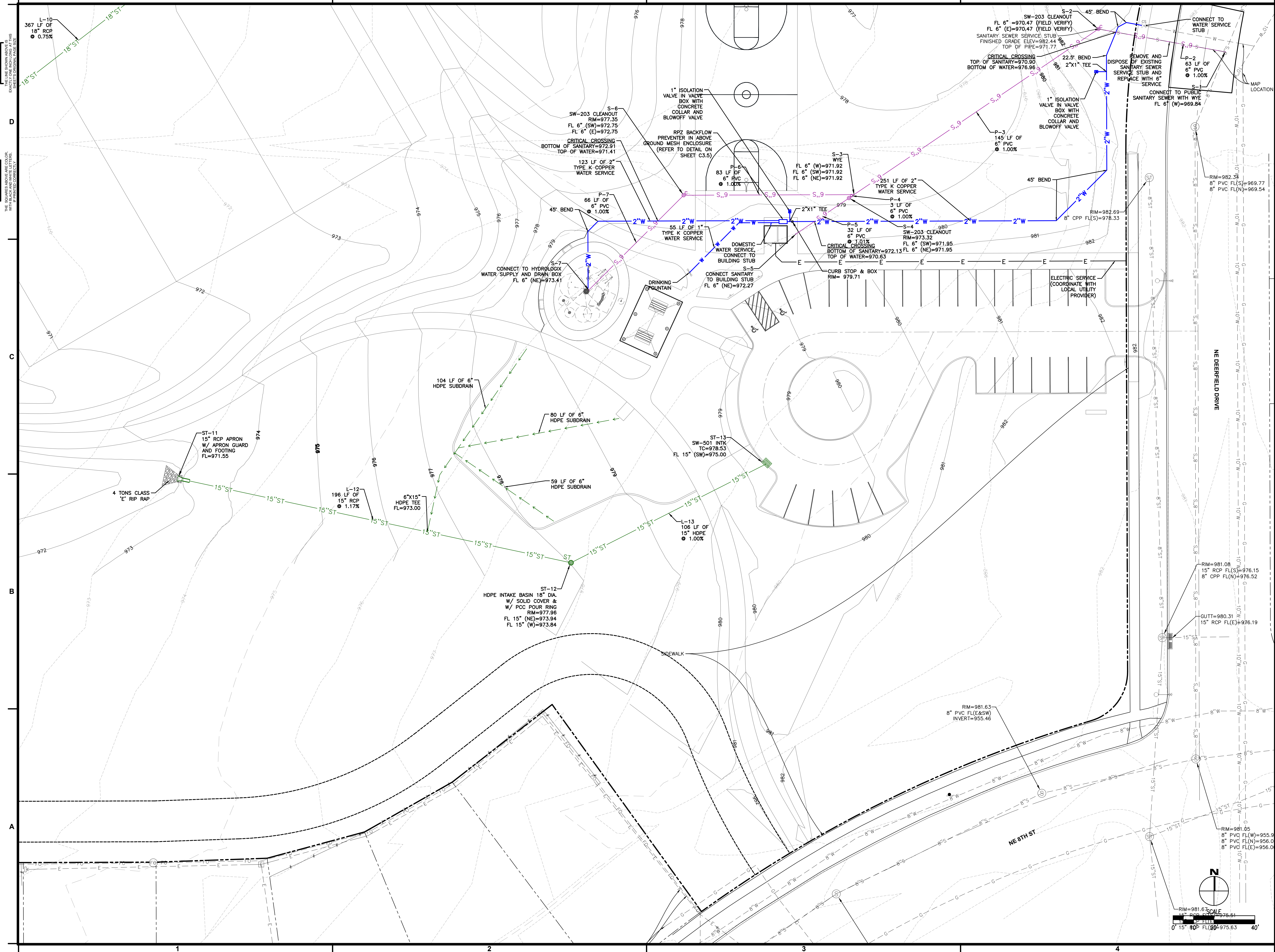
Revision Schedule		
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CANYON CREEK PARK
CITY OF ANKENY
INTERSECTION OF NE DEERFIELD DRIVE AND NE 8TH ST

Project Number	25395
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Date	2026-07-23

UTILITY PLAN

C3.3



PRELIMINARY
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INTERSECTION OF NE DEERFIELD DRIVE AND NE 8TH ST

Project Number	25395
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Date	2026-07-23

UTILITY PLAN

C3.4

THIS SHEET IS A PART OF A SET OF SHEETS. THE SHEET NUMBER IS SHOWN IN THE TOP RIGHT CORNER OF THIS SHEET. THE SHEET NUMBER IS SHOWN IN THE TOP RIGHT CORNER OF THIS SHEET.

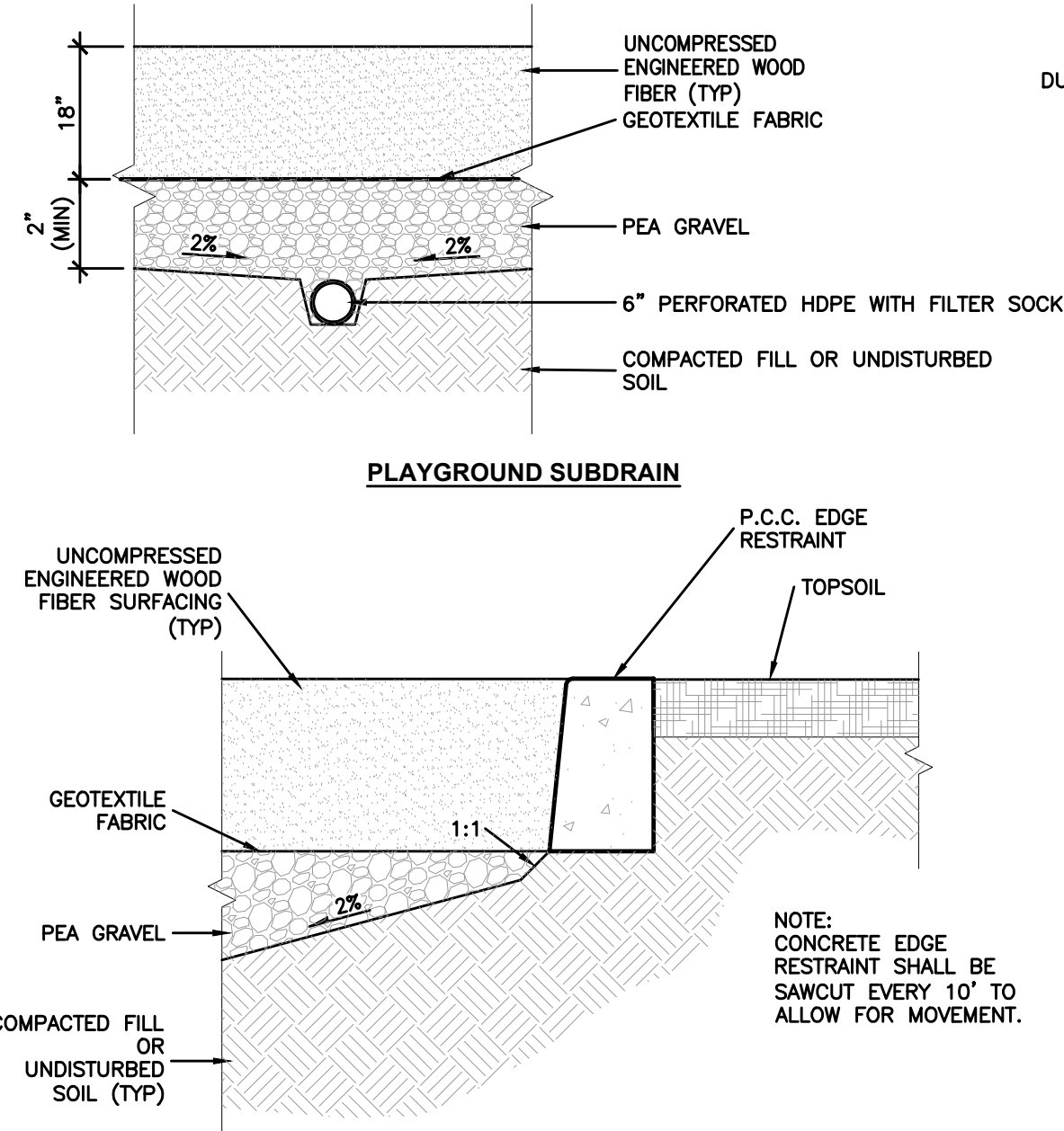
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THE COLOR OF THE LETTERS OR WITH BLACK AND WHITE LETTERS. IF PRINTED CORRECTLY.

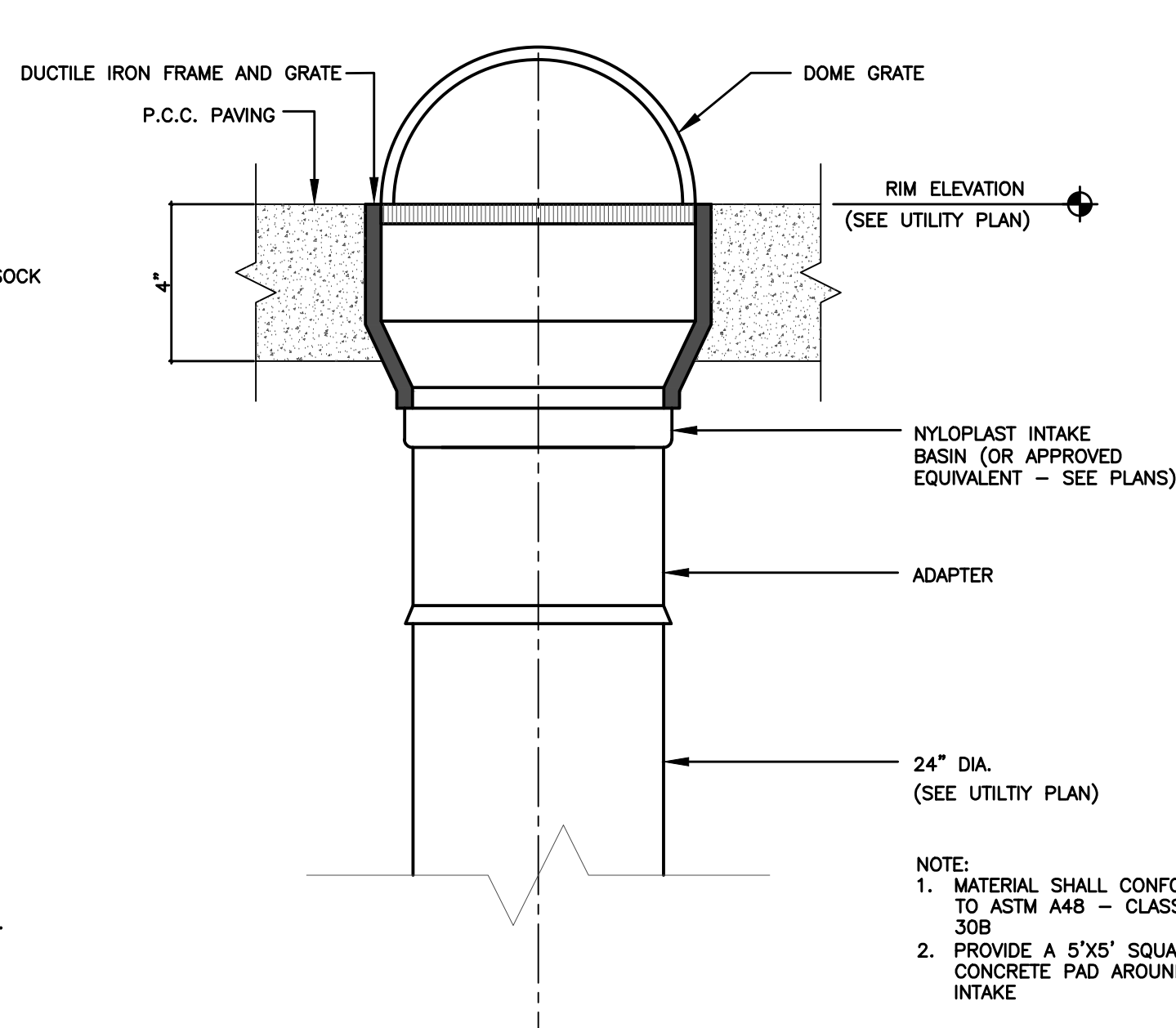
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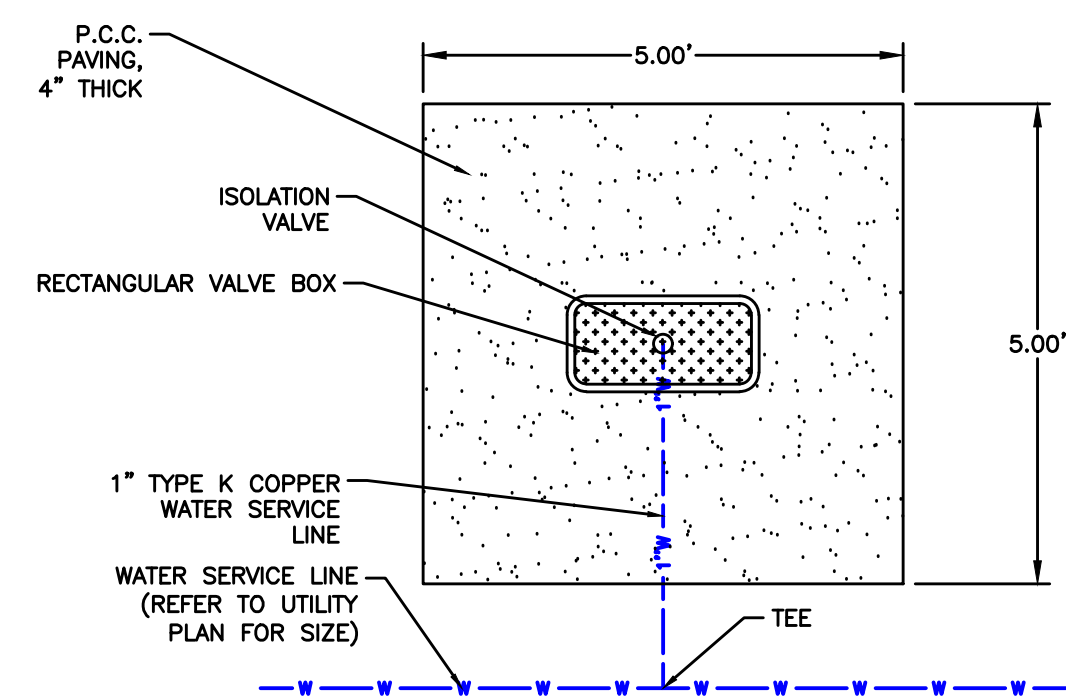
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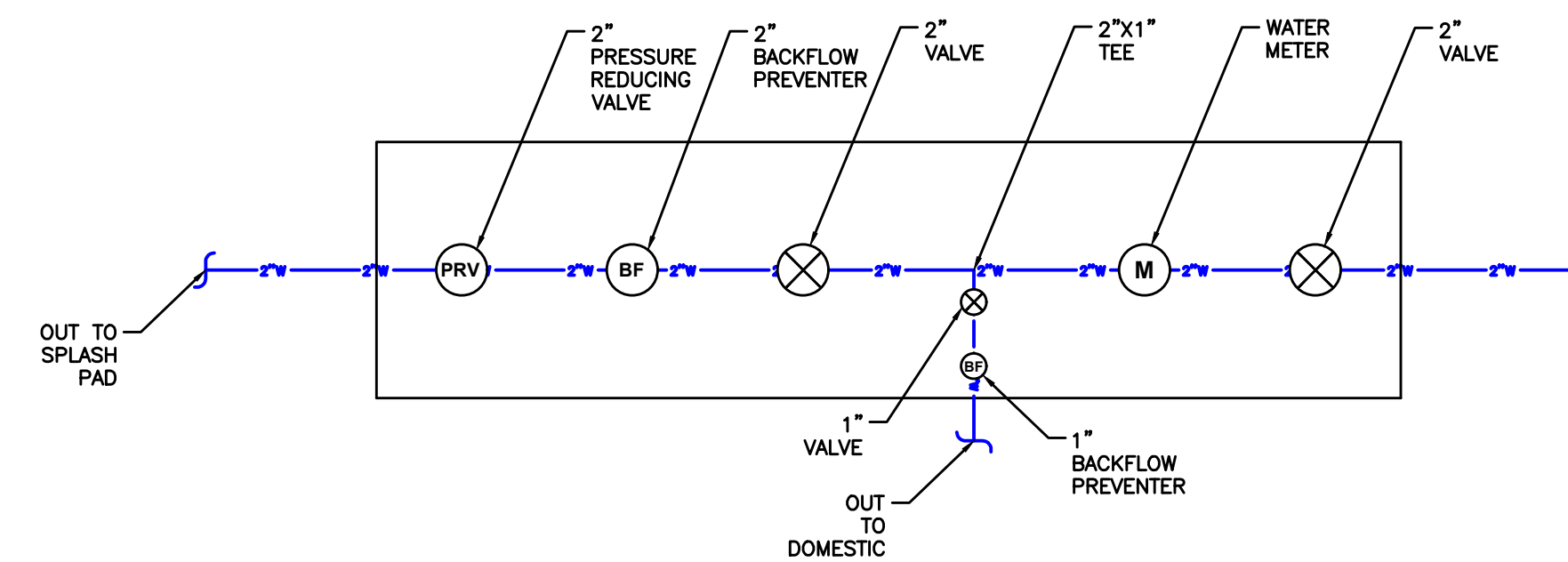
1 PLAYGROUND SUBDRAIN AND EDGE RESTRAINT
NOT TO SCALE



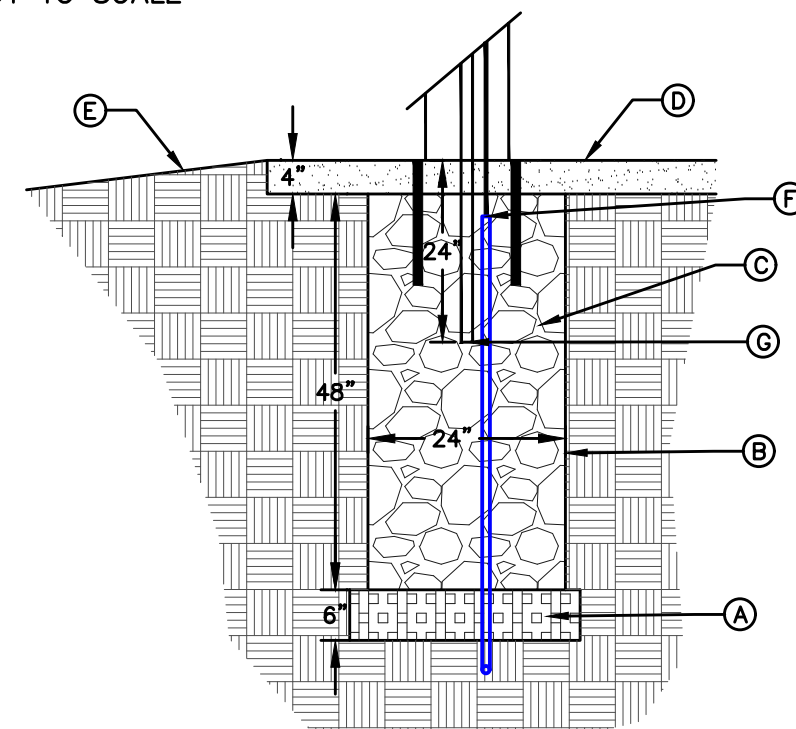
2 HDPE DRAIN BASIN P.C.C. POUR RING
NOT TO SCALE



3 1" ISOLATION VALVE IN VALVE BOX WITH CONCRETE COLLAR AND BLOWOFF VALVE
NOT TO SCALE

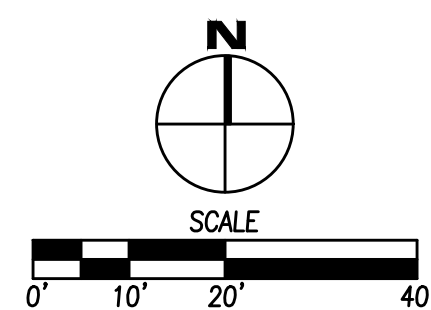


4 RPZ BACKFLOW PREVENTER AND MESH ENCLOSURE
NOT TO SCALE



5 SUMP PIT FOR WATER FOUNTAIN
NOT TO SCALE

- A. 2" DIA. CRUSHED STONE SUBBASE.
B. 24" DIA. SONOTUBE.
C. POROUS BACKFILL.
D. 4" PCC PAVEMENT.
E. VEGETATION.
F. CONNECTION 1" WATER SERVICE TO DRINKING FOUNTAIN SUPPLY LINE, AS PER SUDAS 5010.
G. CONNECT 1.5" PVC DRAIN TO DRINKING FOUNTAIN DRAIN LINES, AS PER SUDAS 5010, EXTEND 24" BELOW TOP OF SLAB.
- A. DRINKING FOUNTAIN AS MANUFACTURED BY MOST DEPENDABLE FOUNTAINS. MODEL #10125 SMFA. RECESSED HOSE BIB WITH LOCKABLE DOOR, BOWL STRAINER SURFACE MOUNTED TO PCC PAVING WITH EXTERIOR MOUNTING RING AND 10" STAINLESS STEEL SURFACE CARRIER, TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
B. SUMP PIT.



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CITY OF ANKENY
INTERSECTION OF NE DEERFIELD DRIVE AND NE 8TH ST

Project Number	25395
Issue	SITE PLAN SUBMITTAL
Date	2026-07-23

DETAILS

C3.5

THIS SHEET IS ONE OF TWO SHEETS. THE OTHER SHEET IS ON PAGE 2.

D

THE CONTRACTOR SHALL PLACE ALL SIGNS AND MARKINGS WITH BLACK AND WHITE LETTERS. IF PRINTED CORRECTLY, IT WILL BE THE SAME COLOR AS THE BACKGROUND.

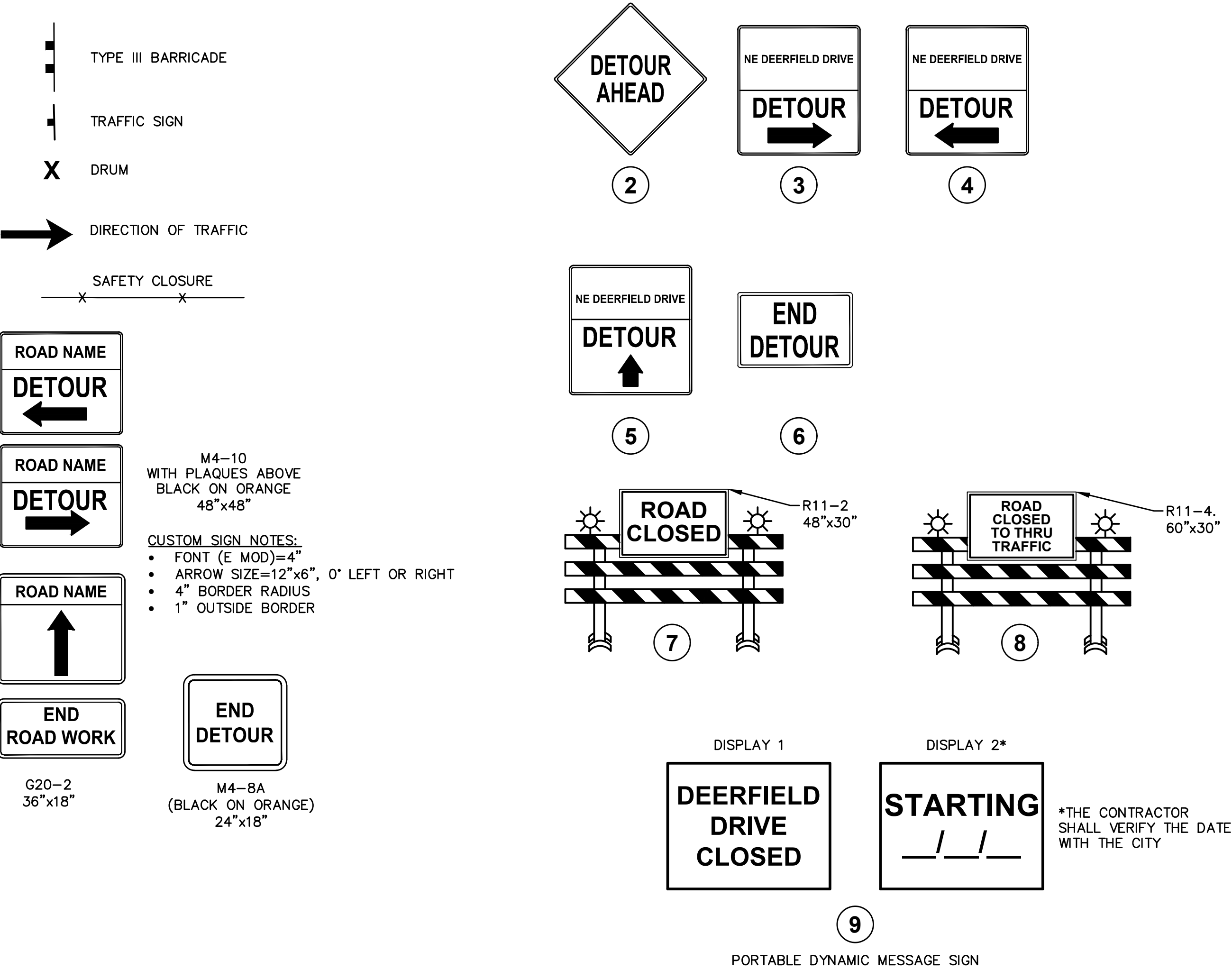
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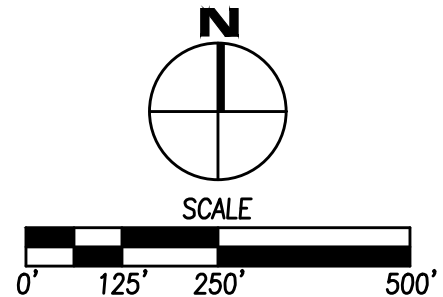


TRAFFIC CONTROL LEGEND



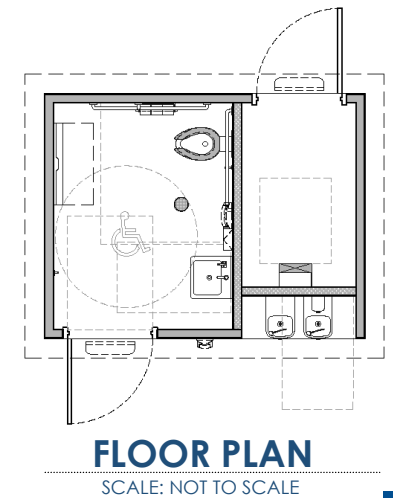
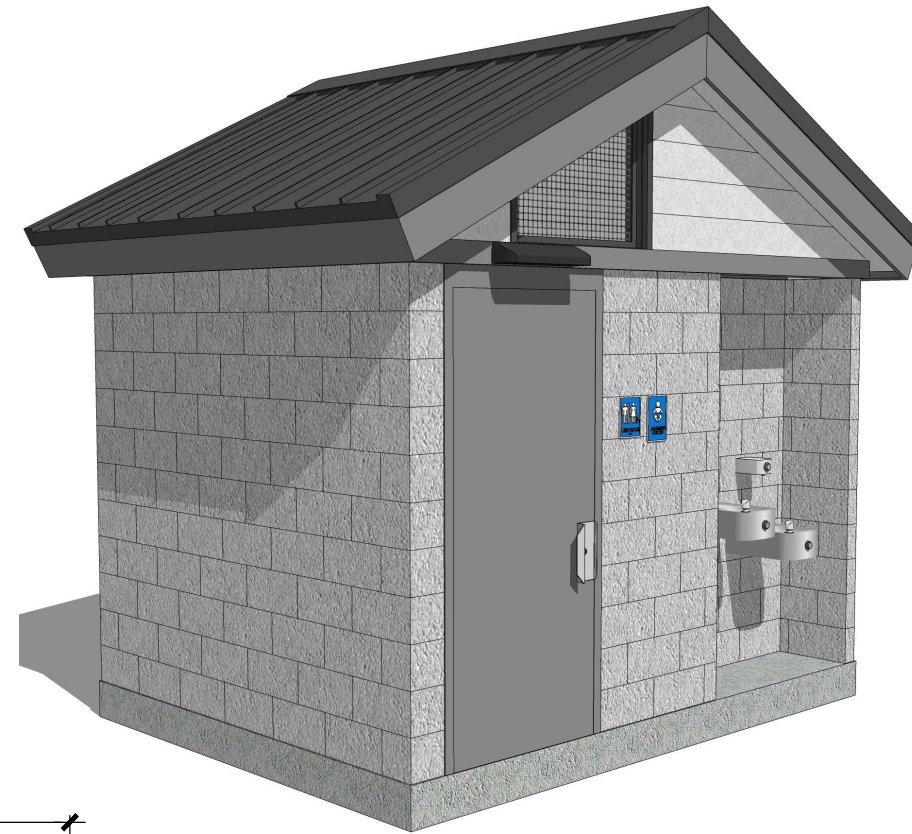
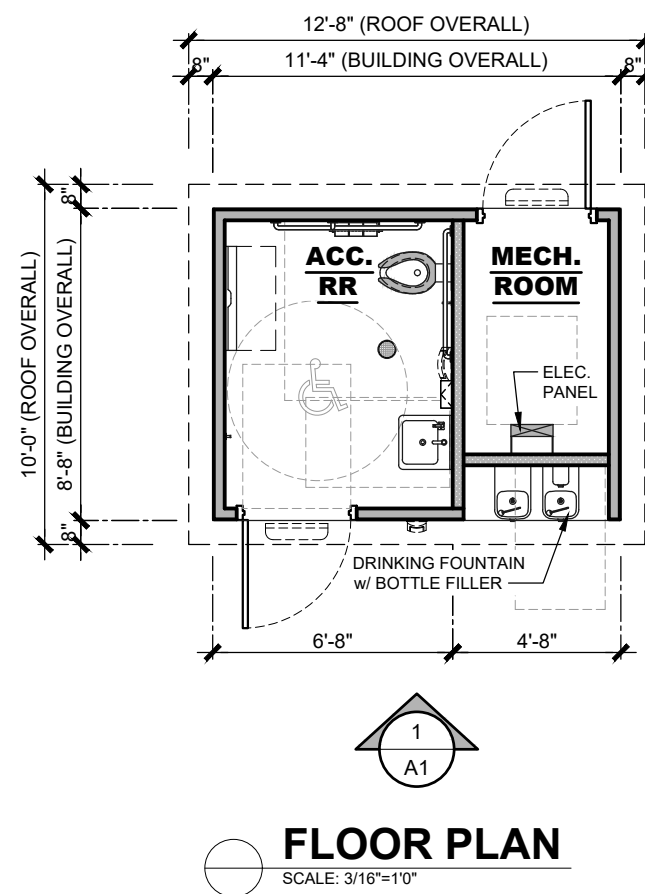
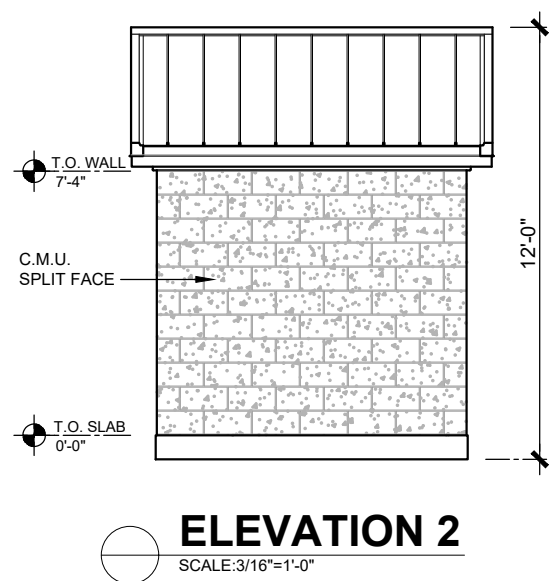
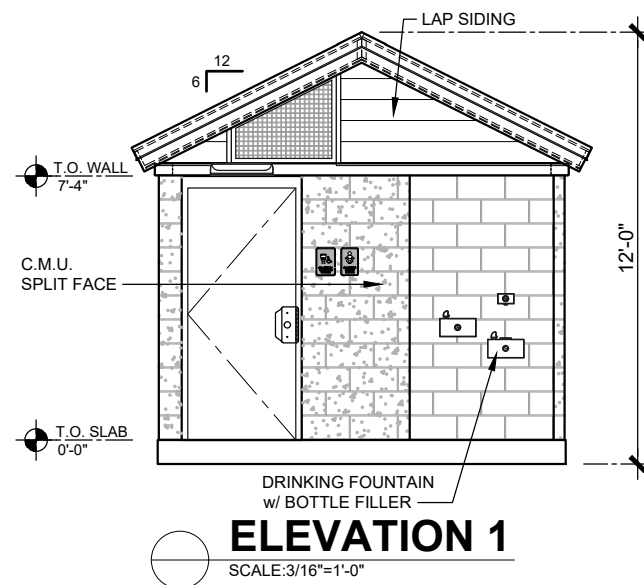
GENERAL TRAFFIC CONTROL NOTES

1. THIS TRAFFIC CONTROL PLAN SHOWS GENERAL STAGING, SIGNING AND TRAFFIC CONTROL. ADDITIONAL TRAFFIC CONTROL MAY BE REQUIRED FOR SPECIFIC SITUATIONS NOT SHOWN IN THE STAGING PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND INSTALL ALL TRAFFIC CONTROL.
2. THE CONTRACTOR SHALL PLACE PORTABLE DYNAMIC MESSAGE SIGNS (PDMS) TO INFORM THE PUBLIC A MINIMUM OF ONE (1) WEEK PRIOR TO BEGINNING THE PROJECT AND ANY DISTURBANCE TO TRAFFIC. FINAL PDMS LOCATIONS AND MESSAGE SHALL BE VERIFIED BY THE CITY, REFER TO THIS SHEET FOR GENERAL LOCATIONS.
3. THE CONTRACTOR SHALL COORDINATE THEIR TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA. ADDITIONAL TRAFFIC CONTROL MAY BE REQUIRED TO COORDINATE WITH OTHER PROJECTS.
4. CONTRACTOR TO COORDINATE ACCESS TO EXISTING PROPERTIES ALONG NW WEIGEL DRIVE WITH THE HOMEOWNERS DURING CONSTRUCTION. ACCESS TO ALL FARM AND RESIDENTIAL ENTRANCES SHALL BE MAINTAINED AT ALL TIMES.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR.
6. WHERE POSSIBLE, ALL POST-MOUNTED SIGNS SHALL BE PLACED AT LEAST 2 FEET BEYOND THE CURB OR EDGE OF SHOULDER.
7. THE LOCATION FOR STORAGE OF EQUIPMENT BY THE CONTRACTOR DURING NON-WORKING HOURS SHALL BE AS APPROVED BY THE CITY.
8. PROPOSED SIGNING SPACING MAY BE MODIFIED AS APPROVED BY THE ENGINEER TO MEET EXISTING FIELD CONDITIONS OR TO PREVENT THE OBSTRUCTION OF THE MOTORIST'S VIEW OF PERMANENT SIGNING.
9. PROPOSED CHANGES TO THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE ENGINEER BEFORE CHANGES ARE MADE.
10. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF THE TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE CITY OF ANKENY PRIOR TO REMOVING PERMANENT STREET SIGNS.
11. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AS ADOPTED BY THE DEPARTMENT PER 761 OF THE IOWA ADMINISTRATIVE CODE (IAC), CHAPTER 130.
12. SIDEWALK CLOSED SIGNS ARE REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205.
13. TRAFFIC CONTROL SUBCONTRACTOR SHALL INSPECT COMPLETED TRAFFIC CONTROL SIGNING AND DEVICES PLACEMENT DURING DAYLIGHT AND NIGHT TIME HOURS TO ASSESS AND MAKE REVISIONS TO THE TRAFFIC CONTROL PLAN TO MEET MUTCD REQUIREMENTS.
14. CONTRACTOR SHALL INSTALL SAFETY CLOSURES AND IMPLEMENT SAFETY MEASURES TO KEEP PERSONNEL OTHER THAN CONSTRUCTION WORKERS OUT OF THE CONSTRUCTION AREA.
15. THE NW WEIGEL DRIVE CLOSURE WILL NOT BE ALLOWED ONCE NW WEIGEL IS BEING UTILIZED AS THE CITY'S SIGNED DETOUR ROUTE FOR THE NW 18TH / NW IRVINGDALE DRIVE PROJECT.



Revision Schedule		
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Project Number	25395
Issue	SITE PLAN SUBMITTAL
Date	2026-07-23



RESTROOM BUILDING
CITY, STATE
PS-011-DF-BF

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**Example Image provided for reference.
Final Colors to be selected by Ankeny Parks**

**Colored elevations have been requested from
Manufacturer and not available as of this submittal**

Model: Steelworx Hip Shelter, 20' x 30'
Model # HP-2030-SW

Manufacturing Mission: To provide all prefabricated components and installation instructions for a 20' wide (measured from eave to eave) by 30' long free standing bolt together, tubular steel constructed shelter kit.

Design Criteria: Structure is typically designed for a 25 lb live load and a 90 mph wind load capacity, but can be designed based on specific site requirements upon request. All structural members are ASTM A-500 U.S. grade B steel. Welded connection plates shall be ASTM A-36 hot rolled steel. All welding performed to latest AWS standards by ASTM Certified welders and provided in accordance to same.

Tubular Steel Columns and Beams: Standard column dimension shall be 5" x 5" x 3/16" tubular steel welded to 5/8" base plate. Main support beams are 7" x 5" x 3/16" and purlins are 6" x 3" x 1/8" and 5" x 3" x 1/8". All framing connections are done using A325 grade bolts within concealed access openings from above and will later be concealed by the roofing. All roof framing shall be flush against the roof decking to eliminate the possibility of bird nesting. Steel sizes are preliminary and may change upon final engineering based on actual site conditions and load requirements (site specific engineering shall be an additional cost).

Roofing: 24 Ga. pre-cut steel panels with Kynar 500 finish in a variety of colors with white underside. Standard roof slope is a 4/12 pitch with a eave height of 8'-0". Also available with 6/12 or 8/12 pitch roof. Attached to structural framing with engineered strength self tapping screws.

Frame Finish: All steel framework will receive a corrosion protective TGIC Polyester powder coat, electro-statically applied and cured at 400°F. A large selection of standard colors are available.

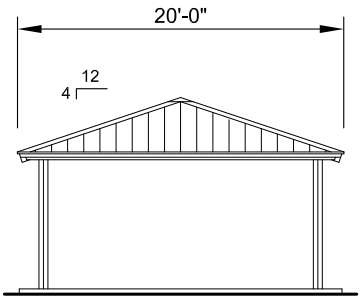
Foundation: All columns need to be anchored to concrete footings (footing design provided separately). Columns can be surface mounted with anchor bolts at or below finish slab elevation or they can be embedded directly into the footing. Optional base plate covers are available at an additional cost.

Hardware: All structural hardware and roofing fasteners shall be provided.

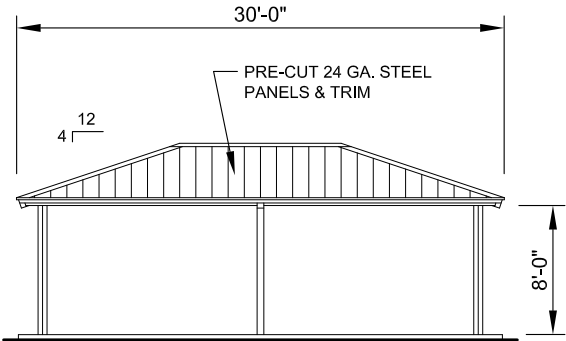
Not Included: Concrete work of any kind, unloading of product and installation.

Additional Options:

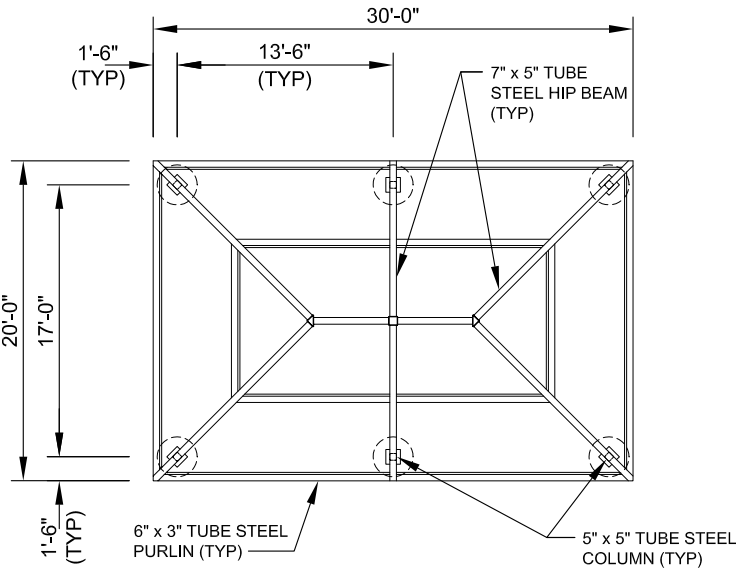
- Flexibility of Design
Such as: Height and Pitch
- Additional Engineering
- Variety of Colors
- Decorative Railings, Lattice, Braces, Trim, etc.
- Cupolas and Rooftop Accs.
- Provisions for Electrical
- Column Style Variations
- Lexan Wind Screens
- Standing Seam Roofing
- Composite Finished Ceiling
- Solar Panels & Solar Lighting
- Site Furnishings and Accs.



FRONT ELEVATION
SCALE: NTS



SIDE ELEVATION
SCALE: NTS



FRAMING PLAN
SCALE: NTS



**Example Image provided for reference.
Final Colors to be selected by Ankeny Parks**

**No colored elevations available through this
manufacturer.**



11800 East 9 Mile Road
Warren, MI 48089
Office: (586) 486-1088
Fax: (586) 754-9130
Toll Free: (800) 657-6118
Email: info@coverworx.net
www.CoverWorx.net

Steelworx Hip Shelter - 20' x 30'

Model: HP-2030-SW

DESIGN SPECIFICATIONS



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 4, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Director and Commissioner Reports

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

1. August 3, 2026 City Council Report
2. Tentative Agenda items for Tuesday, August 18, 2026
3. August 2026 Building Permit Report
4. Commissioner's Reports

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 4, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Local Option Sales Tax Presentation

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 4, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Consider MOTION to adjourn the meeting.

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

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PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

