Meeting Agenda

Plan and Zoning Commission

Tuesday, February 21, 2023
6:30 PM
Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

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 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:

Consider MOTION to approve and accept the February 21, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the February 7, 2023 minutes of the Plan and Zoning Commission meeting.

2. **Aspen Ridge Commercial Plat 2 Final Plat**

Consider MOTION to recommend City Council approval of the Aspen Ridge Commercial Plat 2 Final Plat.

3. **3425 NW State Street - New Horizon Site Plan**

Consider MOTION to approve the site plan for 3425 NW State Street, subject to recordation of the associated Aspen Ridge Commercial Plat 2 Final Plat.

4. **1302 N Ankeny Boulevard - Northview Stadium Phase 3 Site Plan**

Consider MOTION to approve the site plan for 1302 N Ankeny Boulevard, Northview Stadium Phase 3, subject to City Council approval of the public storm water management facility maintenance covenant and permanent easement agreement.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #4.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. February 20, 2023 City Council Report - Staff
2. Director's Report
Tentative agenda items for March 7, 2023.
3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

March 6, 2023 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.

PLAN AND ZONING COMMISSION
February 21, 2023
6 : 30 PM

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the February 7, 2023 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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P&Z Minutes 2023-02-07

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, February 7, 2023

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

CALL TO ORDER
Chair G.Hunter called the February 7, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL
Members present: Trina Flack, Glenn Hunter, Ted Rapp, Annette Renaud, Todd Ripper, Lisa West and Randy Weisheit. Staff present: E.Jensen, E.Carstens, J.Heil, B.Morrissey, L.Hutzell, B.Fuglsang

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve the February 7, 2023 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS
There were no communications.

CITIZEN'S REQUEST
There were no requests.

CONSENT AGENDA ITEMS
Item #1. Minutes
Motion to approve and accept the January18, 2023 minutes of the Plan and Zoning Commission meeting.
Item #2. 1503 S Ankeny Boulevard - U-Haul Phase 1 & 2 Site Plan
Motion to approve the site plan for 1503 S Ankeny Blvd, U-Haul Phase 1 and 2; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreement; and subject to City Council approval of the public improvements and contracts and bonds.
Item #3. 221 SE Magazine Road - U-Haul Phase 3 Site Plan
Motion to approve the site plan for 221 SE Magazine Road, U-Haul Phase 3.
Item #4. 965 SE Corporate Woods Drive - Kum & Go Site Plan
Motion to approve the site plan for 965 SE Corporate Woods Drive, Kum & Go; subject to City Council approval of the associated onsite and offsite easements; and subject to City Council approval of the public improvements and the contracts and bonds.
Item #5. Georgetown Plat 12 Final Plat
Motion to recommend City Council approval of Georgetown Plat 12 Final Plat.

Referencing Item #3, G.Hunter commented that he is impressed with the landscaping on the site plan.

Motion by T.Rapp to approve the recommendations for Consent Agenda Items #1 - #5. Second by L.West. All voted aye. Motion carried 7– 0.

PUBLIC HEARINGS
There were no public hearings.

BUSINESS ITEMS
There were no business items.

REPORTS
City Council Meeting
E.Jensen reported on the February 6, 2023 City Council meeting and Council Action Planning Session.

Director's Report
E.Jensen presented the tentative agenda items for the February 21, 2023 Plan and Zoning Commission meeting and presented the January 2023 Building Permit Report.

Commissioner's Reports
There were no reports.

MISCELLANEOUS ITEMS
T.Flack placed into nomination T.Rapp to serve as Chair.
Second by A.Renaud. The nomination was accepted by T.Rapp. All voted aye.

T.Rapp placed into nomination G.Hunter to serve at Vice Chair.
Second by T.Flack. The nomination was accepted by G.Hunter. All voted aye.

February 20, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT
There being no further business, T.Rapp motioned to adjourn. Second by T.Flack. Meeting adjourned at 6:48 p.m.

Brenda Fuglsang

Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission

PLAN AND ZONING COMMISSION
February 21, 2023
6 : 30 PM

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Aspen Ridge Commercial Plat 2 Final Plat

EXECUTIVE SUMMARY:

Staff Report attached

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Aspen Ridge Commercial Plat 2 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Aerial Map
Staff Report
Applicant Letter
Final Plat Drawing

N

1 inch = 400 feet

Date: 2/1/2023

Aspen Ridge Commercial Plat 2 - Final Plat

Ankeny
bringing it all together.

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: February 21st, 2023

Agenda Item: Aspen Ridge Commercial Plat 2 - Final Plat
Report Date: February 15th, 2023
Prepared by: Bryan Morrissey, Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Aspen Ridge Commercial Plat 2 Final Plat.

Project Summary:

The Aspen Ridge Commercial Plat 2 Final Plat is a proposed 9-acre (+/-) final plat located at the intersection of NW State Street and NW 36th Street. The final plat includes two commercial lots and one outlot, all of which are zoned C-1, Neighborhood Retail Commercial District. Two right-in/right-out access drives will be installed with the development (one on NW State Street and one on NW 36th Street) along with a center median to prevent left turns onto NW 36th Street. Full access to the site will be available to patrons via existing NW 34th Street.

Project Report:

Streets: New public streets will not be included as a part of this development. The proposed development will be accessed from either NW State Street, NW 36th, or NW 34th Street. Two right turn lanes will be installed by the developer that leads to the access drives off NW State Street and NW 36th Street. Full access to the site is available via NW 34th Street. Existing sidewalks run along the north and west of the site. Portions of the sidewalks will be removed and replaced when development occurs.

Water: Eight-inch water mains will be installed along the northern property line of the site to provide future water to the property. This will be achieved by connecting to the existing twelve-inch main that runs along the north side of NW 36th Street.

Sewer: Eight-inch sanitary service will be extended throughout the development by connecting to the existing sanitary line that's present near the northeastern corner of the site.

Drainage: Stormwater in the area generally flows to the south and west. Individual lots on the site will require on-site detention.

Parkland: Parkland dedication is not required for commercial developments.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: **Aspen Ridge Commercial Plat 2**
NAME OF OWNER: **Murphy Commercial Properties, LLC**
NAME OF DEVELOPER: **Murphy Commercial Properties, LLC**

GENERAL INFORMATION:

PLAT LOCATION: Intersection of NW State Street and NW 36th Street
SIZE OF PLAT: 9.003 acres
ZONING: C-1, Neighborhood Retail Commercial District

LOTS:

NUMBER: 2 Commercial Lots & 1 Outlot
SIZE/DENSITY: Lot 1: 1.54 acres Lot 2: 1.80 acres
USE: Commercial
BUILDING LINES: Front = 35', Side = none required, except when adjacent to any residential district, in which case – 25', Rear = 40'

PARK SITE DEDICATION: Not Required for Commercial Developments

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District (undeveloped)
SOUTH: R-3, Multiple-Family Residence District (with restrictions)
EAST: C-1, Neighborhood Retail Commercial District
WEST: R-1, One-Family Residence District (undeveloped)

WASTE WATER:

PROJECTED FLOWS: 9.003 acres of developable land x 5000 gal. per day/acre of developable land = 45,015 GPD
TREATMENT PLANT CAPACITY (ROCK CREEK): Design: 11.2 MGD; current daily avg. 4.4 MGD

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Basin

WATER SYSTEM:

USAGE: 9.003 acres of developable land x 5000 gal. per day/acre of developable land = 45,015 GPD estimate
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.
CONSTRUCTION PLANS: To be approved.

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ENGINEERING Co.

› 1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

01/20/2023

Honorable Mayor, City Council, and Plan & Zoning Commission
City of Ankeny
410 West First Street
Ankeny, Iowa 50023

RE: Aspen Ridge Commercial Plat 2 – Final Plat and Construction Drawings

Dear Honorable Mayor, City Council, and Plan & Zoning Commission Members,

On behalf of ATI Group, we are pleased to submit a final plat package for approximately 9 acres in the City of Ankeny at the southeast corner of 36th Street and State Street and respectfully request your approval of said final plat package.

The development plan as presented is generally consistent with the City's Comprehensive Land Use Plan and current zoning classification and represents strategic and thoughtful commercial growth for the City of Ankeny. Additionally, we believe the proposed final plat offers the following advantages to the City of Ankeny and its residents:

- Simultaneously offer flexibility in development yet establish general structure and framework of the planned property that will accommodate commercial users
- Provide a variety of commercial uses that encourages a variety of businesses in a location immediately adjacent to higher density residential properties

We thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

Trent Smith, PE
Team Leader

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | LAKE OZARK, MISSOURI

ASPEN RIDGE COMMERCIAL PLAT 2
ANKENY, IOWA
FINAL PLAT

INDEX LEGEND
CITY: ANKENY
COUNTY: POLK
PART: OUTLOT 'X', ASPEN RIDGE ESTATEST PLAT 1
PROPRIETOR: MURPHY COMMERCIAL PROPERTIES
REQUESTED BY: ATI GROUP
SURVEYOR: PATRICK SHELQUIST
COMPANY: McCLURE ENGINEERING
RETURN TO: PATRICK SHELQUIST 1360 NW 121ST STREET, STE A ANKENY, IOWA 50021 / 515-313-1361

OWNER:
MURPHY COMMERCIAL PROPERTIES LLC
7513 EAGLE CREST DRIVE
JOHNSTON, IOWA 50131
(515) 490-7019
WWW.POWERHOUSERETAILSERVICES.COM
ATTN: MIKE MURPHY

ENGINEER:
MCCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
TSMITH@MCCLUREVISION.COM
ATTN: TRENT SMITH

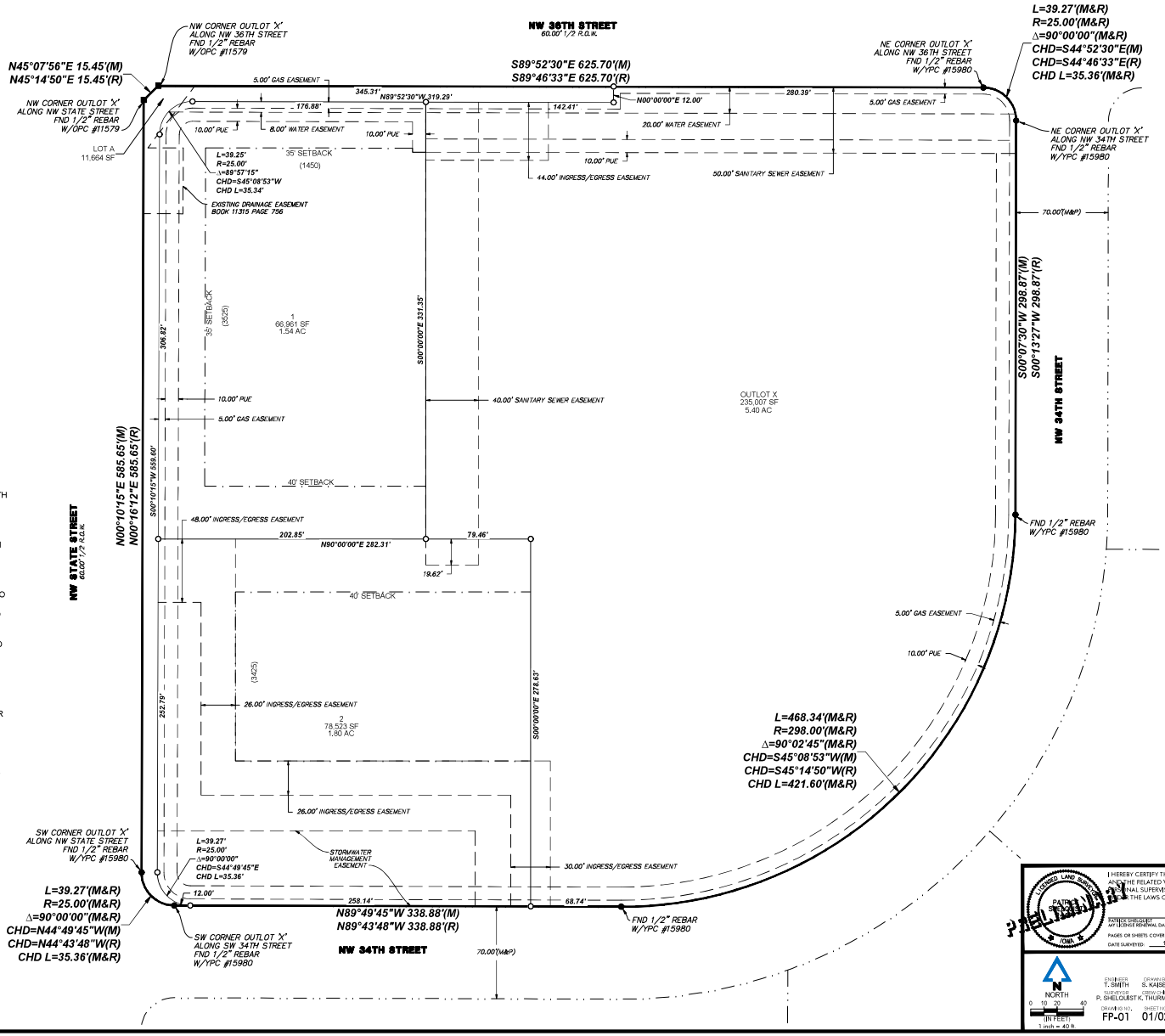
ZONING:
C-1 (NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT)

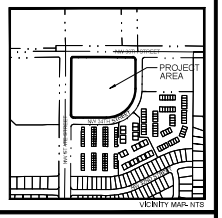
SETBACK SUMMARY:
FRONT = 35'
SIDE = NO MINIMUM REQUIREMENTS FOR ANY PERMITED USES, EXPECT WHEN ADJOINING ANY R DISTRICT, IN WHICH CASE, 25'
REAR = 40'
MAX HEIGHT = 35'

LEGAL DESCRIPTION:
FROM WARRANTY DEED IN BOOK 17764 PAGE 476
OUTLOT X IN ASPEN RIDGE ESTATES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GENERAL NOTES:
1. INDIVIDUAL LOTS MAY REQUIRE ON-SITE DETENTION.
2. STREET LOT A SHALL BE DEDICATED TO THE CITY AS RIGHT-OF-WAY.
3. PUBLIC IMPROVEMENTS MUST BE WALKED FOR ACCEPTANCE PRIOR TO THE ISSUANCE OF A TCO OR CO FOR ANY BUILDING WITHIN THE PLAT.
4. A 5' SIDEWALK IS REQUIRED ALONG NW 34TH STREET AT THE TIME OF DEVELOPMENT FOR EACH LOT.

TIS RECOMMENDATIONS:
1. NW 36TH STREET & STATE STREET: THE CITY OF ANKENY WILL BE CONSTRUCTING AN EASTBOUND RIGHT TURN LANE AND A WESTBOUND LEFT TURN LANE ON NW 36TH STREET AND ADDING A TRAFFIC SIGNAL. THE LONG-TERM PLAN IS TO WIDEN NW 36TH STREET TO A FIVE LANE SECTIONS WITH A CENTER MEDIAN TO CONTROL ACCESS LOCATIONS.
2. NW 36TH STREET & FAST FOOD ACCESS: THIS RIGHT-IN-RIGHT-OUT HAS NO IMPACT ON THE OPERATION OF NW 36TH STREET BUT IT DOES MEET THE WARRANT FOR AN EASTBOUND RIGHT TURN LANE INTO THE DEVELOPMENT. WHEN THE FINAL SITE USAGE IS SUBMITTED IT SHOULD BE EVALUATED TO SEE IF THE TRIP GENERATION STILL MEETS THE WARRANT FOR AN EASTBOUND RIGHT TURN LANE. THE ACCESS SHOULD BE CONSTRUCTED TO RESTRICT WESTBOUND LEFT TURNS ON NW 36TH STREET INTO THE SITE AND OUTBOUND LEFT TURNS. ULTIMATELY THE WIDENING TO A 5-LANE SECTION WILL CONSTRUCT A MEDIAN TO BLOCK OUTBOUND LEFT TURNS. NOTE: THE CITY IS REQUIRING THE ACCESS TO BE MOVED EAST TO MID-BLOCK AND TO HAVE AN EASTBOUND RIGHT TURN LANE.
3. NW STATE STREET: THE LONG-TERM PLAN FOR THE CITY IS TO EXTEND NW STATE STREET TO THE NORTH AS A FIVE LANE SECTION, NORTHBOUND AND SOUTHBOUND DEDICATED LEFT TURN LANES WILL BE CONSTRUCTED AT THAT TIME. A NORTHBOUND RIGHT TURN LANE MAY ALSO BE REQUIRED AT THAT TIME AND THE DEVELOPMENT MAY BE REQUIRED TO PROVIDE ADDITIONAL RIGHT-OF-WAY OR A PERMANENT SIDEWALK EASEMENT TO ACCOMMODATE THE TURN LANE.
4. NW STATE STREET & DAYCARE ACCESS. THE CITY IS REQUIRING A NORTHBOUND RIGHT TURN LANE INTO THE ACCESS.
5. NW 34TH STREET: THE TWO-LANE STREET AS CONSTRUCTED IS SATISFACTORY FOR FUTURE DRIVEWAY CONNECTIONS.
6. NW 34TH STREET & NW 36TH STREET: MONITOR THE NORTHBOUND LEFT TURN MOVEMENTS FOR EXCESSIVE DELAYS OR A RISE IN ACCIDENTS. WHEN NW 36TH IS WIDENED CHANGES TO THIS INTERSECTION SHOULD BE EVALUATED.
7. 2042 GROWTH:
   A. EVALUATE A TRAFFIC SIGNAL AT NW STATE STREET & NW 34TH STREET BASED ON THE GROWTH TO THE WEST AND NORTH OF THIS DEVELOPMENT
   B. INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF NW 34TH STREET & NW STATE STREET.





VICINITY MAP- NTS

GENERAL LEGEND

	SURVEY BOUNDARY
	PROPOSED LOT
	EXIST PROPERTY LINE
	SECTION LINE
	SETBACK LINE
	PROPOSED EASEMENT
	EXIST EASEMENT

MONUMENTS FOUND
- SECTION CORNER (TYPE AS NOTED)
- 1/2" REBAR W/OPC #11579
- 1/2" REBAR W/YPC #15980 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:
- SECTION CORNER
- 1/2" REBAR W/RPC #24477
- 1/2" REBAR W/RPC #24477
- CUT X

FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

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

PRELIMINARY

PATRICK SHELQUIST
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET
DATE SURVEYED: 11/04/2021
DATE

NORTH
0 10 20 40
IN FEET
1 inch = 40 ft.

ENGINEER T. SMITH | DRAWN BY S. KAISER
SURVEYOR P. SHELQUIST | CREW CHIEF K. THURMAN
DRAWING NO. FP-01 | SHEET NO. 01/02

REVISIONS

ASPEN RIDGE COMMERCIAL PLAT 2
FINAL PLAT
ANKENY, IOWA
POLK COUNTY
210829-000
04/21/2022

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1360 NW 121st Street
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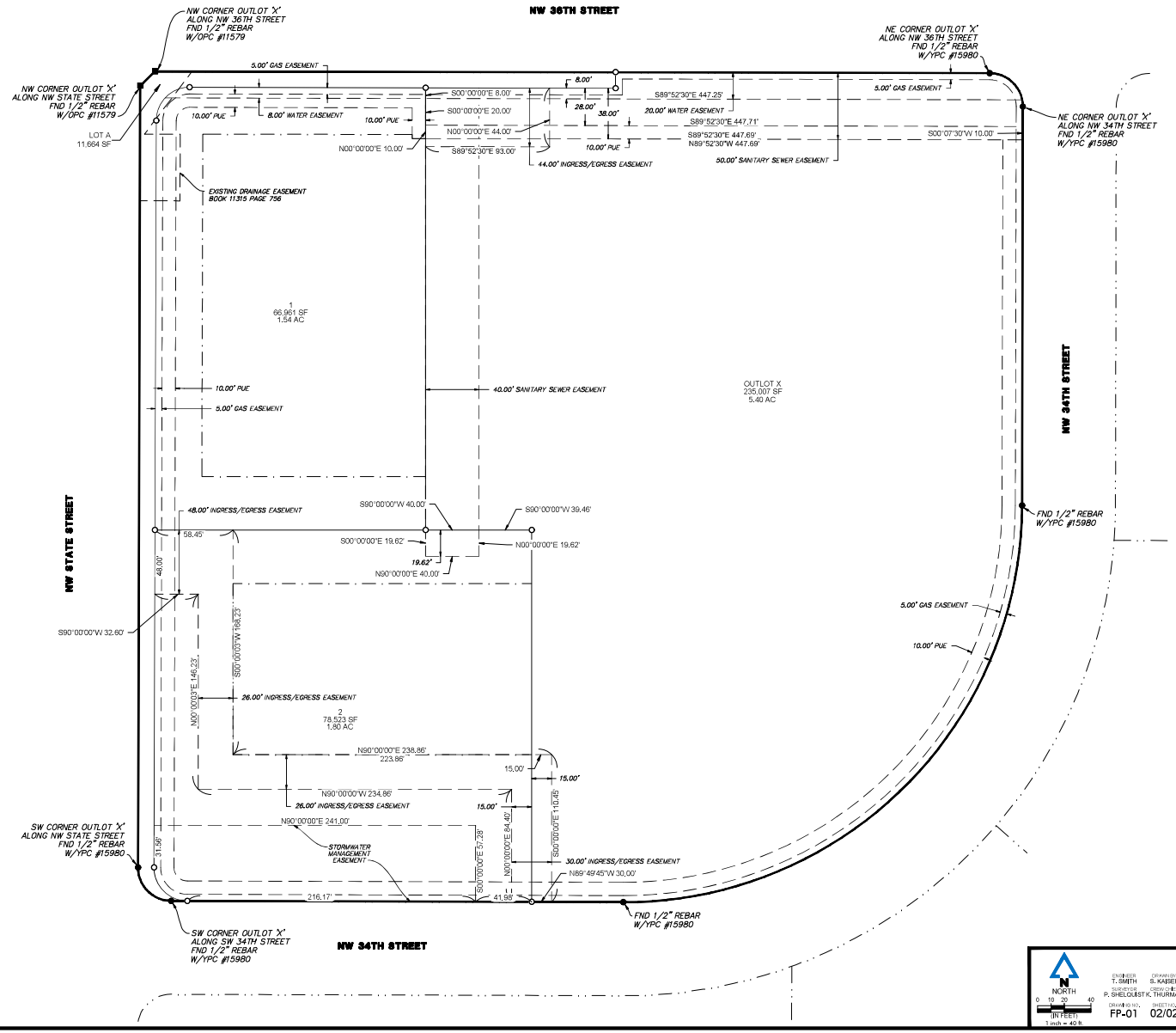
515-964-1229

DATE PLOTTED: 01/12/2023 12:18 PM | AUTHOR: TRENT SMITH

ASPEN RIDGE COMMERCIAL PLAT 2
ANKENY, IOWA
FINAL PLAT



GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- SECTION LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXIST EASEMENT

MONUMENTS FOUND
- ▲ SECTION CORNER (TYPE AS NOTED)
- ■ 1/2" REBAR W/OPC #11579
- ● 1/2" REBAR W/YPC #15980 (UNLESS NOTED OTHERWISE)

MONUMENTS SET:
- △ SECTION CORNER 1/2" REBAR W/RPC #24477
- ○ 1/2" REBAR W/RPC #24477
- ⊠ CUT X

FND FOUND
BK, PG BOOK AND PAGE
(M), (R) MEASURED, RECORDED
R.O.W. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

NORTH
0 10 20 40
(IN FEET)
1 inch = 40 ft.

ENGINEER T. SMITH | DRAWN BY S. KAISER
SURVEYOR P. SHELQUIST | CREW CHIEF K. THURMAN
DRAWING NO. FP-01 | SHEET NO. 02/02

REVISIONS

ASPEN RIDGE COMMERCIAL PLAT 2
FINAL PLAT
ANKENY, IOWA
POLK COUNTY
210829-000
04/21/2022

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DRAWING FILENAME: P:\210829-000\06-Drawings\Survey\210829-000 Final Plat.dwg LAYOUT TAB: FP-01 DATE/TIME: 05/17/2023 9:31 AM PLOTTED BY: PATRICK SHELQUIST

PLAN AND ZONING COMMISSION
February 21, 2023
6 : 30 PM

Print

ORIGINATING DEPARTMENT:	COUNCIL GOAL:
Planning and Building	Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

3425 NW State Street - New Horizon Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 3425 NW State Street, subject to recordation of the associated Aspen Ridge Commercial Plat 2 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Aerial Map
Staff Report
Applicant Letter
Site Plan
Elevations - Color

N

1 inch = 400 feet

Date: 2/1/2023

3425 NW State Street - New Horizon Site Plan

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: February 21, 2023

Agenda Item: 3425 NW State Street – New Horizon Academy Site Plan
Report Date: February 15, 2023
Prepared by: Bryan Morrissey
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 3425 NW State Street, subject to recordation of the associated Aspen Ridge Commercial Plat 2 – Final Plat.

Project Summary:

The subject property is located at the intersection of NW State Street and NW 36th Street on Lot 2, Aspen Ridge Commercial Plat 2. The site itself is approximately 1.80 acres (+/-) in size and is zoned C-1, Neighborhood Retail Commercial District. Existing townhomes are located to the south and southeast of the subject site, while a commercial development is located to the east on Aspen Ridge Commercial Plat 1. The applicant is proposing to construct an approximate 12,732 square-foot childcare center on the undeveloped parcel.

The exterior of the primary structure on the site is proposed to be constructed primarily of brick, stone, and fiber cement paneling. A base of permanent materials is present around the entire perimeter of the structure, while the minimum primary material requirements have been satisfied for each wall on the proposed elevations. Additionally, the site plan and building elevations show a combined storage shed and trash enclosure near the northwest corner of the site near the NW State Street access drive. The storage shed and trash enclosure will be constructed of fiber cement paneling and stone; similar to the materials used for the primary structure on the site.

The site plan shows two access drives that lead to the development, one stemming from NW State Street while the other connects to NW 34th Street. Public improvement plans for the Aspen Ridge Commercial Plat 2 Final Plat call for the construction of a right turn-lane on NW State Street that leads to the corresponding access drive. Full access to the site is available via NW 34th Street, while the NW State Street access point will be right-in/right-out only. Parking stalls are shown on the south and west sides of the proposed building, with 59 stalls being provided in total. The Ankeny Municipal Code requires a total of 65 parking stalls for a development of this size and use; however, the applicant has been credited with a 10% parking stall requirement reduction by the Community Development Director, lowering the number of required parking stalls to 59.

The landscaping and screening requirements for the development have been satisfied with what's proposed. In addition to satisfying the required open space and pavement shading trees, plantings are shown along the south and west parking stalls to screen parking areas from the adjacent public streets. Utility wise, the development will be serviced by connecting to an existing eight-inch water line that runs along NW 34th Street to provide the site with six-inch water service. Six-inch sanitary service will be provided to the development by connecting to a future eight-inch sanitary line that will be installed to the north of the site

when the public improvements for the plat are completed. Stormwater on the site will be detained in a detention pond on the southern end of the parcel. From there, stormwater will flow through a series of storm pipes before ultimately conveying into Rock Creek.

Site Plan Worksheet
3425 NW State Street – New Horizon Academy 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 proposed building sits near the northeast corner of Lot 2, Aspen Ridge Commercial Plat 2 with the primary building façade facing south towards NW 34th Street. Parking areas are located on the south and west sides of the building and are properly screened with appropriate plantings to lessen their impacts on public streets.

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

   The site plan generally complies with the landscaping and parking requirements of the code.

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 are circulation. Code requires a minimum of 65 parking stalls for a development of this size and use; however, a parking reduction credit of 10% has been applied to the site, lowering the number of required stalls to 59. The site plan shows a total of 59 stalls. Sidewalks will be installed on the south end of the property while an existing sidewalk is present on the west side of the site.

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.**

   A traffic impact study was approved by City staff earlier this year that warranted a right turn-lane off NW State Street into the development. The warranted turn-lane will need to be completed before a certificate of occupancy is issued for the development.

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.**

   Parking areas are proposed to be located on the south and west sides of the site. Screening is shown between the parking areas and the public streets to lessen their impacts on public ways.

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.**

   A combined trash enclosure/storage shed is proposed near the northwest corner of the site near the NW State Street access drive. The trash enclosure/shed will be constructed of stone and fiber cement paneling to match the primary structure on the site.

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.**

   Lighting on the site will be directed away from adjoining properties 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.**

   Storm water will drain from one of the multiple storm water intakes on the site to the proposed detention basin near the south end of the site. From there, storm water will flow through a series of storm pipes before conveying into Rock Creek.

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.**

    The development will be serviced via six-inch water and six-inch sanitary lines. Connections for water service will be made from an existing line on NW 34th Street while the sanitary connection will be made to a future sanitary line to the north that will be installed with the public improvements for this plat.

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.**

    The proposed plans meet the open space requirements of the Code with the majority of the open space being provided on the north and south sides of the proposed building.

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 proposed landscaping conforms and generally meets the requirements of the code.

B. Building Design

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

   The proposed 12,732 square-foot building is comparable in size and scale to the other commercial developments along NW 36th Street. The proposed size and design align with the regulations of the C-1 zoning district.

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

   The building materials for the proposed building consist primarily of stone, brick, and fiber cement paneling. These materials are similar to what other developments in the area have used previously. The minimum primary material requirements of the Code have been met.

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.**

   Any mechanical or utility equipment on the roof will be screened appropriately to not be visible from public view. The proposed trash enclosure/storage shed uses materials consistent with the primary building on the site.

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

   There is only one building being proposed on the site.

C. Signs

Final design and allowances of signage will be determined with future sign permits.

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 generally 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 sites in the neighboring area.

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

   The layout and circulation system for traffic on the site is appropriate and comparable to similar commercial development along NW State Street and NW 36th Street.

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

   The proposed 12,732 square-foot building s comparable in scale and style to the existing commercial developments along NW 36th Street and NW State Street. The building will be constructed primarily of stone, brick, and fiber cement paneling.

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

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

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F 515.964.2370

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12.16.2022

Honorable Mayor, City Council, and Plan & Zoning Commission
City of Ankeny
410 West First Street
Ankeny, Iowa 50023

RE: New Horizon Academy Site Plan

Dear Honorable Mayor, City Council, and Plan & Zoning Commission Members,

On behalf of New Horizon Academy, we are pleased to submit a site plan for a new day care in the Aspen Ridge Commercial subdivision located on the northeast corner of NW 34th Street and NW State Street

The development plan as presented is generally consistent with the City's Comprehensive Land Use Plan and current zoning classification and represents strategic and thoughtful commercial growth for the City of Ankeny and addresses a local need for additional child care services.

We thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

Trent Smith, PE
Team Leader

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | LAKE OZARK, MISSOURI

NEW HORIZON ACADEMY
SITE PLAN
ANKENY, IOWA

PROPERTY OWNER
MURPHY COMMERCIAL PROPERTIES LLC
7513 EAGLE CREST DR
JOHNSTON, IA 50131

APPLICANT
NEW HORIZON ACADEMY
3405 ANNAPOLIS LANE N
SUITE 100
PLYMOUTH, MN 55447
JROSEN@NHACADEMY.NET
JOHN ROSEN

BUILDING SCHEDULE:
ESTIMATED CONSTRUCTION START: SPRING 2023
ESTIMATED CONSTRUCTION FINISH: FALL 2023

ENGINEER/SURVEYOR
McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
TSMITH@MCCLUREVISION.COM
ATTN: TRENT SMITH

BULK REGULATIONS
C-1:
FRONT SETBACK = 35'
SIDE SETBACK = SAME AS REQUIRED IN R-3 DISTRICT FOR RESIDENTIAL USES.
NO MINIMUM REQUIREMENTS FOR ANY OTHER PERMITTED USES, EXCEPT
WHEN ADJOINING ANY R DISTRICT, IN WHICH CASE, 25 FEET.
REAR SETBACK = 40'
MAX HEIGHT = 35'

LEGAL DESCRIPTION
LOT 2 - ASPEN RIDGE COMMERCIAL PLAT 2

ZONING INFORMATION
C-1 (NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT)

BUILDING SUMMARY:
TOTAL NUMBER OF BUILDINGS = 1
TOTAL NUMBER OF STORIES = 1
TOTAL BUILDING S.F. = 12,345 ± S.F.

ADDRESS:
3425 NW STATE STREET
ANKENY, IOWA 50023

PARKING:
VEHICLE PARKING:
REQUIREMENTS: 1 SPACE PER EMPLOYEE PLUS 1 SPACE PER 300 SF PLUS 1 SPACE PER 5,000 SF

REQUIRED: 12,345 / 300 = 41.18 SPACES
21 EMPLOYEES = 21.00 SPACES
12,345 / 5000 = 2.50 SPACES

TOTAL = 64.68 SPACES (10% REDUCTION = 58.21)

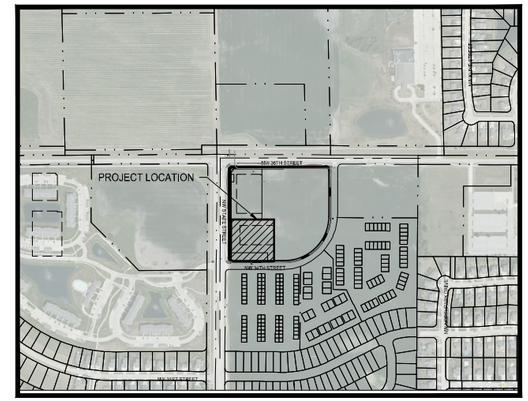
PROVIDED: VEHICLE SPACES = 56
ADA SPACES = 3 SPACES

TOTAL SPACES PROVIDED = 59 SPACES

DEVELOPMENT SUMMARY:
GROSS LAND AREA: =78,523 S.F. (1.80 AC.)

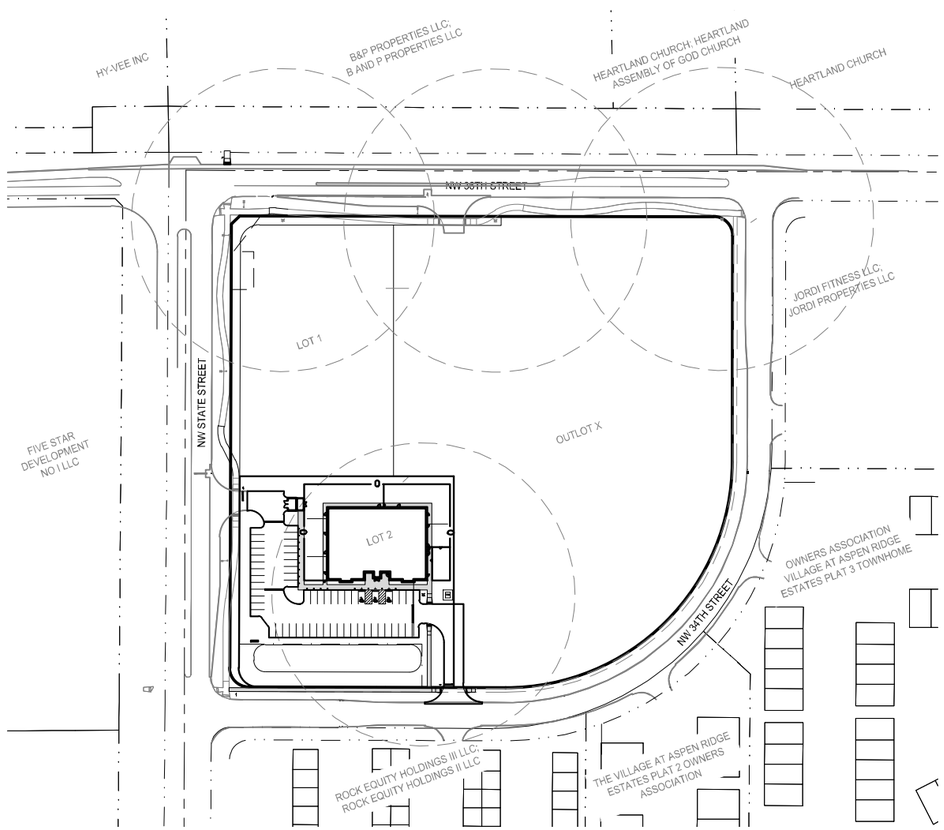
PROJECT IMPERVIOUS AREA:
PAVING AREA =28,079± S.F. (35.8%)
BUILDING AREA =12,345± S.F. (15.7%)
TOTAL =40,424± S.F. (51.2%)

PROJECT OPEN SPACE:
PROVIDED = 38,099± S.F. (48.8%)



VICINITY MAP
NOT TO SCALE

SUBMITTAL & REVISION TABLE		
SUBMITTAL	DATE	DESCRIPTION
1	2022.11.18	CITY SUBMITTAL #1
2	2022.12.19	CITY SUBMITTAL #2
3	2023.01.27	CITY SUBMITTAL #3
4	2023.02.05	CITY SUBMITTAL #4



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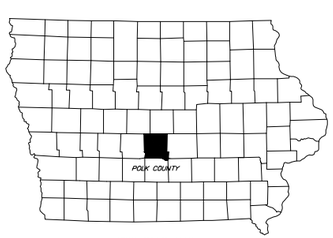

IOWA STATE MAP
NO SCALE

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF ANKENY AND THE ANKENY SUPPLEMENTAL SPECIFICATIONS EXCEPT WHERE ALTERED OR AMENDED BY THE CITY OF ANKENY.

Sheet List Table		
Sheet Number	Sheet Title	Sheet Name
1	GN-01	COVER SHEET
2	GN-02	GENERAL NOTES
3	GN-03	EXISTING CONDITIONS & REMOVALS
4	GN-04	SITE PLAN
5	GR-01	GRADING PLAN
6	GR-02	DETAILED GRADING PLAN
7	ER-01	EROSION CONTROL PLAN
8	UT-01	UTILITY PLAN
9	LA-01	LANDSCAPE PLAN
10	LA-02	LANDSCAPE DETAILS
11	DT-01	DETAILS
12	LI-01	SITE LIGHTING PLAN

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.

LICENSED PROFESSIONAL ENGINEER TRENT LUNDY SMITH 26452 IOWA

TRENT LUNDY SMITH, PE NO. 26452 DATE:

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

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COVER SHEET

0 50' 100' 200'
GRAPHIC SCALE

NEW HORIZON ACADEMY
SITE PLAN

ANKENY, IOWA
2022000800-000
OCTOBER 2022
REVISIONS

ENGINEER: T. SMITH
DRAWN BY: TLS
CHECKED BY: T. SMITH
FIELD BOOK NO.:
DRAWING NO.: GN-01
SHEET NO.: 1 / 12

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GENERAL LEGEND

EXISTING	PROPOSED	
	SS	SANITARY SEWER MAIN
SS	SS	SANITARY SEWER SERVICE
6"FM	6"FM	SANITARY SEWER FORCE MAIN
ST	ST	STORM SEWER MAIN OR CULVERT
ST		SECONDARY STORM SEWER MAIN
ST	ST	SECONDARY STORM SEWER SERVICE
4"UD	4"UD	SUBDRAIN/TILE
		WATER MAIN
W	W	WATER SERVICE
E	E	UNDERGROUND ELECTRIC
OHE	OHE	OVERHEAD ELECTRIC
T		UNDERGROUND TELEPHONE
FO	FO	UNDERGROUND FIBER OPTIC
TV	TV	UNDERGROUND CABLE TV
G	G	GAS MAIN OR SERVICE
949	949	CONTOUR LINES INTERMEDIATE
950	950	CONTOUR LINES INDEX
		PROPERTY LINE / LOT LINE
		RIGHT OF WAY LINE
		SECTION LINE
		EASEMENT
		GUARD RAIL
X	X	FIELD FENCE
O	O	CHAIN LINK FENCE
		WOODEN FENCE
		ROAD CENTERLINE
		GRADING LIMITS
		CONSTRUCTION LIMITS
AG	AG	AG LINE
		WATERWAY FLOWLINE
		TOP OF SLOPE
		BOTTOM OF SLOPE
X	X	SILT FENCE

EXISTING	PROPOSED	
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		AIR RELEASE MANHOLE/DRAIN MANHOLE
		STORM SEWER MANHOLE
		STORM SEWER CLEANOUT
		STORM SEWER INTAKE
		STORM SEWER BEEHIVE INTAKE
		FLARED END SECTION
		FIRE HYDRANT
		WATER VALVE
		WATER VALVE MANHOLE
		CURB STOP
		WATER METER MANHOLE
		YARD HYDRANT
		ELECTRIC MANHOLE / VAULT
		ELECTRIC PEDESTAL / TRANSFORMER
		OUTDOOR ELECTRIC POWER OUTLET
		POWER POLE
		POWER POLE w/ STREET LIGHT
		STREET LIGHT POLE
		GUY WIRE
		FLOODLIGHT
		FIBER OPTIC MARKER
		TRAFFIC SIGNAL
		TRAFFIC SIGNAL BOX
		TRAFFIC SIGNAL MANHOLE / VAULT
		RAILROAD CROSSING SIGNAL
		TELEPHONE MANHOLE / VAULT
		TELEPHONE PEDESTAL
		CABLE TV MANHOLE / VAULT
		CABLE TV PEDESTAL
		GAS VALVE
		IRRIGATION HANDHOLE
		BOLLARD (BUMPER POST)
		ROADWAY SIGN
		MAILBOX
		WELL
		DECIDUOUS TREE
		EVERGREEN TREE
		SHRUB OR BUSH
		TREE OR SHRUB LINE
		STUMP
		MONITORING WELL
		SOIL BORINGS
		FLAG POLE
		SATELLITE DISH
		SLOPE INDICATORS
		CONTROL POINT
		BENCH MARK
		SECTION CORNER
		IRON PIN SET
		IRON PIN FOUND

ABBREVIATIONS

TS	TOP OF SLAB	TOP	TOP OF SLOPE
BC	BACK OF CURB	BOT	BOTTOM OF SLOPE
TC	TOP OF CURB	EP	EDGE OF PAVING
EG	EXISTING GRADE	BOP	BEGINNING OF PROJECT
FG	FINISH GRADE	EOP	END OF PROJECT
FL	FLOWLINE	UAC	USE AS CONSTRUCTED
CL	CENTERLINE		
C	CUT		
F	FILL		

UTILITY QUALITY SERVICE LEVELS:

UTILITY QUALITY LEVELS ARE BASED ON THE CIASCE 38-02 STANDARD.

UTILITY QUALITY LEVEL A:
PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED AND SURVEYED UTILITIES) AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES.

UTILITY QUALITY LEVEL B:
INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

UTILITY QUALITY LEVEL C:
INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

UTILITY QUALITY LEVEL D:
INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

EXAMPLES:

8"SS(A)	SANITARY SEWER MAIN - QUALITY SERVICE LEVEL A
8"SS(B)	SANITARY SEWER MAIN - QUALITY SERVICE LEVEL B
8"SS(C)	SANITARY SEWER MAIN - QUALITY SERVICE LEVEL C
8"SS(D)	SANITARY SEWER MAIN - QUALITY SERVICE LEVEL D

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UTILITY COMPANIES

SERVICE	SUPPLIER	PHONE
GAS	MIDAMERICAN ENERGY CO. (MICKELL IMERMAN) 500 EAST COURT AVENUE DES MOINES, IA 50309	515-242-4289
TELEPHONE	CENTURY LINK (TBD) 513 SE MAGAZINE RD ANKENY, IA 50021	515-965-0039
ELECTRIC	MIDAMERICAN ENERGY CO. (MICKELL IMERMAN) 500 EAST COURT AVENUE DES MOINES, IA 50309	515-242-4289
CABLE TV	MEDIACOM CABLE (TBD) 2205 INGERSOLL AVENUE DES MOINES, IA 50312	515-246-1555
WATER	CITY OF ANKENY (SHAWN BUCKNER) 1210 NW PRAIRIE RIDGE DR. ANKENY, IA 50023 sbuckner@ankenyiowa.gov	515-963-3524
SEWER	CITY OF ANKENY (ROGER MCFARLAND) 1210 NW PRAIRIE RIDGE DR. ANKENY, IA 50023 rmcfarland@ankenyiowa.gov	515-965-6483
ALL	IOWA ONE-CALL	800-292-8989
FIBER OPTIC	CITY OF ANKENY (TOM DOZLER) 1210 NW PRAIRIE RIDGE DR. ANKENY, IA 50023 tdozler@ankenyiowa.gov	515-963-3527

EXISTING UTILITIES NOTE

THESE EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. IT IS THE CONTRACTORS RESPOS-ABILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGING THEM. NO CLAIMS WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. PAYMENT WILL BE ALLOWED FOR UNCHARTED UTILITIES PER THE SPECIFICATIONS.

GENERAL NOTES

1. CONTRACTOR TO PROTECT EXISTING PAVEMENT UNLESS DESIGNATED FOR REMOVAL. DAMAGED PAVEMENT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

2. CONTRACTOR TO CONFINE OPERATIONS TO PERMANENT AND TEMPORARY EASEMENTS AND DEVELOPER OWNED PROPERTY.

3. ALL TREES AND SHRUBS SHALL BE PROTECTED UNLESS DESIGNATED FOR REMOVAL IN THE PLANS.

4. CONTRACTOR SHALL SUBMIT ALL SUBGRADE AND PAVING MATERIAL TEST RESULTS TO THE PROJECT ENGINEER.

5. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING AND MAINTAINING A SET OF RECORD DRAWINGS. RECORD DRAWINGS SHALL SHOW ALL CHANGES TO PLANS, AND REPRESENT THE AS-BUILT CONDITION. SUBMIT RECORD DRAWINGS TO ENGINEER PRIOR TO FINAL PAYMENT.

6. THE ENGINEER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR PROJECT AND SHALL BE DISCUSSED IN DETAIL AT THE PRE-CONSTRUCTION MEETING.

7. THE PLANS SHOW UTILITIES LOCATED WITHIN THE LIMITS OF THE WORK UNDER THIS CONTRACT. THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS IS IN NO WAY IMPLIED OR GUARANTEED. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF THE UTILITIES AND SERVICES FROM THE VARIOUS PUBLIC UTILITY COMPANIES BEFORE BEGINNING ANY EXCAVATION AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES AND SERVICES RESULTING FROM HIS OPERATIONS. ADDITIONAL COMPENSATION WILL NOT BE ALLOWED FOR THIS WORK AND SHALL BE CONSIDERED INCIDENTAL TO OTHER AREAS OF WORK.

8. ALL STANDARD DETAILS SHALL BE CONSIDERED APPLICABLE TO CONSTRUCTION WORK ON THIS PROJECT.

9. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SIDEWALKS, RAMPS, AND HANDICAP ACCESSIBLE SPACES CONFORM TO SUDAS, ADA, AND PROWAG SPECIFICATIONS.

10. CONTRACTOR SHOULD EXERCISE CAUTION TO AVOID SAGS WHEN INSTALLING SEWER PIPE AT FLAT GRADES. ALL SANITARY AND STORM LINES SHALL BE TELEVISED AND SUBMITTED TO THE CITY FOR APPROVAL. ONLY FACTORY WYES ARE TO BE USED FOR SANITARY SEWER SERVICES.

11. ALL WATER MAIN FITTINGS (INCLUDING BENDS) WILL NEED TO BE AS-BUILT WITH SURVEY GRADE COORDINATES.

GENERAL NOTES

12. REPAIR AND CONNECT ANY ENCOUNTERED OR DAMAGED TILE LINES TO STORM SEWER WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED ON THE AS-BUILT PLANS.

13. CONTRACTOR SHALL INSTALL EAST JORDAN IRON WORKS 3025 SELF LEVELING CASTINGS (OR APPROVED EQUIVALENT), WITH CRETEX PRO-RINGS IN ALL PAVED AREAS.

14. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 8".

15. A SWEEPING INVERT SHALL BE POURED FOR ANY INVERTS THAT HAVE A CHANGE IN DIRECTION.

16. PIPE DEFLECTION ALONG THE RADIUS SHALL BE DIVIDED EQUALLY AT EACH JOINT AND NO SINGLE JOINT MAY EXCEED PIPE MANUFACTURER TOLERANCES TO RETURN TO ALIGNMENT. ADDITIONAL BENDS MAY BE REQUIRED AT THE CITY'S DISCRETION. PIPE DEFLECTION THAT WOULD EXCEED MANUFACTURER TOLERANCE IS NOT ALLOWED AND MUST BE CORRECTED BY EXCAVATION OF PIPE LAID PRIOR TO THE OVER-DEFLECTION OR RESTRAINED JOINT BENDS, OR RESTRAINED JOINT BENDS MUST BE ADDED PER SUDAS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.

17. INDIVIDUAL LOTS MAY REQUIRE ON-SITE DETENTION.

18. ON-SITE HYDRANTS WILL BE REQUIRED WITH INDIVIDUAL SITE DEVELOPMENT IN ORDER TO MEET COVERAGE REQUIREMENTS.

McCLURE ENGINEERING Co.
building strong communities.
1360 NW 121ST. Street
Clive, Iowa 50325
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fax 515-964-2370

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PRELIMINARY

GENERAL NOTES

NEW HORIZON ACADEMY
SITE PLAN

ANKENY, IOWA
2022000800-000
OCTOBER 2022
REVISIONS

ENGINEER T. SMITH	DRAWN BY TLS
CHECKED BY T. SMITH	FIELD BOOK NO. .
DRAWING NO. GN-02	SHEET NO. 2 / 12

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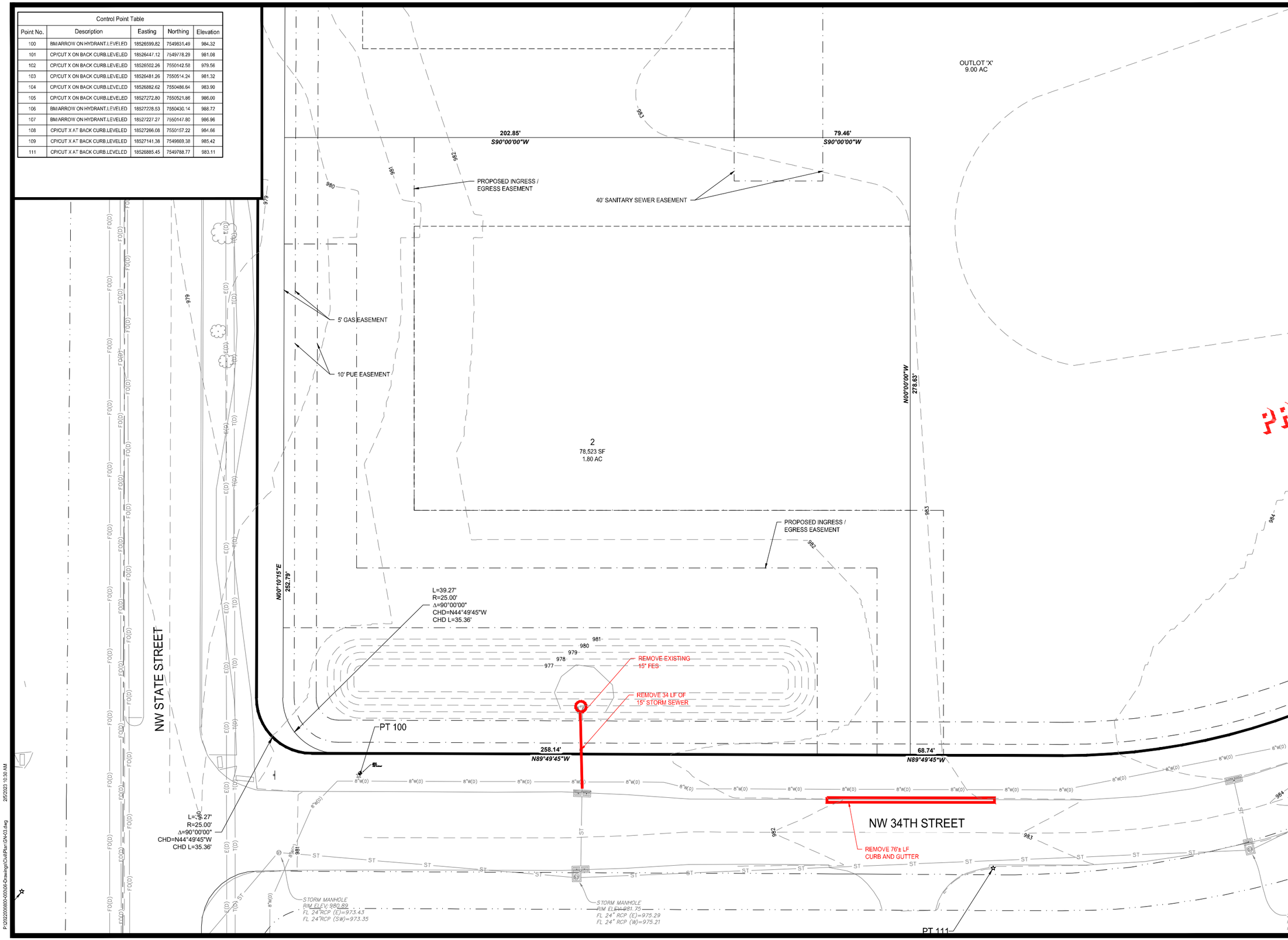
Control Point Table				
Point No.	Description	Easting	Northing	Elevation
100	BM/ARROW ON HYDRANT.LEVELED	18526599.82	7549831.49	984.32
101	CP/CUT X ON BACK CURB.LEVELED	18526447.12	7549778.29	981.08
102	CP/CUT X ON BACK CURB.LEVELED	18526502.26	7550142.58	979.56
103	CP/CUT X ON BACK CURB.LEVELED	18526481.26	7550514.24	981.32
104	CP/CUT X ON BACK CURB.LEVELED	18526882.62	7550486.64	983.90
105	CP/CUT X ON BACK CURB.LEVELED	18527272.80	7550521.86	986.00
106	BM/ARROW ON HYDRANT.LEVELED	18527228.53	7550430.14	988.72
107	BM/ARROW ON HYDRANT.LEVELED	18527227.27	7550147.80	986.96
108	CP/CUT X AT BACK CURB.LEVELED	18527266.08	7550157.22	984.66
109	CP/CUT X AT BACK CURB.LEVELED	18527141.38	7549869.38	985.42
111	CP/CUT X AT BACK CURB.LEVELED	18526885.45	7549788.77	983.11



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PRELIMINARY

EXISTING CONDITIONS, & REMOVALS

NORTH

0 10' 20' 40'
GRAPHIC SCALE

NEW HORIZON ACADEMY
SITE PLAN

ANKENY, IOWA
2022000800-000
OCTOBER 2022

REVISIONS

ENGINEER	DRAWN BY
T. SMITH	TLS
CHECKED BY	FIELD BOOK NO.
T. SMITH	.
DRAWING NO.	SHEET NO.
GN-03	3 / 12

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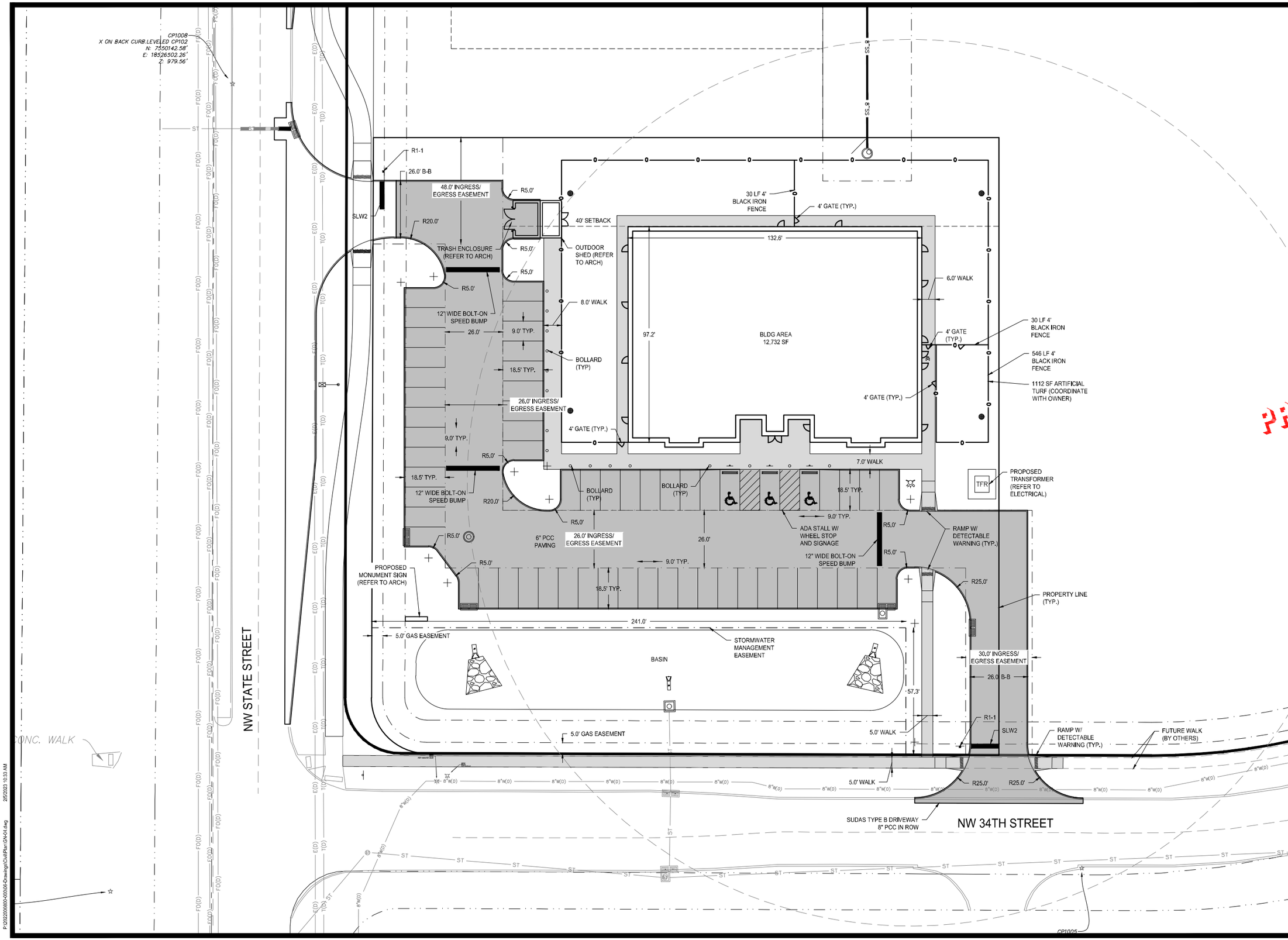

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PRELIMINARY

SITE PLAN

NORTH

0 10' 20' 40'
GRAPHIC SCALE

NEW HORIZON ACADEMY
SITE PLAN

ANKENY, IOWA
2022000800-000
OCTOBER 2022

REVISIONS

ENGINEER	DRAWN BY
T. SMITH	TLS
CHECKED BY	FIELD BOOK NO.
T. SMITH	.
DRAWING NO.	SHEET NO.
GN-04	4 / 12

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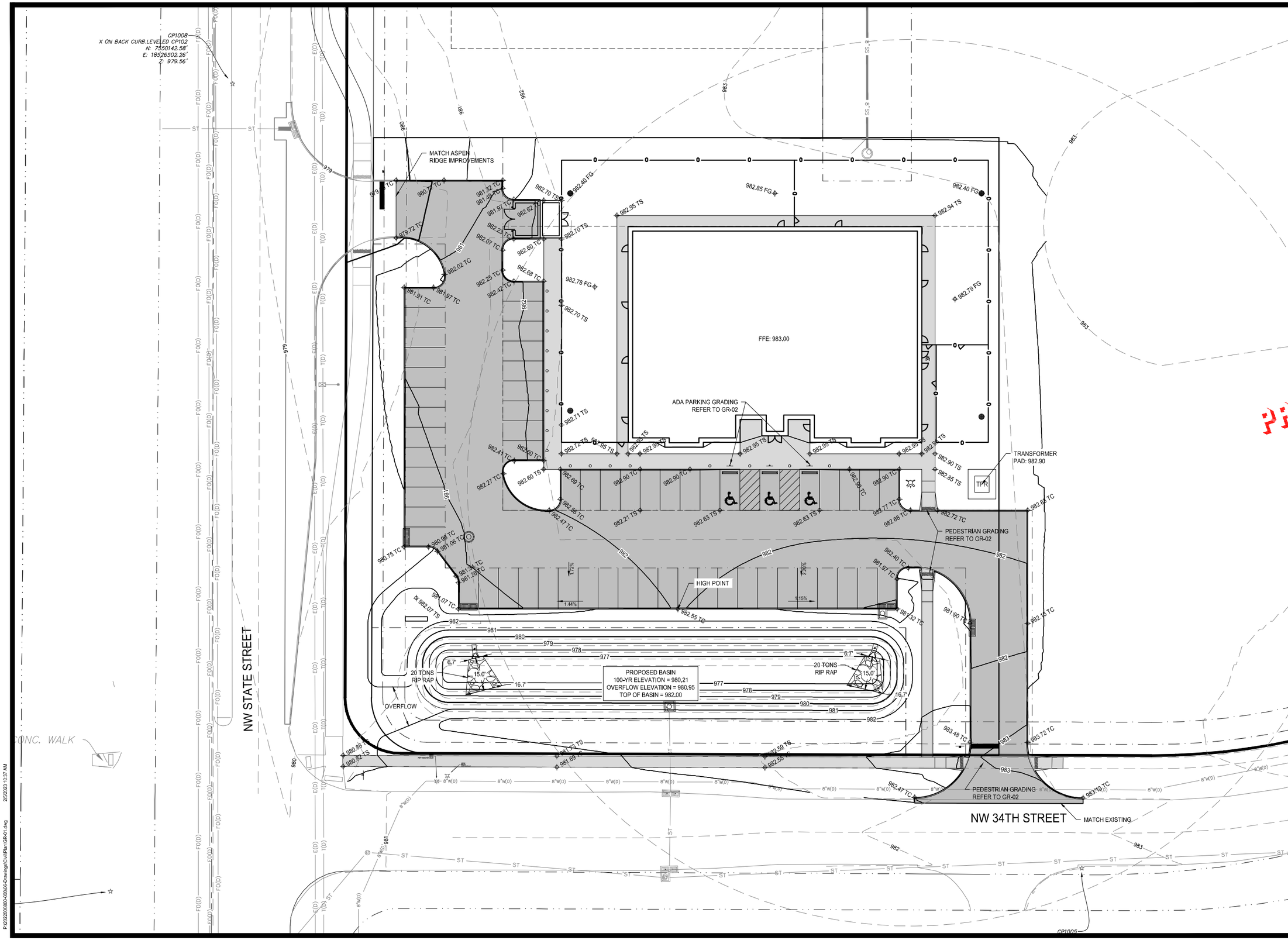

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PRELIMINARY

GRADING PLAN

NORTH

0 10' 20' 40'
GRAPHIC SCALE

NEW HORIZON ACADEMY SITE PLAN

ANKENY, IOWA
2022000800-000
OCTOBER 2022

REVISIONS

ENGINEER	DRAWN BY
T. SMITH	TLS
CHECKED BY	FIELD BOOK NO.
T. SMITH	.
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GR-01	5 / 12

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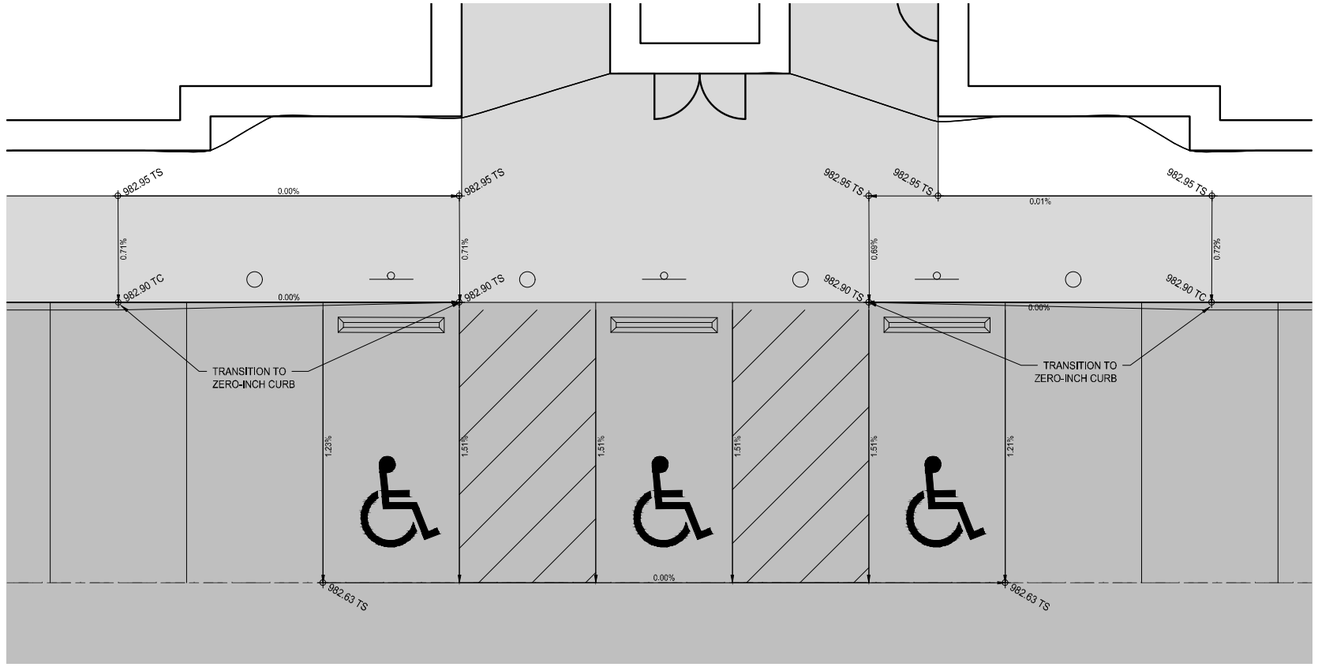
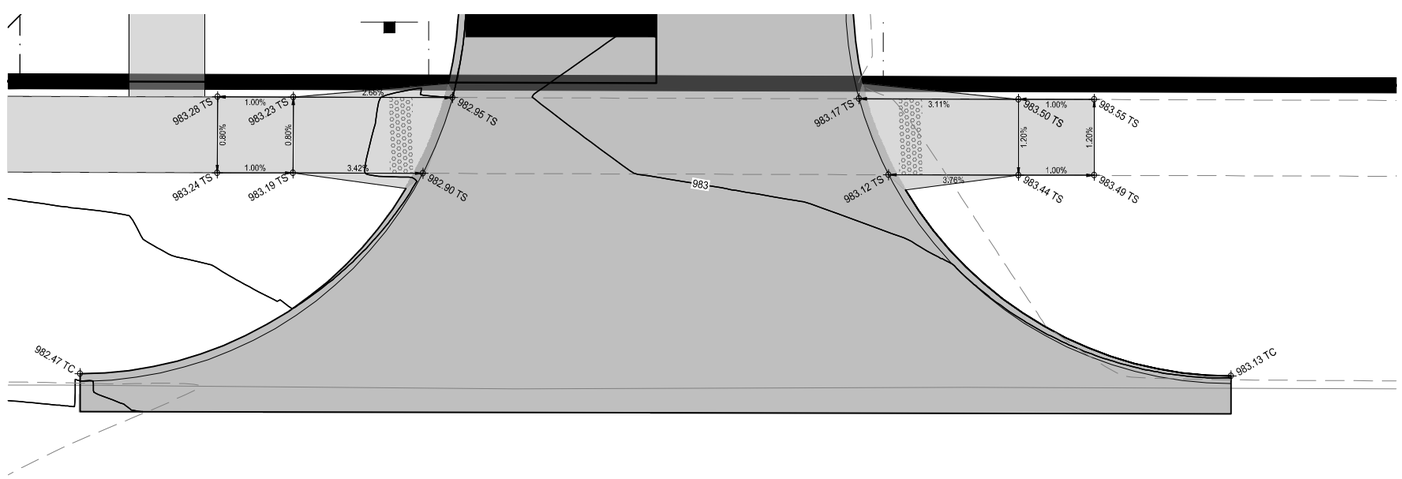
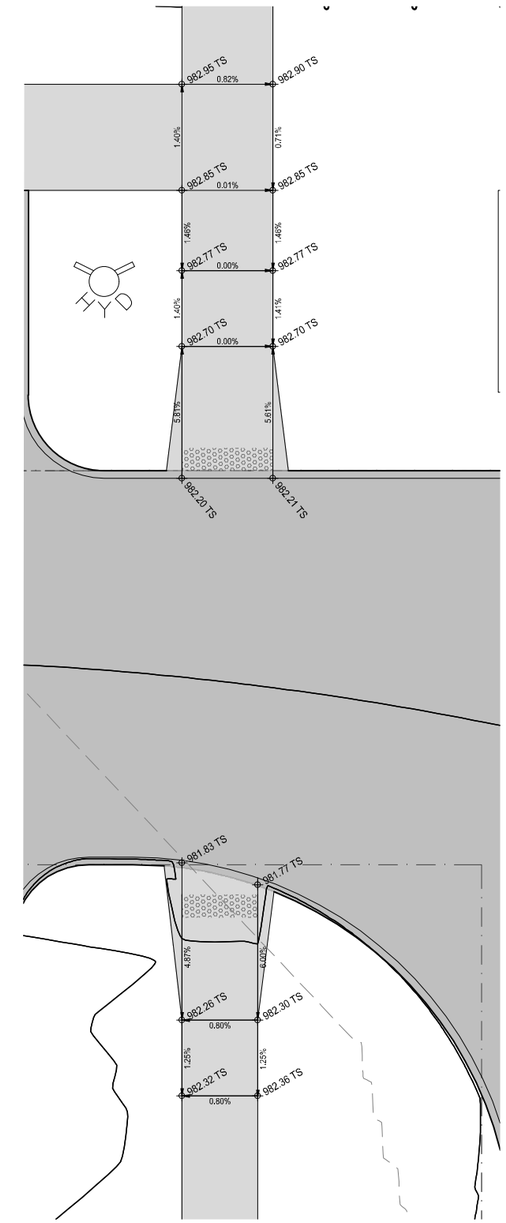


GRADING DETAIL - A.D.A PARKING
SCALE: 1" = 5'



GRADING DETAIL - PEDESTRIAN ACCESS
SCALE: 1" = 5'



GRADING DETAIL - PEDESTRIAN ACCESS
SCALE: 1" = 5'

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PRELIMINARY

DETAILED GRADING PLAN

NORTH

0 10' 20' 40'
GRAPHIC SCALE

NEW HORIZON ACADEMY
SITE PLAN

ANKENY, IOWA
2022000800-000
OCTOBER 2022

REVISIONS
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T. SMITH	TLS
CHECKED BY	FIELD BOOK NO.
T. SMITH	.
DRAWING NO.	SHEET NO.
GR-02	6 / 12

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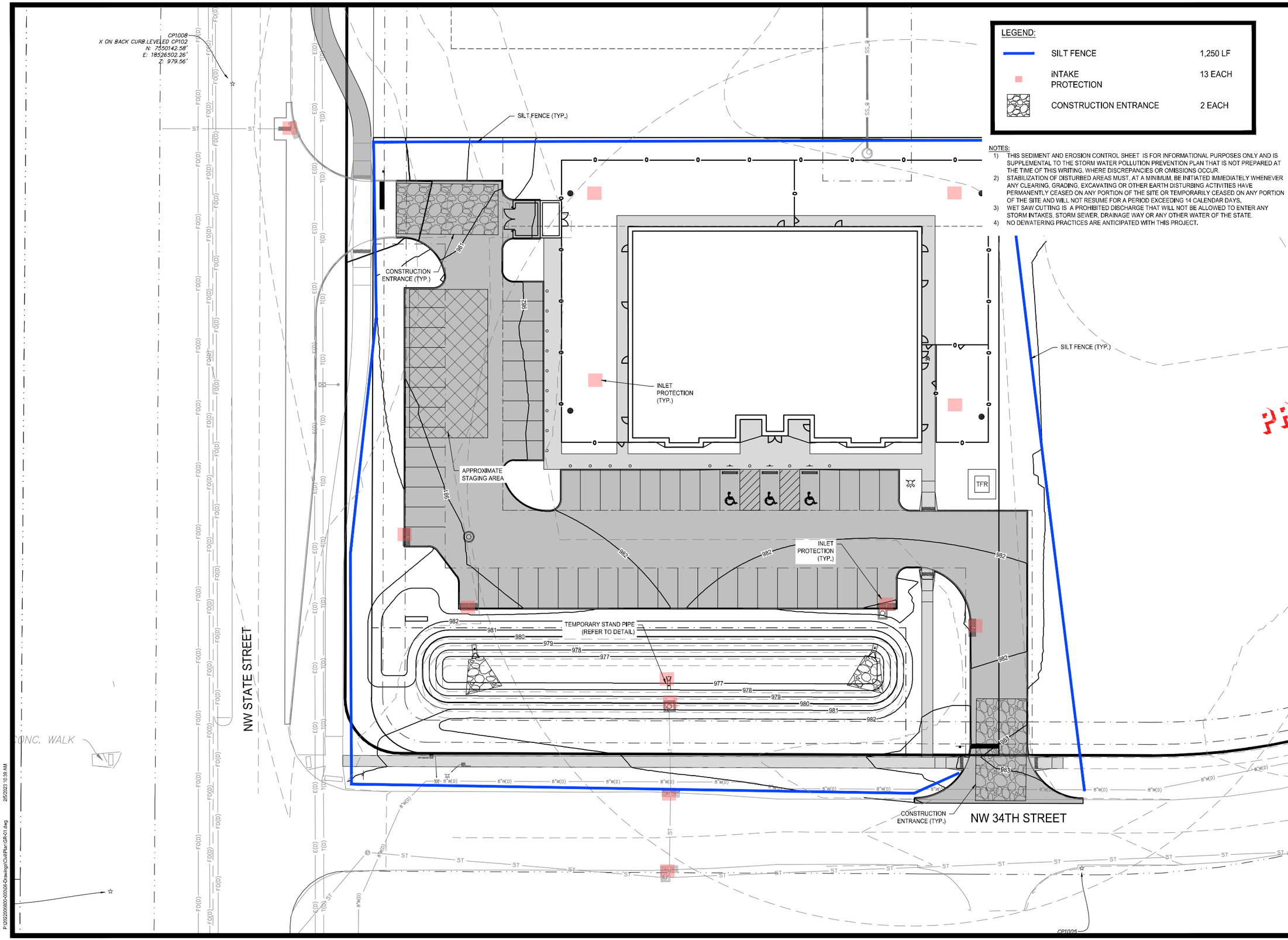

LEGEND:

SILT FENCE	1,250 LF
INTAKE PROTECTION	13 EACH
CONSTRUCTION ENTRANCE	2 EACH

NOTES:

1) THIS SEDIMENT AND EROSION CONTROL SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUPPLEMENTAL TO THE STORM WATER POLLUTION PREVENTION PLAN THAT IS NOT PREPARED AT THE TIME OF THIS WRITING. WHERE DISCREPANCIES OR OMISSIONS OCCUR.
2) STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3) WET SAW CUTTING IS A PROHIBITED DISCHARGE THAT WILL NOT BE ALLOWED TO ENTER ANY STORM INTAKES, STORM SEWER, DRAINAGE WAY OR ANY OTHER WATER OF THE STATE.
4) NO DEWATERING PRACTICES ARE ANTICIPATED WITH THIS PROJECT.

PRELIMINARY

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EROSION CONTROL PLAN

NORTH

0 10' 20' 40'
GRAPHIC SCALE

NEW HORIZON ACADEMY
SITE PLAN

ANKENY, IOWA
2022000800-000
OCTOBER 2022

REVISIONS

ENGINEER T. SMITH	DRAWN BY TLS
CHECKED BY T. SMITH	FIELD BOOK NO. .
DRAWING NO. ER-01	SHEET NO. 7 /12

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NOTE: WATER SERVICE AT CRITICAL CROSSINGS REQUIRE ADDITIONAL DEPTH BEYOND STANDARD BURY DEPTH. CONTRACTOR TO COORDINATE VERTICAL BENDS WITH PROJECT ENGINEER AS NEEDED

CP1008
X ON BACK CURB.LEVELED CP102
N: 7550142.58'
E: 1852502.26'
Z: 979.56'

CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY SEWER STUB FOR CONNECTION

SSMH-201 (BY OTHERS)
RIM = 982.90
INV. OUT (N) = 968.65

45° BEND

PROPOSED SANITARY SEWER SERVICE
FL = 975.00
(COORDINATE WITH MEP)

45 LF OF 6" PVC SANITARY SEWER SERVICE @ 14.3% SLOPE

INT 104 (24" SW-512)
W/ SW-604 TYPE 3B GRATE
RIM = 982.40
INV. OUT (S) = 979.00 P 103

INT 203 (24" SW-512)
W/ SW-604 TYPE 3B GRATE
RIM = 982.40
INV. OUT (S) = 979.00 P 202

ROOF DRAIN CONNECTION
FL = 979.00

25 LF OF 8" HDPE ROOF DRAIN AT 1.00% SLOPE

ROOF DRAIN CONNECTIONS AT BUILDING = 979.25

P 202
101 LF OF 15" HDPE @ 0.50%

ROOF DRAIN CONNECTION
FL = 979.00

P 103
98 LF OF 15" HDPE @ 0.51%

25 LF OF 2" WATER SERVICE
FL = 987.00
(COORDINATE WITH MEP)

27 LF OF 8" HDPE ROOF DRAIN AT 0.92% SLOPE

2" CURB STOP ENCASED IN CONCRETE

ROOF DRAIN CONNECTION
FL = 978.60

25 LF OF 8" HDPE ROOF DRAIN AT 2.60% SLOPE

FFE: 983.00

6" SHUTOFF VALVE

200 LF OF FIBER OPTIC SERVICE (REFER TO MEP)

INT 103 (24" SW-512)
W/ SW-602
RIM = 982.74
INV. IN (N) = 978.50 P 103
INV. OUT (SW) = 978.40 P 102

PROPOSED WATER SERVICE
FL = 987.00
(COORDINATE WITH MEP)

45° BEND

INT 202 (24" SW-512)
W/ SW-602 BURIED UNDER TURF
RIM = 982.73
INV. IN (N) = 978.50 P 202
INV. OUT (SW) = 978.40 P 201

FDC CONNECTION
(COORDINATE WITH MEP)

200 LF OF 6" PVC WATER SERVICE

48 LF OF SECONDARY ELECTRIC SERVICE (REFER TO MEP)

PROPOSED TRANSFORMER

TFR

PROPOSED CONDUIT (REFER TO ELECTRICAL)

P 102
73 LF OF 15" RCP @ 0.89%

PROPOSED HYDRANT ASSEMBLY
W/ 14' HYDRANT LEADER

172 LF OF GAS SERVICE (REFER TO MEP)

P 102A
27 LF OF 15" RCP @ 1.48%

6" VALVE

STMH 102 (SW-401)
RIM = 981.07
INV. IN (NE) = 977.75 P 102
INV. IN (W) = 977.60 P 102A
INV. OUT (S) = 977.50 P 101

6"X6" TEE

P 201
97 LF OF 15" RCP @ 1.00%

P 201A
38 LF OF 18" RCP @ 0.79%

INT 102A (SW-505)
RIM = 981.10
INV. OUT (E) = 978.00 P 102A

CRITICAL CROSSING
BOTTOM STORM: 977.50
TOP WATER: 976.00 (MAX)

INT 101 (SW-505)
RIM = 981.14
INV. IN (N) = 977.17 P 101
INV. OUT (S) = 977.07 P 100

71 LF OF 8" HDPE ROOF DRAIN AT 2.40% SLOPE

CRITICAL CROSSING
BOTTOM STORM: 977.40
TOP WATER: 975.90 (MAX)

P 101
33 LF OF 18" RCP @ 1.02%

ST INT 201A (SW-505)
RIM = 981.96
INV. OUT (W) = 977.80 P 201A

INT 201 (SW-506R)
RIM = 981.38
INV. IN (N) = 977.50 ROOF DRAIN
INV. IN (E) = 977.50 P 201A
INV. IN (NE) = 977.43 P 201
INV. OUT (S) = 977.33 P 200

P 100
22 LF OF 18" RCP @ 1.43%

5.0' GAS EASEMENT

P 200
12 LF OF 18" RCP @ 2.77%

FES 100 (FES)
INV. IN (N) = 976.75 P 100

FES 301 (FES)
INV. OUT (S) = 976.10 P 301

FES 200 (FES)
INV. IN (N) = 977.00 P 200

118 LF OF PRIMARY ELECTRIC SERVICE (REFER TO MEP)

INT 300 (SW-513)
RIM = 981.00
48"X9" SECONDARY OPENING (N) = 980.25
INV. IN (N) = 976.03 P 301 W/ 6.25" ORIFICE PLATE
INV. OUT (S) = 975.93 P 300

P 301
5 LF OF 12" RCP @ 1.38%

5.0' GAS EASEMENT

P 300
35 LF OF 15" RCP @ 0.51%

TIE INTO EXISTING 8" WATER MAIN WITH TAPPING SLEEVE AND VALVE

CONC. WALK

NW STATE STREET

NW 34TH STREET

CONNECT TO EXISTING SW-505: FL 975.75

CP1005

PRELIMINARY

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UTILITY PLAN

NORTH

0 10' 20' 40'
GRAPHIC SCALE

NEW HORIZON ACADEMY
SITE PLAN

ANKENY, IOWA
2022000800-000
OCTOBER 2022

REVISIONS

ENGINEER	DRAWN BY
T. SMITH	TLS
CHECKED BY	FIELD BOOK NO.
T. SMITH	.
DRAWING NO.	SHEET NO.
UT-01	8 / 12

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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	BN	Betula nigra / River Birch Multi-Trunk
	PO	Platanus occidentalis / American Sycamore
	TD	Taxodium distichum / Bald Cypress

SHRUBS	CODE	BOTANICAL / COMMON NAME
	AA	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry
	CA	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood

GRASSES	CODE	BOTANICAL / COMMON NAME
	SL	Schizachyrium scoparium / Little Bluestem

PERENNIALS	CODE	BOTANICAL / COMMON NAME
	CL	Coreopsis lanceolata / Lanceleaf Tickseed
	EP	Echinacea purpurea / Coneflower

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	FH	Fescue Sod / Heal-Tolerant Fescue Sod
	RR	Rock Mulch / River Rock Mulch
	WM	Wood Mulch / Hardwood Mulch

1 PLANT LEGEND

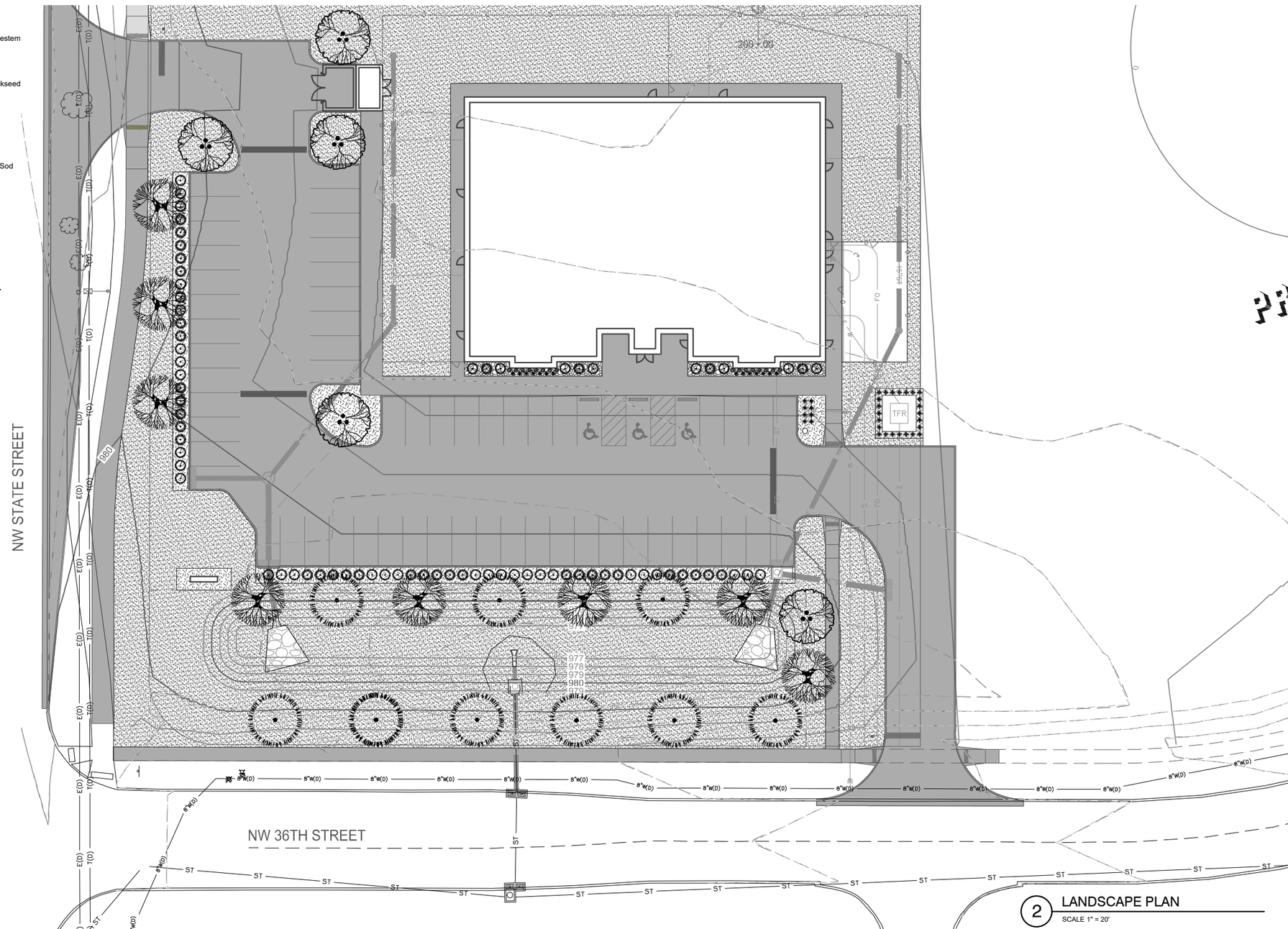
NTS

LANDSCAPE REQUIREMENTS

PER CHAPTERS 191-194 OF THE CITY OF ANKENY, IOWA CODE OF ORDINANCES:

ZONING ORDINANCE REGULATIONS

MINIMUM OPEN SPACE REQUIREMENTS (191.15)	REQUIREMENT	PROVIDED
OPEN SPACE LANDSCAPING	AREA DEVOTED TO OPEN SPACE SHALL NOT BE LESS THAN 20% OF THE GROSS LAND AREA	47% OF SITE DESIGNATED OPEN SPACE (20% MINIMUM = 15,967 SQ FT)
OPEN SPACE LANDSCAPING	TREES AND SHRUBBERY SHALL BE PROVIDED AT A MINIMUM OF ONE LANDSCAPE UNIT PER 3,000 SQ FT OF REQUIRED OPEN SPACE - ONE LANDSCAPE UNIT = 2 TREES AND 6 SHRUBS OR 3 TREES AND AND 3 SHRUBS (5 TOTAL LANDSCAPE UNITS)	15 TREES REQUIRED - 15 TREES PROVIDED 15 SHRUBS REQUIRED - 15 SHRUBS PROVIDED
PARKING AREA LANDSCAPING REQUIREMENTS (194.01 2. E.)	**REQUIREMENT**	**PROVIDED**
PARKING AREA LANDSCAPING	PARKING AREAS SHALL BE REQUIRED TO PROVIDE NATURAL SHADING THROUGH THE USE OF DECIDUOUS TREES, EQUAL TO 20% OF THE PARKING AREA, LOCATED TO BE SURROUNDED BY AT LEAST 190 SQ FT OF UNPAVED AREA	7 TREES REQUIRED - 7 TREES PROVIDED



2 LANDSCAPE PLAN

SCALE 1" = 20'

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PRELIMINARY

LANDSCAPE PLAN

NORTH

0 10' 20' 40'
GRAPHIC SCALE

NEW HORIZON ACADEMY

ANKENY, IOWA
2022000800-000
OCTOBER 2022

REVISIONS

ENGINEER	DRAWN BY
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T. SMITH	.
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LA-01	9 / 12

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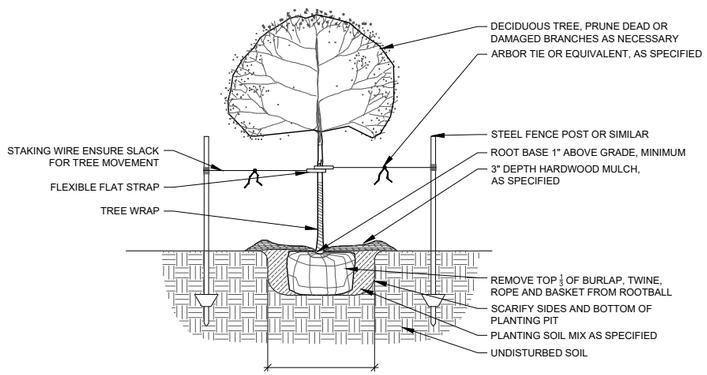
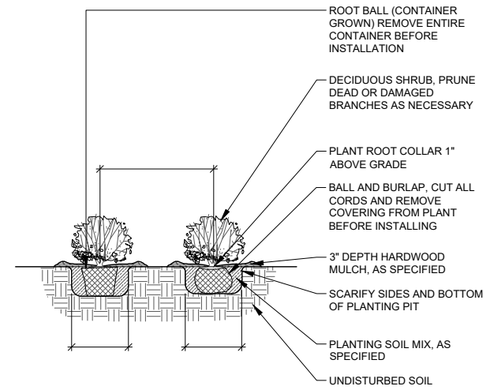


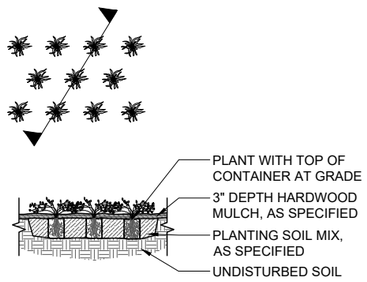
1 DECIDUOUS TREE PLANTING

1/2" = 1'-0" 329343.02-01



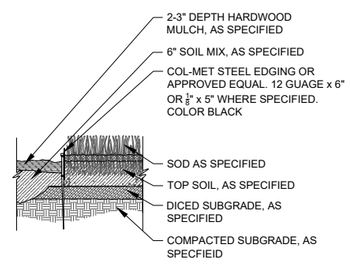
2 SHRUB AND PERENNIAL PLANTING

1/2" = 1'-0" 329333-04



3 GROUNDCOVER PLANTING

1" = 1'-0" 329333-03



4 METAL EDGING

1" = 1'-0" 329413.14-02

LANDSCAPE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL REQUIRED LANDSCAPING FOR THE ENTIRE SITE, TO INCLUDE BUT NOT LIMITED TO: SEEDED AREAS, SODDED AREAS, NATIVE VEGETATION, SHRUB BEDS, PARKING LOT ISLANDS.
2. ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
4. REFER TO SPECIFICATIONS FOR PLANT MATERIAL AND INSTALLATION METHODS.
5. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
6. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
7. ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT, OR PLANTING BEDS, SHALL BE SODDED WITH TURF GRASS OR APPROVED EQUAL AT THE DIRECTION OF THE OWNER. NEW TOPSOIL IS ONLY NECESSARY IF THE SOIL IS ROCKY OR VERY POOR. ALL TOPSOIL AREAS AND SODDED AREAS SHALL BE FINE GRADED AND RAKED. REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
8. TURF AREA SHALL BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 1 POUND PER 1,000 SQUARE FEET.
9. PLANTING BEDS SHALL BE COVERED WITH AN APPROVED WEED BARRIER MAT PRIOR TO DECORATIVE ROCK/ MULCH PLACEMENT.
10. OPEN AREAS WITHIN PLANTING BEDS SHALL BE MULCHED AND DRESSED WITH 3" DOUBLE SHREDDED HARDWOOD MULCH. PINE STRAW OR EQUIVALENT IS NOT AN ACCEPTABLE MULCH.
11. REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB ROOT BALLS. REMOVE ALL PLASTIC WRAP, FABRIC ROPE, ROT PROOF WRAP, AND PLANT IDENTIFICATION TAGS.
12. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
13. STAKE ALL TREES WITH A MINIMUM OF TWO (2) STAKES. STAKES TO BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
14. FINISHED GRADES IN LANDSCAPE ISLANDS AND PENINSULAS SHALL BE INSTALLED SO THAT THEY ARE ONE INCH LOWER THAN THE TOP OF SURROUNDING CURB.
15. CONTRACTOR SHALL PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1"

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BN	5	Betula nigra / River Birch Multi-Trunk	B&B, 1.5" Cal.
	PO	8	Platanus occidentalis / American Sycamore	B&B, 2" Cal.
	TD	10	Taxodium distichum / Bald Cypress	B&B, 2" Cal.
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**
	AA	39	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	5 gal
	CA	38	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**
	SL	36	Schizachyrium scoparium / Little Bluestem	1 gal
PERENNIALS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**
	CL	16	Coreopsis lanceolata / Lanceleaf Tickseed	1 gal
	EP	20	Echinacea purpurea / Coneflower	1 gal
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**
	FH	32,622 sf	Fescue Sod / Heal-Tolerant Fescue Sod	SF
	RR	453 sf	Rock Mulch / River Rock Mulch	SF
	WM	2,626 sf	Wood Mulch / Hardwood Mulch	SF

5 PLANT SCHEDULE

NTS

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building strong communities.
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PRELIMINARY

LANDSCAPE DETAILS

NORTH

0 10' 20' 40'
GRAPHIC SCALE

NEW HORIZON ACADEMY

ANKENY, IOWA
2022000800-000
OCTOBER 2022
REVISIONS

ENGINEER T. SMITH
DRAWN BY TLS
CHECKED BY T. SMITH
FIELD BOOK NO. .
DRAWING NO. LA-02
SHEET NO. 10/12

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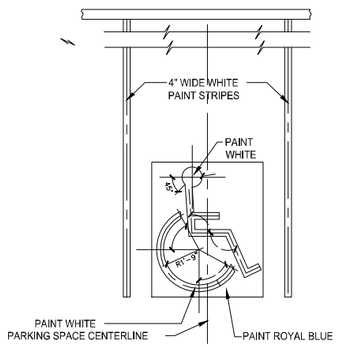
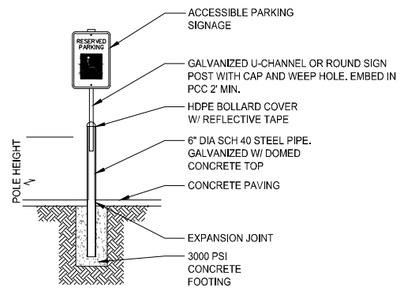


ACCESSIBLE PARKING SPACE
PAINT DETAIL

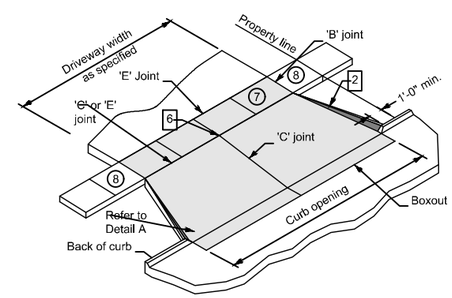
NOTE: CENTER PAINTED SYMBOL IN THE MIDDLE OF PARKING SPACE OPENING.



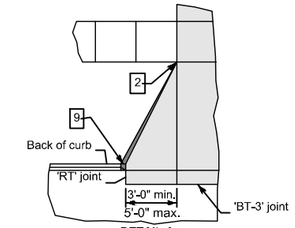
ACCESSIBLE PARKING
SIGN DETAIL

HANDICAPPED PARKING SPACE PAINT, ACCESSIBILITY AND SIGN DETAILS

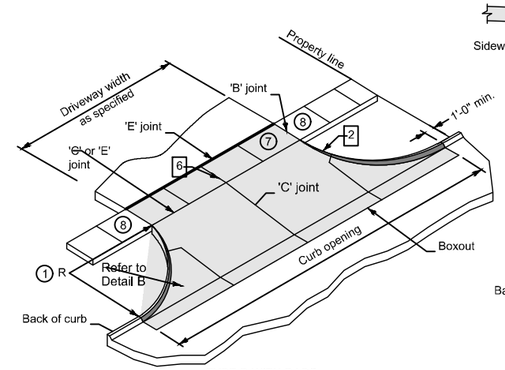
NO SCALE



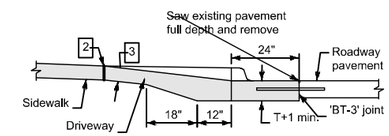
TYPE B WITH FLARES



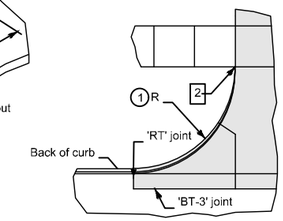
DETAIL A
(Residential/Agricultural Only)



TYPE B WITH RADII



SECTION A-A

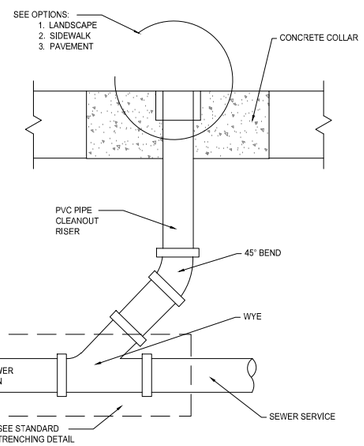


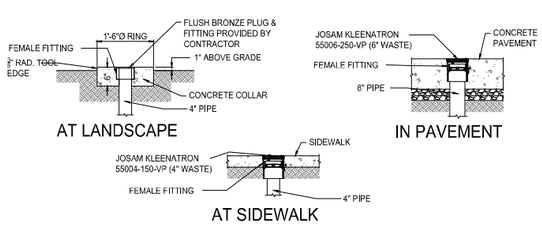
DETAIL B

1. Driveway radius (R).
   Residential: 10 foot minimum, 15 foot maximum.
   Commercial and industrial: As specified in the contract documents.
2. Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb cross sidewalk.
3. Pavement thickness.
   Residential: 6 inches minimum.
   Commercial and industrial: 7 inches minimum.
4. Sidewalk thickness through driveway to match thickness of driveway.
5. If longitudinal joint is located 48 inches or less from the back of curb, extend boxout to joint line. Full depth saw cut is still required.
6. For alleys, invert the pavement crown 2% toward the center of the alley.
7. Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk thorugh the driveway 5 feet wide to serve as a passing space.
8. If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If the elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with Engineer.
9. Transition street curb at minimum 1:1 slope to meet driveway curb.

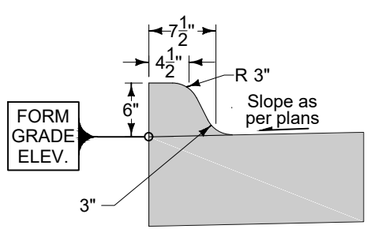
SUDAS 7030.102 TYPE B - CONCRETE DRIVEWAY

NO SCALE



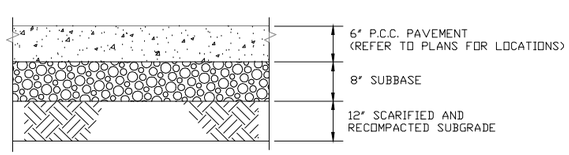


SEWER CLEANOUT DETAIL

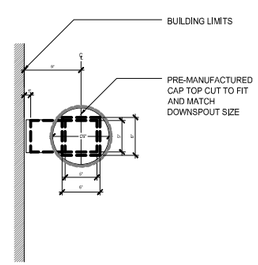


6" STANDARD CURB (SUDAS 7010.102)

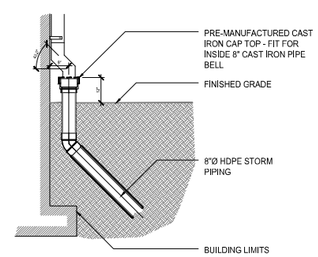
NOT TO SCALE



TYPICAL PAVING SECTION



TOP VIEW



SIDE VIEW

DOWNSPOUT CONNECTION AT BUILDING

McCLURE ENGINEERING Co.
building strong communities.
1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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PRELIMINARY

DETAILS

NEW HORIZON ACADEMY
SITE PLAN

ANKENY, IOWA
2022000800-000
OCTOBER 2022

REVISIONS
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.
.
.
.

ENGINEER	DRAWN BY
T. SMITH	TLS
CHECKED BY	FIELD BOOK NO.
T. SMITH	.
DRAWING NO.	SHEET NO.
DT-01	11 / 12

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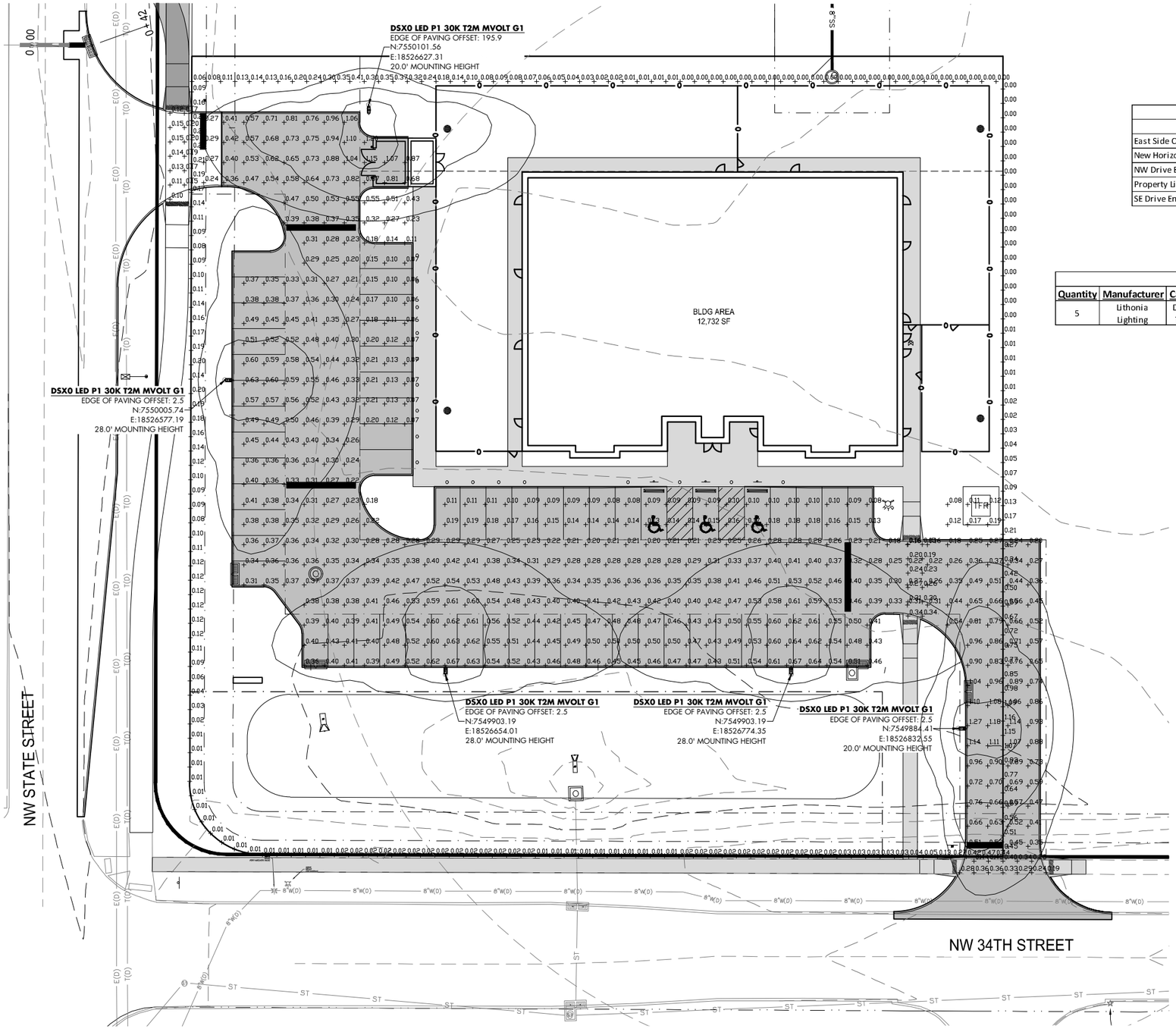

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
East Side Crosswalk	0.25 fc	0.34 fc	0.15 fc	2.3:1	1.7:1
New Horizon Parking Lot Calculation	0.42 fc	1.27 fc	0.06 fc	21.2:1	7.0:1
NW Drive Entrance Crosswalk	0.15 fc	0.20 fc	0.10 fc	2.0:1	1.5:1
Property Line	0.14 fc	1.16 fc	0.00 fc	N/A	N/A
SE Drive Entrance Crosswalk	0.33 fc	0.44 fc	0.19 fc	2.3:1	1.7:1

Schedule							
Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
5	Lithonia Lighting	DSX0 LED P1 30K T2M MVOLT G1	DSX0 LED P1 30K T2M MVOLT	1	4364	0.85	38

D-Series Size 0
Legacy LED Area Luminaire

Catalog Number
Notes
Type

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height$_1$: 3" (7.62 cm)
Height$_2$: 7" (17.8 cm)
Weight (max): 16 lbs (7.25 kg)

Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information
EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1

DSX0 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7[1] P4[1] **Rotated optics** P10[2] P12[2] P11[2] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[3] T5S Type V short[3] T5M Type V medium[3] T5W Type V wide[3] BLC Backlight control[4] LCCO Left corner cutoff[5] RCCO Right corner cutoff[5]		MVOLT (120V-277V)[10] XVOLT (277V-480V)[10] 120[6] 208[6] 240[6] 277[6] 347[6] 480[6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[10] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[11] RPUMBA Round pole universal mounting adaptor[11] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options			Other options	Finish (required)		Generation (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[13,14] PIRHN Network, high/low motion/ambient sensor[15] PER NEMA twist-lock receptacle only (control ordered separate)[15] PER5 Five-pin receptacle only (control ordered separate)[16,17] PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate)[16,17] DMG 0–10V dimming extend out back of housing for external control (control ordered separate)[18]	PIR High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc[19,20] PIRH High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc[19,20] PIR1FC3V High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc[19,20] PIRH1FC3V High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc[19,20] FAO Field adjustable output[19,21]		**Shipped installed** HS House-side shield[22] SF Single fuse (120, 277, 347V)[3] DF Double fuse (208, 240, 480V)[3] L90 Left rotated optics[2] R90 Right rotated optics[2] DDL Diffused drop lens[23] HA 50°C ambient operations[3] BAA Buy American(s) Act Compliant **Shipped separately** BS Bird spikes[23] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	G1 Generation 1

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0 LED G1
Rev. 09/06/22
Page 1 of 8

PRELIMINARY

McCLURE ENGINEERING Co.
building strong communities.

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SITE LIGHTING PLAN

NORTH

0 10' 20' 40'
GRAPHIC SCALE

NEW HORIZON ACADEMY
SITE PLAN

ANKENY, IOWA
2022000800-000
OCTOBER 2022

REVISIONS

ENGINEER: T. SMITH
DRAWN BY: TLS
CHECKED BY: T. SMITH
FIELD BOOK NO.: .
DRAWING NO.: LI-01
SHEET NO.: 12 / 12

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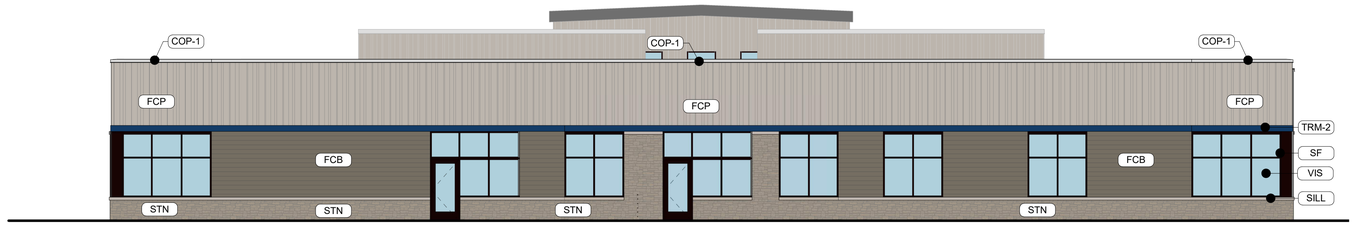
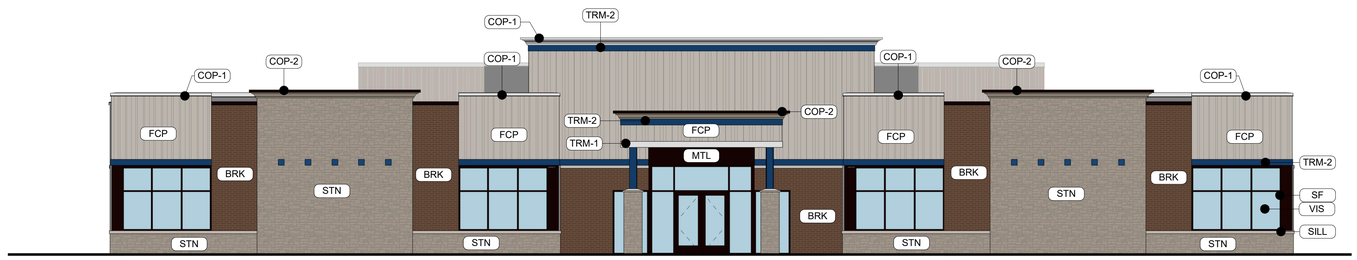
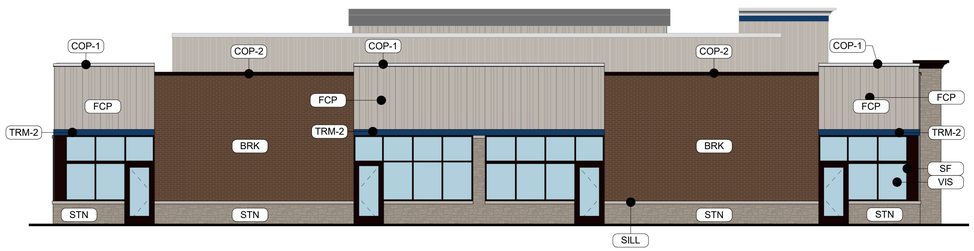


1 **NORTH (REAR) ELEVATION**
SCALE: 1/8" = 1'-0"



2 **SOUTH (FRONT) ELEVATION**
SCALE: 1/8" = 1'-0"



3 **WEST (STREET-FACING) ELEVATION**
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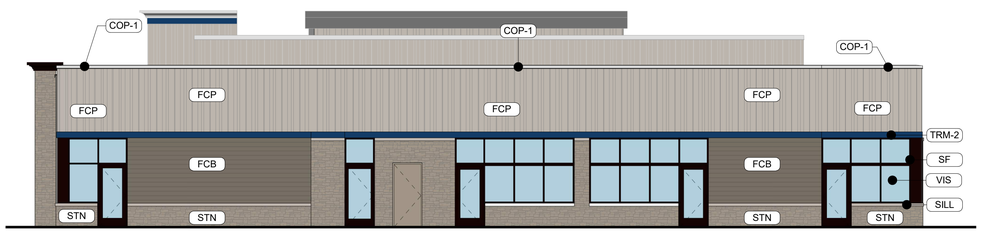

4 **EAST ELEVATION**
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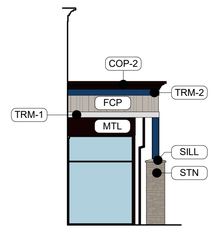
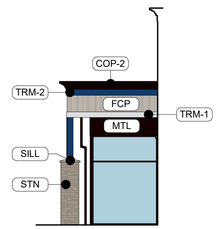
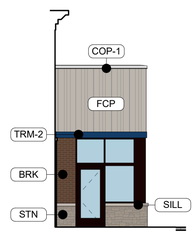


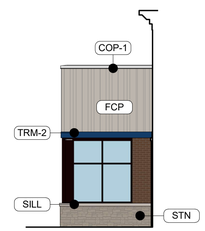
5 **SOUTH ENTRY ELEVATION**
SCALE: 1/8" = 1'-0"



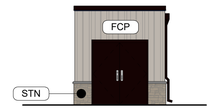
6 **NORTH ENTRY ELEVATION**
SCALE: 1/8" = 1'-0"



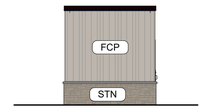
7 **SOUTH ENTRY VESTIBULE ELEV.**
SCALE: 1/8" = 1'-0"



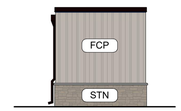
8 **NORTH ENTRY VESTIBULE ELEV.**
SCALE: 1/8" = 1'-0"



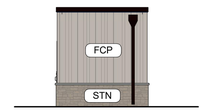
9 **STORAGE SHED FRONT ELEV.**
SCALE: 1/8" = 1'-0"



11 **STORAGE SHED SIDE ELEV.**
SCALE: 1/8" = 1'-0"



10 **STORAGE SHED REAR ELEV.**
SCALE: 1/8" = 1'-0"



12 **STORAGE SHED SIDE ELEV.**
SCALE: 1/8" = 1'-0"

GENERAL EXT. ELEVATION NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
3. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
4. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
5. NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
6. MATERIALS ABOVE CANOPIES & AWNINGS TO BE CONTINUED DOWN BEHIND THEM U.O.N., TYP.
7. ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
8. INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
9. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
10. PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
11. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
12. WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
13. WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4' BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
14. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
15. IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY, FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
BRK	THIN BRICK - ACME BRICK - "ROXBURY" VELOUR TO MATCH 'NEWPORT' BY OCHS BRICK COMPANY
COP-1	PREFINISHED METAL COPING, COLOR - WHITE
COP-2	PREFINISHED METAL COPING, COLOR - DARK BRONZE
FCB	JAMES HARDIE 5" EXPOSURE COLOR: ADAPTIVE SHADE SHERWIN WILLIAMS SW 7053
FCP	FIBER CEMENT BOARD AND BATTEN, HARDIEPANEL OR EQUAL, COLOR - WINTER WALK (SW 9628)
MTL	PREFINISHED BRAKE METAL, COLOR - DARK BRONZE
SF	PREFINISHED THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM, COLOR - DARK BRONZE
SILL	PRECAST STONE SILL
STN	COUNTRY LEDGESTONE BY CULTURED STONE, NATURAL MORTAR, COLOR - CHARDONNAY
TRM-1	FIBER CEMENT TRIM, HARDIE TRIM OR EQUAL, COLOR - WHITE
TRM-2	FIBER CEMENT TRIM, HARDIE TRIM OR EQUAL, COLOR - NEW HORIZON BLUE (SW 6811 HONORABLE BLUE)
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING

MISC EXTERIOR MATERIAL FINISHES

TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
- BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
- EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
- METAL STAIRS & RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL.
- METAL BALCONIES & RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL.
- FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
- SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
- CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
- HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
- OVERHEAD PANEL DOORS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL.
- LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.

- LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
- MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
- EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

- TRIM SIZES, TYP. U.O.N.:
  - WINDOWS & DOORS 5-1/2"
  - VERTICAL 5-1/2"
  - HORIZONTAL 9-1/4"

EXTERIOR ELEVATION MATERIAL CALCULATIONS:

SOUTH ELEVATION
2584 SF TOTAL
GLAZING 504 SF
BRICK 296 SF
STONE 940 SF
FIBER CEMENT 844 SF
= 1740 SF **(67%)**

NORTH ELEVATION
2303 SF TOTAL
GLAZING 524 SF
STONE 400 SF
FIBER CEMENT 1,379 SF
= 924 SF **(40%)**

EAST ELEVATION
1896 SF TOTAL
GLAZING 404 SF
STONE 356 SF
FIBER CEMENT 1,136 SF
= 760 SF **(40%)**

WEST ELEVATION
1704 SF TOTAL
GLAZING 394 SF
BRICK 674 SF
STONE 234 SF
FIBER CEMENT 402 SF
= 1302 SF **(76%)**

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Simonson + Associates Architects LLC
1717 Ingersoll Ave. Suite 117, Des Moines, Iowa 50309
Ph. 515-440-5626
www.simonsonassoc.com

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NEW HORIZON ACADEMY

NEW HORIZON ACADEMY
ANKENY, IOWA

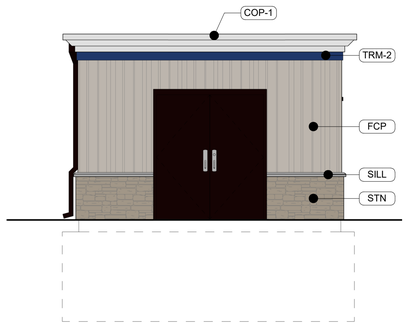
Rev. #	Issue / Revision	Date
1	Issued For Site Plan	11-16-2022
2	Re-Issued For Site Plan	12-08-2022

Proj. No. 22059 | SAA | Proj. Mgr. SP

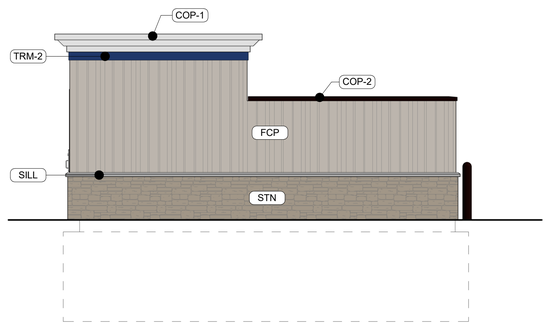
Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
A-201

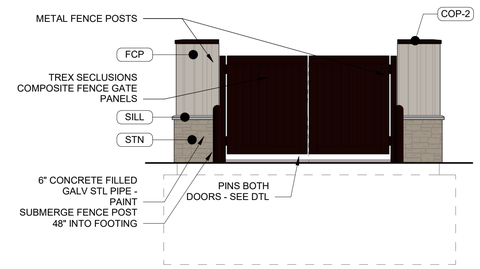
C:\Users\spaul\Documents\22059 New Horizon Academy, Ankeny, IA_spaulPWD56.rvt
12/8/2022 11:16:45 PM



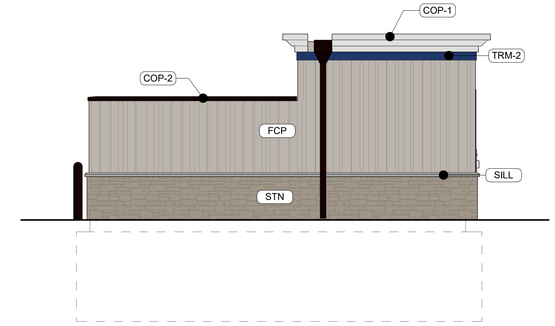
1 **STORAGE SHED - FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



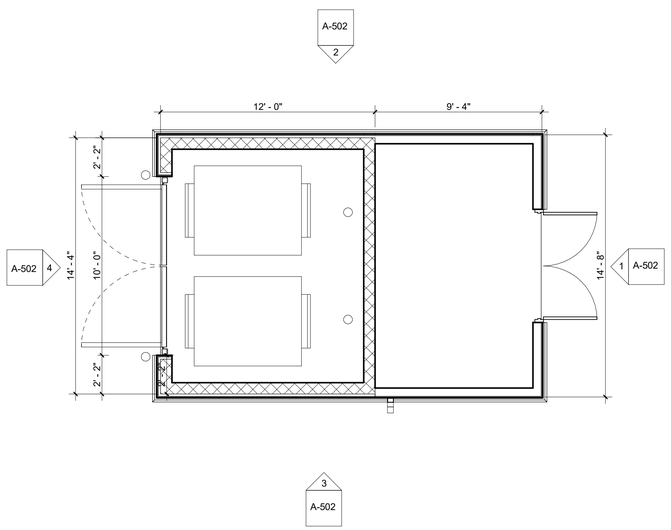
2 **STORAGE SHED/TRASH ENCLOSURE - SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



4 **TRASH ENCLOSURE - FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

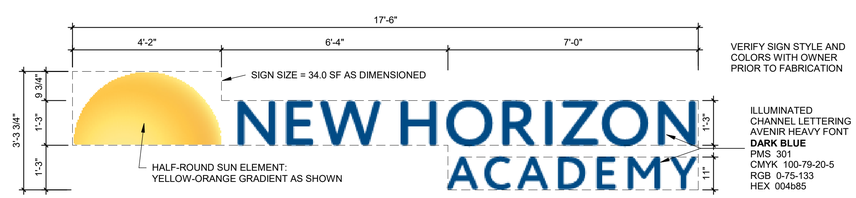


3 **STORAGE SHED/TRASH ENCLOSURE - SIDE ELEVATION**
SCALE: 1/4" = 1'-0"

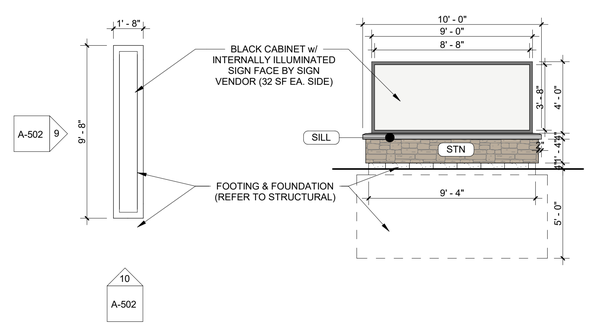


5 **STORAGE SHED/TRASH ENCLOSURE PLAN**
SCALE: 1/4" = 1'-0"

NORTH

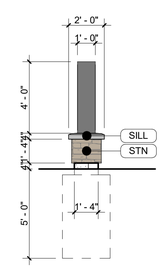


12 **EXTERIOR BUILDING SIGN**
SCALE: 1/2" = 1'-0"

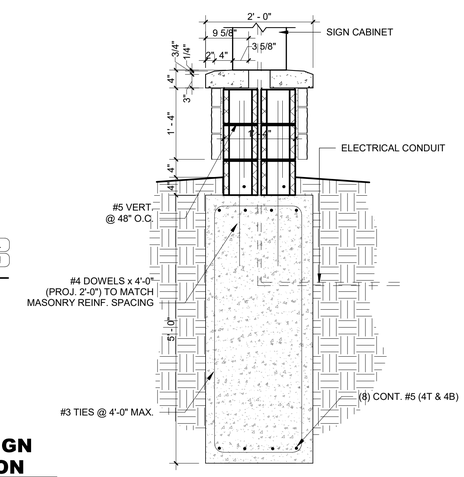


8 **MONUMENT SIGN PLAN**
SCALE: 1/4" = 1'-0"

9 **MONUMENT SIGN FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



10 **MONUMENT SIGN SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



11 **MONUMENT SIGN SECTION**
SCALE: 3/4" = 1'-0"

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NEW HORIZON ACADEMY

NEW HORIZON ACADEMY
ANKENY, IOWA

Rev. #	Issue / Revision	Date

Proj. No. 22059 | SAA | Proj. Mgr. SP

Sheet Title
STORAGE SHED/TRASH & MONUMENT

Sheet No.
A-502

C:\Users\speed\Documents\22059 New Horizon Academy, Ankeny, IA_speedsPMD58.rvt
12/7/2023 11:42:46 AM

PLAN AND ZONING COMMISSION
February 21, 2023
6 : 30 PM

Print

ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:
Motion

LEGAL:

SUBJECT:
1302 N Ankeny Boulevard - Northview Stadium Phase 3 Site Plan

EXECUTIVE SUMMARY:
See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

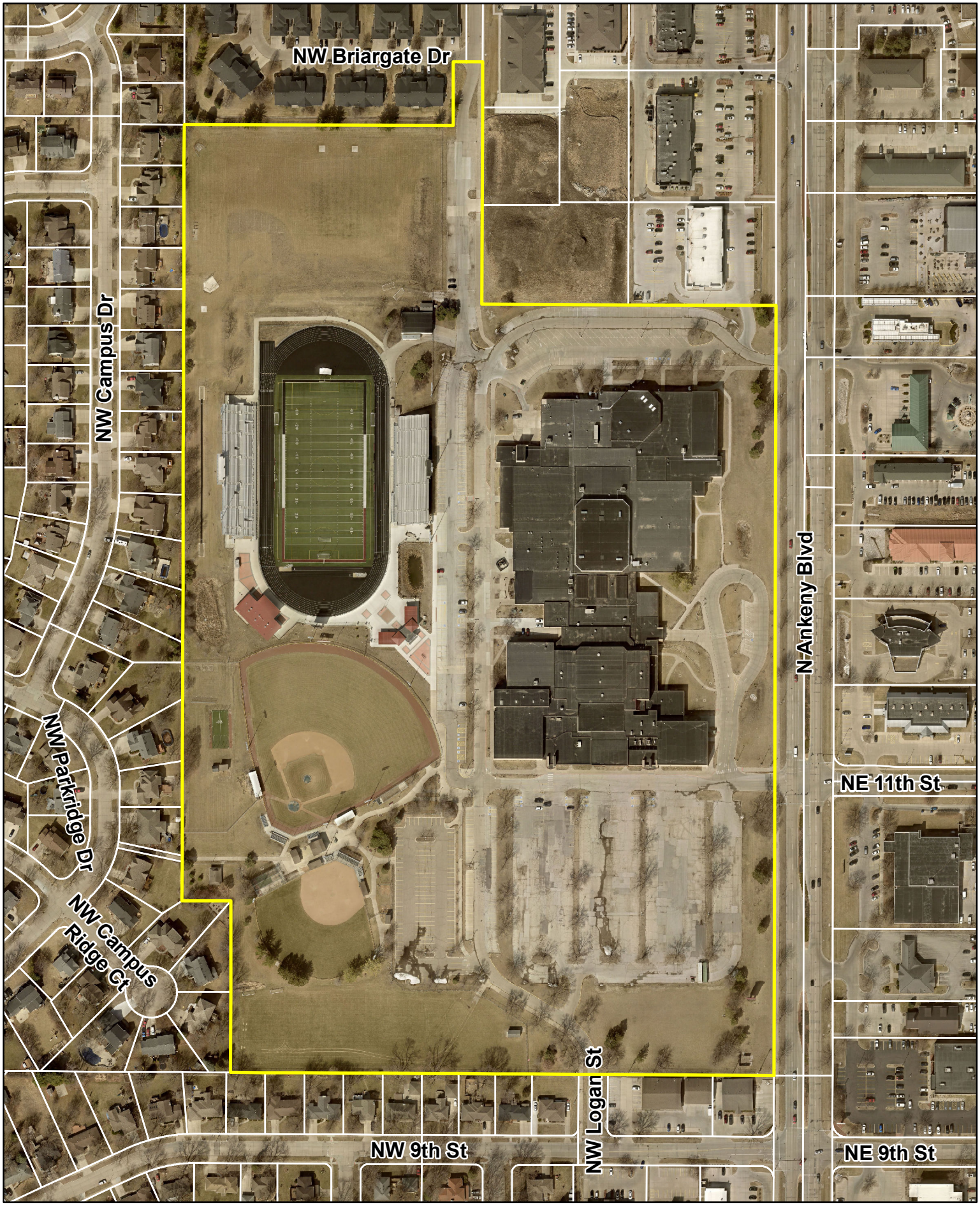
PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:
Action: Consider MOTION to approve the site plan for 1302 N Ankeny Boulevard, Northview Stadium Phase 3, subject to City Council approval of the public storm water management facility maintenance covenant and permanent easement agreement.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
Aerial Map
Staff Report
Applicant Letter
Site Plan
Elevations



N

1 inch = 250 feet

Date: 1/26/2023

1302 N Ankeny Boulevard
Northview Stadium Phase 3

Ankeny
bringing it all together.

city of Ankeny

bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: February 21, 2023

Agenda Item: 1302 N Ankeny Boulevard – Northview Stadium Phase 3 Site Plan
Report Date: February 14, 2023
Prepared By: Derek Silverthorn
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1302 N Ankeny Boulevard, Northview Stadium Phase 3, subject to City Council approval of the public storm water management facility maintenance covenant and permanent easement agreement.

Project Summary:

The property at 1302 N Ankeny Boulevard is generally located northwest of the intersection at N Ankeny Boulevard and NW 9th Street. This site is 48.09 acres (+/-), and is zoned R-1, One-Family Residence District. Surrounding properties to the south and west are zoned R-2, One-Family and Two-Family Residence District, while properties to the north and east are zoned C-2, General Retail, Highway Oriented, and Central Business Commercial District. The proposed development includes a 12,597 square-foot (+/-) team building, equipment access/turnaround, pedestrian connections, parking stalls, landscaping, storm water management, utility service connections, and associated site improvements.

Project Report:

The site will maintain all existing accesses, drive aisles and parking areas, with the addition of new pavement and parking striping for 72 parking stalls along the existing northern access from NW 18th Street and a new equipment access/turnaround north of the proposed building. The site plan provides various pedestrian connections throughout the north end of the stadium leading to and from the proposed development and other existing amenities on the site. Headlight screening is provided for the equipment access/turnaround and parking stalls facing west toward neighboring residential properties, and all other site landscaping complies with open space and pavement shade requirements.

The proposed 12,597 square-foot building will be a maximum height of 32 feet from the lowest grade to the uppermost point, and will have a combination of building materials including: Brick, glass, and vertical and horizontal metal paneling—complementary to other structures on the site with red and tan brick, gray-toned metal paneling, and steel trussing. The proposed building materials do not conform to Chapter 192.02.3.B, due to the proposal for metal panels with exposed fasteners; however, the proposed building materials will provide continuity with the materials of other existing buildings on the site that have been previously approved. Rooftop equipment will be screened with metal panels in all visible locations. Building signs shown on the submitted elevations are conceptual only, and will be approved through the sign permitting process.

New utility service connections, storm sewer, and stormwater detention will be installed with this development. Eight-inch water main exists near the northwest corner of the school, which will be utilized

to extend six-inch water main northwest to serve the proposed building. The proposed development will utilize existing eight-inch sanitary which will carry wastewater northeasterly off-site and into the Four Mile Trunk Sewer. Stormwater for the proposed development will be directed north via storm sewer, and into a newly created detention pond. The proposed detention pond will outlet stormwater easterly off-site through existing storm sewer and ultimately into Four Mile Creek.

Site Plan Worksheet
1302 N Ankeny Boulevard
Northview Stadium Phase 3

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 site will maintain all existing accesses and drive aisles and parking areas, with new pavement and parking striping along the existing northern access from NW 18th Street. The site will provide a new equipment access/turnaround north of the proposed building. The primary building façade for the proposed building is oriented to the south facing the stadium. The proposed development is complementary to other structures located on the site.

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

   The proposed development is located away from public streets, and will have no impacts to adjoining streetscapes.

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. The proposed site plan includes 72 additional parking stalls, equipment access/turnaround, and new pedestrian connections throughout the north end of the stadium leading to and from the proposed development and other existing amenities on the site.

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.**

   There is no additional traffic generation to be expected from the proposed development. The site will maintain all existing accesses and drive aisles and parking areas, with new pavement and parking striping along the existing northern access from NW 18th Street. The proposed development will provide a new equipment access/turnaround north of the proposed building and various sidewalk connections.

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.**

   New pavement and parking striping are provided along the existing northern access from NW 18th Street, and a new equipment access/turnaround is located north of the proposed building. The access/turnaround and parking stalls will headlight screening to reduce their impacts on the neighboring residential properties to the west.

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 is no trash enclosure or other outdoor storage or service areas provided with this site plan.

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 proposed development will be directed north via storm sewer, and into a newly created detention pond. The proposed detention pond will outlet stormwater easterly off-site through existing storm sewer and ultimately into Four Mile Creek.

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.**

    New utility service connections, storm sewer, and stormwater detention will be installed with this development. Eight-inch water main exists near the northwest corner of the school, which will be utilized to extend six-inch water main northwest to serve the proposed building. The proposed development will utilize existing eight-inch sanitary which will carry wastewater northeasterly off-site and into the Four Mile Trunk Sewer.

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.**

    The proposed development will maintain a majority of the existing open space to the north and west on the site, adjacent to neighboring residential development.

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 proposed pavement shading and open space landscaping conform to the landscape requirements of the Code.

B. Building Design

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

   The proposed 12,597 square-foot building will be a maximum height of 32 feet from the lowest grade to the uppermost point. The building meets all required setbacks, and will be located to maintain much of the existing open space in the north and west portion of the site adjacent to neighboring residential development. The building is complementary in scale to other existing stadium-related structures on the site.

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

   The proposed 12,597 square-foot building will have a combination of building materials including: Brick, glass, and vertical and horizontal metal paneling. The proposed building materials do not conform to Chapter 192.02.3.B, due to the proposal for metal panels with exposed fasteners; however, the proposed building materials will provide continuity with the materials of other existing buildings on the site that have been previously approved.

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.**

   Rooftop mechanical equipment will be screened with metal panels in all locations that the rooftop units are visible. There is no trash enclosure proposed with the site plan.

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

   The proposed building is complementary to the other existing stadium-related structures and amenities on the site with similar architectural design and building materials.

C. Signs

1. **All signs shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

   No tentative ground sign location has been indicated on the site, but any proposed ground sign and its location will be approved through the sign permitting process.

2. **Building signs shall be designed as an integral architectural element of the building.**

   Building signs shown on the elevations are conceptual only. Final design and allowances will be determined with future sign permits.

3. **Ground signs shall be designed to provide elements compatible with the building design and architectural elements.**

   No tentative ground sign location has been indicated on the site, but any proposed ground sign and its location will be approved through the sign permitting process.

4. **Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

   All signs submitted for permit in the future shall comply with Chapter 195: Signs.

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 generally 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 proposed building meets all required setbacks, and will be located to provide substantial distance from nearby residential properties. The building is complementary to other existing stadium-related structures on the site.

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

   The proposed accesses, parking areas, and drive aisles are appropriate for the site, and will not adversely affect traffic flow of vehicles and pedestrians through the site. The proposed site plan includes 72 additional parking stalls, equipment access/turnaround, and new pedestrian connections throughout the north end of the stadium, while also maintaining much of the existing open space in the north and west portion of the site adjacent to neighboring residential development.

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

   The proposed 12,597 square-foot building will be a maximum height of 32 feet from the lowest grade to the uppermost point, and will have a combination of building materials including: Brick, glass, and vertical and horizontal metal paneling. The proposed building materials do not conform to Chapter 192.02.3.B, due to the proposal for metal panels with exposed fasteners; however, the proposed building materials will provide continuity with the materials of other existing buildings on the site that have been previously approved.

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.

February 10, 2023

Planning and Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Dr
Ankeny, Iowa 50023

RE: Northview Stadium Phase 3 (1907.345)

Dear Planning and Zoning Commission and City Council:

On behalf of *Ankeny Community School District*, we respectfully submit herewith the Northview Stadium Phase 3 Site Plan in request for approval. This project features the construction of a two-story building at the north end of the existing Ankeny Stadium located at Northview Middle School. The main level of the building houses Team Rooms to accommodate both home and visiting athletic teams which allows for walkout access to the track and field. The upper level houses a large meeting room with movable partitions. A new bus drop off/parking drive is proposed on the north side of the building. Other phase 3 improvement include new sidewalks throughout, a detention basin, utility improvements, landscaping, and parking maintenance for the northeast parking lot.

Please accept this submittal for the next available Planning & Zoning meeting. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE

Nikki Neal

Nikki Neal, ASLA

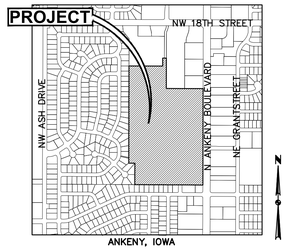
SITE PLAN FOR:

NORTHVIEW STADIUM - PHASE 3

ANKENY, IOWA

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

OWNER/APPLICANT:

ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL STREET
ANKENY, IA 50023-3033
CONTACT: TIM SIMPKINS
PHONE: 515-965-9600

ARCHITECT

SVPA ARCHITECTS INC.
1466 28TH STREET
WEST DES MOINES, IA 50266
CONTACT: KELSEY VALLEY
PHONE: 515-280-2418

ENGINEER/ SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: NIKKI NEAL
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE (515) 369-4400
FX. (515) 369-4410

SUBMITTAL DATES

SCHEMATIC DESIGN:	12/02/2022
DESIGN DEVELOPMENT:	01/12/2023
CITY SUBMITTAL #1:	01/27/2023
CITY SUBMITTAL #2:	02/10/2023

LEGAL DESCRIPTION

BEG 1072.96F S & 660F W OF NE COR THN W 510F S1220F W 100F N 1584.51F E550F N130F E 60F S 495F TO POB & S 1570F W 1110F E 1170F NE 1/4 SEC 14-80-24

ZONING

R-1: ONE-FAMILY RESIDENCE DISTRICT

PROJECT SITE ADDRESS

1302 N ANKENY BOULEVARD

EXISTING/ PROPOSED USE

EXISTING/PROPOSED: MIDDLE SCHOOL

DEVELOPMENT SUMMARY

AREA:	48.08 ACRES (2,094,443 SF)
ZONING:	R-1: ONE-FAMILY RESIDENTIAL DISTRICT
SETBACKS	
FRONT:	35 FEET
SIDE:	35 FEET
REAR:	35 FEET
PROPOSED BUILDING	
UPPER LEVEL:	6,508 SF
LOWER LEVEL:	6,089 SF
PARKING	
REQUIRED (1/4 SEATS):	1,750 SPACES
EXISTING	
STANDARD:	1,094 SPACES
ACCESSIBLE:	33 SPACES
	1,127 SPACES
NEEDED	
STANDARD:	621 SPACES
ACCESSIBLE:	2 SPACES
	623 SPACES
PROPOSED PAVING	
LIGHT DUTY:	14,523 SF
STANDARD DUTY:	26,439 SF
SIDEWALK:	17,699 SF
ERU	
EXISTING (1,120,745/4,000 SF):	280
PROPOSED (1,163,254/4,000 SF):	291
**MAXIMUM ERU:	70

DATE OF SURVEY

11/02/2022

BENCHMARKS

BM#1: CUT Δ @ NE CORNER OF HYVEE SIGN BASE ON WEST SIDE OF HWY 69-LOCATED IN HYVEE'S EAST DRIVE.
ELEVATION=967.63

BM#2: ARROW ON HYDRANT @ NW CORNER OF W. 1ST STREET AND HWY 69.
ELEVATION=977.66

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/DEMOLITION PLAN
C2.1	OVERALL EXHIBIT
C3.1	DIMENSION REFERENCE PLAN
C3.2-C3.3	DIMENSION PLAN
C4.1	GRADING REFERENCE PLAN
C4.2-C4.4	GRADING PLAN
C4.5	EROSION & SEDIMENT CONTROL PLAN
C5.1	UTILITY REFERENCE PLAN
C5.2-C5.3	UTILITY PLAN
C6.1-C6.3	DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

GENERAL LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- WATER CURB STOP
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SERVICE
- WATERMAIN WITH SIZE
- WATER SERVICE
- SAWCUT (FULL DEPTH)
- SILT FENCE

EXISTING

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

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www.iowaonecall.com
811 Know what's below. Call before you dig.

UTILITY WARNING

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

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 1907.345

REFER TO GEOTECH ENGINEERING REPORT NO. 08165047-01 FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF ANKENY GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

REGISTERED PROFESSIONAL ENGINEER
JOHN PATRICK BECKER
25023
IOWA
My License Renewal Date is December 31, 2024

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 25023
LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS C0.0, C1.1, C2.1, C3.1-C3.3, C4.1-C4.5, C5.1-C5.3, AND C6.1-C6.3

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
KEITH D. WEGENER
00442
IOWA
My License Renewal Date is June 30, 2024

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, AND I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

KEITH D. WEGENER, ASLA DATE
LICENSE NUMBER 00442
LICENSE RENEWAL DATE IS JUNE 30, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET L1.1 AND L2.1

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FILE: H:\2019\1907345\DWG\1907345-SITE.DWG
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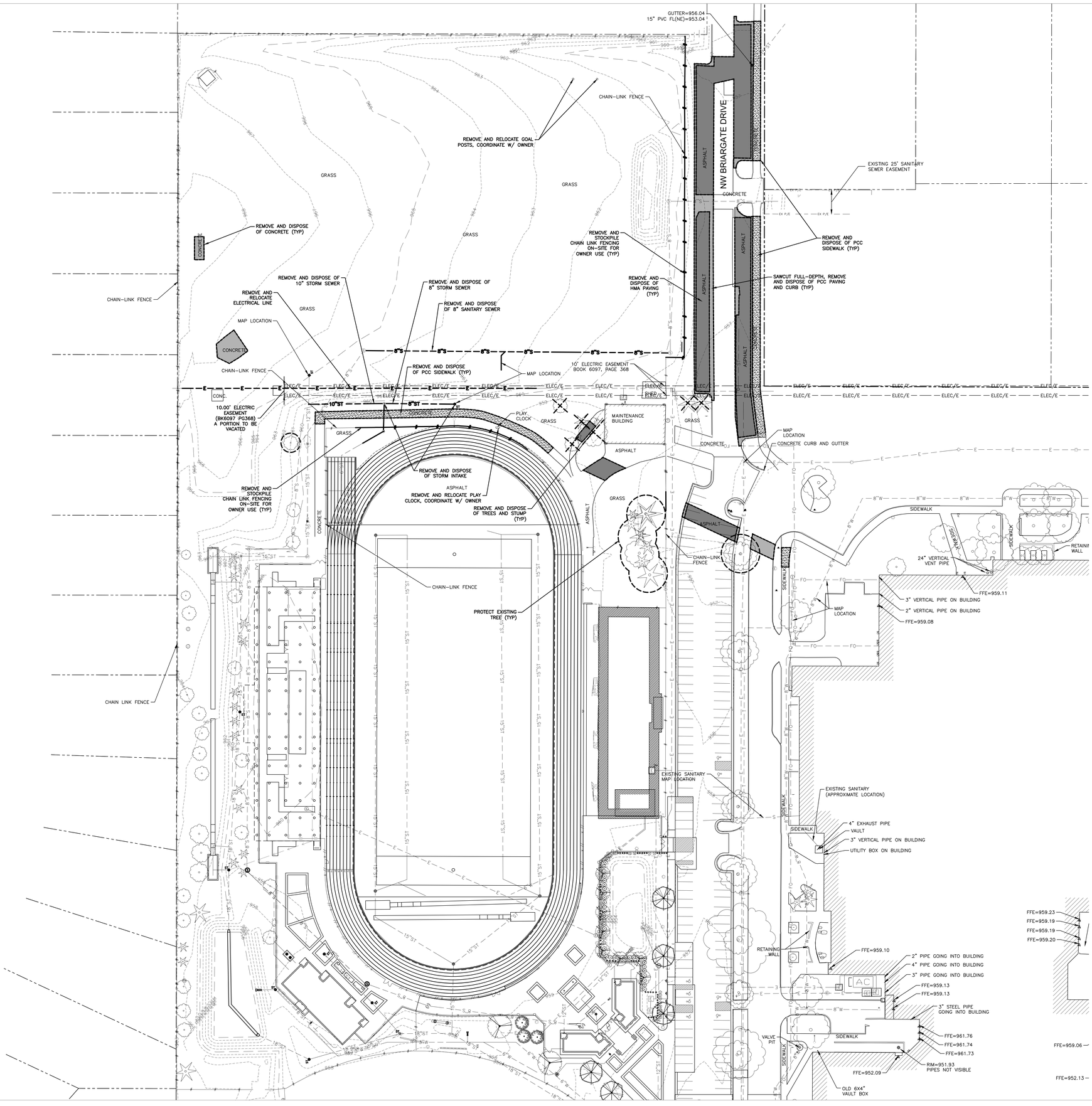

DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
   A. CITY
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
   E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

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CIVIL DESIGN ADVANTAGE
kpff
bluestone engineering

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TOPOGRAPHIC SURVEY/DEMOLITION PLAN

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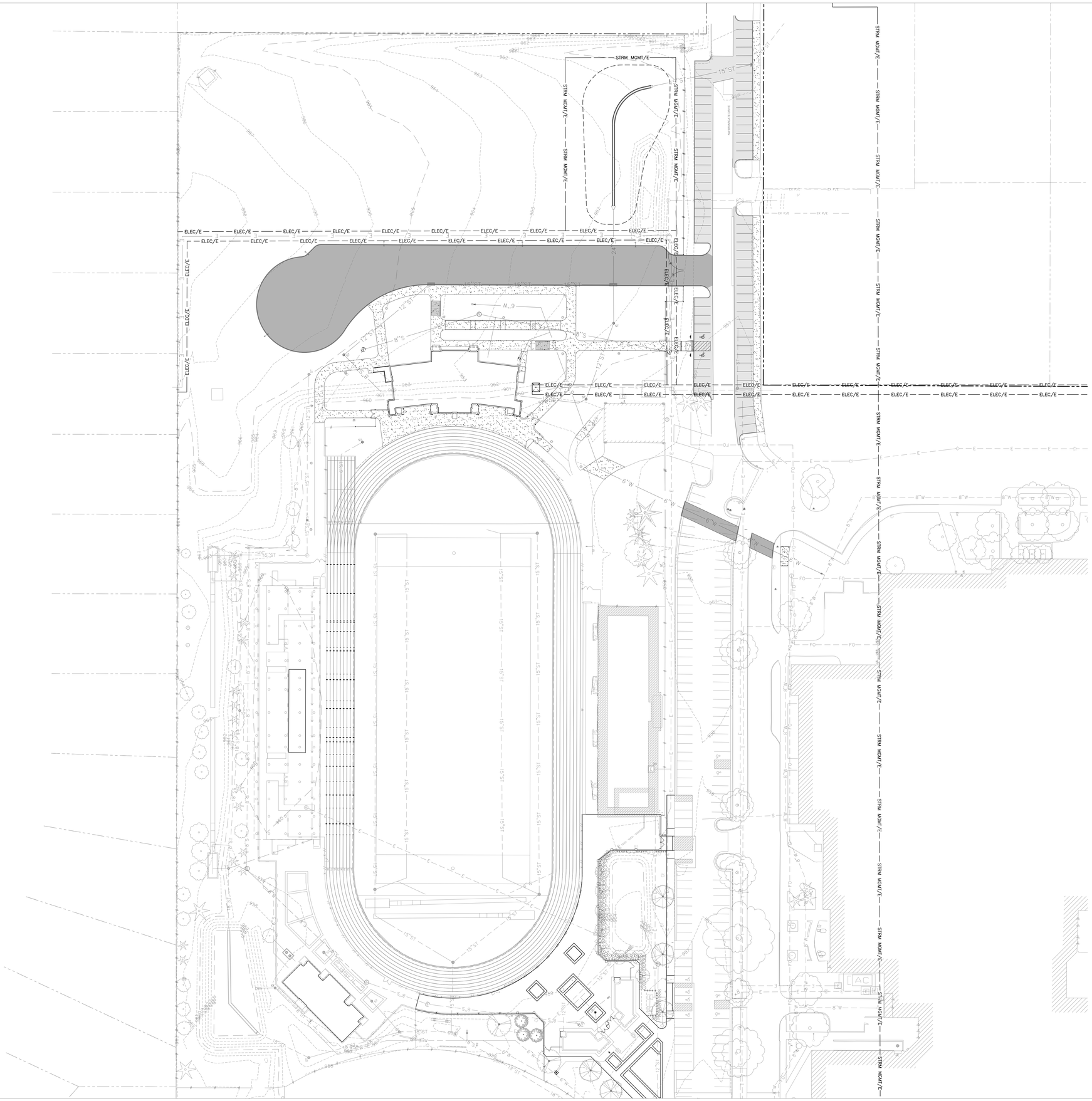

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OVERALL EXHIBIT

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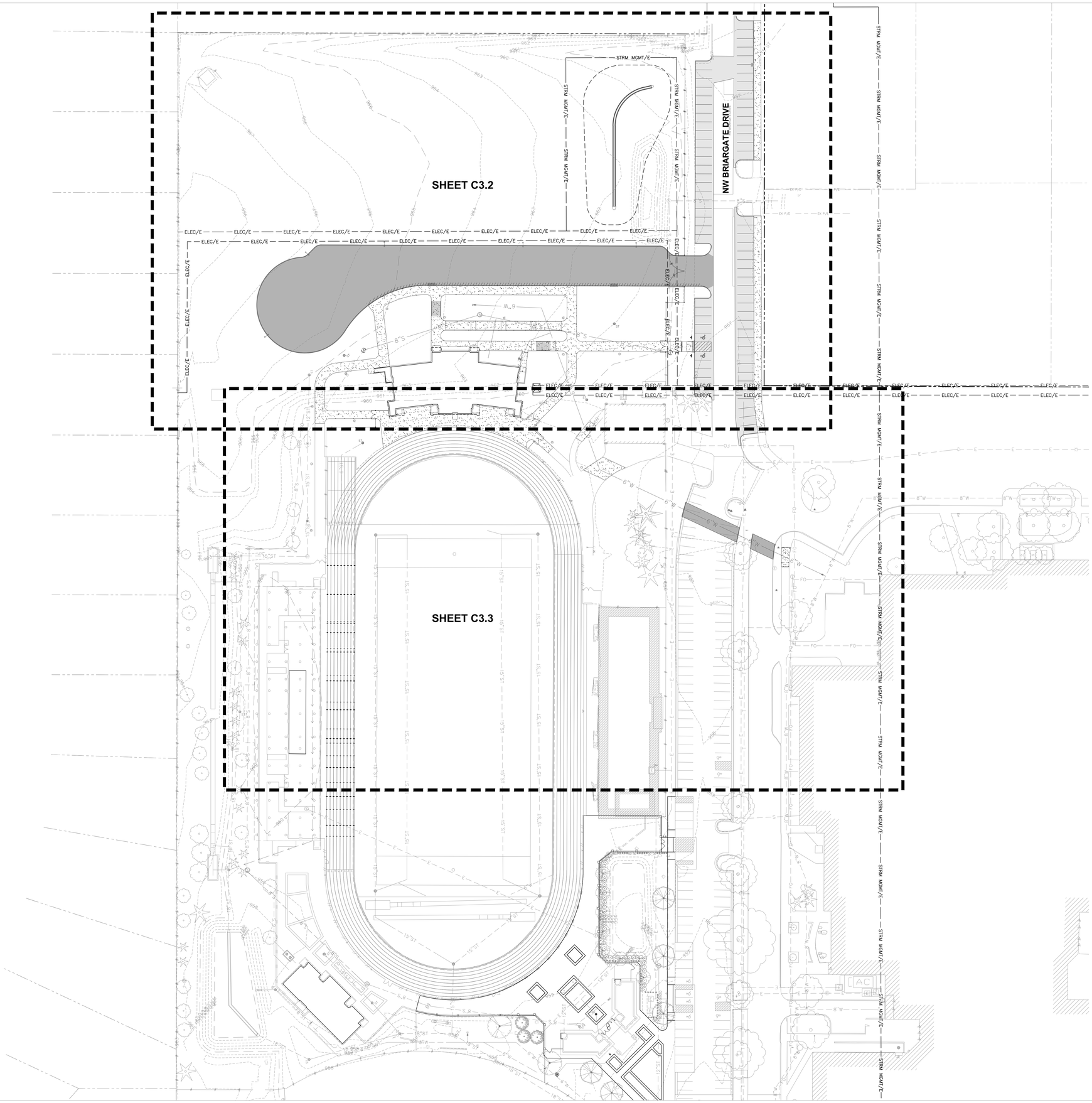

GENERAL NOTES

1. THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

PAVEMENT THICKNESS

1. SIDEWALKS	5" P.C.C.	
2. LIGHT DUTY PCC PAVEMENT	6" P.C.C.	
3. STANDARD DUTY PCC PAVEMENT	7" P.C.C.	

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DIMENSION REFERENCE PLAN

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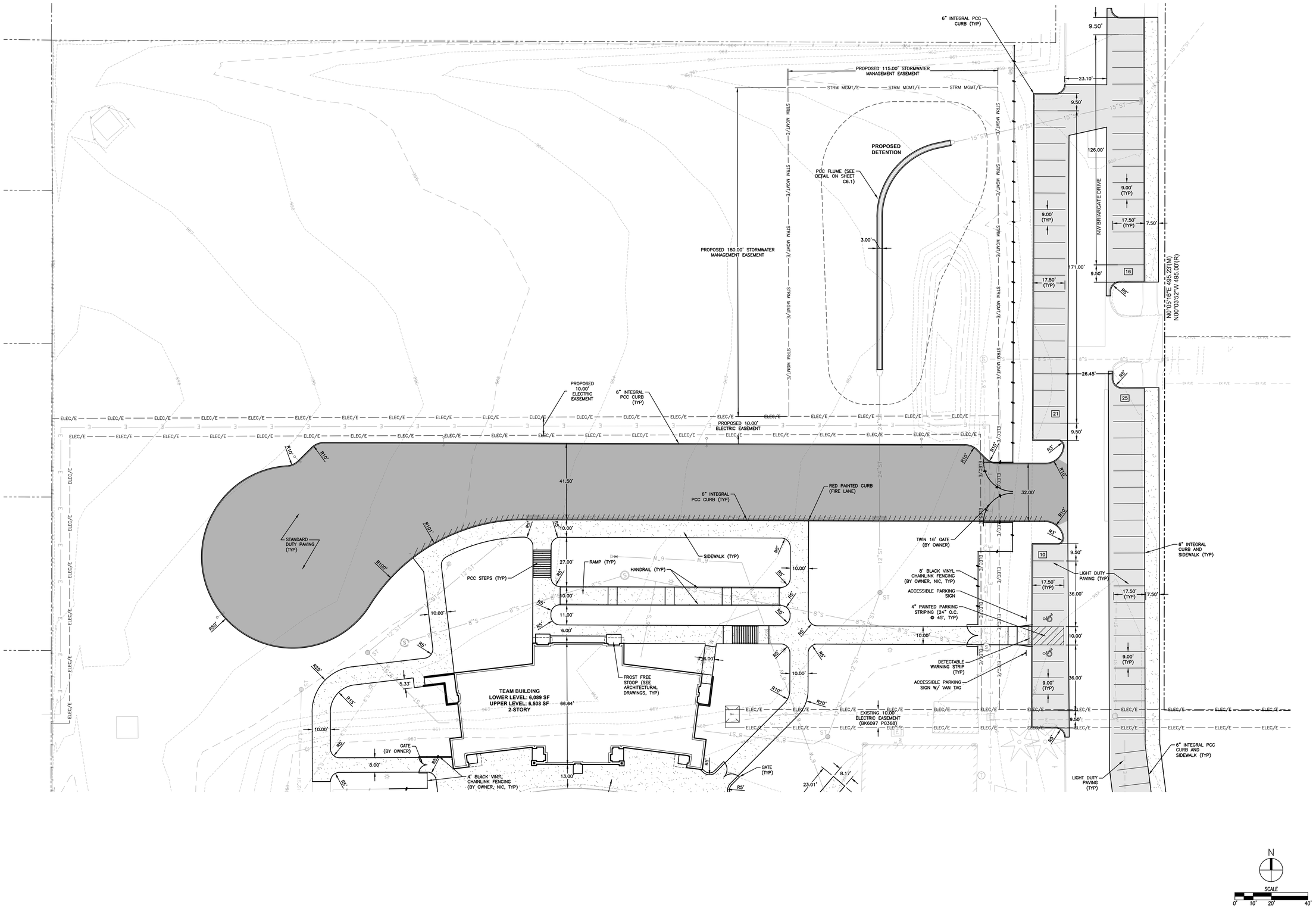

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DIMENSION PLAN

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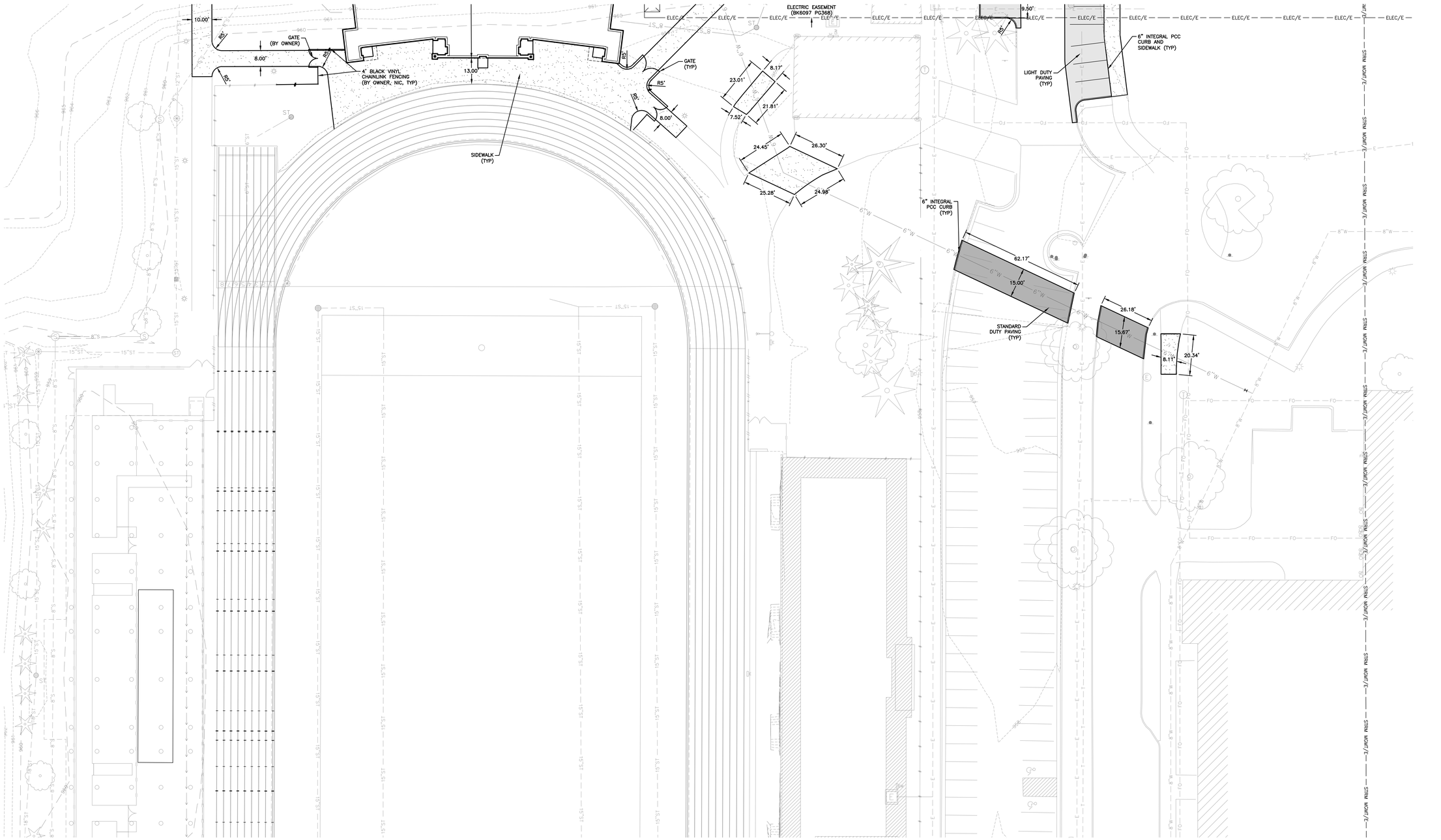

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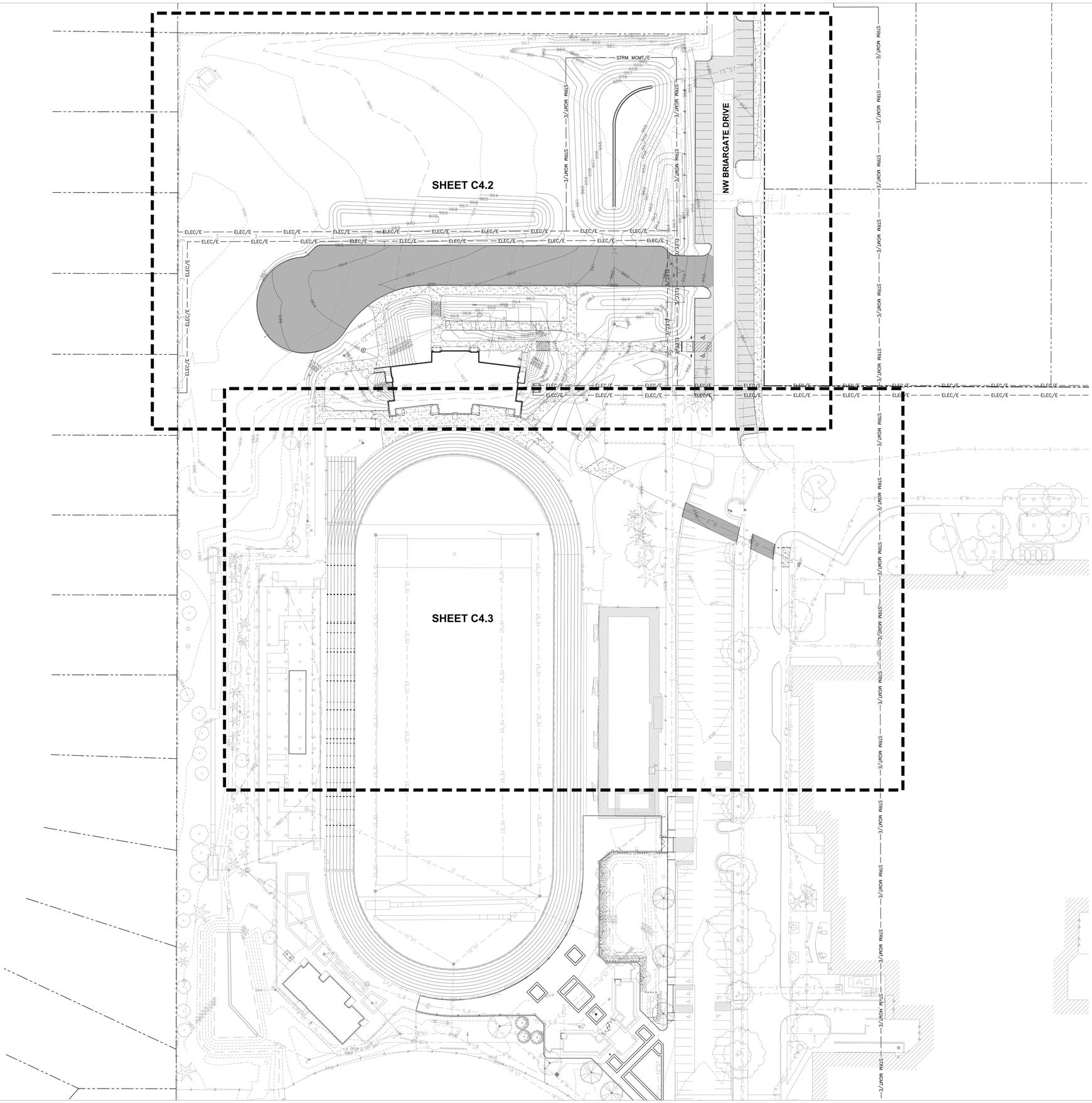
DIMENSION PLAN

C3.3



GRADING NOTES

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

LEGEND

FG: FINISH GRADE
TC: TOP OF CURB
TS: TOP OF STEP
FGS: FINISHED GRADE AT STEP

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GRADING REFERENCE PLAN

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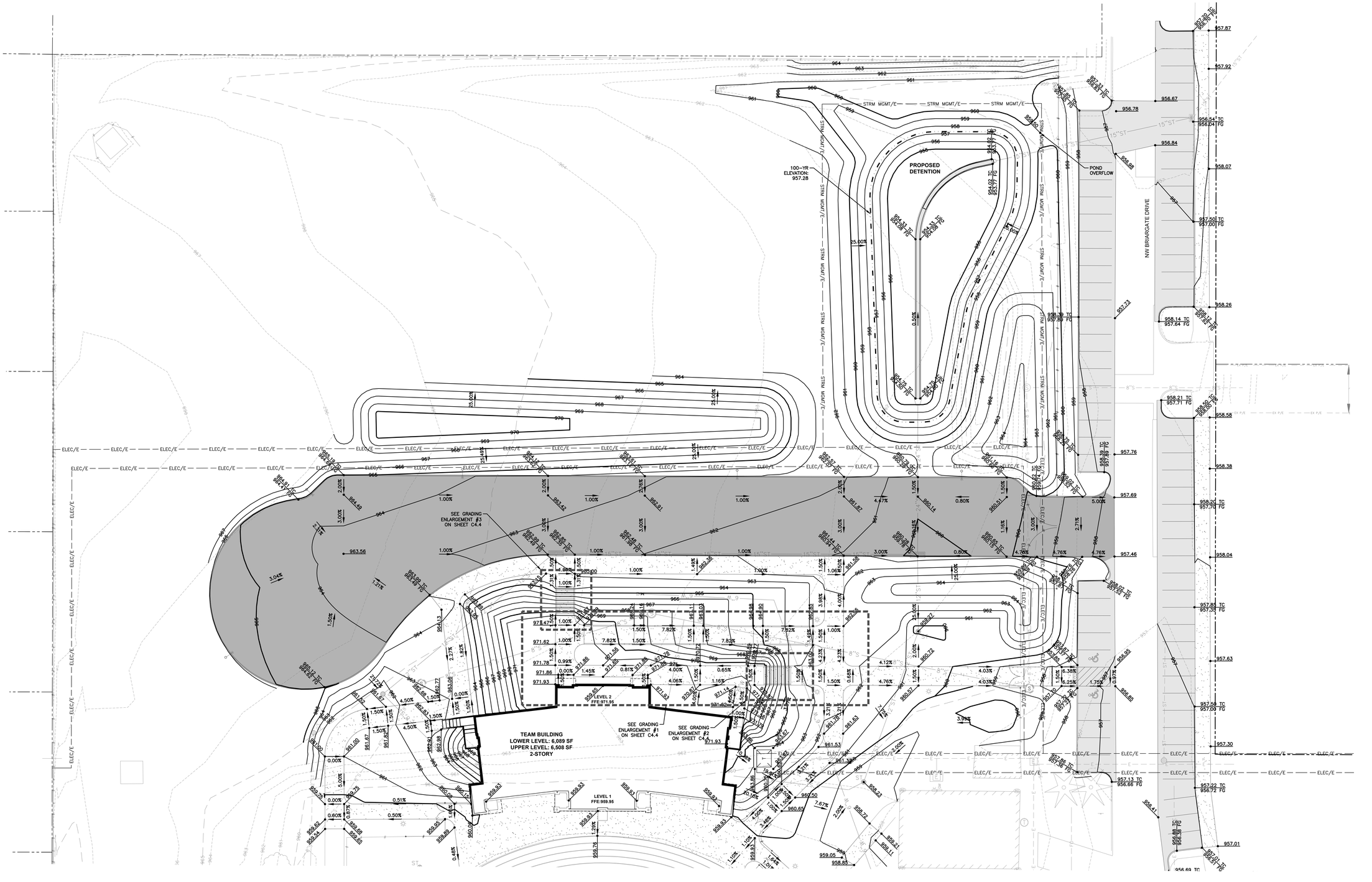

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GRADING PLAN

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GRADING PLAN

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N

SCALE
0' 10' 20' 40'

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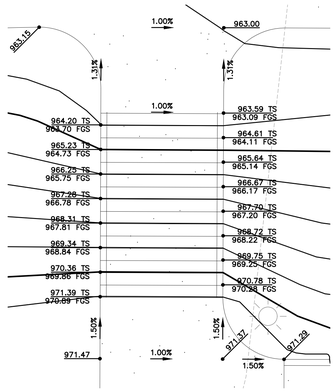
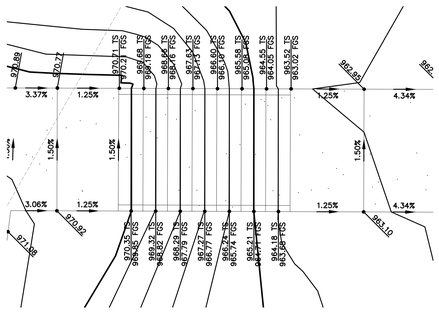
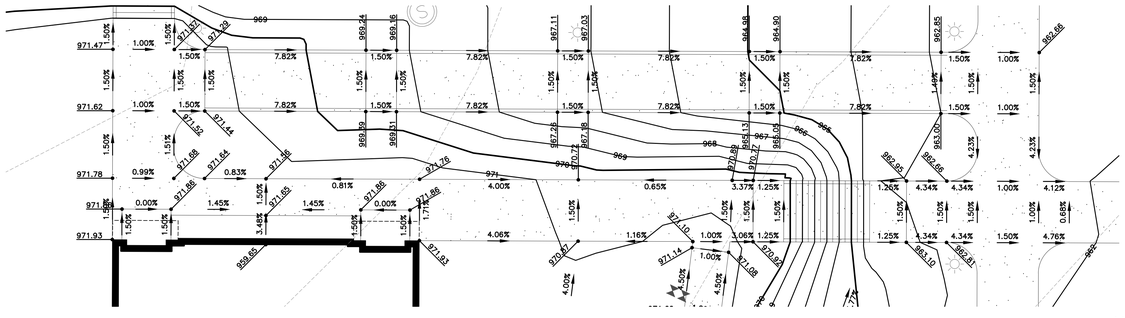


GRADING ENLARGEMENT #3
SCALE: 1"=5'



GRADING ENLARGEMENT #2
SCALE: 1"=5'



GRADING ENLARGEMENT #1
SCALE: 1"=10'

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ANKENY CSD STADIUM IMPROVEMENTS PHASE 3

1302 NORTH ANKENY BLVD
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GRADING PLAN

C4.4

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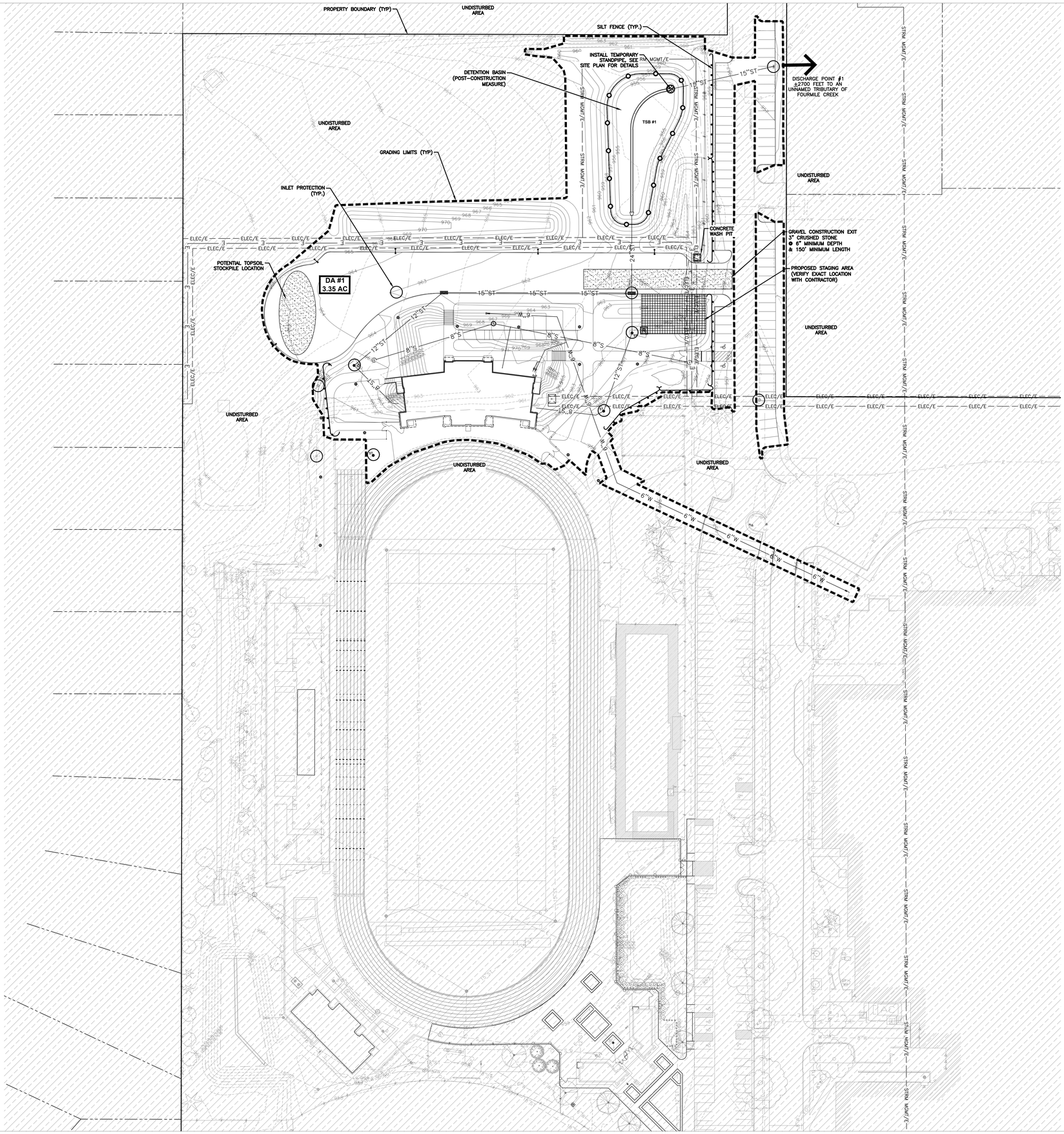


STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	560
2	SEEDING, FERTILIZING, AND MULCHING	AC	1.88
3	INLET PROTECTION DEVICES	EA	10
4	CONCRETE WASHOUT PIT	EA	1
5	12" PVC TEMPORARY STANDPIPE	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO UNNAMED TRIBUTARY OF FOURMILE CREEK ±2700 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	3.35 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	12,060 CU FT
VOLUME PROVIDED IN SILT FENCE (560 LF @ 4.5 CU FT/LF OF FENCE)	2,520 CU FT
VOLUME PROVIDED IN TSB (OVEREXCAVATE 3' @ 3:1)	33,113 CU FT
TOTAL VOLUME PROVIDED	35,633 CU FT

SWPPP LEGEND

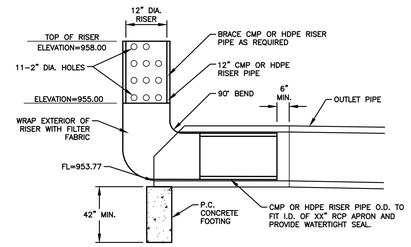
DRAINAGE ARROW — X.XX %
GRADING LIMITS
SILT FENCE
INLET PROTECTION
PORTABLE RESTROOM — R
TEMPORARY STANDPIPE
CONCRETE WASHOUT PIT
UNDISTURBED AREA
GRAVEL ENTRANCE
STAGING AREA
TEMPORARY SEDIMENT BASIN — TSB #

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. 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.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

TEMPORARY STAND PIPE DETAIL

NOT TO SCALE



N

SCALE 0' 20' 40' 80'

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EROSION AND SEDIMENT CONTROL PLAN

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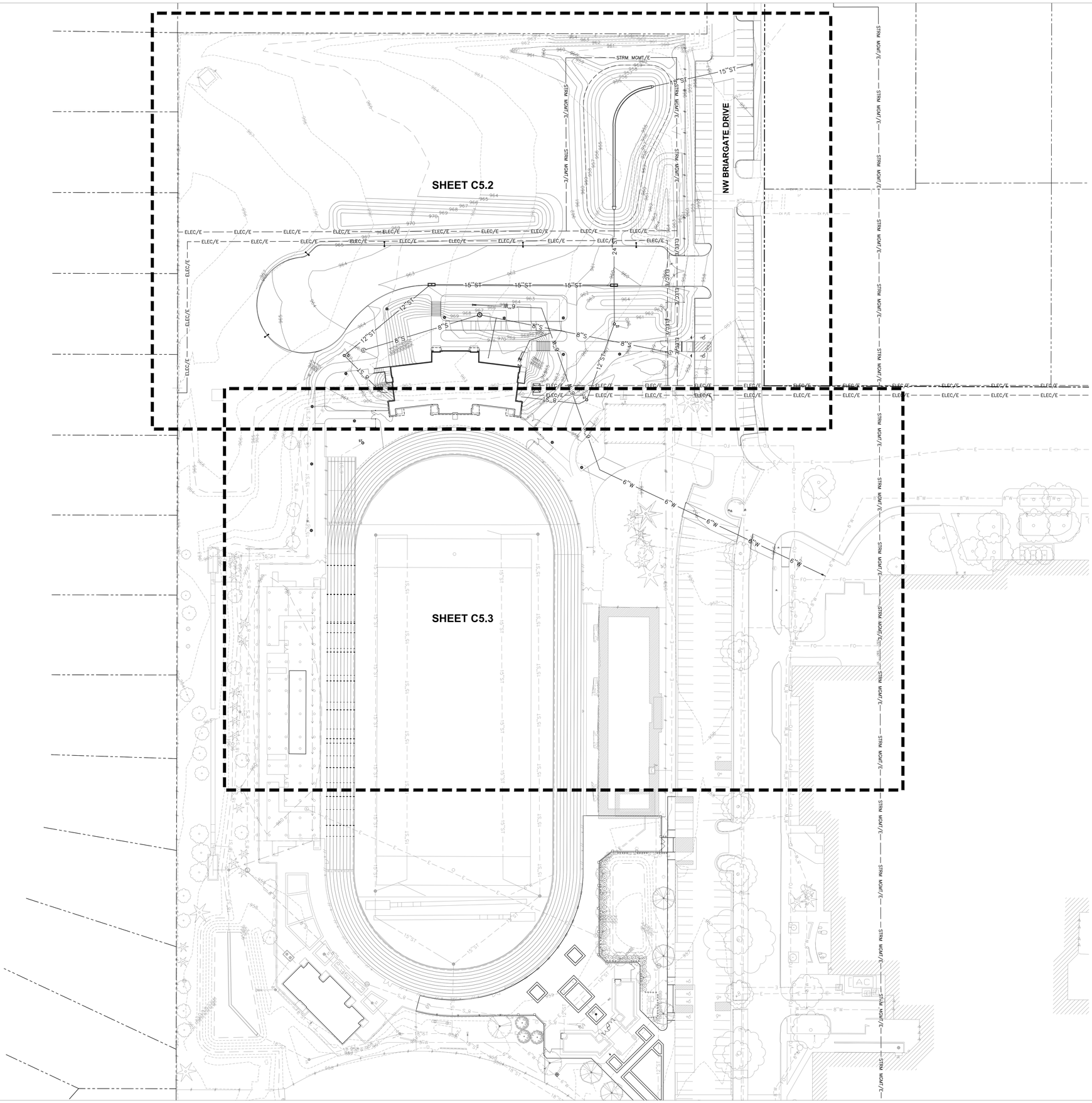

UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2023 EDITION OF THE 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 THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 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 2023 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 STORM SEWER, WATER MAIN AND SANITARY SEWER SHOWN SHALL BE PRIVATE.

N

SCALE
0' 20' 40' 80'

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UTILITY REFERENCE PLAN

C5.1

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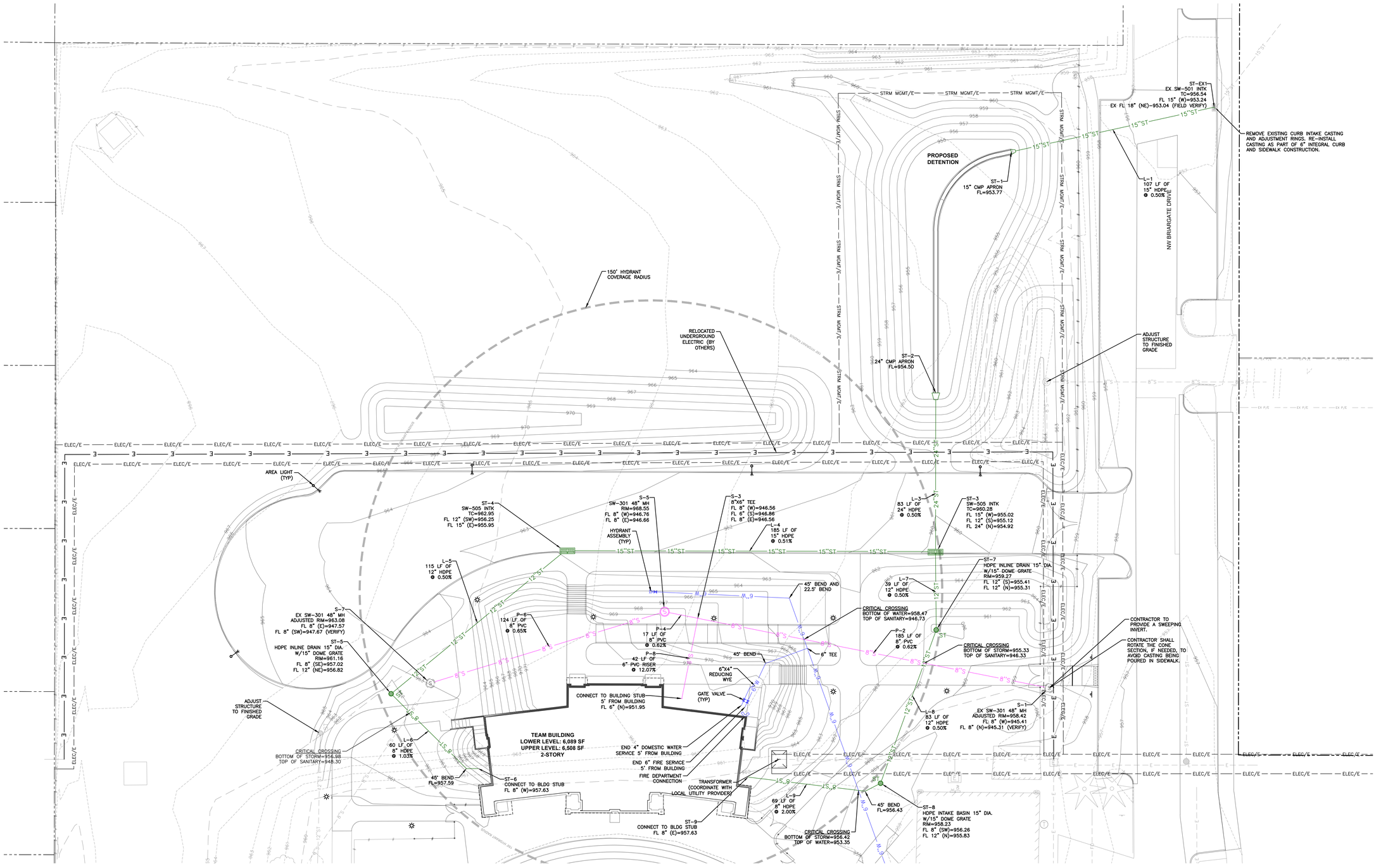
REFER TO SHEET C5.1 FOR UTILITY NOTES



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UTILITY PLAN

C5.2

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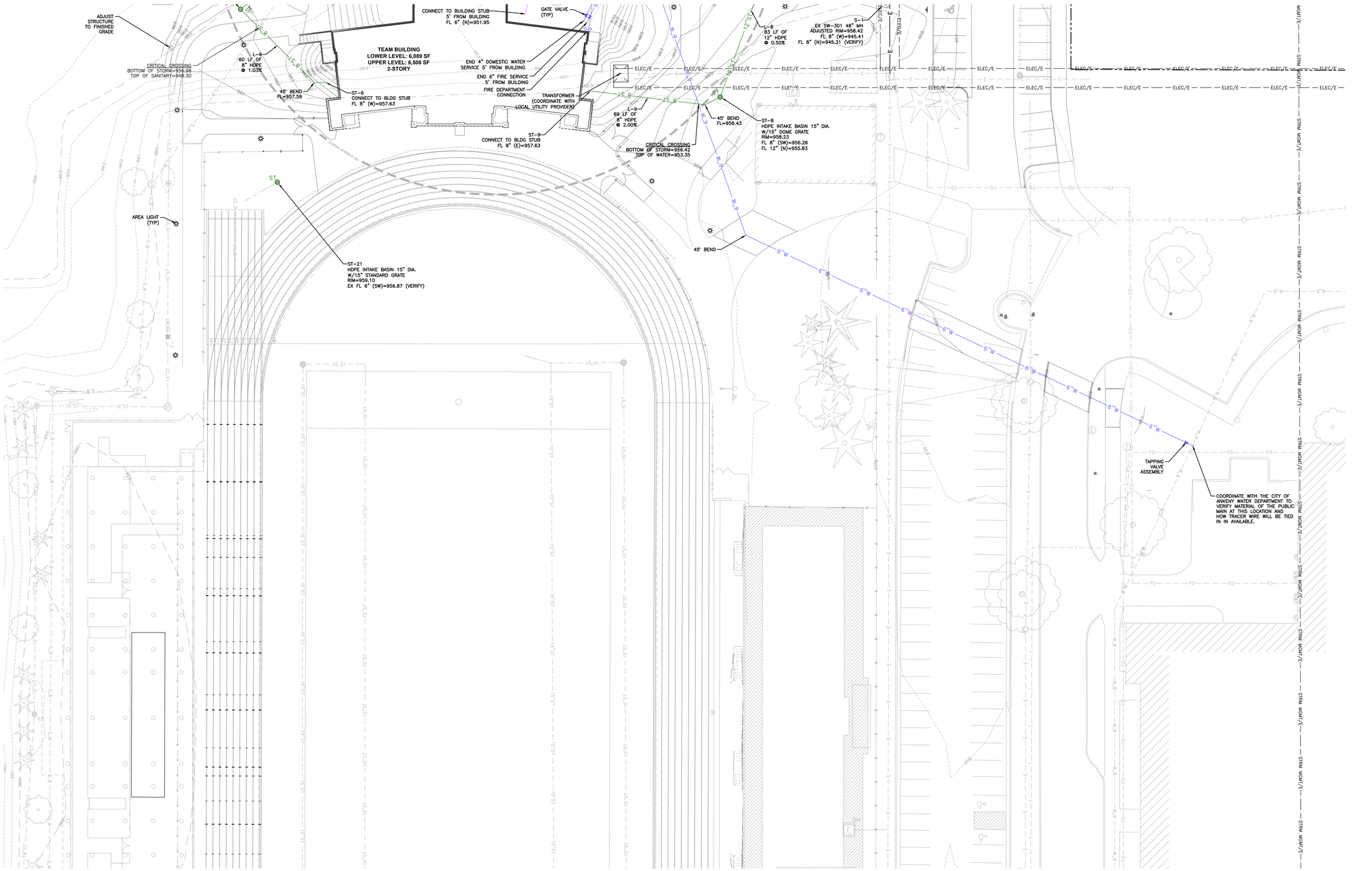
REFER TO SHEET C5.1 FOR UTILITY NOTES



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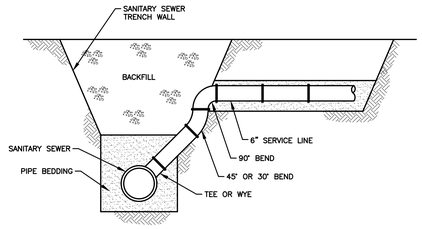
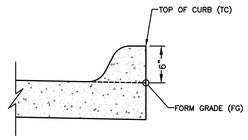
UTILITY PLAN

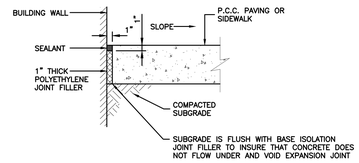
C5.3



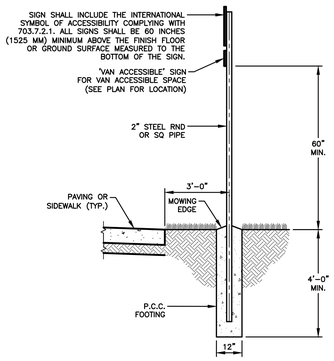
13 SANITARY SEWER SERVICE RISER
NOT TO SCALE



10 INTEGRAL 6" STANDARD CURB
NOT TO SCALE



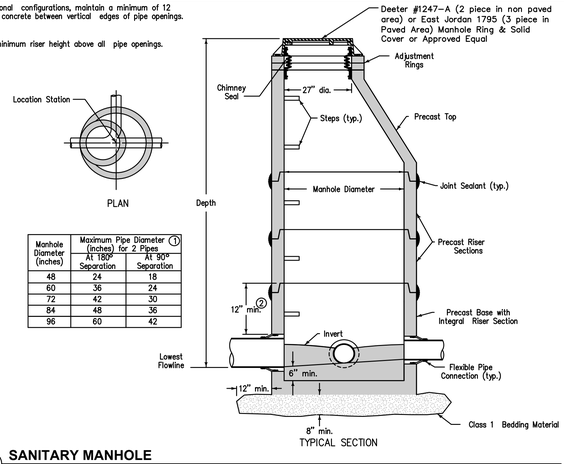
5 ISOLATION JOINT IN PAVING AT BUILDING INTERFACE
NOT TO SCALE



3 ACCESSIBLE PARKING SIGN
NOT TO SCALE

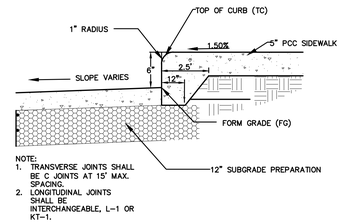
① For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.

② 12 inch minimum riser height above all pipe openings.



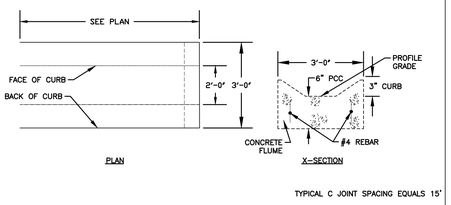
Manhole Diameter (inches)	Maximum Pipe Diameter ① (inches) for 2 Pipes At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

12 SANITARY MANHOLE
NOT TO SCALE



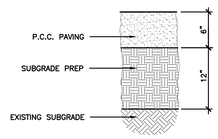
NOTE:
1. TRANSVERSE JOINTS SHALL BE C JOINTS AT 15' MAX. SPACING.
2. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-1 OR KT-1.

9 6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



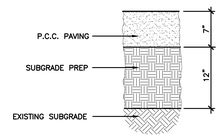
TYPICAL C JOINT SPACING EQUALS 15'

4 PCC FLUME
NOT TO SCALE



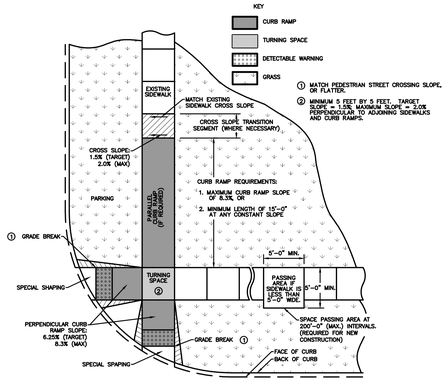
NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.
2. SUBGRADE PREPARATION SHALL BE COMPLETED IN 2 – 6" LIFTS.

8 LIGHT DUTY PCC PAVING
NOT TO SCALE

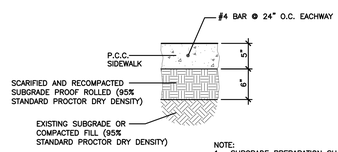


NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.
2. SUBGRADE PREPARATION SHALL BE COMPLETED IN 2 – 6" LIFTS.

7 STANDARD DUTY PCC PAVING
NOT TO SCALE

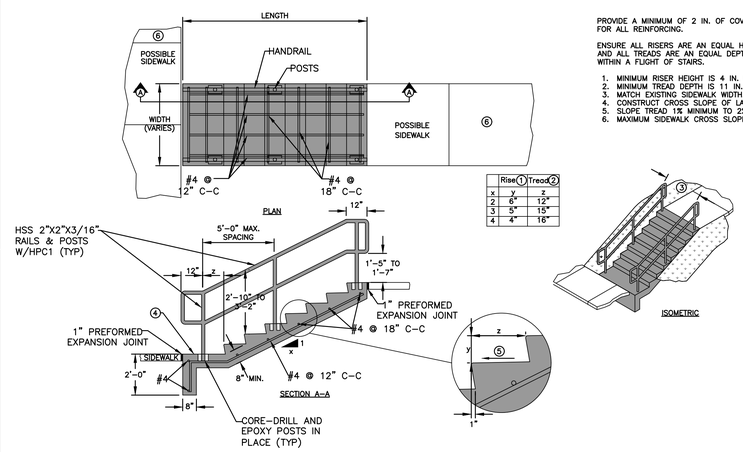


11 GENERAL FEATURES OF AN ACESSIBLE SIDEWALK
NOT TO SCALE



NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 12" BEYOND EDGE OF PAVING.

6 REINFORCED PCC SIDEWALK
NOT TO SCALE



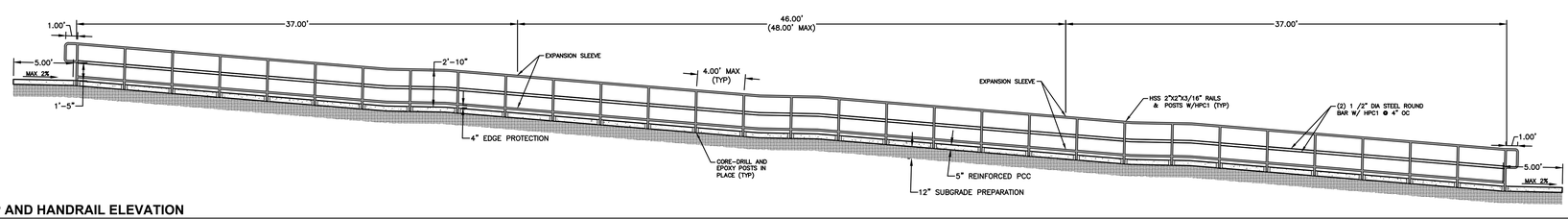
Rise ①	Tread ②
x	y	z
2	6"	12"
3	5"	15"
4	4"	16"

PROVIDE A MINIMUM OF 2 IN. OF COVER FOR ALL REINFORCING.

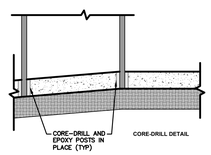
ENSURE ALL RISERS ARE AN EQUAL HEIGHT AND ALL TREADS ARE AN EQUAL DEPTH WITHIN A FLIGHT OF STAIRS.

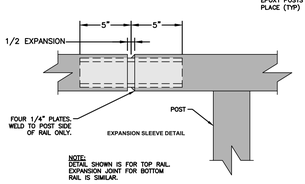
1. MINIMUM RISER HEIGHT IS 4 IN. MAXIMUM RISER HEIGHT IS 7 IN.
2. MINIMUM TREAD DEPTH IS 11 IN.
3. MATCH EXISTING SIDEWALK WIDTH.
4. CONSTRUCT CROSS SLOPE OF LANDING TO MATCH ADJACENT SIDEWALK.
5. SLOPE TREAD 1% MINIMUM TO 2% MAXIMUM IN ANY DIRECTION.
6. MAXIMUM SIDEWALK CROSS SLOPE OF 2% MAXIMUM SIDEWALK RUNNING SLOPE OF 5%

2 TYPE A CONCRETE STEPS WITH HANDRAIL
NOT TO SCALE



1 RAMP AND HANDRAIL ELEVATION
NOT TO SCALE





NOTE:
DETAIL SHOWN IS FOR TOP RAIL. EXPANSION JOINT FOR BOTTOM RAIL IS SIMILAR.

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DETAILS

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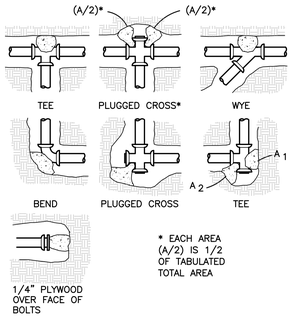
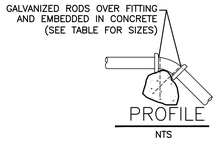
BEARING AREA OF THRUST BLOCKS IN SQ. FT. (HORIZONTAL BENDS)							
FITTING SIZE	TEE, WYE, PLUG, OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		BEND ANGLE		
			A_1	A_2	45°	22 1/2°	11 1/4°
4	1.4	1.9	2.5	1.9	1.4	–	–
6	2.8	4.0	5.7	4.0	2.1	1.4	–
8	5.1	7.1	10.1	7.2	3.9	2.0	1.4
10	7.9	11.2	15.7	11.2	6.1	3.2	1.6
12	11.3	16.0	22.7	16.0	8.8	4.5	2.3
14	15.3	21.7	30.7	21.2	11.9	6.1	3.1
16	20.0	28.4	40.0	28.4	15.5	8.0	4.0
18	25.3	36.0	50.7	36.0	19.5	10.1	5.1
20	31.3	44.4	62.7	44.4	24.1	12.5	6.3
24	45.3	64.0	90.1	64.0	34.9	18.1	9.1



* EACH AREA (A/2) IS 1/2 OF TABULATED TOTAL AREA

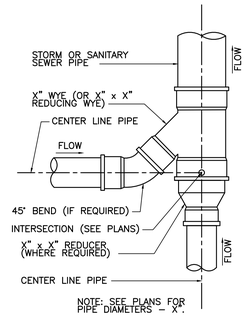
VOLUME OF THRUST BLOCK IN CU. YDS. (VERTICAL BENDS)			
FITTING SIZE	BEND ANGLE		
	45°	22 1/2°	11 1/4°
4	1.5	0.6	0.3
6	3.6	1.4	0.6
8	5.3	2.0	0.8
10	8.0	3.1	1.2
12	11.3	4.3	7.7
14	15.3	5.7	2.4
16	19.7	7.5	3.1

FITTING SIZE	ROD SIZE	EMBEDMENT
12" AND LESS	#6	30"
14" – 16"	#8	36"

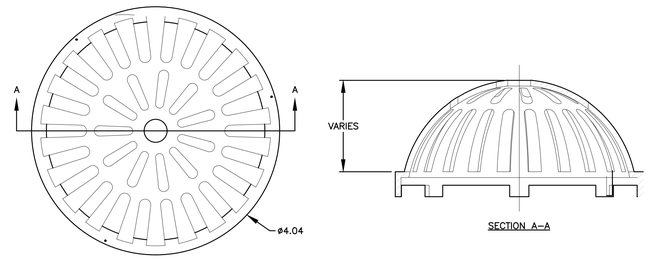


NOTES:
1. KEEP CONCRETE CLEAR OF JOINT AND JOINT ACCESSORIES.
2. CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
3. REQUIRED VOLUMES OR BEARING AREAS AT FITTINGS SHALL BE AS SPECIFIED, AND ADJUSTED AS NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING PRESSURE(S).
4. THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS ARE BASED ON TEST PRESSURE OF 200 PSIG AND THE WEIGHT OF CONCRETE = 4050 LBS/CU YD. TO COMPUTE VOLUMES FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION :VOLUME = (TEST PRESS./200) x (TABLE VALUE)
5. BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS ARE BASED ON TEST PRESSURE OF 200 PSIG AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 LBS/SQ FT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING PRESSURE, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESS./200) x (2000/SOIL BEARING PRESSURE) x (TABLE VALUE).
6. THRUST BLOCKS FOR VERTICAL BENDS HAVING DOWNWARD RESULTANT THRUSTS SHALL BE THE SAME AS FOR HORIZONTAL BENDS.
7. BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER THIS STANDARD.
8. BEARING AREA OF THRUST BLOCK SHALL NOT BE LESS THAN 1.0 SQ FT.
9. VERTICAL BENDS THAT REQUIRE A THRUST BLOCK VOLUME EXCEEDING 5 CUBIC YARDS REQUIRE SPECIAL BLOCKING. SEE PLANS.

8 THRUST BLOCKING
NOT TO SCALE

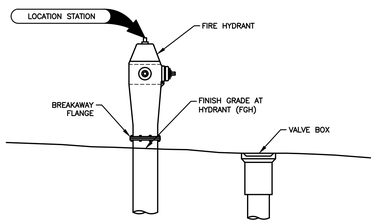


5 WYE CONNECTION
NOT TO SCALE



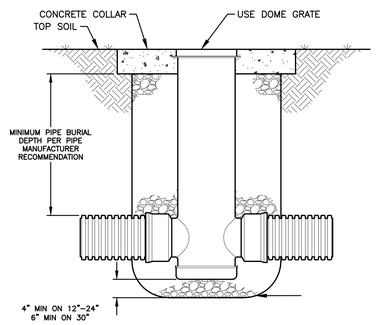
DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70–50–05
PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT

3 DOME GRATE
NOT TO SCALE



EXAMPLE: STA 10+00, 42' LT
HYDRANT ASSEMBLY
FGH = 987.6

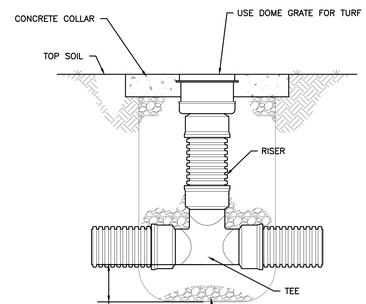
7 SUDAS FIRE HYDRANT ASSEMBLY SPOT ELEVATION
NOT TO SCALE



1. GRATES/SOLID COVERS SHALL MEET H–20 LOAD RATING FOR 30" PEDESTRIAN & 12" – 30" STANDARD & SOLID

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321, OR AS DETERMINED BY LOCAL STANDARDS & SITE ENGINEER. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

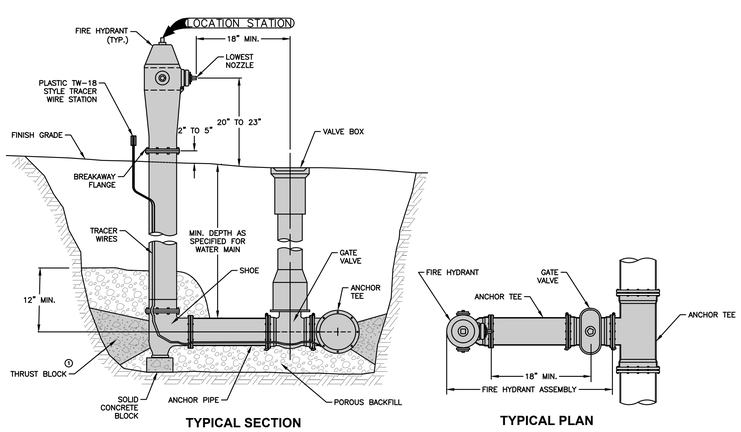
4 HDPE DRAIN BASIN
NOT TO SCALE



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321, OR AS DETERMINED BY LOCAL DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

1. GRATES/SOLID COVERS SHALL MEET H–20 LOAD RATING FOR 30" PEDESTRIAN & 12"–30" STANDARD & SOLID.

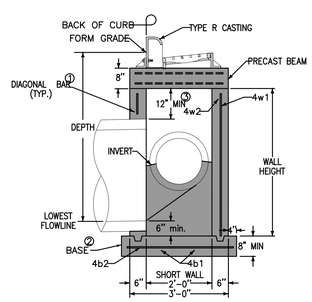
2 HDPE INLINE DRAIN
NOT TO SCALE



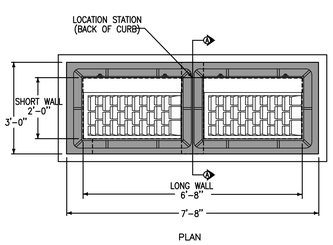
TYPICAL SECTION

TYPICAL PLAN

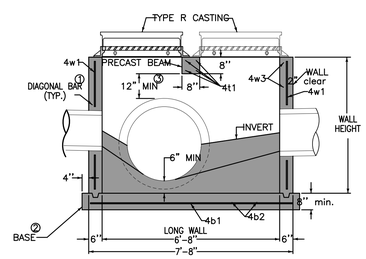
6 SUDAS FIRE HYDRANT ASSEMBLY
NOT TO SCALE



SECTION A–A



PLAN



TYPICAL SECTION

① INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.

② CAST–IN–PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.

③ 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.

REINFORCING BAR LIST						
MARK	SIZE	LOCATION	SHAPE	COUNT	LENGTH	SPACING
4t1	4	BEAM	——	4	2'–8"	4"
4b1	4	BASE	——	4	7'–10"	10"
4b2	4	BASE	——	8	3'–2"	12"
4w1	4	WALLS	——	20	WALL HEIGHT MINUS 4"	12"
4w2	4	LONG WALLS	——	VARIES	7'–4"	12"
4w3	4	SHORT WALLS	——	VARIES	2'–8"	12"

MAXIMUM PIPE DIAMETERS		
PIPE LOCATION	PRECAST STRUCTURE	CAST–IN–PLACE STRUCTURE
SHORT WALL	15"	18"
LONG WALL	60"	66"

1 SW-505 DOUBLE GRATE INTAKE
NOT TO SCALE

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bluestone engineering

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1302 NORTH ANKENY BLVD
ANKENY, IOWA 50023

ISSUANCE

02/10/2023

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PROJECT NUMBER
22016

DETAILS

C6.2

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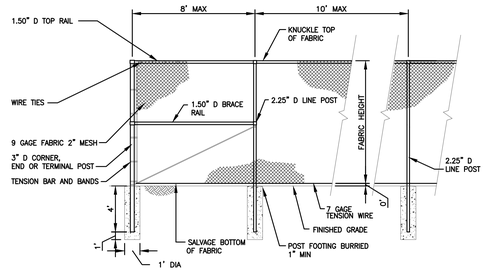
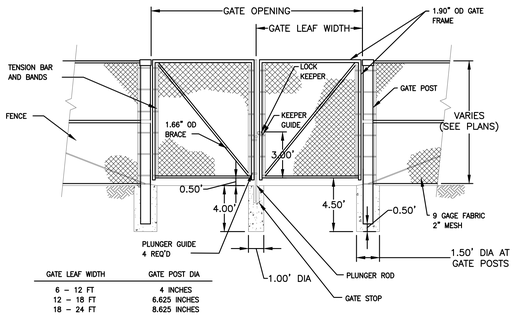


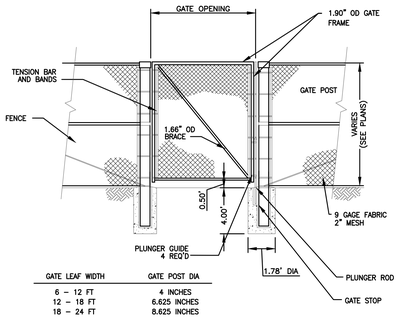
NOTES: 1. ALL POLYVINYL CHLORIDE (PVC) COATED FENCE MATERIALS (FRAMEWORK, FENCE FABRIC, FITTINGS, TENSION WIRES, ETC.) SHALL BE BLACK.

9 8 FT CHAINLINK FENCE
NOT TO SCALE



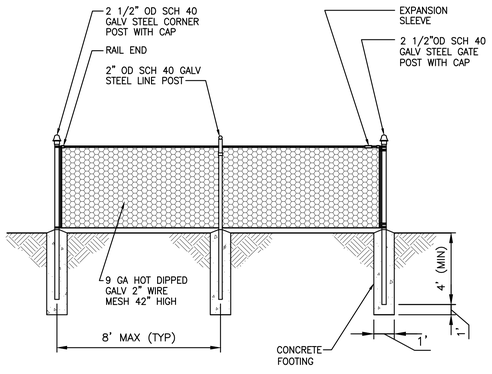
GATE LEAF WIDTH	GATE POST DIA
6 – 12 FT	4 INCHES
12 – 18 FT	6.625 INCHES
18 – 24 FT	8.625 INCHES

8 DOUBLE LEAF GATE
NOT TO SCALE



GATE LEAF WIDTH	GATE POST DIA
6 – 12 FT	4 INCHES
12 – 18 FT	6.625 INCHES
18 – 24 FT	8.625 INCHES

7 SINGLE LEAF GATE
NOT TO SCALE



6 4 FT CHAINLINK FENCE
NOT TO SCALE

① PLACE REMAINDER OF BEDDING AND BACKFILL MATERIALS AS SPECIFIED IN THE CONTRACT DOCUMENTS.

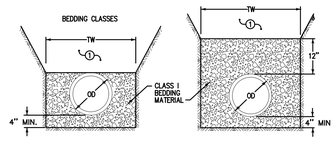
ALLOWABLE BEDDING CLASSES

PIPE MATERIAL	STORM SEWER	SANITARY SEWER
HDPE	F-2, F-3	NOT ALLOWED

HDPE PIPE
(BEDDING CLASS F-2 OR F-3)

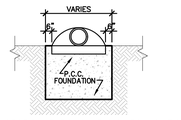
PIPE DIAMETER (INCHES)	AASHTO M 294
12	8'
15	9'
18	9'
24	9'

KEY
OD = OUTSIDE DIAMETER OF PIPE
TW = TRENCH WIDTH AT TOP OF PIPE: MIN. = OD+18 INCHES OR 1.25XOD+12 INCHES (WHICHEVER IS GREATER)

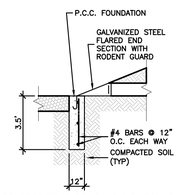


CLASS F-2 CLASS F-3
ALLOWABLE BURY DEPTH

5 FLEXIBLE GRAVITY PIPE TRENCH BEDDING
NOT TO SCALE

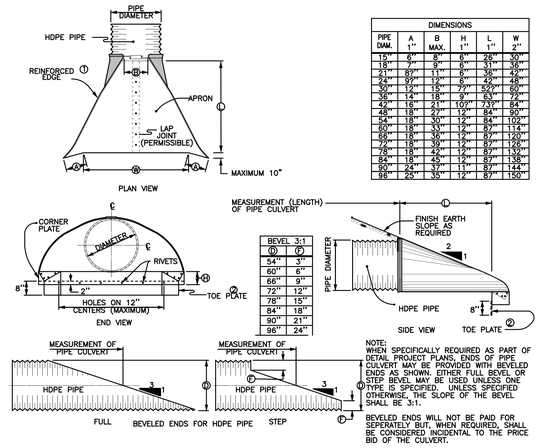


CROSS SECTION THROUGH P.C.C. FOUNDATION



CROSS SECTION THROUGH P.C.C. FOUNDATION

4 METAL FLARED END SECTION FOOTING
NOT TO SCALE



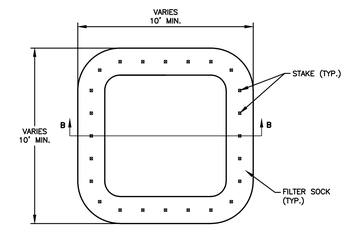
BEVEL 3:1	
⑪	⑫
54"	3"
60"	6"
66"	9"
72"	12"
78"	15"
84"	18"
90"	21"
96"	24"

DIMENSIONS						
PIPE DIAM.	A 1"	B MAX.	H 1"	L 1"	W 2"
15"	6"	8"	6"	28"	30"
18"	7"	9"	6"	31"	36"
21"	8"	11"	6"	36"	42"
24"	9"	12"	6"	42"	48"
30"	12"	15"	7"	52"	60"
36"	14"	18"	9"	63"	72"
42"	16"	21"	10"	73"	84"
48"	18"	27"	12"	84"	90"
54"	18"	30"	12"	84"	102"
60"	18"	33"	12"	87"	114"
66"	18"	36"	12"	87"	120"
72"	18"	39"	12"	87"	126"
78"	18"	42"	12"	87"	132"
84"	18"	45"	12"	87"	138"
90"	24"	37"	11"	87"	144"
96"	25"	35"	12"	87"	150"

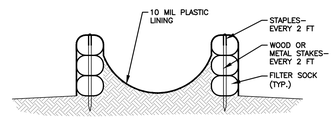
NOTE:
WHEN SPECIFICALLY REQUIRED AS PART OF DETAIL PROJECT PLANS, ENDS OF PIPE CULVERT MAY BE PROVIDED WITH BEVELED ENDS AS SHOWN. EITHER FULL BEVEL OR STEP BEVEL MAY BE USED UNLESS ONE TYPE IS SPECIFIED. UNLESS SPECIFIED OTHERWISE, THE SLOPE OF THE BEVEL SHALL BE 3:1.

BEVELED ENDS WILL NOT BE PAID FOR SEPERATELY BUT, WHEN REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO THE PRICE BID OF THE CULVERT.

3 CORRUGATED METAL PIPE APRON
NOT TO SCALE



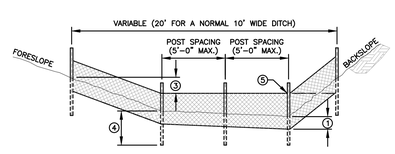
PLAN



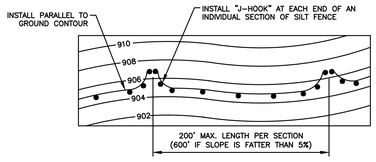
SECTION B-B

NOTES:
1. ACTUAL LAYOUT AND LOCATION TO BE DETERMINED IN FIELD BY THE CONTRACTOR.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 75% FULL.

2 CONCRETE WASHOUT
NOT TO SCALE



TYPICAL SILT FENCE DITCH CHECK



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(PLAN VIEW)

GENERAL NOTES:
INSTALL SILT FENCE ACCORDING TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS AND AT LOCATIONS SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE JURISDICTIONAL ENGINEER.

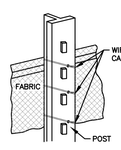
① INSERT 12 IN. OF FABRIC A MINIMUM OF 6 IN. DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE)

② COMPACT GROUND BY DRIVING ALONG EACH SIDE OF THE SILT FENCE AS REQUIRED TO SUFFICIENTLY SECURE THE FABRIC IN THE TRENCH TO PREVENT PULLOUT AND FLOW UNDER THE FENCE.

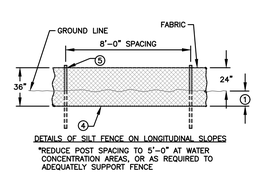
③ IN DITCHES, EXTEND SILT FENCE UP SIDE SLOPE SO THE BOTTOM ELEVATION AT THE END OF THE FENCE IS A MINIMUM OF 2 IN. HIGHER THAN THE TOP OF THE FENCE IN THE LOW POINT OF THE DITCH.

④ STEEL POSTS TO BE EMBEDDED 20 IN. UNLESS OTHERWISE ALLOWED BY THE JURISDICTIONAL ENGINEER.

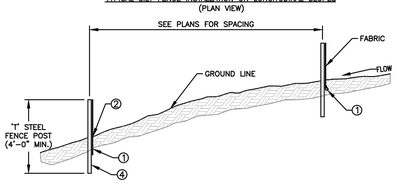
⑤ SECURE TOP OF ENGINEERING FABRIC TO STEEL POSTS USING WIRE OR PLASTIC TIES (50 LB. MIN.). SEE DETAILS OF "ATTACHMENT TO POSTS."



ATTACHMENT TO POST



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES
*REDUCE POST SPACING TO 5'–0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(PROFILE VIEW)

1 SILT FENCE
NOT TO SCALE

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PROJECT NUMBER
22016

DETAILS

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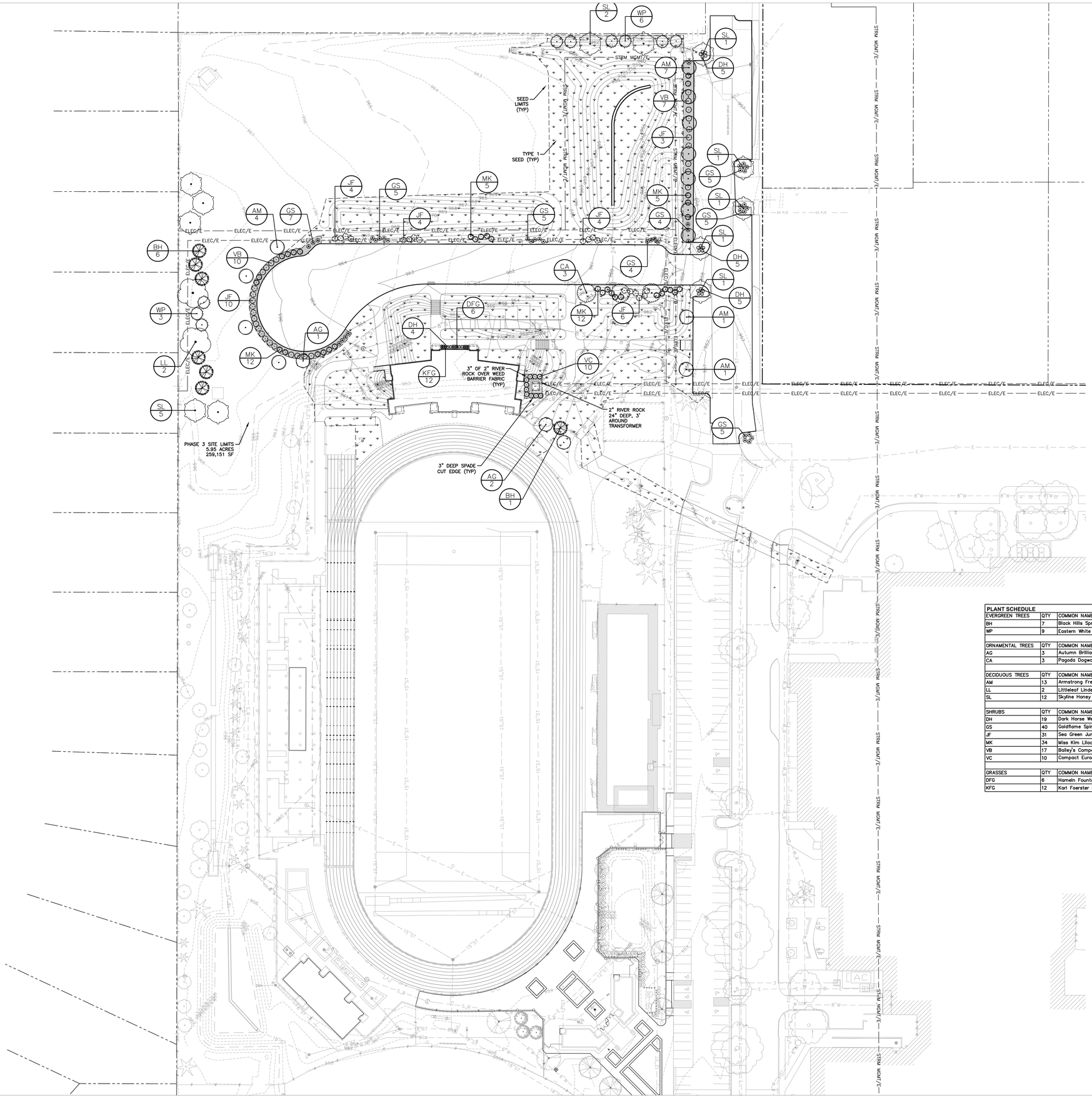

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. RIVER ROCK SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE CALCULATIONS

PHASE 3 SITE AREA: 259,1511 SF (5.94 ACRES)

OPEN SPACE
REQUIRED: 51,830 SF (20%)
PROVIDED: 180,999 SF (70%)

OPEN SPACE PLANTINGS
REQUIRED (51,830 SF/3,000 SF)
PLANT UNITS: 18 UNITS
TREES (2/PLANT UNIT): 36 TREES
SHRUBS (6/PLANT UNIT): 108 SHRUBS

PROVIDED
TREES: 36 TREES
SHRUBS: 108 SHRUBS

PARKING LOT LANDSCAPING
PARKING LOT: 48,521 SF
SHADING REQUIREMENT: 9,704 SF (20%)

REQUIRED
TREES(707 SF/9,704 SF): 14 TREES

PROVIDED
TREES: 14 TREES

BUFFER LANDSCAPING
PROVIDED: 58 SHRUBS

PLANT SCHEDULE

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL
BH	7	Black Hills Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT	
WP	9	Eastern White Pine	Pinus strobus 'Dwarf Blue White'	B&B, 6' HEIGHT	
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL
AG	3	Autumn Brilliance Apple Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B&B, 1.5" CALIPER	
CA	3	Pagoda Dogwood	Cornus alternifolia	B&B, 1.5" CALIPER	
DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL
AM	13	Armstrong Freeman Maple	Acer x freemanii 'Armstrong'	B&B	2"
LL	2	Littleleaf Linden	Tilia cordata	B&B	2"
SL	12	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B	2"
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
DH	19	Dark Horse Weigela	Weigela florida 'Dark Horse'	CONT, 3 GAL	
GS	40	Goldflame Spirea	Spiraea japonica 'Goldflame'	CONT, 3 GAL	
JF	31	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL	
MK	34	Miss Kim Lilac	Syringa patula 'Miss Kim'	CONT, 3 GAL	
VB	17	Bailey's Compact American Cranberry Bush	Viburnum trilobum 'Bailey Compact'	CONT, 3 GAL	
VC	10	Compact European Cranberrybush	Viburnum opulus 'Compactum'	CONT, 3 GAL	
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
DFG	6	Hamelin Fountain Grass	Pennisetum alopecuroides 'Hamelin'	CONT, 3 GAL	
KFG	12	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	CONT, 3 GAL	

N

SCALE
0' 20' 40' 80'

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ANKENY CSD STADIUM IMPROVEMENTS PHASE 3

1302 NORTH ANKENY BLVD
ANKENY, IOWA 50023

ISSUANCE

02/10/2023

REVISIONS

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LANDSCAPE PLAN

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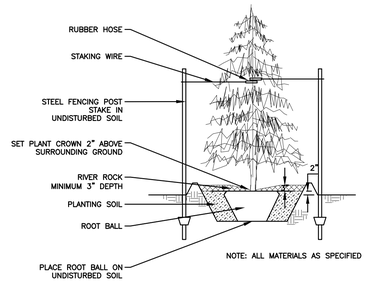
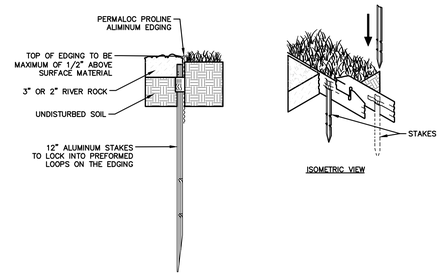
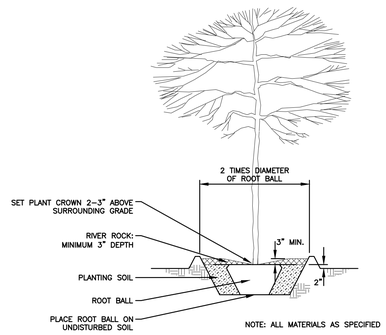


3 **CONIFEROUS TREE PLANTING**
NOT TO SCALE

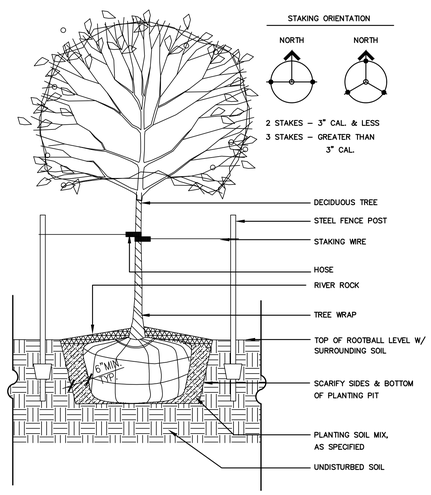
NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. 8'-0" SECTIONS TO INCLUDE (3) 12" ALUMINUM STAKES.
3. 16'-0" SECTIONS TO INCLUDE (5) STAKES. (5) 12" ALUMINUM STAKES.
4. PERMALOC PROLINE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. (800) 365-9660, (616) 399-9600
5. NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT: WWW.PERMALOC.COM



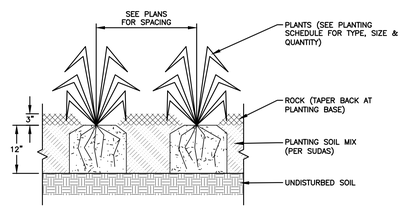
5 **METAL EDGING**
NOT TO SCALE



2 **DECIDUOUS TREE PLANTING**
NOT TO SCALE



4 **DECIDUOUS TREE STAKING**
NOT TO SCALE



1 **SHRUB PLANTING**
NOT TO SCALE

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LANDSCAPE DETAILS

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EXTERIOR MATERIAL LEGEND

- **042213** FACE BRICK 1&2; MATCH TO EXISTING STADIUM SIZE & COLOR
- 074213.1 EXPOSED FASTENER METAL PANEL, DARK GRAY, MATCH TO EXISTING STADIUM COMPLEX METAL PANEL,
- 074213.2 CONCEALED FASTENER METAL PANEL, SILVER
- 074113.1 STANDING SEAM METAL ROOF & SOFFIT, MATCH TO EXISTING STADIUM COMPLEX SSM & COLOR
- **057501.1** PREFINISHED METAL CANOPY, SILVER
- **084113.1** ALUMINUM STOREFRONT, SILVER, W/ 1" IGU TO MATCH EXISTING STADIUM COMPLEX PANEL

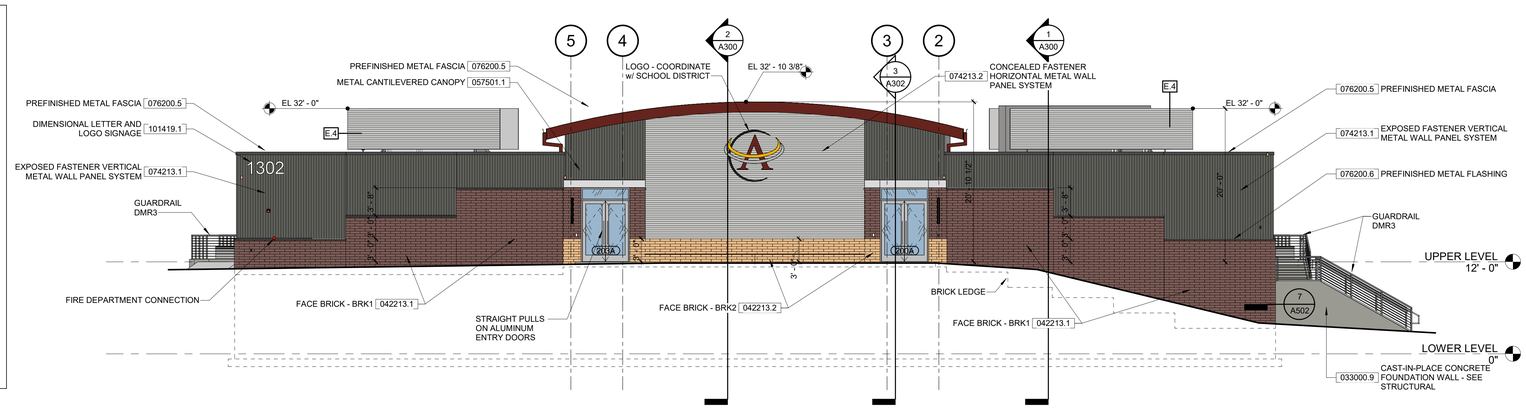
EXTERIOR MATERIAL AREAS

SOUTH ELEVATION - 3,895 SF TOTAL WALL AREA
- BRICK: 1715 SF (44.0%)
- METAL PANEL CONCEALED: 530 SF (13.6%)
- METAL PANEL EXPOSED: 875 SF (22.5%)
- STOREFRONT & GLAZING: 775 SF (19.9%)

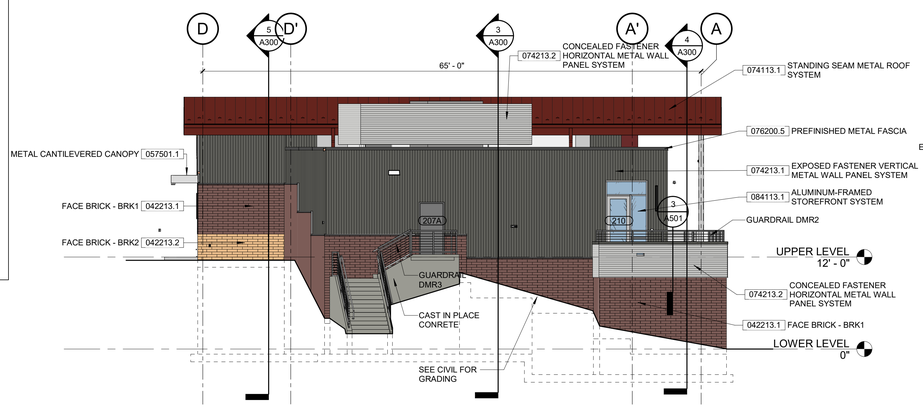
WEST ELEVATION - 1,527 SF TOTAL WALL AREA
- BRICK: 660 SF (43.3%)
- METAL PANEL CONCEALED: 198 SF (12.9%)
- METAL PANEL EXPOSED: 615 SF (40.3%)
- STOREFRONT & GLAZING: 54 SF (3.5%)

NORTH ELEVATION - 2,459 SF TOTAL WALL AREA
- BRICK: 783 SF (31.9%)
- METAL PANEL CONCEALED: 697 SF (28.3%)
- METAL PANEL EXPOSED: 858 SF (34.9%)
- STOREFRONT & GLAZING: 121 SF (4.9%)

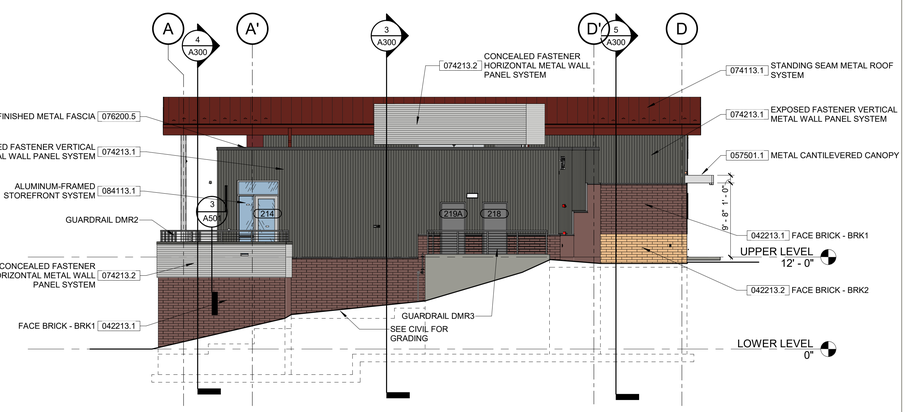
EAST ELEVATION - 1,527 SF TOTAL WALL AREA
- BRICK: 660 SF (43.3%)
- METAL PANEL CONCEALED: 198 SF (12.9%)
- METAL PANEL EXPOSED: 615 SF (40.3%)
- STOREFRONT & GLAZING: 54 SF (3.5%)



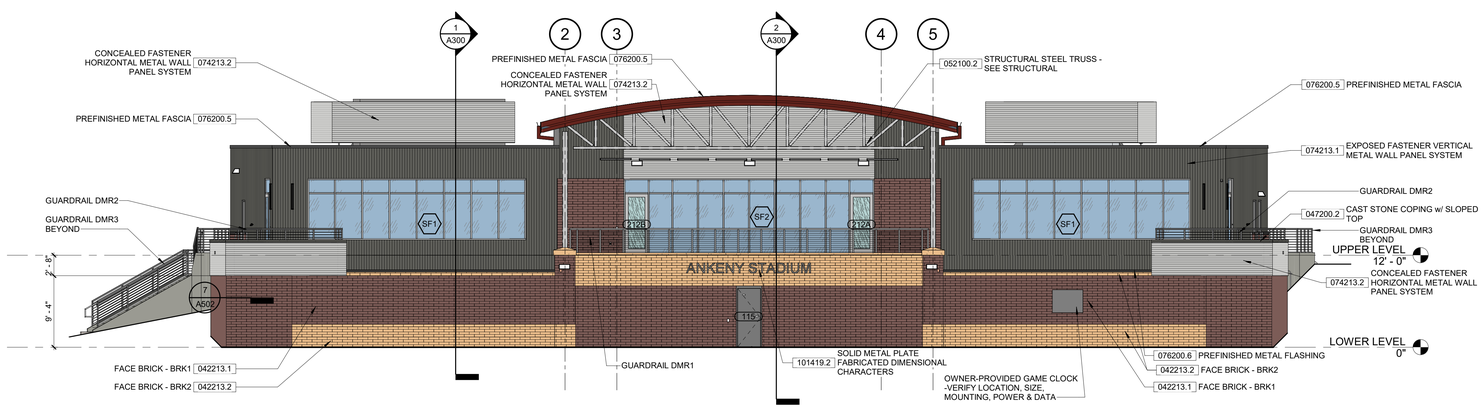
1 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



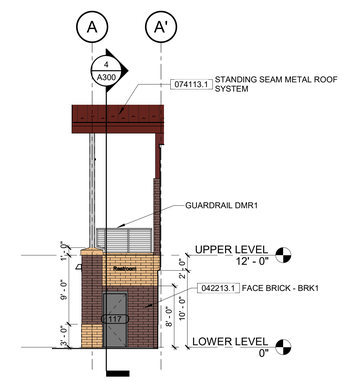
3 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



5 PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"

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SITE COMMENTS-RESPONSE
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EXTERIOR ELEVATIONS

A200

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