

PRELIMINARY PLAT / SITE PLAN NORTHGATE EAST ANKENY, IOWA

PROPERTY OWNER:
JERRY'S HOMES, INC.
10430 NEW YORK AVE STE C
URBANDALE, IOWA 50322
515.278.5442, FAX# 515.278.0661
CONTACT: JAY COWAN

PREPARED FOR:
JERRY'S HOMES, INC.
10430 NEW YORK AVE STE C
URBANDALE, IOWA 50322
515.278.5442, FAX# 515.278.0661
CONTACT: JAY COWAN



VICINITY SKETCH
SCALE: 1" = 1000'

LEGAL DESCRIPTION
A PARCEL OF LAND IN THE S1/4 SE1/4 AND SE1/4 SE1/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA THAT IS PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 36; THENCE S89°51'52"W 1304.40 FEET ALONG THE SOUTH LINE OF SAID SE1/4 SE1/4 TO THE SE CORNER OF THE SAID S1/4 SE1/4; THENCE S91°15'52"W 146.87 FEET ALONG THE SOUTH LINE OF SAID S1/4 SE1/4 TO A POINT; THENCE N00°08'08"W 266.90 FEET ALONG A LINE THAT COINCIDES WITH THE EAST LINE OF NORTHGATE PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 14446, PAGE 184 AT THE POLK COUNTY RECORDER'S OFFICE TO THE NE CORNER OF LOT 2 OF SAID NORTHGATE PLAT 1; THENCE N12°10'W 130.71 FEET ALONG SAID EAST LINE OF NORTHGATE PLAT 1 TO THE NE CORNER OF LOT 4 OF SAID NORTHGATE PLAT 1; THENCE N00°08'08"W 246.54 FEET ALONG SAID EAST LINE TO THE NE CORNER OF SAID NORTHGATE PLAT 1, SAID NE CORNER ALSO BEING THE SE CORNER OF NORTHGATE PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 14454, PAGE 194 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE N26°36'12"E 144.80 FEET ALONG THE EAST LINE OF SAID NORTHGATE PLAT 2 TO THE NE CORNER OF LOT 6 OF SAID NORTHGATE PLAT 2; THENCE N15°00'04"E 513.66 FEET ALONG A LINE THAT COINCIDES WITH THE EAST LINE OF SAID NORTHGATE PLAT 2 TO A POINT ON THE NORTH LINE OF SAID SE1/4 SE1/4; THENCE N94°41'34"E 1286.64 FEET ALONG THE NORTH LINE OF SAID SE1/4 SE1/4 TO THE NE CORNER OF SAID SE1/4 SE1/4; THENCE S00°08'05"W 1304.11 FEET ALONG THE EAST LINE OF SAID SE1/4 SE1/4 TO THE POINT OF BEGINNING AND CONTAINING 43.43 ACRES MORE OR LESS.

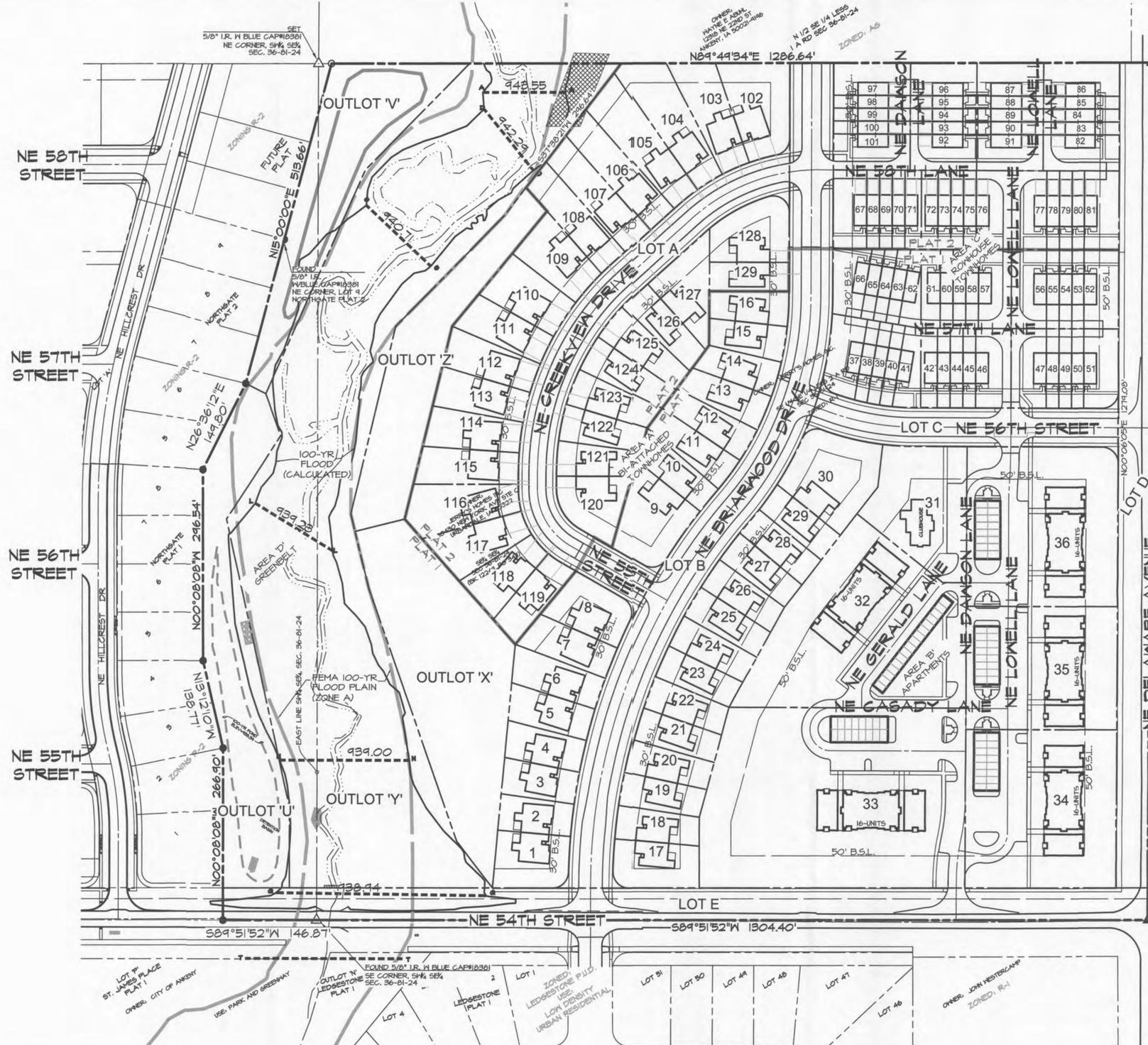
CURRENT ZONING
P.U.D. NORTHGATE EAST

PROPOSED ZONING
P.U.D. NORTHGATE EAST

FLOOD ZONE DESIGNATION
FEMA FLOOD INSURANCE RATE MAP
PANEL 140401-0034-B REVISED
MARCH 1, 1984

GENERAL LEGEND

PROPOSED	EXISTING
▲ FOUND SECTION CORNER	--- LOT LINE
△ SET SECTION CORNER	○ SANITARY/STORM MANHOLE
● FOUND CORNER	○ WATER VALVE
○ SET CORNER	○ FIRE HYDRANT
--- PLAT BOUNDARY	○ STORM SEWER SINGLE INTAKE
--- SECTION LINE	○ STORM SEWER DOUBLE INTAKE
--- LOT LINE	○ STORM SEWER ROUND INTAKE
--- CENTERLINE	○ FLARED END SECTION
--- EASEMENT LINE	○ DECIDUOUS TREE
○ FLARED END SECTION	○ CONIFEROUS TREE
○ TYPE SW-501 STORM INTAKE	○ SHRUB
○ TYPE SW-502 STORM INTAKE	○ POWER POLE
○ TYPE SW-503 STORM INTAKE	○ STREET LIGHT
○ TYPE SW-504 STORM INTAKE	○ GUY ANCHOR
○ TYPE SW-505 STORM INTAKE	○ ELECTRIC TRANSFORMER
○ TYPE SW-506 STORM INTAKE	○ GAS METER
○ TYPE SW-511 STORM INTAKE	○ TELEPHONE RISER
○ TYPE SW-512 STORM INTAKE	○ SIGN
○ TYPE SW-513 STORM INTAKE	○ CATV UNDERGROUND TELEVISION
○ TYPE SW-401 STORM MANHOLE	○ USE UNDERGROUND ELECTRIC
○ TYPE SW-402 STORM MANHOLE	○ USE UNDERGROUND GAS
○ TYPE SW-403 STORM MANHOLE	○ USE UNDERGROUND FIBER OPTIC
○ TYPE SW-403 STORM MANHOLE	○ USE UNDERGROUND TELEPHONE
○ TYPE SW-301 SANITARY MANHOLE	○ OHW OVERHEAD ELECTRIC
○ TYPE SW-302 SANITARY MANHOLE	○ SANITARY SEWER WITH SIZE
○ TYPE SW-304 SANITARY MANHOLE	○ STORM SEWER WITH SIZE
○ STORM/SANITARY CLEANOUT	○ WATER MAIN WITH SIZE
○ WATER VALVE	○ B.S.L. BUILDING SETBACK LINE
○ FIRE HYDRANT ASSEMBLY	○ P.U.E. PUBLIC UTILITY EASEMENT
○ BLOW-OFF HYDRANT	○ M.O.E. MINIMUM OPENING ELEVATION
○ DETECTABLE WARNING PANEL	○ P.V.T. PRIVATE INFRASTRUCTURE
○ SANITARY SEWER WITH SIZE	
○ SANITARY SERVICE	
○ STORM SEWER WITH SIZE	
○ STORM SERVICE	
○ WATER SEWER WITH SIZE	
○ WATER SERVICE	
○ PROPOSED CONTOUR	
○ SILT FENCE	
○ RIP RAP	
○ ADDRESS	



BENCHMARK
BURY BOLT ON HYDRANT @ THE NW CORNER OF NE HILLCREST DRIVE & NE 58TH STREET
-----ELEVATION = 451.170

BURY BOLT ON HYDRANT @ THE NW CORNER OF NE HILLCREST DRIVE & NE 56TH STREET
-----ELEVATION = 456.110

DENSITY SCHEDULE

AREA	PROPOSED LAND USE	ACRES	MAXIMUM DENSITY (Units/Ac)	MAXIMUM # OF UNITS	PROPOSED # OF UNITS	PROPOSED DENSITY (Units/Ac)
A	BIATTACHED TOWNHOMES	13.30	6.00	67	58	4.36
B	APARTMENTS	8.61	15.00	118	80	9.29
C	ROWHOUSE	5.54	15.00	80	65	11.73
D	CITY GREENBELT	8.68				
E	RIGHT-OF-WAY	7.30				
TOTAL		43.43	7.27	265	203	4.67

Name of Property Owner	Legal Description	Mailing Address
KEVIN M & LYNN SHANAHAN	LOT 51 LEDGESTONE PLAT 1	809 NE 53RD CT ANKENY, IA 50021-6794
KEVIN J HAUGHT	LOT 50 LEDGESTONE PLAT 1	906 NE 53RD CT ANKENY, IA 50021-6794
TODD R HOFFMAN	LOT 49 LEDGESTONE PLAT 1	910 NE 53RD CT ANKENY, IA 50021-6794
PHILIP T & ERIN M RAMSEY	LOT 48 LEDGESTONE PLAT 1	914 NE 53RD CT ANKENY, IA 50021-6794
RYAN L & ANDREA D MASON	LOT 47 LEDGESTONE PLAT 1	918 NE 53RD CT ANKENY, IA 50021-6794
JOHN W & AMBER D BIGA	LOT 46 LEDGESTONE PLAT 1	922 NE 53RD CT ANKENY, IA 50021-6794
JOHN S & CAROL D WESTERCAMP	N 280' E 370' NE FR L 1/4 LESS 49A RD SEC 1-80-24	5350 NE DELAWARE AVE ANKENY, IA 50021-74118
TIMOTHY G & KIMBERLY A MANNING	PARCEL B BOOK 8244 PAGE 389 BEG 29F 9 OF NE COR THN S 337.5F W 375F N 337.88' E 375F TO POB NE FR L 1/4 LESS 35A RD SEC 1-80-24	5350 NE DELAWARE AVE ANKENY, IA 50021-74118
WAYNE E & KATHRYN L ABUHL	N 172 SE 1/4 LESS 1 A RD SEC 36-81-24	12318 NE 22ND ST ANKENY, IA 50021-6196
LEDGESTONE HOMEOWNERS ASSOC	OUTLOT N LEDGESTONE PLAT 1	POB 42 ANKENY, IA 50021-0042
LEDGESTONE HOMEOWNERS ASSOC	OUTLOT P LEDGESTONE PLAT 1	POB 42 ANKENY, IA 50021-0042
JOSHUA J & STEFANIE L BOYD	LOT 4 LEDGESTONE PLAT 1	5218 NE HILLCREST DR ANKENY, IA 50021-6827
JEFFREY D BENNETT	LOT 3 LEDGESTONE PLAT 1	5222 NE HILLCREST DR ANKENY, IA 50021-6827
MICHAEL W & NANCY A WILSON	LOT 2 LEDGESTONE PLAT 1	5228 NE HILLCREST DR ANKENY, IA 50021-
STEPHEN W & JESSICA L LEVERETT	LOT 1 LEDGESTONE PLAT 1	5230 NE HILLCREST DR ANKENY, IA 50021-6827

SHEET INDEX

SHEET NO	SHEET TITLE
01	SITE PLAN COVER
02	NOTES, DETAILS & EXISTING CONDITIONS
03	DIMENSION TABLES
04	APARTMENTS - DIMENSIONS
05	ROWHOUSE - DIMENSION
06	TOWNHOUSE - SOUTH DIMENSION
07	TOWNHOUSE - NORTH DIMENSION
08	APARTMENTS - UTILITY
09	ROWHOUSE - UTILITY
10	TOWNHOUSE - SOUTH UTILITY
11	TOWNHOUSE - NORTH UTILITY
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13	SITE PLAN NORTH GRADING
14	APARTMENT SOUTH DETAIL
15	APARTMENT NORTH DETAIL
16	GRADING NOTES & DETAIL
17	APARTMENTS - LANDSCAPING
18	ROWHOUSE - LANDSCAPING

CONSTRUCTION SCHEDULE

04/15/16 TO 04/30/16 - CLEARING, ROUGH GRADING, SILT FENCE, SEDIMENT BASINS & TEMPORARY SEEDING

04/30/16 TO 10/15/16 - UTILITY CONSTRUCTION

10/15/16 TO 11/15/16 - PAVING

11/15/16 TO 11/31/16 - FINAL GRADING/SEEDING

CERTIFICATIONS

MELISSA M. HILLS, IOWA REG. NO. 16023 DATE MY LICENSE RENEVAL DATE IS DECEMBER 31, 2017 PAGES OR SHEETS COVERED BY THIS SEAL: 1 - 18

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEVAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL: 1 - 7

IOWA ONE CALL
1-800-292-9989
www.iowaonecall.com

NORTH

SCALE: 1" = 100'

SHEET 01 OF 18
E6470

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, Fax: 515.276.7084, mail@cecinc.com

CEC

REVISIONS

DATE	REVISIONS	COMMENTS
07-18-2016	1	08-26-2016
	2	04-25-2016
	3	
	4	
	5	05-05-2015
	6	MPH
		5
		6
		CAT

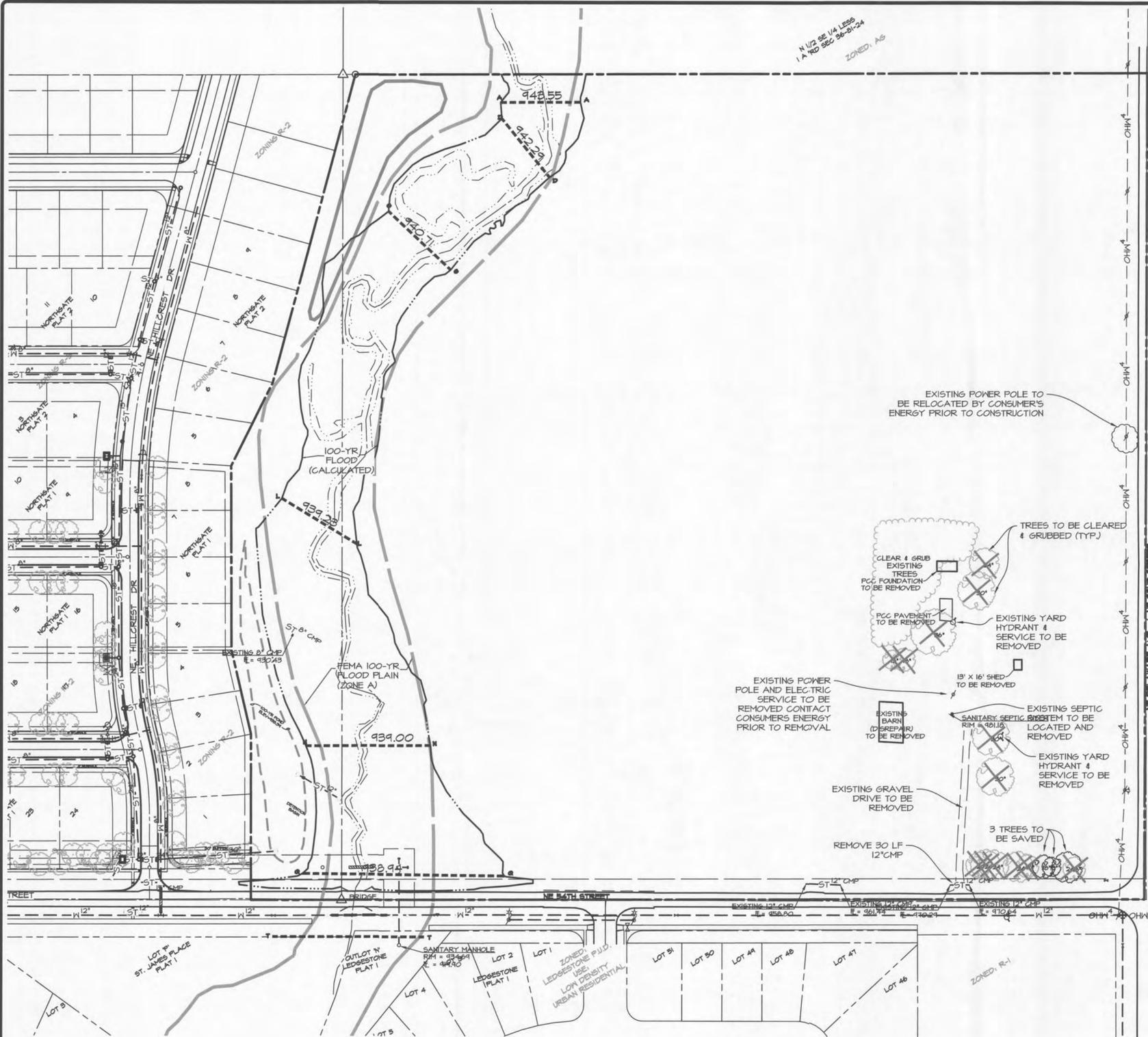
DATE OF SURVEY: 05-05-2015
DESIGNED BY: MPH
DRAWN BY: CAT

NORTHGATE EAST ANKENY, IOWA

PRELIMINARY PLAT / SITE PLAN COVER

CITY OF ANKENY DESIGN APPROVAL DATE:

CITY OF ANKENY APPROVED FOR CONSTRUCTION DATE:



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ANKENY STANDARD SPECIFICATIONS FOR STREET AND UTILITY IMPROVEMENTS AND CURRENT EDITION OF SUDAS IN EFFECT AT THE TIME OF CONSTRUCTION.
- CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - CITY OF ANKENY ENGINEER'S OFFICE
 - JERRY'S HOMES, INC.
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - IOWA ONE-CALL
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
- THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE ACCURACY OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
- IF THERE IS A DISCREPANCY BETWEEN THE DETAILED PLANS AND QUANTITIES SUMMARY PLEASE CONTACT CIVIL ENGINEERING CONSULTANTS, INC.
- MANHOLE AND CASTING TYPES ARE FROM SUDAS SPECS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING AND RECONNECTING ANY FAIRM TILE DAMAGED DURING CONSTRUCTION & FOR RECORDING THE LOCATION OF TILE.
- ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.
- FOLLOW SUDAS SOIL COMPACTION SPECIFICATIONS FOR SANITARY TRENCHES AND MANHOLE EXCAVATIONS.
- A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE ENGINEER AND ASKING FOR GEOTECHNICAL EXPLORATION REPORT. THE CONTRACTOR SHALL REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECH INC.'S REPORT NO. 0216081.00, DATED AUGUST 11, 2016.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING THIS INFORMATION TO THE ENGINEER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS.
- GRADING IS PERMITTED AT THE OWNER'S RISK WITH THE SUBMITTAL OF THE SHORFF & COSESCO PERMIT APPLICATIONS. NO GRADING OR CONSTRUCTION IS ALLOWED WITHIN THE FLOODPLAIN UNTIL A JOINT 404 PERMIT IS APPROVED BY THE IDNR AND ARMY CORP OF ENGINEERS. INSTALL CONSTRUCTION FENCE TO DELINEATE THE FLOODPLAIN & KEEP CONSTRUCTION OUT OF THE FLOODPLAIN. DISTURBED AREAS SHALL BE STABILIZED PRIOR TO FREEZING CONDITIONS.
- OUTLET 'X' IS TO BE DEDICATED TO THE CITY AS GREENBELT & FLOOD PLAIN.
- OUTLET 'X' & OUTLET 'Z' SHALL BE USED FOR STORM WATER DETENTION, STORM SEWER AND DRAINAGE EASEMENT. THESE AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LOTS A, B, C, D, & E SHALL BE DEDICATED TO THE CITY FOR STREET R.O.W.

STORM NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL STORM SEWER SERVICES AND PROVIDE THIS INFORMATION TO THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE.
- MANHOLE, INTAKE & CASTING TYPES LISTED ARE PER THE CURRENT EDITION OF THE IOWA SUDAS SPECS.
- PROVIDE APRON GUARDS PER SUDAS SECTION 4030.204 & CONCRETE FOOTINGS PER SUDAS FIGURE 4030.221 ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE THE LAST THREE PIPE JOINTS AT THE FLARED END! SECTION PER SUDAS SECTION 4030.302.
- FABRIC WRAP JOINTS & DO NOT APPLY SEALANT PER SUDAS FIGURE 4020.211. FOLLOW SUDAS FIGURE 4020.231, CASE D, TYPE 2 INSTALLATION FOR PIPE BACKFILL. POROUS BACKFILL TO EXTEND 6-INCH ABOVE TOP OF PIPE.
- PLACE ANIMAL GUARD AT INLET END OF 8-INCH A2000 STUB OUT.
- RECYCLED CONCRETE FROM THE FOUNDATION DEMOLITION MAY BE USED IN LIEU OF RIPRAP IF IT DOES NOT CONTAIN METAL REINFORCING. RECYCLED CONCRETE SHALL NOT BE PLACED ON THE STREAM BANK.
- PROVIDE STEPS IN PUBLIC STORM MANHOLES.

SANITARY NOTES

- MANHOLE AND CASTING TYPES ARE FROM SUDAS SPECS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING THIS INFORMATION TO THE ENGINEER.
- ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.
- FOLLOW SUDAS SOIL COMPACTION SPECIFICATIONS FOR SANITARY TRENCHES AND MANHOLE EXCAVATIONS.
- ALL SANITARY SEWER MANHOLES SHALL INCLUDE I AND I BARRIERS IN THEM. CASTINGS SHALL BE TYPE 'A' OR 'C'. NO THREE PIECE CASTINGS ARE ALLOWED.
- CONNECTION TO EXISTING MANHOLE SHALL BE CORE DRILLED.

WATER NOTES

- ALL FIRE HYDRANTS SHALL BE 3 FEET FROM THE MAIN EXCEPT WHERE CONFLICTS WITH SIDEWALKS OCCUR.
- HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
- WATER MAIN TO HAVE 5.5 FEET BURY (TYPICAL) EXCEPT AT CRITICAL CROSSINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATIONS OF ALL WATER SERVICES AND PROVIDING THAT INFORMATION TO THE ENGINEER.
- ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

PAVING NOTES

- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT TOP OF SLAB UNLESS OTHERWISE NOTED.
- ALL STREETS SHALL HAVE 6-INCH CURBS.
- PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS.
- PLACE DEAD END SIGNS AT THE END OF ALL STREETS.
- ALL REINFORCED STEEL SHALL BE EPOXY COATED.
- SUBGRADE SHALL BE 12-INCH THICK EARTH COMPACTED TO 95% MAX. DENSITY WITH MOISTURE CONTENT NOT MORE THAN 4% ABOVE OR 1% BELOW OPTIMUM.
- USE IDOT C-4 MIX ON ALL STREETS.
- DURING SUBGRADE PREPARATION, IN FILL AREAS, GRADE SHALL BE PROOF-ROLLED PRIOR TO PLACEMENT OF ONE FOOT SUBGRADE & COMPACTION. NOTIFY SOILS ENGINEER TO PROVIDE ON-SITE INSPECTION OF PROCESS.
- TRAIL TO BE INSTALLED BY THE DEVELOPER. ALL OTHER WALKS TO BE INSTALLED BY THE HOME BUILDER.

DEMOLITION NOTES

- ALL DEMOLITION SHALL ADHERE TO THE CURRENT SUDAS SPECIFICATIONS FOR DEMOLITION FOUND IN SECTION III.0. PLEASE REFER TO SECTION III.0, 3.03 SPECIFICALLY FOR REMOVAL OF ANY FUEL STORAGE TANKS.
- CONTRACTOR MUST FOLLOW POLK COUNTY PUBLIC HEALTH GUIDELINES FOR SEPTIC AND WELL REMOVALS.
- ALL RECYCLED CONCRETE USED FOR FES PROTECTION MUST BE BROKEN INTO PIECES. NO PIECE MAY BE LARGER THAN 30" ACROSS, AND ALL PIECES MUST AVERAGE NO MORE THAN 14" ACROSS. ALL REINFORCEMENT MATERIAL MUST BE COMPLETELY REMOVED OR CUT FLUSH WITH THE SURFACE OF THE CONCRETE. RECYCLED CONCRETE SHALL NOT BE USED ALONG THE STREAM BANK.

Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 Fax: 515.276.7084 mail@cecinc.com



REVISIONS	COMMENTS
1	08-26-2016
2	04-23-2016
3	
4	
5	
6	

DATE: 07-10-2016

DATE OF SURVEY: 05-05-2015

DESIGNED BY: MHH

DRAWN BY: CH

NORTHGATE EAST
 ANKENY, IOWA

NOTES, DETAILS & EXISTING CONDITIONS

SHEET
 02
 OF
 18
 E6970



CITY OF ANKENY DESIGN APPROVAL DATE: _____ CITY OF ANKENY APPROVED FOR CONSTRUCTION DATE: _____

LINE #	DIRECTION	LENGTH
L1	N11°08'28"W	6.50'
L2	N84°53'55"W	10.45'
L3	N84°53'55"W	26.00'
L4	N84°53'55"W	20.00'
L5	N84°53'55"W	20.00'
L6	N84°53'55"W	20.00'
L7	N84°53'55"W	55.50'
L8	N84°53'55"W	55.50'
L9	N84°53'55"W	20.00'
L10	N84°53'55"W	20.00'
L11	N84°53'55"W	20.00'
L12	N84°53'55"W	24.50'
L13	N00°06'05"E	48.50'
L14	S00°06'05"W	123.50'
L15	S00°06'05"W	123.50'
L16	S00°06'05"W	123.50'
L17	S00°06'05"W	123.50'
L18	S00°06'05"W	123.50'
L19	S00°06'05"W	123.50'
L20	S00°06'05"W	123.50'

LINE #	DIRECTION	LENGTH
L21	S00°06'05"W	123.50'
L22	S00°06'05"W	123.50'
L23	S00°06'05"W	123.50'
L24	S04°18'28"W	121.05'
L25	S04°18'28"W	121.88'
L26	S04°18'28"W	121.63'
L27	S04°18'28"W	126.24'
L28	N80°41'32"W	45.01'
L29	N80°41'32"W	56.02'
L30	N80°41'32"W	20.00'
L31	N80°41'32"W	20.00'
L32	N80°41'32"W	20.00'
L33	N80°41'32"W	20.00'
L34	N80°41'32"W	20.00'
L35	N80°41'32"W	20.00'
L36	N80°41'32"W	32.71'
L37	N80°41'32"W	21.76'
L38	S84°53'55"E	31.8'
L39	S84°53'55"E	26.00'
L40	S84°53'55"E	30.00'

LINE #	DIRECTION	LENGTH
L41	S84°53'55"E	20.00'
L42	S84°53'55"E	20.00'
L43	S84°53'55"E	20.00'
L44	S84°53'55"E	20.00'
L45	S84°53'55"E	20.00'
L46	S84°53'55"E	20.00'
L47	S84°53'55"E	55.50'
L48	S84°53'55"E	51.50'
L49	S84°53'55"E	55.50'
L50	S84°53'55"E	20.00'
L51	S84°53'55"E	20.00'
L52	S84°53'55"E	20.00'
L53	S84°53'55"E	54.50'
L54	N00°06'05"E	122.78'
L55	N00°06'05"E	122.78'
L56	S00°06'05"W	122.78'
L57	S00°06'05"W	122.78'
L58	S00°06'05"W	122.78'
L59	N00°06'05"E	122.78'
L60	S00°06'05"W	122.78'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	88°30'28"	25.00'	38.62'	24.36'	34.84'	N45°36'38"E
C2	3°24'54"	435.00'	55.73'	21.81'	55.72'	N03°03'51"E
C3	3°05'16"	435.00'	50.39'	25.20'	50.38'	N06°18'56"E
C4	3°05'16"	435.00'	50.39'	25.20'	50.38'	N04°24'12"E
C5	3°05'16"	435.00'	50.39'	25.20'	50.38'	N12°24'28"E
C6	3°05'16"	435.00'	50.39'	25.20'	50.38'	N15°34'44"E
C7	3°05'16"	435.00'	50.39'	25.20'	50.38'	N18°40'00"E
C8	3°05'16"	435.00'	50.39'	25.20'	50.38'	N21°45'17"E
C9	2°56'52"	435.00'	48.10'	24.06'	48.10'	N24°46'20"E
C10	86°42'56"	25.00'	37.84'	23.61'	34.33'	N17°06'42"W
C11	6°34'07"	435.00'	107.14'	53.66'	107.14'	N24°31'50"E
C12	86°42'56"	25.00'	37.84'	23.61'	34.33'	N16°10'22"E
C13	5°34'21"	435.00'	42.30'	46.14'	42.26'	N85°38'34"E
C14	2°26'10"	435.00'	34.76'	14.88'	34.75'	N84°41'20"E
C15	0°34'21"	465.00'	5.32'	2.66'	5.32'	N40°34'45"E
C16	6°54'34"	465.00'	56.08'	28.07'	56.04'	N86°47'47"E
C17	6°40'39"	465.00'	54.14'	27.13'	54.16'	N80°00'11"E
C18	6°58'21"	465.00'	56.59'	28.33'	56.55'	N83°10'41"E
C19	6°52'34"	465.00'	55.81'	27.94'	55.77'	N16°15'13"E
C20	6°51'04"	465.00'	55.60'	27.83'	55.57'	N04°23'24"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C21	5°51'46"	465.00'	47.58'	23.81'	47.56'	N03°01'54"E
C22	41°42'20"	25.00'	40.01'	25.76'	35.88'	S44°16'58"E
C23	3°21'55"	865.00'	50.81'	25.41'	50.80'	N03°15'04"E
C24	3°26'58"	865.00'	52.08'	26.05'	52.07'	N06°34'36"E
C25	3°26'58"	865.00'	52.08'	26.05'	52.07'	N10°06'34"E
C26	3°24'40"	865.00'	51.50'	25.76'	51.44'	N13°32'23"E
C27	3°25'24"	865.00'	51.68'	25.85'	51.68'	N16°51'25"E
C28	3°26'14"	865.00'	51.84'	25.45'	51.88'	N20°23'14"E
C29	3°26'14"	865.00'	51.84'	25.45'	51.88'	N23°44'28"E
C30	3°27'40"	865.00'	52.25'	26.13'	52.25'	N27°16'25"E
C31	3°26'56"	865.00'	52.07'	26.04'	52.06'	N30°43'43"E
C32	3°26'58"	865.00'	52.08'	26.05'	52.07'	N34°10'41"E
C33	3°26'14"	865.00'	51.84'	25.45'	51.88'	N37°31'16"E
C34	1°34'02"	865.00'	23.66'	11.83'	23.66'	N40°07'24"E
C35	8°02'06"	330.00'	46.28'	23.18'	46.24'	N58°34'56"E
C36	5°04'44"	330.00'	48.22'	24.12'	48.20'	N85°46'48"E
C37	8°44'10"	330.00'	81.57'	40.87'	81.50'	N28°51'48"E
C38	11°16'22"	330.00'	105.26'	52.80'	105.04'	N18°51'32"E
C39	10°13'34"	330.00'	95.44'	47.87'	95.36'	N08°06'34"E
C40	2°53'42"	330.00'	27.03'	13.52'	27.03'	N01°32'56"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C41	84°21'50"	25.00'	36.81'	22.65'	33.57'	S66°40'38"W
C42	12°11'51"	430.00'	42.24'	46.32'	42.11'	N17°11'23"W
C43	6°27'36"	430.00'	48.48'	24.27'	48.46'	N86°40'07"W
C44	84°58'50"	25.00'	34.27'	25.00'	35.36'	N44°53'55"W
C45	90°00'13"	25.00'	34.27'	25.00'	35.35'	N45°06'12"E
C46	5°16'35"	370.00'	34.07'	17.05'	34.06'	N81°15'37"W
C47	3°06'00"	370.00'	20.02'	10.01'	20.02'	N83°04'14"W
C48	3°05'52"	370.00'	20.00'	10.00'	20.00'	N14°58'23"W
C49	3°06'16"	370.00'	20.05'	10.03'	20.04'	N16°52'14"W
C50	4°10'44"	370.00'	26.44'	13.50'	26.44'	N13°13'50"W
C51	84°21'44"	25.00'	36.81'	22.65'	33.57'	S28°57'33"E
C52	78°11'41"	25.00'	34.16'	20.35'	31.57'	N84°14'56"E
C53	7°45'42"	330.00'	44.70'	22.34'	44.67'	N14°30'56"E
C54	8°02'06"	330.00'	46.28'	23.18'	46.24'	N66°57'02"E
C55	8°02'06"	330.00'	46.28'	23.18'	46.24'	N58°34'56"E
C56	6°18'53"	330.00'	36.37'	18.20'	36.35'	N51°24'27"E
C57	2°36'04"	430.00'	14.53'	4.77'	14.53'	N46°56'56"E
C58	8°04'13"	430.00'	61.14'	30.65'	61.14'	N41°34'15"E
C59	8°23'06"	430.00'	62.43'	31.52'	62.87'	N33°18'06"E
C60	6°18'26"	430.00'	47.34'	23.64'	47.31'	N25°57'14"E

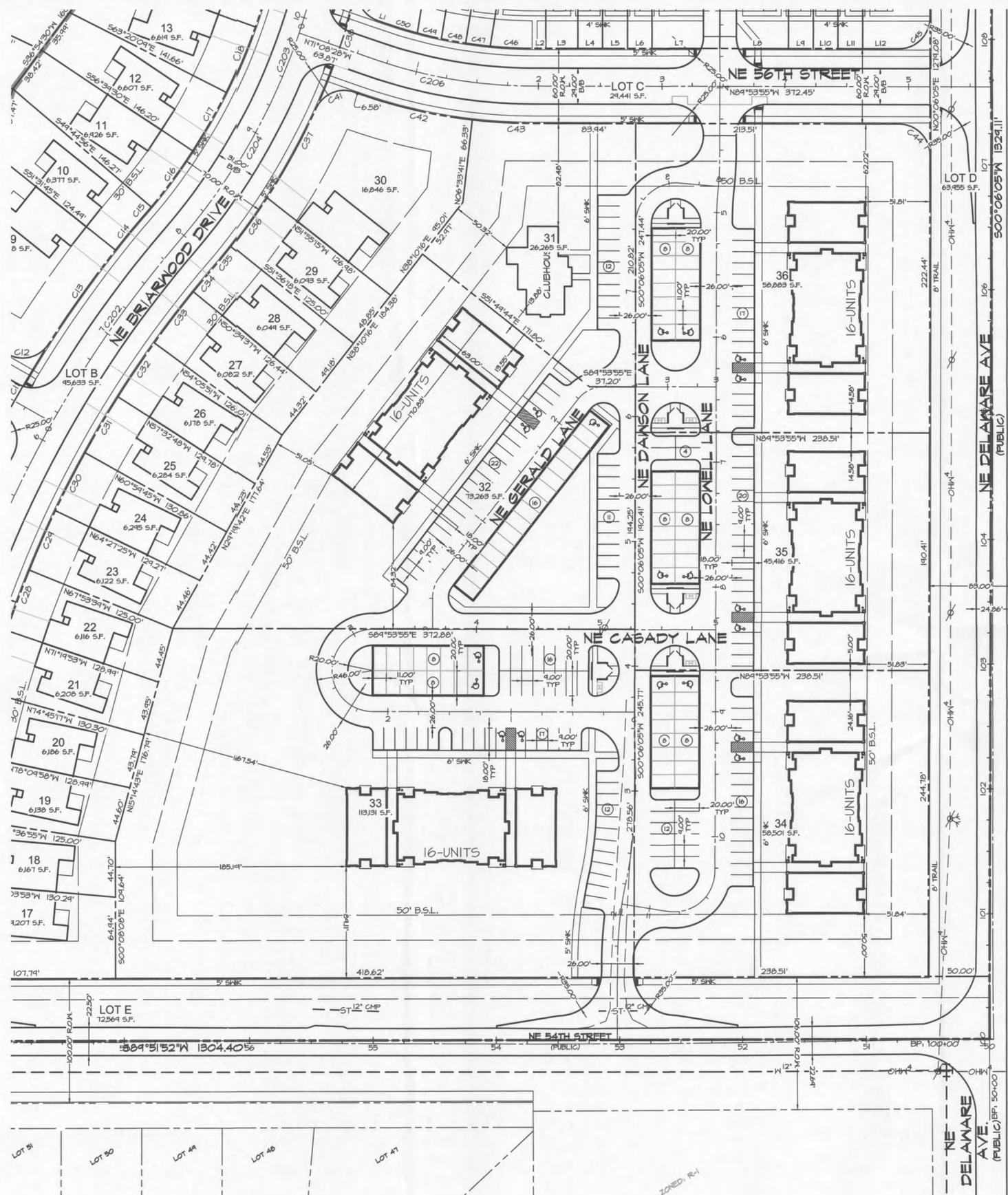
LINE #	DIRECTION	LENGTH
L61	S00°06'05"W	122.78'
L62	S00°06'05"W	122.78'
L63	S00°06'05"W	122.78'
L64	S00°06'05"W	122.78'
L65	S04°18'28"W	114.07'
L66	S04°18'28"W	115.83'
L67	S04°18'28"W	112.54'
L68	S04°18'28"W	104.35'
L69	N00°06'05"E	73.72'
L70	N84°53'55"W	61.24'
L71	N84°53'55"W	52.50'
L72	N84°53'55"W	20.00'
L73	N84°53'55"W	20.26'
L74	N84°53'55"W	20.00'
L75	N84°53'55"W	20.26'
L76	N84°53'55"W	20.00'
L77	N84°53'55"W	20.26'
L78	N84°53'55"W	26.00'
L79	N84°53'55"W	16.48'
L80	N84°53'55"W	26.00'

LINE #	DIRECTION	LENGTH
L81	N84°53'55"W	30.00'
L82	N84°53'55"W	20.00'
L83	N84°53'55"W	20.00'
L84	N84°53'55"W	20.00'
L85	N84°53'55"W	20.00'
L86	N84°53'55"W	20.00'
L87	N84°53'55"W	20.00'
L88	N84°53'55"W	55.50'
L89	N84°53'55"W	51.50'
L90	N84°53'55"W	55.50'
L91	N84°53'55"W	20.00'
L92	N84°53'55"W	20.00'
L93	N84°53'55"W	20.00'
L94	N84°53'55"W	54.50'
L95	N00°06'05"E	122.50'
L96	N00°06'05"E	122.50'
L97	N00°06'05"E	122.50'
L98	N00°06'05"E	122.50'
L99	N00°06'05"E	122.50'
L100	N00°06'05"E	122.50'

LINE #	DIRECTION	LENGTH
L101	N00°06'05"E	122.50'
L102	N00°06'05"E	122.50'
L103	N00°06'05"E	122.50'
L104	N00°06'05"E	122.50'
L105	N00°06'05"E	122.50'
L106	N00°06'05"E	122.50'
L107	N00°06'05"E	122.50'
L108	N00°06'05"E	122.50'
L109	N00°06'05"E	122.50'
L110	N00°06'05"E	122.50'
L111	S84°53'55"E	52.50'
L112	S84°53'55"E	120.50'
L113	S84°53'55"E	20.00'
L114	S84°53'55"E	20.00'
L115	S84°53'55"E	20.00'
L116	S84°53'55"E	26.00'
L117	S84°53'55"E	26.00'
L118	S84°53'55"E	20.00'
L119	S84°53'55"E	104.50'
L120	S84°53'55"E	20.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C61	6°18'26"	430.00'	47.34'	23.64'	47.31'	N14°38'53"E
C62	6°21'10"	430.00'	47.68'	23.86'	47.65'	N13°19'05"E
C63	6°21'10"	430.00'	47.68'	23.86'	47.65'	N06°57'55"E
C64	3°47'21"	430.00'	28.44'	14.22'	28.43'	N01°53'40"E
C65	15°25'37"	130.00'	35.00'	17.61'	34.90'	S07°42'48"E
C66	17°20'20"	130.00'	34.34'	14.82'	34.14'	S24°05'47"E
C67	17°24'30"	130.00'	34.64'	20.00'	34.53'	S41°30'42"E
C68	10°12'44"	130.00'	23.71'	11.62'	23.14'	S55°21'48"E
C69	60°28'10"	70.00'	73.88'	40.80'	70.50'	S30°14'05"E
C70	7°21'58"	370.00'	47.57'	23.82'	47.54'	N03°40'54"E
C71	8°53'40"	370.00'	57.44'	28.78'	57.38'	N11°48'48"E
C72	9°01'56"	370.00'	58.33'	29.22'	58.27'	N20°46'36"E
C73	9°01'56"	370.00'	58.33'	29.22'	58.27'	N24°48'32"E
C74	9°12'34"	370.00'	59.47'	29.80'	59.41'	N38°55'47"E
C75	4°42'57"	370.00'	30.45'	15.23'	30.44'	N45°53'32"E
C76	2°16'28"	270.00'	10.72'	5.36'	10.72'	N44°23'14"E
C77	22°28'54"	270.00'	105.94'	53.66'	105.26'	N61°45'55"E
C78	107°05'43"	25.00'	46.73'	33.84'	40.22'	N53°26'46"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C200	41°02'33"	900.00'	644.70'	336.88'	631.00'	N20°23'04"E
C201	24°34'58"	900.00'	465.94'	238.35'	460.81'	S14°41'51"W
C202	11°22'35"	900.00'	178.70'	84.65'	178.41'	S35°13'08"W
C203	40°48'20"	500.00'	356.10'	185.48'	348.62'	N20°30'15"E
C204	22°02'53"	500.00'	192.41'	97.41'	191.22'	N24°52'54"E
C205	18°45'27"	500.00'	163.64'	82.58'	162.94'	N04°28'44"E
C206	18°45'27"	400.00'	130.45'	66.07'	130.37'	N80°31'11"W
C207	60°28'10"	100.00'	105.54'	58.28'	100.71'	N30°14'05"W
C208	48°15'00"	400.00'	336.85'	174.14'	326.48'	N24°07'30"E
C209						



3 3/4" x 5 1/2" APRIL 14
 1 1/2" x 2 1/4" 8/8 NOV
 # 471A 80 NOV
 SEC 9-21-28
 ZONED: A6

PARKING REQUIREMENTS
 REQUIRED: 80 UNITS X 2 SPACES/UNIT = 160 SPACES
 PROVIDED: 234 SPACES (154 SURFACE STALLS
 + 80 GARAGE STALLS)
 REQUIRED HANDICAP SPACES: 7 PER BUILDING
 PROVIDED: 14 HANDICAP SPACES
 (10- HANDICAP SURFACE STALLS
 (4- HANDICAP GARAGED)

LOT 2
 OTTUM CREEK
 REDEVELOPMENT
 PLAN 2



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

CEC

REVISIONS	COMMENTS
1	08-26-2016
2	04-23-2016
3	
4	
5	
6	

DATE: 07-18-2016

DESIGNED BY: MHH
 DRAWN BY: CM

DATE OF SURVEY: 05-05-2015

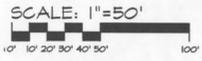
NORTHGATE EAST
 ANKENY, IOWA

APARTMENTS - DIMENSIONS

SHEET **04** OF 18

E6470

CITY OF ANKENY DESIGN APPROVAL DATE: _____ CITY OF ANKENY APPROVED FOR CONSTRUCTION DATE: _____



NORTHGATE EAST
 ANKENY, IOWA

ROWHOUSE - DIMENSION

SHEET
 of 16
 E6910

DATE:	REVISIONS	COMMENTS
	1	08-26-2016
	2	04-25-2016
	3	
	4	
	5	
	6	

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 2400 86th Street, Unit 12, Des Moines, Iowa, 50322
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CITY OF ANKENY DESIGN APPROVAL DATE: _____

CITY OF ANKENY APPROVED FOR CONSTRUCTION DATE: _____



NORTHGATE EAST
ANKENY, IOWA

TOWNHOUSE - SOUTH DIMENSION

CITY OF ANKENY DESIGN APPROVAL DATE: _____ CITY OF ANKENY APPROVED FOR CONSTRUCTION DATE: _____

REVISIONS	COMMENTS
1	08-28-2016
2	04-29-2016
3	
4	
5	
6	

DATE: 07-18-2016

DESIGNED BY: MPH

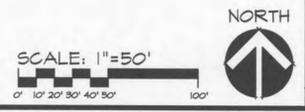
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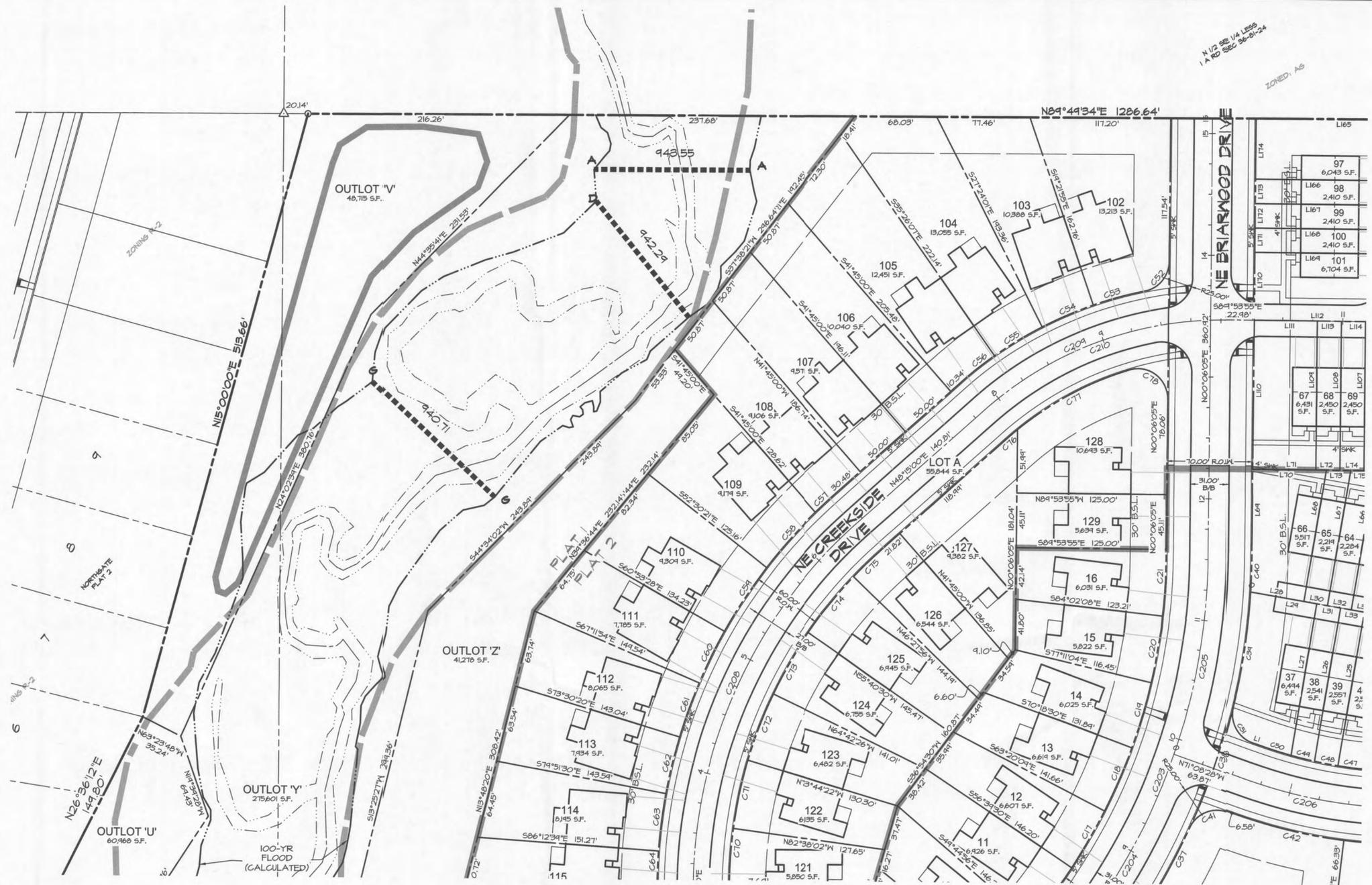
DATE OF SURVEY: 05-05-2015

DATE: 07-18-2016

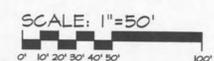
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com

SHEET
06
9 of 18
E6970





N 1/2 SEC 14 L25E
1A RD SEC 25-21-24
ZONED A6



NORTHGATE EAST
ANKENY, IOWA

TOWNHOUSE - NORTH DIMENSION

SHEET
01
OF
18
E6910

DATE:	07-18-2016	REVISIONS	COMMENTS
	1	08-26-2016	
	2	04-23-2016	
	3		
	4	05-05-2015	
	5	MMH	
	6	CM	

CEC
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CITY OF ANKENY DESIGN APPROVAL DATE: _____ CITY OF ANKENY APPROVED FOR CONSTRUCTION DATE: _____

PLAT I PRIVATE STORM SEWER

NAME	LOCATION	DETAILS
STR27	STA. 2411.68, 226.26' RT. &	RIM = 462.65 INLET = 461.40 OUT SW = 453.38
STR31	STA. 2480.62, 646.03' RT. &	RIM = 476.00 INLET = 474.75 OUT SW = 472.12
STR41	STA. 8426.78, 631.03' RT. &	GRATE = 474.64
STR43	STA. 9405.78, 522.01' RT. &	GRATE = 480.83 OUT M = 471.30
STR65	STA. 5420.70, 441.84' RT. &	GRATE = 476.78 OUT SE = 473.00
STR66	STA. 4495.50, 516.61' RT. &	GRATE = 472.61

OPEN ON EAST, NORTH & WEST SIDES

OPEN ON EAST SIDE

PIPE	DIA.	LENGTH	SLOPE
STR27 TO STR26	12" RCP CLASS III	76 L.F.	0.50%
STR26 TO STR27	8" PVC	27 L.F.	0.50%
STR24 TO STR21	24" RCP CLASS III	26 L.F.	1.00%
STR30 TO STR24	12" RCP CLASS III	48 L.F.	11.02%
STR31 TO STR30	12" RCP CLASS III	84 L.F.	2.30%
STR32 TO STR31	12" RCP CLASS III	50 L.F.	2.20%
STR33 TO STR32	12" RCP CLASS III	79 L.F.	1.00%
STR34 TO STR33	12" RCP CLASS III	85 L.F.	2.88%
STR36 TO STR35	24" RCP CLASS III	94 L.F.	0.42%
STR37 TO STR36	24" RCP CLASS III	59 L.F.	0.60%
STR38 TO STR37	24" RCP CLASS III	48 L.F.	0.12%
STR39 TO STR38	12" RCP CLASS III	32 L.F.	0.50%
STR40 TO STR39	18" RCP CLASS III	202 L.F.	1.08%
STR41 TO STR40	12" RCP CLASS III	74 L.F.	0.60%
STR42 TO STR40	12" RCP CLASS III	201 L.F.	1.24%
STR43 TO STR42	12" RCP CLASS III	76 L.F.	0.60%
STR45 TO STR44	12" RCP CLASS III	67 L.F.	1.20%
STR45 TO STR46	12" RCP CLASS III	24 L.F.	1.00%
STR46 TO STR45	12" RCP CLASS III	113 L.F.	1.28%

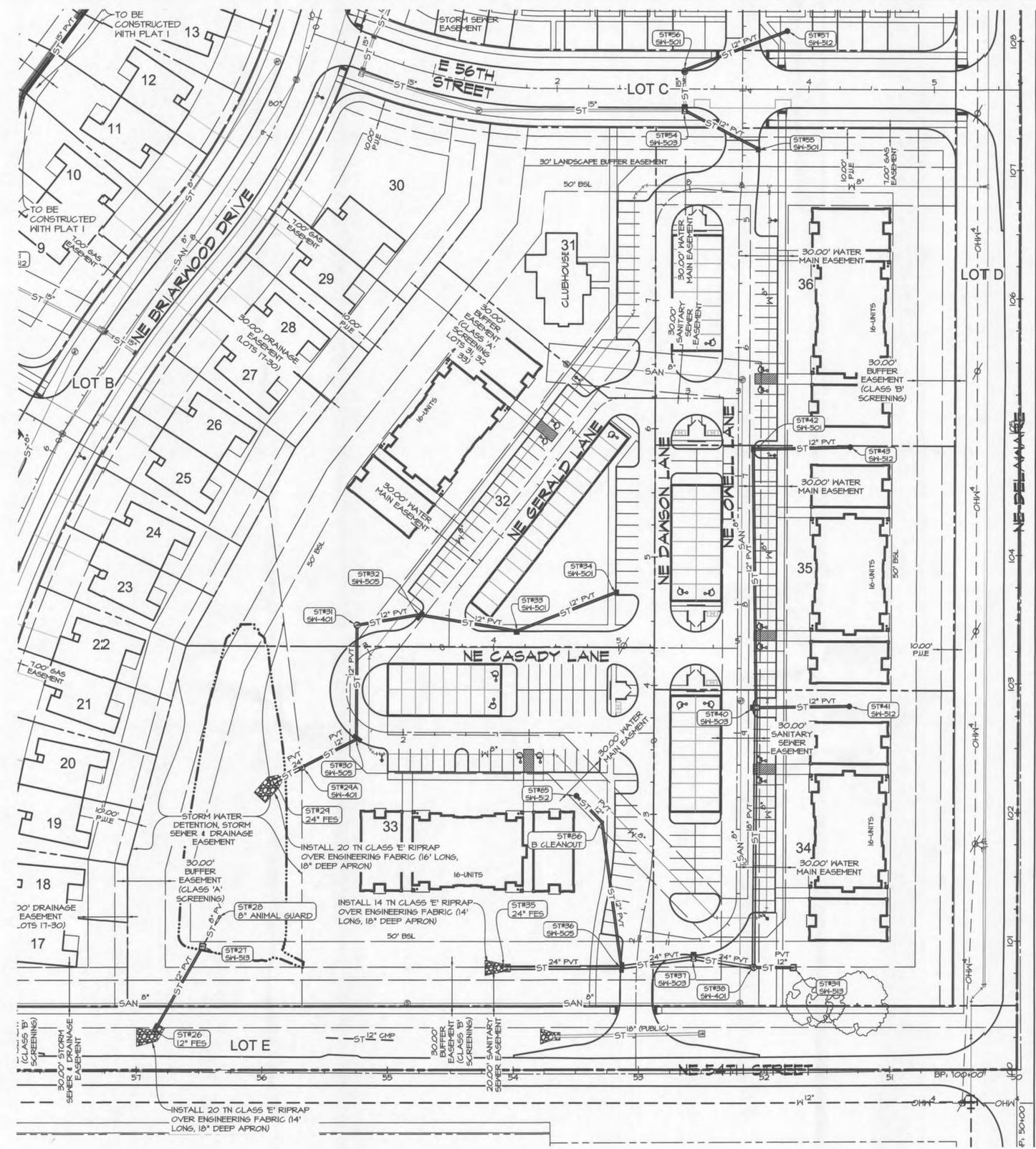
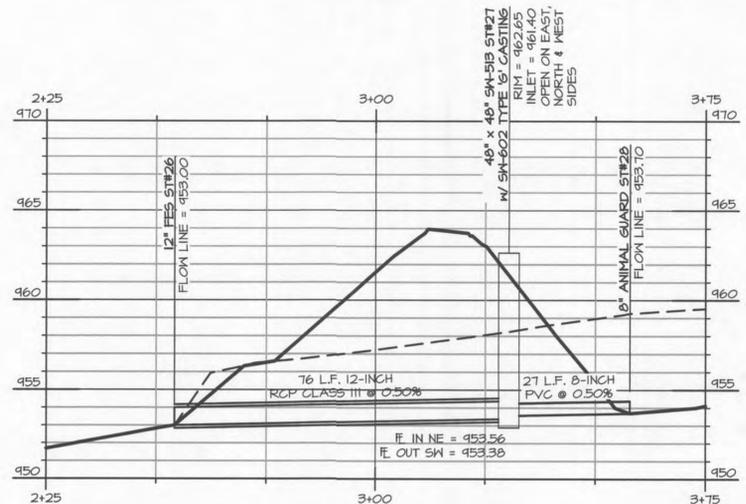
NAME	LOCATION	DETAILS
STR30	STA. 2411.68, 13.00' LT. &	GRATE = 476.18 IN N = 470.26 OUT SW = 464.51
STR32	STA. 6442.41, 344.45' RT. &	GRATE = 471.90 IN E = 473.34 OUT M = 473.24
STR33	STA. 6444.18, 387.04' RT. &	GRATE = 478.61 IN E = 474.27 OUT M = 474.16
STR34	STA. 4472.30, 31.00' LT. &	GRATE = 480.62 OUT M = 476.71
STR36	STA. 1479.01, 13.00' LT. &	GRATE = 474.66 IN E = 470.46 OUT M = 470.36
STR37	STA. 10478.83, 15.00' LT. &	GRATE = 476.74 IN E = 470.91 OUT M = 470.81
STR40	STA. 8405.42, 573.54' RT. &	GRATE = 479.67 IN N = 474.24 OUT S = 473.84
STR42	STA. 8466.05, 456.45' RT. &	GRATE = 482.64 IN E = 476.24 OUT S = 476.13
PUBLIC STR44	STA. 4415.28, 46.00' RT. &	GRATE = 481.82 IN N = 471.27 OUT SE = 471.21
STR45	STA. 10404.65, 365.14' RT. &	GRATE = 482.71 OUT NW = 479.17

NAME	LOCATION	DETAILS
STR24A	STA. 4123.08, 278.82' RT. &	RIM = 466.43 IN NE = 461.26 OUT SW = 454.26
STR31	STA. 5445.37, 216.21' RT. &	RIM = 476.54 IN E = 472.14 OUT S = 472.04
STR38	STA. 2463.68, 664.78' RT. &	RIM = 477.13 IN N = 471.66 OUT E = 471.56

NAME	LOCATION	FE
STR26	STA. 1430.37, 184.42' RT. &	FE = 453.00
STR28	STA. 2445.16, 238.01' RT. &	FE = 453.70
STR21	STA. 2414.95, 83.14' LT. &	FE = 454.00
STR35	STA. 1474.70, 107.09' LT. &	FE = 470.00

*** UTILITIES BOLD IN PLAN VIEW ARE PRIVATE STORM SEWER

REFER TO PUBLIC IMPROVEMENT PLANS FOR PUBLIC SANITARY AND WATER CONSTRUCTION.



3/4" SH PVL 1/4
LESS 1/4" TO 1/8" BOLL
SEC 91-91-25

DATE	REVISIONS	COMMENTS
07-18-2016	1	08-26-2016
	2	04-25-2016
	3	
	4	
	5	
	6	

NORTHGATE EAST
ANKENY, IOWA
APARTMENTS - UTILITY

SHEET
08
OF
15
E6970



CITY OF ANKENY DESIGN APPROVAL DATE: _____ CITY OF ANKENY APPROVED FOR CONSTRUCTION DATE: _____

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@cecinc.com



PLAT 2 PRIVATE STORM SEWER

NAME	LOCATION	DETAILS
ST#46 36" RCP SH-512	STA. 12+35.05, 42.51' RT. &	GRATE = 471.32 OUT M = 466.17
ST#50 36" RCP SH-512	STA. 112.02, 35.44' LT. &	GRATE = 471.03 OUT M = 473.44

PIPE	DIA.	LENGTH	SLOPE
ST#46 TO ST#45	15" RCP CLASS III	62 L.F.	0.60%
ST#50 TO ST#51	15" RCP CLASS III	52 L.F.	0.60%
ST#76 TO ST#77	15" RCP CLASS III	24 L.F.	1.00%
ST#76 TO ST#78	15" RCP CLASS III	256 L.F.	1.74%
ST#78 TO ST#79	12" RCP CLASS III	152 L.F.	2.24%
ST#80 TO ST#81	15" RCP CLASS III	61 L.F.	0.60%
ST#80 TO ST#79	12" RCP CLASS III	23 L.F.	3.76%
ST#81 TO ST#54	15" RCP CLASS III	70 L.F.	0.60%
ST#81 TO ST#82	12" RCP CLASS III	24 L.F.	1.00%

NAME	LOCATION	DETAILS
ST#76 72" x 80" SH-506 (LT)	STA. 10+34.50, 15.53' LT. &	GRATE = 472.35 IN S = 468.03 IN E = 468.03 OUT M = 467.83
ST#77 24" x 80" SH-505	STA. 10+34.57, 13.51' RT. &	GRATE = 472.32 OUT N = 468.32
ST#81 36" x 72" SH-503	STA. 0+40.48, 15.44' RT. &	GRATE = 477.75 IN S = 473.21 IN E = 473.11 OUT N = 473.01
ST#82 24" x 36" SH-501	STA. 0+40.44, 13.50' LT. &	GRATE = 477.66 OUT M = 473.50

NAME	LOCATION	DETAILS
ST#80 12" FES	STA. 13+82.65, 470.00' RT. &	E = 477.14

NAME	LOCATION	DETAILS
ST#45 60" TYPE SH-401	STA. 12+35.05, 14.50' LT. &	RIM = 471.84 IN S = 467.30 IN E = 467.30 OUT N = 466.90
ST#54 48" SH-401	STA. 112.33, 16.38' RT. &	RIM = 478.65 IN S = 472.54 IN E = 473.53 OUT N = 473.53
ST#78 48" SH-401	STA. 12+40.34, 22.50' LT. &	RIM = 477.37 IN S = 472.54 IN E = 472.64 OUT M = 472.44
ST#79 48" SH-401	STA. 14+42.34, 22.50' LT. &	RIM = 480.25 IN NE = 476.27 OUT M = 476.17

*** UTILITIES BOLD IN PLAN VIEW ARE PRIVATE STORM SEWER

REFER TO PUBLIC IMPROVEMENT PLANS FOR PUBLIC SANITARY AND WATER CONSTRUCTION.

PLAT 1 PRIVATE STORM SEWER

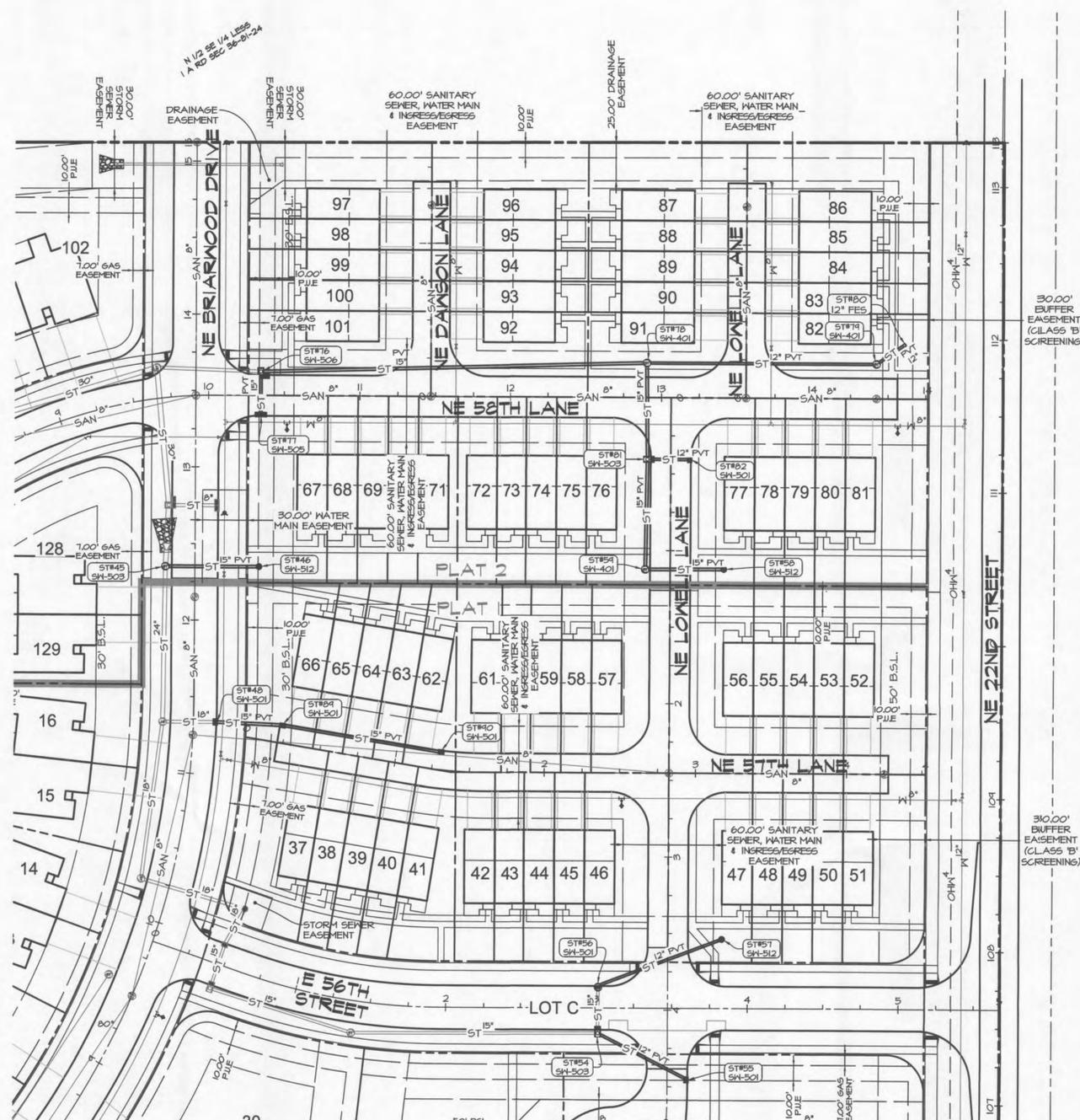
PIPE	DIA.	LENGTH	SLOPE
ST#45 TO ST#44	30" RCP CLASS III	15 L.F.	0.84%
ST#46 TO ST#45	15" RCP CLASS III	62 L.F.	0.60%
ST#51 TO ST#50	12" RCP CLASS III	87 L.F.	0.60%
ST#52 TO ST#54	15" RCP CLASS III	52 L.F.	0.60%
ST#73 TO ST#76	15" RCP CLASS III	64 L.F.	2.54%
ST#76 TO ST#77	15" RCP CLASS III	24 L.F.	1.00%
ST#76 TO ST#78	15" RCP CLASS III	256 L.F.	1.74%
ST#78 TO ST#79	12" RCP CLASS III	152 L.F.	2.24%
ST#78 TO ST#81	15" RCP CLASS III	61 L.F.	0.60%
ST#80 TO ST#79	12" RCP CLASS III	23 L.F.	3.76%
ST#81 TO ST#54	15" RCP CLASS III	70 L.F.	0.60%
ST#81 TO ST#82	12" RCP CLASS III	24 L.F.	1.00%
ST#84 TO ST#83	12" RCP CLASS III	112 L.F.	0.60%
ST#84 TO ST#46	15" RCP CLASS III	44 L.F.	4.00%
ST#80 TO ST#84	15" RCP CLASS III	106 L.F.	1.64%

NAME	LOCATION	DETAILS
ST#44 30" FES	STA. 12+50.16, 18.74' LT. &	E = 471.76
ST#80 12" FES	STA. 13+82.65, 470.00' RT. &	E = 477.14
ST#83 12" FES	STA. 14+47.25, 54.64' LT. &	E = 470.00
ST#84 12" FES	STA. 14+48.01, 57.00' RT. &	E = 471.67

NAME	LOCATION	DETAILS
ST#46 36" SH-512	STA. 12+35.05, 42.51' RT. &	GRATE = 471.32 OUT M = 466.17
ST#50 36" SH-512	STA. 112.02, 35.44' LT. &	GRATE = 471.03 OUT M = 473.44

NAME	LOCATION	DETAILS
ST#46 24" x 36" SH-501	STA. 11+24.00, 13.50' RT. &	GRATE = 473.56 IN E = 464.60 OUT M = 464.40
PUBLIC ST#50 48" SH-502	STA. 3+84.28, 46.00' RT. &	GRATE = 481.74 IN E = 477.78 OUT S = 477.58
ST#51 18" SH-512	STA. 10+51.20, 38.47' RT. &	GRATE = 481.08 OUT M = 478.30
ST#76 72" x 80" SH-506 (LT)	STA. 10+34.50, 15.53' LT. &	GRATE = 472.35 IN S = 468.03 IN E = 468.03 OUT M = 467.83
ST#77 24" x 80" SH-505	STA. 10+34.57, 13.51' RT. &	GRATE = 472.32 OUT N = 468.32
ST#81 36" x 72" SH-503	STA. 0+40.48, 15.44' RT. &	GRATE = 477.75 IN S = 473.21 IN E = 473.11 OUT N = 473.01
ST#82 24" x 36" SH-501	STA. 0+40.44, 13.50' LT. &	GRATE = 477.66 OUT M = 473.50
ST#84 24" x 36" SH-501	STA. 11+24.00, 13.50' RT. &	GRATE = 473.56 IN E = 471.45 OUT M = 471.25
ST#80 24" x 36" SH-501	STA. 11+24.50, 16.49' RT. &	GRATE = 477.23 OUT M = 473.14

NAME	LOCATION	DETAILS
PUBLIC ST#45 60" TYPE SH-401	STA. 12+35.05, 14.50' LT. &	RIM = 471.84 IN S = 467.30 IN E = 467.30 OUT N = 466.90
ST#54 48" SH-401	STA. 112.33, 16.38' RT. &	RIM = 478.65 IN S = 472.54 IN E = 473.53 OUT N = 473.53
PUBLIC ST#73 72" TYPE SH-401	STA. 9+67.85, 20.04' LT. &	RIM = 472.16 IN S = 465.38 IN E = 466.08 OUT M = 465.28
ST#78 48" SH-401	STA. 12+40.34, 22.50' LT. &	RIM = 477.37 IN S = 472.54 IN E = 472.64 OUT M = 472.44
ST#79 48" SH-401	STA. 14+42.34, 22.50' LT. &	RIM = 480.25 IN NE = 476.27 OUT M = 476.17



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DATE	REVISIONS	COMMENTS
07-18-2016	1	08-26-2016
	2	04-23-2016
	3	
	4	
	5	
	6	

DATE OF SURVEY: 05-05-2015
DESIGNED BY: MPH
DRAWN BY: CM

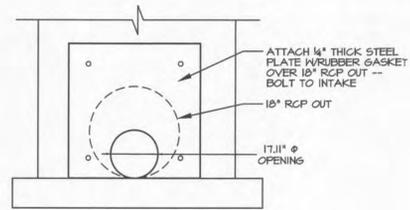
NORTHGATE EAST
ANKENY, IOWA

ROWHOUSE - UTILITY

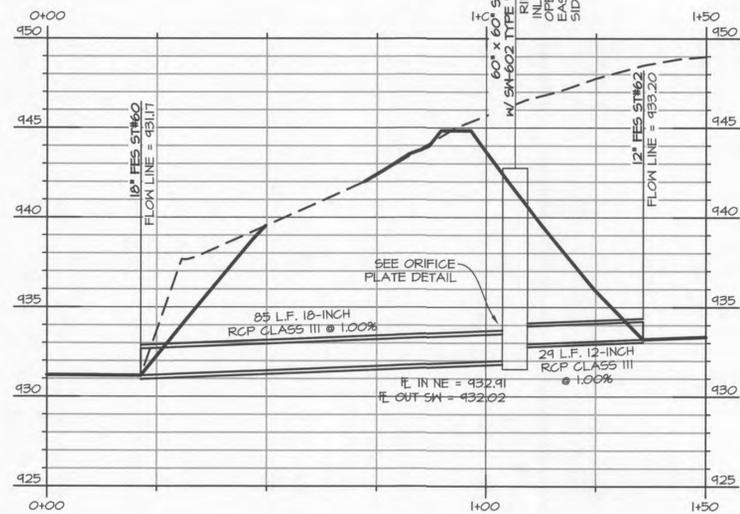
SHEET 09 OF 18

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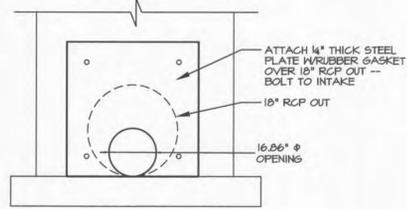
CITY OF ANKENY DESIGN APPROVAL DATE: _____ CITY OF ANKENY APPROVED FOR CONSTRUCTION DATE: _____



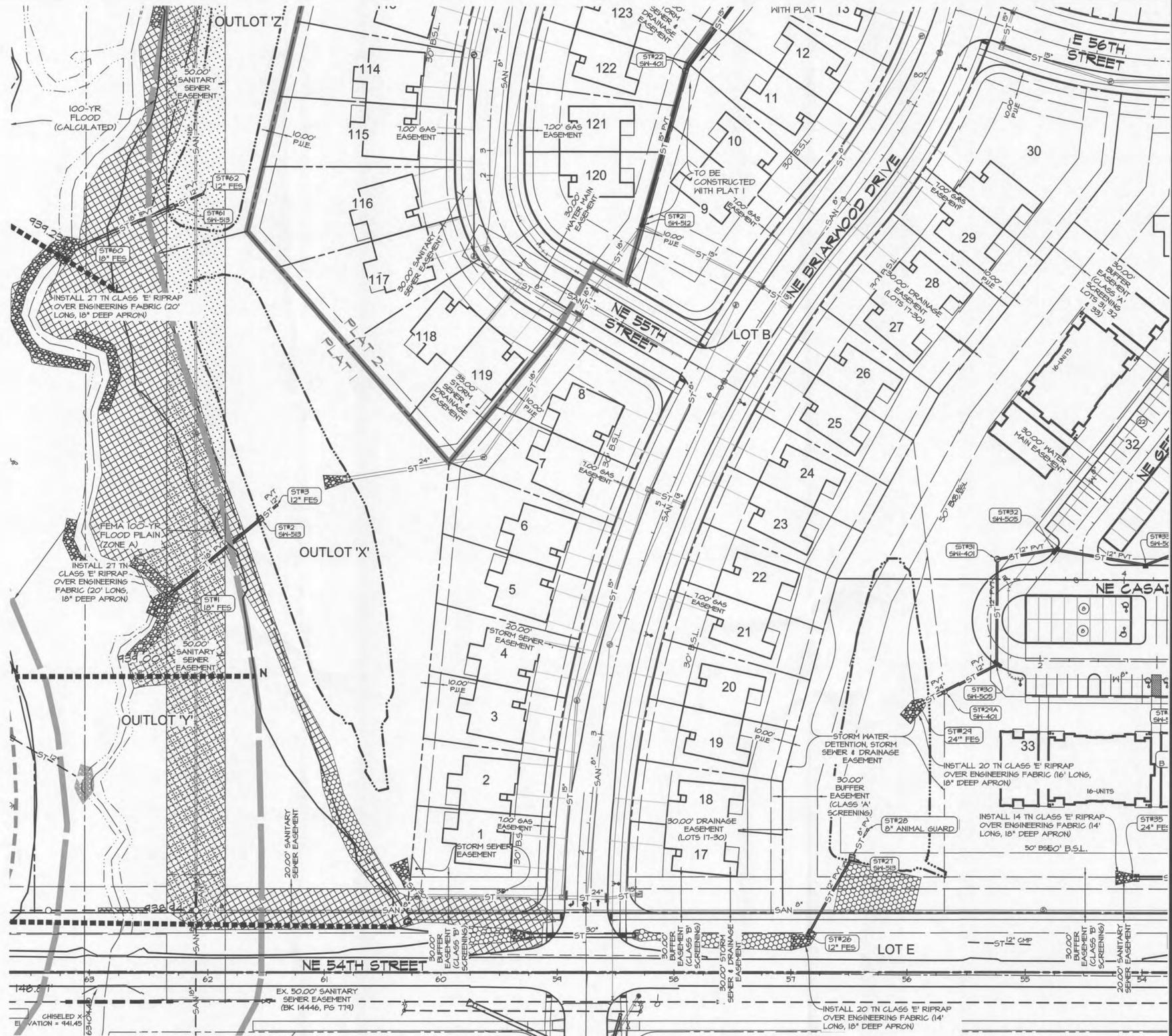
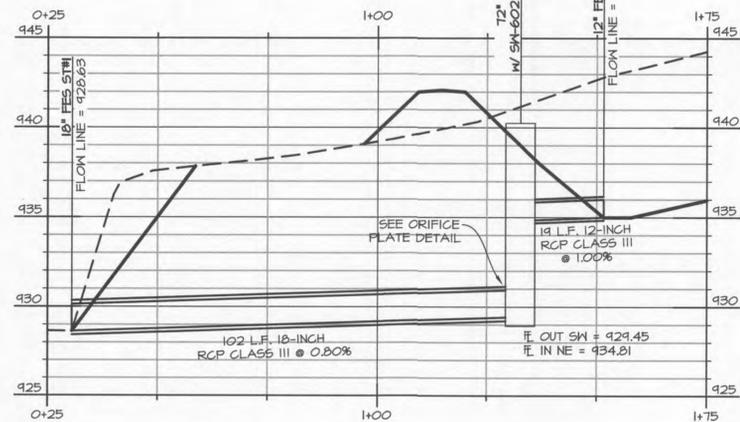
ORIFICE DETAIL: INTAKE ST#61
NO SCALE



*** UTILITIES BOLD IN PLAN VIEW ARE PRIVATE STORM SEWER
REFER TO PUBLIC IMPROVEMENT PLANS FOR PUBLIC SANITARY AND WATER CONSTRUCTION.



ORIFICE DETAIL: INTAKE ST#2
NO SCALE



PLAT I PRIVATE STORM SEWER

GREEN SPACE INTAKE TABLE		
NAME	LOCATION	DETAILS
ST#2	STA. 132.67, 0.00' @	GRATE = 440.25 IN NE = 434.81 OUT SM = 429.45
ST#21	STA. 6185.16, 128.01' LT. @	GRATE = 460.74 IN N = 457.00 IN SE = 457.00 OUT SM = 456.80
ST#22	STA. 7182.48, 179.33' LT. @	GRATE = 463.44 IN NE = 457.41 OUT S = 457.21
ST#61	STA. 1406.61, 0.00' @	GRATE = 442.75 IN NE = 432.41 OUT SM = 432.02

STORM F.E.S. TABLE		
NAME	LOCATION	DETAILS
ST#1	STA. 0130.52, 0.00' @	IE = 428.63
ST#3	STA. 1451.28, 0.00' @	IE = 435.00
ST#60	STA. 0121.38, 0.00' @	IE = 431.17
ST#62	STA. 1435.76, 0.00' @	IE = 433.20

STORM PIPE TABLE			
PIPE	DIA.	LENGTH	SLOPE
ST#2 TO ST#1	18" RCP CLASS III	102 L.F.	0.80%
ST#3 TO ST#1	12" RCP CLASS III	14 L.F.	1.00%
ST#22 TO ST#2	15" RCP CLASS III	135 L.F.	0.60%
ST#61 TO ST#60	18" RCP CLASS III	85 L.F.	1.00%
ST#62 TO ST#61	12" RCP CLASS III	24 L.F.	1.00%

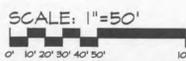
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DATE	REVISIONS	COMMENTS
07-18-2016	1	08-26-2016
	2	04-23-2016
	3	
	4	DATE OF SURVEY: 05-05-2015
	5	DESIGNED BY: MHH
	6	DRAWN BY: CHM

NORTHGATE EAST
ANKENY, IOWA

TOWNHOUSE - SOUTH UTILITY



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E6470

CITY OF ANKENY DESIGN APPROVAL DATE: CITY OF ANKENY APPROVED FOR CONSTRUCTION DATE:



*** UTILITIES BOLD IN PLAN VIEW ARE PRIVATE STORM SEWER

REFER TO PUBLIC IMPROVEMENT PLANS FOR PUBLIC SANITARY AND WATER CONSTRUCTION.

PLAT 2 PRIVATE STORM SEWER

GREEN SPACE INTAKE TABLE		
NAME	LOCATION	DETAILS
STR23 18" Ø SH-512	STA. 941.30, 171.14' LT. &	GRATE = 961.50 OUT SH = 959.50

STORM PIPE TABLE			
PIPE	DIA.	LENGTH	SLOPE
STR23 TO STR22	15" RCP CLASS III	98 LF.	0.60%



NORTHGATE EAST
ANKENY, IOWA

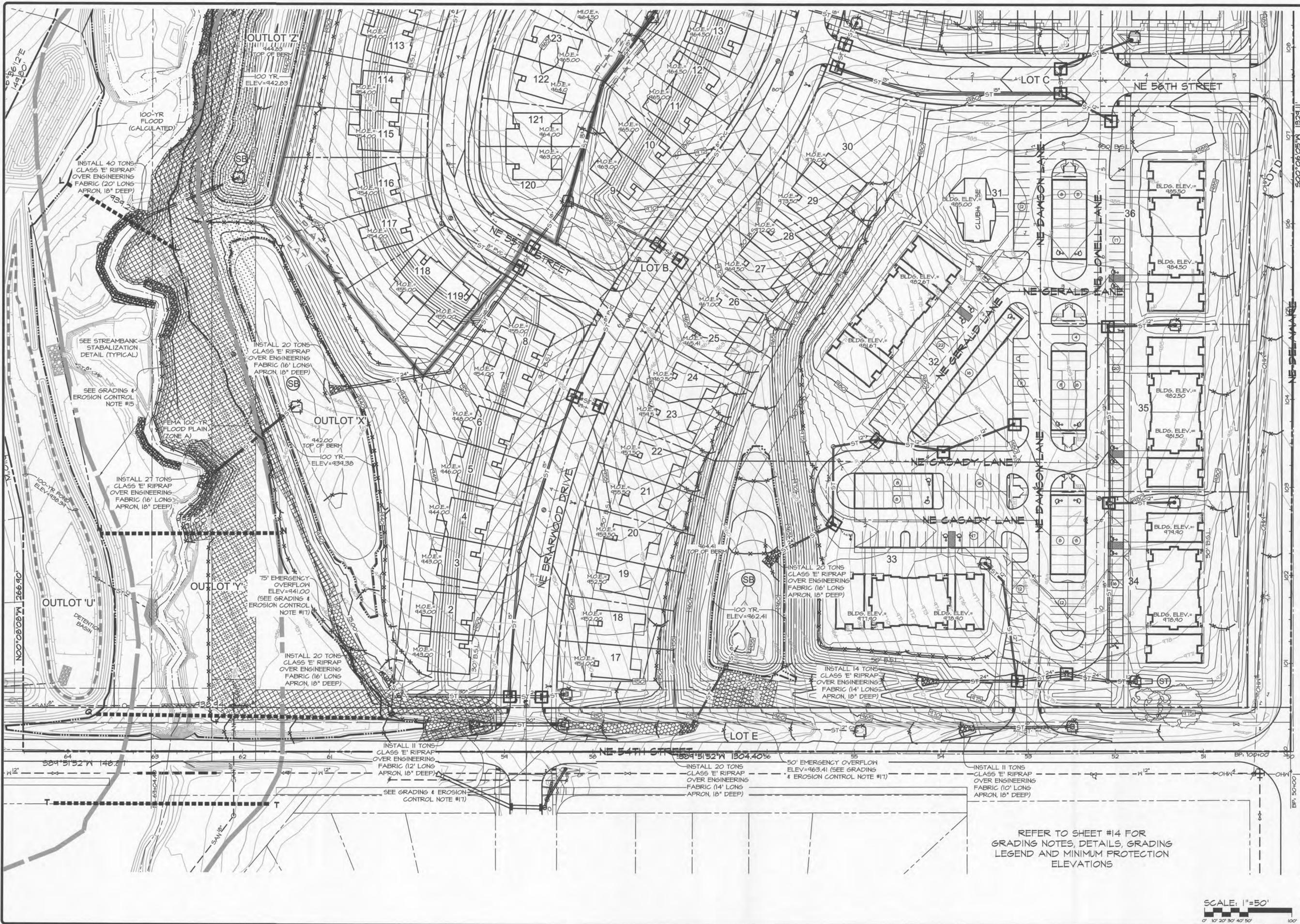
TOWNHOUSE - NORTH UTILITY

SHEET
OF 18
E6470

DATE:	REVISIONS	COMMENTS
01-18-2016	1	09-26-2016
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	3	
	4	05-05-2015
	5	MHH
	6	CH

CITY OF ANKENY DESIGN APPROVAL DATE: _____ CITY OF ANKENY APPROVED FOR CONSTRUCTION DATE: _____

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DATE OF SURVEY: 05-05-2015
 DESIGNED BY: MPH
 DRAWN BY: CH

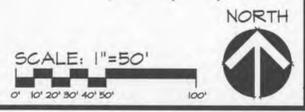
NORTHGATE EAST
 ANKENY, IOWA

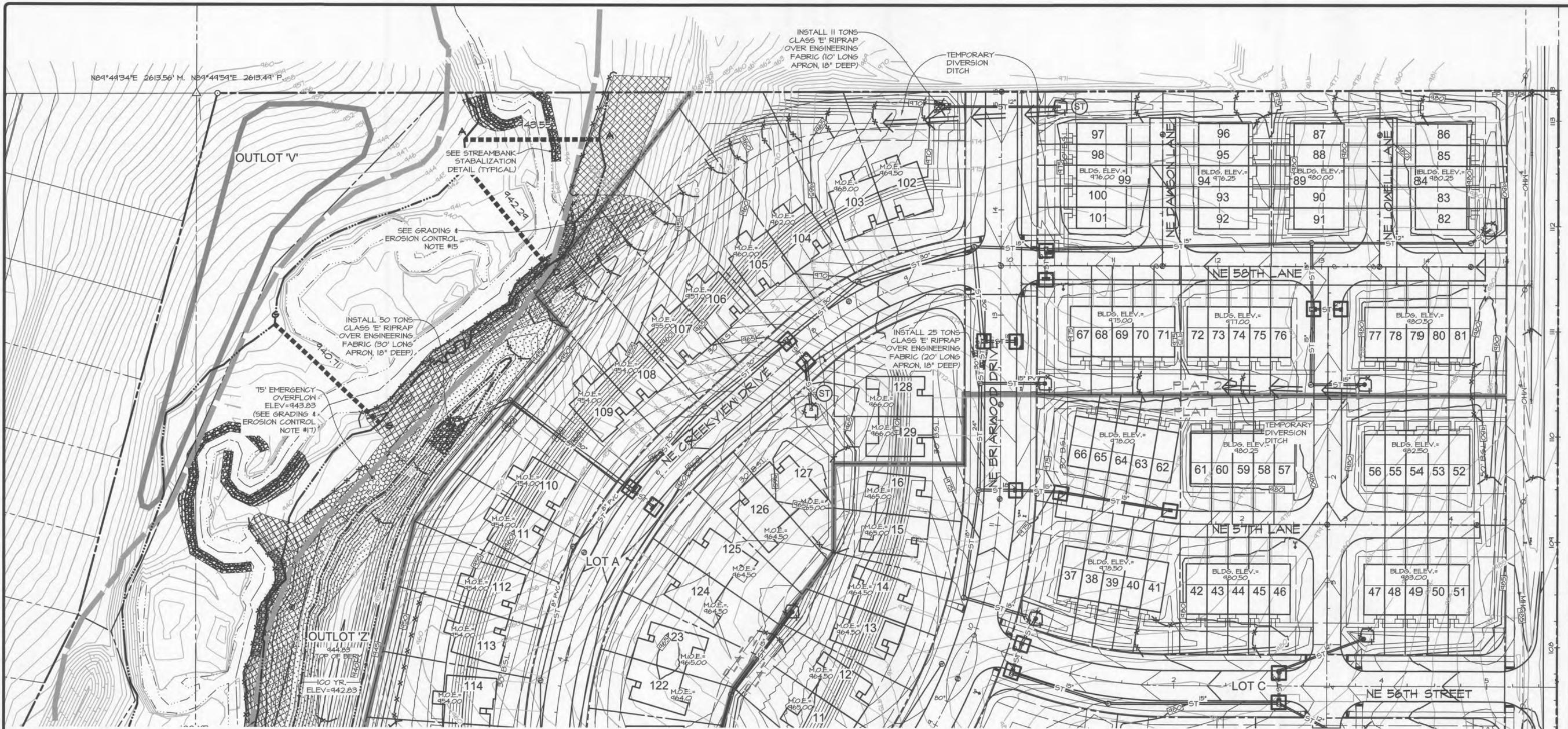
SITE PLAN SOUTH GRADING

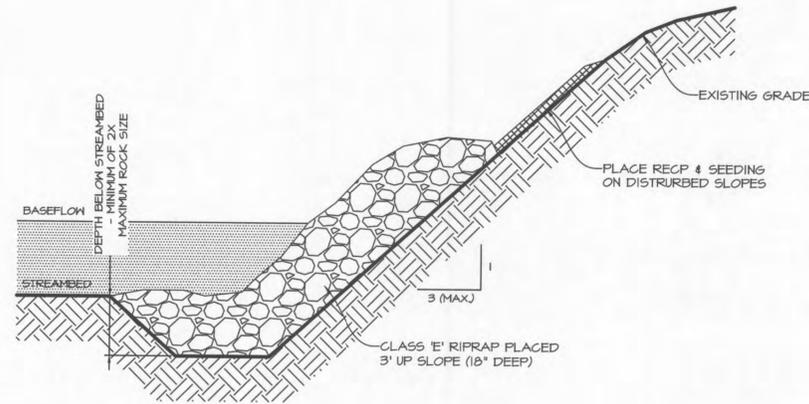
SHEET 9 OF 18

E6910

CITY OF ANKENY DESIGN APPROVAL DATE: _____ CITY OF ANKENY APPROVED FOR CONSTRUCTION DATE: _____

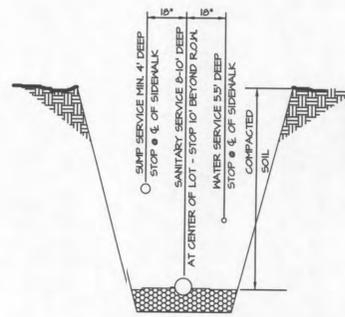






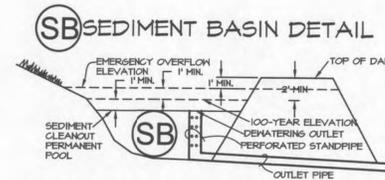
STREAMBANK STABILIZATION DETAIL

- NO SCALE
1. STRIP VEGETATION AND GRADE STREAMBANKS AT A 3:1 SLOPE AS SHOWN.
 2. PLACE CLASS 'E' RIPRAP 10" DEEP (NO FABRIC) AND 3 FOOT UP THE STREAMBANK SLOPE. DISTURBED AREAS ABOVE THIS ELEVATION SHALL BE PROTECTED WITH TYPE 4 RECP. AREAS SHALL BE SEEDING WITH SUDAS TYPE 2 PERMANENT SEED MIX.

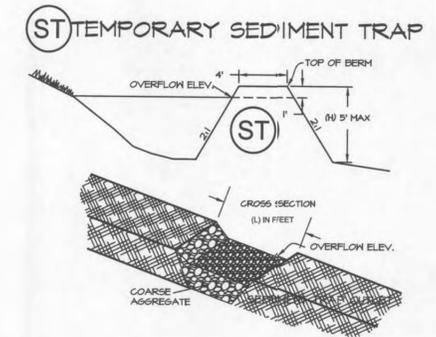


SERVICE LOCATION DETAIL

- NO SCALE
1. PLACE ONE 6 FOOT STEEL POST BURIED 3 FEET AT WATER CURB BOX
 2. STOP ROCK BEDDING FOR SANITARY SERVICE AT THE R.O.M.



NOTE: SEDIMENT RISER SIZE SHALL MATCH THE OUTLET PIPE SIZE FOR EACH POND. RISERS SHALL BE WRAPPED WITH FILTER FABRIC AND COARSE AGGREGATE SHALL BE PLACED AT THE BASE FOR STABILITY. SEDIMENT SHALL BE CLEANED OUT AND RISERS ARE TO BE REMOVED ONCE VEGETATION HAS BEEN ESTABLISHED.



GRADING AND EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
2. CONTRACTOR SHALL STRIP TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED.
3. STOCKPILE SUFFICIENT TOPSOIL TO BE RESPREAD ON LAWN AREAS TO AN 6-INCH DEPTH.
4. UNLESS GRADING FOR A DESIGNED SUMP OR LOW POINT AREA, GRADE ALL SITE AREAS TO DRAIN WITHOUT TRAPPING OR PONDING SURFACE WATER WHEN SITE GRADING IS COMPLETE.
5. FINAL GRADE ELEVATIONS OF ALL PAVED AREAS SHALL BE WITHIN 0.10 FEET OF PLAN GRADE. LAWN AREAS SHALL BE WITHIN 0.20 FEET OF PLAN GRADE.
6. SPOT ELEVATIONS ON PAVED SURFACES ARE TOP OF SLAB ELEVATIONS UNLESS NOTED OTHERWISE.
7. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
8. A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER.
9. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
10. ALL SITE FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTER DENSITY.
11. THE GRADING CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL SILT FENCES & EROSION CONTROL.
12. ALL DISTURBED AREAS SHALL BE SEEDING WITH EROSION CONTROL MIX, FERTILIZED AND MULCHED.
13. INSTALL SILT FENCES AS SHOWN. ADDITIONAL SILT FENCES MAY BE REQUIRED UPON INSPECTIONS.
14. THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
15. INSTALL TYPE 4, VEGETATED, ROLLED EROSION CONTROL (RECP) MATTING ON ALL AREAS WEST OF THE DETENTION BASINS THAT SURFACE FLOW TO THE CREEK. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
16. STABILIZE CREEK BANKS, DITCHES AND DETENTION BASINS WITH NATIVE VEGETATION OR A SUDAS TYPE 2 SEED MIX.
17. INSTALL TYPE 3 TURF REINFORCEMENT MAT (TRM) ON ALL EMERGENCY OVERFLOW SPILLWAYS AND IN DITCHES WHERE INDICATED. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

EROSION CONTROL QUANTITIES

7814 LF.	SILT FENCE
34 EA.	INLET PROTECTION (FILTER SOCK)
244 TN.	CLASS 'E' RIP RAP OVER ENGINEERING FABRIC FOR OUTLET PROTECTION @ FES'S (103 TN, F.E.S. PLAT 1 + 61 TN, F.E.S. PLAT 2)
620 TN.	CLASS 'E' RIPRAP WITHOUT ENGINEERING FABRIC FOR STREAMBANKS (RECYCLED CONCRETE CAN BE USED IF IT DOES NOT CONTAIN ANY METAL REINFORCING)
5125 SY.	SUDAS TYPE 4 ROLLED EROSION CONTROL PRODUCT (EX. NORTH AMERICAN GREEN G125 COCONUT BLANKET)
417 SY.	SUDAS TYPE 3 TURF REINFORCEMENT MATT (TRM) (EX. NORTH AMERICAN GREEN VMAX C350)
252 AC.	SUDAS TYPE 2 PERMANENT COOL-SEASON MIXTURE FOR DITCHES AND DETENTION AREAS
24.4 AC.	SUDAS TYPE 4 URBAN TEMPORARY EROSION CONTROL MIX

BENCHMARK
BURY BOLT ON HYDRANT @ THE NW CORNER OF NE HILLCREST DRIVE & NE 55TH STREET
-----ELEVATION = 951.170

BURY BOLT ON HYDRANT @ THE NW CORNER OF NE HILLCREST DRIVE & NE 56TH STREET
-----ELEVATION = 950.010

MINIMUM PROTECTION ELEVATIONS

LOT NUMBERS	M.P.E.
LOTS 1-8 & 116-119	943.00
LOTS 9-10 AND 120-122	962.21
LOTS 11-15 AND 123-127	964.50
LOT 16 AND 128-129	964.14
LOTS 17-24	948.50
LOTS 25-36	965.41
LOTS 37-46	978.00
LOTS 47-51	983.00
LOTS 52-56 AND 77-81	979.60
LOTS 57-66	976.35
LOTS 67-76	973.25
LOTS 82-86	980.25
LOTS 87-101	975.00
LOTS 102-115	945.83

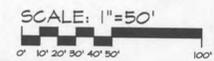


VICINITY SKETCH

SCALE: 1" = 1000'

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - SAN 18" SANITARY SEWER & SIZE
 - W 18" WATER MAIN & SIZE
 - ST 18" STORM SEWER & SIZE
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT VALVE
 - M.O.E. MINIMUM OPENING ELEVATION
 - M.P.E. MINIMUM PROTECTION ELEVATION
 - EXISTING TREES TO BE REMOVED
 - EDGE OF WATER
 - 100-YR ELEVATION
 - INLET PROTECTION (FILTER SOCK)
 - SILT FENCE
 - DIVERSION DITCH
 - ROLLED EROSION CONTROL (RECP) MATTING
 - TEMPORARY SEDIMENT BASIN
 - SEDIMENT TRAP
 - RIP RAP
 - GRADING LIMITS
 - TURF REINFORCEMENT MATTING (TRM)



NORTHGATE EAST
ANKENY, IOWA

GRADING NOTES & DETAIL

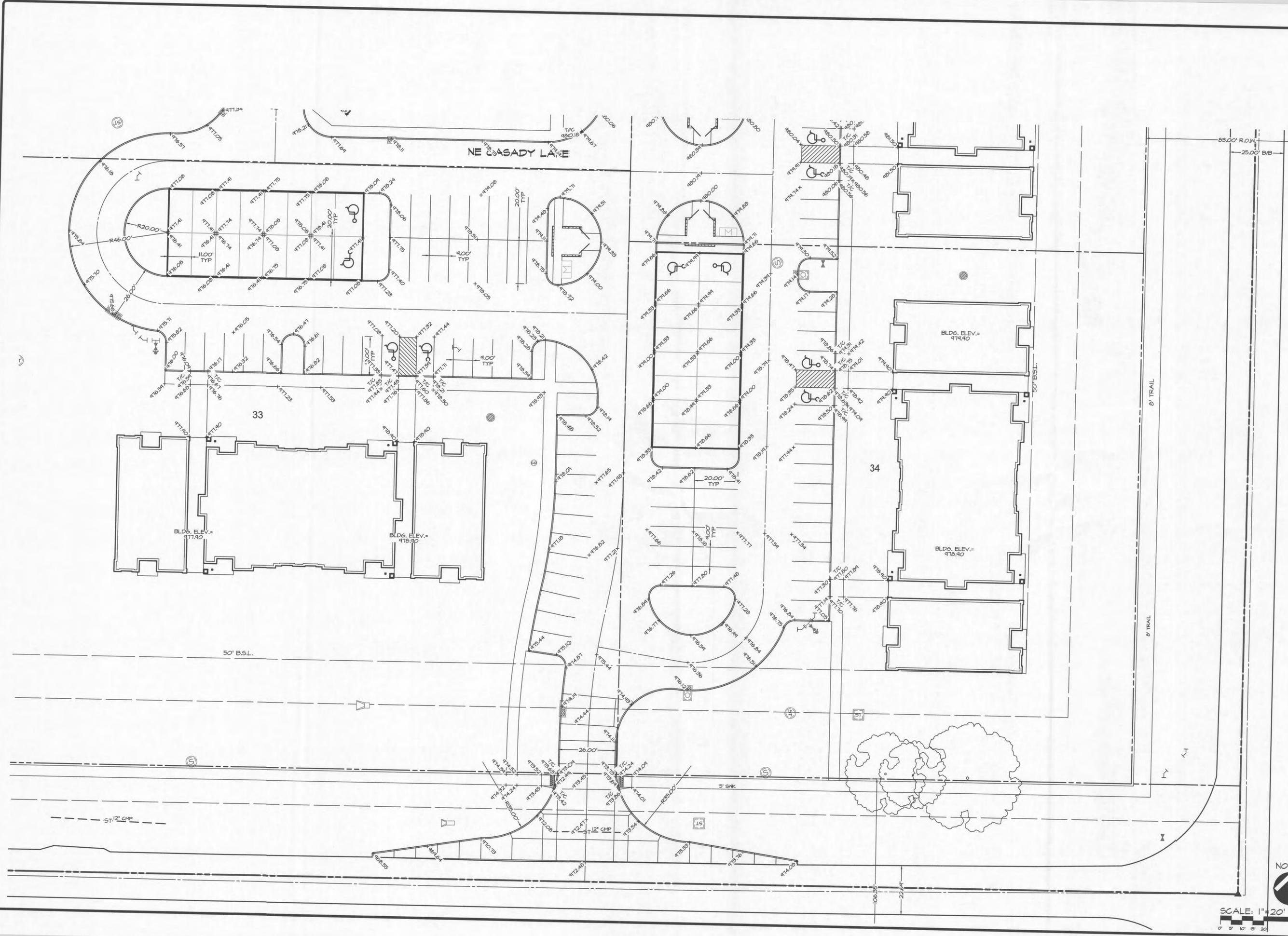
SHEET 4 OF 18

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CITY OF ANKENY DESIGN APPROVAL DATE: _____ CITY OF ANKENY APPROVED FOR CONSTRUCTION DATE: _____



NORTHGATE EAST
 ANKENY, IOWA
 APARTMENT SOUTH DETAIL
 SHEET
 OF 18
 E6470

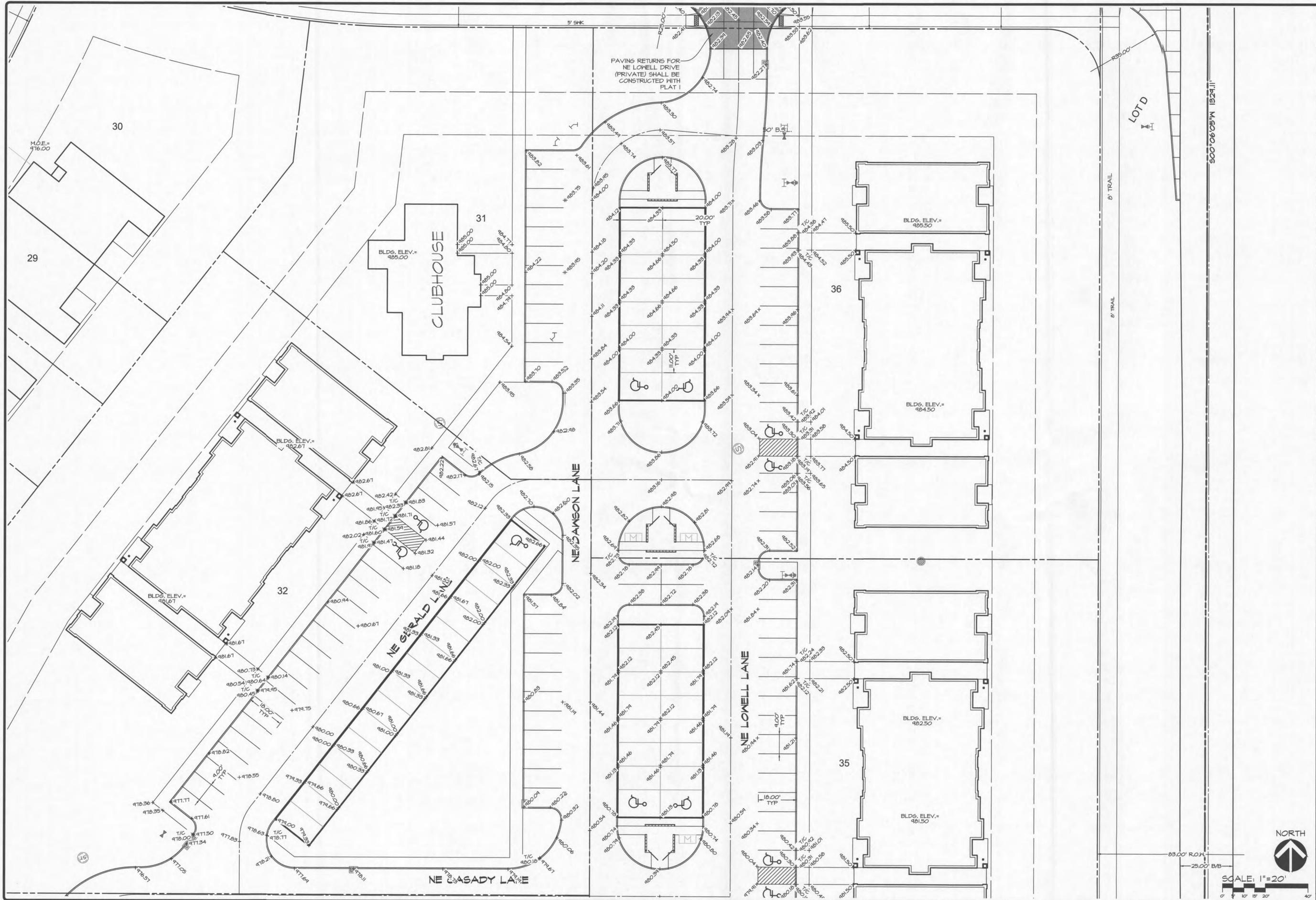
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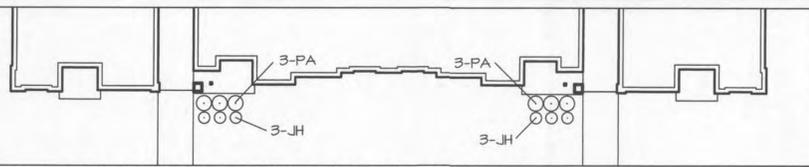
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NORTHGATE EAST
 ANKENY, IOWA
APARTMENT NORTH DETAIL

SHEET
6
 OF
 16
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TYPICAL APARTMENT PLANTING DETAIL
SCALE 1"=20'

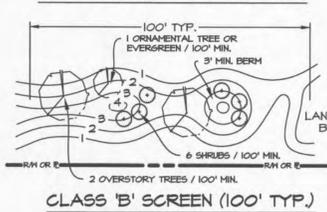
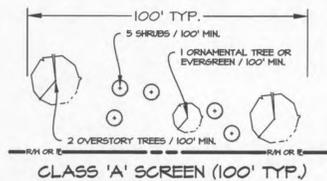
PLANTING SCHEDULE

OPEN	PARKING	NEST BUFFER	DELAWARE BUFFER	NE 54TH BUFFER					
AR	16		3	6	Acer rubrum	3" Cal.	B4B	See Plan	
QB	2	6	6	6	Quercus bicolor	3" Cal.	B4B	See Plan	
GT	10	6			Swamp White Oak	3" Cal.	B4B	See Plan	
UA	2	4	10	5	Gleditsia triacanthos 'Skyline'	3" Cal.	B4B	See Plan	
PT	20				Skyline Honeylocust	3" Cal.	B4B	See Plan	
CC					Ulmus americana	3" Cal.	B4B	See Plan	
MP	10				American Elm	2" Cal.	Cont.	See Plan	
CG					Populus tremuloides	2" Cal.	Cont.	See Plan	
CC					Quaking Aspen	2" Cal.	Cont.	See Plan	
MP	10				Crataegus crugali 'cockspur'	2" Cal.	Cont.	See Plan	
PG	6	8		4	Thornless Hawthorn	2" Cal.	Cont.	See Plan	
CD	66	18	18	24	Malus species	2" Cal.	Cont.	See Plan	
WF	30	30			Fraireline Crabapple	6'-8' Ht.	TS/B4B	See Plan	
PO	13	24	24	30	Picea glauca densata			See Plan	
CA	30				Black Hills Spruce			See Plan	
PA	35				Caryopteris divaricata 'Snow Fairy'	#2	Cont.	See Plan	
JH	42				Variagated Blue Mist Spirea	#2	Cont.	See Plan	
					Wegelia Florida 'Vermig'	#2	Cont.	See Plan	
					Hj Monet Weigela	#2	Cont.	See Plan	
					Physocarpus opulifolius 'Padonax'	#2	Cont.	See Plan	
					Lemon Candy Golden Nitebank	#2	Cont.	See Plan	
					Calamagrostis x acutiflora	#2	Cont.	See Plan	
					Karl Foerster Grass	#2	Cont.	See Plan	
					Picea canadensis 'Milliformis'	#2	Cont.	See Plan	
					Birds Nest Spruce	#2	Cont.	See Plan	
					Juniperus horizontalis 'Blue Chip'	#2	Cont.	See Plan	
					Blue Chip Juniper	#2	Cont.	See Plan	

RECOMMENDED TREES FOR STREET R.O.W. PLANTING

STATE STREET MAPLE
SHARP WHITE OAK
RED SUNSET MAPLE
SKYLINE HONEY LOCUST
LITTLE LEAF LINDEN

NOTE: TYPICALLY, TWO TREES ARE REQUIRED PER LOT (FOUR ON CORNER LOTS). STREET TREES ARE NOT REQUIRED BY THE CITY PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY BUT MAY BE KEPT AS A COVENANT REQUIREMENT BY THE DEVELOPER IF DESIRED.



LANDSCAPE REQUIREMENTS

OPEN SPACE
REQUIRED: 2 TREE & 6 SHRUBS/3000 SF
375,052 X 20% = 75,010 SF
15,010 SF/3000 = 25
50 TREES
150 SHRUBS

PROPOSED:
50 TREES
150 SHRUBS

PARKING AREA
REQUIRED: GROSS PAVED AREA X 20% = REQ. SHADED AREA
98,904 SF X 20% = 19,780 SF
19,780 SF/700 = 28
28 TREES

PROPOSED:
28 TREES

BUFFER (CLASS 'A' SCREEN) WEST PROPERTY LINE
REQUIRED: 2 OVERSTORY TREES, 1 ORNAMENTAL OR EVERGREEN & 5 SHRUBS/100 LF
766 / 100 = 7.66 (8)
16 OVERSTORY TREES
8 ORNAMENTAL OR EVERGREEN
40 SHRUBS

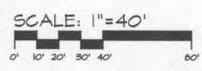
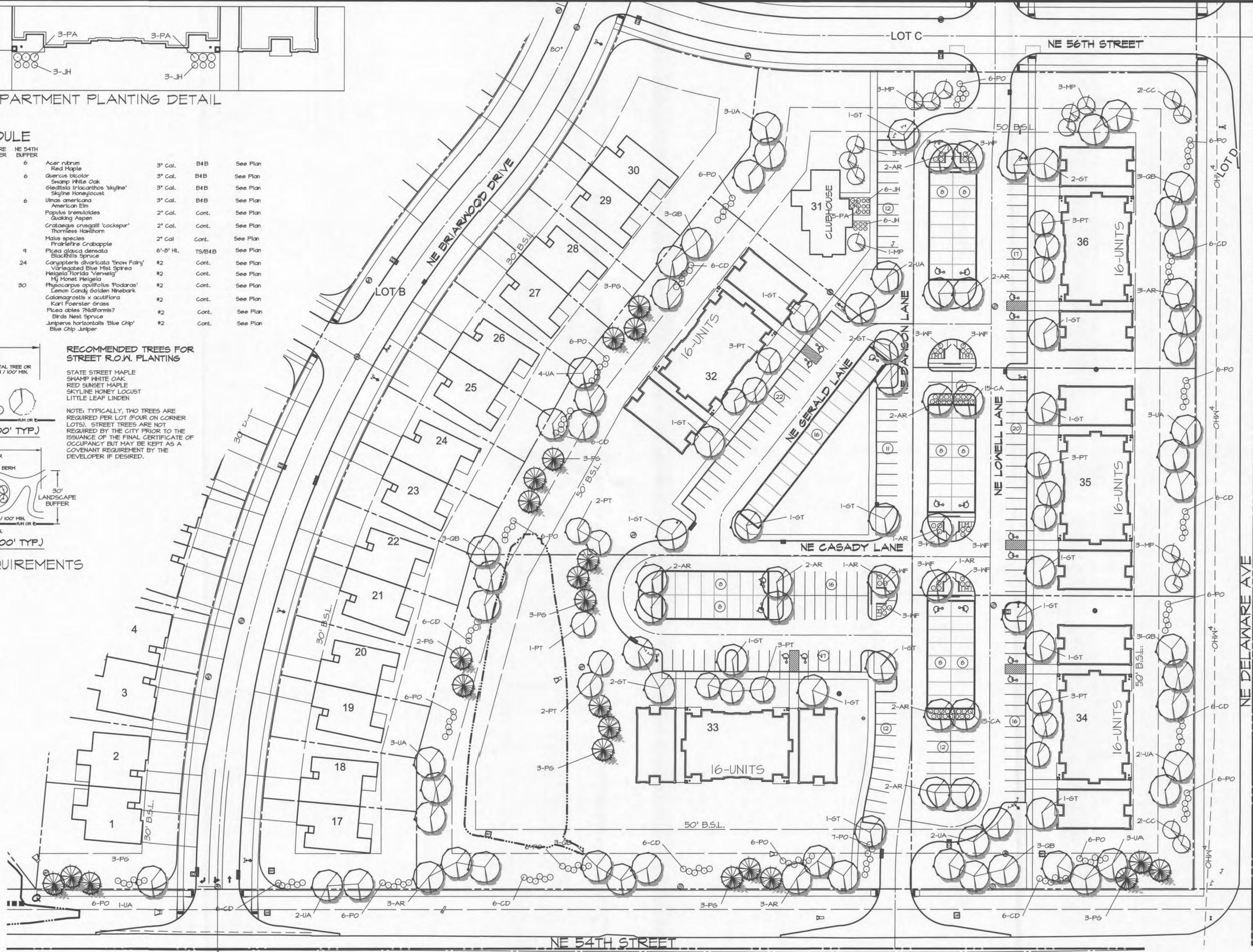
PROPOSED:
16 OVERSTORY TREES
8 ORNAMENTAL OR EVERGREEN
42 SHRUBS

BUFFER (CLASS 'B' SCREEN) NE DELAWARE
REQUIRED: 2 OVERSTORY TREES, 1 ORNAMENTAL OR EVERGREEN & 6 SHRUBS/100 LF
683 / 100 = 6.83 (7)
14 OVERSTORY TREES
7 ORNAMENTAL OR EVERGREEN
42 SHRUBS

PROPOSED:
14 OVERSTORY TREES
7 ORNAMENTAL OR EVERGREEN
42 SHRUBS

BUFFER (CLASS 'B' SCREEN) NE 54TH STREET
REQUIRED: 2 OVERSTORY TREES, 1 ORNAMENTAL OR EVERGREEN & 6 SHRUBS/100 LF
908 / 100 = 9.08 (9)
18 OVERSTORY TREES
9 ORNAMENTAL OR EVERGREEN
54 SHRUBS

PROPOSED:
18 OVERSTORY TREES
9 ORNAMENTAL OR EVERGREEN
54 SHRUBS



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 - Des Moines, Iowa, 50322
515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com



DATE	REVISIONS	COMMENTS
07-18-2016	1	08-26-2016
	2	04-23-2016
	3	
	4	
	5	
	6	

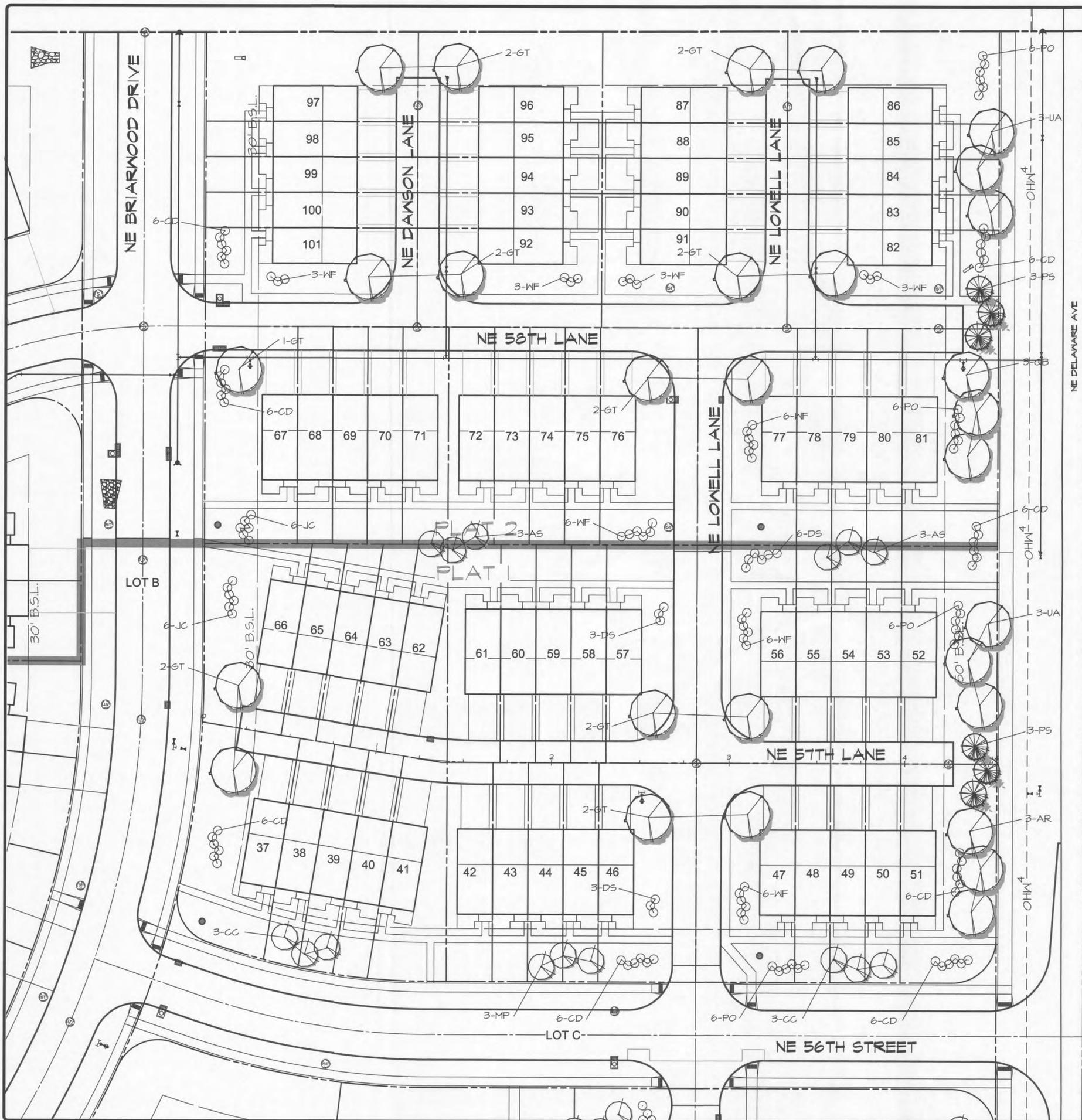
DATE OF SURVEY: 05-05-2015
DESIGNED BY: MHH
DRAWN BY: CH

NORTHGATE EAST
ANKENY, IOWA

APARTMENTS - LANDSCAPING

SHEET 17 OF 18
E6470

CITY OF ANKENY DESIGN APPROVAL DATE: _____ CITY OF ANKENY APPROVED FOR CONSTRUCTION DATE: _____



LANDSCAPE REQUIREMENTS

OPEN SPACE
 REQUIRED: 2 TREE & 6 SHRUBS/3000 SF
 241,322 X 20% = 48,265 SF
 48,265 SF/3000 = 16
 32 TREES
 96 SHRUBS

PROPOSED:
 32 TREES
 96 SHRUBS

BUFFER (CLASS 'B' SCREEN) NE DELAWARE
 REQUIRED: 2 OVERSTORY TREES, 1 ORNAMENTAL OR
 EVERGREEN & 6 SHRUBS/100 LF
 536 / 100 = 5.36 (6)
 12 OVERSTORY TREES
 6 ORNAMENTAL OR EVERGREEN
 36 SHRUBS

PROPOSED:
 12 OVERSTORY TREES
 6 ORNAMENTAL OR EVERGREEN
 36 SHRUBS

PLANTING SCHEDULE

Code	Quantity	Plant Name	Size	Notes	Reference
AR	3	Acer rubrum Red Maple	3" Cal.	B&B	See Plan
QB	3	Quercus bicolor Swamp White Oak	3" Cal.	B&B	See Plan
GT	17	Gleditsia triacanthos 'skyline' Skyline Honeylocust	3" Cal.	B&B	See Plan
UA	6	Ulmus americana American Elm	3" Cal.	B&B	See Plan
CC	6	Crataegus crusgalli 'cockspur' Thornless Hawthorn	2" Cal.	Cont.	See Plan
AS	6	Amelanchier canadensis (clump form) Serviceberry	10' HT.	Cont.	Multi-trunk
MP	3	Malus species PrairieFire Crabapple	2" Cal.	Cont.	See Plan
PG	6	Picea glauca densata Black Hills Spruce	6'-8' HT.	TS/B&B	See Plan
JC	12	Juniperus chinensis Sea Green Juniper	#3	Cont.	See Plan
CD	48	Coryopteris divaricata 'Snow Fairy' Variegated Blue Mist Spirea	#2	Cont.	See Plan
WF	36	Weigela florida 'Vernieg' My Monet Weigela	#2	Cont.	See Plan
PO	24	Physocarpus opulifolius 'Podaras' Lemon Candy Golden Ninebark	#2	Cont.	See Plan
DS	12	Diervilla sessilifolia Cool Splash Honeysuckle	#2	Cont.	See Plan

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CEC

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07-18-2016	1	08-26-2016
	2	04-29-2016
	3	
	4	
	5	
	6	

DATE OF SURVEY: 05-05-2015
 DESIGNED BY: MPH
 DRAWN BY: CM

NORTH

SCALE: 1"=30'

SHEET 18 of 18
 E6970

NORTHSATE EAST
 ANKENY, IOWA
ROWHOUSE - LANDSCAPING

CITY OF ANKENY DESIGN APPROVAL DATE: _____ CITY OF ANKENY APPROVED FOR CONSTRUCTION DATE: _____