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lguldepfennig
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LEGEND

Features	Existing	Proposed
Spot Elevation	93.0	×93.0
Contour Elevation	—93—	—93—
Fence (Barbed, Field, Hog)	—×——×—	
Fence (Chain Link)	—//——//—	
Fence (Wood)		
Fence (Silt)		
Tree Line		
Tree Stump		
Deciduous Tree \ Shrub		
Coniferous Tree \ Shrub		
Communication	——C(*)——	——C——
Overhead Communication	——OC(*)——	——OC——
Fiber Optic	——FO(*)——	——FO——
Underground Electric	——E(*)——	——E——
Overhead Electric	——OE(*)——	——OE——
Gas Main with Size	——4" G(*)——	——4" G——
High Pressure Gas Main with Size	——4" HPG(*)——	——4" HPG——
Water Main with Size	——8" W(*)——	8" W
Sanitary Sewer with Size	——8" S(*)——	8" S
Duct Bank	——DUCT(*)——	
Test Hole Location for SUE w/ID	1	

(*) Denotes the survey quality service level for utilities

Features	Existing	Proposed
Sanitary Manhole		
Storm Sewer with Size	12" ST	12" ST
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box	EB	
Electric Transformer	E	
Traffic Sign		
Communication Pedestal	C	
Communication Manhole	C	
Communication Handhole	C	
Fiber Optic Manhole	FO	
Fiber Optic Handhole	FO	
Gas Valve		
Gas Manhole	G	
Gas Apparatus	G	
Fence Post or Guard Post		
Underground Storage Tank	UST	
Above Ground Storage Tank	AST	
Sign		
Satellite Dish		
Mailbox		
Soil Boring		

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI/ ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

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

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551603685.

W1-WATER S-SANITARY SEWER	CITY OF ANKENY SHAWN BUCKNER 515-963-3524 sbuckner@ankenyiowa.gov
E1-ELECTRIC G1-GAS	MIDAMERICAN ENERGY MICHAEL YOUNTS 515-252-6565 myounts@midamerican.com
CLEAR PER MAP	CENTURYLINK RAY MONTOYA 515-263-7396 raymond.montoya@centurylink.com
CLEAR PER MAP	AUREON NETWORK SERVICES JEFF KLOCKO 515-830-0445 jeff.klocko@aureon.com
CLEAR PER EMAIL	MEDIACOM COMMUNICATIONS AL ROBERTS 515-202-8669 aroberts@mediacomcc.com
CLEAR PER EMAIL	BLACK HILLS ENERGY ANKENY JOE MCAREAVY 515-343-2030 joe.mcareavy@blackhillscorp.com
NO RESPONSE	ANKENY COMMUNITY SCHOOLS DARCY COWAN 515-289-8691

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

SITE BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM1 ELEV=970.17
BURY BOLT ON HYDRANT AT NORTHEAST CORNER OF SCHOOL BUILDING, SOUTH SIDE OF SITE.

CONTROL POINTS

IOWA STATE PLANE SOUTH COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1 N=638095.89 E=1607524.28
1/2" REBAR WITH RED CAP 2' NORTH OF VIDEO CAMERA POLE AT NORTHEAST CORNER OF EAST PARKING LOT, SOUTHEAST CORNER OF SITE.

CP2 N=637876.67 E=1606618.83
1/2" REBAR WITH RED CAP 2' NORTH OF LIGHT POLE FOOTING AT NORTHWEST CORNER OF WEST PARKING LOT, SOUTHWEST CORNER OF SITE.

CP3 N=638903.73 E=1606594.89
1/2" REBAR WITH RED CAP 5' WEST OF NORTHWEST CORNER OF CONCRETE AREA INTAKE, NORTHWEST CORNER OF SITE.

CP4 N=638881.11 E=1607675.44
1/2" REBAR WITH RED CAP 12' SOUTH OF SOUTHWEST CORNER OF ELECTRIC TRANSFORMER, NORTHEAST CORNER OF SITE.

DATE OF SURVEY

AUGUST 18, 2016

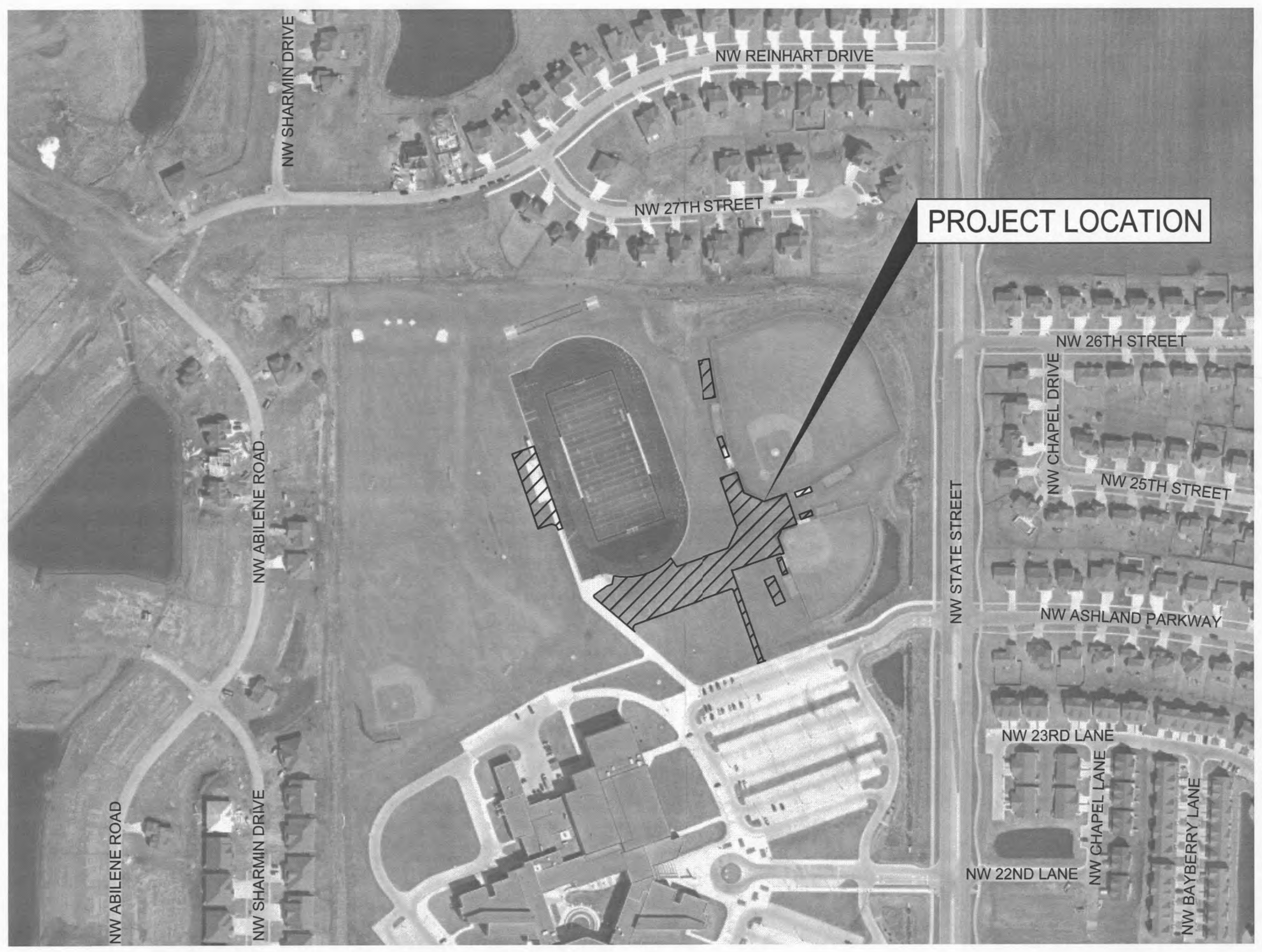
NOTES

1) BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2) FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3) FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4) UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5) UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

EXISTING CONDITIONS



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

B. NOTIFY UTILITY COMPANIES PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE AND EXACT LOCATION AND DEPTH OF ALL UTILITIES AND AVOIDING DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. WHERE 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 FURTHER CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY OR DAMAGE CAUSED BY SUCH WORK. THE CONTRACTOR SHALL MAKE REPAIRS TO ANY UTILITY DAMAGED TO THE UTILITY PROVIDERS SPECIFICATIONS.

D. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETED.

E. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES ON SITE (SIGNS, DRIVES, CURBS, SIDEWALKS, PLANT MATERIAL, LIGHTS, BUILDINGS, ETC.) NOT DESIGNATED FOR DEMOLITION DURING CONSTRUCTION. DAMAGE TO EXISTING UTILITIES OF SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

F. PROTECT EXISTING DRIVEWAYS AND STREET SURFACING UNLESS SPECIFICALLY NOTED OTHERWISE. REMOVE AND REPLACE ANY DAMAGED SURFACING WITHOUT ADDITIONAL COMPENSATION. SAW-CUT AND REMOVE EXISTING PAVEMENT AS NECESSARY FOR DAMAGED PAVEMENT REPLACEMENT. PROVIDE AND MAINTAIN TEMPORARY GRANULAR SURFACING AS NECESSARY TO MAINTAIN ACCESS.

G. EXERCISE EXTREME CARE WHEN PERFORMING ANY OF THE NECESSARY SAWCUTTING OPERATIONS FOR THE REMOVAL OF THE EXISTING PAVEMENT. PROTECT THE ADJACENT BUILDINGS AND UTILITIES UNLESS NOTED OTHERWISE. CONTRACTOR TO REPAIR ANY DAMAGES WITHOUT ADDITIONAL COMPENSATION. REMOVE THE EXISTING PAVEMENT AREAS TO THE NEAREST JOINT OR AS DIRECTED BY THE OWNER OR ENGINEER.

H. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR RE-ESTABLISHMENT OF SURVEY MONUMENTS (PROPERTY PINS AND SECTION CORNERS) WHICH ARE DESTROYED DUE TO CARELESSNESS. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST TWO DAYS IN ADVANCE OF NEED TO RELOCATE AND PRESERVE MONUMENTS DUE TO THE PROPOSED IMPROVEMENTS.

I. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ANY SALVAGEABLE EXISTING SITE AMENITIES. IF DIRECTED, THE CONTRACTOR SHALL DELIVER THESE ITEMS TO THE OWNER AT A LOCATION DESIGNATED BY THE OWNER'S REPRESENTATIVE. DISPOSE OF NON-SALVAGED ITEMS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

J. CLEAR AND GRUB TREES, BRUSH, AND VEGETATION AS SHOWN ON PLANS AND APPROVED BY OWNER. DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.

K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 'MUTCD'. ALL PROPOSED SIGNS SHALL CONFORM TO THE 'MUTCD' MANUAL.

L. CONTRACTOR TO COORDINATE ANY AND ALL STREET CLOSURES WITH THE ANKENY POLICE AND FIRE DEPARTMENT AND THE CITY OF ANKENY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE THE CITY OF ANKENY AND THE ANKENY FIRE DEPARTMENT WITH A TENTATIVE STREET CLOSURE SCHEDULE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE BOTH ENTITIES A MINIMUM 72 HOUR NOTICE PRIOR TO ANY STREET OR LANE C LOSURE.

M. CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS AND EQUIPMENT DURING NON-WORKING HOURS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK VEHICLES OR STORE EQUIPMENT AND MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY, UNLESS APPROVED IN WRITING PRIOR TO CONSTRUCTION ACTIVITIES.

N. ALL DIMENSIONS ARE TO BUILDING FACE, BACK OF CURB OR TO PROPERTY LINE UNLESS OTHERWISE NOTED.

O. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.

P. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.

Q. PROVIDE AND MAINTAIN EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON PROJECT SITE AND ANY OFF-SITE DEPOSIT AREA USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF STATE AND FEDERAL ORDINANCES. INSTALL SILTATION DEVICES TO PREVENT SEDIMENT FROM ENTERING DRAINAGE STRUCTURES AND/OR FACILITIES.

R. DO NOT RESTRICT DRAINAGE CHANNELS AND PROTECT ALL EXISTING DRAINAGE STRUCTURES UNLESS OTHERWISE NOTED. CONTRACTOR IS FULLY LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR THE HANDLING OF STORM WATER FLOW DURING CONSTRUCTION. MAINTAIN ANY EXISTING EROSION CONTROL MEASURES ON SITE DURING CONSTRUCTION.

S. PROPOSED SPOT ELEVATIONS ARE BASED UPON SURVEY INFORMATION. CONTRACTOR TO VERIFY ACTUAL FIELD ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO WORK ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE OF ALL PAVED AREAS OF IMPROVEMENTS.

T. CONTRACTOR SHALL PROVIDE OFF-SITE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (POSTS, POLES, WIRE, CABLE, OR STEEL) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT AS APPROVED BY THE OWNER AND ENGINEER. NO PAYMENT FOR DISPOSAL FEES OR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO DISPOSAL SITES. DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. HAULING AND DISPOSAL OF EXCESS EXCAVATION IS INCIDENTAL TO EARTHWORK ACTIVITIES. ANY ADDITIONAL EXCAVATION REQUIRED FOR LIMITED RE-SHAPING OF ADJACENT AREAS TO PROVIDE FOR DRAINAGE IS CONSIDERED INCIDENTAL TO THE PROJECT.

U. ALL HOLES RESULTING FROM OPERATIONS OF THE CONTRACTOR, INCLUDING REMOVAL OF POSTS, UTILITY POLES, OR FOUNDATION STRUCTURES SHALL BE FILLED AND CONSOLIDATED TO FINISHED GRADE AS APPROVED BY THE ENGINEER TO PREVENT FUTURE SETTLEMENT. THE VOIDS SHALL BE FILLED AS SOON AS PRACTICAL, PREFERABLY THE DAY CREATED AND NO LATER THAN THE FOLLOWING DAY. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO OTHER BID ITEMS IN PROJECT.

V. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING DIRT AND DEBRIS DEPOSITED BY CONSTRUCTION ACTIVITY OFF STREETS, DRIVEWAYS, AND SIDEWALKS IN A TIMELY MANNER.

W. CONTRACTOR SHALL PROVIDE, LOAD, TRANSPORT, AND PLACE SUITABLE SUBGRADE OR FILL MATERIAL. SOIL MATERIALS ARE SUBJECT TO THE ENGINEER'S APPROVAL PRIOR TO PLACEMENT.

X. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE AND INCLUDE FLARED END SECTION. BACKFILL WITH SUITABLE MATERIAL AND COMPACT AS SPECIFIED.

Y. THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN UNLESS OTHERWISE AUTHORIZED BY THE OWNER IN WRITING.

Z. ALL EXISTING UTILITY APPURTENANCES LOCATED WITHIN CONSTRUCTION LIMITS SHALL BE ADJUSTED TO FINISHED GRADE BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.

AA. CONTRACTOR TO PROVIDE CONSTRUCTION SCHEDULE SEQUENCE TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

BB. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL STIE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONSTRUCT ALL SITE IMPROVEMENTS AND UTILITIES IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.

CC. SAW-CUT AT TERMINATION TO FULL DEPTH ALL PAVEMENTS TO BE REMOVED.

DD. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER) UNLESS OTHERWISE NOTED.

EE. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FORM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO A MINIMUM 8" DEPTH TO FINISH GRADES.

FF. CONTRACTOR SHALL SOD IN LOCATIONS NOTED ON PLANS. ALL REMAINING AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED WITH TYPE 1 PERMANENT LAWN SEED UNLESS OTHERWISE NOTED ON PLANS.

ZONING

R-1 (ONE-FAMILY RESIDENCE DISTRICT)

PROPERTY DESCRIPTION

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5th P.M., CITY OF ANKENY, POLK COUNTY, IOWA, EXCEPT THE EAST 60.00 FEET OF RIGHT-OF-WAY ALONG NW STATE STREET AS RECORDED IN BOOK 11285, PAGE 107, AND CONTAINING 38.34 ACRES (1,669,943 S.F.) MORE OR LESS
AND
THE EAST 156 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5th P.M., CITY OF ANKENY, POLK COUNTY, IOWA, CONTAINING 4.73 ACRES (205,910 S.F.) MORE OR LESS.

PROPERTY ADDRESS

2200 NW STATE STREET
ANKENY, IA 50023

OWNER ADDRESS

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

DEVELOPMENT SCHEDULE

CONSTRUCTION ACTIVITIES SPRING 2017

STATE OF IOWA · MONTE A. APPELGATE · LANDSCAPE ARCHITECT NO. 342 · PROFESSIONAL LANDSCAPE ARCHITECT
License Expires: June 30, 2018

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Monte A. Appelgate, ASLA Date
License Number 342
Pages or sheets covered by this seal:
SHEET C-204

LICENSED PROFESSIONAL ENGINEER · ERIK J. NIKKEL · 18678 · IOWA

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.

Erik J. Nikkel, P.E. Date
License Number 18678
My License Renewal Date is December 31, 2017
Pages or sheets covered by this seal:
SHEETS C-001, C-200, C-201, C-202, C-203, C-205

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CITY OF ANKENY

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frk architects + engineers
2600 westown parkway, suite 340, west des moines, iowa 50266
p 515.223.5100 f 515.223.7226 www.frk-ae.com

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PROJECT TYPE
CENTENNIAL HIGH SCHOOL ATHLETIC IMPROVEMENTS 2016
ANKENY COMMUNITY SCHOOL DISTRICT
ANKENY, IOWA

PROJECT NO.:
1023E00

DATE:
OCT 24, 2016

REVISIONS:
NOV 16, 2016
CITY RESUBMITTAL

DRAWING TITLE:
EXISTING CONDITIONS AND PROJECT INFORMATION

DRAWING NO.:
C-001

DEMOLITION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. PAVEMENTS TO REMAIN.
   B. TREES AND STUMPS.
   C. UTILITIES.
   D. FENCE.
   E. FOOTBALL FIELD AND TRACK.
   F. BASEBALL FIELD AND ASSOCIATED FENCING.
   G. SOFTABLL FIELD AND ASSOCIATED FENCING.
   H. LIGHT POLE AND ASSOCIATED FOOTING.
   I. RETAINING WALL.
   J. LONG JUMP.

2. DEMOLITION, REMOVE AND DISPOSE OF THE FOLLOWING:
   A. CLEAR AND GRUB EXISTING TREES AND STUMPS, ROOT BALLS AND VEGETATION. REMOVE ROOT SYSTEM TO A MINIMUM 18" DEPTH.
   B. EXISTING FOOTBALL BLEACHER AREA AND ASSOCIATED CONCRETE PAD.
   C. EXISTING BASEBALL FIELD DUGOUT AND ASSOCIATED CONCRETE PAD.
   D. EXISTING SOFTBALL FIELD DUGOUT AND ASSOCIATED CONCRETE PAD.
   E. EXISTING WATER SERVICE LINE IN AREA SHOWN ON PLANS.
   F. EXISTING WATER METER PIT.
   G. EXISTING IRRIGATION WATER MAIN.
   H. EXISTING STORM SEWER LINE.
   I. EXISTING STORM STRUCTURE.
   J. EXISTING FLARED END SECTION.

PAVEMENT REMOVAL

TREE REMOVAL

FENCE REMOVAL

frk architects + engineers
2600 westown parkway, suite 340, west des moines, iowa 50266
p 515.223.5110 f 515.223.7226 www.frk-ae.com

5/11/2016 3:00:34 PM

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PROJECT TYPE

CENTENNIAL HIGH SCHOOL ATHLETIC IMPROVEMENTS 2016

ANKENY COMMUNITY SCHOOL DISTRICT
ANKENY, IOWA

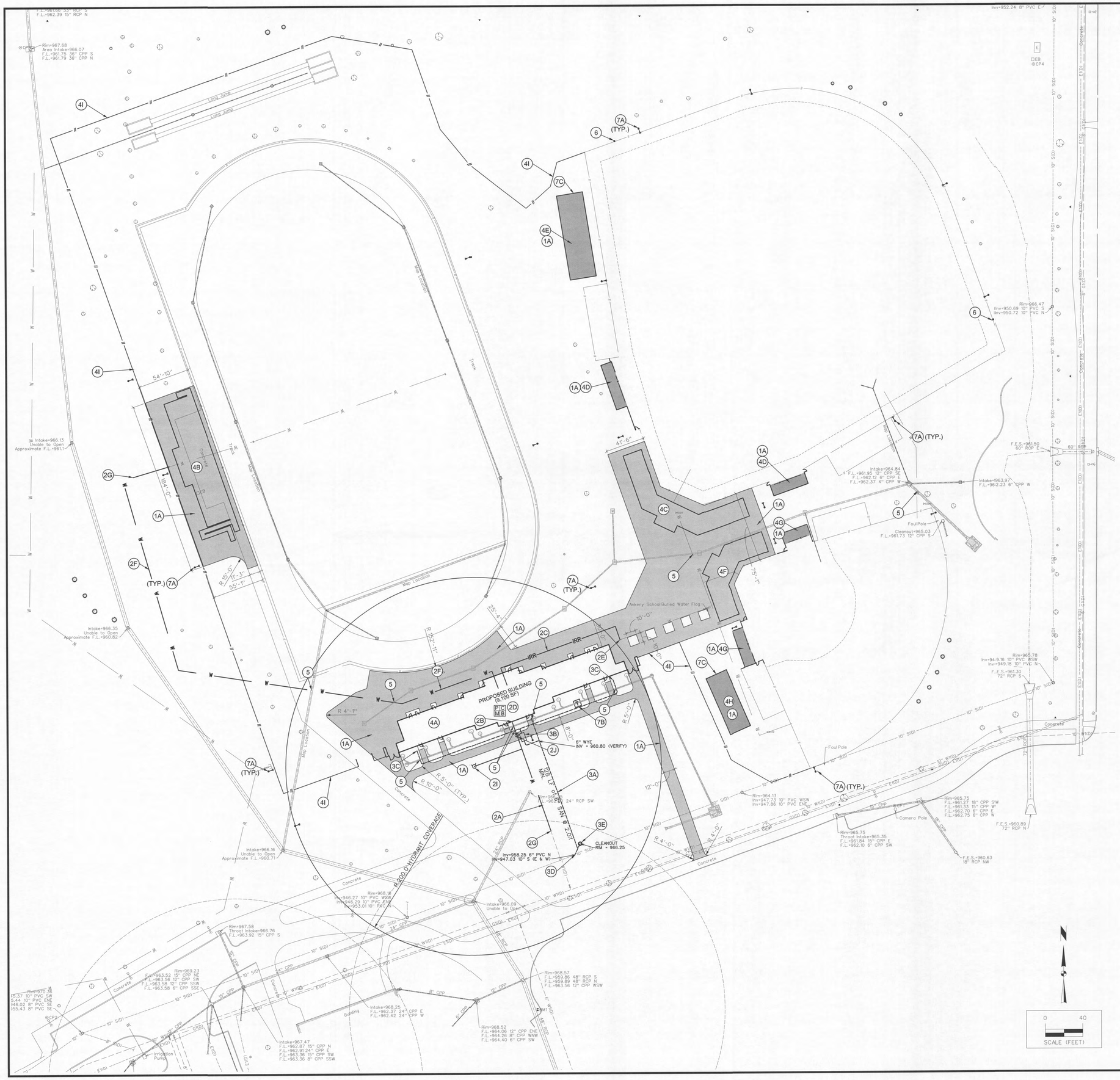
PROJECT NO.: 1023E00

DATE: OCT 24, 2016

REVISIONS: NOV 16, 2016 CITY RESUBMITTAL

DRAWING TITLE: DEMOLITION PLAN

DRAWING NO.: C-200



DIMENSION PLAN CONSTRUCTION NOTES

1. PAVEMENTS, PROVIDE THE FOLLOWING:
   A. 5" DEPTH PCC PAVEMENT.
2. WATER SERVICE, PROVIDE THE FOLLOWING:
   A. 6" WATER LINE. MINIMUM 5'-6" DEPTH.
   B. COORDINATE EXACT LOCATION AND DEPTH WHERE WATER SERVICE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   C. 3" IRRIGATION WATER MAINLINE.
   D. PUMP, CONTROLLER, METER, AND BACKFLOW PREVENTOR TO BE LOCATED IN MECHANICAL ROOM. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
   E. 3" TO 2 1/2" REDUCER, CONNECT INTO EXISTING 2 1/2" IRRIGATION MAINLINE.
   F. 1 1/2" WATER LINE, POTABLE.
   G. CONNECT TO EXISTING SERVICE.
   H. ROUTE EXISTING IRRIGATION CONTROL WIRE FROM NEW BASEBALL AND SOFTBALL FIELD SYSTEM TO MECHANICAL ROOM. NEW IRRIGATION CONTROLLER TO CONTROL EXISTING BASEBALL AND SOFTBALL IRRIGATION SYSTEM.
   I. HYDRANT WITH TRACER WIRE.
   J. CURB STOP.
3. SANITARY SERVICE, PROVIDE THE FOLLOWING:
   A. 6" PVC SANITARY SEWER SERVICE AT MINIMUM 1.0% SLOPE.
   B. GREASE INTERCEPTOR. SEE ARCHITECTURAL AND MECHANICAL PLANS
   C. COORDINATE EXACT LOCATION AND DEPTH WHERE SANITARY SEWER SERVICE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
   D. PROVIDE MANUFACTURED WYE AT CONNECTION TO EXISTING SANITARY SEWER LINE. CONTRACTOR SHALL TELEVISE EXISTING SANITARY SEWER LINE FROM MANHOLE TO MANHOLE AFTER THE CONNECTION IS MADE AND SUBMIT TO THE CITY OF ANKENY FOR REVIEW.
   E. CLEANOUT. SEE DETAIL.
4. SITE AMENITIES BY ARCHITECT. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
   A. CONCESSION/RESTROOM BUILDING.
   B. FOOTBALL BLEACHERS.
   C. BASEBALL BLEACHERS.
   D. BASEBALL DUGOUTS.
   E. BASEBALL BATTING CAGES.
   F. SOFTBALL BLEACHERS.
   G. SOFTBALL DUGOUTS.
   H. SOFTBALL BATTING CAGES.
   I. FENCING.
5. CRITICAL CROSSING. CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION. REFER TO SHEET C-202 FOR CRITICAL CROSSING INFORMATION.
6. CONTRACTOR TO INSTALL OWNER SUPPLIED BASEBALL FOUL POLES IN LOCATION SHOWN ON PLANS.
7. ELECTRICAL SERVICE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
   A. LIGHT POLE.
   B. TRANSFORMER.
   C. ELECTRICAL OUTLET.

5" DEPTH PCC PAVEMENT

IRRIGATION LEGEND

	IRRIGATED AREA	
P	PUMP	SEE NOTES BELOW FOR ADDITIONAL INFORMATION
C	WALL MOUNTED CONTROLLER	SEE NOTES BELOW FOR ADDITIONAL INFORMATION
M	METER	SEE NOTES BELOW FOR ADDITIONAL INFORMATION
B	BACKFLOW PREVENTOR	SEE NOTES BELOW FOR ADDITIONAL INFORMATION
—IRR—	MAINLINE (SEE PLANS FOR SIZING)	PVC MAINLINE (24" MINIMUM DEPTH)

IRRIGATION PLAN SHOWS SCHEMATIC LAYOUT OF IRRIGATION COMPONENTS. CONTRACTOR TO FIELD ADJUST DESIGN OF SYSTEM AS CONDITIONS WARRANT.

IRRIGATION CONSTRUCTION NOTES

1. IRRIGATION PUMP:
   A. CONTRACTOR TO VERIFY STATIC PRESSURE BEFORE SELECTING PUMP. SUBMIT MANUFACTURER'S CUT SHEET WITH PUMP CURVE FOR REVIEW BY ENGINEER PRIOR TO ORDER.
   B. IRRIGATION PUMP FOR FIELD IRRIGATION SYSTEM:

      STA-RITE D-SERIES MEDIUM HEAD CENTRFUGAL PUMP, 2 THROUGH 5 HP, AS MANUFACTURED BY PENTAIR, (888) 782-7483, 293 WRIGHT STREET, DELVAN, WI 53115, OR APPROVED EQUAL.

   C. PROVIDE ALL PIPING, FITTINGS, AND SUPPORT EQUIPMENT FRAME WORK AND FASTENERS TO PROVIDE REQUIRED CLEARANCES. PROVIDE STEEL SUPPORTS AND ANCHOR TO CONCRETE SLAB TO SUPPORT DEVICE.
2. CONTROL EQUIPMENT:
   A. FURNISH LOW VOLTAGE SYSTEM MANUFACTURED EXPRESSLY FOR CONTROL OF AUTOMATIC CIRCUIT VALVES OF UNDERGROUND IRRIGATION SYSTEMS. PROVIDE UNIT(S) OF CAPACITY TO SUIT NUMBER OF CIRCUITS.

      1. HUNTER I-CORE SERIES (MODEL: IC-600-M) 6 STATION DUAL 2-WIRE

   B. TRANSFORMER: TO CONVERT SERVICE VOLTAGE TO CONTROL VOLTAGE OF 24 VOLTS.
   C. CIRCUIT CONTROL: EACH CIRCUIT VARIABLE FROM APPROXIMATELY 5 TO 60 MINUTES. INCLUDE SWITCH FOR MANUAL OR AUTOMATIC OPERATION OF EACH CIRCUIT.
   D. TIMING DEVICE: ADJUSTABLE, 24-HOUR AND 7 OR 14 DAY CLOCKS TO OPERATE ANY TIME OF DAY AND SKIP ANY DAY IN A 7 OR 14 DAY PERIOD.
   E. SETTINGS: SOLID STATE.
   F. COORDINATE LOCATION OF CONTROLLER WITH OWNER.
   G. NO TIME LAG BETWEEN SECTIONS OR STATIONS.
3. REDUCED PRESSURE BACKFLOW DEVICE
   A. TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
   B. CONNECTION TO BACKFLOW DEVICE SHALL BE INSTALLED ACCORDING TO LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS, REQUIREMENTS, AND RECOMMENDATIONS.
   C. PROVIDE ALL PIPING, FITTINGS, AND SUPPORT EQUIPMENT FRAME WORK AND FASTENERS TO PROVIDE REQUIRED CLEARANCES. PROVIDE STEEL SUPPORTS AND ANCHOR TO CONCRETE SLAB TO SUPPORT DEVICE.
   D. SUBMIT PRODUCT INFORMATION TO ENGINEER PRIOR TO INSTALLATION.
   E. BACKFLOW PREVENTER FOR FIELD IRRIGATION:

      SERIES 860 REDUCED PRESSURE ZONE ASSEMBLY, 2" AS MANUFACTURED BY FEBCO/WATTS WATER TECHNOLOGIES, (558) 441-5300, WWW.FEBCOonline.COM, OR APPROVED EQUAL. MOUNT INSIDE SERVICE BUILDING.

4. IRRIGATION WATER METER:
   A. CONTRACTOR TO OBTAIN METER FROM THE CITY OF ANKENY AND INSTALL.
   B. SUBMIT PRODUCT INFORMATION TO ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

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PROJECT TYPE

CENTENNIAL HIGH SCHOOL ATHLETIC IMPROVEMENTS 2016

ANKENY COMMUNITY SCHOOL DISTRICT
ANKENY, IOWA

PROJECT NO.: 1023E00

DATE: OCT 24, 2016

REVISIONS: NOV 16, 2016 CITY RESUBMITTAL

DRAWING TITLE: LAYOUT, DIMENSION, AND UTILITY PLAN

DRAWING NO.: C-201

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QUANTITIES

SILT FENCE = 150 FT

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. IF THE DISTURBED AREA EXCEEDS 1.0 ACRE THE CONTRACTOR WILL BE REQUIRED TO PROVIDE COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 INCLUDING CREATING OR MAINTAINING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND POSSIBLY OBTAINING THE GENERAL PERMIT COVERAGE FROM THE IDNR.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.

2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.

3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.

4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:

   a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.

   b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.

   c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.

   d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.

   e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.

   f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.

   g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.

   h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.

   i. STABILIZE UNDEVELOPED DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, OR SOD AS SOON AS PRACTICAL UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES NO LATER THAN 14 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY HAS FINISHED OR IS PLANNED TO BE DELAYED MORE THAN 21 CALENDAR DAYS.

   j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.

   k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

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PROJECT TYPE

CENTENNIAL HIGH SCHOOL ATHLETIC IMPROVEMENTS 2016

ANKENY COMMUNITY SCHOOL DISTRICT

ANKENY, IOWA

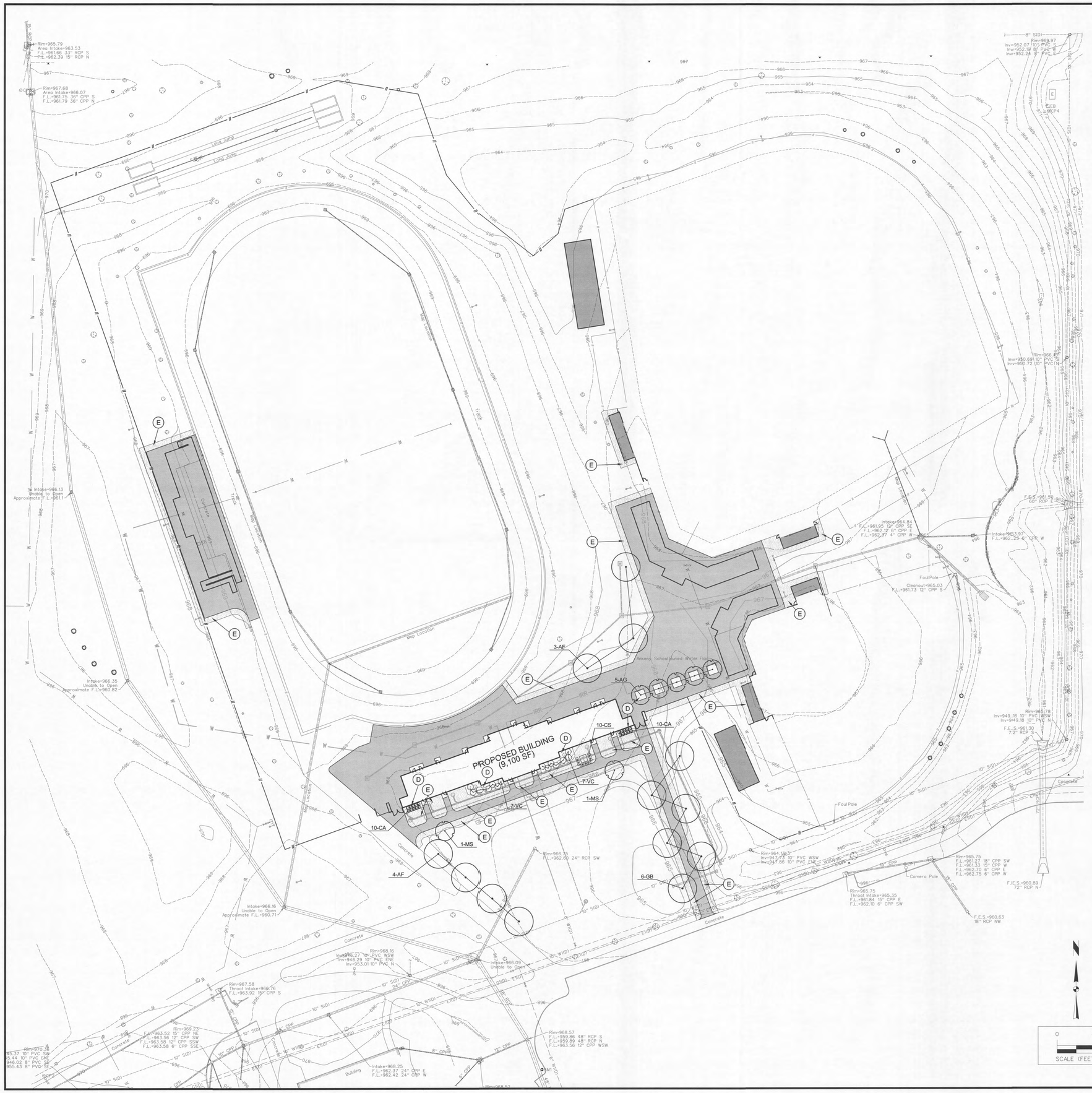
PROJECT NO.: 1023E00

DATE: OCT 24, 2016

REVISIONS: NOV 16, 2016 CITY RESUBMITTAL

DRAWING TITLE: GRADING AND EROSION CONTROL PLAN

DRAWING NO.: C-202



PLANTING PLAN GENERAL NOTES

A. LANDSCAPE REQUIREMENTS ARE MET WITH PREVIOUS SITE PLAN APPROVAL. THE PROPOSED LANDSCAPING ARE ADDITIONAL PLANTINGS.

B. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

C. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

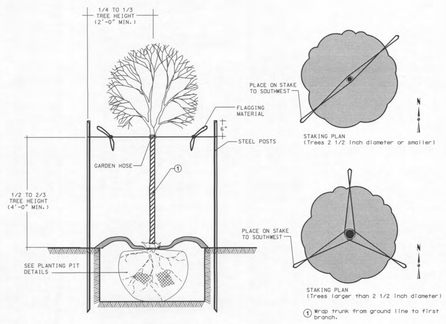
D. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH AROUND ALL PLANTINGS TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS INDICATED ON PLAN.

E. CONTRACTOR TO SOD IN LOCATIONS AS NOTED ON PLANS. ALL REMAINING AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED WITH TYPE 1 PERMANENT LAWN SEED MIX UNLESS OTHERWISE NOTED ON PLANS.

PLANT SCHEDULE

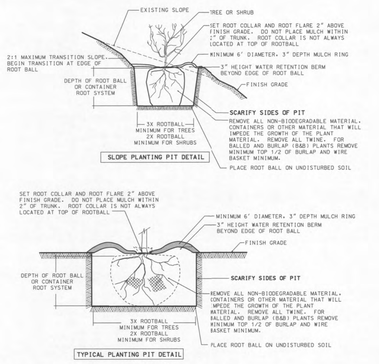
	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
CANOPY TREES	AF	Acer x freemanii 'Sienna Glen'	MARMO MAPLE	2"	B&B
	GB	Ginkgo biloba 'Magyar'	MAGYAR GINKGO	2"	B&B, MALE ONLY
ORNAMENTAL TREES	AG	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLANCE SERVICEBERRY	6' HT.	B&B
	MS	Malus 'Prairiefire'	PRAIRIEFIRE CRABAPPLE	6' HT.	B&B
SHRUBS & GRASSES	CS	Cornus sanguinea 'Cato'	ARCTIC FIRE DOGWOOD	24" Ht.	CONT. (3' O.C.)
	SS	Schizachyrium scoparium 'MinnblueA'	BLUE HEAVEN LITTLE BLUESTEM	24" Ht.	CONT. (3' O.C.)
	VC	Viburnum carlesii 'Compactum'	KOREAN SPICE VIBURNUM	36" Ht.	CONT. (6' O.C.)

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY SHOWN IN THE PLANT SCHEDULE AND THE QUANTITY SHOWN ON PLAN, THE QUANTITY SHOWN ON PLAN SHALL GOVERN.



1 / C-203 DECIDUOUS TREE STAKING DETAIL

NO SCALE



2 / C-203 PLANTING PIT DETAILS

NO SCALE

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PROJECT TYPE

CENTENNIAL HIGH SCHOOL ATHLETIC IMPROVEMENTS 2016

ANKENY COMMUNITY SCHOOL DISTRICT
ANKENY, IOWA

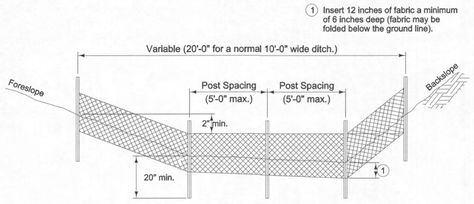
PROJECT NO.: 1023E00

DATE: OCT 24, 2016

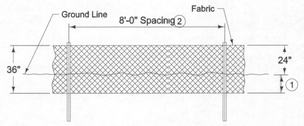
REVISIONS: NOV 16, 2016 CITY RESUBMITTAL

DRAWING TITLE: LANDSCAPE PLAN

DRAWING NO.: C-203



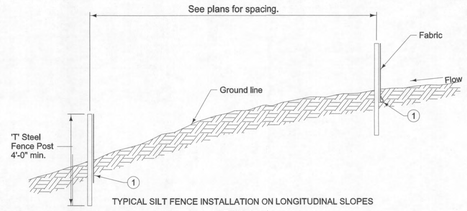
TYPICAL SILT FENCE DITCH CHECK



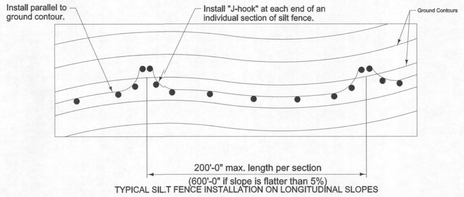
DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

1 Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

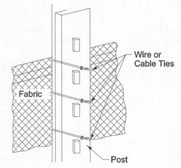
2 Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Profile View)

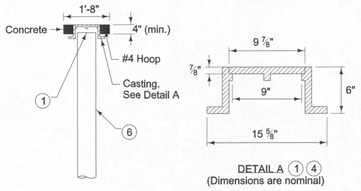


TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Plan View)



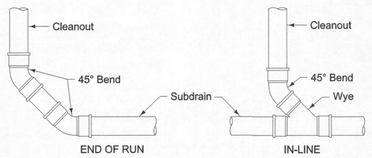
ATTACHMENT TO POST

1 C-204 SILT FENCE DETAIL
NO SCALE



DETAIL A 1 4
(Dimensions are nominal)

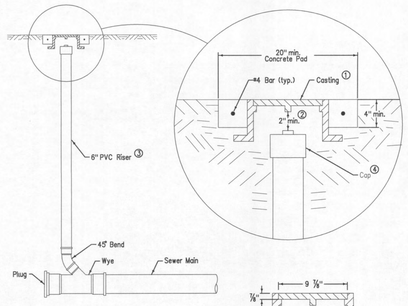
TYPE A-1 CLEANOUT



TYPE A CLEANOUT CONNECTIONS

1. Heavy duty casting. Label lid with "Storm" or "Storm C.O."
2. Do not allow casting to bear on top of riser pipe; provide 2 inch clearance, minimum.
3. 24 inch diameter RCP for subdrain 8 inches or smaller; 30 inch diameter RCP for 10 to 12 inch subdrain. A manufactured cleanout may be used in lieu of a Type B cleanout, if approved by the Engineer.
4. Design is intended for use in conjunction with 8 inch PVC riser pipe. Other sized caps may be used with smaller pipe, as approved by the Engineer.
5. Provide Type G casting, as required to fit pipe size.
6. PVC riser pipe; match diameter of subdrain (8 inches maximum).

2 C-204 STORM SEWER CLEANOUT DETAIL
NO SCALE

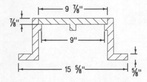


1 Standard duty casting complying with AASHTO M 306. Mark lid with "Sanitary" or "Sanitary C.O."

2 Do not allow casting to bear on top of riser pipe.

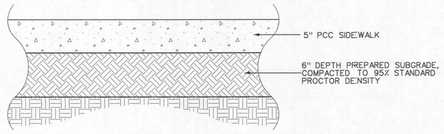
3 6-inch PVC Service Pipe

4 Threaded PVC cap or iron body ferrule with brass screw plug

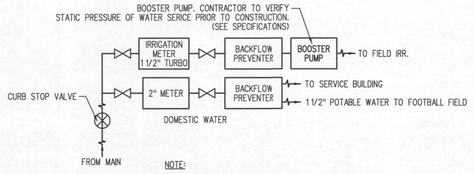


CASTING 1
(Dimensions are nominal)

3 C-204 SANITARY SEWER CLEANOUT DETAIL
NO SCALE



4 C-204 5" DEPTH PCC SIDEWALK DETAIL
NO SCALE



NOTE:

EQUIPMENT TO BE LOCATED NSIDE SERVICE BUILDING. CONTRACTOR TO COORDINATE LOCATION AND FOUTING OF WATER SERVICE WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.

5 C-204 WATER SERVICE SCHEMATIC DETAIL AT SERVICE BUILDING
NO SCALE

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PROJECT TYPE
CENTENNIAL HIGH SCHOOL ATHLETIC IMPROVEMENTS 2016
ANKENY COMMUNITY SCHOOL DISTRICT
ANKENY, IOWA

PROJECT NO.: 1023E00

DATE: OCT 24, 2016

REVISIONS: NOV 16, 2016 CITY RESUBMITTAL

DRAWING TITLE: CIVIL DETAILS

DRAWING NO.: C-204