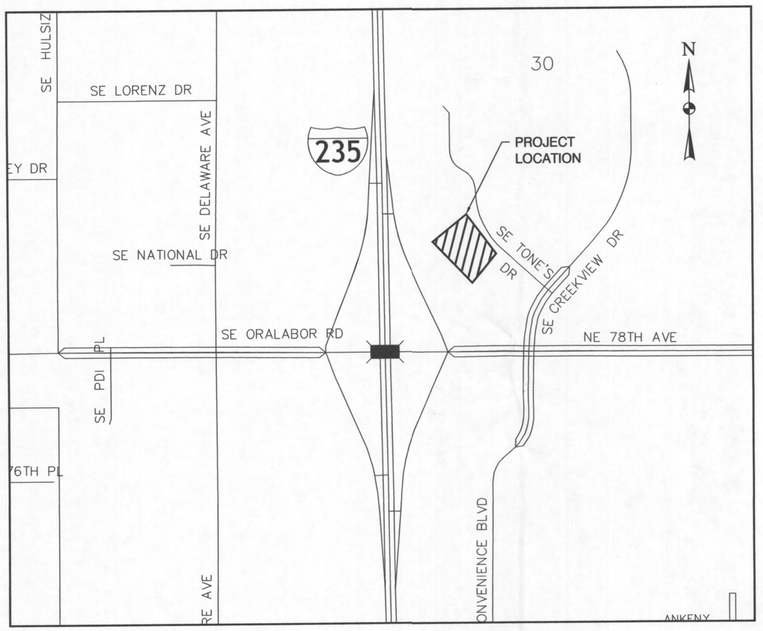
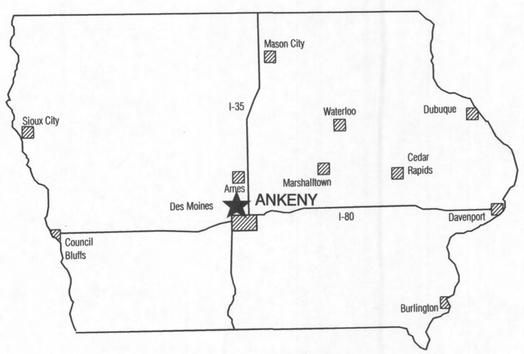
# ANKENY BEST WESTERN
# ANKENY, IOWA
# ~2016~




## VICINITY MAP

NOT TO SCALE




## LOCATION MAP

WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2016 EDITION (SUDAS) AND THE CITY OF ANKENY STANDARD SPECIFICATIONS

**INDEX OF SHEETS**


| SHEET NO. | DESCRIPTION |
|---|---|
| C.100 | TITLE SHEET |
| C.101 | SYMBOLS, LEGEND AND GENERAL INFORMATION |
| C.110 | EXISTING CONDITIONS |
| C.111 | DEMOLITION PLAN |
| C.200 | LAYOUT PLAN |
| C.201 | UTILITY PLAN |
| C.210 | JOINTING PLAN |
| C.300 | GRADING PLAN |
| C.310 | STORM WATER POLLUTION PREVENTION PLAN |
| C.400 | LANDSCAPE PLAN |
| C.500-501 | DETAILS |



CGA

Clapsaddle-Garber Associates, Inc
*1523 S. Bell Ave. Suite 101*
*Ames, Iowa 50010*
*Phone 515-232-1784*
*www.cgaconsultants.com*


MINDY M. BRYNGELSON LICENSED 17135 IOWA PROFESSIONAL ENGINEER

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.

Signature: Mindy Bryngelson Date: 10/13/2016

Mindy M. Bryngelson, PE
Iowa License Number 17135
My license renewal date is December 31, 2017

Pages or sheets covered by this seal: C.100 - C.501

CGA PROJECT NO. 5608 SHEET C.100

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# LEGEND

| EXISTING | PROPOSED | | EXISTING | PROPOSED | |
|---|---|---|---|---|---|
| | | EVERGREEN TREE | ----W (*)---- | -----W----- | WATERLINE |
| | | DECIDUOUS TREE | | | WATER VALVE |
| | | FRUIT TREE | | | FIRE HYDRANT |
| SB | SB | SHRUBS (BUSHES) | | W | WATER METER |
| | | TREE LINE | | | CURB STOP |
| | | STUMP | | | YARD HYDRANT |
| | | SWAMP | PIV | PIV | POST INDICATOR VALVE |
| T | | CEMETERY | ----San(*)---- | ----San---- | SANITARY SEWER LINE |
| G | | GRAVE | ----StS (*)---- | ----StS---- | STORM SEWER LINE |
| CV | | CAVE | M | | MANHOLE |
| SH | | SINK HOLE | | C | CLEANOUT |
| W | | WELL | | | INTAKE |
| W | | WINDMILL | | | BEEHIVE INTAKE |
| C | | CISTERN | | R | ROOF DRAIN |
| ST | | SEPTIC TANK | | | ROOF DRAIN (SURFACE) |
| LP | | LP GAS TANK | | | ROOF DRAIN (UNDERGROUND) |
| UST | | UNDERGROUND STORAGE TANK | ----G (*)---- | -----G----- | GAS LINE |
| | | SATELLITE DISH | | | GAS VALVE |
| SIGN | | SIGN (TYPE AS NOTED) | | G | GAS METER |
| | | FLAGPOLE | ---OH E--- | ---OH E--- | OVERHEAD ELECTRICAL LINE |
| | | SOIL BORING | ----E (*)---- | -----E----- | BURIED ELECTRICAL LINE |
| | | MONITORING WELL | | | POWER POLE |
| | | PARKING METER | | E | ELECTRICAL METER |
| | | MAILBOX | | | ELECTRICAL HIGHLINE TOWER |
| | | POST | | | TRAFFIC SIGNAL |
| | | BOLLARD | | | STREET LIGHT |
| SPH | | SPRINKLER HEAD | | | LUMINAIRE |
| SPV | | SPRINKLER HEAD VALVE | | | ELECTRICAL BOX/TRANSFORMER |
| | | GUARDRAIL (BEAM OR CABLE) | ----FO(*)---- | -----FO----- | FIBER OPTICS LINE |
| X | X | FENCE | FO | FO | FIBER OPTICS BOX |
| | | FIELD TILE | FO | FO | FIBER PEDESTAL |
| | | TILE OUTLET | ----T(*)---- | -----T----- | TELEPHONE LINE |
| | | DRAINAGE WAY | | | TELEPHONE POLE |
| | | EDGE OF WATER | T | T | TELEPHONE PEDESTAL |
| | | SILT FENCE | T | T | TELEPHONE BOX |
| 105 | 105 | CONTOUR LINE | TV | TV | CABLE TELEVISION LINE |
| +00.00 | +00.00 | SPOT ELEVATION | ----TV(*)---- | ---- TV ---- | TELEVISION PEDESTAL |
| | | | TV | TV | TELEVISION BOX |
| | | | AC | AC | AIR CONDITIONER |

| EXISTING | PROPOSED | |
|---|---|---|
| | | SECTION/R.O.W. LINE |
| | | BOUNDARY LINE |
| | | PROPERTY LINE |
| | | EASEMENT LINE |
| | | SETBACK LINE |
| | | R.O.W. RAIL OR LOT CORNER |
| | | CONCRETE MONUMENT |
| | | GOVERNMENT CORNER MONUMENT |
| | | PARCEL OR LOT CORNER MONUMENT |
| | | TEMP. CONSTRUCTION EASEMENT CORNER |
| | | SURVEY CONTROL POINT |

UTILITY LINETYPES WITH A QUALITY LEVEL INDICATOR (*) HAVE BEEN LOCATED PER THE FOLLOWING ASCE STANDARD GUIDELINE FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA* :

(A) - PRECISE HORIZONTAL & VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED & SURVEYED UTILITIES) & SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT IS TYPICALLY USED TO MINIMIZE THE POTENTIAL FOR UTILITY DAMAGE. A PRECISE HORIZONTAL & VERTICAL LOCATION, AS WELL AS OTHER UTILITY ATTRIBUTES, IS SHOWN ON PLAN DOCUMENTS. ACCURACY IS TYPICALLY SET TO 15- MM VERTICAL & TO APPLICABLE HORIZONTAL SURVEY & MAPPING ACCURACY AS DEFINED OR EXPECTED BY THE PROJECT OWNER.

(B) - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE & APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT & REDUCED ONTO PLAN DOCUMENTS.

(C) - INFORMATION OBTAINED BY SURVEYING & PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES & BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

(D) - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

## NOTES:

1. ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.
2. ALL UNDERGROUND UTILITIES ON THIS SITE HAVE BEEN LOCATED AT ASCE LEVEL C OR D SURVEY QUALITY.

## SUDAS REFERENCED DETAILS

| FIGURE NUMBER | NAME |
|---|---|
| 3010.101 | TRENCH BEDDING & BACKFILL ZONES |
| 3010.103 | FLEXIBLE GRAVITY PIPE TRENCH BEDDING |
| 3010.104 | PRESSURE PIPE TRENCH BEDDING |
| 4010.201 | SANITARY SEWER SERVICE STUB |
| 7010.101 | JOINTS |
| 7010.102 | PCC CURB DETAILS |
| 7030.201 | CLASSES OF SIDEWALK |
| 7030.204 | GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK |
| 7030.207 | CURB RAMP FOR CLASS B OR C SIDEWALK |
| 7030.210 | DETECTABLE WARNING PLACEMENT |
| 9040.102 | FILTER BERM & FILTER SOCK |
| 9040.110 | RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND |
| 9040.119 | SILT FENCE |
| 9040.120 | STABILIZED CONSTRUCTION ENTRANCE |

## CONTROL POINTS:

| NUMBER | NORTHING | EASTING | ELEV. | DESCRIPTION |
|---|---|---|---|---|
| 500 | 621372.70 | 1620349.02 | 923.09 | NW OF PARKING LOT |
| 501 | 621096.74 | 1620579.35 | 920.23 | SE OF PARKING LOT |
| 502 | 621189.28 | 1620280.31 | 919.45 | SW OF PARKING LOT. WEST OF BUILDING |
| 503 | 620988.85 | 1620413.08 | 919.28 | SOUTH CORNER OF LOT |

## BENCHMARKS:

| NUMBER | NORTHING | EASTING | ELEV. | DESCRIPTION |
|---|---|---|---|---|
| 6319 | 621249.62 | 1620582.24 | 921.45 | Bury Bolt on Hyd. |

## ZONE INFORMATION:

DISTRICT
M-1 LIGHT INDUSTRIAL DISTRICT

BUILDING SETBACKS

| | REQUIRED | PROVIDED |
|---|---|---|
| FRONT YARD: | 50 ' | 172 ' |
| SIDE YARDS: | 0 ' | 10 ' (MIN) |
| REAR YARD: | 20 ' (VARIANCE) | 20 ' (MIN) |

MAXIMUM HEIGHT: 75 '
MAXIMUM STORIES: 5

## PROPOSED USE

PRESENT: VACANT RESTAURANT
PROPOSED: HOTEL , BAR, & CONVENTION. (NO FOOD PREPARATION ON SITE)

## DATE OF PREPARATION:

DECEMBER 9, 2016

## FIELD WORK COMPLETED:

OCTOBER, 12 2016

## PARKING

REQUIRED:
1 SPACE PER ROOM = 84
1 SPACE FOR 100 SF OF GROSS FLOOR AREA (BAR=575 SF) = 6
1 SPACE FOR 300 SF OF GROSS FLOOR AREA (CONFERENCE ROOM=921 SF) = 4
TOTAL = 94

PROVIDED = 100 (INCLUDING 4 HANDICAPPED)

MAXIMUM NUMBER OF EMPLOYEES = 10

## UTILITY COMPANIES

THE FOLLOWING UTILITIES ARE PRESENT ON THIS PROJECT

| | |
|---|---|
| City of Ankeny<br>Ken Plager | 515-965-6484 |
| Centurylink<br>Tom Sturmer | 720-578-8090 |
| MidAmerican<br>Theresa McGuire | 515-252-6632 |
| MediaCom<br>Paul May | 515-246-2252 |

NOTE:
TYPICAL DEPTH OF COVER ON WATERMAIN PIPE IN ANKENY IS 5.5 FT.

UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLATTED FROM AVAILABLE SURVEYS, RECORDS AND DEEDS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

## SITE ADDRESS:

2502 S.E. TONES DRIVE
ANKENY, IOWA 50021

## APPLICANT/DEVELOPER:

SHREE RIDHI SIDHI, LLC
KALPESH PATEL
PO BOX 186
JOHNSTON, IOWA 50131
515-270-1111

## OWNER OF RECORD:

SHREE RIDHI SIDHI, LLC
KALPESH PATEL
PO BOX 186
JOHNSTON, IOWA 50131
515-270-1111

## SURVEY PREPARED BY:

CLAPSADDLE-GARBER ASSOCIATES, INC.
1523 S. BELL AVE. SUITE 101
AMES, IOWA 50010
APRIL 2, 2014

## SITE PLAN PREPARED BY:

CLAPSADDLE-GARBER ASSOCIATES, INC.
1523 S. BELL AVE. SUITE 101
AMES, IOWA 50010

## ARCHITECT:

TOM WEIRTZBERGER
WERTZBERGER ARCHITECTS, PC
107 NICHOLAS DRIVE
MARSHALLTOWN, IOWA 50158
641-753-0866 EXT 106

## AREAS

TOTAL SITE AREA = 101,121 SF
TOTAL IMPERVIOUS AREA = 67,009 SF (66%)
TOTAL OPEN SPACE = 34,112 (34%)
TOTAL ERU = 67,009 SF / 4000 SF =17

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

VALUE ENGINEERING SAVES. REFER TO ARTICLE 1105.15 OF THE SPECIFICATIONS.

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Ph 515-232-8553
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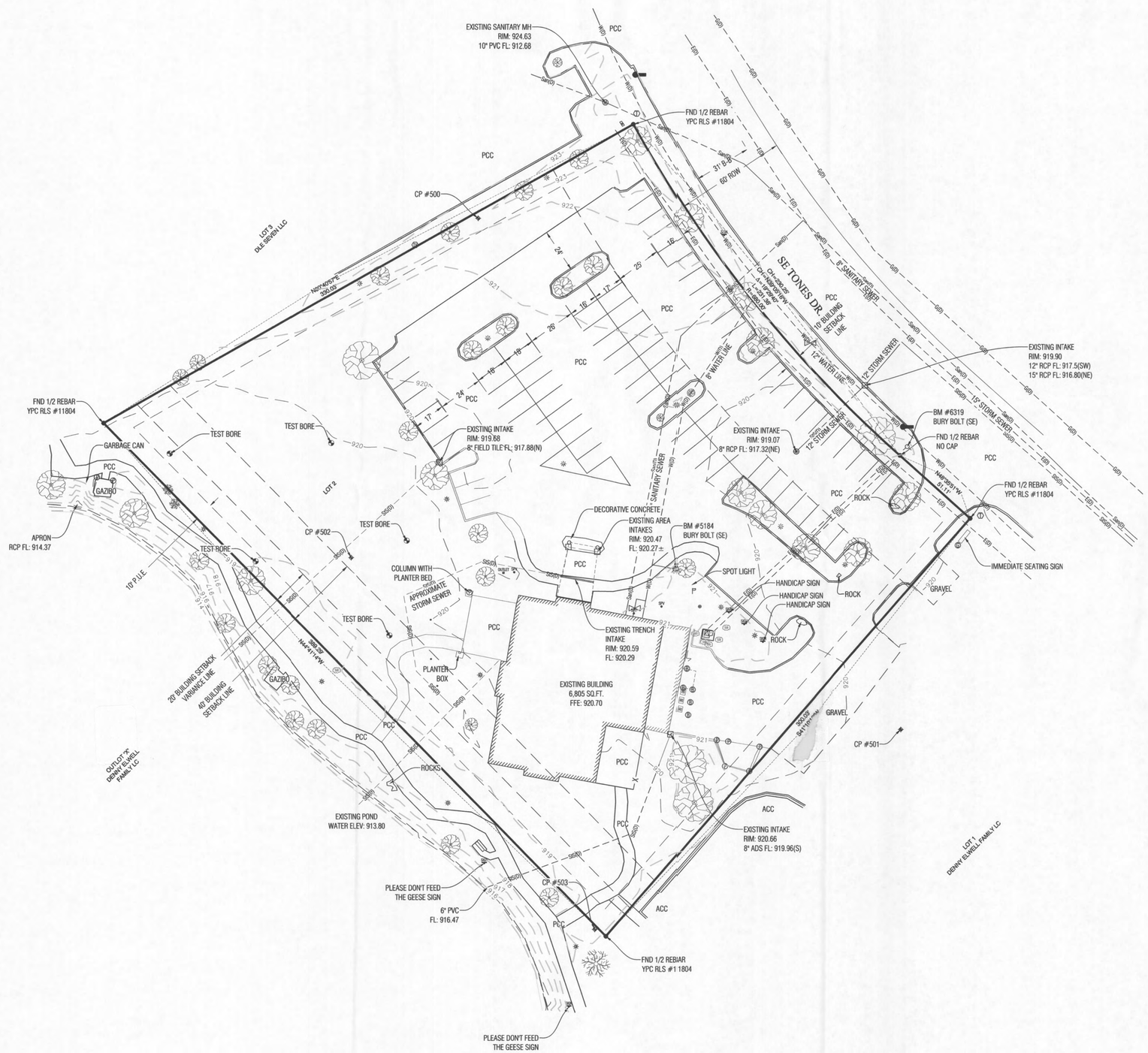
ANKENY BEST WESTERN
ANKENY, IOWA

SYMBOLS, LEGEND, AND GENERAL INFORMATION

PROJECT NO. 5608
SHEET NO. C.101

## LEGAL DESCRIPTION

LOT 2, METRO NORTH II - PLAT ONE, AS RECORDED IN BOOK T, PAGE 660, POLK COUNTY RECORDS, CITY OF ANKENY, POLK COUNTY, IOWA, AND CONTAININGi 2.32 ACRES (101,121 S.F.) OF LAND.




GRAPHIC SCALE
0 30' 60' 90'

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Ames, Iowa 50010
Ph 515-232-1784
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# ANKENY BEST WESTERN
ANKENY, IOWA

# EXISTING CONDITIONS

PROJECT NO. 5608
SHEET NO. C.110

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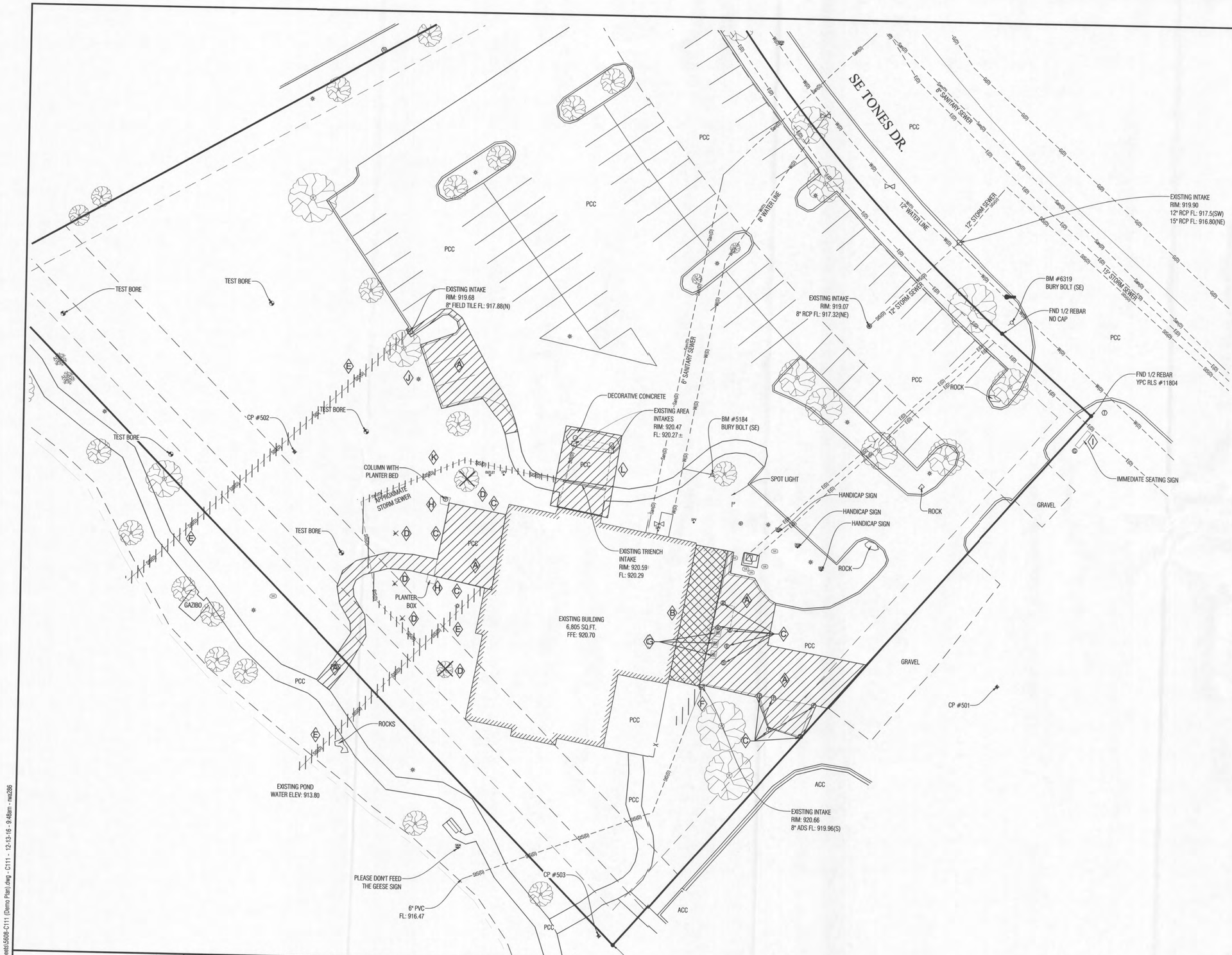


## KEY DEMOLITION CONSTRUCTION NOTES:

(A) REMOVE CONCRETE & ALL ASSOCIATED CURBS TO NEAREST JOINT LINE OR AS INDICATED.

(B) REMOVE BUILDING ADDITION & ALL EXISTING PAVING,CURBS, & BOLLARDS. REFER TO ARCHITECTURE PLANS FOR UTILITY REMOVAL

(C) REMOVE EXISTING FENCING, POSTS, BOLLARDS, & ASSOCIATED FOUNDATIONS. BACKFILL HOLES WITH SUITABLE SOIL. DISPOSE OF OFF-SITE

(D) COMPLETELY REMOVE EXISTING TREE/SHRUB & ROOTBALL. DISPOSE OF OFFSITE. BACIKFILL DEPRESSIONS WITH SUITABLE SOIL.

(E) ABANDON/REMOVE EXISTING STORM SEWER. ALL PIPING WITHIN 5' OF THE PROPOSED BUILDING SHALL BE COMPLETELY REMOVED. CAP REMAINING PIPE & ABANDON IN PLACE. REFER TO C.201 FOR NEW STORM SEWER.

(F) REMOVE EXISTING INTAKE & STORM SEWER AS INDICATED. CONNECT TO NEW INTAKE RIEFER TO C.201.

(G) RELOCATE AC UNITS. REMOVE ASSOCIATED FOUNDATIONS.

(H) REMOVE EXISTING COLUMNS, PLANTER BOX, & ASSOCIATED FOUNDATIONS. REFER TO C.200 FOR NEW LOCATION.

(I) REMOVE EXISTING MONUMENT SIGN & ASSOCIATED UTILITIES & FOUNDATIONS..

(J) RELOCATE LIGHT FIXTURE & ASSOCIATED UTILITIES

(K) ACTUAL STORM SEWER ROUTING IN THIS AREA IS UNKNOWN. CONTRACTOR TO LOCATE PIPE & ROUTE AROUND NEW ADDITION. REFER TO SHEET C.201 FOR APPROXIMATE ROUTING.

(L) REMOVE EXISTING CANOPY. REMOVE EXISTING PAVEMENT & REPLACE WITH DECORATIVE CONCRETE TO ACCOMMODATE NEW CANOPY INSTALLATION. INSTALL NEW TRENCH DRAIN AS REQUIRED.

## GENERAL DEMOLITION NOTES:

1. ADJOINING PROPERTIES SHALL BE PROTECTED DURING DEMOLITION OPERATIONS.. DEBRIS ON ADJOINING PROPERTIES SHALL BE CAREFULLY REMOVED BY CONTRACTOR.
2. ANY DAMAGE TO EXISTING PAVEMENT TO REMAIN DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT TO REMAIN.
3. CONTRACTOR SHALL SUPPLY DETAILED CONSTRUCTION SCHEDULE TO THE CITY.
4. ON WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
   A. CITY OF ANIKENY
   B. OWNER
   C. CLAPSADDLE-GARBER ASSOCIATES, INC.
5. CONTRACTOR SHALL DISPOSE OF PAVEMENT TO BE REMOVED OFF-SITE
6. ALL CONSTRUICTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
7. STRIP TOP 8" OF TOP SOIL & STOCKPILE ON SITE. MIX WITH SOIL AMENDMENTS & RESPREAD IN LANDSCAPE AREAS. REMOVE EXCESS TOPSOIL FROM SITE.
8. ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.
9. PROTECT REMAINING TREES & SHRUBS DURING CONSTRUCTION. CLEARLY MARK & PLACE CONSTRUCTION FENCE AROUND TRUNK. PLACE 4'-6" DEEP WOOD CHIP MULCH IN A 5' RADIUS AROUND TREE TRUNK TO PROTECT ROOTS.

## TRAFFIC CONTROL NOTES

1. TWO-WAY TRAIFFIC SHALL BE MAINTAINED AT ALL TIMES ON SE TONES DRIVE
2. ALL TRAFFIC CONTROL DEVICES & BARRIERS SHALL BE FURNISHED, ERECTED, MAINTAINED, & REMOVED BY THE CONTRACTOR.

GRAPHIC SCALE
0 20' 40' 60'

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1523 S. Bell Ave. | Suite 101
Ames, Iowa 50010
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# ANKENY BEST WESTERN
ANKENY, IOWA

# DEMOLITION PLAN

PROJECT NO. 5608
SHEET NO. C.111

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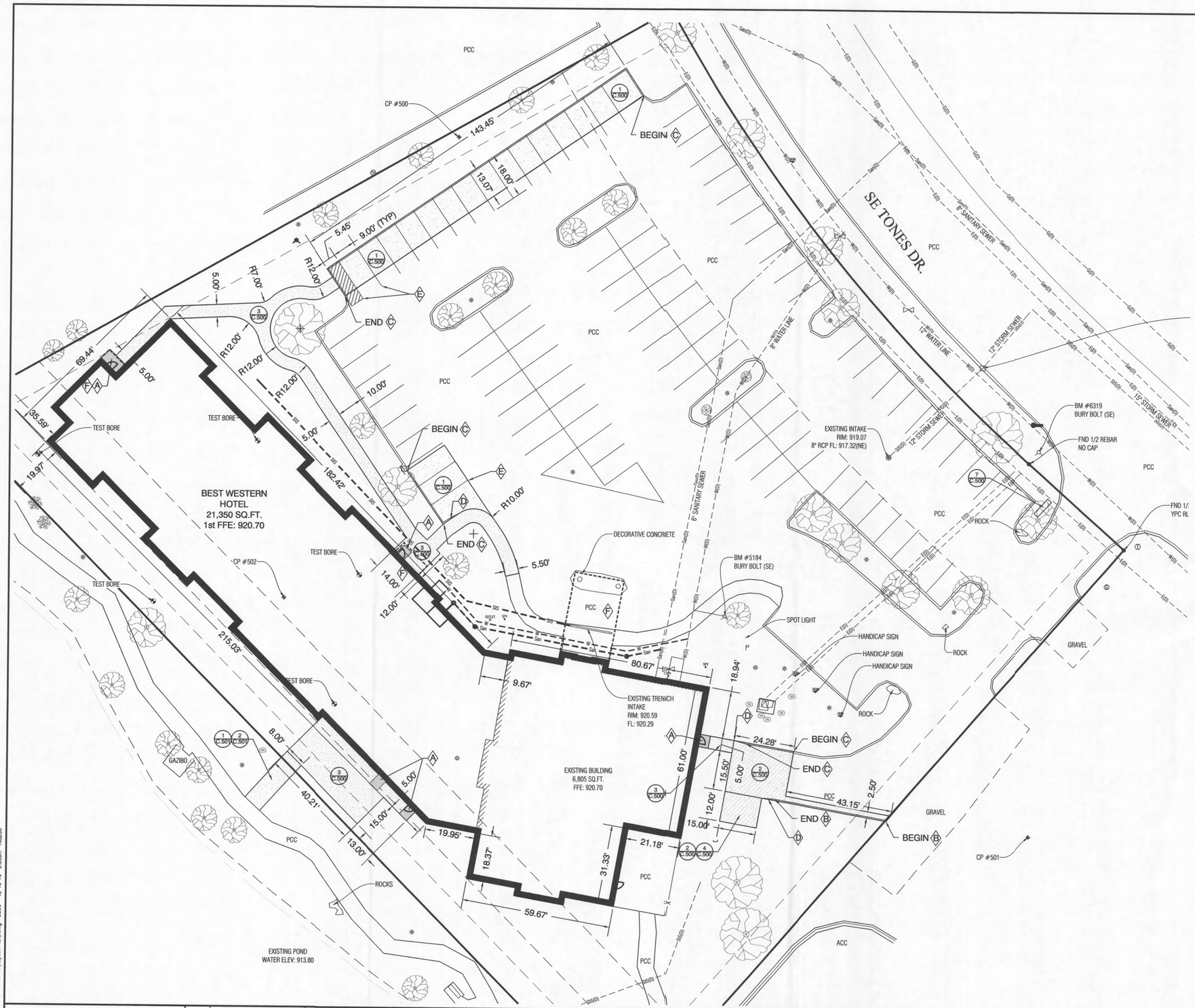


## GENERAL LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. ADDITIONAL SITE LIGHTING WILL NOT BE REQUIRED OTHER THAN LIGHTS ATTACHED TO THE PROPOSED BUILDING ADDITION.
4. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
5. REFER TO SHEET C.101 FOR SUDAS DETAIL REFERENCE INFORMATION

## CONSTRUCTION DETAILS

- (1/C.500) 6" PCC PAVEMENT SECTION
- (2/C.500) 8" PCC PAVEMENT SECTION
- (3/C.500) PCC SIDEWALK PAVEMENT SECTION
- (4/C.500) DUMPSTER ENCLOSURE DETAILS
- (7/C.500) MONUMENT SIGN FOUNDATION DETAIL. SIGN MUST BE LOCATED AT LEAST 5' FROM PROPERTY LINE. KEEP EXISTING TREE IF POSSIBLE. IF TREE MUST BE REMOVED OR IS DAMAGED IT SHALL BE REPLACED PER CITY OF ANKENY REQUIREMENTS.
- (1/C.501) RAMP DETAILS
- (2/C.501) HANDRAIL DETAILS

## KEY NOTES

- (A) INSTALL PCC STOOP. REFER TO STRUCTURAL PLANS.
- (B) INSTALL PCC CURB & GUTTER UNIT. REFER TO SUDAS
- (C) INSTALL 6" STANDARD INTEGRAL CURB. REFER TO SUDAS
- (D) INSTALL CURB RUNOUT. REFER TO SUDAS
- (E) PAVEMENT MARKINGS. REFER TO SUDAS
- (F) INSTALL CANOPY. REFER TO ARCHITECTURAL PLANS.

GRAPHIC SCALE: 0 20' 40' 60'

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Ames, Iowa 50010
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# ANKENY BEST WESTERN
ANKENY, IOWA

# LAYOUT PLAN

PROJECT NO. 5608
SHEET NO. C.200

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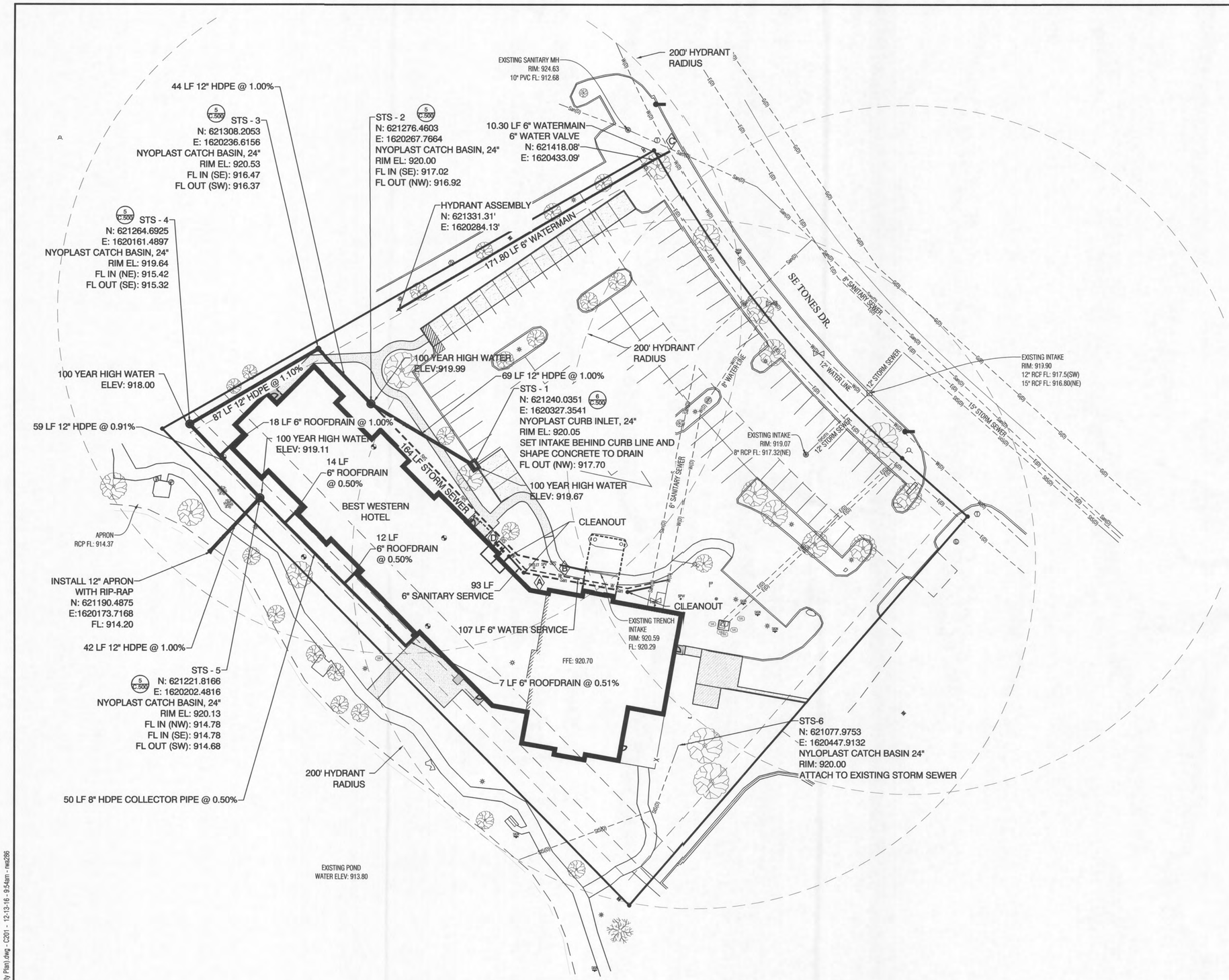


## GENERAL UTILITY NOTES:

1. ALL SITE UTILITIES SHALL BE BROUGHT TO WITHIN 5' OF THE BUILDING TO CONNECT TO PLUMBING CONTRACTOIRS WORK
2. COORDINATE GAS, ELECTRIC, TELEPHONE AND FIBER OPTIC SERVICE WITH RESPECTIVE UTILITY COMPANIES.
3. SEWER FLOW LINES, PIPE MATERIAL, & PIPE SIZES SHALL BE FIELD VERIFIED PRIOR TO INSTALLING PIPE SERVICE.
4. EXISTING WATER SERVICE STUB SHALL BE FIELD VERIFIED PRIOR TO INSTALLING NEW SERVICE.
5. REFER TO SUDAS FOR UTILITY DETAILS.
6. ROOF DRAINS SHALL BE PIPED UNDERGROUND TO THE PROPOSED STORM SEWER ON THE SOUTHWEST SIDE OF BUILDING
7. ALL UNDERGROUND UTILITIES SHALL HAVE TRACER WIRE INSTALLED.

## CONSTRUCTION DETAILS

5 C-500 24" NYLOPLAST INTAKE

6 C-500 2' x 3' NYLOPLAST CURB INTAKE WITH 24" RISER

## KEY NOTES

A INSTALL 6" SANITARY SERVICE @ 1% (MIN).

B INSTALL 6" WATER SERVICE. SPLIT 4" DOMESTIC SERVICE WITH SHUT-OFF VALVE OUTSIDE OF MECHANICAL ROOM. CONTINUE 6" FIRE SERVICE INTO BUILDING WITH POST INDICATOR VALVE.

C INSTALL NEW 8" FIRE SERVICE TO EXISTING CITY MAIN AT SE TONES DRIVE VIA LINE TAP PER CITY OF ANKENY REQUIREMENTS. INSTALL NEW HYDRANT ASSEMBLY. HYDRANT SHALL MATCH EXISTING HYDRANT ON SITE.

D INSTALL REMOTE FIRE DEPARTMENT CONNECTION

GRAPHIC SCALE
0 30' 60' 90'

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# ANKENY BEST WESTERN
ANKENY, IOWA

# UTILITY PLAN

PROJECT NO. 5608
SHEET NO. C.201

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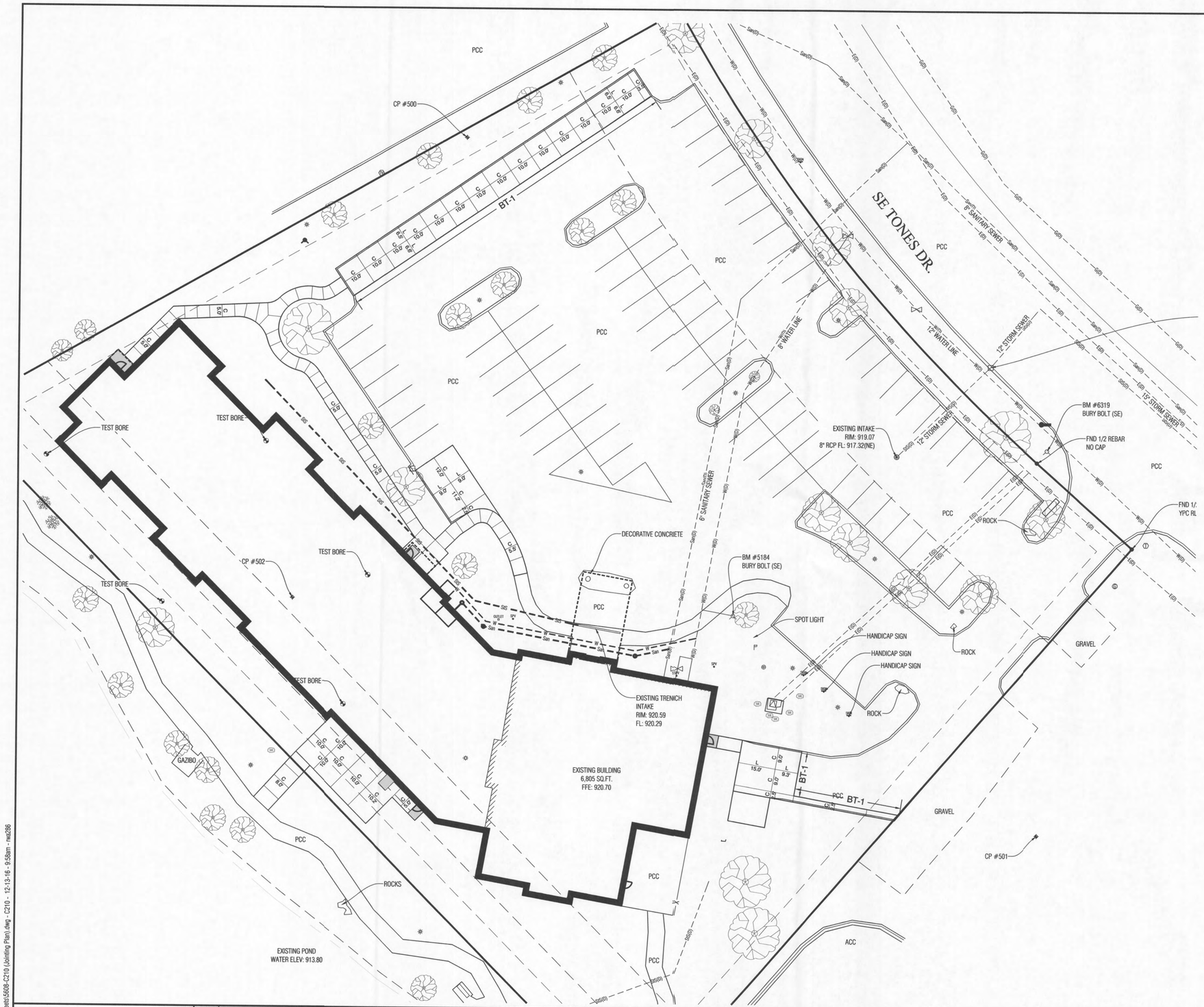
## GENERAL JOINTING NOTES:

1. REFER TO SUDAS FOR ADDITIONAL INFORMATION.
2. EXPANSION JOINTS SHALL BE PLACED BETWEEN PAVEMENT & ALL STRUCTURES.
3. ALL DRIVE ISLE/PARKING JOINTS MUST BE SEALED. SIDEWALK JOINTS DO NOT REQUIRE SEALING.
4. ANY ADJUSTMENTS TO JOINTING PLAN SHALL BE SUBMITTED TO ENGINEER AS A SHOP DRAWING PRIOR TO PAVING.
5. STOOP-REFER TO STRUCTURAL




GRAPHIC SCALE

0 20' 40' 60'

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1523 S. Bell Ave. Suite 101
Ames, Iowa 150010
Ph 515-232-11784
www.cgaconsultants.com

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# ANKENY BEST WESTERN
ANKENY, IOWA

# JOINTING PLAN

PROJECT NO. 5608
SHEET NO. C.210

J:\5608\dwg\Sheets\5608-C210 (Jointing Plan).dwg - C210 - 12-13-16 - 9:58am - rwa286

POLK COUNTY, CITY OF ANKENY

# POLLUTION PREVENTION PLAN

ALL CONTRACTORS/SUBCONTRACTORS SHALL CONDUCT THEIR OPERATIONS IN A MANNER THAT MINIMIZES EROSION AND PREVENTS SEDIMENTS FROM LEAVING THE PROJECT SITE. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND IMPLEMENTATION OF THE POLLUTION PREVENTION PLAN (PPP) FOR THEIR ENTIRE CONTRACT. THIS RESPONSIBILITY SHALL BE FURTHER SHARED WITH SUBCONTRACTORS WHOSE WORK IS A SOURCE OF POTENTIAL POLLUTION AS DEFINED IN THIS PPP.

## 1. SITE DESCRIPTION

THIS POLLUTION PREVENTION PLAN (PPP) IS FOR BEST WESTERN HOTEL IN ANKENY, IOWA INCLUDING GRADING, BUILDING, UTILITIES, & PAVING.
THIS PPP COVERS APPROXIMATELY 2.32 ACRES WITH AN ESTIMATED 1.18 ACRES BEING DISTURBED. THE PORTION OF THE PPP COVERED BY THIS CONTRACT HAS 1.18 ACRES BEING DISTURBED.

THE PPP IS LOCATED IN AN AREA OF CLARION-NICOLLET-WEBSTER SOIL ASSOCIATION. THE ESTIMATED AVERAGE CURVE NUMBER FOR THIS PPP AFTER COMPLETION WILL BE 87.

REFER TO THIS SHEET, AND THE GRADING SHEETS FOR LOCATIONS OF TYPICAL SLOPES, DITCH GRADES, AND MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS. A COPY OF THIS PLAN WILL BE ON FILE AT THE PROJECT ENGINEER'S OFFICE. RUNOFF FROM THIS WORK WILL FLOW INTO DETENTION POND IN OUTLOT X & THEN TO FOURMILE CREEK.

## 2. POTENTIAL SOURCES OF POLLUTION

SITE SOURCES OF POLLUTION GENERATED AS A RESULT OF THIS WORK RELATE TO SILTS AND SEDIMENT WHICH MAY BE TRANSPORTED AS A RESULT OF A STORM EVENT. HOWEVER, THIS PPP PROVIDES CONVEYANCE FOR OTHER NON-PROJECT RUNOFF THAT IS BEYOND THE CONTROL OF THIS PPP. POTENTIALLY THIS RUNOFF CAN CONTAIN VARIOUS POLLUTANTS RELATED TO SITE-SPECIFIC LAND USES. EXAMPLES ARE:

RURAL AGRICULTURAL ACTIVITIES - RUNOFF FROM AGRICULTURAL LAND USE CAN POTENTIALLY CONTAIN CHEMICALS INCLUDING HERBICIDES, PESTICIDES, FUNGICIDES, AND FERTILIZERS.

COMMERCIAL AND INDUSTRIAL ACTIVITIES - RUNOFF FROM COMMERCIAL, INDUSTRIAL, AND COMMERCE LAND USE MAY CONTAIN CONSTITUENTS ASSOCIATED WITH THE SPECIFIC OPERATION. SUCH OPERATIONS ARE SUBJECT TO POTENTIAL LEAKS AND SPILLS WHICH COULD BE COMMINGLED WITH RUNOFF FROM THE FACILITY. POLLUTANTS ASSOCIATED WITH COMMERCIAL AND INDUSTRIAL ACTIVITIES ARE NOT READILY AVAILABLE SINCE THEY ARE TYPICALLY PROPRIETARY.

## 3. CONTROLS

PRIOR TO BEGINNING GRADING, EXCAVATION, OR CLEARING AND GRUBBING OPERATIONS, SILT FENCE SHALL BE PLACED ALONG THE PERIMETER OF THE AREAS TO BE DISTURBED AT LOCATIONS WHERE RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. AS AREAS REACH THEIR FINAL GRADE, ADDITIONAL SILT FENCE, SILT BASINS, COMPOST FILLED SOCKS, INTERCEPTING DITCHES, SOD FLUMES, LETDOWNS, BRIDGE EDGE DRAINS, AND EARTH DIKES SHALL BE INSTALLED AS SPECIFIED IN THE PLANS AND/OR AS REQUIRED BY THE PROJECT ENGINEER. THIS WILL INCLUDE USING SILT FENCE OR EQUIVALENT AS DITCH CHECKS AND TO PROTECT INTAKES. TEMPORARY STABILIZING MULCH SHALL BE COMPLETED AS THE DISTURBED AREAS ARE CONSTRUCTED. IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AS LEAST 21 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY MULCHING WITHIN 14 DAYS. OTHER STABILIZING METHODS SHALL BE USED OUTSIDE THE SEEDING PERIOD.

THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.

AS THE WORK PROGRESSES, ADDITIONAL EROSION CONTROL ITEMS SUCH AS STRAW BALE BARRIER, SEDIMENT TRAPS, AND OTHER APPROPRIATE MEASURES SHALL BE INSTALLED BY THE PRIME OR SUBCONTRACTOR AS DETERMINED BY THE ENGINEER AFTER FIELD INVESTIGATION. THE CONSTRUCTION WILL BE COMPLETED WITH THE ESTABLISHMENT OF PERMANENT PERENNIAL VEGETATION OF ALL DISTURBED AREAS.

## 4. OTHER CONTROLS

CONTRACTOR DISPOSAL OF UNUSED CONSTRUCTION MATERIALS AND CONSTRUCTION MATERIAL WASTES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEM REGULATIONS. IN THE EVENT OF A CONFLICT WITH OTHER GOVERNMENTAL LAWS, RULES AND REGULATIONS, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.

## 5. APPROVED STATE OR LOCAL PLANS

DURING THE COURSE OF THIS CONSTRUCTION, IT IS POSSIBLE THAT SITUATIONS WILL ARISE WHERE UNKNOWN MATERIALS WILL BE ENCOUNTERED. WHEN SUCH SITUATIONS ARE ENCOUNTERED, THEY WILL BE HANDLED ACCORDING TO ALL FEDERAL, STATE AND LOCAL REGULATIONS IN EFFECT AT THE TIME.

## 6. MAINTENANCE

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN PROPER WORKING ORDER, INCLUDING CLEANING, REPAIRING, OR REPLACING THEM THROUGHOUT THE CONTRACT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.

## 7. INSPECTIONS

INSPECTIONS SHALL BE MADE JOINTLY BY THE CONTRACTOR AND THE CONTRACTING AUTHORITY (IF APPLICABLE) EVERY SEVEN CALENDAR DAYS. THE CONTRACTOR SHALL IMMEDIATELY BEGIN CORRECTIVE ACTION ON ALL DEFICIENCIES FOUND. THE FINDINGS OF THIS INSPECTION SHALL BE RECORDED IN THE SWPPP BOOKLET OR PROJECT DIARY. THIS PPP MAY BE REVISED BASED ON THE FINDINGS OF THE INSPECTION. THE CONTRACTOR SHALL IMPLEMENT ALL REVISIONS. ALL CORRECTIVE ACTIONS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS OF THE INSPECTION.

## 8. NON-STORM DISCHARGES

THIS INCLUDES SUBSURFACE DRAINS (I.E. LONGITUDINAL AND STANDARD SUBDRAINS), SLOPE DRAINS AND BRIDGE END DRAINS. THE VELOCITY OF THE DISCHARGE FROM THESE FEATURES MAY BE CONTROLLED BY THE USE OF PATIO BLOCKS, CLASS A STONE OR EROSION STONE.

## 9. GENERAL NOTES

A. THE ABOVE PLAN IS NOT THE COMPLETE STORM WATER PREVENTION PLAN (SWPPP), BUT RATHER A PART OF THE SWPPP THAT IS TO BE UPDATED REGULARLY BY THE CONTRACTOR. IT IS PRIME CONTRACTORS RESPONSIBILITY TO DEVELOP AND UPDATE THE SWPPP PLAN AS NEED AS WELL AS CONDUCT ANY NECESSARY INSPECTIONS IN ACCORDANCE WITH IOWA DNR, EPA, AND JURISDICTION GUIDELINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY DEFICIENCIES, CORRECTING THOSE DEFICIENCIES IMMEDIATELY AND DOCUMENTING SUCH WITH THE SWPPP. ALL EROSION CONTROL ITEMS EXCEPT THE TURF REINFORCEMENT MAT SHALL BE REMOVED AT THE END OF THE PROJECT.

B. ALL STOCK PILES NOT INTENDED TO BE REDISTRIBUTED IN 21 DAYS MUST BE SEEDED OR OTHERWISE CONTROLLED WITH EROSION CONTROL FEATURES BY THE 14TH DAY AFTER STOCK PILING. STOCK PILE LOCATIONS SHALL BE APPROVED BY THE OWNER.

C. THE GENERAL CONTRACTOR SHALL PROVIDE CONTAINMENT OF ALL SOURCES OF POTENTIAL POLLUTION INCLUDING FUELING AREA, PORTABLE SANITARY FACILITIES, WASTE DEPOSITORY AREAS (DUMPSTER LOCATIONS), AND OTHER POLLUTION SOURCES. ALL AREAS WHERE CONCRETE TRUCKS ARE WASHED OUT SHALL BE DEFINED AND CONTAINED ON SITE. CONCRETE WASHOUT AREA SHALL BE CLEARLY MARKED AND THE CONTRACTOR SHALL CLEAN OUT THIS AREA PRIOR TO FINALIZING THE PROJECT (INCIDENTAL). ALL EROSION CONTROL DEVICES MUST BE MAINTAINED AS STATED IN THE POLLUTION PREVENTION PLAN.

D. CONTRACTOR SHALL TAKE PRECAUTIONS TO INSURE THAT EQUIPMENT, VEHICLES, AND PLANTING OPERATIONS DO NOT DISTURB OR DAMAGE EXISTING GRADES, WALLS, DRIVES, PAVEMENT, UTILITIES, PLANTS, LAWNS, IRRIGATION SYSTEMS, AND OTHER FACILITIES. REPAIR, REPLACE, AND/OR RETURN TO ORIGINAL CONDITION ANY DAMAGED ITEM, WITHOUT ADDITIONAL COMPENSATION.

E. THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION, OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM THE PROJECT SITE. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AT NO COST TO THE OWNER. TAKE REMEDIAL ACTIONS FOR PREVENTION, REPAIR, REPLACE, AND/OR RETURN TO ORIGINAL CONDITION, WITHOUT ADDITIONAL COMPENSATION.

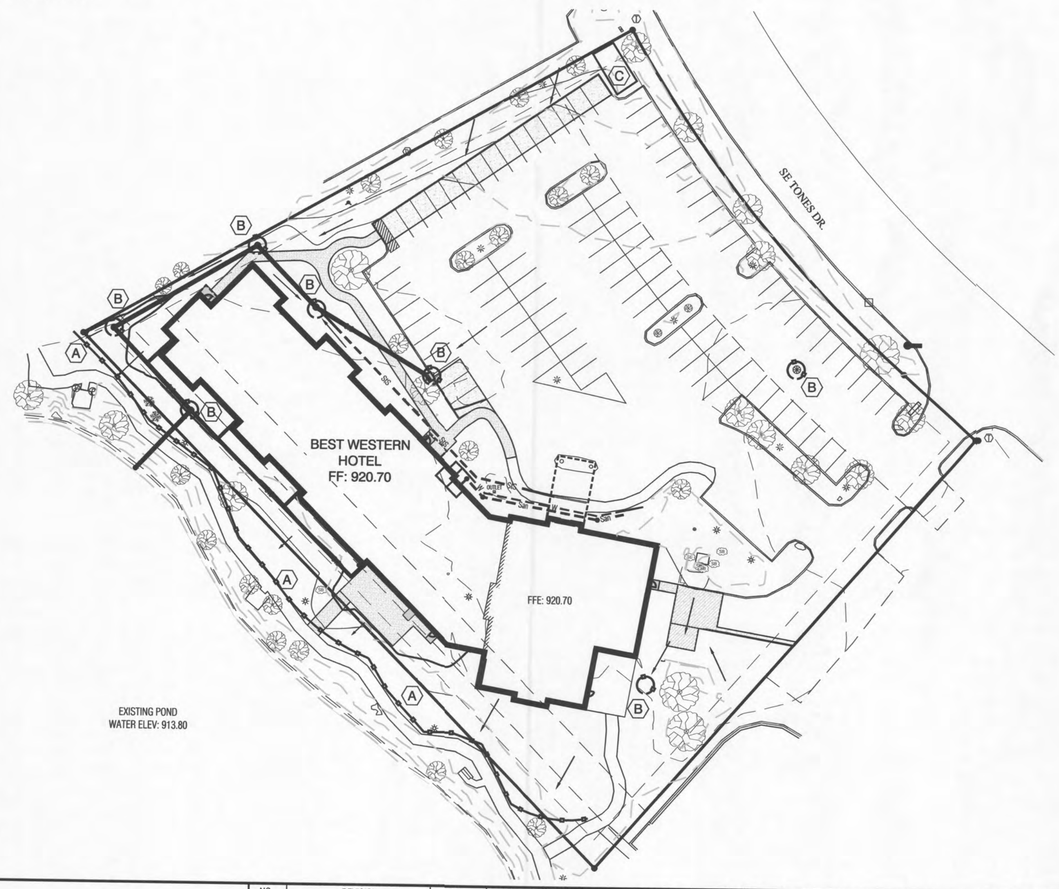
F. THE COST FOR THIS WORK SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID.

## 10. CONSTRUCTION NOTES:

(A) INSTALL SILT FENCE OR COMPOST FILLED FILLED SOCK - TO BE REMOVED AT THE END OF THE PROJECT.

(B) INSTALL INLET PROTECTION - TO BE REMOVED AT THE END OF THE PROJECT.

(C) INSTALL CONCRETE WASH OUT AREA - TO BE REMOVED & RESTORED AT THE END OF THE PROJECT.




GRAPHIC SCALE
0 40' 80' 120'

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Clapsaddle-Garber Associates, Inc
1523 S. Bell Ave. Suite 101
Ames, Iowa 50010
Ph 515-232-11784
www.cgacomsultants.com

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ANKENY BEST WESTERN
ANKENY, IOWA

STORM WATER POLLUTION PREVENTION PLAN

PROJECT NO. 5608
SHEET NO. C.310

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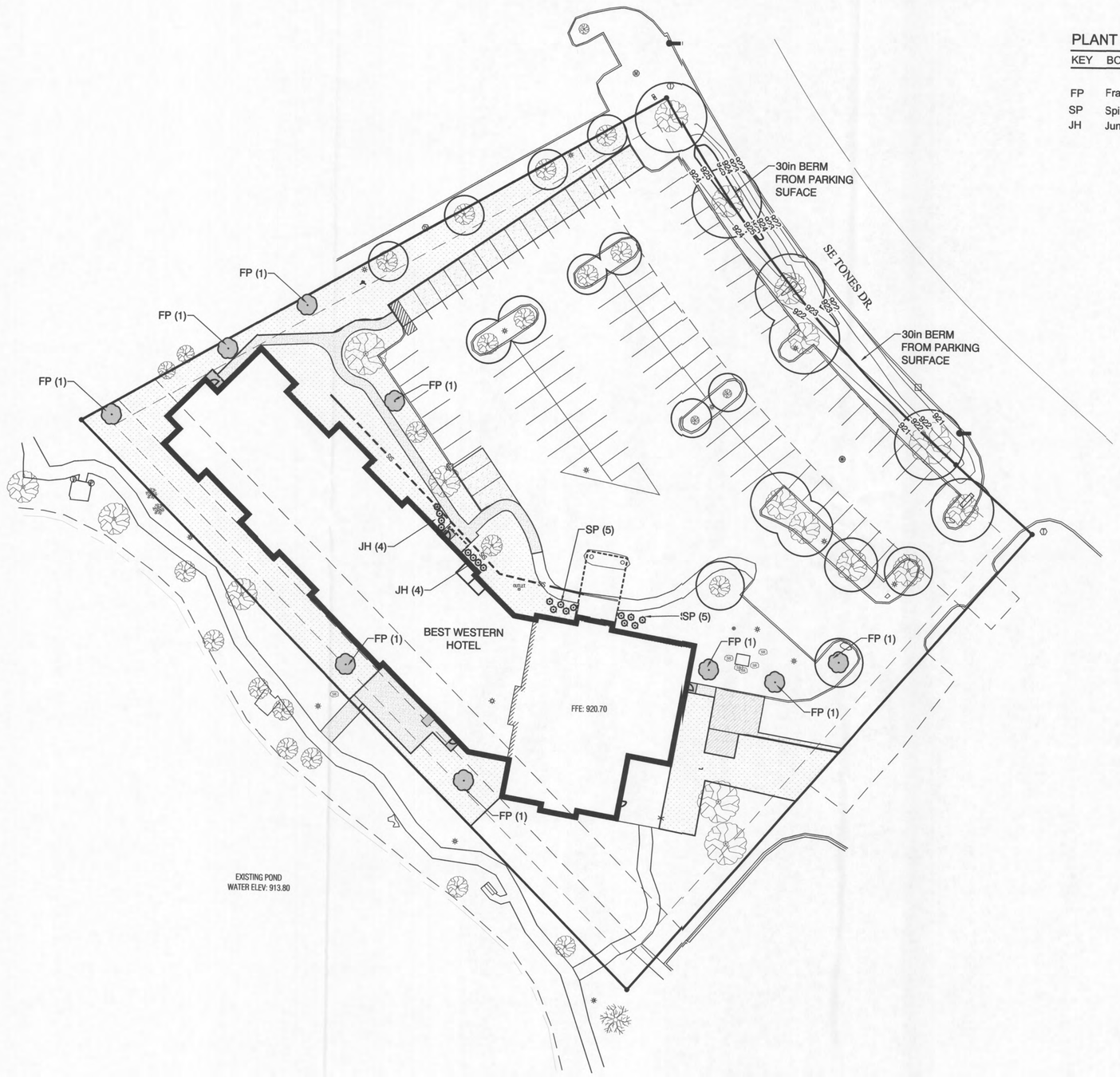


N

## PLANT SCHEDULE

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE |
|---|---|---|---|---|
| FP | Fraxinus pennslanica 'summit' | Summit Ash | 9 | 1.5" BB |
| SP | Spirea bumalda 'froebeli' | Froebell Spirea | 10 | 18" ht cont. |
| JH | Juniperus horizontails cv. | Webber Juniper | 8 | 24" sp. cont |

## LANDSCAPE NOTES:

1. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.
2. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3". WALNUT PRODUCTS ARE PROHIBITED.
3. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI 260-2004, OR MOST RECENT EDITION.
4. THE CONTRACTOR SHALL REPORT ANY SUBSURFACE SOIL OR DRAINAGE PROBLEMS ENCOUNTERED.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON DRAWINGS.
6. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
7. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVEMENT, AND LANDSCAPE BEDS SHALL BE SEEDED WITH A KENTUCKY BLUE TURF GRASS PER THE SPECIFICATIONS.

## OPEN SPACE & OPEN SPACE LANDSCAPING CALCULATIONS

| REQUIRED | PROVIDED |
|---|---|
| 101,121 SF (GROSS LAND AREA) x .20 = 20,224 SF (MIN. OPEN SPACE) | 34,112 SF |
| 20,224 (MIN. OPEN SPACE) / 3,000 SF = 7 OPEN SPACE PLANT UNITS | |
| 7 PLANT UNITS x 2 = 14 TREES | |
| 7 PLANT UNITS x 6 = 42 SHUBS | |
| OR | |
| 7 PLANT UNITS x 3 = 21 TREES | 21 (12 EXISTING) |
| 7 PLANT UNITS x 3 = 21 SHRUBS | 23 (5 EXISTING) |

## OFF STREET PARKING SHADING TREE LANDSCAPING CALCULATIONS

| REQUIRED | PROVIDED |
|---|---|
| 42,862 SF (GROSS PAVED AREA) x .20 = 8,572 SF (REQUIRED SHADED AREA) | |
| 8,572 SF (REQUIRED SHADED AREA) / 706 SIF = 13 (SHADED TREES REQUIRED) | 19 EXISTING<br>1 PROPOSED |

GRAPHIC SCALE
0 30' 60' 90'

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Clapsaddle-Garber Associates, Inc
1523 S. Bell Ave. Suite 101
Ames, Iowa 50010
Ph 515-232-1784
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# ANKENY BEST WESTERN
ANKENY, IOWA

# LANDSCAPE PLAN

PROJECT NO. 5608
SHEET NO. C.400

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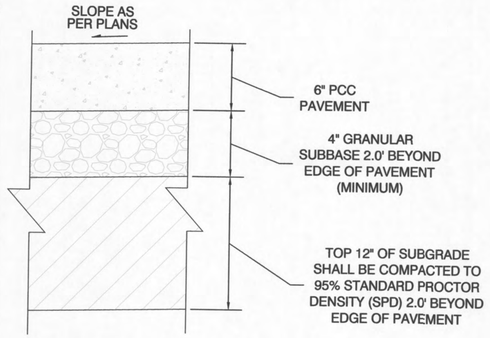
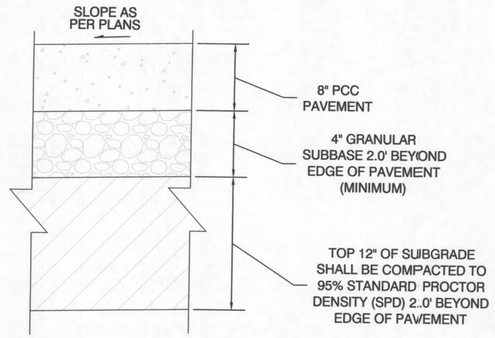
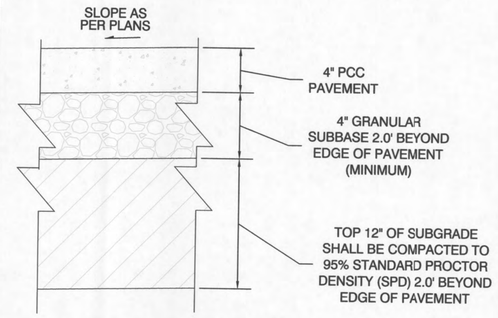


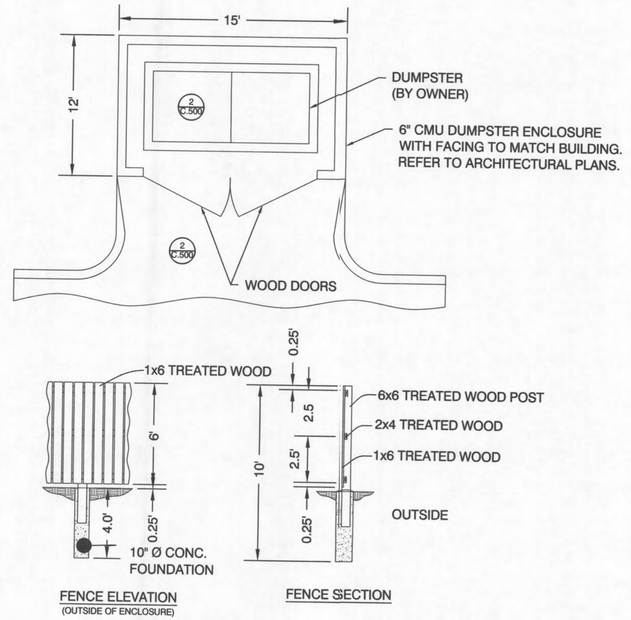

1 6" PCC PAVEMENT SECTION




2 8" PCC PAVEMENT SECTION

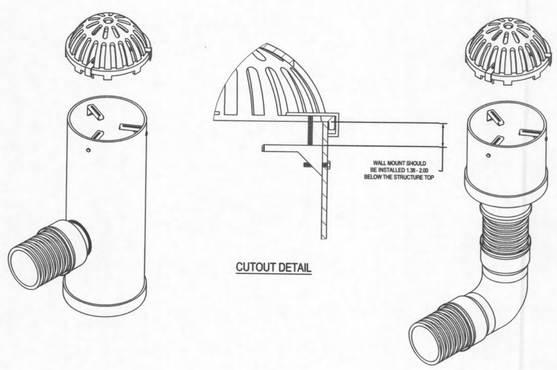



3 PCC SIDEWALK PAVEMENT SECTION




4 DUMPSTER ENCLOSURE DETAILS

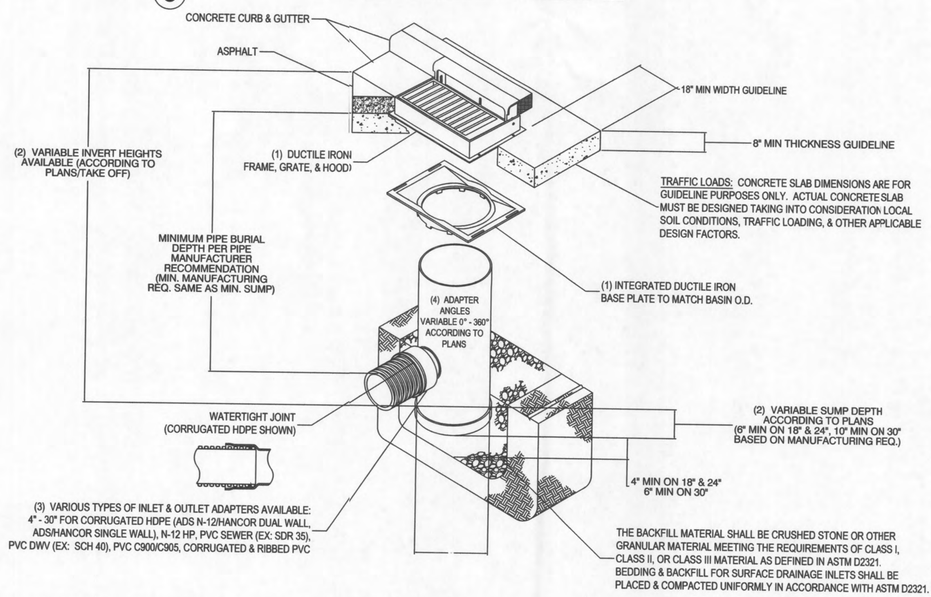
5



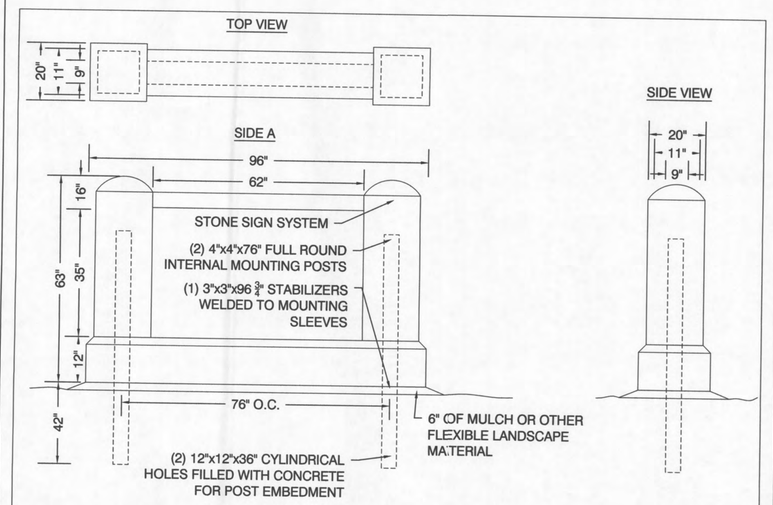

CUTOUT DETAIL

STAINLESS STEEL ADJUSTABLE LOCKING MECHANISM AVAILABLE FOR 12" - 30" DOME GRATES (PART # 1230DOMELOCK).

6 2 FT X 3FT CURB INLET STRUCTURE:




1 - 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING




7 MONUMENT SIGN DETAIL

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| DRAWN BY | EBC | MATERIAL | |
| DATE | 3-11-11 | | |
| APPD BY | EBC | PROJECT NO./NAME | |
| DATE | 3-11-11 | | |
| DWG SIZE | A | SCALE 1:16 | SHEET 1 OF 1 |

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BUFORD, GA 30518
PHN (770) 932-2443
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TITLE: 12 IN -30 IN DOME LOCKING GRATE ASSEMBLY

DWG NO. 7001-110-421 REV C

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| DRAWN BY | EBC | MATERIAL | |
| DATE | 03-22-10 | | |
| REVISED BY | NMH | PROJECT NO./NAME | |
| DATE | 03-10-16 | | |
| DWG SIZE | A | SCALE 1:40 | SHEET 1 OF 1 |

TITLE: DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL

DWG NO. 7002-110-087 REV C

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# ANKENY BEST WESTERN
ANKENY, IOWA

# DETAILS

PROJECT NO. 5608
SHEET NO. C.500

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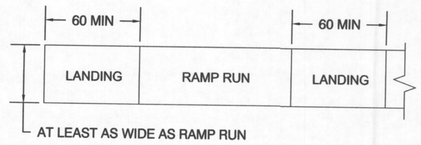
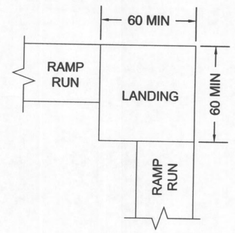
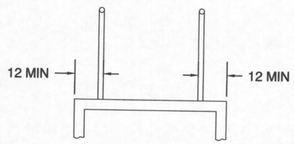



(a)
STRAIGHT

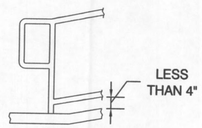



(b)
CHANGE IN DIRECTION

RAMP LANDINGS



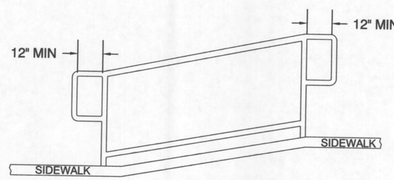

EXTENDED SURFACE
EDGE PROTECTION



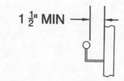

CURB OR BARRIER
EDGE PROTECTION

NOTES
1. RAMP RUNS SHALL NOT BE STEEPER THAN 8.33% (1:12).
2. CROSS SLOPES OF RAMPS SHALL NOT BE STEEPER THAN 2% (1:48)
3. CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36" MIN.
4. RAMPS SHALL HAVE LANDINGS AT THE TOP & BOTTOM OF EACH RAMP RUN.
5. EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF THE RAMP RUN & LANDINGS.

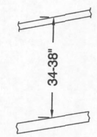
1 1 RAMP DETAILS




TOP & BOTTOM HANDRAIL EXTENSION AT RAMPS

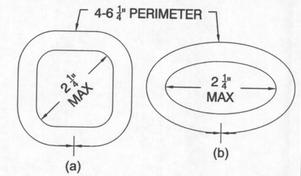



HANDRAIL
CLEARANCE




HANDRAIL
HEIGHT

NOTES
1. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MINIMUM AND 2" MAXIMUM.
2. GRIPPING SURFACES SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS & SHALL HAVE ROUNDED EDGES.
3. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.




NON-CIRCULAR CROSS SECTION

2 2 HANDRAIL DETAILS

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CGA
Clapsaddle-Garber Associates, Inc
1523 S. Bell Ave. Suite 101
Ames, Iowa 50010
Ph 515-232-1784
www.cgaconsultants.com

DESIGNED: LAW DATE: ####
DRAWN: RWA DATE: ####
CHECKED: MMB DATE: ####
APPROVED: MMB DATE: ####

# ANKENY BEST WESTERN
ANKENY, IOWA

# DETAILS

PROJECT NO. 5608
SHEET NO. C.501

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