



CLIVE PLANNING & ZONING COMMISSION

AGENDA, REGULAR MEETING

8800 Hickman Road

March 4, 2025 5:30 PM

This meeting will be conducted in-person in the Public Safety Facility Training Room and virtually via Zoom platform. To participate virtually use the following

link: <https://us06web.zoom.us/j/81194871820>

Call to Order

Roll Call

Approval of Meeting Minutes

1. Approve Meeting Minutes 02/04/2025

Action Items

1. Site Plan - Linnan Park - 8500 Alice Ave

Presentation

1. Discussion of Residential Parking Requirements

Staff Report

Adjournment

CLIVE PLANNING AND ZONING COMMISSION MEETING MINUTES

Regular Session
February 4, 2025

This meeting was held in the Public Safety Training Room and public access was provided in-person at City Hall and via Zoom. Information on how to access via Zoom was provided on the city's website and on the agenda. The recording of the meeting is available on the city's website at:

https://www.cityofclive.com/connect/boards_and_commissions/planning_and_zoning_commission.php

Call to Order/Roll Call

ALOWITZ CALLED THE MEETING TO ORDER AT 5:30 p.m.

PRESENT: LINDSAY BRANDON, MILLY ORTIZ-PAGAN, JULIE CORREA, CHRIS PANZI, JEFFREY ANDERZHON, MICHAEL ALOWITZ

ABSENT: MARCIA HUNTER

STAFF: AMANDA GRUTZMACHER, KATHRYN PURVIS, KELLY RIVERA

Action Items

1. Approve Meeting Minutes – December 5, 2024

Brandon motioned to approve the December 5, 2024 meeting minutes, seconded by Correa.

Roll Call: Ayes: Brandon, Correa, Ortiz, Anderzhon, Alowitz.

Abstain: Panzi

Motion carried.

2. Approve Meeting Minutes – January 7, 2025

Brandon motioned to approve the January 7, 2025 meeting minutes, seconded by Panzi.

Roll Call: Ayes: Brandon, Panzi, Ortiz, Correa, Anderzhon, Alowitz.

Motion carried.

3. Final Plat – McKeon's Place Plat 2

The owner of 8345, 8355, and 8365 University BLVD would like to sell the properties, however, two of the three buildings are on one parcel. To allow the conveyance of each building separately, the owner submitted a final plat to create three lots and an outlot. Said outlot will be purchased by the City to allow for the construction of the future NW 82nd Street Trail identified in the NW 86th Street Neighborhoods Plan.

Correa motioned to recommend approval of McKeon's Place Plat 2 Final Plat subject to the receipt of all legal documents, seconded by Brandon.

Roll Call: Ayes: Correa, Brandon, Ortiz, Panzi, Anderzhon, Alowitz.

Motion carried.

4. Site Plan Amendment – Soma Cosmetics – 12107 Stratford DR

Soma Cosmetics purchased the subject property and has completed modifications to the interior of the building. They also obtained an administratively approved site plan amendment to allow for a generator to be located on the property, which included restoration of the landscape buffer plantings.

During a site visit, staff discovered the exterior of the building (stone and stucco), the dumpster enclosure, and monument sign had been stained an opaque white. While the color is neutral the Development Standards Manual has additional material requirements, and the covenants state no changes can be made without approval of the Architectural Review Committee (ARC). The association no longer operates an ARC, but the City received approval from the association officers for the exterior modifications.

The architect conveyed to staff they were not aware changing the exterior of the building would require city approval of the project. Their difficulty in matching the stone/grout precipitated the shift to this particular stain which was designed for masonry.

Staff's concern with the stain is that it resembles paint and does not allow the underlying stone to show through. Additionally, it created a stark contrast to the neighboring buildings and diminished the architectural interest of the façade. If the contractor had submitted this plan to staff prior to making the change, it would not have been administratively approved.

The owner stated that the additional landscaping will add visual interest once established.

A neighbor submitted a written opposition to the color change and stated the building no longer blends in with the environment and results in their neighborhood feeling commercial.

Brandon motioned to recommend approval of the Site Plan Amendment for Soma Cosmetics, seconded by Correa.

Roll Call: Nays: Brandon, Correa, Ortiz, Panzi, Anderzhon, Alowitz.

Motion failed.

5. Off-Street Parking and Circulation Discussion

Amanda Grutzmacher presented discussion items related to off-street parking and circulation. Discussion ensued and the following points may be part of the changes presented in the final ordinance:

- Larger islands will allow more room for landscaping to flourish.
- Higher quality landscaping may result from the parking requirements discussed at the last meeting.
- Keep 10' parking stall widths and remove 9' width allowance for office uses.
- The current requirement that an island be provided every 15 stalls may be modified to a linear dimension and may allow greater separation.
- Reduce non-residential driveways to 20' minimum to align with Universal Fire Code allowances.

- Define a maximum commercial driveway width and use alternative materials to create truck aprons and splitter islands for larger commercial vehicles to prevent damage to curbs and landscaping.
- Clarify/simplify shared parking approval requirements. Staff will approve or commission/council approval through the site plan process.
- Change parking lot setbacks throughout the City to 15' from street right-of-way. In situations where the existing lot is too small to accommodate a 15' setback, a variance could be requested.
- Town Center shared parking calculations are cumbersome and unnecessary with proposed parking space reductions. Consolidate Town Center parking into other parking requirements.

Staff Report

Adjournment at 6:36 p.m.



Staff Report

TO: Planning and Zoning Commission members

FROM:

Amanda Grutzmacher, Senior Planner

DATE: March 4, 2025

RE: Site Plan - Linnan Park - 8500 Alice Ave

GENERAL INFORMATION

Applicant: Smith Group on behalf of the City of Clive

Requested Action: Approval of Site Plan

Location: 8500 Alice Ave

Lots 1-4, Block 14, Ravenwood

LAND USES & ZONING			
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Property	City park	Open Space, Institutional	TC-3
North	Multi-family residential, child care	Mixed Use, Residential - High Density	TC-3
East	Multi-family residential	Residential - High Density	R-3
South	Multi-family residential, commercial	Mixed Use, Residential - High Density	TC-3
West	Commercial, undeveloped	Mixed Use	TC-3

CASE HISTORY

1970 - Linnan Park dedicated and constructed

1976 - Site Plan for addition of wading pool

2020 - Conversion of tennis courts to futsal courts

2020 - Demolition of non-functional wading pool

BACKGROUND

Linnan Park is a neighborhood park located near the center of the 86th Street Neighborhoods. Linnan Park is Clive's oldest park, dedicated in 1970. The traditional park space is approximately 3 acres and currently features a basketball court, ball field, futsal courts, and an open air shelter available to the public for reservation. The approximately 1.6 acre Harbach Center property is also included in the site plan with opportunity for some minor changes that will be included as bid alternates. Between 2007 and 2018, the City acquired 5 commercial properties bordering Linnan Park to the west that make up an additional approximately 1.6 acres that are not included in the

proposed site plan and park improvements. These properties were conceptualized through the 86th Street Neighborhoods Plan as having integration with Linnan Park and the proposed site plan maintains opportunities for future improvements, such as the festival street conceptualized in the neighborhood plan.

ANALYSIS

Due to age, Linnan Park is in need of updates and improvements. The proposed park includes many of the same amenities relocated within the park with enhanced design. The proposed site plan includes a new restroom and shelter buildings, playground, relocated sports courts, and sprayground for community and individual events. Construction is anticipated to begin summer 2025.

Sports Courts

The existing futsal courts will be moved to the northeast corner where the underutilized baseball diamond currently exists. The full basketball court will be relocated adjacent to the updated futsal courts and near Alice Avenue. Both courts are surrounded by an 8' tall fence and feature a decorative multicolor surface treatment. These courts are lighted; Linnan Park hours are from 5:30 a.m. to 10:30 p.m. The original lighting plans have been modified in consideration of the adjacent residents.

A bid alternate on the plans includes converting part of the Harbach Center north parking lot into a basketball half-court. The Harbach Center building blocks this court from the street, so no fence is proposed. The basketball half-court will feature a similar surface treatment as the full court and futsal court if included in the final contract.

Playground, Sprayground & Amenities

The site plan includes an approximately 5,000 sf playground space. A public online survey to vote on the final playground equipment design closes on March 4.

The redesigned Linnan Park also features an approximately 3,800 sf sprayground. The sprayground is situated near the large shelter and restroom building. Within the sprayground are 2 water activator power posts and a variety of waterplay features. Product sheets have been included as an attachment to this report.

South of the playground and sprayground is an approximately 0.6-acre area shown as an open lawn flex-space that can accommodate a variety of activities.

The park also features 2 fixed grill stations, several benches, and several picnic tables outside of the shelters.

Buildings & Signs

The proposed park sign is consistent with the Clive Signage Plan and other newer park signs. The sign features wooden support posts, stainless steel rods, and laminate sign faces. The sign is located near Alice Avenue.

The existing approximately 800 sf shelter is being replaced with two open-air shelters. The small shelter is 747 sf and is located near the east property line and the multifamily development. The large shelter is 1,282 sf and is located near the west property line. A separate approximately 500 sf building housing the restrooms and sprayground

equipment is located 8' west of the large shelter. The roofs of both structures slope down and in toward their adjacent elevations, creating a similar aesthetic to the Greenbelt Landing stage and patio canopy currently under construction. The 8' space between is a continuation of the shelter floor, which creates the feeling of a single structure. The shelter floor intersects the park sidewalk network within the same 8' space.

The large shelter and the restroom building feature exposed Douglas fir beams and roof decking, standing-seam metal roof, and corten steel panels with a natural patina. The restroom building also features frosted polycarbonate panels. The small shelter is a scaled down version of the large shelter without the corten steel panel. The large shelter includes a pre-cast concrete counter top and up to 8 picnic tables or 85 occupants. The small shelter accommodates up to 6 picnic tables or 49 occupants.

There are no changes proposed to the Harbach Center building at this time.

Pedestrian Circulation & Parking

The plans show sidewalks running from the Alice Avenue sidewalk south adjacent to the east property line and between the sports courts. The north-to-south sidewalks are intersected by two sidewalks running between the east and west property lines. The east-to-west sidewalks are located on either side of the playground and shelter building. Additionally, the plans extend a 6' sidewalk connection north from the Harbach Center parking lot, between the shelter and restroom buildings, and continuing to the Alice Avenue sidewalk. The easternmost sidewalk is located on private property owned by Glacier Properties, LC, which has granted the City a permanent Public Improvements Easement for this project. Lighting is included throughout the park sidewalk network.

The existing parking along Alice Avenue will remain largely unchanged aside from ADA updates. No changes are proposed in the lower level Harbach Center parking lot or the parking block immediately near the main building entrance. Nine parking spaces north of the former apparatus bay will be eliminated for the park improvements, including the bid alternate half-court.

Landscaping & Stormwater Management

Due to a combination of the necessary utility work and the age and condition of existing trees, it is not possible to save any of the trees within Linnan Park. These removals include all but 3 trees located along the shared boundary with the multifamily development to the east owned by Glacier Properties. The plans replant 51 trees, including 4 located along the shared boundary with Glacier Properties. The trees are primarily overstory deciduous varieties with a handful of evergreens and ornamentals. Additionally, 30 low sumac shrubs are proposed around the sports courts.

Four bioretention areas are located throughout the park for stormwater management. The bioretention will be finished with a combination of plug plantings and a bioretention seed mix.

Utilities

Sanitary sewer will be extended to the restrooms and sprayground french drain. Water will be extended to the restroom and sprayground equipment building and a relocated

fire hydrant.

Storm sewer improvements are more extensive. The bioretention areas include underdrains for proper draw down. Under drains are also shown under the basketball and futsal courts and the playground area for proper drainage. Underground detention is shown beneath the open flex space. Storm sewer connects throughout the park. The final stormwater management plan is forthcoming and will be reviewed and approved by staff.

PUBLIC COMMENT

Linnan Park was a key feature of the 86th Street Neighborhoods Plan and had multiple touchpoints with the public throughout 2020 and 2021. More recently, an online survey was conducted in September 2024 for public input on specific park improvements. An additional online survey was launched in February 2025 for public feedback on the preferred playground design - this survey remains open until March 4.

Notice of the site plan review was sent to the surrounding property owners within 310-feet of the subject site on February 19, 2025. To date, staff has received general inquiries, but nothing in writing has been submitted.

STAFF RECOMMENDATION

Staff recommends approval subject to resolution of all of items outlined in the staff comment letter originally dated January 28 and updated February 19, 2025.

Attachments:

1. Application
2. Notification Letter & Mail List
3. Review Letter
4. Site Plan and Elevations
5. Renderings
6. Sprayground features



City of Clive

1900 NW 114th Street

Clive, IA 50325-7077

Phone (515) 223-6221

www.cityofclive.com

APPLICATION FOR DEVELOPMENT REVIEW

PERMIT

STP25-000003 Site Plan

PROJECT LOCATION

8500 Alice Ave

PROJECT DESCRIPTION

Linnan Park improvements

APPLICANT

Jacob Blue

44 East Mifflin St

Madison, WI 53703

(608) 327-4420

jacob.blue@smithgroup.com

DEVELOPER

City of Clive

Richard Brown

1900 NW 114th ST

Clive, IA 50325

5154532221

rbrown@cityofclive.com

ENGINEER

Veenstra & Kimm, Inc

Greg Roth

3000 Westown Pkwy

West Des Moines, IA 50266

(515) 225-8000

groth@v-k.net

APPLICATION DATE

01/17/2025

PROJECT NAME

Linnan Park

PROPERTY OWNER

Richard Brown

1900 NW 114th ST

Clive, IA 50325

5154532221

rbrown@cityofclive.com

PROJECT MANAGER

SmithGroup

Jacob Blue

44 East Mifflin St

Madison, WI 53703

(608) 327-4420

jacob.blue@smithgroup.com

ARCHITECT

Architects Schiper Kastner

Patrick Denahey

3716 Ingersoll Ave

Des Moines, IA 50312

(515) 277-6707

pdenahey@askstudio.com

MEETING DATES

PLANNING & ZONING COMMISSION

03/04/2025

CITY COUNCIL

03/13/2025



February 19, 2025

Re: 8500 ALICE AVE - Linnan Park

Dear Property Owner:

Smith Group, on behalf of the City of Clive, has submitted a Site Plan to the City of Clive for the Linnan Park improvements located at 8500 Alice Avenue.

The Clive Planning and Zoning Commission will tentatively receive public input on this application during their meeting at 5:30 p.m., Mar 04, 2025. You may attend this meeting in person in the Public Safety Facility Training Room, 8800 Hickman Road, Clive, IA 50325, or virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. Meeting agendas are available on the City's website at http://www.cityofclive.com/connect/boards_and_commissions/

As a neighboring property owner, you are being notified and invited to present your views concerning this application, either verbally by virtually attending the meeting, or in writing. Written comments must be received by the City prior to the Planning and Zoning Commission meeting. Written comments should be addressed to the City of Clive, City Planner, 1900 NW 114th Street, Clive, IA 50325 or by email at the address below.

Following the Planning and Zoning Commission's review and recommendation, the City Council will make a determination on this application. The public meeting has been tentatively scheduled for 6:00 p.m., on Mar 13, 2025, also to be hosted in person at the above address and virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. City Council meeting agendas are available on the City's website at http://www.cityofclive.com/connect/city_council/

If you know of any interested parties who have not received a copy of this letter, we would appreciate it if you would inform them of the time, date and place of the Planning and Zoning Commission's meeting and City Council's meeting. If you have any questions concerning this application or if you would like additional information, please call the Community Development Department at (515) 223-6221.

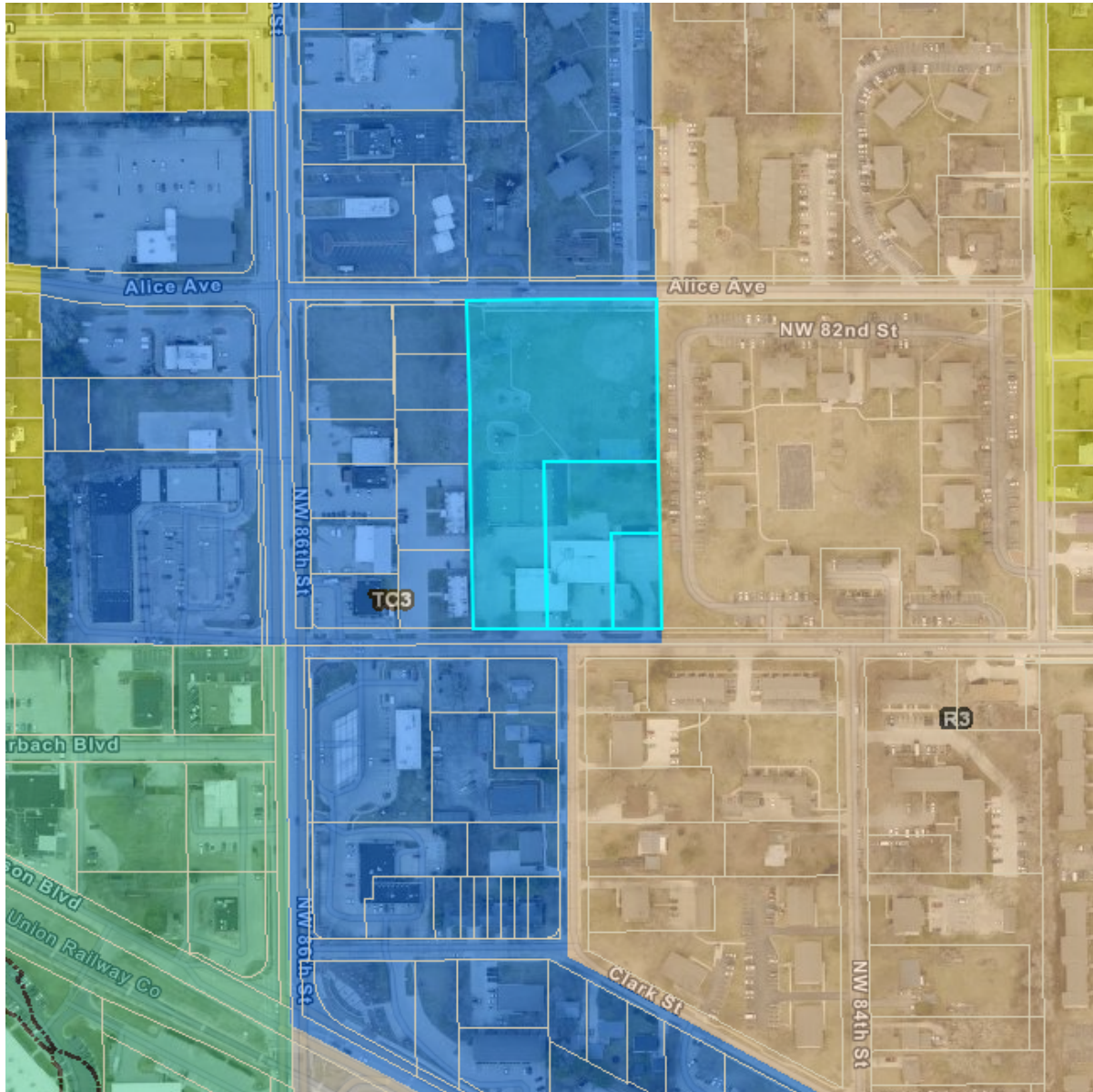
Sincerely,

A handwritten signature in cursive script that reads "Amanda Grutzmacher". Below the signature is a small, faint rectangular stamp.

Amanda Grutzmacher

AGRUTZMACHER@CITYOFCLIVE.COM

LOCATION MAP





February 19, 2025

Jacob Blue
44 East Mifflin St
Madison, WI 53703

Re: 8500 ALICE AVE - Linnan Park - Site Plan

The Community Development Department is in receipt of an application for Site Plan for the proposed Linnan Park located at 8500 ALICE AVE. Based on the review of the provided submittal materials, staff have the following comments:

- **Cover Page/General:**

1. Identify the City of Clive Benchmark used. Please include this information on the cover sheet.
2. CV100 : Provide additional information on existing storm sewer. The invert is not determined for structure DIP04023 connecting to ST-15 (shown on Sheet CU101).

- **Geotechnical--** Provide updated geotechnical data when available, including boring profile.

- CV100 -- Label existing storm structures with City asset ID. Staff understands this information is intended to be provided on a future submittal.

- **Demolition Plan:**

1. Show termination to the main for the existing water and sanitary services to the shelter in the NW corner of the site.

- **Grading/Topography Plan:**

1. C002 -- add note that final condition of stockpile location to match topsoil spec. For example, ""After use, provide soil restoration at stockpile location consistent with the decompaction and soil quality of rest of the site."
2. CG101 -- Carry flume inverts from CU100 bioretention cell 1 (Alice Ave).

- **Landscape Plan:**

1. Sod is required for site finished condition. Replace all references to SUDAS Type 1 Turf throughout the plan set. The planting schedule has not been updated. Other references have been changed to sod.
2. Include a planting plan for around the base of the park sign.

- **Photometric Plan:**

1. Only the basketball court lights have been changed to a lower K value fixture. The walkway and playground lights are still 4000K.

- **Review Comment:**

1. CS500s: Label and structure details with their corresponding numbers shown in the utility plan.

- **Stormwater Management Plan:**

1. The updated stormwater report was not provided with submittal #2. Please be advised that an updated plan set needs to be submitted with the stormwater report for review prior to the project being placed on a Council agenda for approval. Additional review comments may be forthcoming.
2. 3-- Natural Resource Conservation Service is misspelled.
3. 4-- Clarify that "infiltration-based practices throughout the site [without soil modification]".
4. 6-- Label subwatershed drainage areas.
5. 7-- Adjust BMP map labels-- bioretention cell 3 appears to be mislabelled. Cross reference: carry labels through to plan set.
6. Cover-- Provide SWMP certification statement from Iowa registered PE or LA.
7. General-- Clarify to staff, why does the 3.5 acre study area not match 4.6 project lot area indicated on planset.
8. General-- Provide time of concentration calculations and diagrams; Confirm that 2-year depth used for Tc calculations.
9. General-- Please provide summary table of pipes with pipefull capacity, velocity, etc. with the 5-yr flow rates.
10. Bioretention Checklist pg. 2-- Add sod for erosion control measures, cross reference landscape plan.
11. Model Output pg 14.-- Use modified CN for WQv rates as described (and shown) in ISWMM; should be 99 for 100% impervious. Please clarify why descriptions of watersheds 2 and 3 do not match CNs (CN is high, descriptions read "100% pervious").
12. Model Output pg 184 (and others)-- Linetypes in underground storage area with surface features are difficult to read. Please clarify.
13. Model Output pg 2. -- Please clarify why area listing subcatchment numbers do not match diagram on same page.
14. Model Output pg 28-- Bioretention cell 3 rim does not appear to match plan set; this could be a staff error. The plan set bioretention cells do not have identifiers, and bioretention cell 3 label was not located in SWMP. In any case, it was modeled with the rim at 875.93 and ST 32 rim elevation is 875.00. Cross reference CU101.

15. Model Output pg 30-- SWMP Bioretention cell 4 rim does not appear to match plan set; this could be a staff error. The plan set bioretention cells do not have identifiers, It was modeled with the rim at 875.50 and ST 42 rim elevation is 874.75. Cross reference CU101.
16. Maintenance Plan-- Please separate out (as a standalone document) the BMP maintenance plan. Add a map showing the location of the BMPs; label the BMPs with unique identifiers that match the construction documents (so work orders with maintenance items can be assigned to the corrected final asset IDs). It is recommended that the maintenance consider the following (abridged from ISWEP's maintenance guide) debris accumulation, entry points and pretreatment, subdrains, overflows, newly established plants, mature plants, and erosion. It is preferred that photos be included for the plantings specified in the plan set for identification during early growth, blooming, and dormancy.

- **Utility Specifications:**

1. CU102: Verify Structure ST-14 is sized to complete all storm pipes connection.
2. A 60" SW-401 manhole will not accommodate the proposed and existing pipes at structure ST-14. Update the size of the manhole in the plans.
3. CU501 label the detail with the respective structure number ST-15. Adjust note one to indicate the structure, including the base and the walls, are to be cast in place as separate pours. Provide details or notes on how to adjust the structure at a later time to remove the conflict pipe.
4. Provide additional detail on Storm Structure ST-15 in plan view on Sheet CU101 and on Detail Sheet CU501. City staff's understanding is that the preferred option and final design details at this location are still being refined by V&K. After discussion with V&K, the preference would be to realign and construct an SW-505 double intake in the parking lot and connect to a downsized ST-15. The 12'x 6' special structure seems oversized as currently designed for what may be an interim condition.
5. CU102: Add a water meter that drains on the 4" service line near the proposed shelter structure.
6. Review Comment-- Staff notes 200 gpm flow rate at splash pad given at page-turn and comment letter. Please provide an estimate of potable water use (not rate).
7. CU100, CU102 - 877 contour near sidewalk flume does not match CG101
8. CU101-- Bioretention cell 3 rim does not appear to match plan set; Cross reference SWMP.
9. CU101-- Bioretention cell 4 rim does not appear to match plan set; Cross reference SWMP.
10. CU100 - Bioretention cell 4 missing cleanout information.
11. CU101 - Bioretention cell 6 missing flared end section label.
12. CU101, CU501-- Revise parking lot structure (conflict box) per discussion.
13. CU501, Special Provision - add note that acceptance of bioretention construction is based on demonstration that the WQv will draw down in 24 hours. This is a request based on a council concern about performance.

The project will be placed on the 03/04/2025, Planning and Zoning Commission agenda. Council agenda date will be determined when additional comments are addressed. Please feel free to contact me on the portal or at 515-223-6221 if you have questions or need additional information.

Sincerely,

Amanda Grutzmacher

Senior Planner

Linnan Park Phase 1

Clive, Iowa

February 7, 2025

90% Revised Set

SmithGroup Project Number: 14880

Prepared for:



CITY OF CLIVE
1900 NW 114TH ST
CLIVE, IA 50325

Project Site Address:
8500 ALICE AVE.
CLIVE, IA 50325

Legal Description:
LOTS 1 THROUGH 4, BLOCK 14 IN RAVENWOOD, AN
OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A
PART OF THE CITY OF CLIVE, POLK COUNTY, IOWA

Prepared by:

SMITHGROUP

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroup.com

**VEENSTRA
& KIMM INC.**

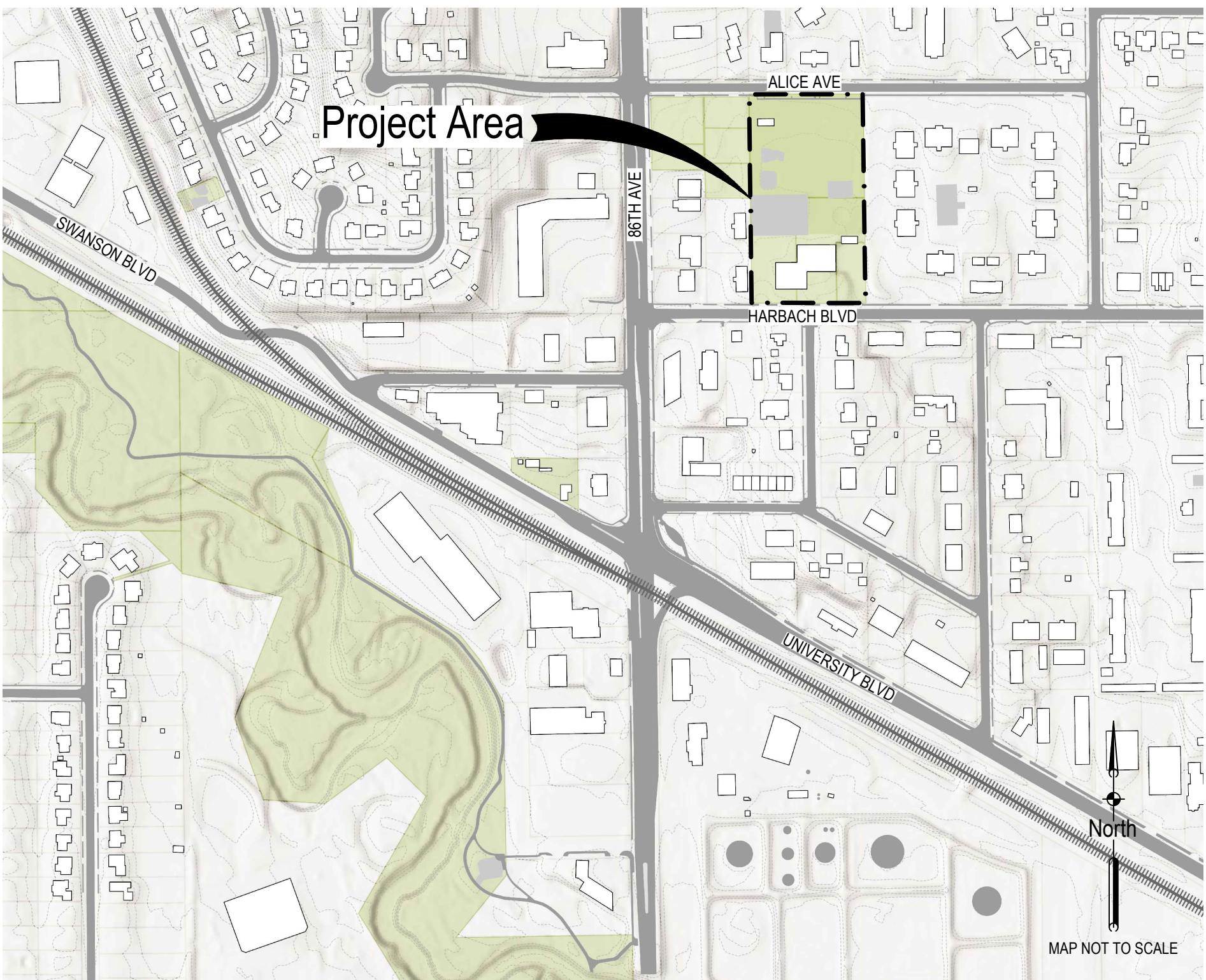
3000 Westown Parkway
West Des Moines, Iowa 50266
515-225-8000
800-241-8000 (Toll Free)
515-225-7848 (Fax)



3716 Ingersoll Ave suite a
Des Moines, Iowa 50312
515-277-6707



PROJECT VICINITY MAP



PROJECT LOCATION MAP

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

CIVIL ENGINEER:

ARCHITECT:

Seal		Seal		Seal	

FILE C:\Users\lvdenzuela\SmithGroup Companies Inc\PRJ - 14880 - SmithGroup - SmithGroup\CAD\05 Civil\SH1-14880-G-002.dwg USER:lvdenzuela DATE:Feb, 07 2025 TIME: 11:52 am

Sheet Number	Sheet Title
G-001	COVER SHEET
G-002	NARRATIVE INFORMATION
G-003	GENERAL NOTES
CV100	EXISTING CONDITIONS PLAN
C-002	SOIL MANAGEMENT PLAN
CE100	OVERALL SITE PREP & EROSION CONTROL PLAN
CS100	OVERALL LAYOUT & MATERIALS PLAN
CS101	LAYOUT & MATERIALS PLAN
CS102	LAYOUT & MATERIALS PLAN
CS400	SPLASH ENLARGEMENT PLAN
CS500	SITE DETAILS
CS501	SITE DETAILS
CS502	SITE DETAILS
CS503	SITE DETAILS
CS504	SITE DETAILS
CS505	SITE DETAILS
CS506	SITE DETAILS
CS507	SITE DETAILS
CS508	BID ALTERNATE COURT
CG100	OVERALL GRADING PLAN
CG101	GRADING PLAN
CG102	GRADING PLAN
CU100	STORM SEWER PLAN & PROFILE
CU101	STORM SEWER PLAN & PROFILE
CU102	WATER MAIN PLAN & PROFILE
CU103	SANITARY SEWER PLAN & PROFILE
CU500	STORM DETAILS
CU501	UTILITY NOTES AND DETAILS
E.1	ELECTRICAL
E.2	ELECTRCIAL DETAILS
E.3	ELECTRICAL DETAILS
E.4	ELECTRICAL DETAILS
LP100	OVERALL LANDSCAPE PLAN
LP101	LANDSCAPE PLAN
LP102	LANDSCAPE PLAN
LP500	LANDSCAPE PLANTING DETAILS
LP501	LANDSCAPE PLANTING SCHEDULE
A000	CODE PLAN
A001	CONST TYPES, CLEARANCES, ABBREVIATIONS, SYMBOLS
A101	SHELTER 1 - FLOOR PLAN
A102	SHELTER 2 - PLANS & ELEVATIONS
A111	SHELTER 1 - ROOF PLAN
A201	SHELTER 1 - EXTERIOR ELEVATIONS
A301	SHELTER 1 - BUILDING SECTIONS
A411	SHELTER 1 - REFLECTED CIELING PLAN
A421	SHELTER 1 - INTERIOR ELEVATIONS
A501	DETAILS
A502	DETAILS
A503	DETAILS

PROJECT CONTACT INFORMATION:

CITY OF CLIVE CLIENT REPRESENTATIVE RICHARD BROWN 1900 NW 114TH ST CLIVE, IA 50325 515.223.5246 rbrown@cityofclive.com	SMITHGROUP CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE J BLUE 44 EAST MIFFLIN STREET, SUITE 500 MADISON, WI 608.327.4420 jacob.blue@smithgroup.com	VEENSTRA & KIM, INC CIVIL ENGINEERING GREG ROTH 3000 WESTOWN PKWY WEST DES MOINES, IA 50266 515.225.800 groth@v-k.net	ARCHITECTS SCHIPER KASTNER ARCHITECTURE PATRICK DENAHEY 3716 INGERSOLL AVE, SUITE A DES MOINES, IA 50312 515.277.6707, X218 pdenahey@askstudio.com
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CONSTRUCTION / DEVELOPMENT SCHEDULE:

May 2025	begin construction
Summer 2025	earthwork and infrastructure
Fall 2025	final grading and playground
Winter 2025	building finishes
Spring 2026	landscaping
May 2026	construction complete

ZONING INFORMATION SUMMARY:

Zone	TC3 Town Center - Harbach Commercial Development Area District
Minimum Lot Area	NONE
Minimum Lot Width	NONE
Minimum Lot Depth	NONE
Front Yard Setback	0'-0"
Rear Yard Setback	35'-0"
Side Yard Setback	25'-0" or 75'-0" when bordering R District
Maximum Height	50'-0"
Minimum Open Space	15% - 29,896 SF

DEVELOPMENT INFORMATION SUMMARY:

Building Use: <i>Indicate all proposed uses.</i>	Restrooms and splash pad equipment room.
IBC Occupancy Classification(s)	A-3
Lot Area: <i>Provide in acres and square feet.</i>	4.6 AC / 199,303 SF
Proposed Building Footprint Area	ASK Studio - 606 SF
Existing Building Footprint Area To Remain	15,885 SF
Other New Impervious Area	55,466 SF
Other Existing Impervious Area To Remain	37,665 SF
Parking Standard	N/A
Required Parking	N/A
Provided Parking	71
Provided ADA Parking	7

LINNAN PARK
PHASE 1

8500 ALICE AVE.
CLIVE, IA 50325

Owner:
CITY OF CLIVE

SMITHGROUP

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroup.com



3000 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
515.225.8000



3716 INGERSOLL AVE,
SUITE A
DES MOINES, IA 50312
515.277.6707

ISSUED FOR	REV	DATE
50% Design, For Review		10/07/2024
90% Design, For Review		01/15/2025
90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
NARRATIVE INFORMATION

SCALE
14880

PROJECT NUMBER

G-002

DRAWING NUMBER

CLIVE STANDARD NOTES		EROSION CONTROL NOTES	
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLIVE'S DEVELOPMENT REGULATIONS, POLICIES, AND STATEWIDE URBAN DESIGN AND STANDARDS MANUAL (SUDAS). 2. THE CONTRACTOR SHALL NOTIFY THE CITY OF CLIVE ONE WEEK PRIOR TO INITIATING CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS. 3. THE CONTRACTOR AND DEVELOPER'S ENGINEER SHALL ATTEND A REQUIRED PRE-CONSTRUCTION MEETING WITH THE CITY PUBLIC WORKS AND ENGINEERING DEPARTMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. 4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. DAMAGE TO EXISTING UTILITIES AND STRUCTURES PROPOSED TO REMAIN SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY AND THE OWNER. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATION OF ALL SANITARY SEWER, STORM SEWER AND WATER MAIN SERVICES AND VERIFYING LOCATIONS ON THE AS-BUILT DRAWINGS. 6. RECONNECT ANY FIELD TILE THAT IS INTERCEPTED DURING UTILITY CONSTRUCTION, LOCATION OF FIELD TILE SHALL BE NOTED ON THE AS-BUILT DRAWINGS. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT VERSION OF MUTCD DURING CONSTRUCTION OF THE PROJECT. 8. PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS, AS-BUILT RECORD DRAWINGS (HORIZONTAL AND VERTICAL AS-BUILT DATA IN STATE PLANE COORDINATES AND NAVD 88 DATUM) FOR ALL WATER, SANITARY SEWER, STORM SEWER PIPING AND ASSOCIATED APPURTENANCES, HARDSCAPE, NEW STRUCTURES AND SITE GRADING WILL BE PROVIDED (VOLUME CALCULATIONS FOR ALL STORM WATER DETENTION FACILITIES SHALL ALSO BE PROVIDED). 9. SIDEWALK AND DRIVEWAY APPROACH INSTALLATIONS SHALL BE INSPECTED BY THE CITY OF CLIVE. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY A MINIMUM OF 48-HOURS PRIOR TO INSPECTION. 10. THE CONTRACTOR SHALL IMMEDIATELY REMOVE AND LEGALLY DISPOSE OF ALL CONSTRUCTION DEBRIS RESULTING FROM THE CONTRACTORS' OR CONTRACTOR'S SUBCONTRACTOR'S WORK ON CITY OF CLIVE RIGHT-OF-WAY AND ADJOINING PROPERTY. 11. AT NO TIME SHALL EQUIPMENT, CONSTRUCTION MATERIAL AND/OR STOCKPILED FILL BE STORED ON CITY OF CLIVE RIGHT-OF-WAY. 12. OFF-STREET PARKING AND ACCESS DRIVES SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR CREWS AND EQUIPMENT. 13. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT CONSTRUCTION. 14. ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEVICES MAY BE REQUIRED BY CITY OF CLIVE INSPECTORS BASED ON ACTUAL FIELD CONDITION. 15. PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY/FINAL PLAT APPROVAL, ALL UTILITY STRUCTURES, MANHOLES, VALVES, INTAKES SHALL BE RAISED LEVEL WITH FINISH GRADE. 16. ALL UTILITIES, INCLUDING ELECTRICAL AND TELEPHONE, SHALL BE LOCATED UNDERGROUND 17. ALL DISTURBED AREAS SHALL BE SODDED UNLESS OTHER LANDSCAPING PROPOSED TO REMAIN IS IDENTIFIED IN THE DRAWINGS. 18. EXISTING LANDSCAPING PROPOSED TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCE DURING CONSTRUCTION. 19. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL PROTECTION AND CONSTRUCTION FENCING FOLLOWING FINAL ACCEPTANCE OF THE PROJECT. 20. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF CLIVE. 21. NO CHANGES TO THE APPROVED PLAN MAY BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF CLIVE. 22. CONTRACTOR, FINANCING AND/OR PROJECT IDENTIFICATION SIGNS SHALL NOT BE INSTALLED ON THE CITY OF CLIVE RIGHT-OF-WAY. 23. VALVES INCLUDED IN STORMWATER MANAGEMENT FACILITIES SHALL BE CLOSED AT THE TIME OF FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY/APPROVAL OF FINAL PLAT.		1. POST SUDAS CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH SUDAS. 2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT. 3. ALL EROSION CONTROL PRACTICES INDICATED ON PLANS SHALL BE CONSIDERED MINIMUMS. 4. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE SUDAS AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION. 5. CONTRACTOR IS RESPONSIBLE TO INSPECT AND MAINTAIN EROSION CONTROL WEEKLY AND AFTER EACH ½ INCH RAINFALL OR MORE TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES SHALL BE IN WORKING ORDER AT THE END OF EACH WORK DAY. 6. CONTRACTOR SHALL KEEP RECORDS ON SITE OF ALL EROSION CONTROL INSPECTIONS TO BE AVAILABLE FOR REVIEW BY INSPECTORS WHEN REQUESTED. 7. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. 8. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL. 9. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE SUDAS EROSION CONTROL & SEDIMENT CONTROL TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. 10. IMMEDIATELY STABILIZE STOCKPILES AND INSTALL EROSION CONTROLS ON THE DOWN STREAM SIDE OF STOCKPILES. 11. ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN SEVEN (7) DAYS SHALL BE STABILIZED WITH TEMPORARY STABILIZATION METHODS SUCH AS TEMPORARY SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH. 12. CONTRACTOR SHALL APPLY SEED FOR TEMPORARY SEEDING BETWEEN MAY 1 - AUGUST 1, CONTRACTOR SHALL SEED AVENA SATIVA, COMMON OATS, AT A RATE 130 PLS LBS/ACRE. FOR TEMPORARY SEEDING BETWEEN AUGUST 1 - OCTOBER 15, CONTRACTOR SHALL SEED TRITICUM AESTIVUM, WINTER WHEAT AT 130 PLS LBS/ACRE. AFTER OCTOBER 15, SEEDING IS NOT ALLOWED AND EROSION CONTROL MAT MUST BE PROVIDED UNTIL SPRING. 13. ALL DISTURBED AREAS SHALL BE SODDED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES. 14. CONTRACTOR SHALL CLEAN UP AND REMOVE INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT THOROUGHFARES AT THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS. SEDIMENT SHALL NOT BE FLUSHED OFFSITE OR INTO STORM SEWERS. 15. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL. 16. CONTRACTOR SHALL WATER ALL TEMPORARY SEEDED AREAS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL DURING CONSTRUCTION UNTIL FINAL ACCEPTANCE HAS BEEN GRANTED. 17. SEE SHEET C-002 - SOIL MANAGEMENT PLAN FOR TOPSOIL REQUIREMENTS FOR ALL AREAS TO BE SODDED. 18. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, INSPECTORS, CONSTRUCTION MANAGER, AND/OR THE A/E (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, SEDIMENT CONTROL TUBES, WATTLES, SWALES, ETC.), WITHIN 24 HOURS OF REQUEST. 19. CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES AND RESTORE LANDSCAPE AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER. 20. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION IN ACCORDANCE WITH SUDAS REQUIREMENTS. 21. ANY DISTURBED AREA THAT IS TO REMAIN INACTIVE FOR 14 DAYS SHALL BE STABILIZED IMMEDIATELY WITH TEMPORARY OR FINAL STABILIZATION METHODS SUCH AS SEEDING, SOIL TREATMENT, EROSION MATTING, OR MULCH.	

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

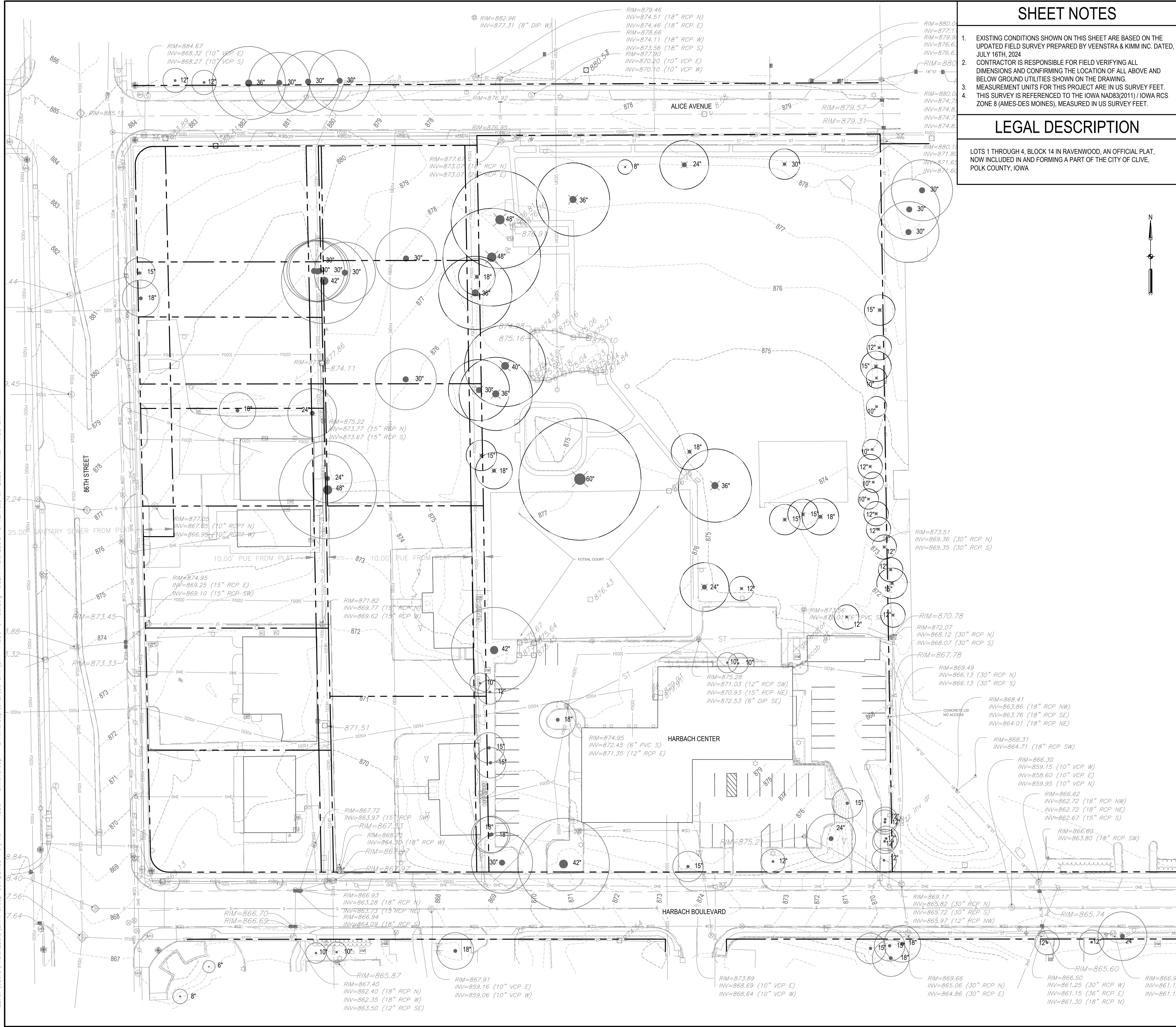
KEY PLAN

DRAWING TITLE
GENERAL NOTES

SCALE
14880

PROJECT NUMBER
G-003

DRAWING NUMBER



SHEET NOTES

- EXISTING CONDITIONS SHOWN ON THIS SHEET ARE BASED ON THE UPDATED FIELD SURVEY PREPARED BY VEENSTRA & KIMM INC. DATED, JULY 16TH, 2024
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND CONFIRMING THE LOCATION OF ALL ABOVE AND BELOW GROUND UTILITIES SHOWN ON THE DRAWING.
- MEASUREMENT UNITS FOR THIS PROJECT ARE IN US SURVEY FEET.
- THIS SURVEY IS REFERENCED TO THE IOWA NAD83(2011) / IOWA RCS ZONE 8 (AMES-DES MOINES), MEASURED IN US SURVEY FEET.

LEGAL DESCRIPTION

LOTS 1 THROUGH 4, BLOCK 14 IN RAVENWOOD, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CLIVE, POLK COUNTY, IOWA

GENERAL LEGEND

- SURVEY LINE & STATION INDICATOR
- CONCRETE SURFACE
- ASPHALT SURFACE
- CONCRETE SURFACE W/ASPHALT OVERLAY
- LOW GRADE ASPHALT SURFACE
- GRANULAR SURFACE
- DIRT SURFACE
- BRICK SURFACE
- SURFACING REMOVAL/REPLACEMENT
- EARTH SECTION
- NEW SEWER/MANHOLE
- NEW SEWER/INTAKE
- NEW WATER MAIN
- NEW FORCE MAIN
- NEW HYDRANT
- NEW WATER VALVE
- 8" S- EXISTING SANITARY SEWER AND SIZE
- 18" SS- EXISTING STORM SEWER AND SIZE
- 8" W- EXISTING WATER MAIN AND SIZE
- 6" FM- EXISTING FORCE MAIN AND SIZE
- 4" G- EXISTING GAS MAIN AND SIZE
- UE- UNDERGROUND POWER LINE
- OP- OVERHEAD POWER LINE
- T- UNDERGROUND TELEPHONE LINE
- CTV- CABLE TELEVISION LINE
- FO- FIBER OPTICS
- TOP OF EMBANKMENT
- TOE OF EMBANKMENT
- DRAINAGE COURSE
- MANHOLE
- CURB INTAKE
- OR
- AREA OR BEEHIVE INTAKE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- GAS VALVE
- POWER POLE
- TELEPHONE POLE
- STREET LIGHT
- POLE W/GUY ANCHOR
- TRAFFIC SIGNALS
- SIGN
- TELEPHONE CABLE JUNCTION BOX
- PEDESTRIAN CONTROL LIGHT
- RAILROAD CONTROL LIGHT
- RAILROAD SIGN
- UTILITY ACCESS COVER
- PARKING METER
- CULVERT, SIZE AND TYPE
- FLARED END SECTION
- RAILROAD
- MAILBOX
- FENCE (ALL OTHER)
- SECURITY FENCE
- WOOD FENCE
- PROPERTY LINE
- PROPERTY PIN
- SECTION CORNER
- PLAT BOUNDARY
- BUILDING
- ELEVATION MARKER
- 855.55
- CENTERLINE
- DIA. DIAMETER
- ELEV. ELEVATION
- PVC POLYVINYLCHLORIDE PIPE
- CI CAST IRON PIPE
- DI DUCTILE IRON PIPE
- CMP CORRUGATED METAL PIPE
- VCP VITRIFIED CLAY PIPE
- RCP REINFORCED CONCRETE PIPE
- RCAP REINFORCED CONCRETE ARCH PIPE
- LRCP LINED REINFORCED CONCRETE PIPE
- LCPP LINED CONCRETE PRESSURE PIPE
- STA. STATION
- LA LINE AHEAD
- LB LINE BACK
- BM-2 BENCH MARK AND NUMBER
- ROW RIGHT-OF-WAY
- PI POINT OF INTERSECTION
- POT POINT ON TANGENT
- LF LINEAR FEET
- TH TACKED HUB
- SB-2 SOIL BORING AND NUMBER
- PVC POINT OF VERTICAL CURVATURE
- PVT POINT OF VERTICAL TANGENCY
- VC VERTICAL CURVE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- MO MIDDLE ORDINATE
- DWG. DRAWING
- CP-1 CONTROL POINT AND NUMBER
- (TYP.) TYPICAL
- HPG HIGH PRESSURE GAS
- IPG INTERMEDIATE PRESSURE GAS
- INV. INVERT
- E.W., E.F. EACH WAY, EACH FACE
- E.W. EACH WAY
- AT
- DRAWING NUMBER
- EXISTING TREE

NOTE: THIS IS A GENERAL LEGEND. ITEMS MAY OR MAY NOT APPEAR ON DRAWINGS.

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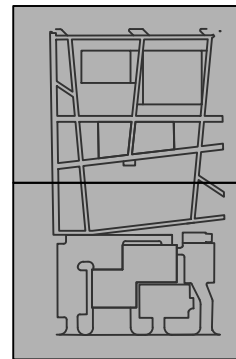


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SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
EXISTING CONDITIONS PLAN

0' 20' 40' 80'
SCALE: 1" = 40'-0"

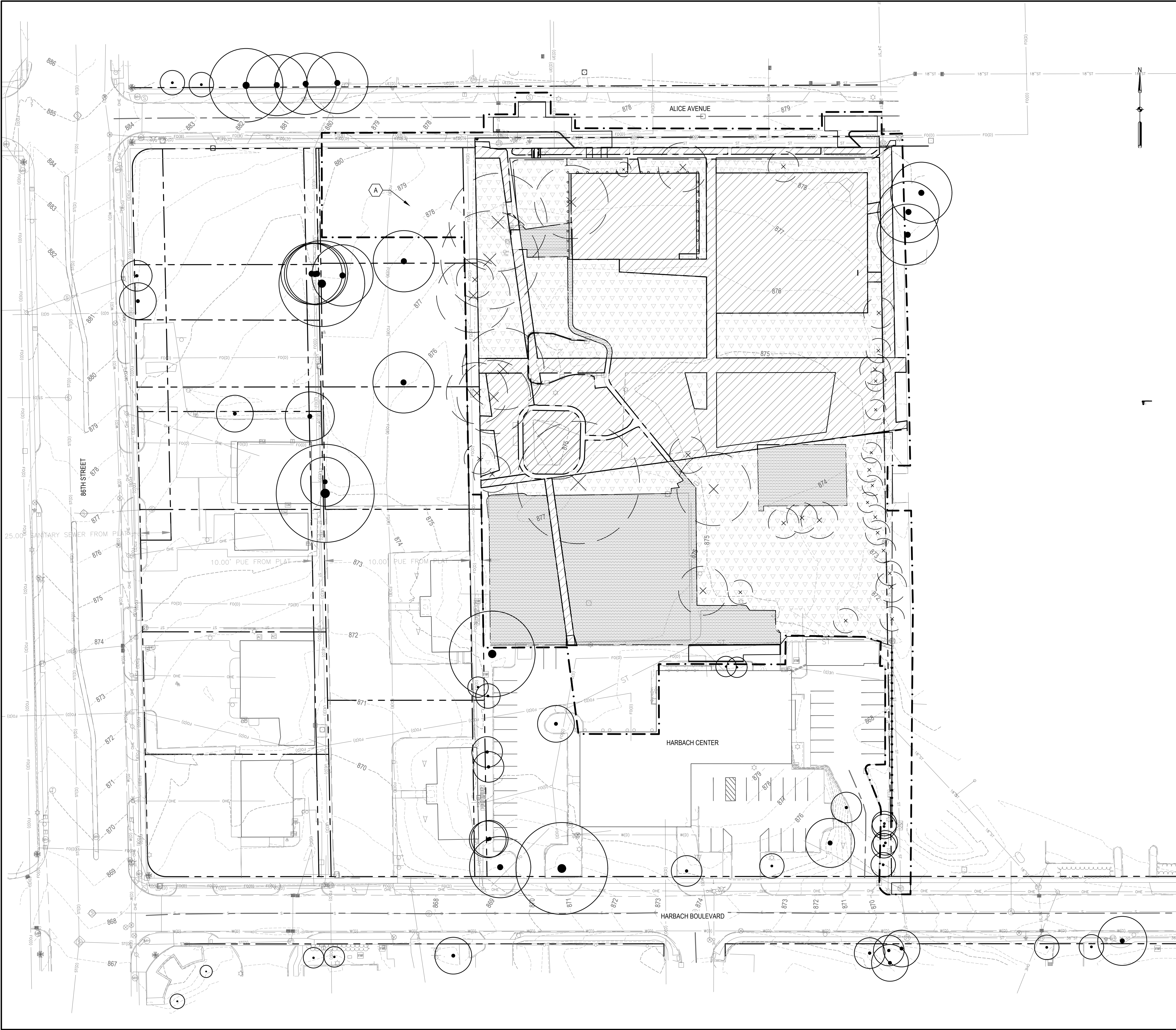
SCALE 14880

PROJECT NUMBER

CV100

DRAWING NUMBER

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SHEET NOTES

- CONTRACTOR SHALL CONTACT IOWA ONE CALL AND EXISTING ON-SITE PUBLIC AND PRIVATE UTILITIES TO FIELD VERIFY ABOVE AND BELOW GROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- EXISTING SITE SOIL TO BE STRIPPED FOR STOCKPILING SHALL BE A MINIMUM OF 6" AND MAXIMUM OF 12" DEPTH BELOW EXISTING GRADE. SOIL SHALL BE FREE FROM DEBRIS, HARD CLODS, ROOTS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN 2 INCHES. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND STOCKPILE.
- NO TOPSOIL SHALL BE PERMANENTLY REMOVED FROM THE SITE.
- CONTRACTOR IS RESPONSIBLE FOR PLACING TOPSOIL WITHIN THE PROJECT AREA TO A DEPTH OF 8" MIN.
- ONSITE SOILS SHALL BE AMENDED WITH A MINIMUM OF 1.5 INCH OF COMPOST FOR EVERY 3 INCHES OF TOPSOIL BEFORE PLACING.
- IMPORTED TOPSOIL SHALL CONTAIN AT LEAST 3 PERCENT ORGANIC MATTER CONTENT, HAVE A PH LEVEL BETWEEN 6.0 AND 8.0, HAVE A CLAY CONTENT LESS THAN 25 PERCENT, AND MEET THE FOLLOWING MECHANICAL ANALYSIS REQUIREMENTS:

SIEVE	PERCENT PASSING
1"	100
3/4"	95 TO 97
NO. 100	40 TO 60
NO. 200	40 TO 60
NO. 200	10 TO 30

*100 PERCENT FOR TURF GRASS AREAS.
- SOIL MANAGEMENT TECHNIQUE FOR ALL TOPSOIL TO BE PLACED SHALL BE METHOD 6 PER ISWMM, CHAPTER 5, SECTION 6. 6 INCHES SOIL WITH 3 INCHES COMPOST, EXCEPT FOR STORMWATER TREATMENT BIOTENTION AREAS, OR AREAS TO RECIEVE PLANTING SOIL MIX. SEE LANDSCAPE PLAN FOR SEEDING AND PLANTING LOCATIONS.
- SOIL MANAGEMENT TECHNIQUE FOR ACCENT PLANTING AREAS SHALL BE TO REPLACE TOPSOIL WITH 18" OF PLANTING SOIL MIX. SEE LANDSCAPE PLAN FOR ACCENT PLANTING LOCATIONS.
- ALL TOPSOIL PLACED AS PART OF THE GRADING AND DESIGN WORK ASSOCIATED WITH THE PROJECT MUST MEET IOWA DEPARTMENT OF NATURAL RESOURCES GENERAL PERMIT #2 REQUIREMENTS TO MINIMIZE SOIL COMPACTION, DEFINED AS WORKING THE SOIL PRIOR TO SEEDING/SODDING SUCH THAT A PENETROMETER CAN BE INSERTED INTO THE UPPER 6 INCHES WITH LESS FORCE THAN 200 PSI. AS AN ALTERNATIVE TO THE PENETROMETER TEST, A SOIL WITH BULK DENSITY LESS THAN 1.49 GRAMS/CUBIC CENTIMETER SHALL BE DEEMED COMPLIANT WITH THIS REQUIREMENT.
- ALL SITE PERVIOUS AREA TO BE AMENDED WITH 3" COMPOST. CROSS REFERENCE SWMP.
- FINAL CONDITION OF STOCKPILE LOCATION TO MATCH TOPSOIL SPEC.

KEYED NOTES

- A RECOMMENDED TOPSOIL STOCKPILE LOCATION, SEE NOTE 2

LEGEND

- PROPERTY LINE
- - - LIMITS OF CONSTRUCTION
- STRIP / SALVAGE
- STRIP AND PLACE AMENDED SALVAGE OR AMENDED IMPORT
- REMOVE IMPERVIOUS AND PLACE AMENDED SALVAGE
- EXISTING TREE TO REMAIN
- EXISTING TREE SCHEDULED FOR REMOVAL

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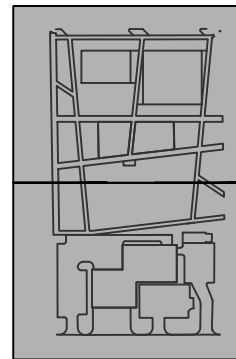


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SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE
SOIL MANAGEMENT PLAN

0' 20' 40' 80'
SCALE: 1" = 40'-0"

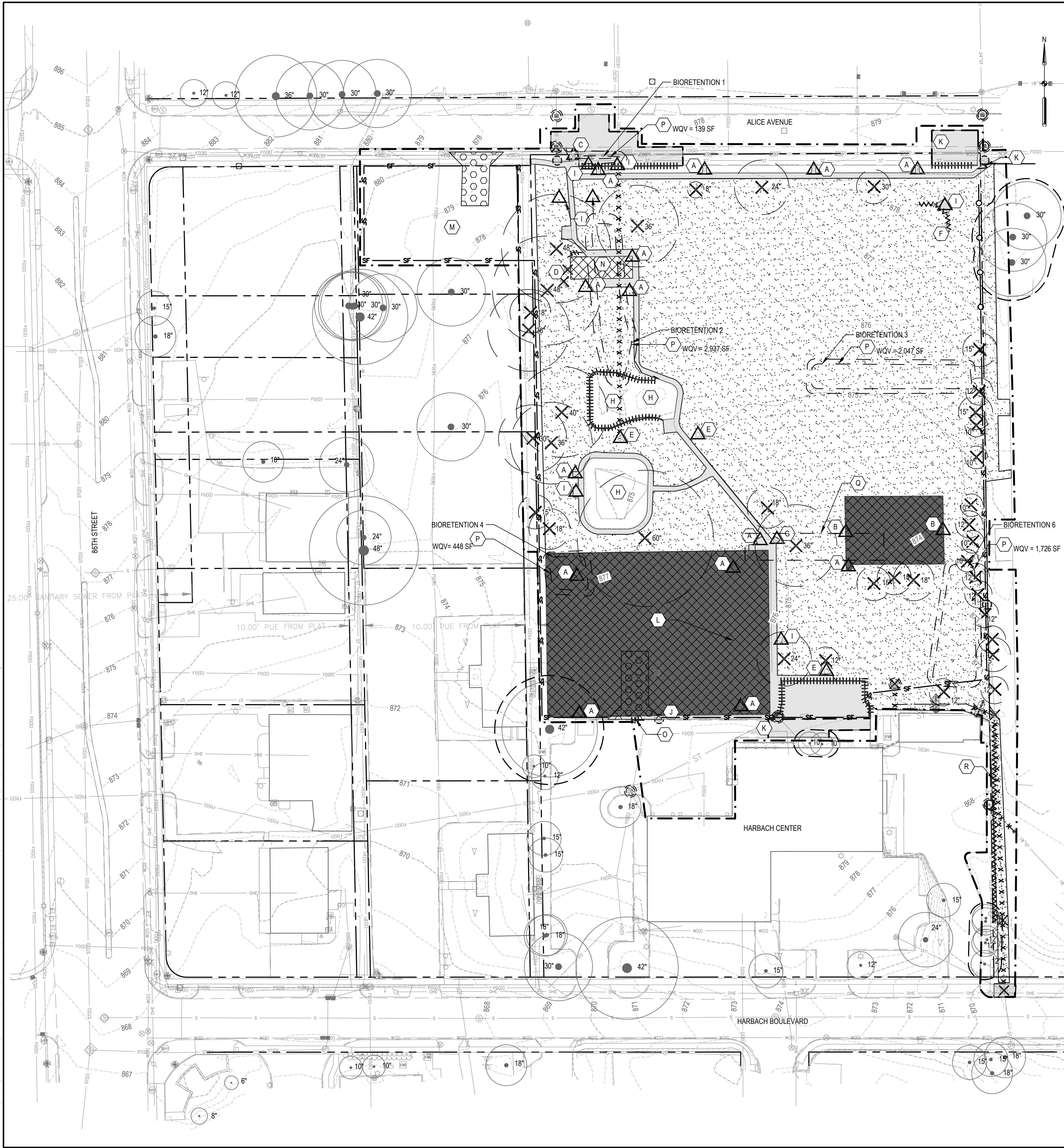
SCALE 14880

PROJECT NUMBER

C-002

DRAWING NUMBER

NOT FOR CONSTRUCTION



- ### KEYED NOTES
- A** SALVAGE TRASH RECEPTACLE AND ANCHORING HARDWARE.
 - B** SALVAGE BASKETBALL POLE AND BACKBOARD. PROTECT ON SITE UNTIL REINSTALLATION. CONTRACTOR TO REMOVE EXISTING CONCRETE AND REBAR, IF FOUND, FOUNDATIONS FROM BASKETBALL POLE. POLE SHALL NOT BE DAMAGED.
 - C** SALVAGE HYDRANT ASSEMBLY FOR REINSTALLATION.
 - D** REMOVE YARD HYDRANT AND ASSOCIATED VALVES. INSTALL PERMANENT CAP AND ABANDON CONNECTING WATER LINE.
 - E** SALVAGE LIGHT POLE, FOUNDATION AND ASSORTED APPURTENANCES.
 - F** REMOVE BACKSTOP POSTS, FENCING, AND FOUNDATIONS.
 - G** OWNER TO SALVAGE STONE PRIOR TO COMMENCEMENT OF WORK.
 - H** REMOVE PLAYGROUND STRUCTURES, FOUNDATIONS, SURFACING MATERIAL, AND ASSOCIATED ELEMENT AND PARTS. CONTRACTOR TO CONFIRM WITH CITY IF PIECES ARE TO BE SALVAGED.
 - I** SALVAGE BENCH AND SIGNAGE.
 - J** PROTECT LIGHT POLE TO REMAIN.
 - K** REMOVE CONCRETE PAVEMENT TO NEAREST JOINT, TYP. VERIFY IN FIELD PRIOR TO REMOVAL.
 - L** SALVAGE FUTSAL DOUBLE MINI PITCH AND LIGHTING SYSTEM FOR RELOCATION. STORE AND PROTECT ONSITE UNTIL REINSTALLATION.
 - M** RECOMMENDED TOPSOIL STOCKPILE LOCATION. SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND STOCKPILE.
 - N** REMOVE PICNIC SHELTER BUILDING, INCLUDING FOUNDATIONS AND CONCRETE PAVEMENT.
 - O** SAWCUT CURB TO ACCOMMODATE ADA CURB RAMP
 - P** BIORETENTION BASIN FOOTPRINT. EXTENTS OF BIORETENTION TO BE PROTECTED WITH PLANTING AREA PROTECTION FENCE THROUGHOUT CONSTRUCTION. SEE SHEET NOTE 16.
 - Q** UNDERGROUND DETENTION SYSTEM FOOTPRINT. EXTENTS OF DETENTION SYSTEM TO BE PROTECTED WITH PLANTING AREA PROTECTION FENCE THROUGHOUT CONSTRUCTION. SEE SHEET NOTE 16.
 - R** SALVAGE FENCE FOR REINSTALLATION.

- ### LEGEND
- PROPERTY LINE
 - LIMITS OF CONSTRUCTION
 - TREE PROTECTION
 - EASEMENT
 - LIMITS OF REMOVAL
 - ASPHALT REMOVAL
 - BUILDING REMOVAL
 - CONCRETE REMOVAL
 - CLEAR AND GRUB
 - PROTECT
 - REMOVE
 - SALVAGE
 - RELOCATE
 - FENCE REMOVAL
 - UTILITY REMOVAL
 - CURB REMOVAL
 - CAP UTILITY
 - CONSTRUCTION FENCE
 - SILT FENCE, PER SUDAS 9040.119
 - STABILIZED CONSTRUCTION ENTRANCE, PER SUDAS 9040.120
 - INLET PROTECTION, PER SUDAS 9040 SECTION 2.18
 - PAVEMENT SAWCUT
 - WATTLE, PER SUDAS 9040.105
 - ROCK CHECK DAM, PER SUDAS 9040.106 AND 9040.107
 - EXISTING TREE
 - DEMO TREE

- ### SHEET NOTES
- REFER TO EROSION CONTROL NOTES ON G-003 - GENERAL NOTES
 - CONTRACTOR SHALL CONTACT IOWA ONE CALL AND EXISTING ON-SITE PUBLIC AND PRIVATE UTILITIES TO FIELD VERIFY ABOVE AND BELOW GROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPLACED AND RESTORED IN KIND. ANY SUCH AREA THAT IS TO BE RE-VEGETATED SHALL RESTORE SITE SOILS TO DECOMPACTION LEVELS AS SPECIFIED IN THECLIVE DEVELOPMENT STANDARDS MANUAL. DEFINED AS WORKING THE SOIL PRIOR TO SEEDING/SODDING SUCH THAT A PENETROMETER CAN BE INSERTED INTO THE UPPER 6 INCHES WITH LESS FORCE THAN 200 PSI. AS AN ALTERNATIVE TO THE PENETROMETER TEST, A SOIL WITH BULK DENSITY LESS THAN 1.49 GRAMS/CUBIC CENTIMETER SHALL BE DEEMED COMPLIANT WITH THIS REQUIREMENT.
 - CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SITE FEATURES UNLESS OTHERWISE SHOWN TO BE REMOVED OR ABANDONED.
 - ALL SITE FURNISHINGS, BENCHES, BIKE RACKS, AND SIGNS SHOWN FOR SALVAGE SHALL BE RETURNED TO OWNER.
 - ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL MEET APPLICABLE CITY STANDARDS.
 - CONTRACTOR SHALL MAINTAIN SERVICE TO THE EXISTING STORM SEWER SYSTEM THROUGHOUT THE DURATION OF CONSTRUCTION.
 - CONTRACTOR SHALL COORDINATE ROAD CLOSURES WITH CLIVE PARKS AND RECREATION, CITY OF CLIVE, AND THE CLIVE FIRE DEPARTMENT.
 - SEE SHEET G-003 FOR GENERAL EROSION CONTROL NOTES.
 - CONTRACTOR SHALL TAG THE TRUNKS OF ALL TREES PROPOSED TO BE REMOVED WITH ORANGE TAPE AT DBH AND MARK WITH PAINT AN ORANGE X AT THE BASE OF ALL TREES TO BE REMOVED.
 - CONTRACTOR SHALL SCHEDULE A WALK-THROUGH WITH THE OWNER TO REVIEW AND CONFIRM ALL TREES TO BE REMOVED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL MARK ALL TREES IDENTIFIED TO BE SAVED DURING THE WALK THROUGH WITH A PINK PAINT CIRCLE OVER THE X AND REMOVE THE ORANGE TAPE. CONTRACTOR SHALL IMMEDIATELY FENCE TO THE DRIP LINE ALL TREES IDENTIFIED TO BE SAVED DURING THE WALK THROUGH.
 - ADDITIONAL TREES IDENTIFIED TO BE REMOVED SHALL BE MARKED WITH ORANGE TAPE AT DBH AND PAINTED WITH AN ORANGE X AT THE TREE'S BASE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AT THEIR OWN EXPENSE ANY TREES MARKED TO BE SAVED THAT ARE REMOVED OR DAMAGED AS A RESULT OF NEGLIGENCE OR MISUSE DURING CONSTRUCTION. IF IT IS IMPRACTICAL TO REPLACE SUCH TREES WITH AN EQUAL SIZE, THEN SEVERAL SMALLER SIZED TREES WHOSE COMBINED DBH IS EQUAL TO OR GREATER THAN THE DBH OF THE REMOVED OR DAMAGED TREE SHALL BE REQUIRED. PLANTING SIZE, TYPE, AND LOCATION TO BE APPROVED IN WRITING BY THE CITY.
 - TREE PROTECTION AND RELATED PROTECTIVE MEASURES SHOWN ON THIS DRAWING ARE BASED ON CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL MODIFY TYPES AND LOCATIONS OF THESE MEASURES AND PROVIDE TO THE OWNER FOR APPROVAL BASED ON THE ACTUAL STAGING AND STORAGE PLAN PROVIDED.
 - TWO CONSTRUCTION ENTRANCES ARE NECESSARY AND WILL BE DETERMINED BY CONSTRUCTION MANAGER AFTER PROJECT AWARD.
 - BIORETENTION BASIN AND UNDERGROUND STORMWATER DETENTION SYSTEM SHALL BE STAKED PRIOR TO SITE CONSTRUCTION TO MINIMIZE TRAFFIC AND COMPACTION. PERIMETER CONTROL'S MUST BE PLACED AROUND THESE AREAS AFTER EXCAVATION/SCARIFICATION AND PRIOR TO BACKFILL OF ANY MATERIALS. CELLS SHALL BE INSTALLED DURING THE FINAL CONSTRUCTION PHASE AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. CONSTRUCTION OF THE CELLS SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER RAINY WEATHER. ALL EXCAVATION AND BACKFILL OPERATIONS SHALL BE COMPLETED BY EQUIPMENT LOCATED ADJACENT TO THE CELL AND NOT WITHIN IT. THE BOTTOM OF THE EXCAVATION SHALL BE DEEP TILLED TO A MINIMUM DEPTH OF 12 INCHES PRIOR TO BACKFILL OF STORAGE AGGREGATE. THE ENGINEERED SOIL LAYER SHALL BE BACKFILLED IN LIFTS LESS THAN 12 INCHES IN DEPTH. BETWEEN THE LIFTS AND AFTER THE FINAL LIFT, THE SOIL SHALL BE SATURATED ACROSS THE ENTIRE AREA UNTIL WATER ENTERS THE UNDERDRAIN SYSTEM. FINAL GRADING OF ENGINEERED SOIL SHALL OCCUR AT LEAST 24 HOURS AFTER SETTLEMENT. ANY CONTAMINATION OF THE STORAGE AGGREGATE OR ENGINEERED SOIL SHALL BE FULLY REMOVED AND REPLACED WITH UNCONTAMINATED MATERIALS. MULCH SHALL BE PLACED ACROSS ENTIRE CELL PRIOR TO PLANTING.
 - SEE SHEET C-002 FOR TOPSOIL REQUIREMENTS.

LINNAN PARK PHASE 1

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CLIVE, IA 50325

Owner:
CITY OF CLIVE

SMITHGROUP

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90% Design, For Review		01/15/2025
90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE
OVERALL SITE PREP & EROSION CONTROL PLAN

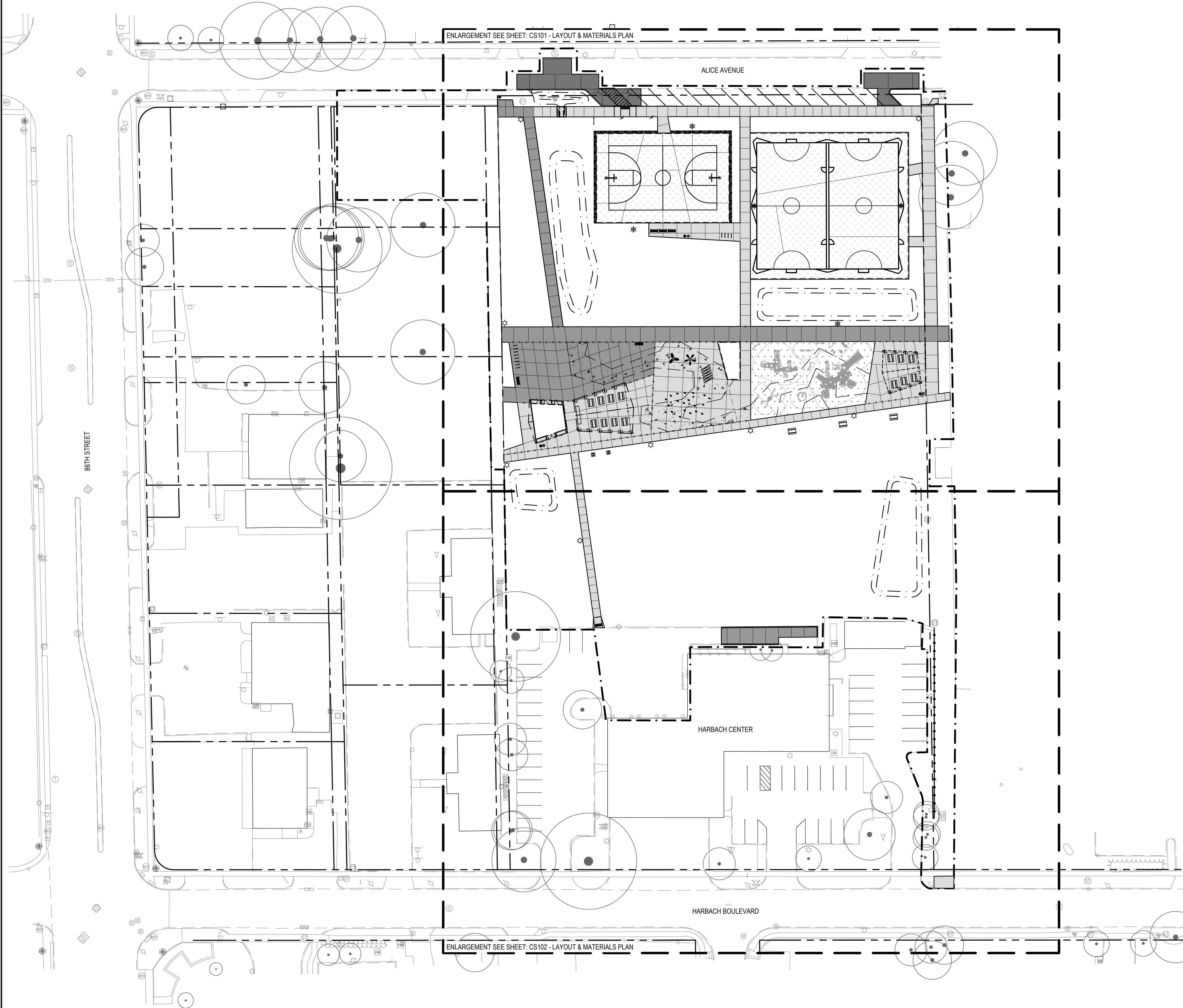
SCALE
0' 20' 40' 80'
SCALE: 1" = 40'-0"

SCALE 14880

PROJECT NUMBER
CE100

DRAWING NUMBER

FILE:C:\Users\lvdelanza\SmithGroup Companies Inc\PRJ - 14880 - SmithGroup - SmithGroup\CAD 05 Civil\SH1-14880-CS100.dwg USER:lvdelanza DATE:Feb, 07 2025 TIME: 11:53 am



SHEET NOTES

- HATCH PATTERNS ARE FOR REFERENCE ONLY. HATCHES DO NOT REPRESENT DIRECTIONAL LAYOUT OR PATTERN OF MATERIALS.
- ALL AREAS DISTURBED OUTSIDE THE PROJECT WORK AREA SHALL BE REPAIRED OR RESTORED IN KIND.
- ANY DISTURBED AREA THAT HAS A FINISHED CONDITION OF LAWN IN THE IMMEDIATE VICINITY OF THE BUILDINGS OR PARKING SHOULD BE REPLACED WITH SOD.
- EXISTING TREES TO REMAIN WITHIN NEW CONSTRUCTION AREAS SHALL BE PROTECTED IN PLACE.
- CONTRACTOR SHALL PROVIDE SCORING AND JOINTING PLAN FOR ALL CONCRETE PAVEMENT AND SUBMIT TO ENGINEER FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
- SITE GEOMETRY INFORMATION WILL BE PROVIDED TO CONTRACTOR IN ELECTRONIC FORMAT FOR CONSTRUCTION LAYOUT. ALL DIMENSIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN AND CAD FILE SHALL BE BROUGHT TO ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF CITY STREETS IN KIND WHERE PROJECT WORK REQUIRES STREET DISTURBANCE. ALL CURB AND GUTTER, DRIVE APRONS, CURB RAMPS SHALL MATCH EXISTING PROFILES AND CITY STANDARDS.

LEGEND

- PROPERTY LINES
- LIMITS OF CONSTRUCTION
- BIOFILTRATION BOUNDARY
- GENERAL CONCRETE PAVEMENT TYPE 1
- GENERAL CONCRETE PAVEMENT TYPE 1 - HEAVY SANDBLASTED FINISH
- GENERAL CONCRETE PAVEMENT TYPE 2
- GENERAL CONCRETE PAVEMENT TYPE 2 - HEAVY SANDBLASTED FINISH
- GENERAL CONCRETE PAVEMENT TYPE 3
- ASPHALT COURT SURFACING
- PLAYGROUND SURFACING BY OTHERS
- INTEGRAL CURB REPLACEMENT: REFER TO SUDAS 7030.202 SHEET 2 CURB DETAIL FOR CLASS A SIDEWALK DETAIL 1
- CURB TRANSITION
- FLUSH CURB
- EXPANSION JOINT
- CONTROL JOINT
- DETECTABLE WARNING STRIP
- SOLID PAVEMENT MARKING
- WHEELCHAIR PAVEMENT MARKING, IOWA DOT (WCSW)
- CHAINLINK FENCE
- FIRE HYDRANT
- EXISTING TREE
- EXISTING LIGHT
- TYPE 1 LIGHT POLE
- TYPE 2 LIGHT POLE
- SALVAGED FUTSAL LIGHT
- LITTER AND RECYCLING RECEPTACLES
- PICNIC TABLES
- BENCHES
- BIKE RACK - 2 SPACES PER RACK
- FIXED GRILL STATION
- DOUBLE SIDED PARK SIGNAGE: OWNER PROVIDED CONTRACTOR INSTALLED

LINNAN PARK PHASE 1

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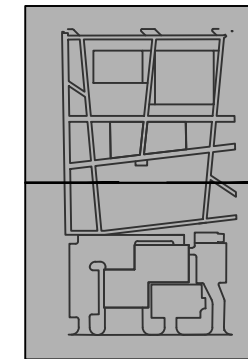
3716 INGERSOLL AVE,
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515.277.6707

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90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

OVERALL LAYOUT &
MATERIALS PLAN

0' 20' 40' 80'
SCALE: 1" = 40'-0"

SCALE

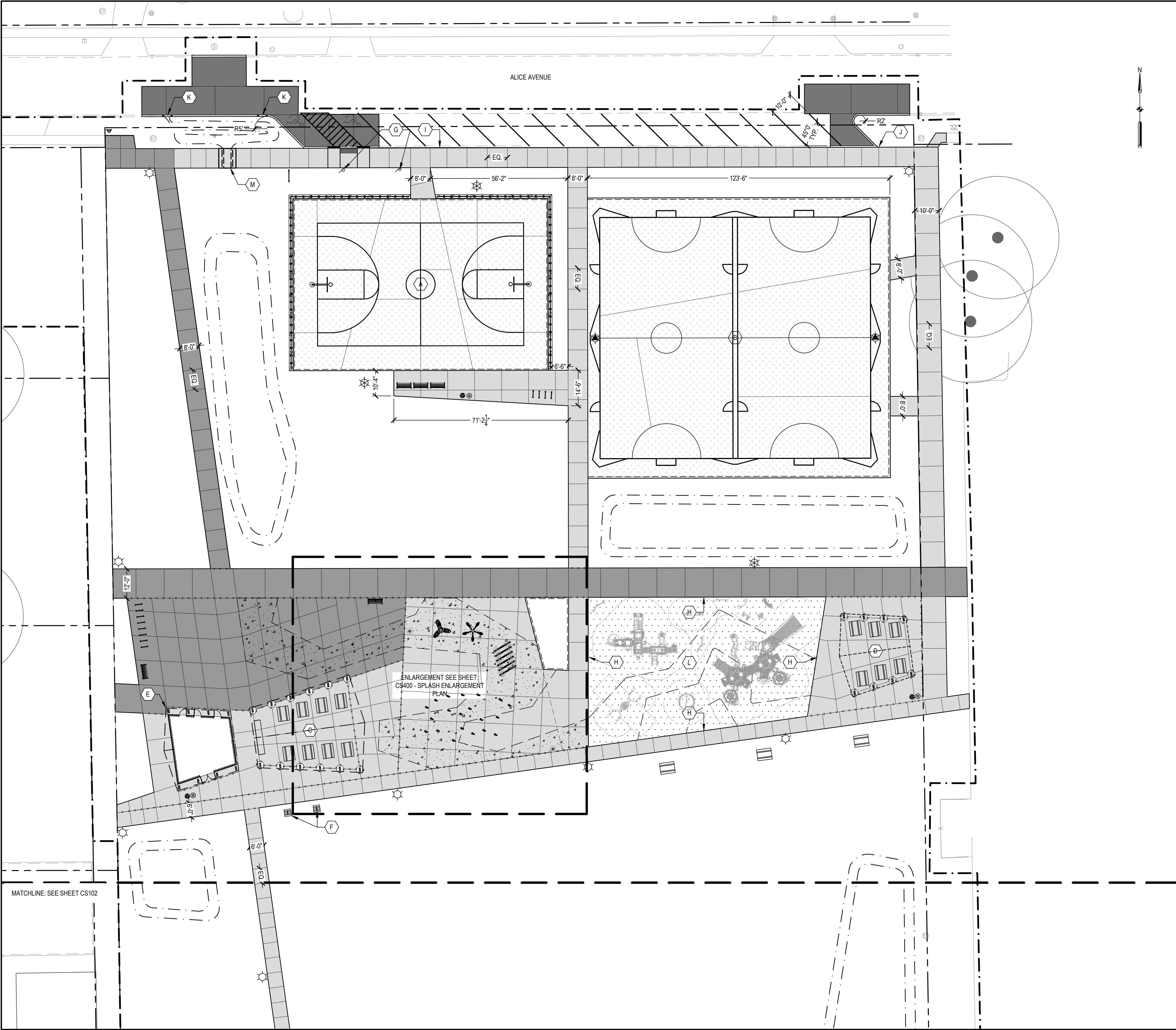
14880

PROJECT NUMBER

CS100

DRAWING NUMBER

FILE:C:\Users\lvnlanzuela\SmithGroup Companies Inc\PRJ - 14880 - SmithGroup - SmithGroup\CAD 05 Civil\SH1-14880-CS100.dwg USER:lvnlanzuela DATE:Feb, 07 2025 TIME: 11:53 am



SHEET NOTES

- SEE SHEET CS100 - OVERALL LAYOUT & MATERIALS FOR GENERAL LAYOUT AND MATERIALS PLAN NOTES.
- LEGEND IS A MASTER LEGEND, NOT ALL LEGEND ITEMS APPEAR ON SHEET.
- CONCENTRATED RUNOFF SHALL BE DIVERTED FROM BIORETENTION BASINS UNTIL PLANT STABILIZATION HAS OCCURED.
- ALL CURB DIMENSIONS ARE GIVEN FROM FACE OF CURB.

KEYED NOTES

- A BASKETBALL COURT
- B RELOCATED FUTSAL COURT
- C SHELTER ONE
- D SHELTER TWO
- E CANOPY ABOVE
- F FIXED GRILL STATION
- G ADA SITE SIGNAGE
- H THICKENED EDGE CONCRETE PAVEMENT
- I CLASS A SIDEWALK AT EXISTING CURB
- J CLASS A SIDEWALK WITH REPLACEMENT CURB: REFER TO SUDAS 7030.201 SHEET 1
- K CURB CUT TO BIOFILTRATION
- L PLAYGROUND BY OTHERS
- M SIDEWALK FLUME

1&2

CS504

1&2

CS505

1

A101

2

CS502

2

CS501

2

CS500

4

CS500

7

CS500

LEGEND

- PROPERTY LINES
- LIMITS OF CONSTRUCTION
- BIOFILTRATION BOUNDARY
- GENERAL CONCRETE PAVEMENT TYPE 1
- GENERAL CONCRETE PAVEMENT TYPE 1 - HEAVY SANDBLASTED FINISH
- GENERAL CONCRETE PAVEMENT TYPE 2
- GENERAL CONCRETE PAVEMENT TYPE 2 - HEAVY SANDBLASTED FINISH
- GENERAL CONCRETE PAVEMENT TYPE 3
- ASPHALT COURT SURFACING
- PLAYGROUND SURFACING BY OTHERS
- INTEGRAL CURB REPLACEMENT: REFER TO SUDAS 7030.202 SHEET 2 CURB DETAIL FOR CLASS A SIDEWALK DETAIL 1
- CURB TRANSITION
- FLUSH CURB
- EXPANSION JOINT
- CONTROL JOINT
- DETECTABLE WARNING STRIP
- SOLID PAVEMENT MARKING
- WHEELCHAIR PAVEMENT MARKING, IOWA DOT (WCSW)
- CHAINLINK FENCE
- FIRE HYDRANT
- EXISTING TREE
- EXISTING LIGHT
- TYPE 1 LIGHT POLE
- TYPE 2 LIGHT POLE
- SALVAGED FUTSAL LIGHT
- LITTER AND RECYCLING RECEPTACLES
- PICNIC TABLES
- BENCHES
- BIKE RACK - 2 SPACES PER RACK
- FIXED GRILL STATION
- DOUBLE SIDED PARK SIGNAGE: OWNER PROVIDED CONTRACTOR INSTALLED

1

CU500

1

CS500

1

CS500

1

CS500

1

CS500

1

CS500

5

CS500

3

CS500

8

CS500

6

CS500

1

CS503

1

CS502

2

CS502

3

CS502

LINNAN PARK
PHASE 1

8500 ALICE AVE.
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CITY OF CLIVE

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE
LAYOUT & MATERIALS PLAN

SCALE: 1" = 20'-0"

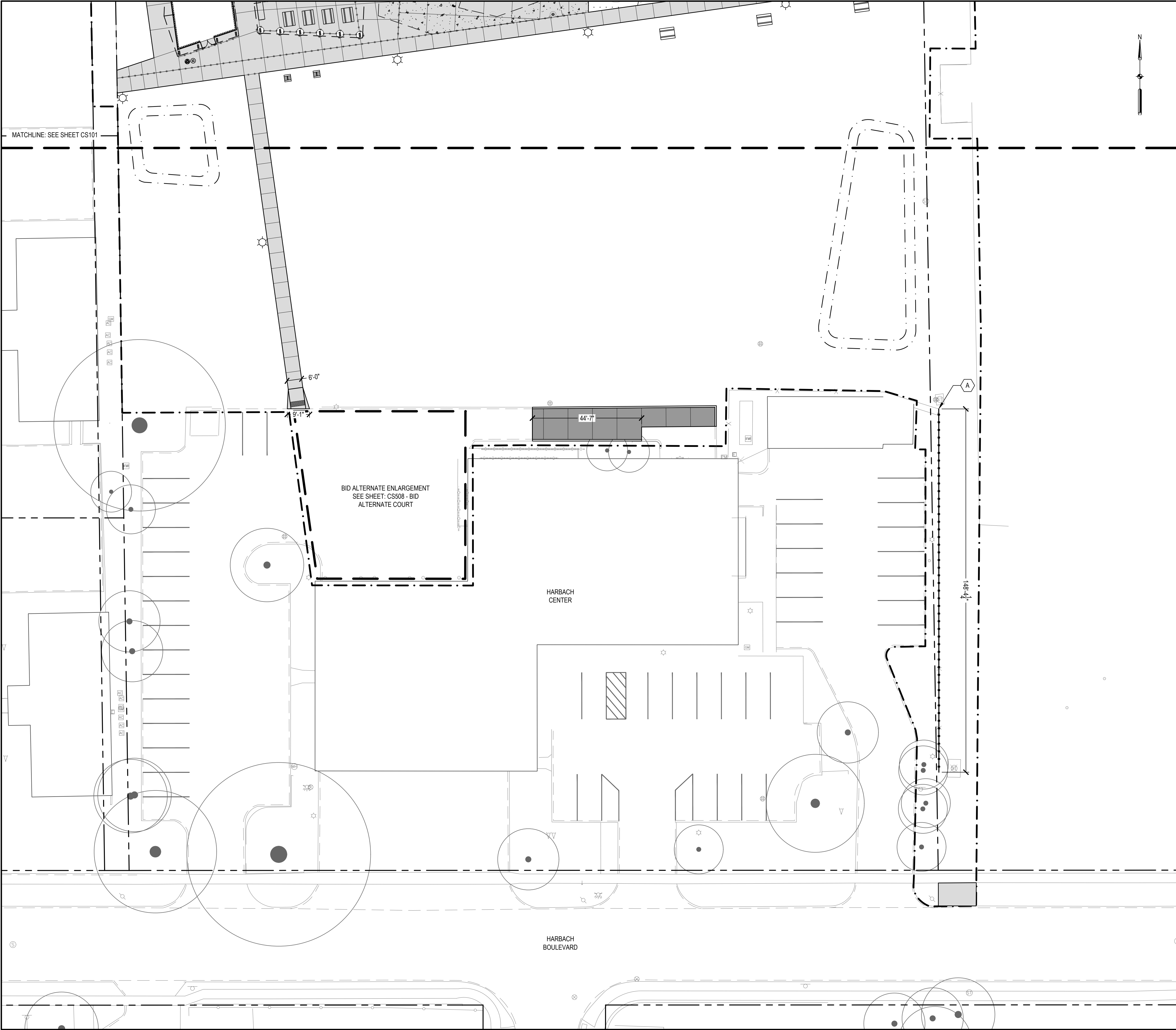
SCALE 14880

PROJECT NUMBER

CS101

DRAWING NUMBER

FILE C:\Users\lvdenzuela\SmithGroup Companies Inc\PRJ - 14880 - SmithGroup - SmithGroup\CAD 05 Civil\SH1-14880-CS100.dwg USER:lvdenzuela DATE:Feb, 07 2025 TIME: 11:53 am



SHEET NOTES

- 1. SEE SHEET CS100 - OVERALL LAYOUT & MATERIALS FOR GENERAL LAYOUT AND MATERIALS PLAN NOTES.
- 2. LEGEND IS A MASTER LEGEND, NOT ALL LEGEND ITEMS APPEAR ON SHEET.
- 3. CONCENTRATED RUNOFF SHALL BE DIVERTED FROM BIORETENTION BASINS UNTIL PLANT STABILIZATION HAS OCCURED.
- 4. ALL CURB DIMENSIONS ARE GIVEN FROM FACE OF CURB.

KEYED NOTES

A JOIN TO EXISTING CHAINLINK FENCE POST

LEGEND

- PROPERTY LINES
- LIMITS OF CONSTRUCTION
- BIOFILTRATION BOUNDARY
- GENERAL CONCRETE PAVEMENT TYPE 1
- GENERAL CONCRETE PAVEMENT TYPE 1 - HEAVY SANDBLASTED FINISH
- GENERAL CONCRETE PAVEMENT TYPE 2
- GENERAL CONCRETE PAVEMENT TYPE 2 - HEAVY SANDBLASTED FINISH
- GENERAL CONCRETE PAVEMENT TYPE 3
- ASPHALT COURT SURFACING
- PLAYGROUND SURFACING BY OTHERS
- INTEGRAL CURB REPLACEMENT: REFER TO SUDAS 7030.202 SHEET 2. CURB DETAIL FOR CLASS A SIDEWALK DETAIL 1
- CURB TRANSITION
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- EXPANSION JOINT
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- DOUBLE SIDED PARK SIGNAGE: OWNER PROVIDED CONTRACTOR INSTALLED

LINNAN PARK
PHASE 1

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Owner:
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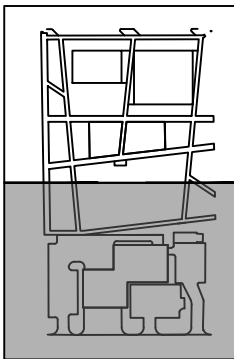
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90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE
LAYOUT & MATERIALS PLAN

0' 10' 20' 40'
SCALE: 1" = 20'-0"

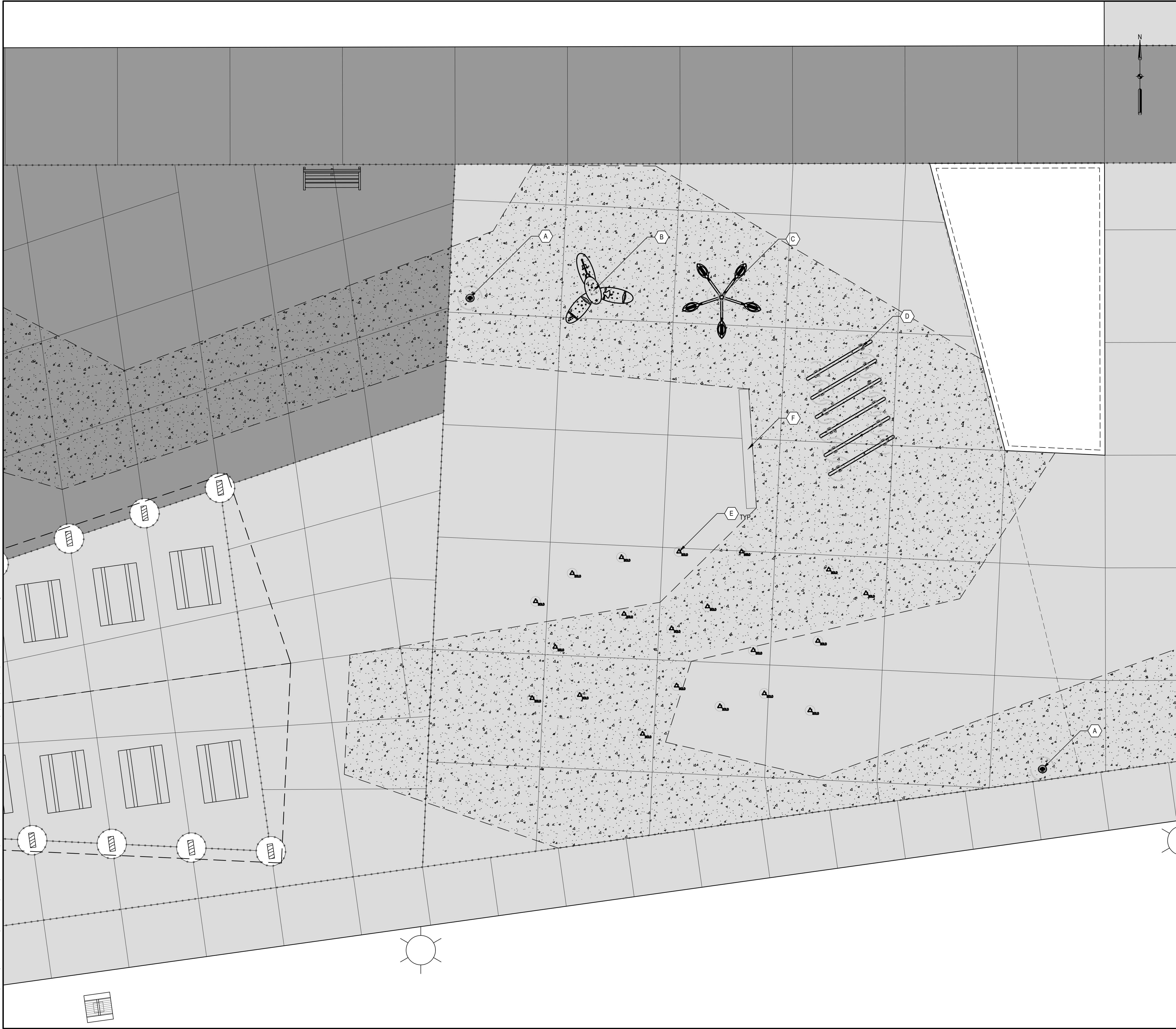
SCALE 14880

PROJECT NUMBER

CS102

DRAWING NUMBER

FILE:C:\Users\lvdenzuela\SmithGroup Companies Inc\PRJ - 14880 - SmithGroup - SmithGroup\CAD 05 Civil\SH1-14880-CS100.dwg USER:lvdenzuela DATE:Feb, 07 2025 TIME: 11:53 am



SHEET NOTES

- SEE SHEET CS100 - OVERALL LAYOUT & MATERIALS FOR GENERAL LAYOUT AND MATERIALS PLAN NOTES.
- LEGEND IS A MASTER LEGEND, NOT ALL LEGEND ITEMS APPEAR ON SHEET.

KEYED NOTES

- A WATERPLAY ACTIVATOR POWER POST
- B WATERPLAY WATERFALL 3
- C WATERPLAY AQUALUME SOAKER 5
- D WATERPLAY SPIRAL TUNNEL
- E WATERPLAY GROUND SPRAY SOLO SPURT
- F 8-INCH TRENCH DRAIN

LEGEND

- PROPERTY LINES
- LIMITS OF CONSTRUCTION
- BIOFILTRATION BOUNDARY
- GENERAL CONCRETE PAVEMENT TYPE 1
- GENERAL CONCRETE PAVEMENT TYPE 1 - HEAVY SANDBLASTED FINISH
- GENERAL CONCRETE PAVEMENT TYPE 2
- GENERAL CONCRETE PAVEMENT TYPE 2 - HEAVY SANDBLASTED FINISH
- GENERAL CONCRETE PAVEMENT TYPE 3
- ASPHALT COURT SURFACING
- PLAYGROUND SURFACING BY OTHERS
- INTEGRAL CURB REPLACEMENT: REFER TO SUDAS 7030.202 SHEET 2 CURB DETAIL FOR CLASS A SIDEWALK DETAIL 1
- CURB TRANSITION
- FLUSH CURB
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- CONTROL JOINT
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- FIRE HYDRANT
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- LITTER AND RECYCLING RECEPTACLES
- PICNIC TABLES
- BENCHES
- BIKE RACK - 2 SPACES PER RACK
- FIXED GRILL STATION
- DOUBLE SIDED PARK SIGNAGE: OWNER PROVIDED CONTRACTOR INSTALLED

LINNAN PARK
PHASE 1

8500 ALICE AVE.
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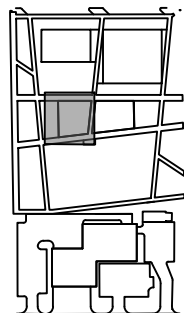


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90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

KEY PLAN



PROJECT NORTH

DRAWING TITLE
SPLASH ENLARGEMENT
PLAN

0' 2.5' 5' 10'
SCALE: 1" = 5'-0"

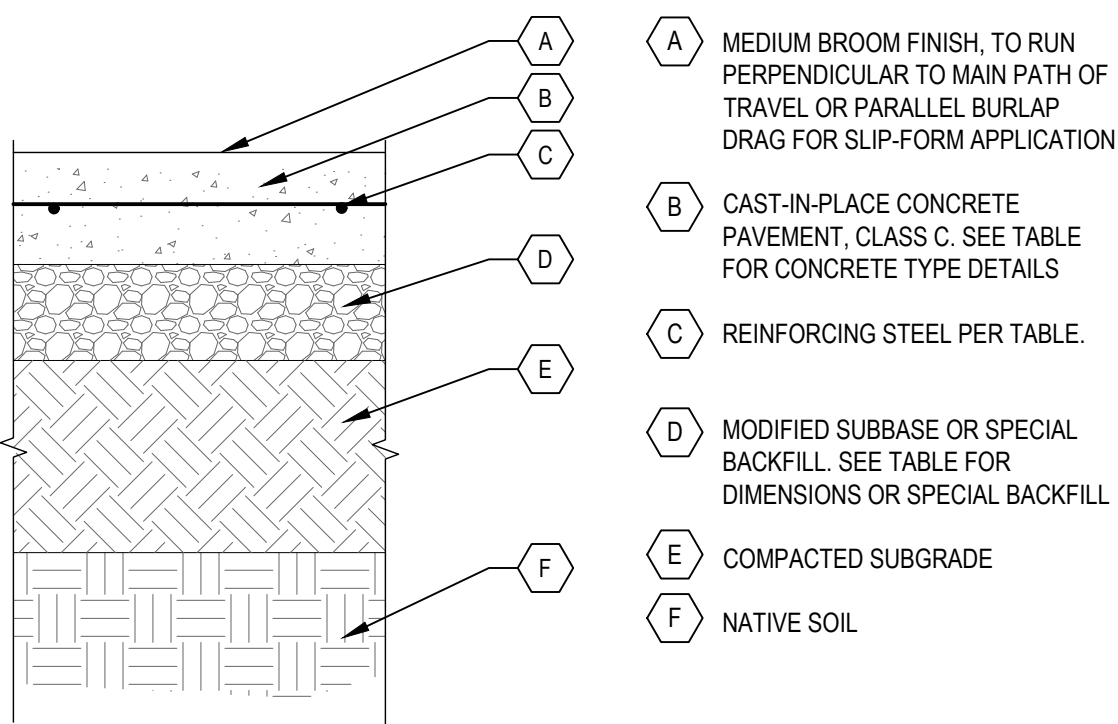
SCALE 14880

PROJECT NUMBER

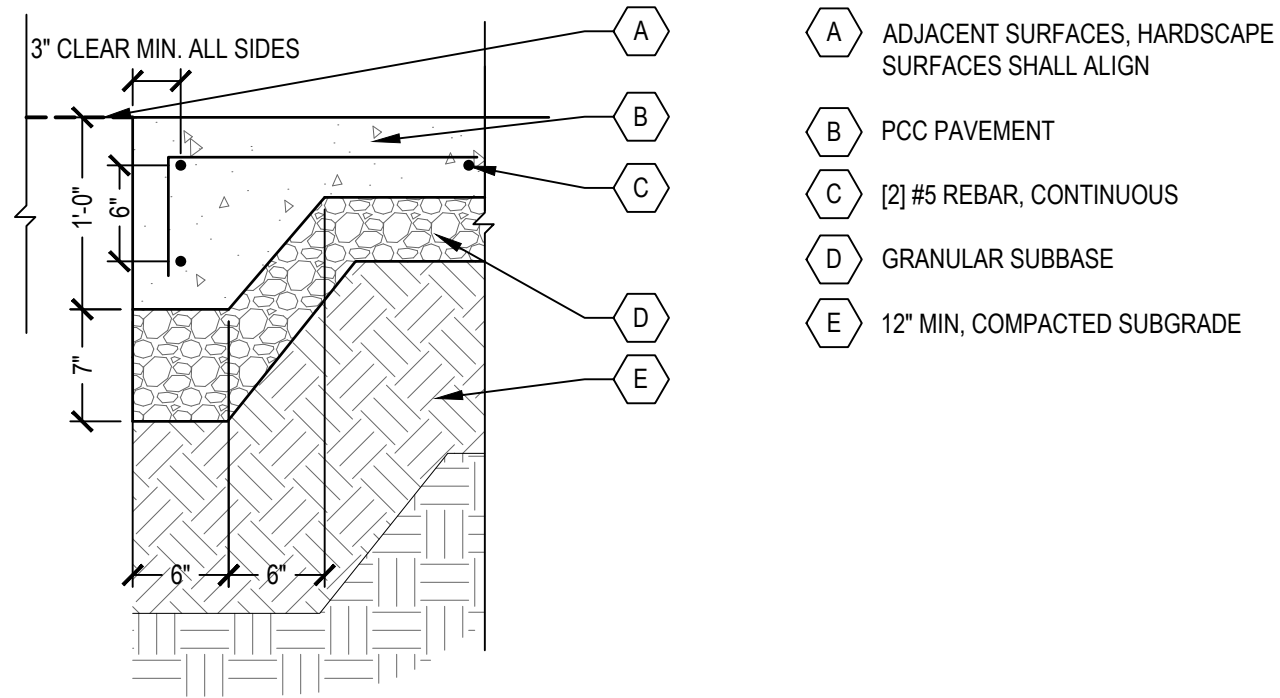
CS400

DRAWING NUMBER

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CONCRETE TYPE	DURABILITY CLASS	CONCRETE DEPTH	SUBBASE DEPTH	STEEL REINFORCEMENT
PCC PAVEMENT TYPE 1	2	0'-6"	0'-6"	NONE
PCC PAVEMENT TYPE 2	4	0'-7"	0'-6"	#4 BAR AT 18" OC EACH WAY
PCC PAVEMENT TYPE 3	2	0'-8"	0'-6"	#4 BAR AT 18" OC EACH WAY

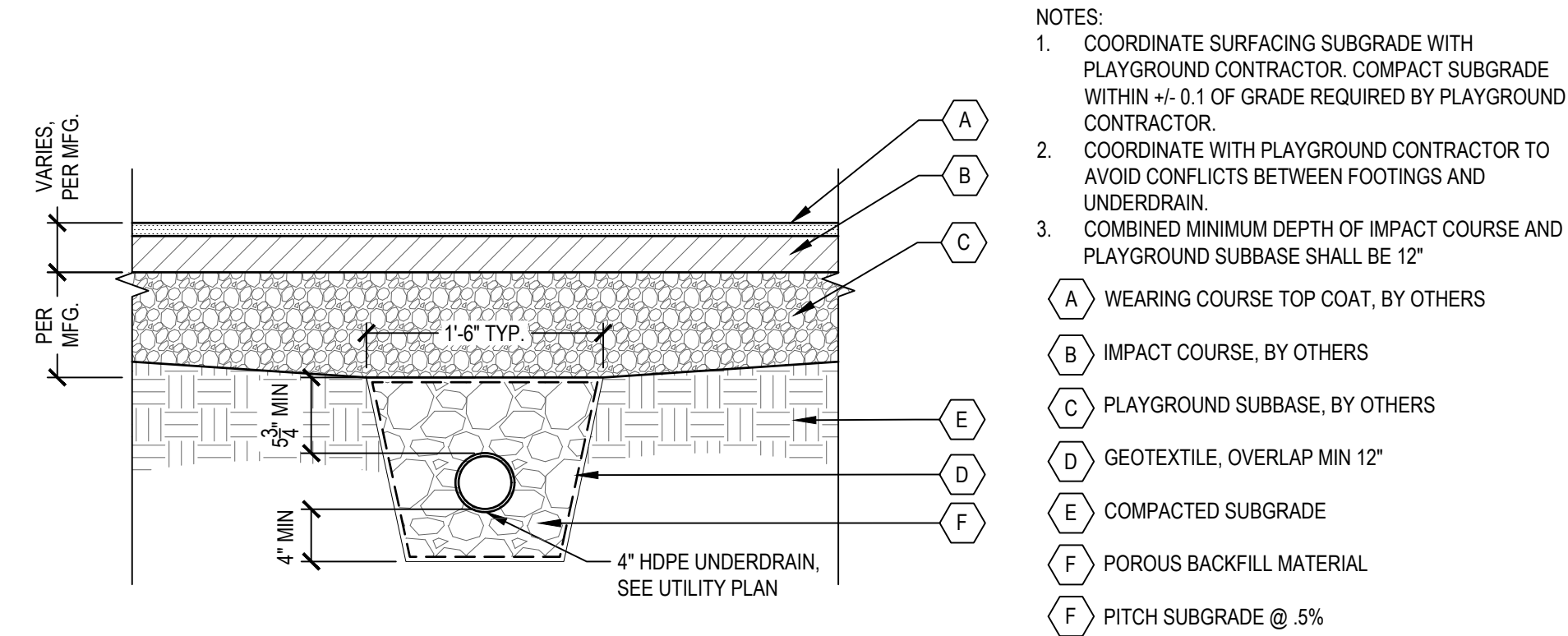


1 GENERAL CONCRETE PAVEMENT

SCALE: 1" = 1'

2 THICKENED EDGE CONCRETE PAVEMENT

SCALE: 1" = 1'

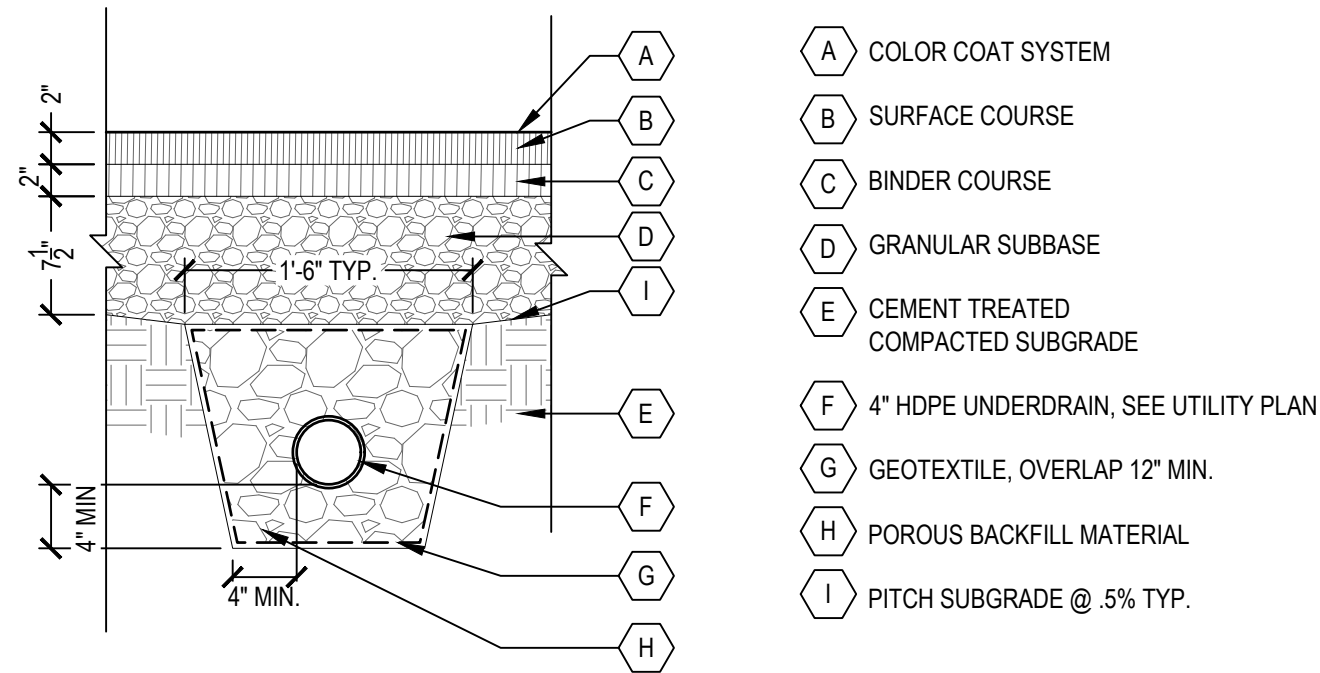


3 PLAYGROUND UNDERDRAIN

SCALE: 1" = 1'

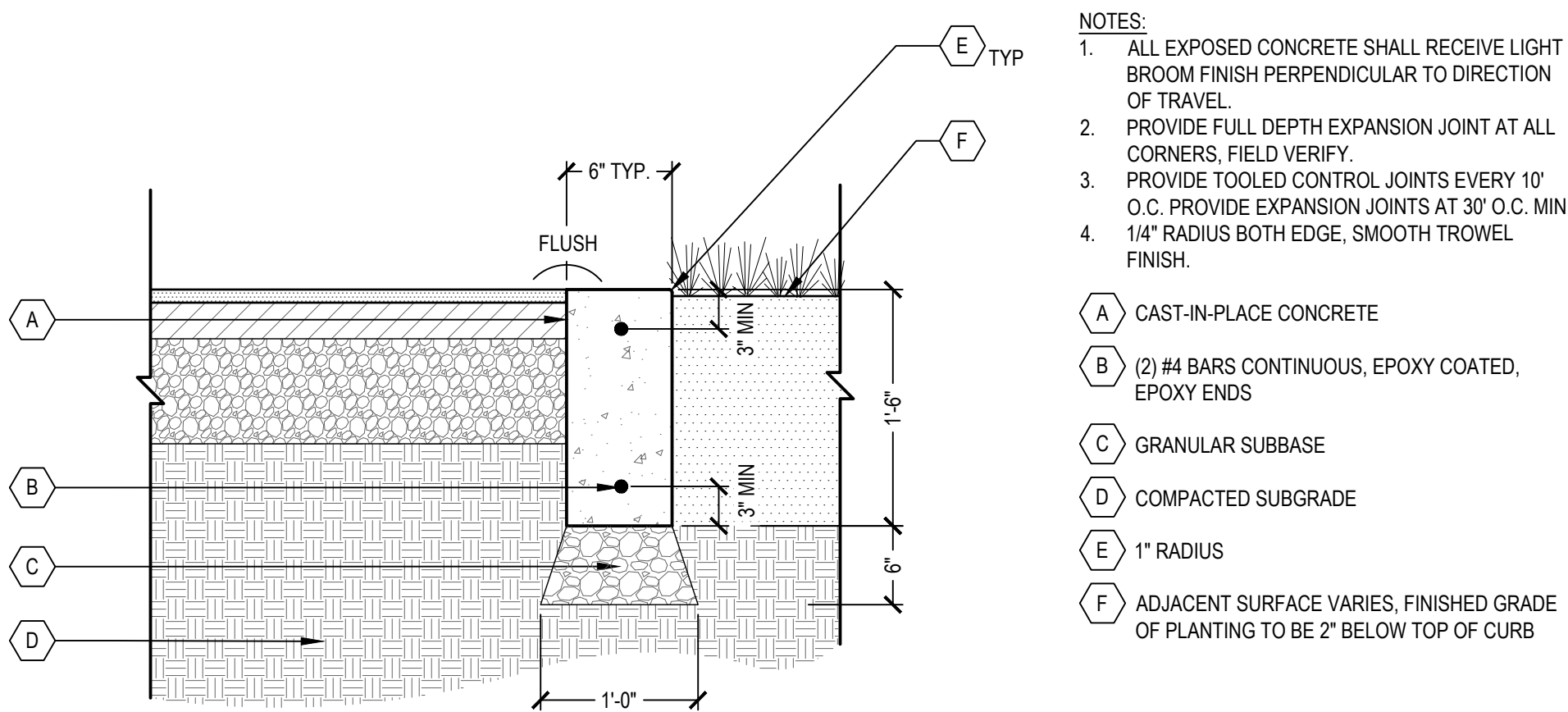
4 CLASS A SIDEWALK AT EXISTING CURB

SCALE: 1" = 1'



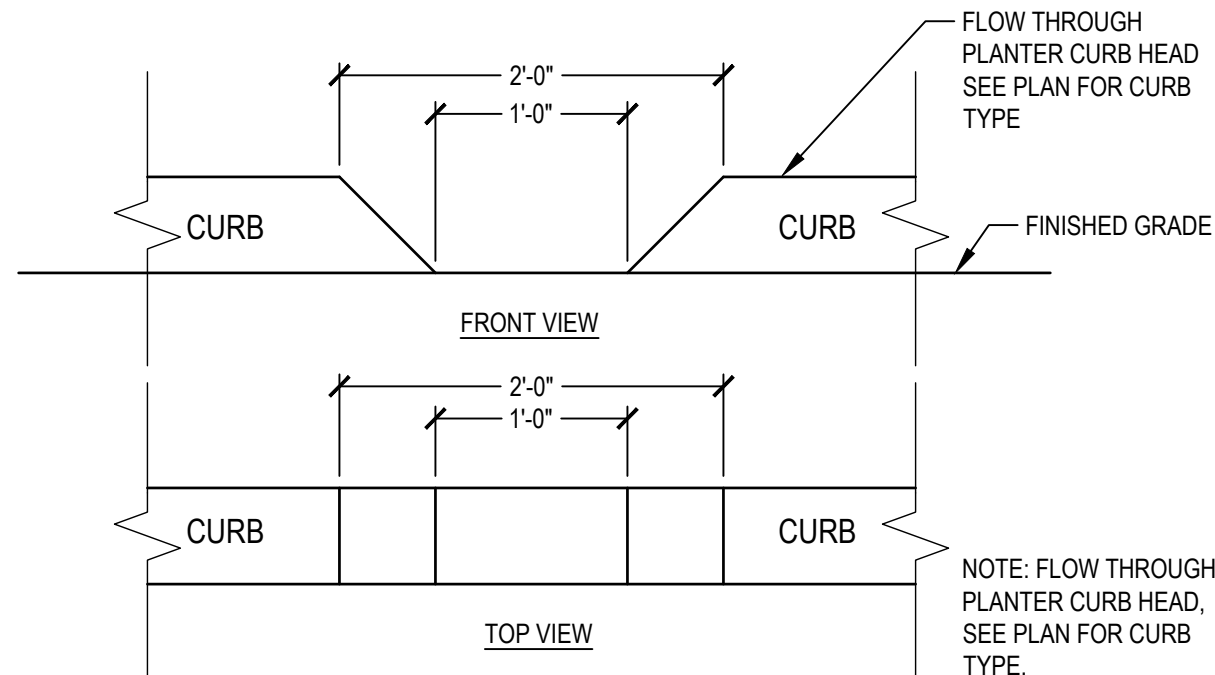
5 ASPHALT COURT SURFACING

SCALE: 1" = 1'



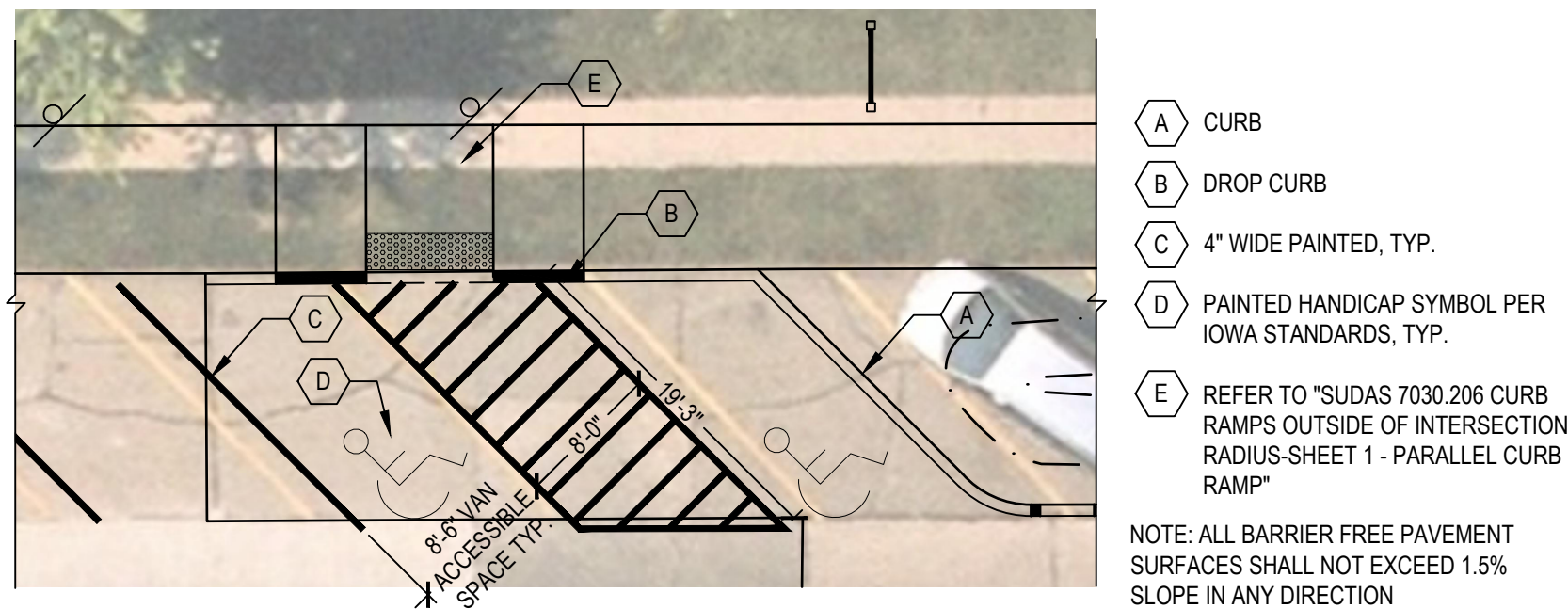
6 FLUSH CURB

SCALE: 1" = 1'



7 CURB CUT TO BIOFILTRATION

SCALE: 1" = 1'



8 ACCESSIBLE PARKING LAYOUT

SCALE: 1" = 10'

LINNAN PARK PHASE 1

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SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE

SITE DETAILS

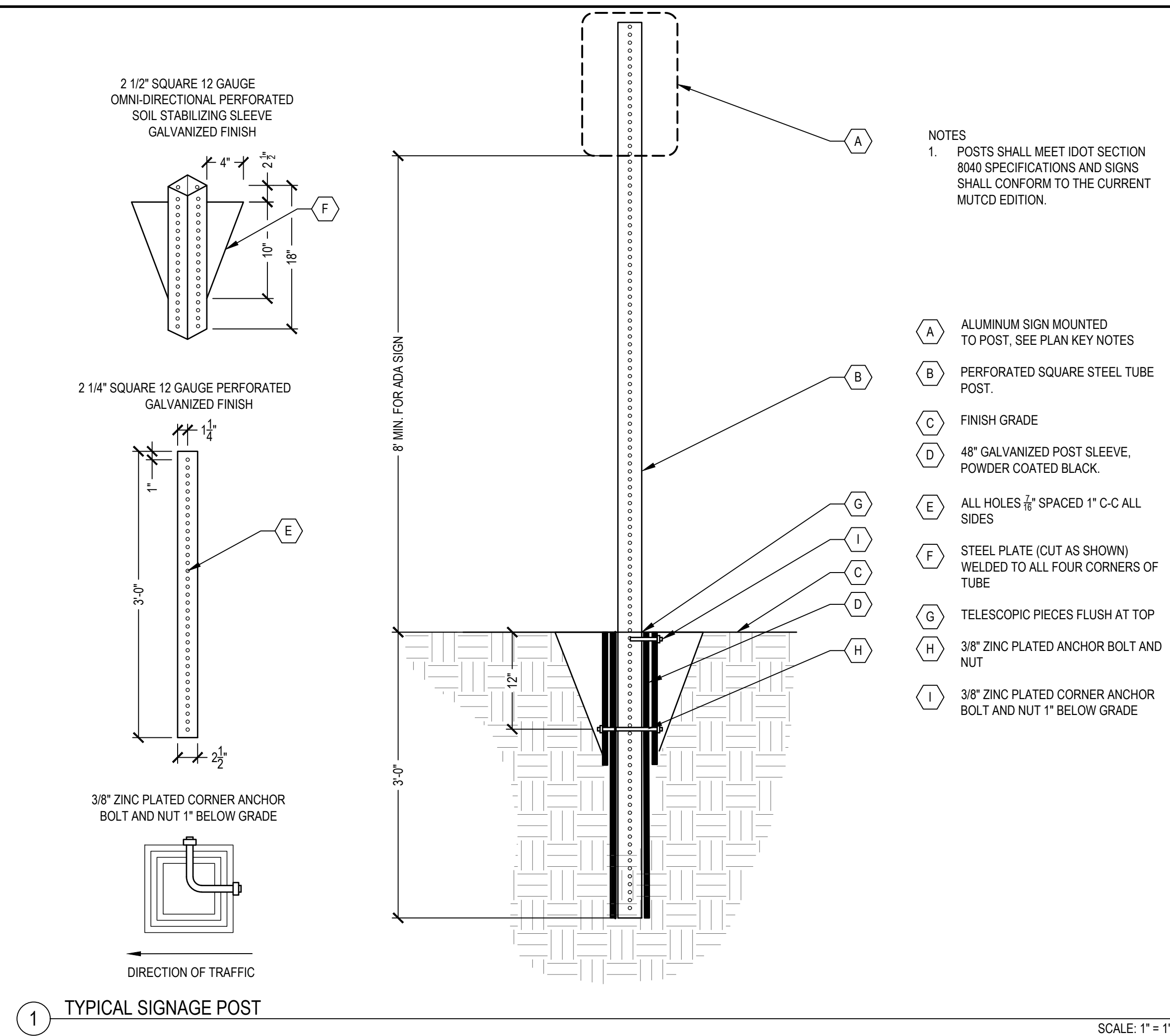
SCALE: AS NOTED

SCALE 14880

PROJECT NUMBER

CS500

DRAWING NUMBER



LINNAN PARK PHASE 1

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CLIVE, IA 50325

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DES MOINES, IA 50312
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[illegible]

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE

SITE DETAILS

SCALE: AS NOTED

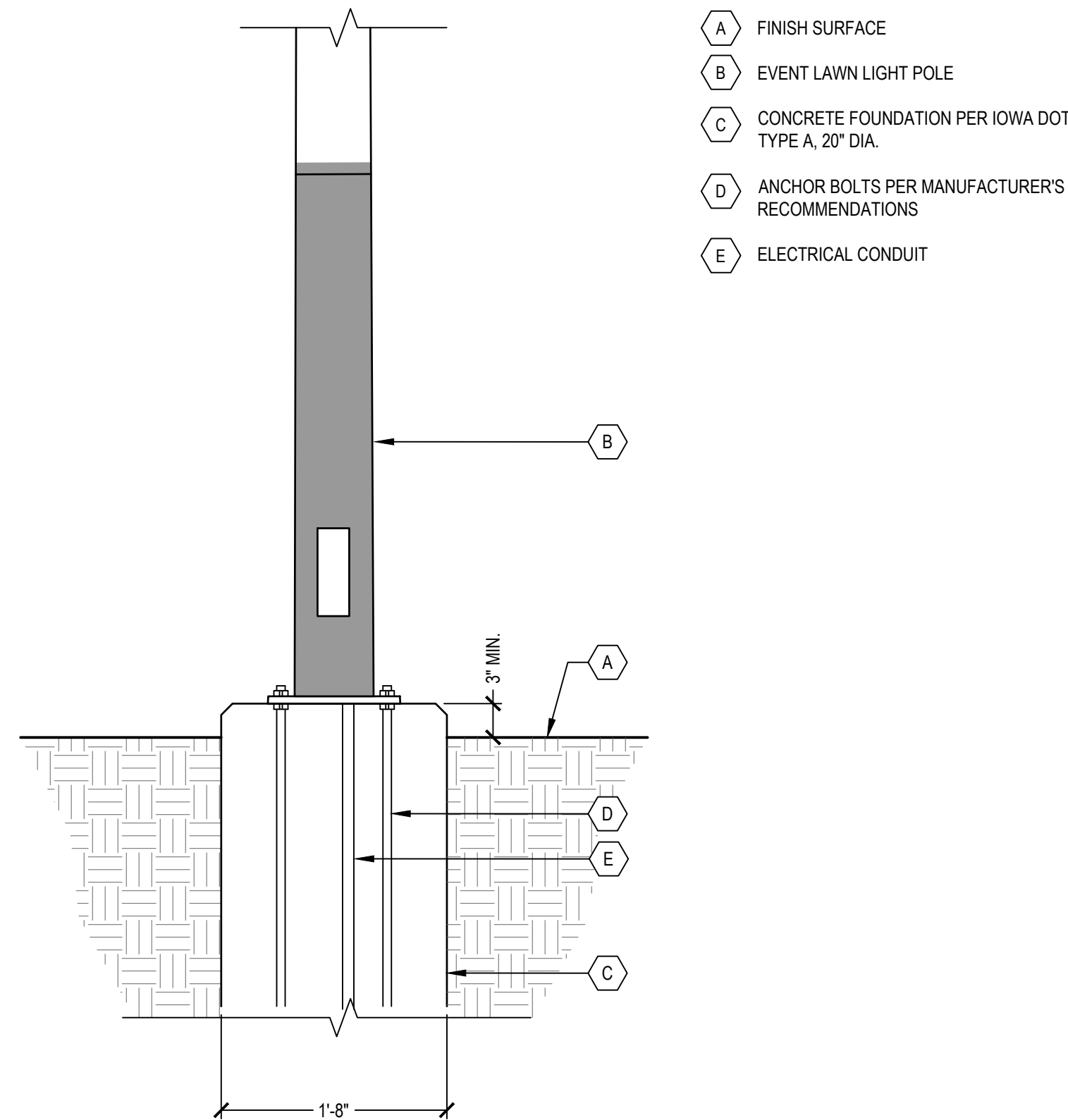
SCALE

14880

PROJECT NUMBER

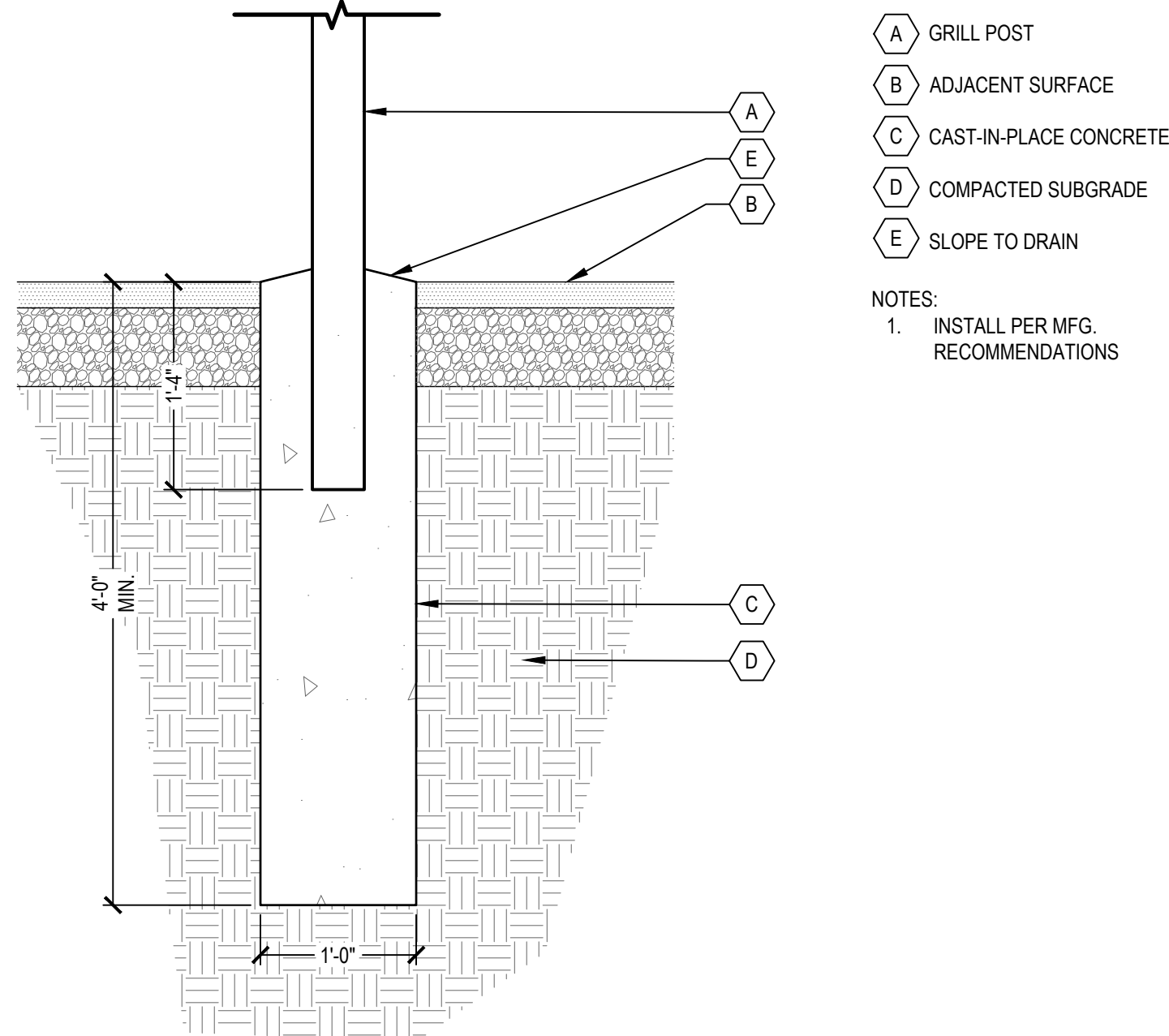
CS501

DRAWING NUMBER



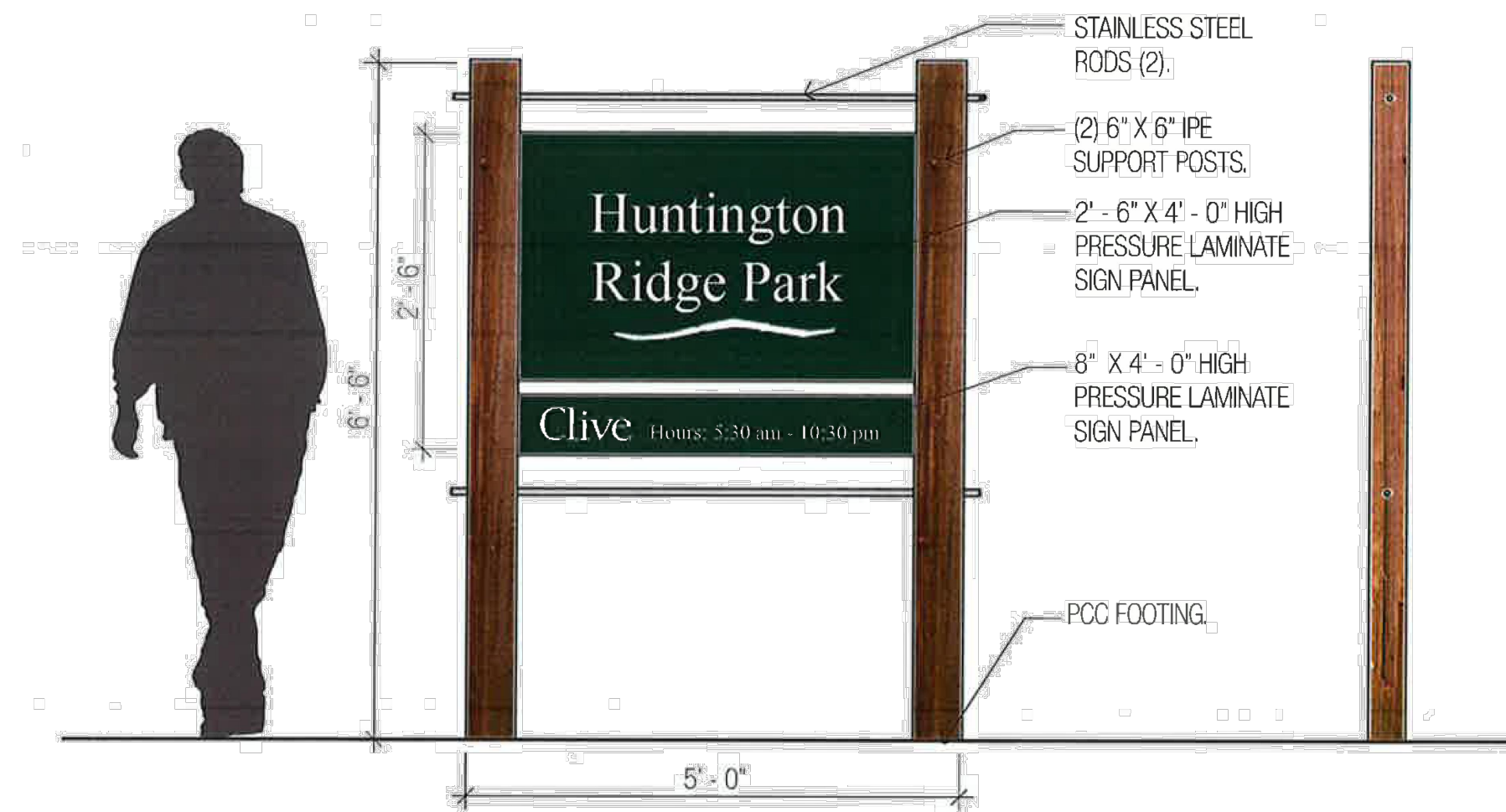
1 TYPE 1 LIGHT POLE

SCALE: 1"=1'



2 FIXED GRILL STATION

SCALE: 1"=1'



3 DOUBLE SIDED PARK SIGNAGE

NOT TO SCALE

LINNAN PARK PHASE 1

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[illegible]

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE

SITE DETAILS

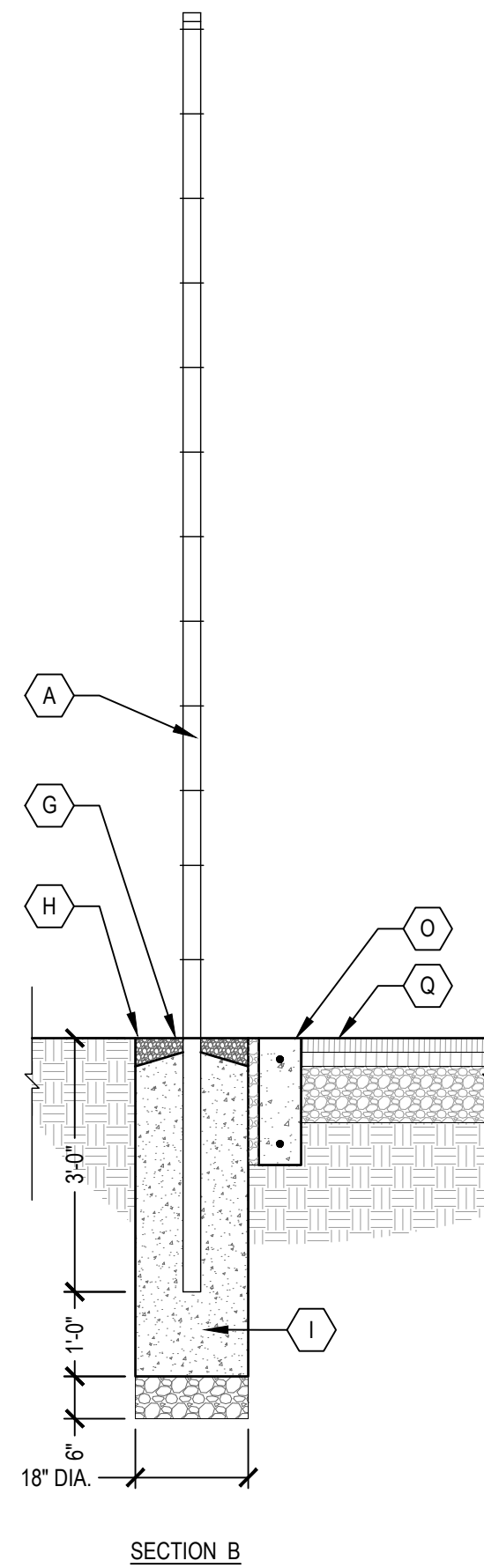
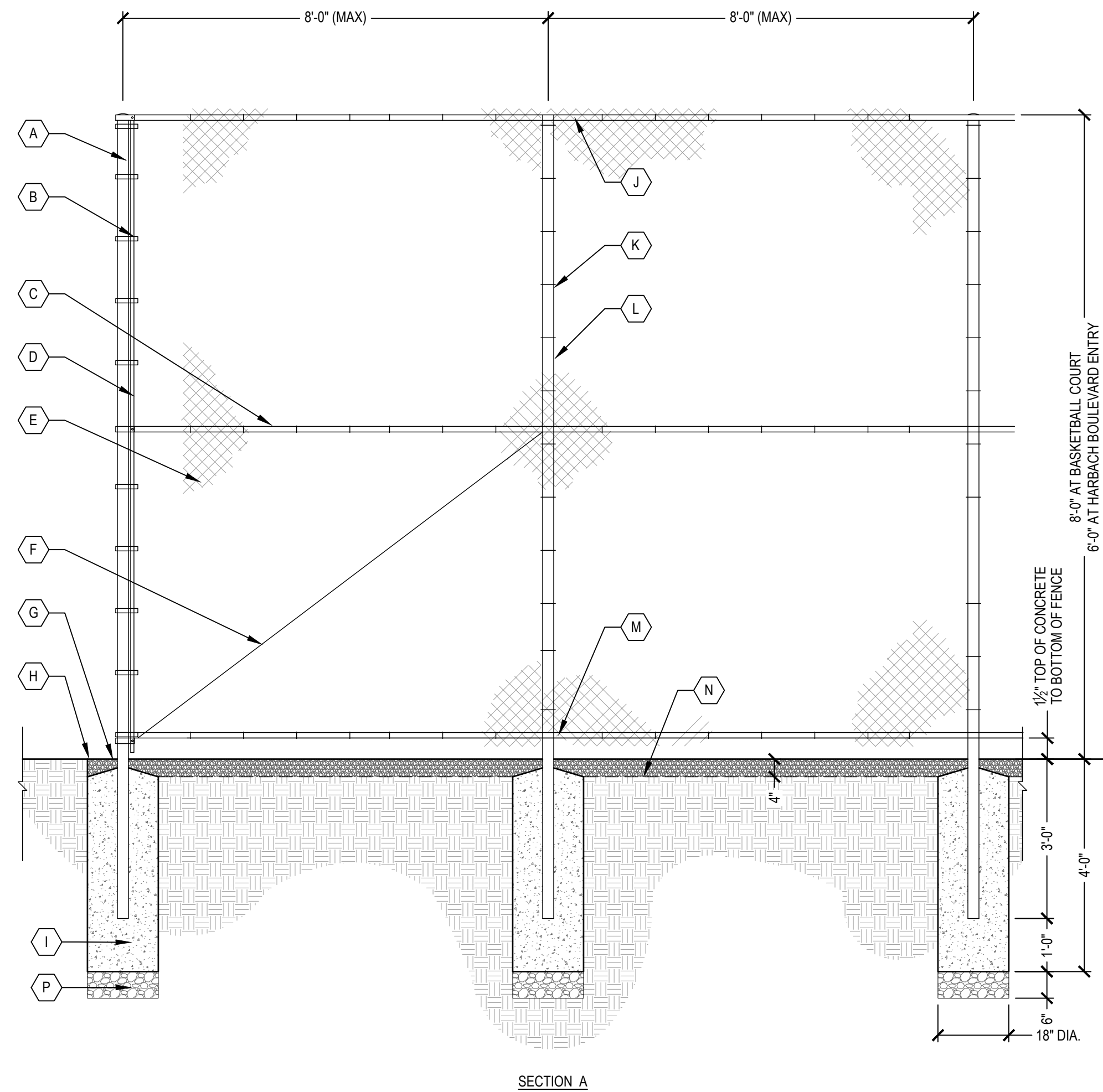
SCALE: AS NOTED

SCALE _____

PROJECT NUMBER _____

CS502

DRAWING NUMBER _____



- (A) END OR CORNER POST 3" @ 6.5LBS/FT.
- (B) $\frac{1}{2}$ " x 1" TENSION BANDS 12" ON CENTER
- (C) $1\frac{1}{2}$ " Ø STD. PIPE INTERMEDIATE RAIL 1.66" O.D. @ 2.27LBS/FT. FOR FENCES OVER 12'
- (D) $\frac{1}{2}$ " X $\frac{3}{4}$ " TENSION BAR
- (E) #6 GAUGE 1" MESH WROUGHT STEEL CHAIN LINK FENCE GALV. AFTER FABRICATION
- (F) 38"Ø DIAGONAL TRUSS ROD WITH BENT ENDS BETWEEN EACH CORNER & LINE POST ALSO LINE & GATE POST, WHERE TOTAL FENCE SIDE HAS 4 OR MORE NUMBER FENCE PANELS ONLY
- (G) STONE MULCH
- (H) GRADE LINE
- (I) CAST-IN-PLACE CONCRETE FOOTING
- (J) $1\frac{1}{2}$ " Ø STD. PIPE TOP RAIL 1.66" O.D. 2.27 LBS/FT. FOR FENCES OVER 12'
- (K) #9 GAUGE STEEL FABRIC TIES @ 12" ON CENTER
- (L) 212"Ø STD. PIPE LINE POST 2.875" O.D. (SPEC PIPE SCHEDULE RATING I.E. SCH40)
- (M) $1\frac{1}{2}$ " Ø STD. PIPE BOTTOM RAIL 1.66" O.D. 2.27 LBS/FT.
- (N) GEOTEXTILE FABRIC
- (O) FLUSH CURB
- (P) GRANULAR SUBBASE
- (Q) COURT SURFACING

- NOTES:
1. THE CENTER LINE OF LINE POSTS IS THE CENTER LINE OF THE FENCE.
2. THE BOTTOM RAIL SHALL BE 1½"Ø STD. PIPE (1.66" O.D. @ 2.27LBS/FT.) WITH #9 GAUGE STEEL FABRIC TIES @ 12" ON CENTER.
3. ALL FENCE CAPS SHALL BE SPOTWELDED.
4. ALL PIPE TO BE WROUGHT STEEL HOT DIP GALVANIZED. SIZE AS SHOWN ON DETAILS OF THIS SHEET.
5. REQUIRED MAXIMUM INTERMEDIATE PULL POST SPACING IS AS FOLLOWS: FOR 6'-0" HIGH FENCE SPACING 150'-0"
6. PULL POST SHALL BE THE SAME SIZE AS CORNER POST, INSTALLED WITH ADJACENT PANELS. COMPLETE WITH TENSION BARS, INTERMEDIATE RAILS AND TRUSS ROD TO BE USED FOR 12'-0" HT. FENCES ONLY.
7. TOP RAIL COUPLINGS SHALL BE WROUGHT STEEL GALVANIZED OUTSIDE SLEEVE TYPE. 7" LONG SPACED @ 20'-0" ON CENTER, ONE COUPLING IN EVERY FIVE TO BE OF A TYPE TO TAKE UP EXPANSION AND CONTRACTION OF TOP RAIL.
8. ALL FITTINGS TO BE EQUIPPED WITH NUTS AND BOLTS AS REQUIRED FOR ERECTION. (ALL GALV.) CLAMPS AND CAPS TO BE MALLEABLE IRON, GALVANIZED. BANDS TO BE WROUGHT STEEL GALVANIZED. LOCKING DEVICE TO BE ADAPTABLE FOR PADLOCKING. CARRIAGE BOLTS AND NUTS TO BE ¾"Ø GALV. STEEL OF PROPER LENGTH.
9. POST FOOTINGS TO BE OF CLASS SPECIFIED.
10. ALL FENCE GROUNDING SHALL MEET THE REQUIREMENTS OF THE CURRENT MUNICIPAL CODE OF CITY OF CLIVE.
11. ALL FENCING SHALL BE GROUNDED AT ENDS. THE CONNECTIONS TO THE GROUND SHALL BE MADE TO THE FENCE FABRIC BOTTOM SELVAGE. ALL CONNECTIONS SHALL BE MADE BY MEANS OF SOLDBLEND, NON-FERROUS CONNECTORS. THE TOP OF THE RODS SHALL BE SIX INCHES BELOW THE STONE MULCH COURSE AND THE CABLE CONNECTION SHALL BE MADE AT LEAST SIX INCHES BELOW THE TOP OF THE GROUND ROD. ALL CONNECTIONS BETWEEN GATE AND FENCE AND GROUND ROD SHALL BE NO. 8 BARE STRANDED SOFT DRAWN CABLE.
12. GROUND RODS SHALL BE INSTALLED AS REQUIRED AND SHALL BE MADE OF COPPER OR COPPER-CLAD STEEL, NOT LESS THAN ¾" DIAMETER AND LENGTH OR NUMBER OF RODS SHALL HAVE A RESISTANCE TO GROUND NOT TO EXCEED 25 OHMS. GROUND RODS TO BE INSTALLED VERTICALLY.
13. GROUND RODS SHALL OCCUR NO FURTHER APART THAN 50' ON-CENTER OR ONE PER 50 LINEAR FEET.
14. IF A FENCE IS 3' OR LESS IN DISTANCE FROM A LIGHT POLE THEN THE FENCE SHALL BE BONDED TO THE LIGHT POLE BY MEANS OF UNDERGROUND JUMPERS.
15. ALL CHAIN LINK FENCE FABRIC, POSTS, CAPS, RAILS, PIES, CLAMPS, ETC. SHALL HAVE (POLYVINYL CHLORIDE) PVC COATING, FUSED AND BONDED. BLACK COLOR.
16. CONCRETE FOR FOOTINGS SHALL BE 28 DAY STRENGTH 3500 PSI MIN. AIR ENTRAINED AND AIR CONTENT 5-8% TO SLUMP 2"-4".
17. TOPS OF CHAINLINK POST FOUNDATIONS TO BE SLOPED TO ACHIEVE POSITIVE DRAINAGE. MAX 2% SLOPE ON TOP OF FOUNDATION.
18. SIZING, CONNECTIONS, INSTALLATIONS METHODS PER ASTM F567

SCALE: 1/2" = 1'-0"

LINNAN PARK PHASE 1

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Owner:

CITY OF CLIVE

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44 EAST MIFFLIN STREET
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SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE

SITE DETAILS

SCALE: AS NOTED

SCALE

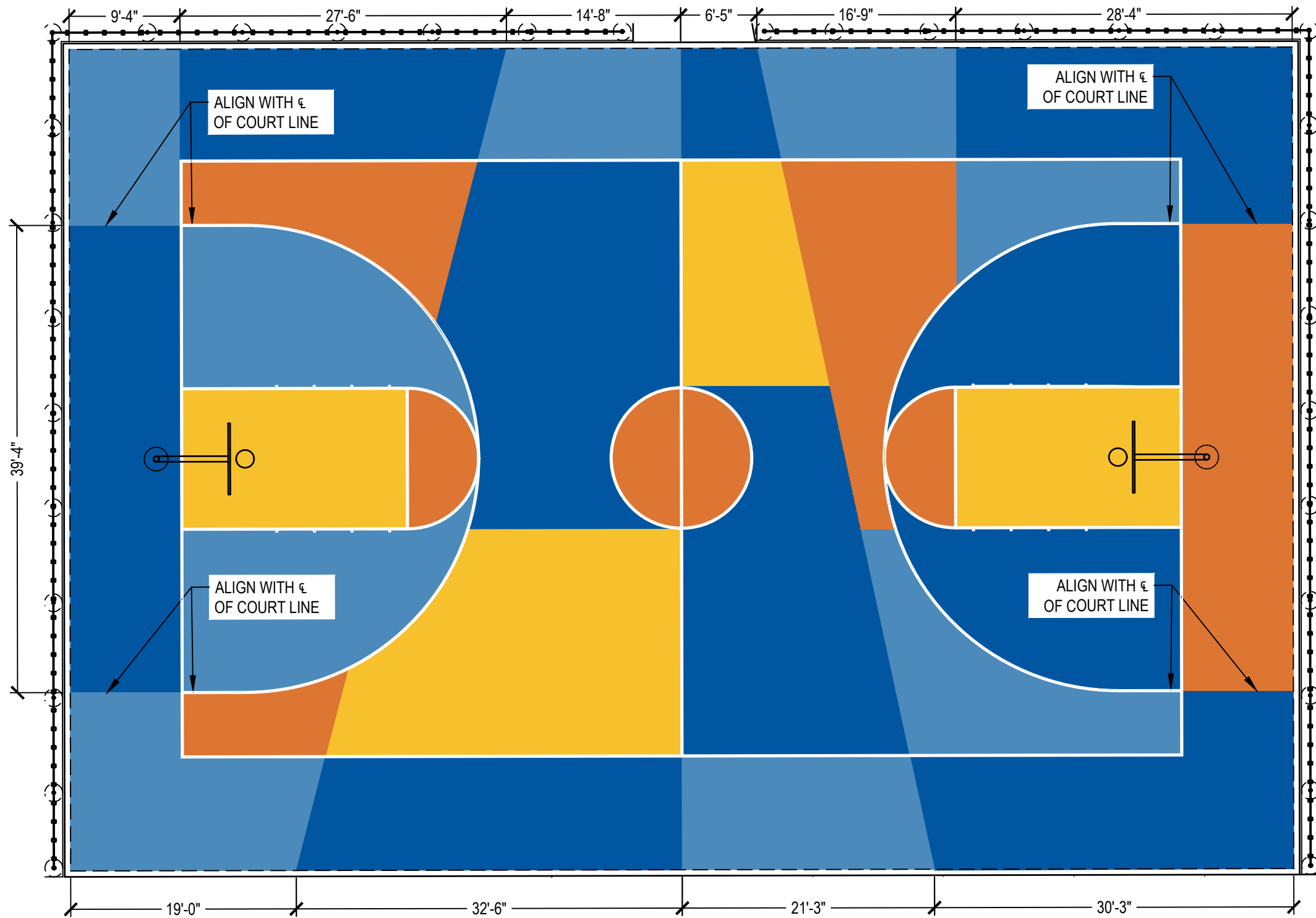
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PROJECT NUMBER

CS503

DRAWING NUMBER

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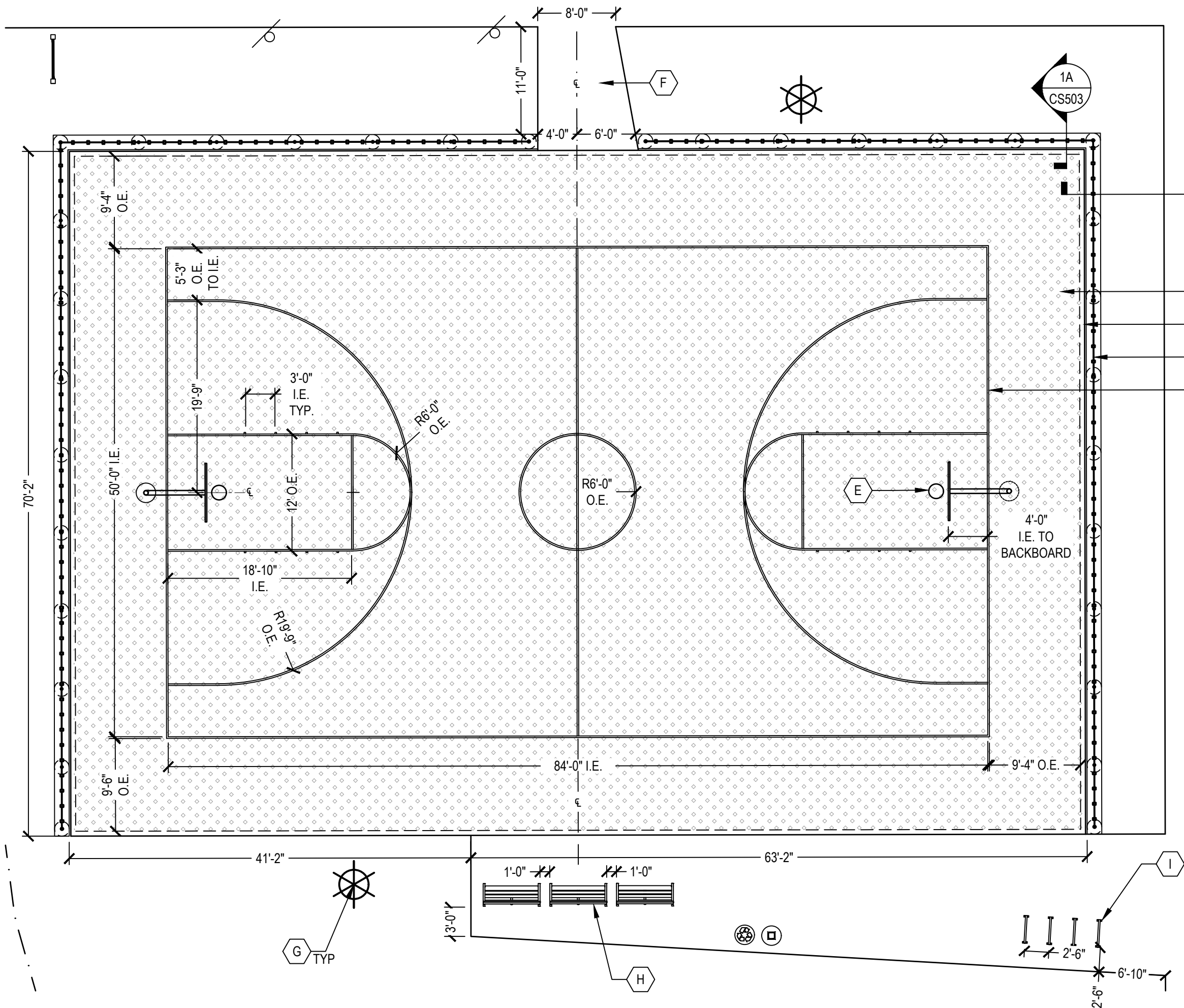


- NOTES:
1. COLORS SHOWN ARE FOR REFERENCE ONLY. REFER TO SPECIFICATIONS FOR EXACT COLORS.
 2. CONTRACTOR TO MARK EDGES OF PAINTING AREAS WITH TAPE OR CHALK FOR APPROVAL BY ENGINEER/ARCHITECT AND CITY OF CLIVE PRIOR TO PAINTING.

- LAYKOLD BISCAVNE BLUE
- LAYKOLD ARTIC BLUE
- LAYKOLD PUMPKIN
- LAYKOLD CANARY
- LAYKOLD KIWI
- LAYKOLD KEY LIME

1 BASKETBALL COURT PAINTING

SCALE: 1" = 10'



- NOTES:
1. ALL COURT LINES SHALL BE 2" THICK.
 2. REFER TO BASKETBALL COURT PAINTING
 3. BASKETBALL COURT GEOMETRY AND DIMENSIONS PER NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATION (NFHS) STANDARDS FOR HIGH SCHOOL BASKETBALL. REFER TC NFHS "BASKETBALL COURT DIAGRAM" AVAILABLE AT: <https://www.nfhs.org/media/7213108/basketball-court-diagram.pdf>
 4. SALVAGED BASKETBALL POLE LOCATIONS ARE ESTIMATES. CONTRACTOR RESPONSIBLE TO LOCATE PER NFHS STANDARDS.

- A ASPHALT COURT SURFACING
- B FLUSH CURB
- C CHAINLINK FENCE
- D COURT LINES
- E SALVAGED AND RELOCATED BASKETBALL BACKBOARD, HOOP, AND POLES
- F GENERAL CONCRETE PAVEMENT TYPE 1
- G TYPE 1 LIGHT POLE
- H BENCH
- I BIKE RACKS

2 BASKETBALL COURT

SCALE: 1" = 10'

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90% Design, For Review		01/15/2025
90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

KEY PLAN

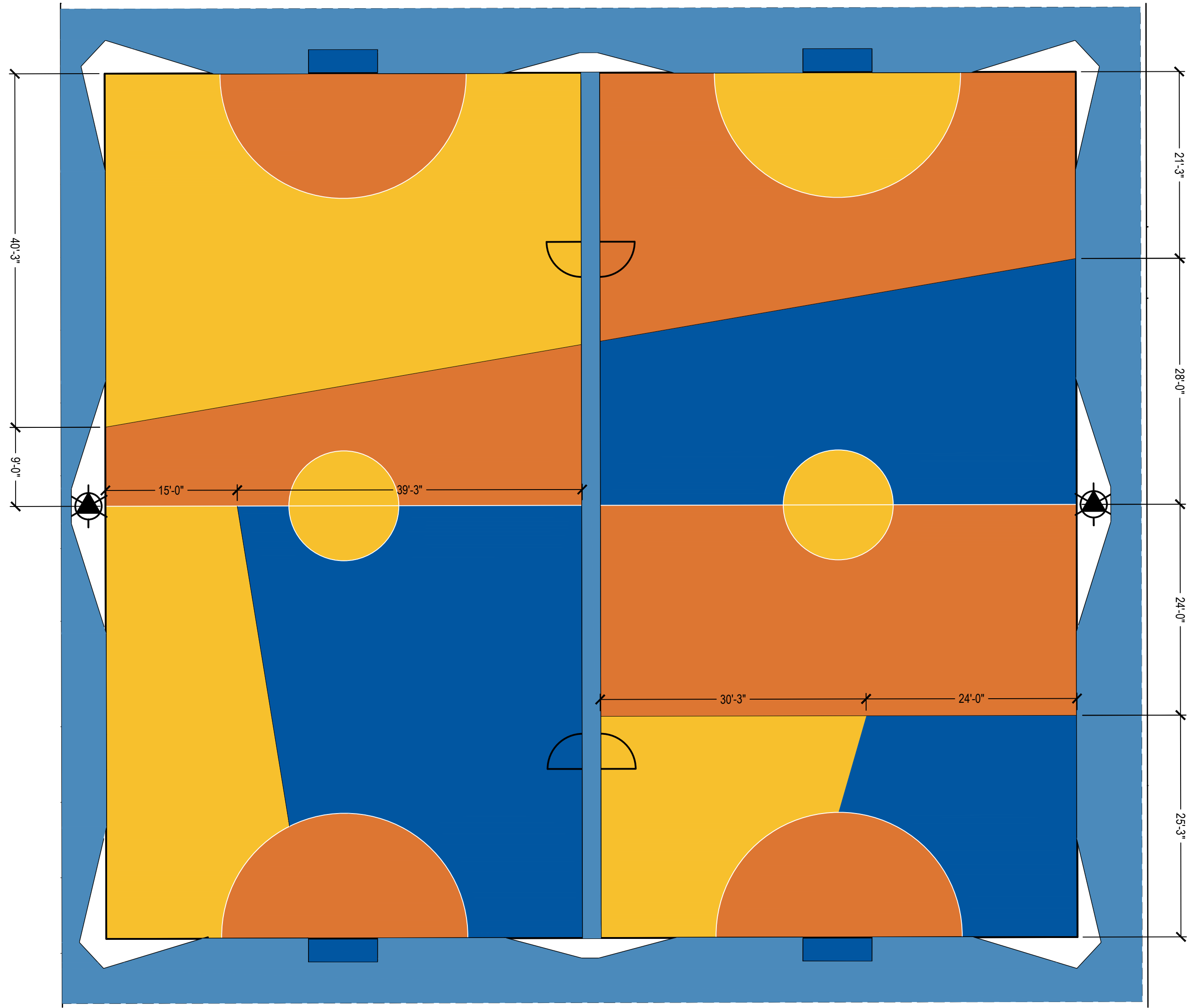
DRAWING TITLE
SITE DETAILS

SCALE: AS NOTED

SCALE PROJECT NUMBER 14880

DRAWING NUMBER CS504

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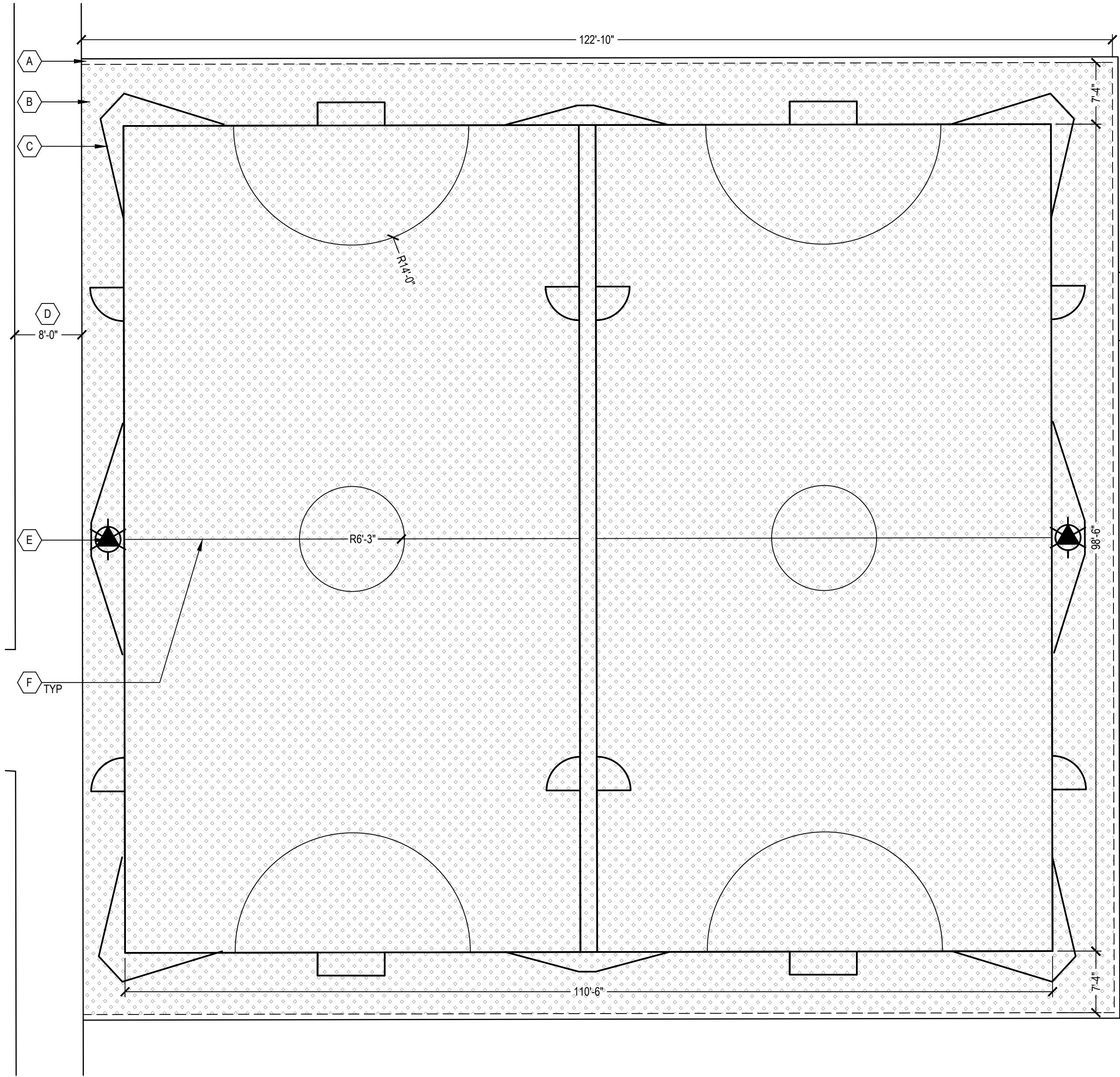


- LAYKOLD BISCAINE BLUE
- LAYKOLD ARTIC BLUE
- LAYKOLD PUMPKIN
- LAYKOLD CANARY
- LAYKOLD KIW
- LAYKOLD KEY LIME

NOTES:
1. COLORS SHOWN ARE FOR REFERENCE ONLY. REFER TO SPECIFICATIONS FOR EXACT COLORS.
2. CONTRACTOR TO MARK EDGES OF PAINTING AREAS WITH TAPE OR CHALK FOR APPROVAL BY ENGINEER/ARCHITECT AND CITY OF CLIVE PRIOR TO PAINTING.

1 FUTSAL COURT PAINTING

SCALE: 1:10



NOTES:
1. ALL COURT LINES SHALL BE 3" THICK.
2. RELOCATED MUSCO FUTSAL DOUBLE MINI PITCH STRUCTURE MEASUREMENTS ARE APPROXIMATE. CONTRACTOR TO FIELD MEASURE PRIOR TO RELOCATION AND SUBMIT SHOP DRAWING.
3. CONTRACTOR TO COORDINATE DECONSTRUCTION AND REINSTALLATION WITH MUSCO REPRESENTATIVE.
4. CONTRACTOR RESPONSIBLE FOR PURCHASING HARDWARE FROM MUSCO FOR INSTALLATION.
5. CONTRACTOR TO COLD GALVANIZE ANY DAMAGE.
6. REFER TO FUTSAL COURT PAINTING

- A FLUSH CURB
- B ASPHALT COURT SURFACING
- C SALVAGED AND RELOCATED MUSCO FUTSAL DOUBLE MINI PITCH SYSTEM
- D GENERAL CONCRETE PAVEMENT TYPE 1
- E SALVAGED FUTSAL LIGHT
- F COURT LINES

2 FUTSAL COURT

SCALE: 1:10

LINNAN PARK PHASE 1

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

DRAWING TITLE

SITE DETAILS

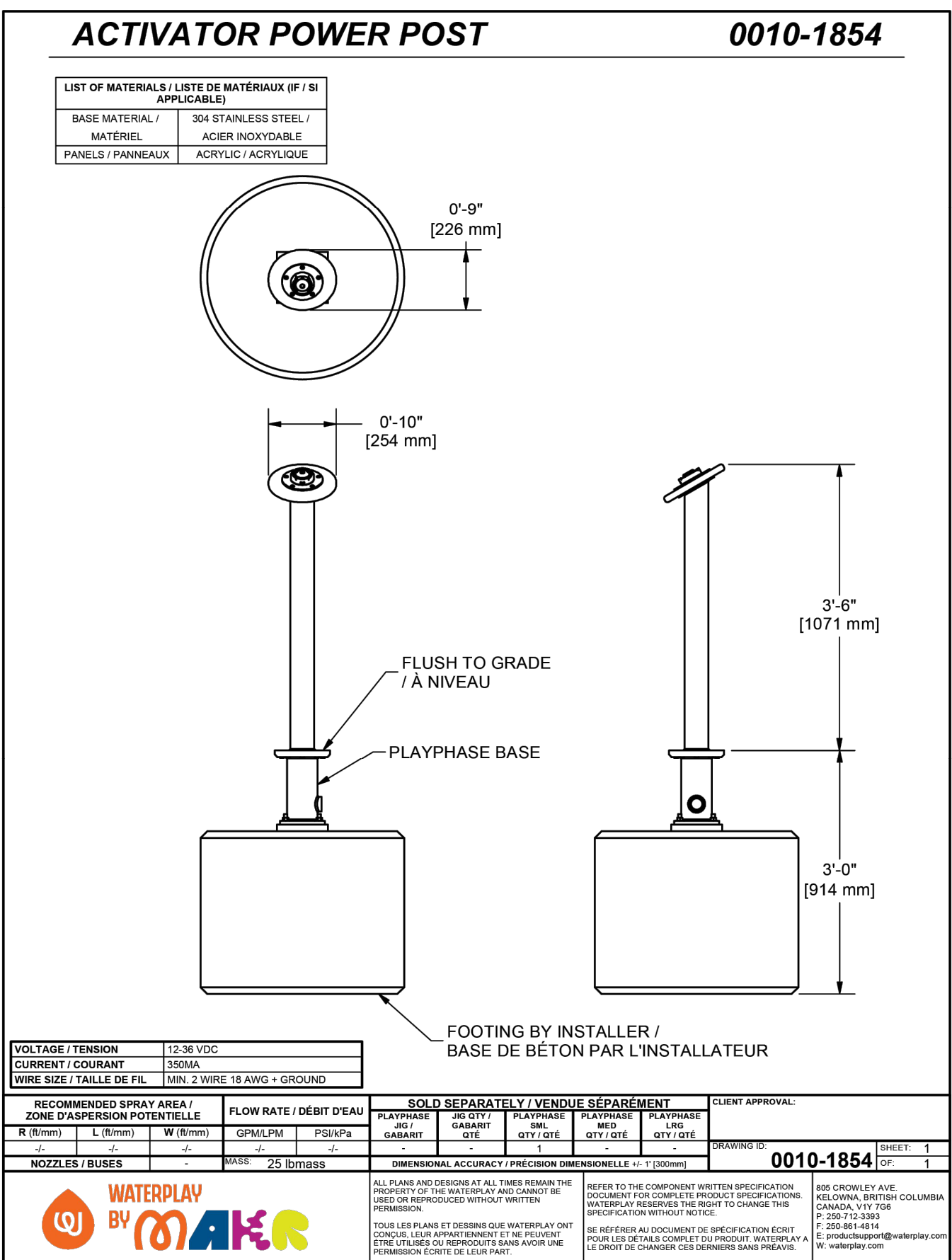
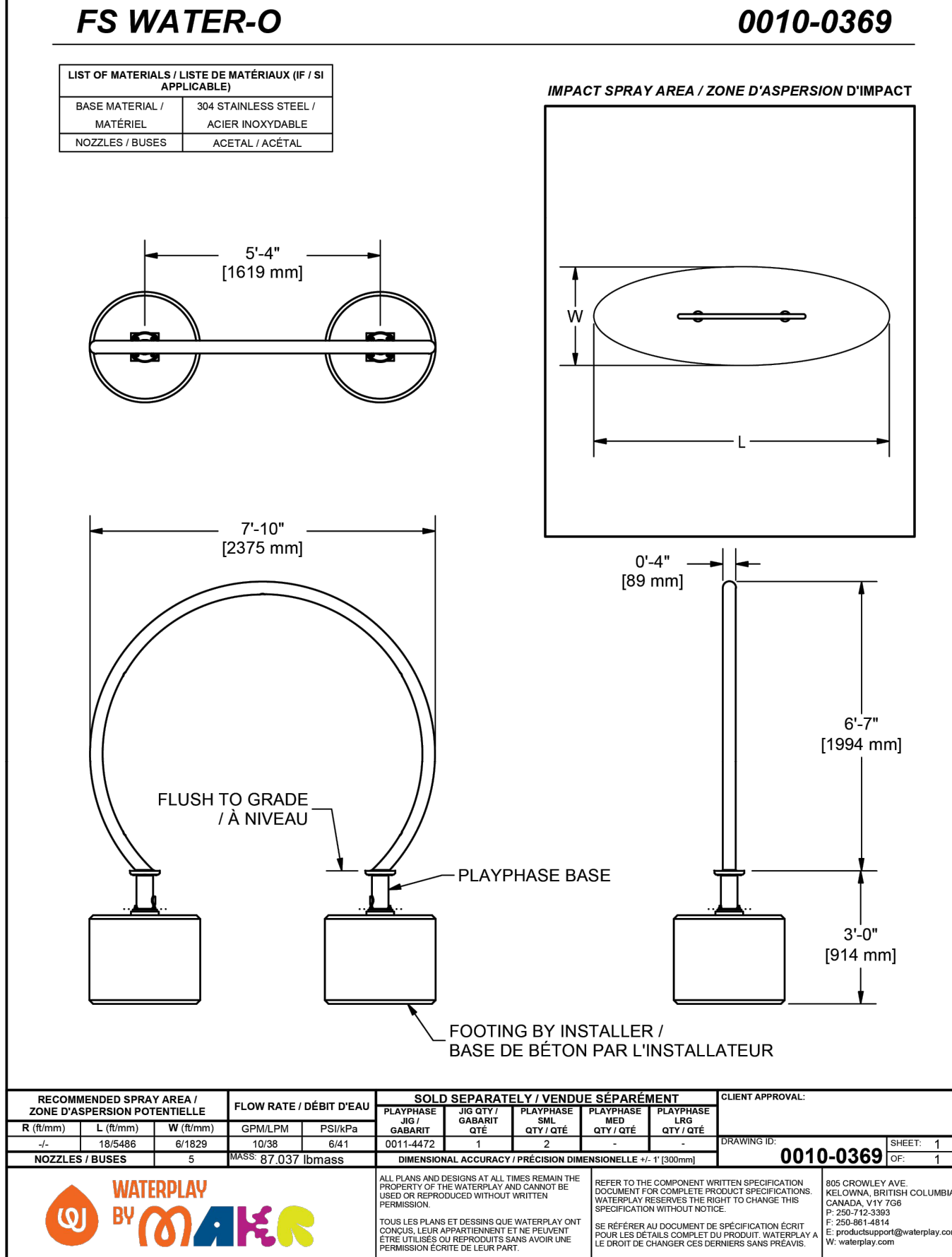
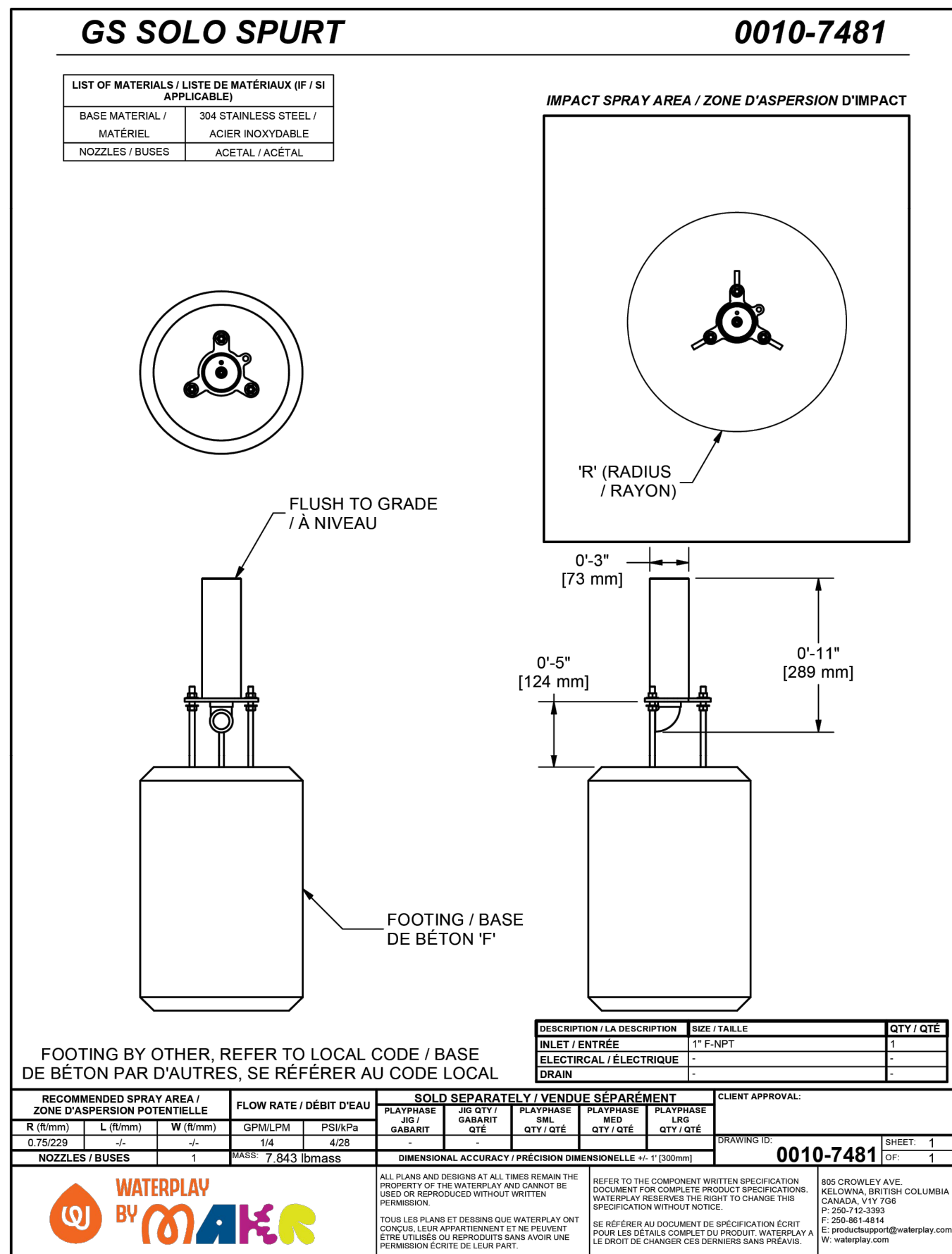
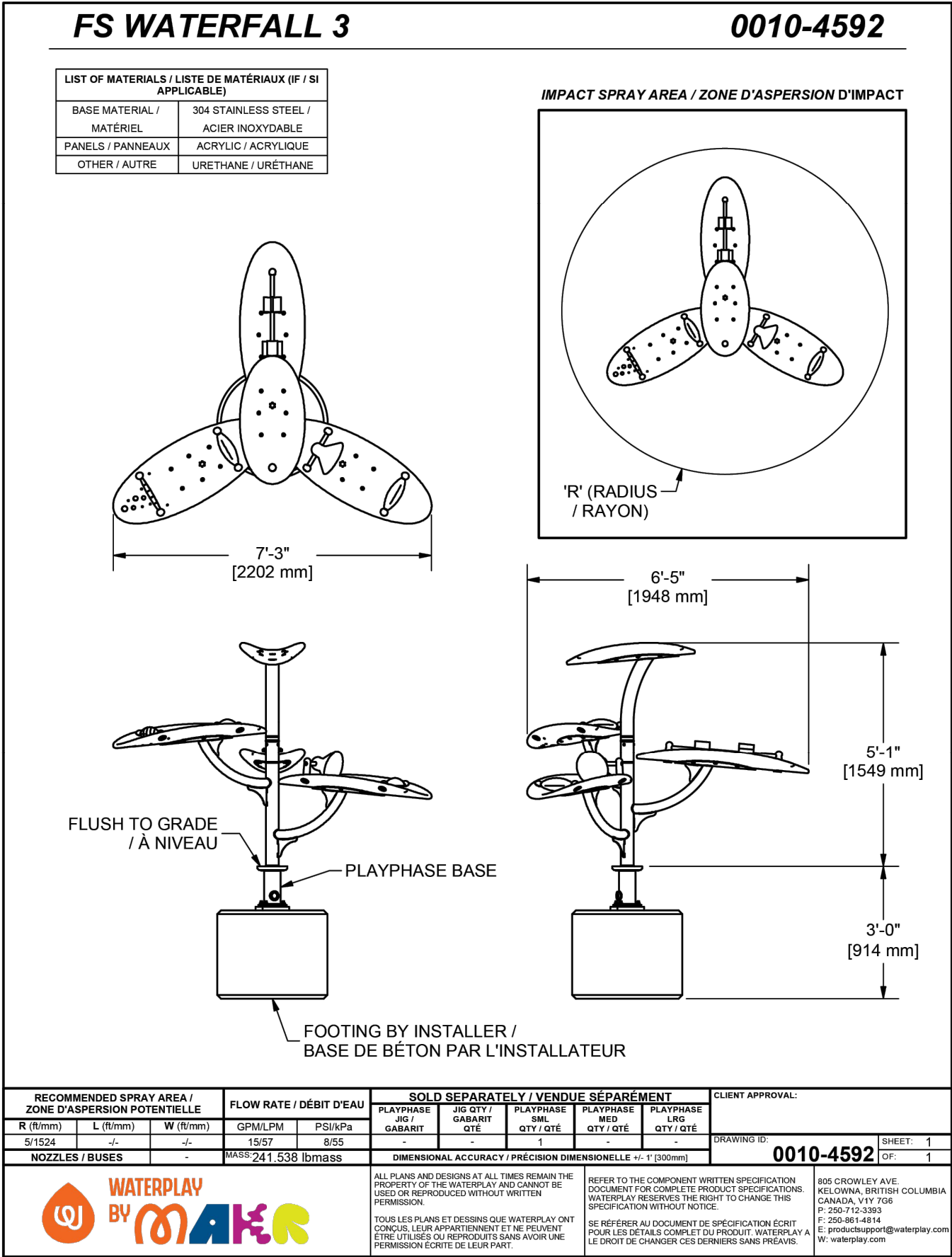
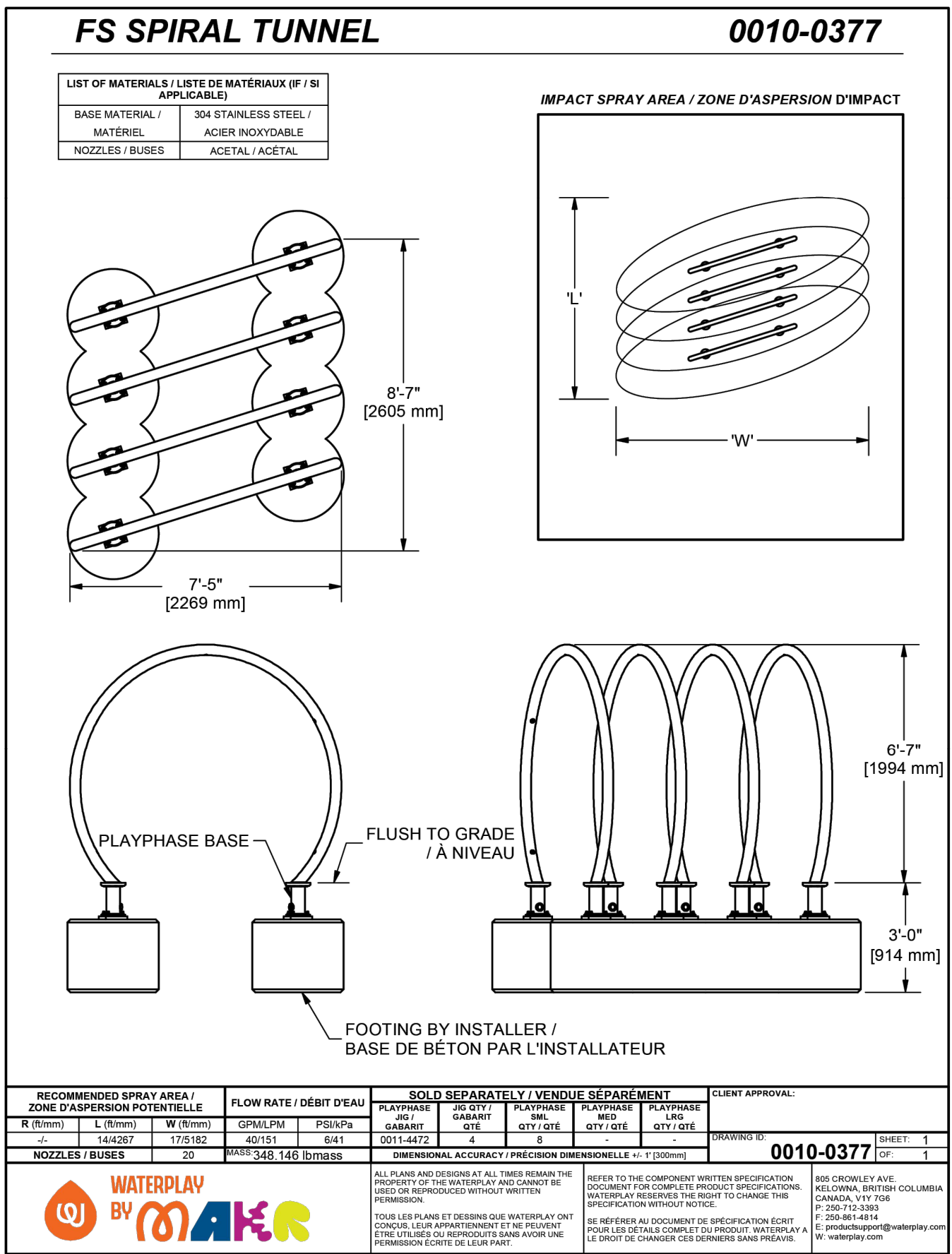
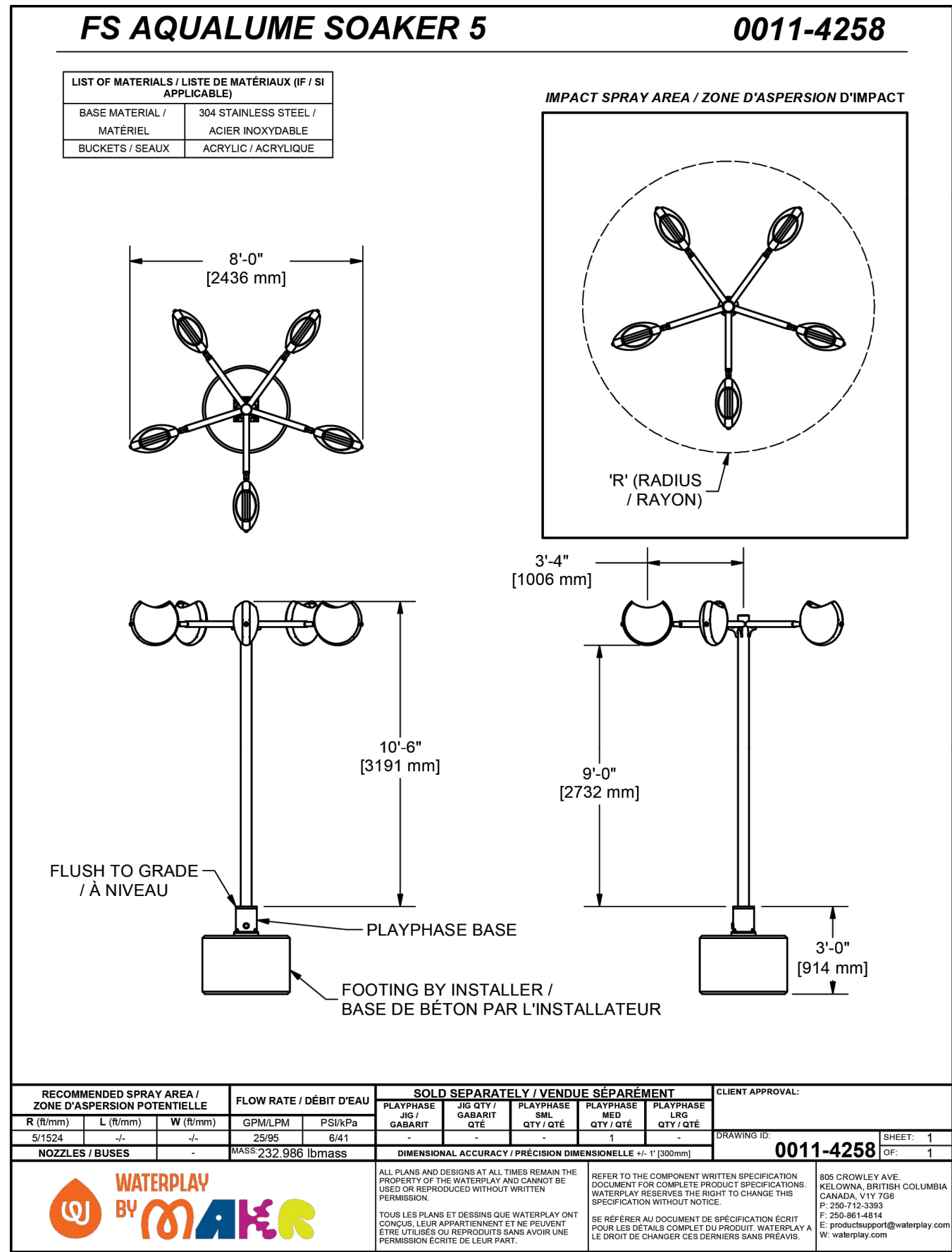
SCALE: AS NOTED

SCALE 14880

PROJECT NUMBER

CS505

DRAWING NUMBER



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10/07/2024

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SEALS AND SIGNATURES

KEY PLAN

SITE DETAILS

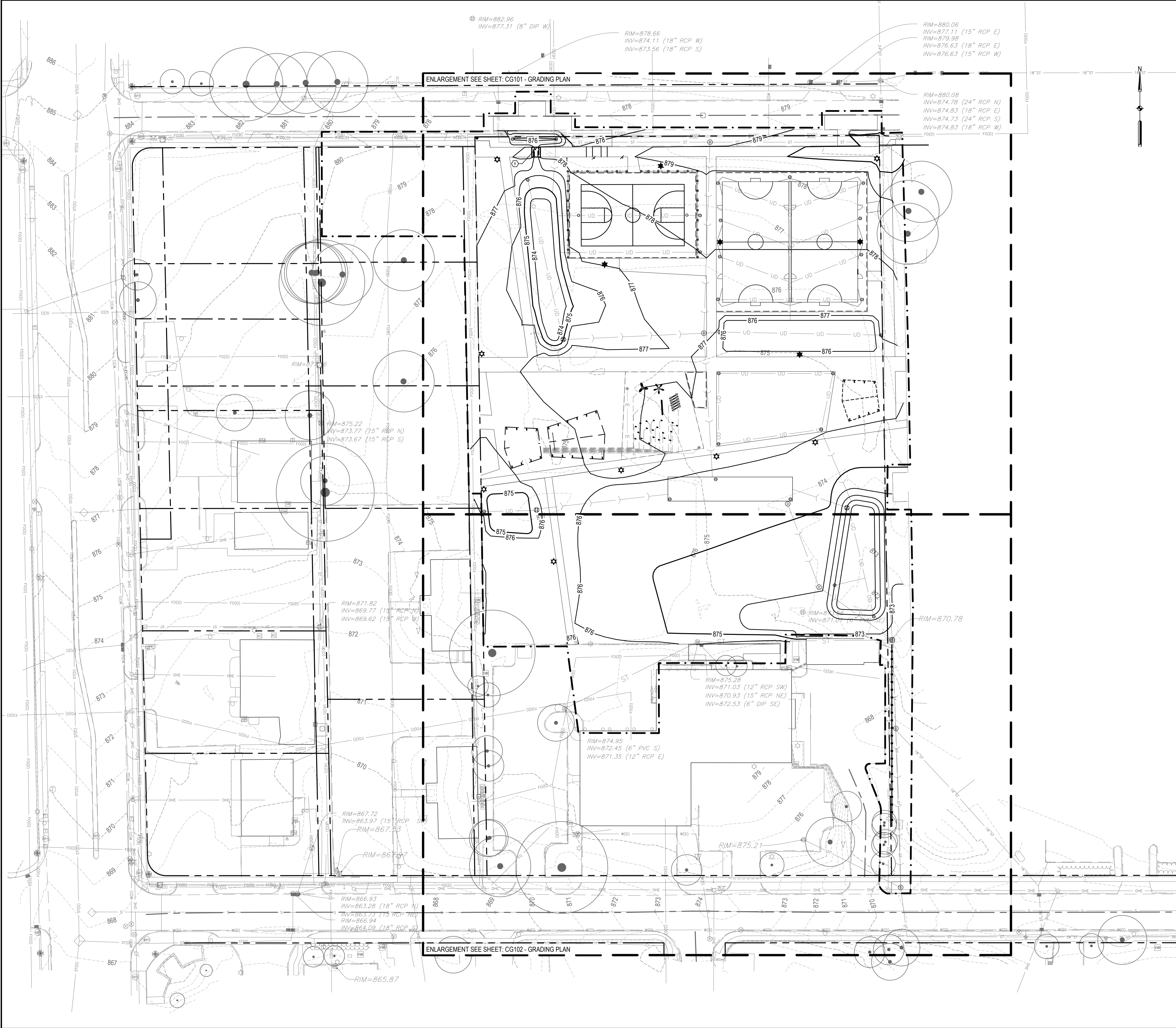
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SCALE

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Page 32 of 72

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SHEET NOTES

- CONTRACTOR SHALL CONTACT IOWA ONE CALL AND EXISTING ON-SITE PUBLIC AND PRIVATE UTILITIES TO FIELD VERIFY ABOVE AND BELOW GROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- GRADES SHALL SLOPE TO DRAIN, BE FREE OF DEPRESSIONS OR OTHER IRREGULARITIES AFTER COMPACTION OF SOIL AND INSTALLATION OF PAVERS, AND SHALL BE UNIFORM IN SLOPE.
- FINISHED SURFACES SHALL BE SMOOTH AND EVEN WITH NO ABRUPT OR AWKWARD CHANGES IN GRADE AND SHALL TRANSITION SMOOTHLY TO EXISTING SURFACES.
- FINISHED SURFACE GRADING SLOPES SHALL NOT EXCEED 1.5% CROSS SLOPE OR 5.0% RUNNING SLOPE.
- BIORETENTION BASIN AND UNDERGROUND STORMWATER DETENTION SYSTEM SHALL BE STAKED PRIOR TO SITE CONSTRUCTION TO MINIMIZE TRAFFIC AND COMPACTION. CELLS SHALL BE INSTALLED DURING THE FINAL CONSTRUCTION PHASE AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. CONSTRUCTION OF THE CELLS SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER RAINY WEATHER. ALL EXCAVATION AND BACKFILL OPERATIONS SHALL BE COMPLETED BY EQUIPMENT LOCATED ADJACENT TO THE CELL AND NOT WITHIN IT. THE BOTTOM OF THE EXCAVATION SHALL BE DEEP TILLED TO A MINIMUM DEPTH OF 12 INCHES PRIOR TO BACKFILL OF STORAGE AGGREGATE. THE ENGINEERED SOIL LAYER SHALL BE BACKFILLED IN LIFTS LESS THAN 12 INCHES IN DEPTH. BETWEEN THE LIFTS AND AFTER THE FINAL LIFT, THE SOIL SHALL BE SATURATED ACROSS THE ENTIRE AREA UNTIL WATER ENTERS THE UNDERDRAIN SYSTEM. FINAL GRADING OF ENGINEERED SOIL SHALL OCCUR AT LEAST 24 HOURS AFTER SETTLEMENT. ANY CONTAMINATION OF THE STORAGE AGGREGATE OR ENGINEERED SOIL SHALL BE FULLY REMOVED AND REPLACED WITH UNCONTAMINATED MATERIALS. MULCH SHALL BE PLACED ACROSS ENTIRE CELL PRIOR TO PLANTING.
- SEE SHEET C-002 - SOIL MANAGEMENT PLAN FOR TOPSOIL REQUIREMENTS.
- ANY AREA THAT IS TO BE RE-VEGETATED SHALL RESTORE SITE SOILS TO DECOMPACTION LEVELS AS SPECIFIED IN THECLIVE DEVELOPMENT STANDARDS MANUAL, DEFINED AS WORKING THE SOIL PRIOR TO SEEDING/SODDING SUCH THAT A PENETROMETER CAN BE INSERTED INTO THE UPPER 6 INCHES WITH LESS FORCE THAN 200 PSI. AS AN ALTERNATIVE TO THE PENETROMETER TEST, A SOIL WITH BULK DENSITY LESS THAN 1.49 GRAMS/CUBIC CENTIMETER SHALL BE DEEMED COMPLIANT WITH THIS REQUIREMENT.
- OWNER OR OWNER'S REPRESENTATIVE TO BE ON SITE DURING BACKFILL PLACEMENT.

KEYED NOTES

- A ADA LANDING PER PROWAG STANDARDS
B CURB CUT TO BIOLFILTRATION

LEGEND

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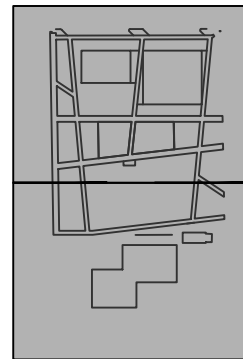


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90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

KEY PLAN



PROJECT NORTH

DRAWING TITLE

OVERALL GRADING PLAN

0' 20' 40' 80'
SCALE: 1" = 40'-0"

SCALE

14880

PROJECT NUMBER

CG100

DRAWING NUMBER

NOT FOR CONSTRUCTION



1. BIOTRETENTION BASIN AND UNDERGROUND STORMWATER DETENTION SYSTEM SHALL BE STAKED PRIOR TO SITE CONSTRUCTION TO MINIMIZE TRAFFIC AND COMPACTION. CELLS SHALL BE INSTALLED DURING THE FINAL CONSTRUCTION PHASE AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. CONSTRUCTION OF THE CELLS SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER RAINY WEATHER. ALL EXCAVATION AND BACKFILL OPERATIONS SHALL BE COMPLETED BY EQUIPMENT LOCATED ADJACENT TO THE CELL AND NOT WITHIN IT. THE BOTTOM OF THE EXCAVATION SHALL BE DEEP TILLED TO A MINIMUM DEPTH OF 12 INCHES PRIOR TO BACKFILL OF STORAGE AGGREGATE. THE ENGINEERED SOIL LAYER SHALL BE BACKFILLED IN LIFTS LESS THAN 12 INCHES IN DEPTH. BETWEEN THE LIFTS AND AFTER THE FINAL LIFT, THE SOIL SHALL BE SATURATED ACROSS THE ENTIRE AREA UNTIL WATER ENTERS THE UNDERDRAIN SYSTEM. FINAL GRADING OF ENGINEERED SOIL SHALL OCCUR AT LEAST 24 HOURS AFTER SETTLEMENT. ANY CONTAMINATION OF THE STORAGE AGGREGATE OR ENGINEERED SOIL SHALL BE FULLY REMOVED AND REPLACED WITH UNCONTAMINATED MATERIALS. MULCH SHALL BE PLACED ACROSS ENTIRE CELL PRIOR TO PLANTING.

- ## KEYED NOTES
- | | |
|---|--|
| A | ADA LANDING PER PROWAG STANDARDS |
| B | UNDERLAY WITH PROFILE PRODUCT'S FUTERRA GREENARMOR 7020 TURF REINFORCEMENT MAT, OR APPROVED EQUAL, IN ORDER TO PROVIDE A MINIMUM UNVEGETATED SHEAR STRESS OF 5.8 LB/FT ² AND VELOCITY OF 16.0 FT/SEC. |
| C | SIDEWALK FLUME |
| D | SLOTTED CURB |
| E | TRENCH DRAIN |
| F | SHELTER |
| G | MAINTENANCE AND ACCESS PORTAL |

A	ADA LANDING PER PROWAG STANDARDS
B	UNDERLAY WITH PROFILE PRODUCT'S FUTERRA GREENARMOR 702 TURF REINFORCEMENT MAT, OR APPROVED EQUAL, IN ORDER TO PROVIDE A MINIMUM UNVEGETATED SHEAR STRESS OF 5.8 LB/FT ² AND VELOCITY OF 16.0 FT/SEC.

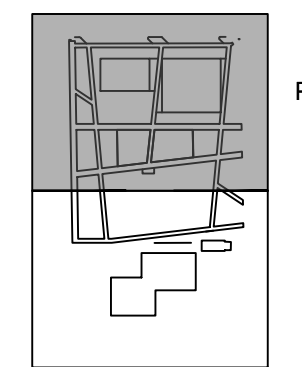
— — — — — PROPERTY LINES
— — — — — LIMITS OF CONSTRUCTION

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



PROJECT NORTH

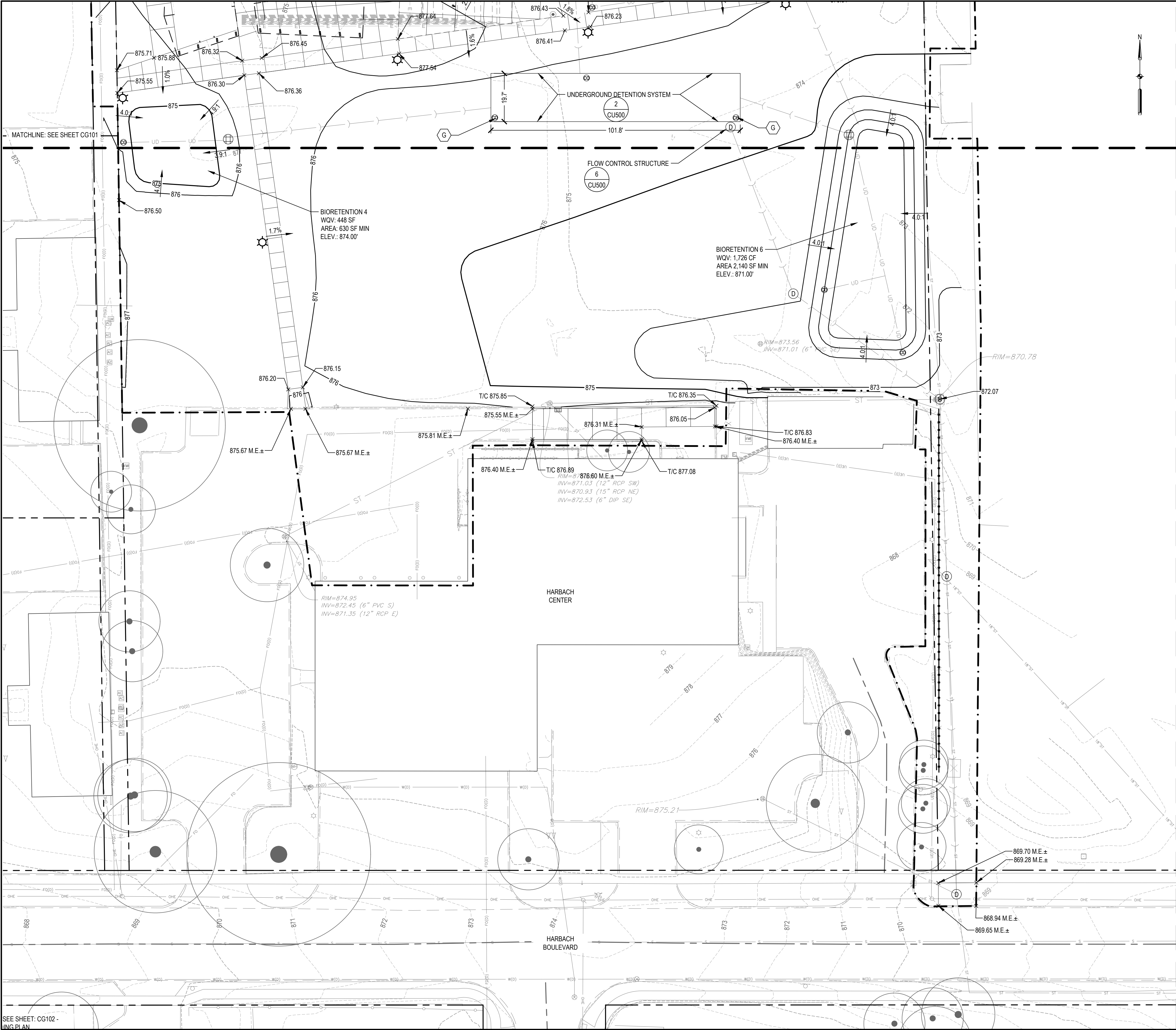
DRAWING TITLE

SCALE _____

PROJECT NUMBER

DRAWING NUMBER

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SHEET NOTES

- BIORETENTION BASIN AND UNDERGROUND STORMWATER DETENTION SYSTEM SHALL BE STAKED PRIOR TO SITE CONSTRUCTION TO MINIMIZE TRAFFIC AND COMPACTION. CELLS SHALL BE INSTALLED DURING THE FINAL CONSTRUCTION PHASE AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. CONSTRUCTION OF THE CELLS SHALL NOT OCCUR DURING OR IMMEDIATELY AFTER RAINY WEATHER. ALL EXCAVATION AND BACKFILL OPERATIONS SHALL BE COMPLETED BY EQUIPMENT LOCATED ADJACENT TO THE CELL AND NOT WITHIN IT. THE BOTTOM OF THE EXCAVATION SHALL BE DEEP TILLED TO A MINIMUM DEPTH OF 12 INCHES PRIOR TO BACKFILL OF STORAGE AGGREGATE. THE ENGINEERED SOIL LAYER SHALL BE BACKFILLED IN LIFTS LESS THAN 12 INCHES IN DEPTH. BETWEEN THE LIFTS AND AFTER THE FINAL LIFT, THE SOIL SHALL BE SATURATED ACROSS THE ENTIRE AREA UNTIL WATER ENTERS THE UNDERDRAIN SYSTEM. FINAL GRADING OF ENGINEERED SOIL SHALL OCCUR AT LEAST 24 HOURS AFTER SETTLEMENT. ANY CONTAMINATION OF THE STORAGE AGGREGATE OR ENGINEERED SOIL SHALL BE FULLY REMOVED AND REPLACED WITH UNCONTAMINATED MATERIALS. MULCH SHALL BE PLACED ACROSS ENTIRE CELL PRIOR TO PLANTING.
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- OWNER OR OWNER'S REPRESENTATIVE TO BE ON SITE DURING BACKFILL PLACEMENT.

LEGEND

- PROPERTY LINES
- LIMITS OF CONSTRUCTION

LINNAN PARK
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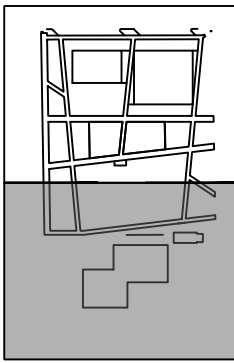
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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



GRADING PLAN

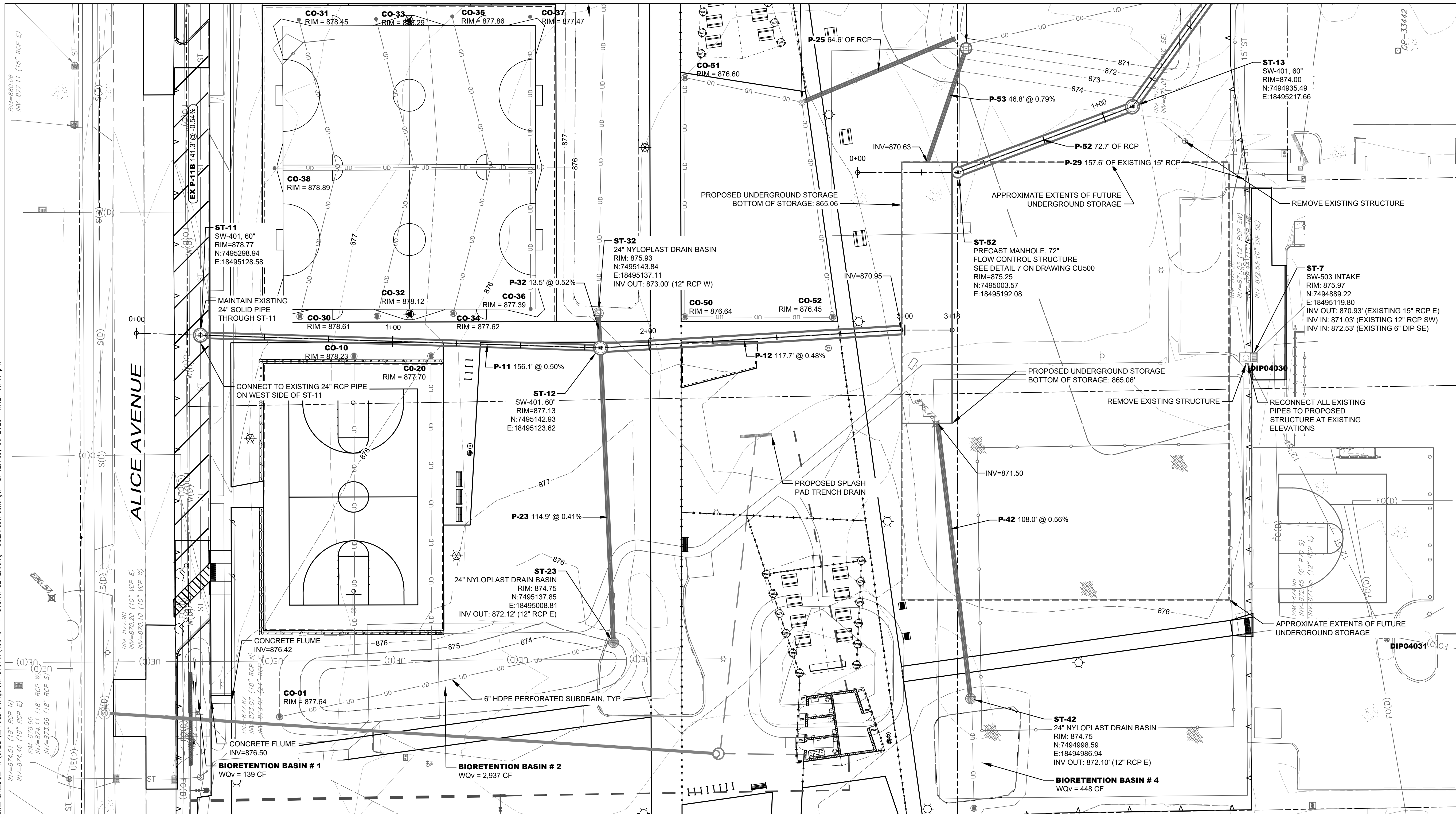
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SCALE 14880

PROJECT NUMBER

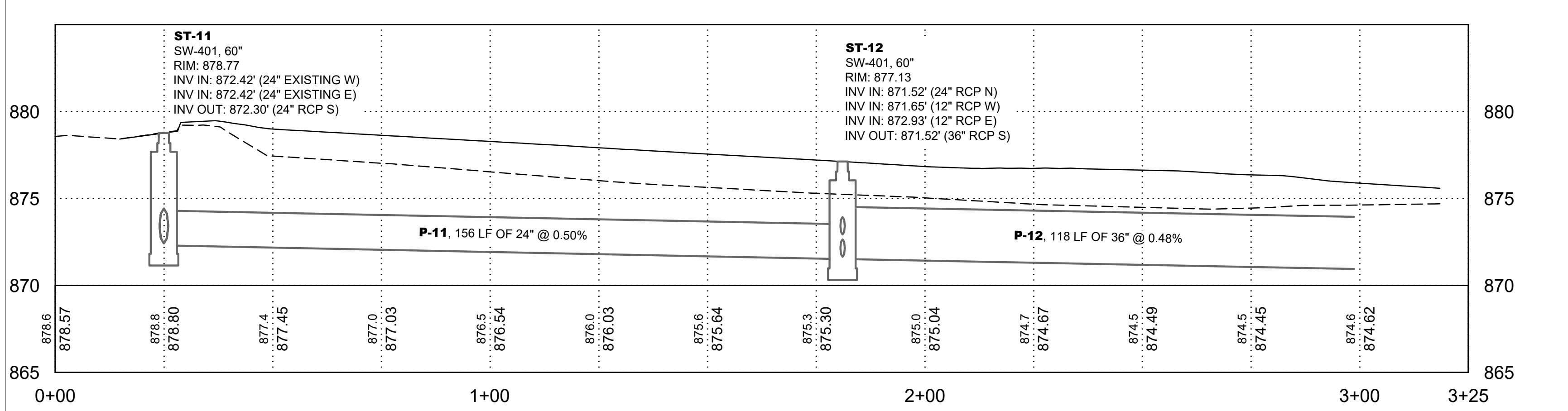
CG102

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NOTES:

1. SEE SHEET CU501 FOR CITY OF CLIVE TYPICAL UTILITY NOTES.



LINNAN PARK PHASE 1

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& KIMM INC.**

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SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE

STORM SEWER PLAN AND PROFILE



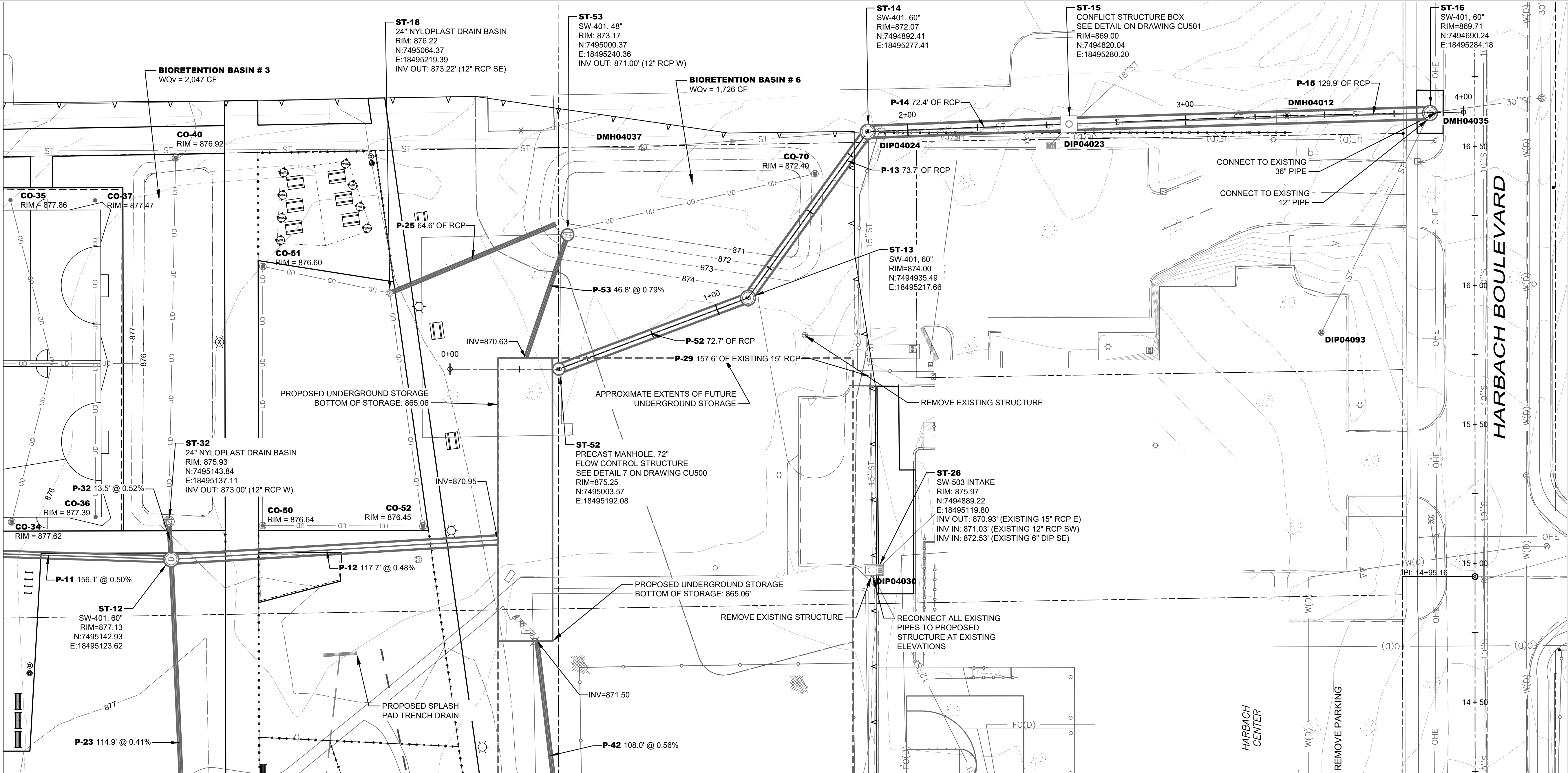
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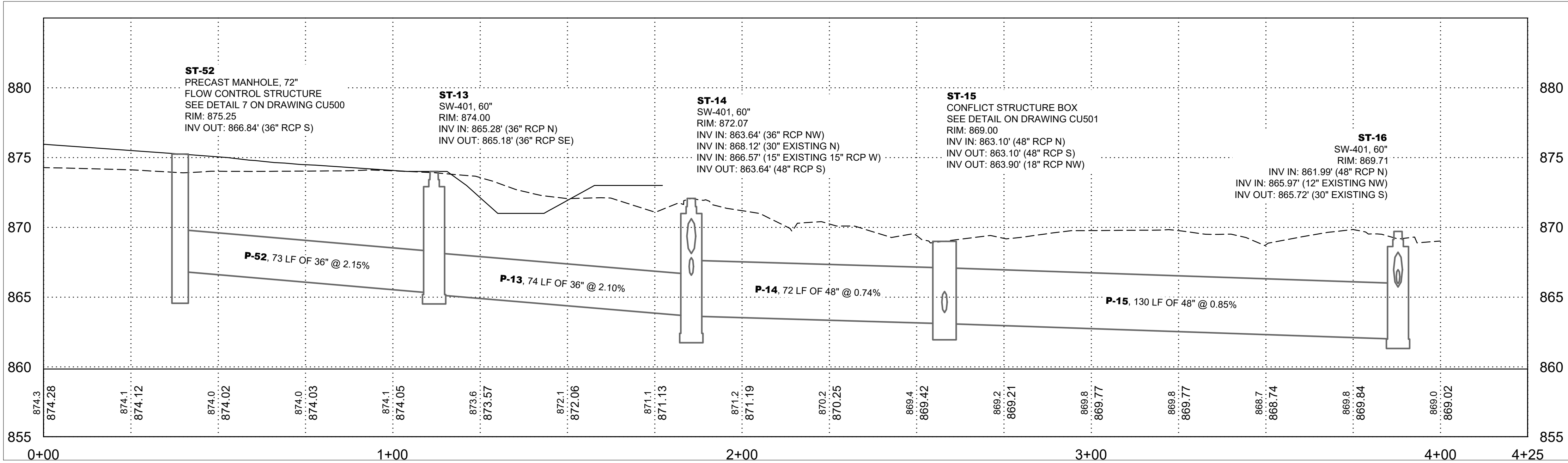
DRAWING NUMBER

CU100

FILE: \\vk-fs\wdrshore\0400\0499-Misc_Subs\0499-0046-Smithgroup_Linnan_Park_DS_Pn1\CADD_ProcDrawings\M_STORM_SEWER.dwg USER: sscetehinger DATE: Feb, 06 2025 TIME: 11:45 pm



- NOTES:**
- SEE SHEET CU501 FOR CITY OF CLIVE TYPICAL UTILITY NOTES.



LINNAN PARK PHASE 1

8500 ALICE AVE.
CLIVE, IA 50325

Owner:
CITY OF CLIVE

SMITHGROUP

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroup.com



3000 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
515.225.8000



3716 INGERSOLL AVE,
SUITE A
DES MOINES, IA 50312
515.277.6707

ISSUED FOR	REV	DATE
50% Design, For Review		10/07/2024
90% Design, For Review		01/15/2025
90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

**STORM SEWER
PLAN AND PROFILE**

0' 10' 20' 40'
SCALE: 1" = 20'-0"

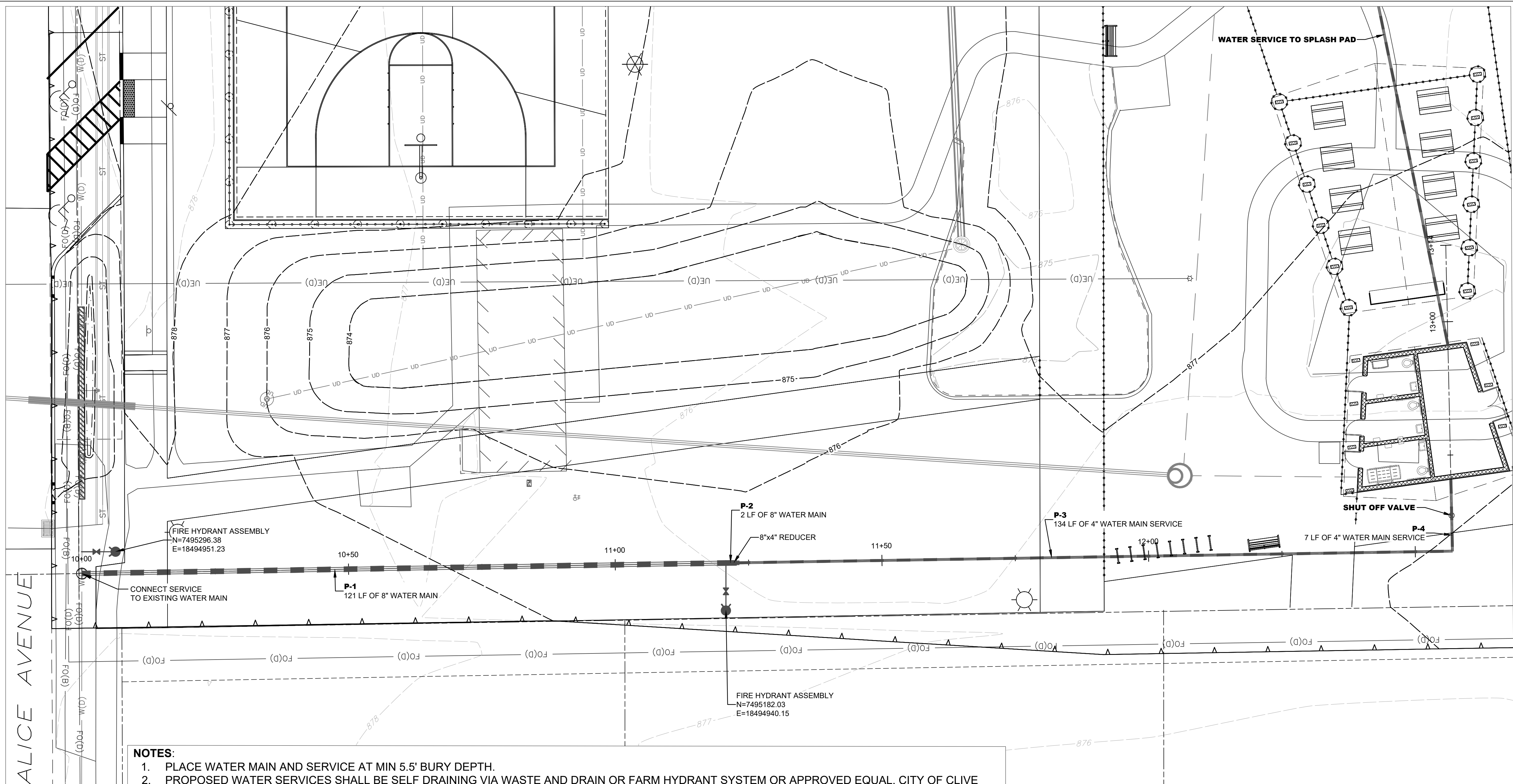
SCALE

14880

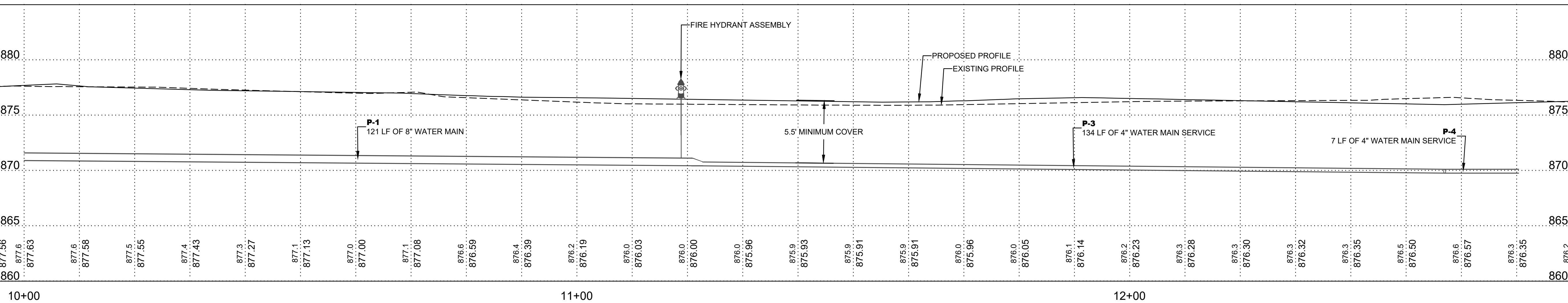
PROJECT NUMBER

DRAWING NUMBER

CU101



- NOTES:**
1. PLACE WATER MAIN AND SERVICE AT MIN 5.5' BURY DEPTH.
 2. PROPOSED WATER SERVICES SHALL BE SELF DRAINING VIA WASTE AND DRAIN OR FARM HYDRANT SYSTEM OR APPROVED EQUAL. CITY OF CLIVE TO APPROVE PRIOR TO INSTALLATION.
 3. SEE SHEET CU501 FOR CITY OF CLIVE TYPICAL UTILITY NOTES.



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[illegible]

SEALS AND SIGNATURES:

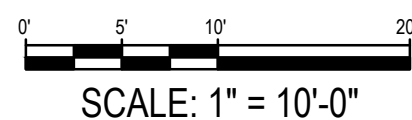
NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

WATER MAIN PLAN &
PROFILE



SCALE _____

PROJECT NUMBER

CU102

DRAWING NUMBER

NOTES:

- SEE IOWA DOT STANDARD ROAD PLAN TC-211 FOR TRAFFIC CONTROL PLAN FOR LANE CLOSURE.
- SAWCUT AND REMOVE EXISTING PAVEMENT TO NEAREST JOINT LINE.
- CONTRACTOR TO SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL PRIOR TO SCHEDULING WORK. ALL PROPOSED TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD STANDARDS.
- MAINTAIN ONE LANE OF THROUGH TRAFFIC ON ALICES AVENUE AT ALL TIMES DURING PAVEMENT REPLACEMENT.
- EASTBOUND AND WESTBOUND LANES TO BE POURED BACK SEPARATELY WITH AN APPROVED "M" MIX.
- SEE SHEET CU501 FOR CITY OF CLIVE TYPICAL UTILITY NOTES.

PAVEMENT REMOVAL LIMITS. SEE SHEET CD101.

APPROXIMATE EXTENTS OF EXISTING WATER MAIN LOWERING

8" SANITARY PVC INV: 870.55' EXISTING 24" STORM APPROX INV: 872.95'

CONSTRUCT SANITARY SEWER WITH WATER MAIN MATERIAL EXTENDING 10' FROM WATER MAIN CROSSING

8" SANITARY PVC INV: 870.54' REMOVE APPROXIMATELY 36' OF EXISTING WATERMAIN AND LOWER FOR 18" VERTICAL SEPARATION FROM SANITARY SEWER.

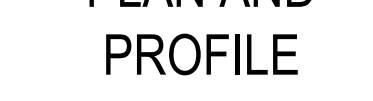
EX MH EXISTING SANITARY MANHOLE

CORE DRILL AND CONNECT NEW 8" PVC PIPE TO EXISTING STRUCTURE WITH WATERTIGHT CONNECTION

CONNECT SANITARY SERVICE TO PROPOSED SPLASH PAD TRENCH DRAIN WITH P TRAP

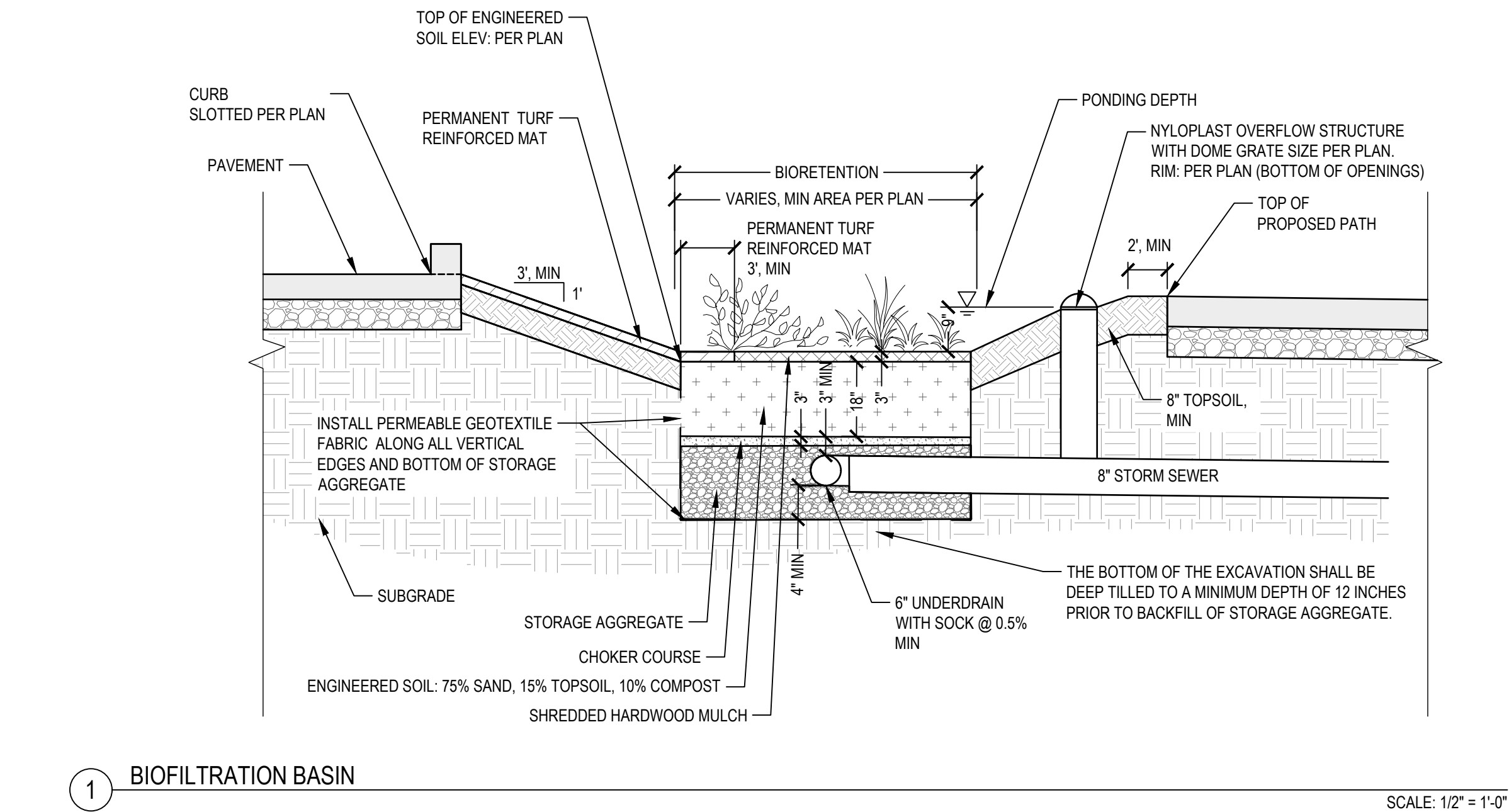
MH-1 SW-301, 48" N:7495096.94 E:18494965.46 INV IN: 871.36' (8" PVC Pipe N)

SANITARY SEWER SERVICE CONNECTION

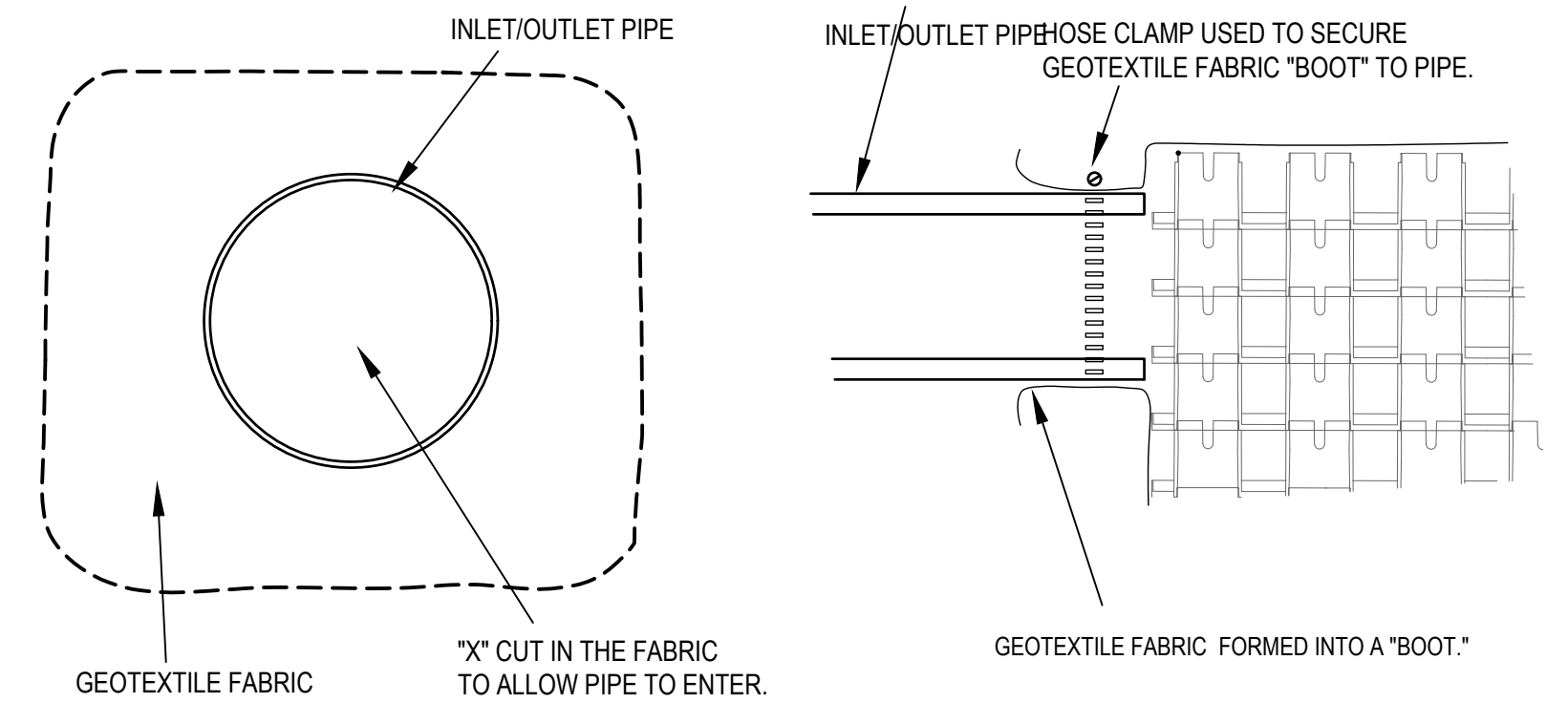
LINNAN PARK		
PHASE 1		
8500 ALICE AVE. CLIVE, IA 50325		
Owner:		
CITY OF CLIVE		
SMITHGROUP		
44 EAST MIFFLIN STREET SUITE 500 MADISON, WI 53703 608.251.1177 www.smithgroup.com		
 VEENSTRA & KIMM INC.		
3000 WESTOWN PARKWAY WEST DES MOINES, IA 50266 515.225.8000		
ASK STUDIO	3716 INGERSOLL AVE, SUITE A DES MOINES, IA 50312 515.277.6707	
ISSUED FOR	REV	DATE
50% Design, For Review	_____	10/07/2024
90% Design, For Review	_____	01/15/2025
90% Design Revised, For Review	_____	02/07/2025
SEALS AND SIGNATURES		
NOT FOR CONSTRUCTION		
KEY PLAN	 PROJECT NORTH	
DRAWING TITLE		
SANITARY SEWER PLAN AND PROFILE		
 SCALE: 1" = 20'-0"		
SCALE		14880
PROJECT NUMBER		CU103

DRAWING NUMBER _____

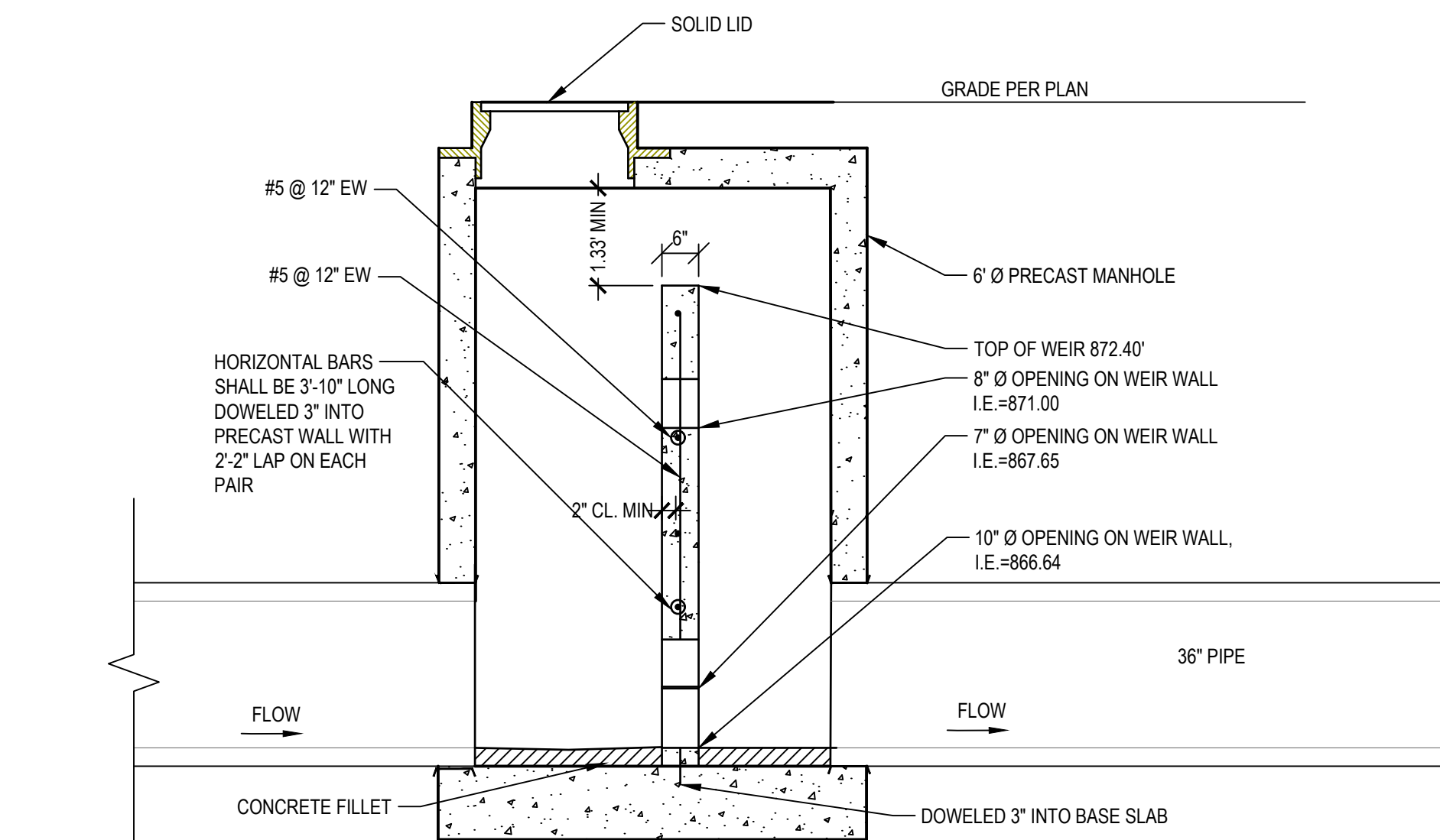
FILE C:\Users\valenzuela\SmithGroup\CAD\05 Civil\SH1-14880-CU500.dwg USER:valenzuela DATE:Feb, 07 2025 TIME: 11:55 am



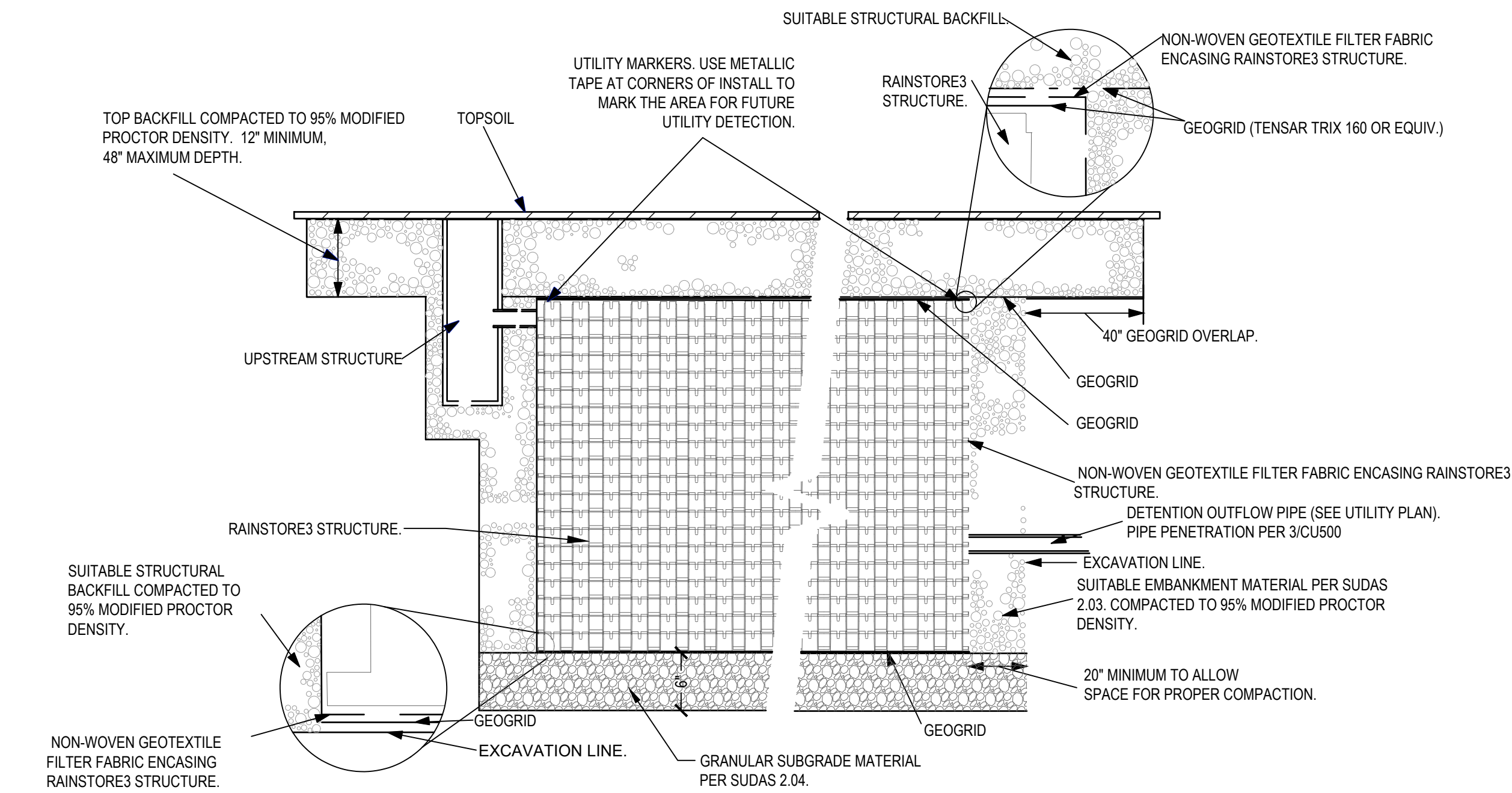
END VIEW OF PIPE/FABRIC CONNECTION. CUT AN X IN THE FABRIC SLIGHTLY LARGER THAN PIPE, PULL THE FABRIC AROUND THE PIPE TO CREATE THE "BOOT" AND THEN SECURE WITH A HOSE-CLAMP.



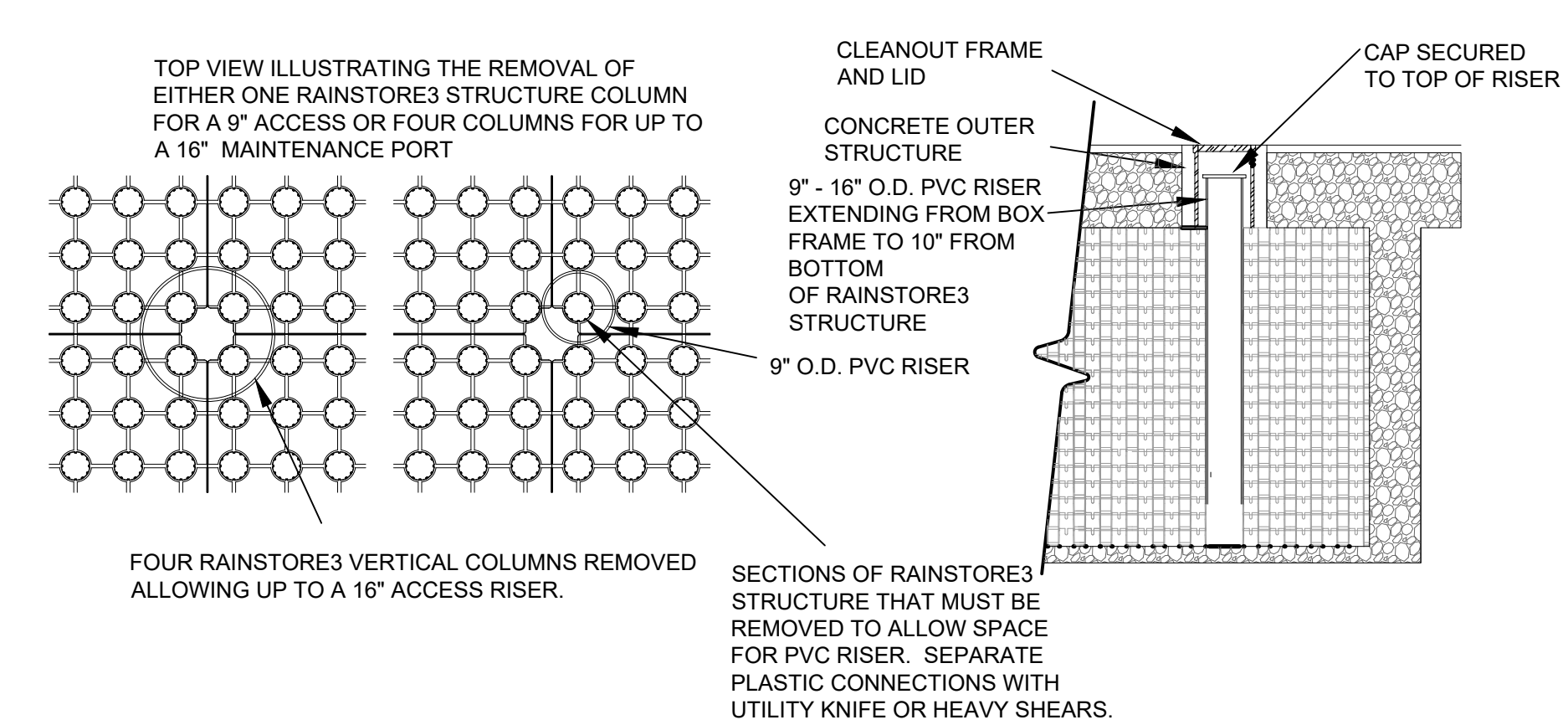
3 INLET AND OUTLET PIPE UNDERGROUND DETENTION SYSTEM



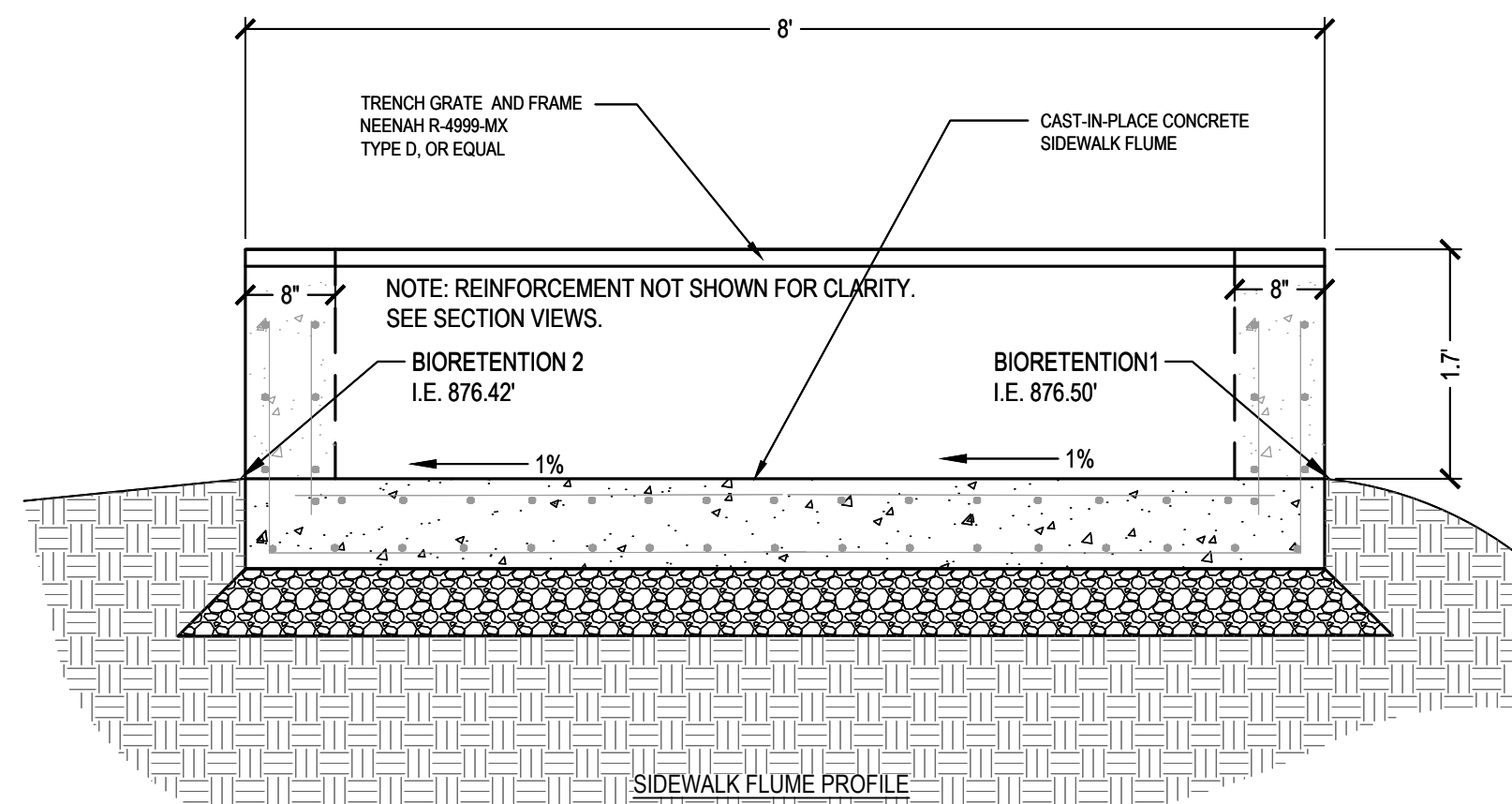
6 FLOW CONTROL STRUCTURE



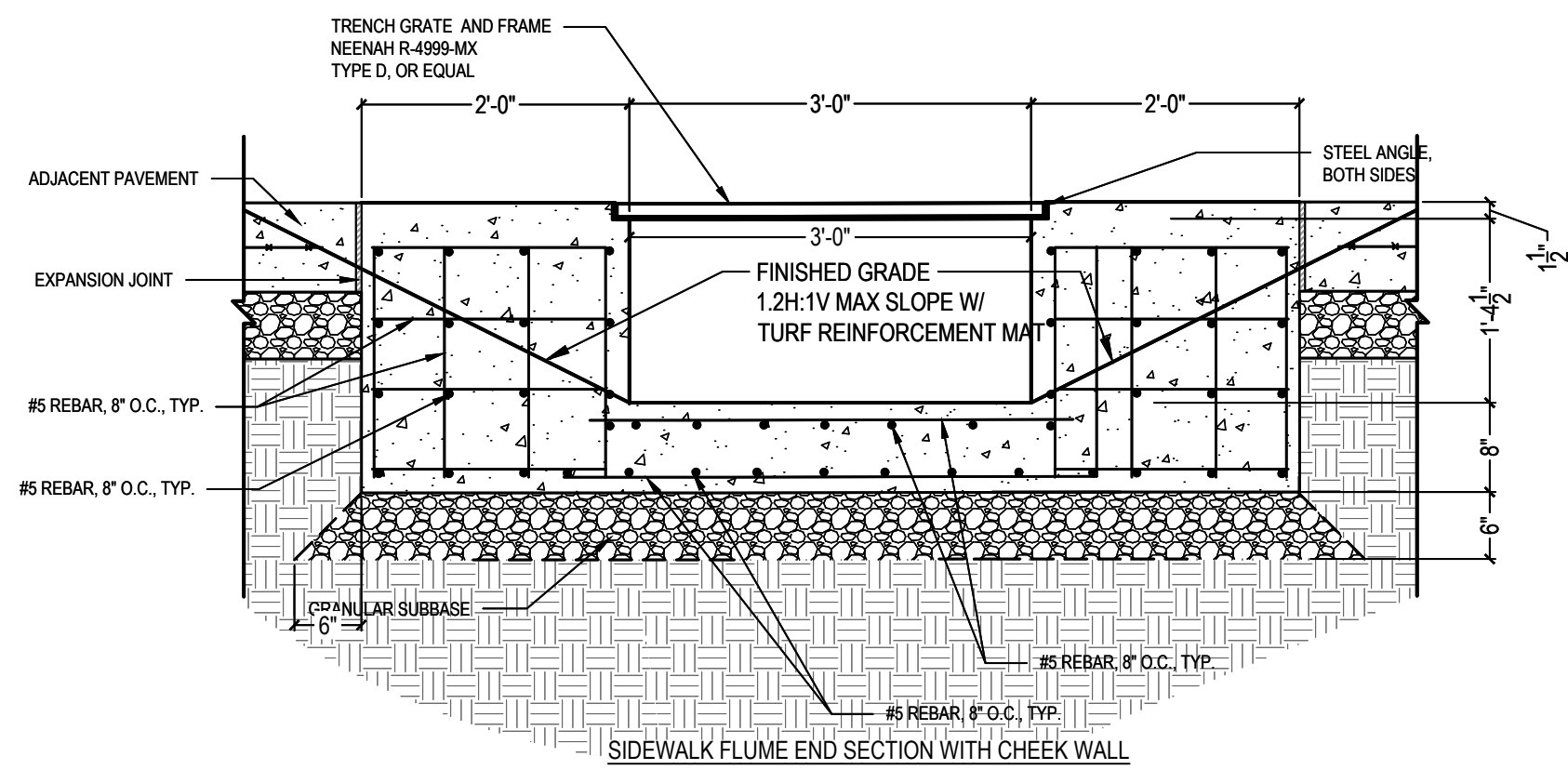
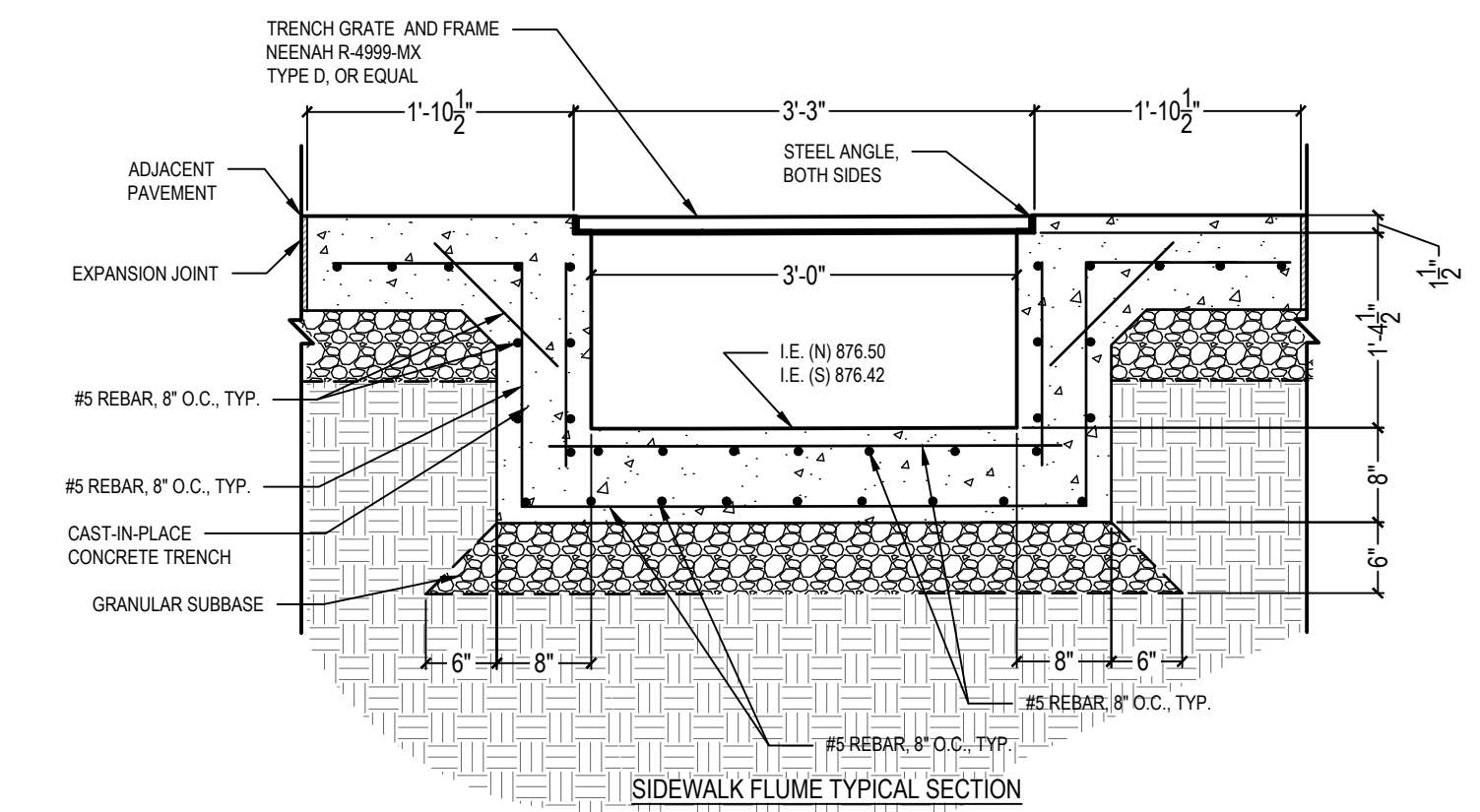
2 UNDERGROUND DETENTION SYSTEM



4 MAINTENANCE AND ACCESS PORTAL UNDERGROUND DETENTION SYSTEM



5 SIDEWALK FLUME



5 SIDEWALK FLUME

LINNAN PARK PHASE 1

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90% Design Revised, For Review		02/07/2025

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
STORM DETAILS

SCALE: AS NOTED

SCALE 14880

PROJECT NUMBER

DRAWING NUMBER

CU500

CITY OF CLIVE DEVELOPMENT STANDARDS MANUAL (FEB 1, 2024)

APPENDIX E. SANITARY SEWER TYPICAL NOTES

1. ALL SANITARY SEWER SHALL BE PVC TRUSS PIPE WITH CLASS F3 BEDDING UNLESS OTHERWISE NOTED ON PLANS.
2. THE CONTRACTOR SHALL INSTALL SEWER TAPE AT THE END OF EACH SANITARY SEWER SERVICE.
3. ALL INVERTS LOCATED AT AN ELEVATION ABOVE THE CENTERLINE OF THE EXISTING THROUGH PIPE AND LESS THAN 2.0 FEET ABOVE THE MANHOLE FLOOR SHALL HAVE A POURED-IN-PLACE SLOPED INVERT.
4. ALL MANHOLES WITHIN PAVEMENT SHALL HAVE TYPE B ADJUSTABLE CASTINGS AND INTERNAL CHIMNEY SEALS. ALL MANHOLES NOT WITHIN PAVEMENT SHALL HAVE TYPE A NONADJUSTABLE CASTINGS AND EXTERNAL CHIMNEY SEALS.
5. ALL 4-INCH AND 6-INCH SANITARY SEWER SERVICES SHALL BE SDR 23.5 IN ACCORDANCE WITH SUDAS AND SHALL BE EXTENDED 10 FEET INSIDE LOT LINES UNLESS OTHERWISE NOTED ON PLANS.
6. MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER MANHOLES.
7. MANHOLE COVERS SHALL HAVE RAISED DIAMOND ROUGHNESS PATTERNS.
8. THE CONTRACTOR SHALL TELEVIEW EVERY SANITARY SEWER LINE AND PROVIDE A COPY OF THE DIGITAL REPORT INCLUDING A VIDEO RECORDING UTILIZING A PACP COMPLIANT FORMAT TO THE PUBLIC WORKS DIRECTOR. USING A 500 GALLON TANK AND GARDEN HOSE, THE CONTRACTOR SHALL GRAVITY FLOW WATER DOWN THE PIPE DURING TELEVIEWING SO DIPS AND SAGS CAN BE IDENTIFIED. THE CITY SHALL NOTIFY THE CONTRACTOR OF ANY NECESSARY CLEANING AND/OR REPAIRS. THE CONTRACTOR SHALL JET CLEAN AND VACUUM ANY SECTION OF PIPE FROM MANHOLE TO MANHOLE WITH MUD OR DEBRIS GREATER THAN 1 FOOT DEEP ALONG WITH ANY DOWNSTREAM SECTIONS AS REQUIRED DUE TO CONSTRUCTION. THESE SEGMENTS SHALL THEN BE RE-TELEVIEWED TO DEMONSTRATE PIPES ARE CLEAN. REQUIRED TELEVIEWING SHALL BE AT THE CONTRACTOR'S EXPENSE.
9. SPECIAL SANITARY SEWER CONNECTIONS SHALL BE MADE WITH 441 STYLE WATER MAIN CLAMP.
10. PROVIDE SHOP DRAWINGS FOR MANHOLE STRUCTURES FOR APPROVAL BY CITY PRIOR TO ORDERING OR INSTALLING MANHOLES.

APPENDIX F. WATER MAIN TYPICAL NOTES

1. PIPE MATERIALS SHALL BE AWWA C900 CLASS 150 PVC.
2. INSTALL TRACER WIRE, #12 AWG COPPER CONDUCTOR WITH LINEAR LOW-DENSITY POLYETHYLENE INSULATION MATERIAL, UNDER PIPE AND BRING TRACER WIRE TO SURFACE AT HYDRANT WITH A TRIVIEW TRACER WIRE STATION.
3. CONNECT NEW TRACER TO EXISTING USING APPROVED SPLICE KIT AND PROVIDE A GROUND ROD AT END OF TRACER WIRE FOR LOCATION AND EXTENSION IN FUTURE. THE CITY WILL TEST THE TRACER WIRE PRIOR TO ACCEPTANCE. ANY NECESSARY REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE.
4. HYDRANTS, VALVE BOXES AND COVERS SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
5. HYDRANTS SHALL BE WATROUS PRODUCTS, OPEN LEFT.
6. STOP BOXES FOR 1" H THROUGH 2" H WATER SERVICE LINES SHALL INCLUDE A STAINLESS STEEL SELF-CENTERING ROD WITH STAINLESS STEEL COTTER PIN WITHIN THE STOP BOX HOUSING WITH A 1.25" H EXTENDABLE UPPER SECTION AND LID WITH A 1.25" H PENTAGON PLUG. ALL STOP BOX INSTALLATIONS SHALL BE COMPLETED IN SUCH A MANNER THAT THE LID IS ALLOWED TO RISE WITH THE FROST AND LOWER IF DRIVEN OVER WITHOUT DAMAGE TO CURB VALVE. FINISH GRADE OF THE LID SHALL BE LEVEL WITH THE SURROUNDING SURFACE SO AS NOT TO PRESENT A HAZARD TO THE PUBLIC.
7. WATER MAIN TO HAVE 5.5 FEET BURY, TYPICAL EXCEPT AT CRITICAL CROSSINGS.
8. ALL HYDRANTS SHALL BE PAINTED YELLOW IN ACCORDANCE WITH CITY OF CLIVE STANDARDS.
9. ALL VALVES SHALL HAVE A VALVE BOX ADAPTER INSTALLED TO MAINTAIN ALIGNMENT.
10. THE CONTRACTOR SHALL REMOVE CHAINS ON ALL HYDRANTS.
11. THE CONTRACTOR SHALL CONTACT THE CITY OF CLIVE WATER DEPARTMENT FOR THE OPERATION OF EXISTING VALVES. WATER VALVES SHALL NOT BE OPERATED BY ANY ENTITY OTHER THAN THE CITY OF CLIVE WATER DEPARTMENT.
12. THE CONTRACTOR SHALL NOT USE WATER UNLESS IT IS PART OF THE PURIFICATION PROCESS OF THE NEW MAIN. WATER NEEDED FOR ANY REASON AFTER BACTERIA TESTING HAS BEEN COMPLETED AND PASSED WILL REQUIRE PRIOR APPROVAL FROM THE CITY OF CLIVE.
13. THE CONTRACTOR SHALL INSTALL TEST PORTS AT LOCATIONS AS DIRECTED BY CITY STAFF DURING CONSTRUCTION TO AID IN DISINFECTION AND TESTING OF THE NEW SYSTEM.

APPENDIX G. STORM SEWER NOTES

1. THE CONTRACTOR SHALL TELEVISE EVERY STORM SEWER LINE AND PROVIDE A COPY OF THE DIGITAL REPORT INCLUDING A VIDEO RECORDING UTILIZING A PACP COMPLIANT FORMAT TO THE PUBLIC WORKS DIRECTOR.
2. ALL INTAKE CASTINGS SHALL HAVE PHASE 2 ENVIRONMENTAL SYMBOLOGY OR TEXT
3. ALL INTAKES SHALL HAVE VANE GRATES.
4. ALL INTAKES SHALL BE POURED-IN-PLACE CONCRETE STRUCTURES UNLESS NOTED OTHERWISE.

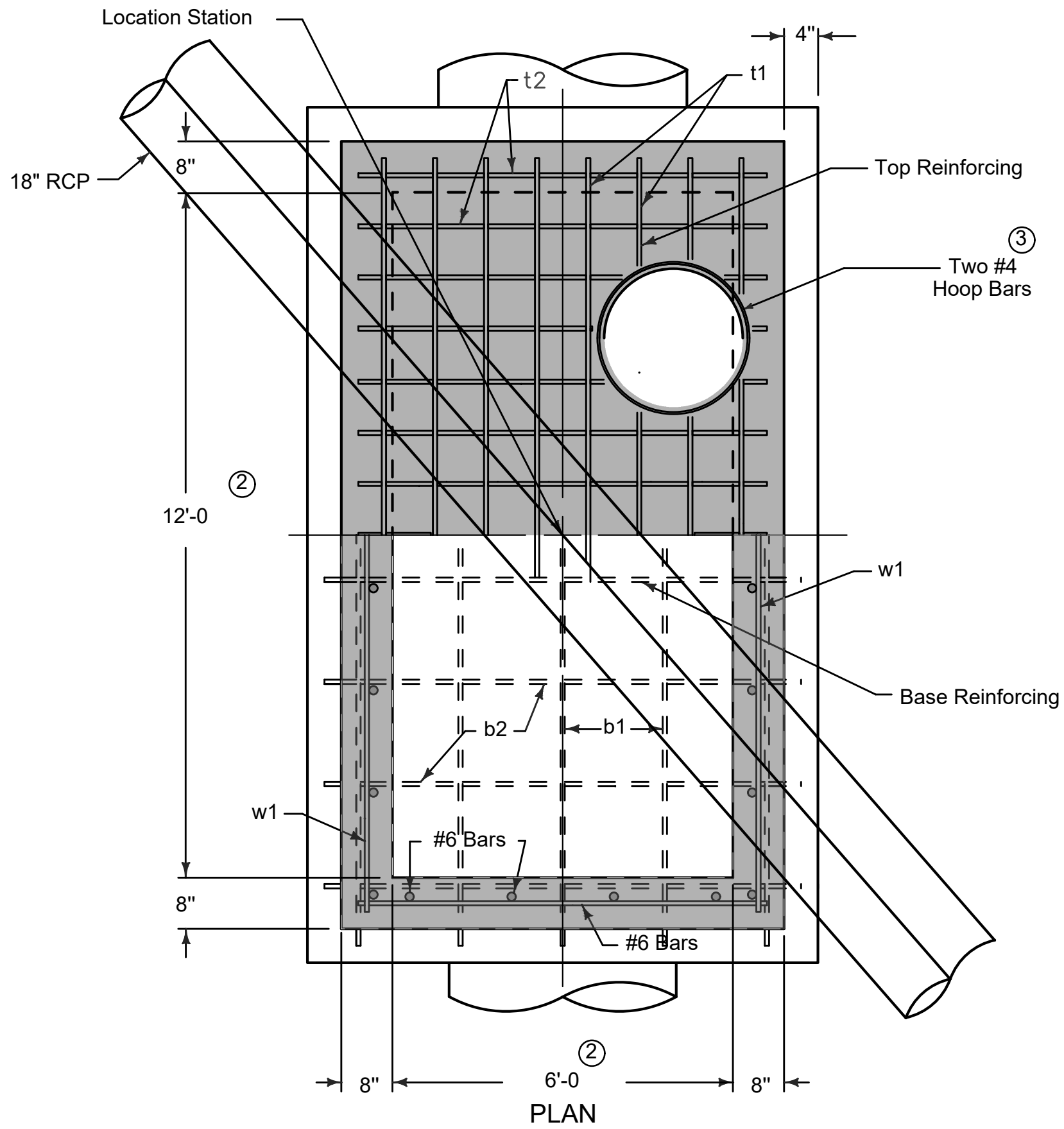
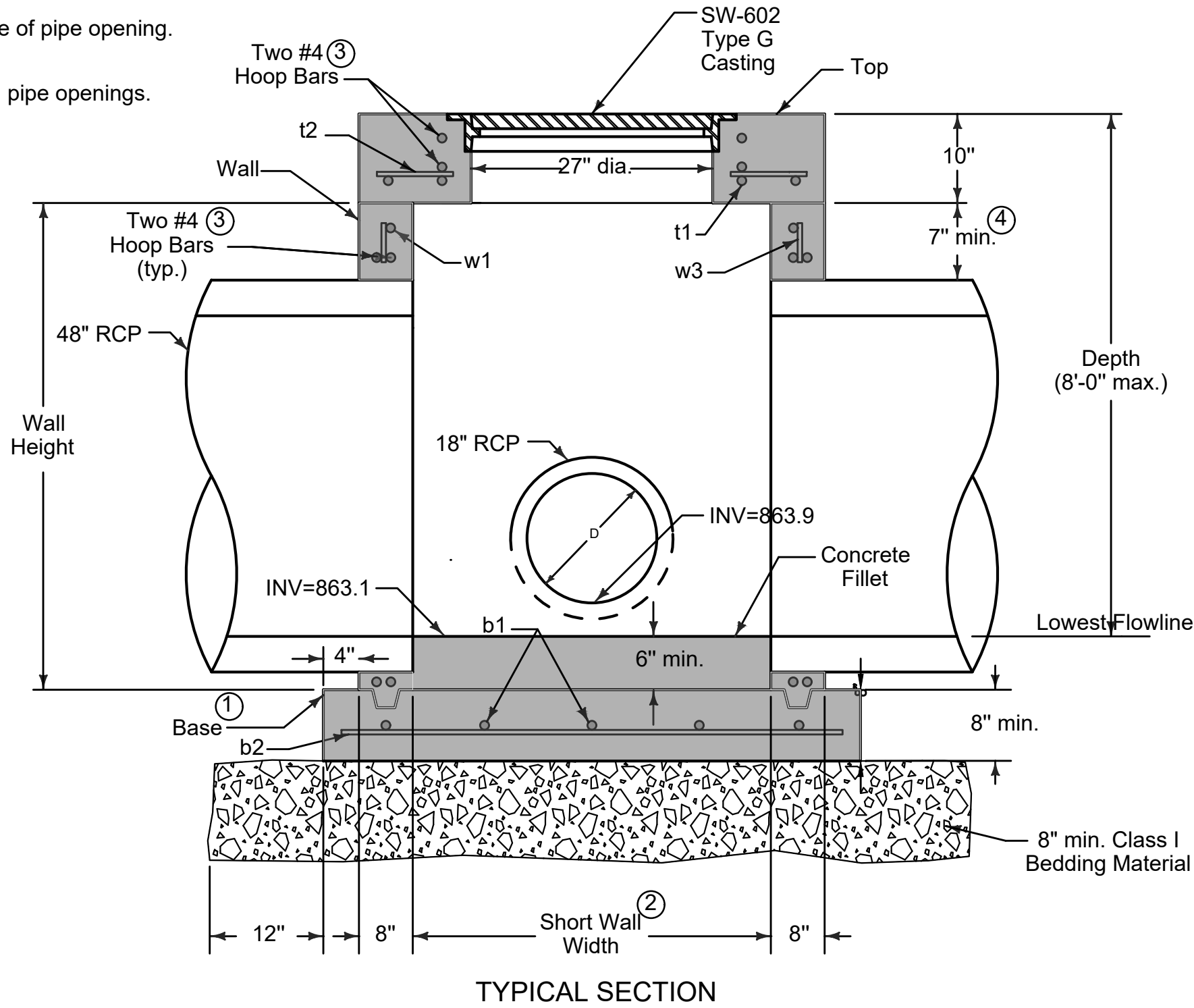
CONFLICT STRUCTURE INITIAL CONSTRUCTION

PROTECT AND SUPPORT EXISTING 18 INCH STORM PIPE THROUGH CONSTRUCTION OF ST-44. IT MAY BE REQUIRED TO REPLACE THE 18 INCH PIPE DUE TO CONDITION OR JOINT PLACEMENT/CONDITION. TEMPORARY SUPPORTS MAY BE REQUIRED UNTIL REMOVAL OF PIPE. SUPPORT CAN BE MADE WITH SOLID CONCRETE BLOCKS. PIPE WILL CONVEY STORM WATER THROUGH STRUCTURE. ST-44 WILL CAST WALKS AROUND EXISTING PIPE TO MAINTAIN FLOWS. INCLUDE HOOP REBARS AT ALL OPENINGS.

CONFLICT STRUCTURE FUTURE CONSTRUCTION

WHEN THE OUTLET ALONG HARBACH BLVD IS CONNECTED TO THE OUTLET PIPE AT 82ND/ STREET, REMOVE 18 INCH PIPE AND ALL SUPPORTS, IF ANY, FROM INTERIOR OF ST-44 AND MAINTAIN FLOW FROM WEST WALL INTO THE STRUCTURE. ALSO, FILL OPENING IN EAST WALL WITH REINFORCING STEEL ANCHORED INTO THE WALL AND HIGH STRENGTH CONCRETE TO STOP FLOW FROM CONTINUING EAST INTO PIPE. REPAIR INSIDE OF ST-44 AS REQUIRED.

- ① Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.
- ② Provide 6 inches of wall width (minimum) each side of pipe opening.
- ③ Provide two #4 hoop bars at top opening and at all pipe openings.
- ④ 7 inch minimum wall height above all pipes.



Diameter of Largest Pipe, D	Minimum Bar Size
48" or 54"	6
33" to 42"	5
30" or smaller	4

REINFORCING BAR LIST					
Mark	Size	Location	Shape	Length	Spacing
t1	See Table	Top	——	Long Wall plus 8"	6"
t2	See Table	Top	——	Short Wall plus 8"	6"
b1	See Table	Base	——	Long Wall plus 14"	12"
b2	See Table	Base	——	Short Wall plus 14"	12"
w1	See Table	Walls	——	Long Wall plus 8"	12" ^a
w2	See Table	Walls	——	Short Wall plus 8"	12"
w3	See Table	Walls	——	Wall Height minus 4"	12"

*Place a minimum of one w1 bar above each pipe opening

LINNAN PARK PHASE 1

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[illegible]

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE

UTILITY NOTES AND DETAILS

SCALE

14880

PROJECT NUMBER

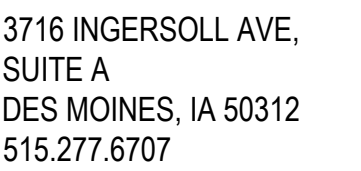
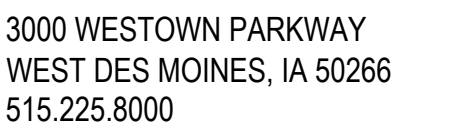
CU501

DRAWING NUMBER

8500 ALICE AVE.
CLIVE, IA 50325

CITY OF CLIVE

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SUITE 500
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NOT FOR CONSTRUCTION

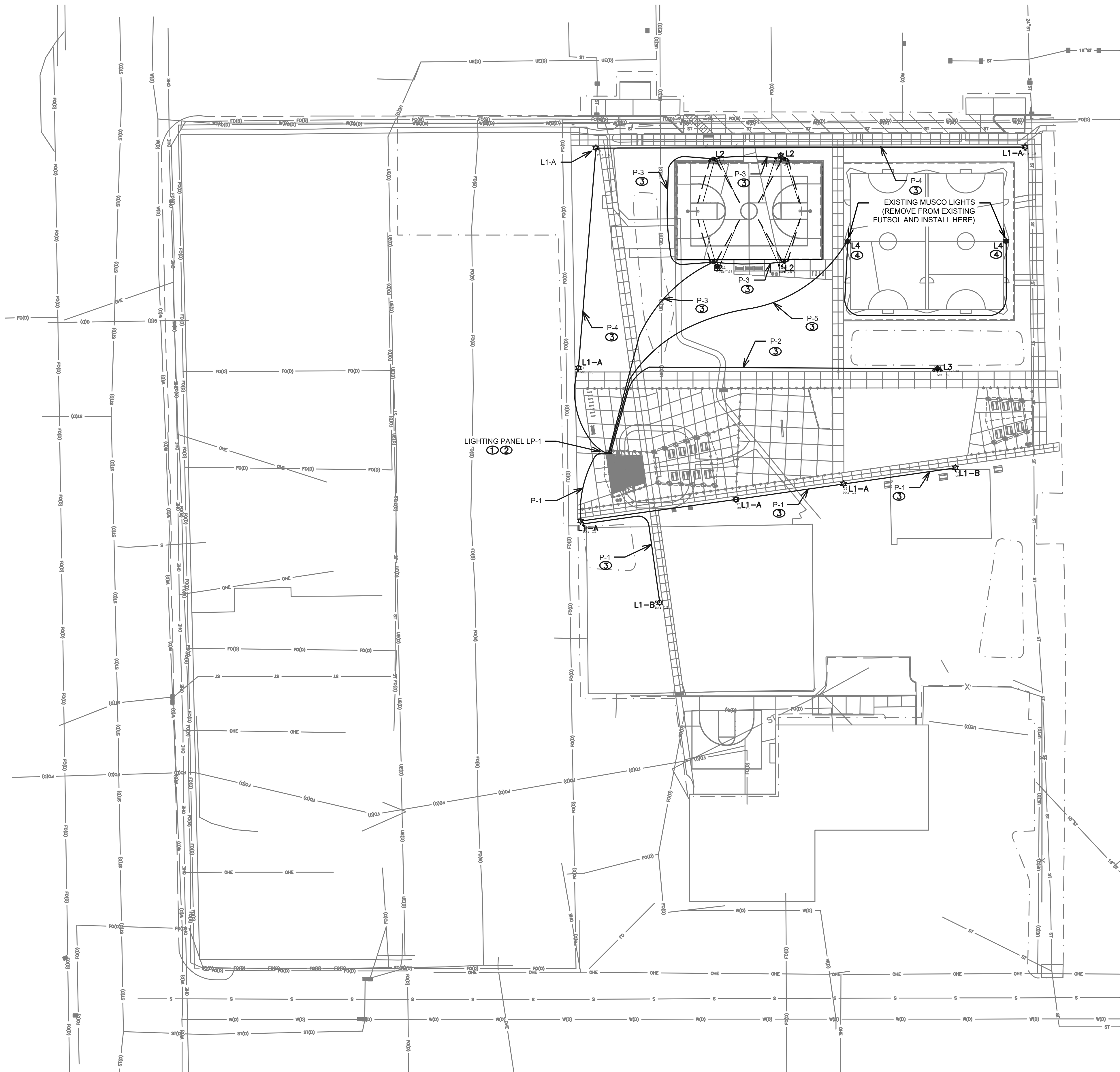


OBJECT NORTH

14880

E.1

DRAWING NUMBER



ELECTRICAL SITE PLAN

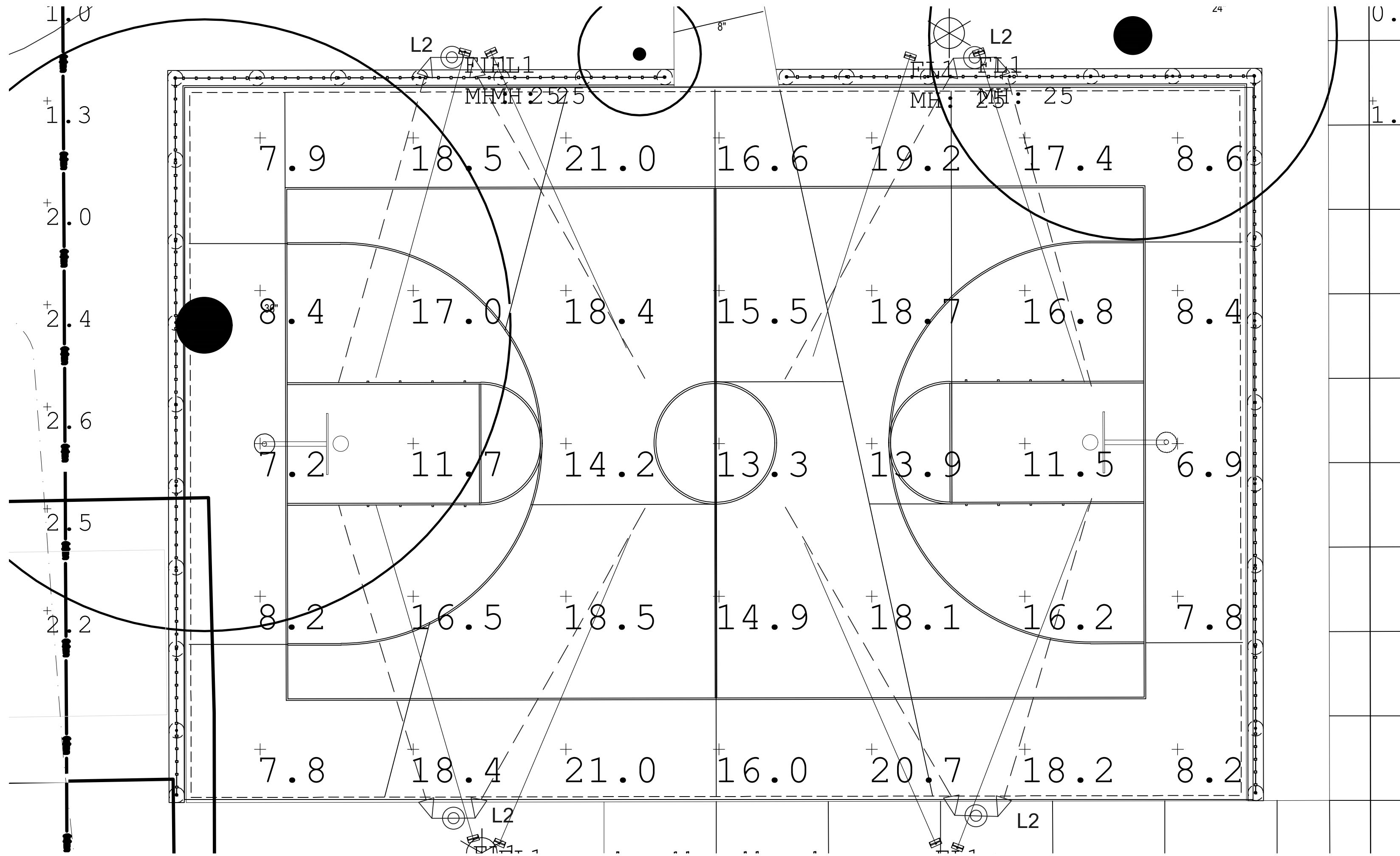
1. COORDINATE WITH MIDAMERICAN ENERGY COMPANY AND OBTAIN 100 AMP, 240V/1PH ELECTRIC SERVICE.
2. INSTALL LIGHTING CABINET LC-1 ON NORTH SIDE OF BUILDING; COORDINATE EXACT LOCATION WITH ENGINEER/ARCHITECT IN FIELD.
3. LIGHTING CIRCUITS, P-1, P-2, P-3, P-4 & P-5: 2/#6 & 1/#6 G IN 1 1/2"; INSTALL AS SHOWN; COORDINATE ROUTING WITH ENGINEER IN FIELD.
4. REMOVE EXISTING LIGHTS AND POLE FRPM EXISTING FUTSOL AND INSTALL IN THIS NEW LOCATION.

1. COORDINATE EXACT LOCATIONS OF POLES AND LIGHTING CABINET WITH ENGINEER IN FIELD.

LUMINAIRIE SCHEDULE

MARK	DESCRIPTION	BASIS OF DESIGN	LUMENS OUTPUT	DISTRIBUTION	POWER	NOTES
L1-A	WALKWAY LIGHTS	HOLOPHANE ACC P306 MVOLT R4 4K BK 20K P7 NBR PCLL ALCB	8400	TYPE 4	60W/240V	1,2,3,4
	POLE	HOLOPHANE RTA14 40C D01 AD2 BK BCV				5
L1-B	WALKWAY LIGHTS	HOLOPHANE ACC P306 MVOLT R2 4K BK 20K P7 NBR PCLL ALCB	8400	TYPE 2	60W/240V	1,2,3,4
	POLE	HOLOPHANE RTA14 40C D01 AD2 BK BCV				5
L2	BASKET BALL COURT LIGHTS	(2)HOLOPHANE PSLED P5 30K MVOLT 66KM 20KV BKSDP PR7 WL AO PCLL	2 @71700 EA	FLOOD	500W EA/240V	1,2,3,4
	POLE	HOLOPHANE RTS 25 70F B04 NDR BK ABG ARM88 BK ASSY36391				6
L3	PLAY GROUND LIGHT	(2)HOLOPHANE PSLED P6 40K MVOLT 66KM 20KV BKSDP PR7 WL AO	2 @27200 EA	FLOOD	200W EA./240V	1,2,3,4
	POLE	HOLOPHANE RTS 20 65B B04 NDR BK NCV				7
L4	FUTSOL COURT	EXISTING MUSCO LIGHTS				1,2,3
	POLE	EXISTING POLES				

- NOTES:
- REFER TO FLOOR PLANS FOR LOCATIONS AND MOUNTING DETAILS.
 - FURNISH LAMPS WITH FIXTURES.
 - FURNISH WITH APPROPRIATE MOUNTING HARDWARE.
 - OTHER APPROVED MANUFACTURERS: AMERICAN ELECTRIC LIGHTING, CREE AND HUBBELL.
 - 14' TALL POLE AND ARM WITH MOUNTING HARDWARE.
 - 20' TALL POLE AND DUAL ARMS WITH MOUNTING HARDWARE.
 - 20' TALL POLE AND DUAL ARMS WITH MOUNTING HARDWARE.



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Tag	Luminaire Lumens	Luminaire Watts	Total Watts
⬡	8	FL1	Single	PSLED P5 XXXXX 66 30K		22037	154	1232

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	illumiance	Fc	1.30	6.7	0.1	13.00	67.00
Object 1 Top 1	illumiance	Fc	15.05	21.4	6.9	2.18	3.10

BASKETBALL COURT LIGHTING PHOTOMETRIC LAYOUT

LINNAN PARK
PHASE 1

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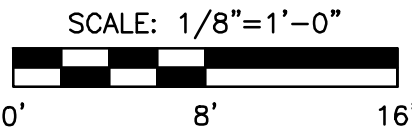
3716 INGERSOLL AVE,
SUITE A
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ISSUED FOR	REV	DATE
50% Design, For Review	—	10/07/2024
90% Design, For Review	—	01/15/2025
90% Design Revised, For Review	—	02/07/2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN



DRAWING TITLE

ELECTRICAL
DETAILS

SCALE 14880

PROJECT NUMBER

E.3

DRAWING NUMBER

8500 ALICE AVE.
CLIVE, IA 50325

Owner:

CITY OF CLIVE

SMITHGROUP

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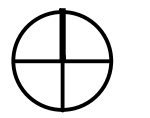
3716 INGERSOLL AVE,
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[illegible]

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

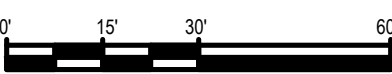
KEY PLAN



PROJECT NORTH

DRAWING TITLE

ELECTRICAL DETAILS



SCALE: 1" = 30'

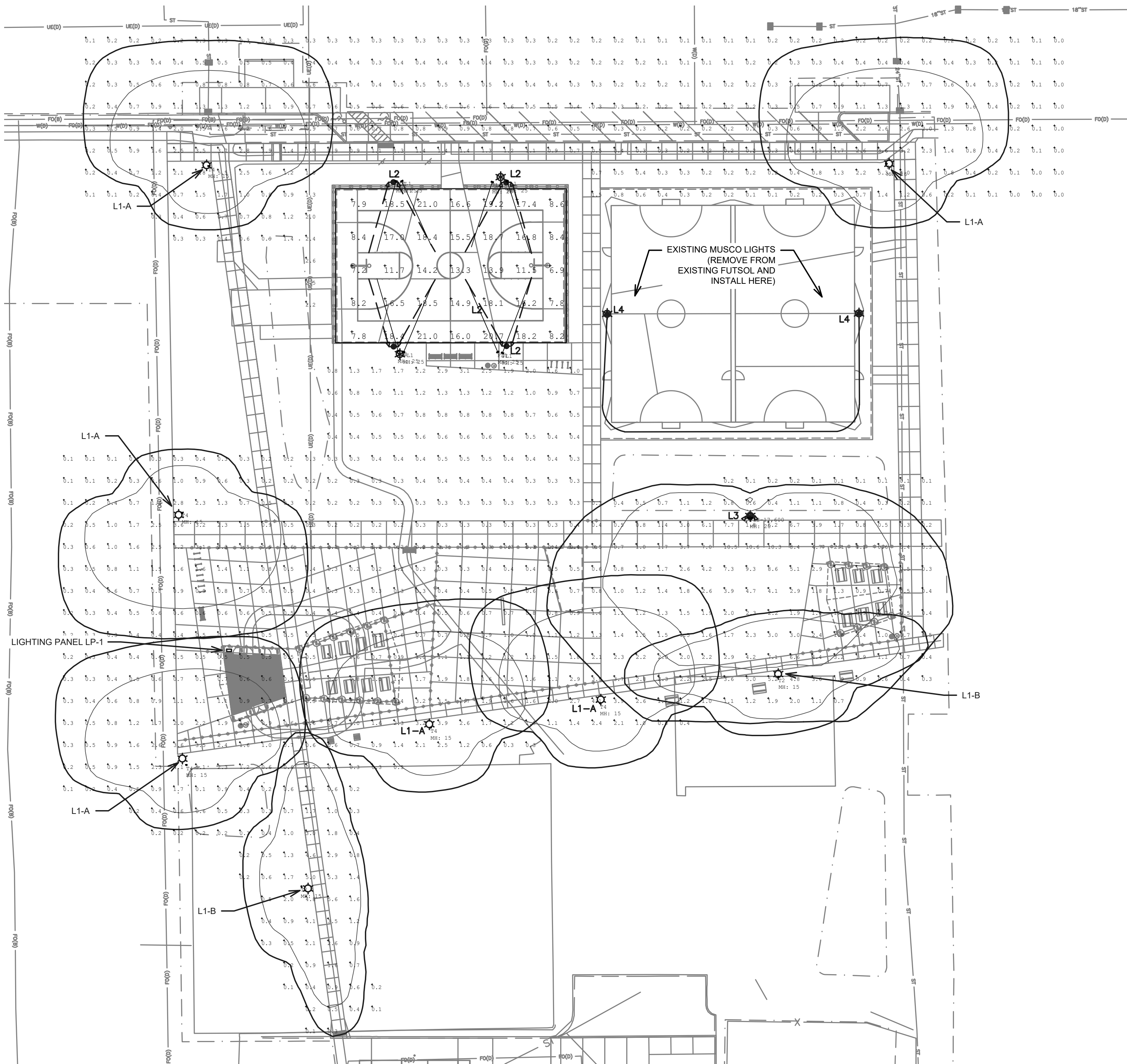
SCALE

PROJECT NUMBER

14880

E.4

DRAWING NUMBER

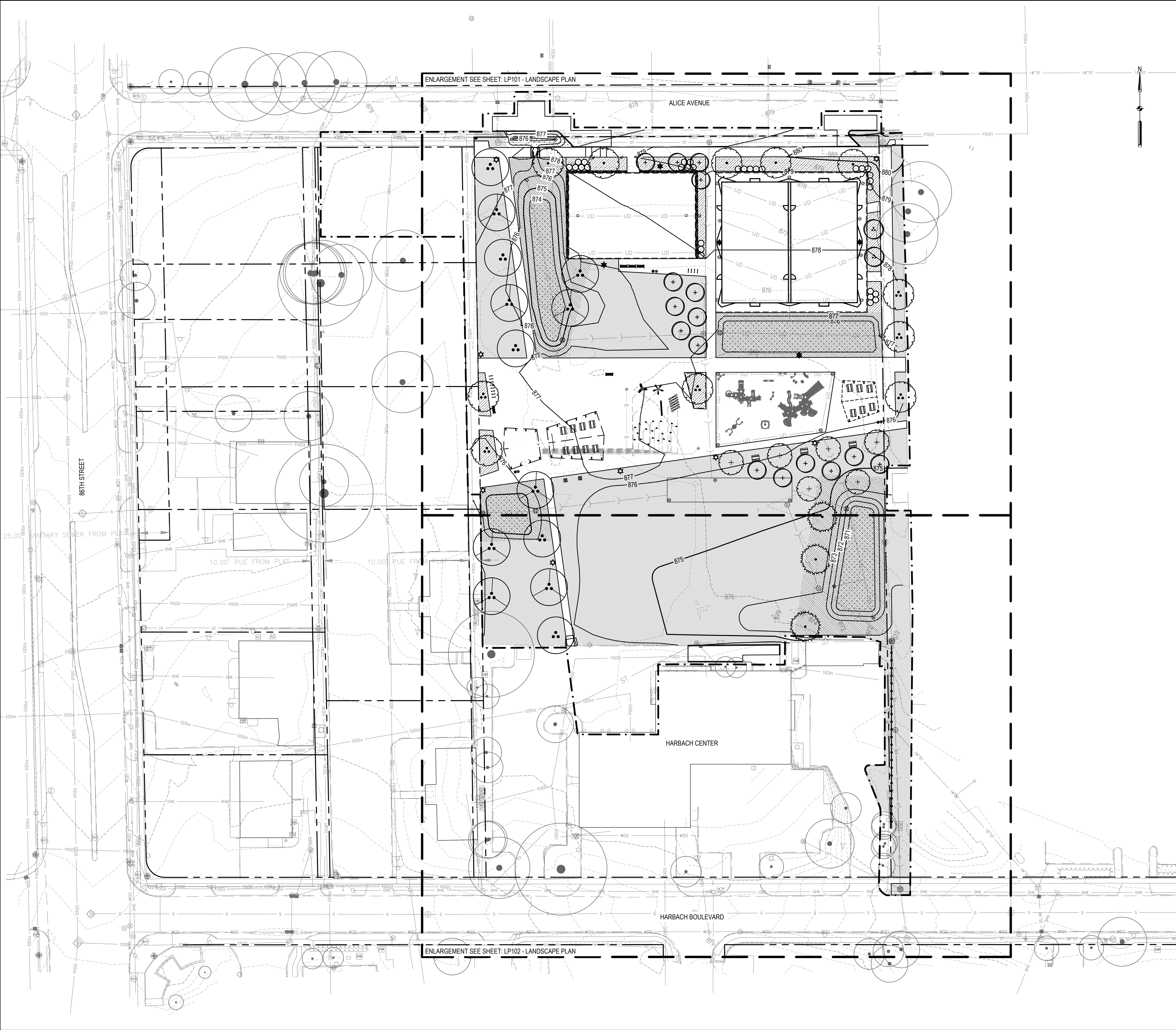


Luminaire Schedule							
Symbol	Qty	Label	Description	Luminaire Lumens	Luminaire Watts	Total Watts	Arrangement
	8	FL1	PSLED P5 XXXXX 66 30K	22037	154	1232	Single
	1	FL2-17,600	PSLED P4 XXXXX 66 40K	18236	123	246	2 @ 90 degrees
	2	T2	ASSY36055	8349	59	118	Single
	6	T4	ASSY36056	8400	59	354	Single

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Illuminance	Fc	1.04	10.6	0.0	N.A.	N.A.
Object 1 Top 1	Illuminance	Fc	14.33	21.0	6.9	2.08	3.04

SITE LIGHTING PHOTOMETRIC PLAN

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OPEN SPACE SUMMARY

1. REQUIRED OPEN SPACE: 29,895 SF - 15%
2. TOTAL OPEN SPACE:
(90,115 SF - 45%)

TREE REQUIREMENTS

1. A MINIMUM QUANTITY OF TREES REQUIRED: 1.5 PER 1000 SF
REQUIRED OPEN SPACE
1.1. 1.5 X 29.85 = 45 MINIMUM TREES REQUIRED

LEGEND

- PROPERTY LINES
- - - LIMITS OF CONSTRUCTION
- EXISTING TREE
- SOD
- ▨ BIORETENTION SEED MIX
- ▨ BIORETENTION PLUG MIX
- ▨ UPLAND SEED MIX

LINNAN PARK PHASE 1

8500 ALICE AVE.
CLIVE, IA 50325

Owner:

CITY OF CLIVE

SMITHGROUP

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroup.com

VEENSTRA & KIMM INC.

3000 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
515.225.8000



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DES MOINES, IA 50312
515.277.6707

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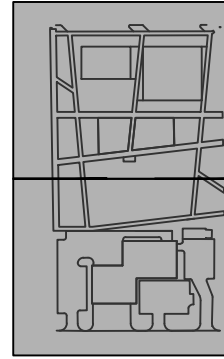
01/15/2025

90% Design Revised, For Review

02/07/2025

SEALS AND SIGNATURES

KEY PLAN



DRAWING TITLE

OVERALL LANDSCAPE PLAN

0' 20' 40' 80'
SCALE: 1" = 40'-0"

SCALE

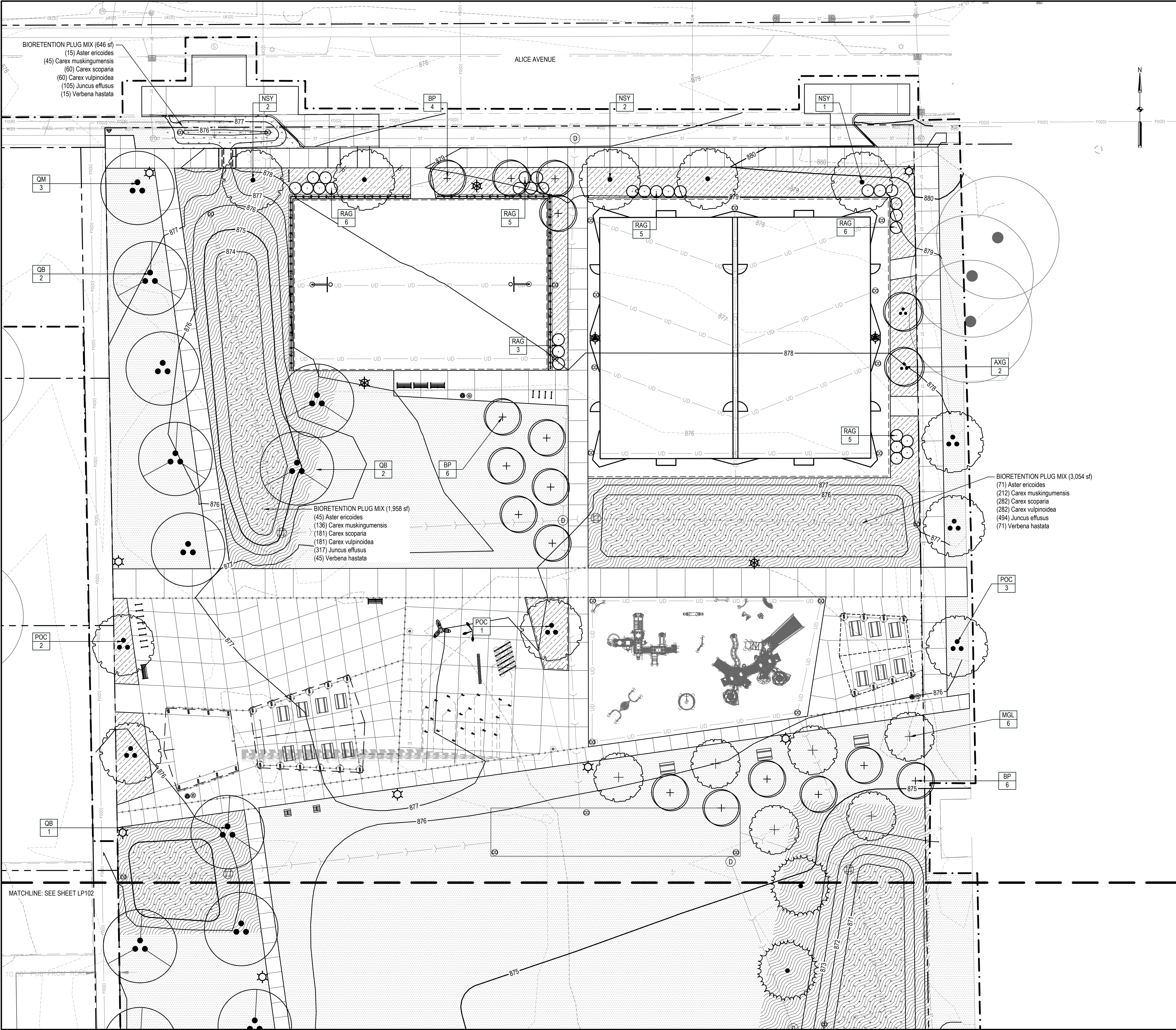
14880

PROJECT NUMBER

LP100

DRAWING NUMBER

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SHEET NOTES

- SEE SHEET LP500 FOR LANDSCAPE PLANTING DETAILS.
- SEE SHEET LP501 FOR FULL LANDSCAPE PLANING SCHEDULE

LEGEND

- PROPERTY LINES
- LIMITS OF CONSTRUCTION
- EXISTING TREE
- SOD
- BIORETENTION SEED MIX
- BIORETENTION PLUG MIX
- UPLAND SEED MIX

LINNAN PARK
PHASE 1

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

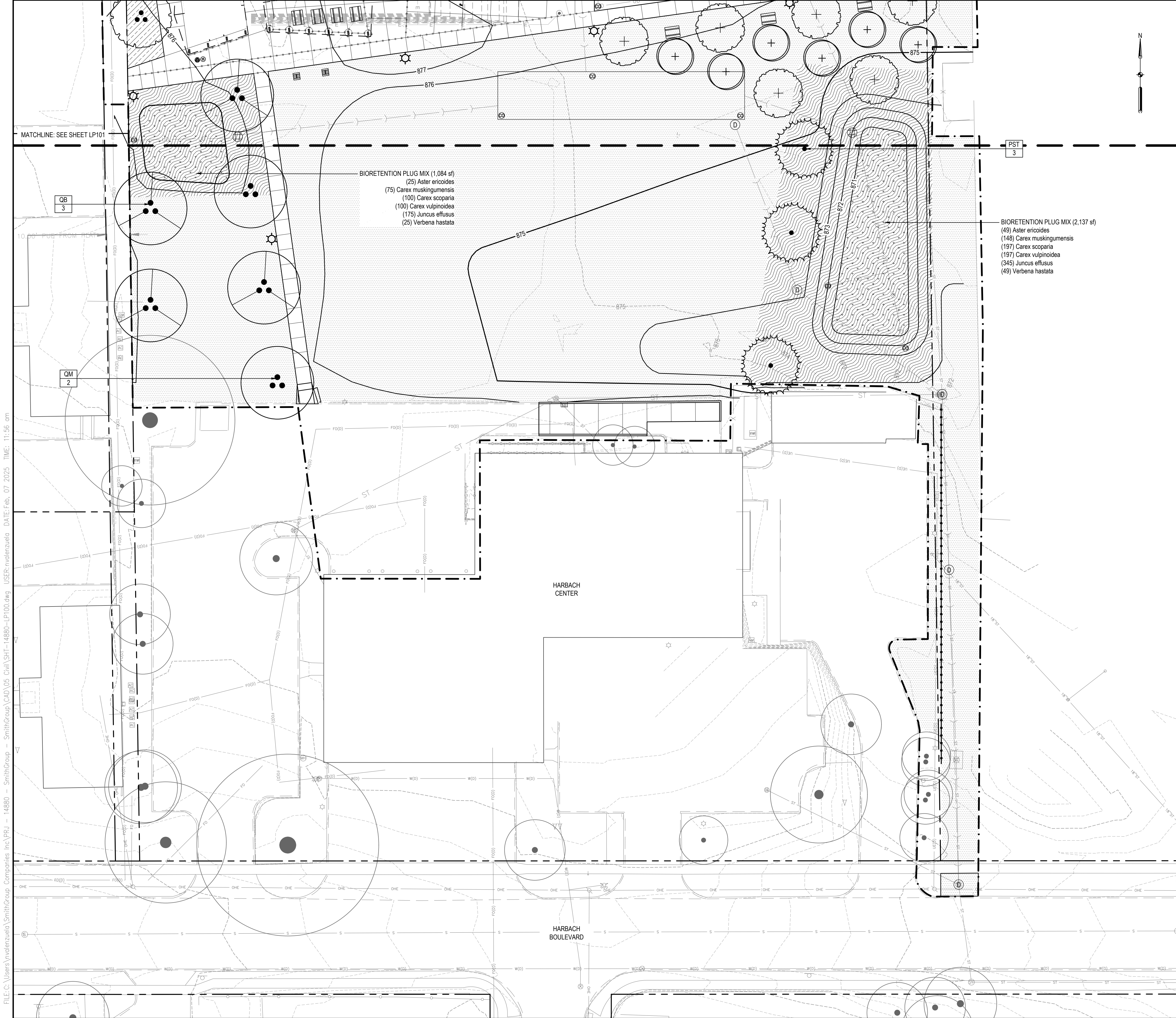
KEY PLAN

DRAWING TITLE
LANDSCAPE PLAN

SCALE
1" = 20'-0"

PROJECT NUMBER
LP101

DRAWING NUMBER



SHEET NOTES

1. SEE SHEET LP500 FOR LANDSCAPE PLANTING DETAILS.

2. SEE SHEET LP501 FOR FULL LANDSCAPE PLANING SCHEDULE

LEGEND

PROPERTY LINES

- . -

LIMITS OF CONSTRUCTION

○

EXISTING TREE

SOD

BIORETENTION SEED MIX

BIORETENTION PLUG MIX

UPLAND SEED MIX

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE

LANDSCAPE PLAN

0'10'20'40'

SCALE: 1" = 20'-0"

SCALE

14880

PROJECT NUMBER

LP102

DRAWING NUMBER

LINNAN PARK

PHASE 1

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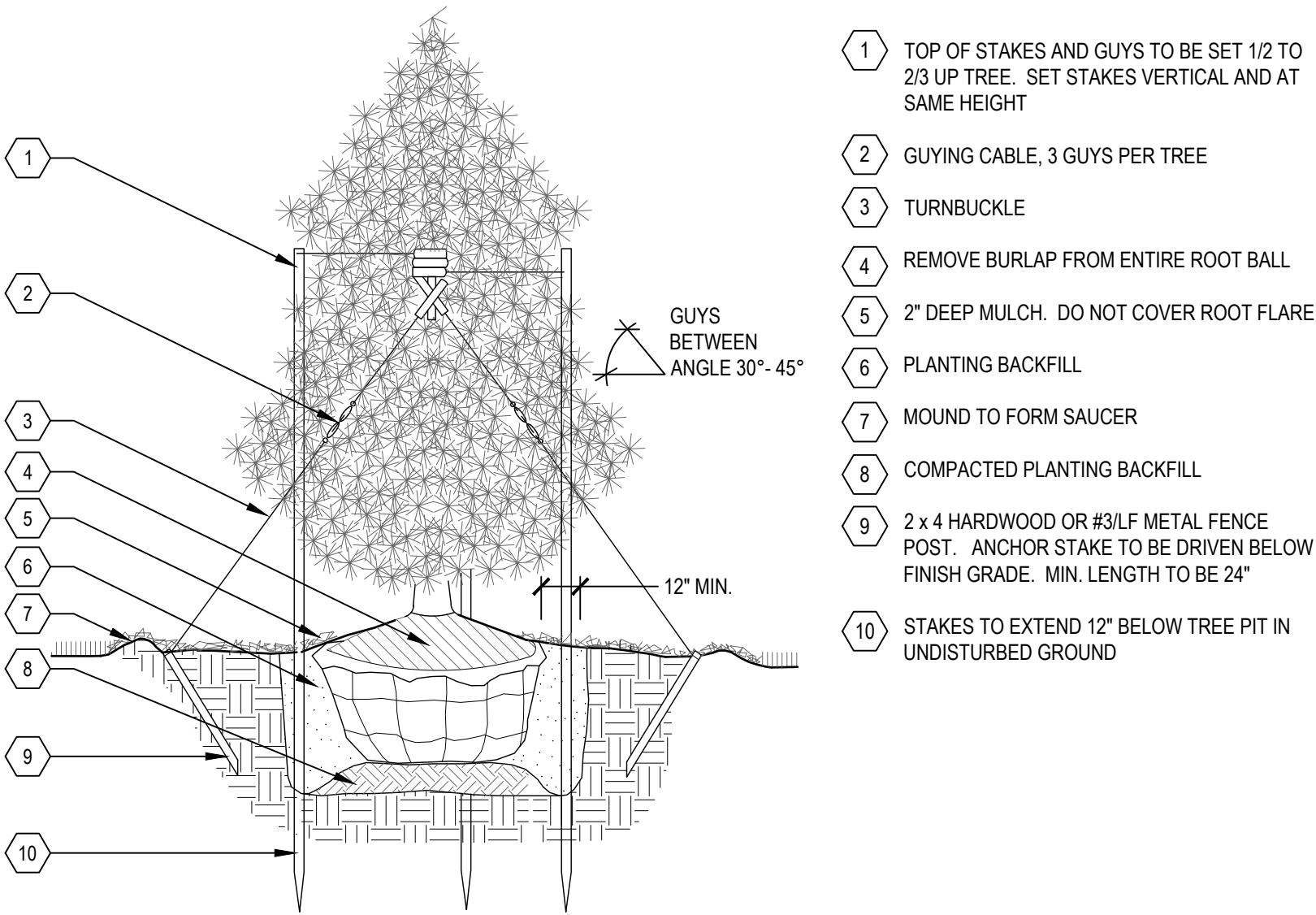
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SCHEDULES

SIZE	STAKING / GUYING	MULCH SAUCER DIMENSION (NON-BED AREAS)
• UP TO 6' TALL	• DOUBLE STAKE	• 4' MIN. OR 2' WIDER THAN TREE CANOPY AT GROUND LEVEL
• 6' - 12' TALL	• TRIPLE STAKE	• 5' MIN. OR 2' WIDER THAN TREE CANOPY AT GROUND LEVEL
• > 12' TALL	• TRIPLE GUY	• 8' MIN. OR 2' WIDER THAN TREE CANOPY AT GROUND LEVEL

NOTE:
NEVER CUT CENTRAL LEADERS. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.

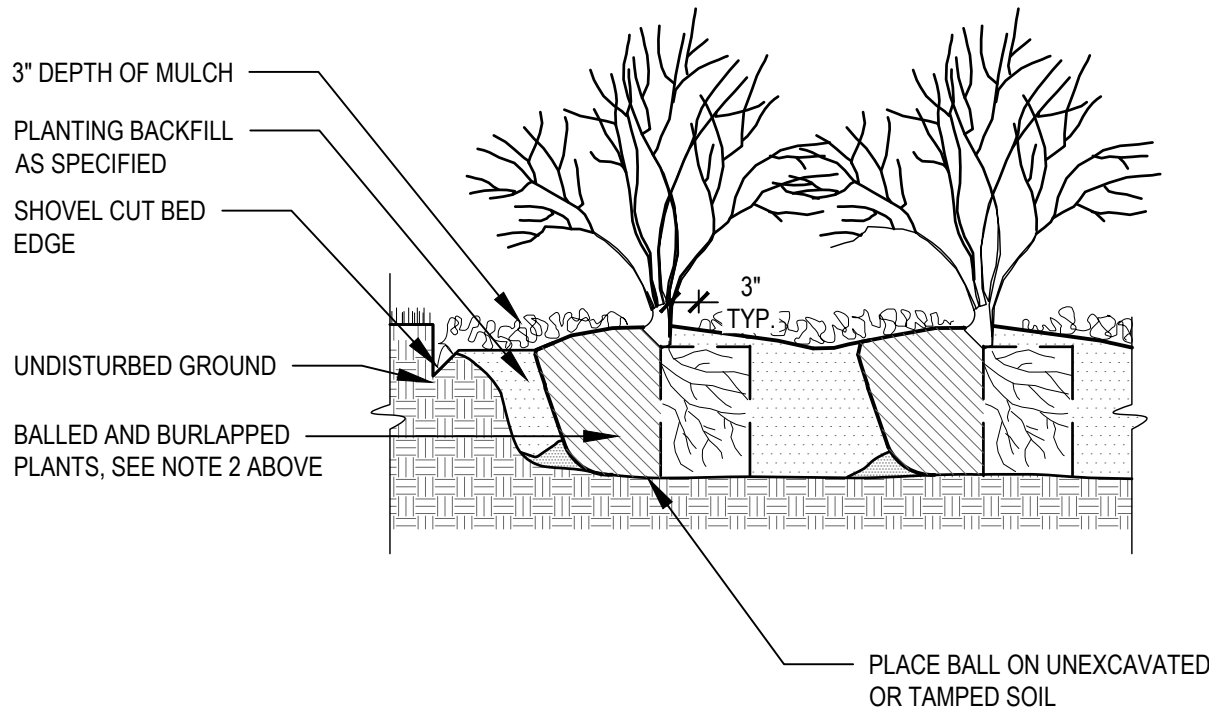


1 CONIFEROUS TREE PLANTING

SCALE: 1" = 1'

NOTES:

1. PLANT EACH SHRUB SUCH THAT THE ROOT COLLAR IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET AND REMOVE COMPLETELY FROM ROOT BALL. REMOVE TWINE, ROPE, AND BURLAP ENTIRELY FROM ROOT BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.

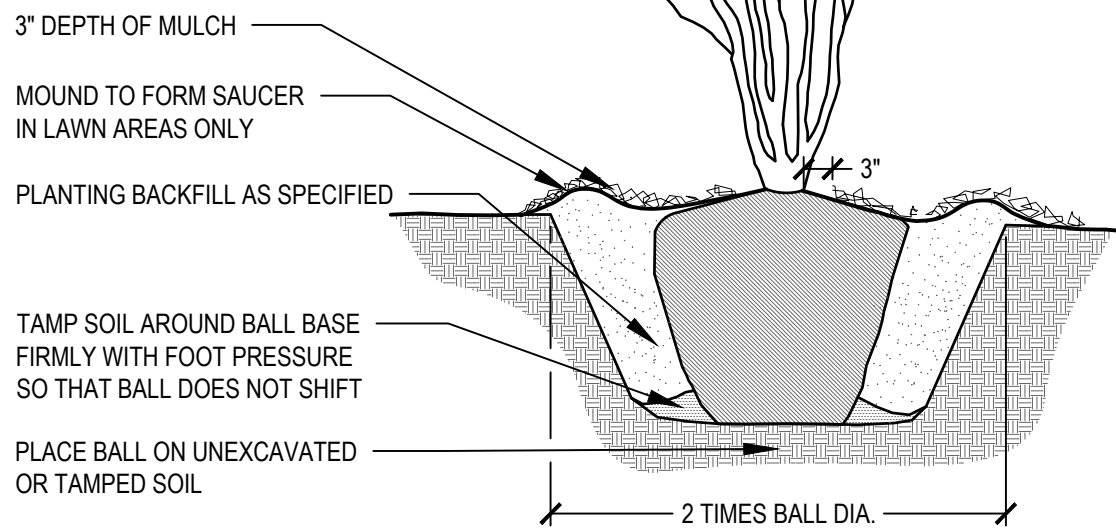


2 SHRUB SPACING

SCALE: 1" = 1'

NOTES:

1. PLANT EACH TREE SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET AND BURLAP ENTIRELY FROM TOP AND SIDES OF ROOT BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
4. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.



3 ORNAMENTAL TREE PLANTING

SCALE: 1" = 1'

SCHEDULES

MULCH SAUCER DIMENSION (NON-BED AREAS)

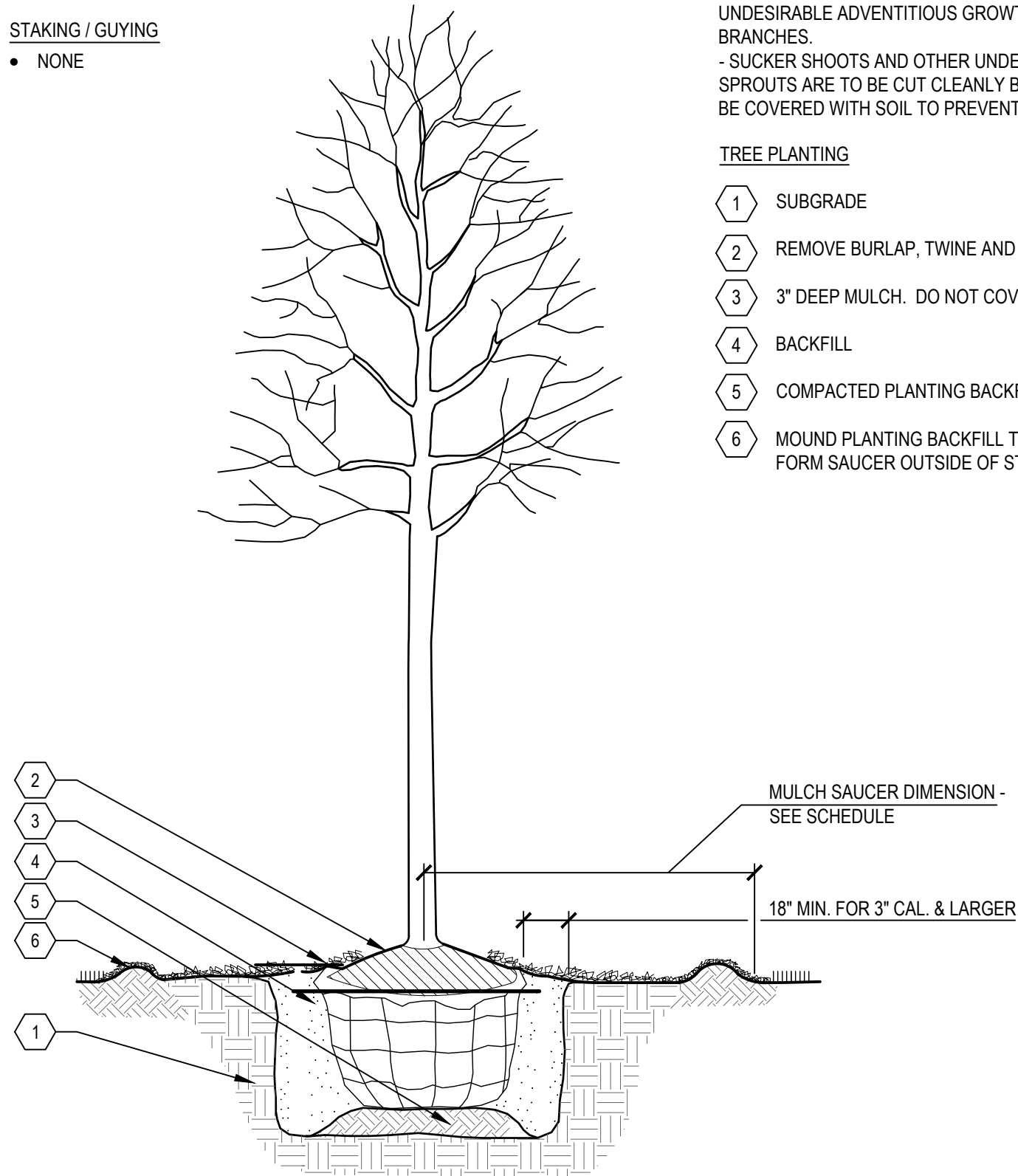
- 6" DIAMETER
- STAKING / GUYING
- NONE

NOTES:

- NEVER CUT CENTRAL LEADERS.
- TREES ARE TO BE PRUNED ONLY AS NECESSARY TO REMOVE: DEAD OR INJURED TWIGS, BRANCHES AND/OR LIMBS WATER SPROUTS AND OTHER UNDESIRABLE ADVENTITIOUS GROWTH ARISING FROM THE TRUNK OR BRANCHES.
- SUCKER SHOOTS AND OTHER UNDESIRABLE BASAL SPROUTS. BASAL SPROUTS ARE TO BE CUT CLEANLY BELOW THE SOIL LINE; CUT STUBS ARE TO BE COVERED WITH SOIL TO PREVENT RESPROUTING.

TREE PLANTING

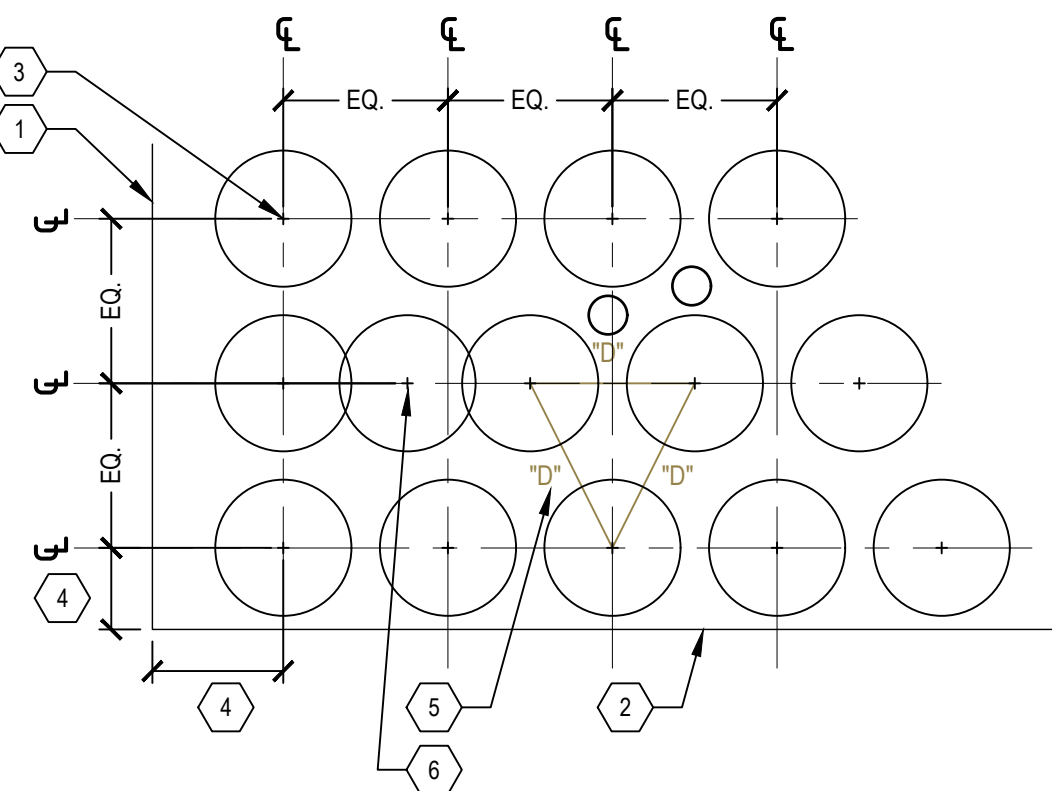
- 1 SUBGRADE
- 2 REMOVE BURLAP, TWINE AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL
- 3 3" DEEP MULCH. DO NOT COVER ROOT FLARE
- 4 BACKFILL
- 5 COMPACTED PLANTING BACKFILL
- 6 MOUND PLANTING BACKFILL TO FORM SAUCER AROUND PLANT PIT. FORM SAUCER OUTSIDE OF STAKES



4 DECIDUOUS TREE PLANTING

SCALE: 1" = 1'

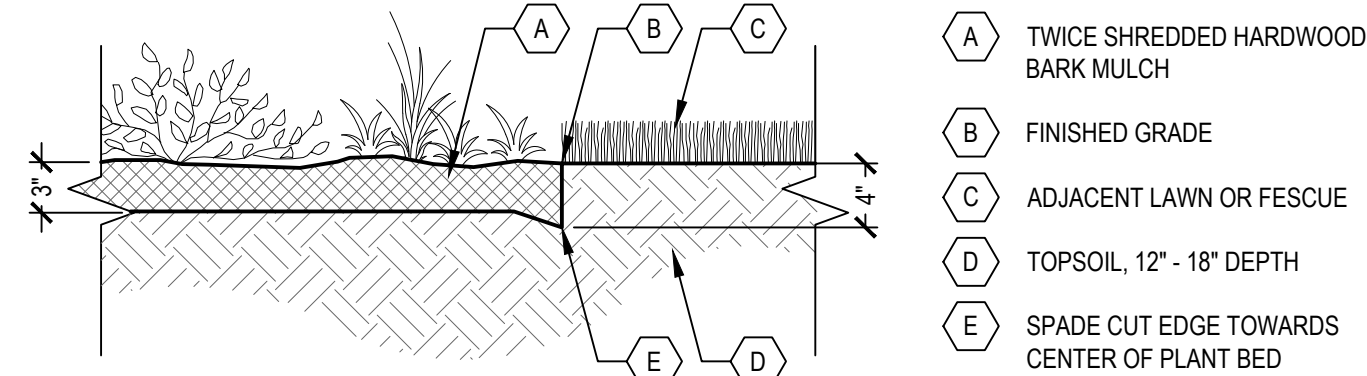
- NOTE:
1. CONTAINER PLANTS: REMOVE POTS AND SEPARATE POT BOUND ROOTS AS SPECIFIED.
 2. SET FINISH GRADE 2" BELOW FINISH SURFACE OF PAVING, CURB OR HEADER.



5 PERENNIAL PLANTING

SCALE: 1" = 1'

- 1 EDGE OF CONCRETE
- 2 EDGE OF PLANTING AREA
- 3 GRAMINOID PLANT LOCATION
- 4 PLANT SPACING FROM EDGE OF CONCRETE - 1/2 OF EQUAL SPACING
- 5 "D" - DIMENSION OF PLANT SPACING AS INDICATED ON PLANT SCHEDULE AND PLANS
- 6 IF TRIANGLE PLANT SPACING ALLOWS, INCLUDE EXTRA PLANT TO FILL GAP AS INDICATED AND CENTER UNLESS GAP IS LESS THAN 1/2 OF EQUAL SPACING.

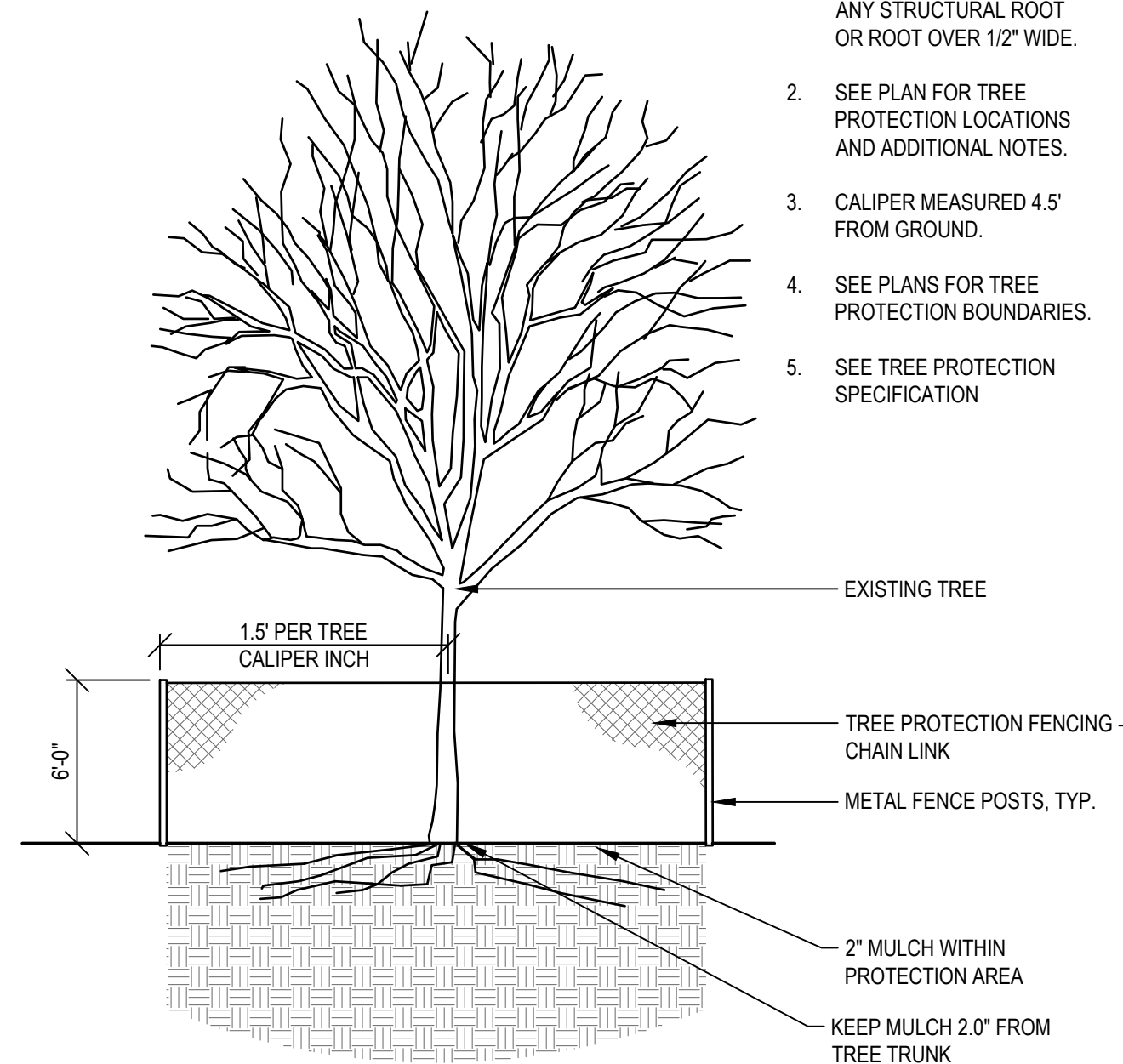


7 SHOVEL CUT BED EDGE

SCALE: 1" = 1'

NOTES:

1. DO NOT DRIVE POSTS INTO ANY STRUCTURAL ROOT OR ROOT OVER 1/2" WIDE.
2. SEE PLAN FOR TREE PROTECTION LOCATIONS AND ADDITIONAL NOTES.
3. CALIPER MEASURED 4.5' FROM GROUND.
4. SEE PLANS FOR TREE PROTECTION BOUNDARIES.
5. SEE TREE PROTECTION SPECIFICATION



8 TREE PROTECTION

NOT TO SCALE

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SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
**LANDSCAPE PLANTING
DETAILS**

SCALE: AS NOTED

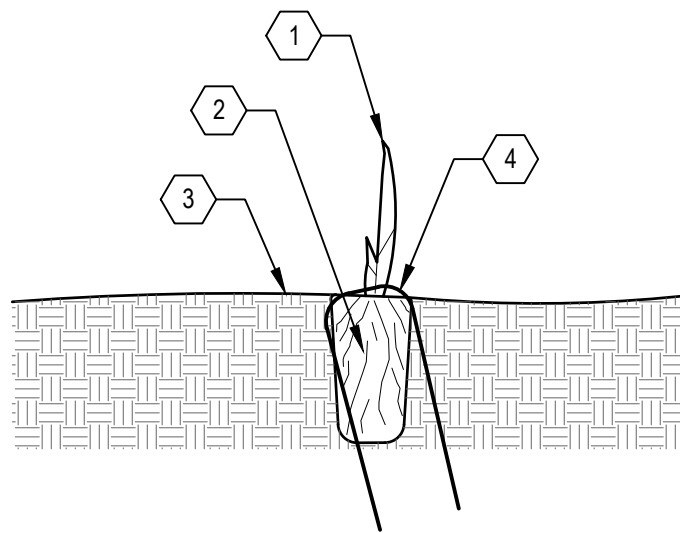
SCALE 14880

PROJECT NUMBER

LP500

DRAWING NUMBER

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- 1
- DO NOT DAMAGE SPROUTED ENDS
- 2
- PLUG (SEE PLANT LIST)
- 3
- ENGINEERED SOIL MEDIA
- 4
- 8" LONG METAL STAPLE

- NOTES:
1.
- INSTALL ALL PLANTS FIRMLY INTO THE SOIL.
2.
- PLANT EACH PLUG OR ROOTSTOCK INTO THE SOIL UP TO THE SHOOT COLLAR OF THE PLANT. FIRM SOIL AROUND PLUG. DO NOT BURY THE ENTIRE PLANT OR DAMAGE SPROUTED VEGETATION. PLUGS SHALL BE PLANTED AFTER INSTALLATION OF NATIVE SEED AND EROSION MAT. SEE SPECIFICATIONS FOR INSTALLATION INTO MAT.
3.
- SEE PLANTING SCHEDULE FOR PLANT SPACING.
4.

SCALE: NTS

1 NATIVE PLUG INSTALL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	FORM	REMARKS
TREES						
	BP	16	BETULA POPULIFOLIA / GRAY BIRCH	8' HT.	CONT.	
	MGL	6	METASEQUOIA GLYPTOSTROBOIDES / DAWN REDWOOD	8' HT.	CONT.	
	NSY	5	NYSSA SYLVATICA / TUPELO	2.5" CAL.	B&B	
	POC	6	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	2.5" CAL.	B&B	
	QB	8	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5" CAL.	B&B	
	QM	5	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	2.5" CAL.	B&B	
EVERGREEN TREES						
	PST	3	PINUS STROBUS / WHITE PINE	6' HT.	B&B	
ORNAMENTAL TREES						
	AXG	2	AMELANCHIER X GRANDIFLORA / APPLE SERVICEBERRY MULTI-STEM	6' HT.	CONT.	MULTI-STEM
SYMBOL		QTY	BOTANICAL / COMMON NAME	SIZE	FORM	REMARKS
SHRUBS						
		30	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#3	CONT.	
GROUND COVERS						
		59,310 SF	SUDAS TYPE 1 TURF			
		4,917 SF	UPLAND SEED MIX			REFER TO SPECIFICATIONS FOR SEED AND MIX RATES
		22,759 SF	BIORETENTION SEED MIX			REFER TO SPECIFICATIONS FOR SEED AND MIX RATES
		8,879 SF	BIORETENTION PLUG MIX			RANDOMLY PLACE SPECIES IN GROUPS OF 5-12 PLANTS
	205		ASTER ERICOIDES / HEATH ASTER	2.5" PLUG	PLUG	STAPLED PLANTING
	616		CAREX MUSKINGUMENSIS / PALM SEDGE	2.5" PLUG	PLUG	STAPLED PLANTING
	820		CAREX SCOPARIA / BROOM SEDGE	2.5" PLUG	PLUG	STAPLED PLANTING
	820		CAREX VULPINOIDEA / FOX SEDGE	2.5" PLUG	PLUG	STAPLED PLANTING
	1,436		JUNCUS EFFUSUS / SOFT RUSH	2.5" PLUG	PLUG	STAPLED PLANTING
	205		VERBENA HASTATA / BLUE VERVAIN	2.5" PLUG	PLUG	STAPLED PLANTING

2 PLANTING SCHEDULE

LINNAN PARK
PHASE 1

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SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
LANDSCAPE PLANTING
SCHEDULE

SCALE: AS NOTED

SCALE 14880

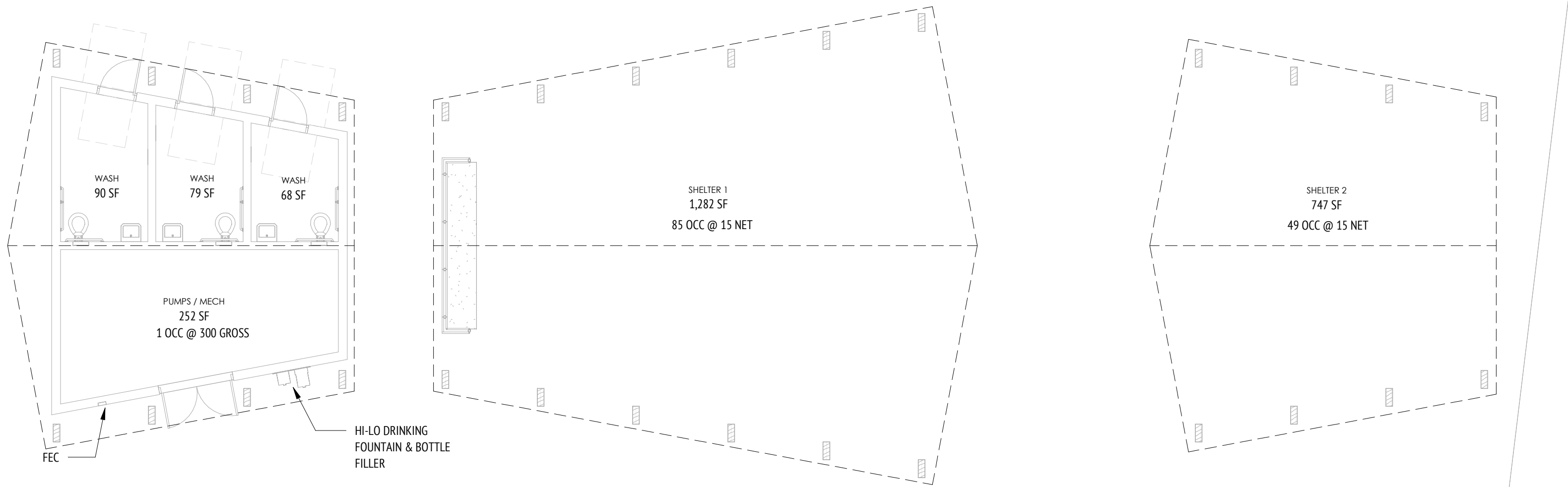
PROJECT NUMBER

LP501

DRAWING NUMBER



4 SITE - SHELTER LOCATIONS
SCALE: 1/64" = 1'-0"



1 SHELTER 1 - CODE PLAN
SCALE: 1/8" = 1'-0"

3 SHELTER 2 - CODE PLAN
SCALE: 1/8" = 1'-0"

ABBREVIATED CODE REVIEW SUMMARY

APPLICABLE CODES

- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2021 INTERNATIONAL FIRE CODE (IFC)
- STATE PLUMBING CODE (BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC))
- STATE MECHANICAL CODE (BASED ON THE 2021 INTERNATIONAL MECHANICAL CODE (IMC))
- STATE ELECTRICAL CODE (BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC), NFPA 70)
- STATE ENERGY CODE (BASED ON THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC))
- 2010 ADA GUIDELINES FOR ACCESSIBLE DESIGN
- 2017 ANSI A117.1

PROJECT DESCRIPTION

THE PROJECT IS NEW CONSTRUCTION OF A BATHROOM FACILITY, WITH LARGE OPEN PARK SHELTER AND A SEPARATE SMALL OPEN PARK SHELTER, LOCATED AT LINNAN PARK, 8500 ALICE AVENUE, CLIVE, IA. THE BATHROOM STRUCTURE IS COMPRISED OF BURNISHED BLOCK WALLS, CORTEN STEEL CLADDING, GLULAM WOOD COLUMNS AND TRUSSES, TRANSLUCENT PANEL, AND A STANDING SEAM METAL ROOF. THE SMALLER SHELTER LOCATED ON THE EAST SIDE OF THE SITE IS COMPRISED OF THE SAME MATERIALS, EXCEPT FOR THE BURNISHED BLOCK & TRANSLUCENT PANEL WALLS. BOTH SPACES ARE CONSIDERED A-3 OUTDOOR SEATING / STANDING, VB CONSTRUCTION.

CHAPTER 3 - OCCUPANCY TYPES

GROUP TYPE: A-3 ASSEMBLY

CHAPTER 5 - BUILDING HEIGHTS AND AREAS

IBC TABLE 504.3 - ALLOWABLE BUILDING HEIGHT

TYPE: VB CONSTRUCTION, NS
MAX ALLOWED:
A: 40'-0" DESIGNED: 21'-0" (SHELTER 1)
19'-6" (SHELTER 2)

IBC 504.4 - ALLOWABLE NUMBER OF STORIES ABOVE GRADE

TYPE: VB, CONSTRUCTION, NS
MAX ALLOWED:
A-3: 1 STORY DESIGNED: 1 STORY (SHELTER 1 & 2)

IBC 506.2 - ALLOWABLE BUILDING AREA

ALLOWABLE AREA PER STORY
TABULAR VALUES: NS SPRINKLER, TYPE VB CONSTRUCTION;
A-3: 6,000 SF DESIGNED: 1,756 SF (SHELTER 1)
700 SF (SHELTER 2)

CHAPTER 6 - TYPES OF CONSTRUCTION

IBC TABLE 601

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TYPE V-B CONSTRUCTION)

BUILDING ELEMENT	REQUIRED	PROVIDED	REFERENCE
PRIMARY STRUCTURAL FRAME	0 HR	0 HR	A001
BEARING WALLS			
EXTERIOR	0 HR	0 HR	A001
INTERIOR	0 HR	0 HR	A001
NON-BEARING WALLS AND PARTITIONS			
EXTERIOR	SEE TABLE 705.5		
INTERIOR	0 HR	0 HR	A001
FLOOR CONSTRUCTION AND SECONDARY STRUCTURAL MEMBERS	0 HR	0 HR	A001
ROOF CONSTRUCTION AND SECONDARY STRUCTURAL MEMBERS	0 HR	0 HR	A001

CHAPTER 9 - FIRE PROTECTION

IBC 903.2.2 GROUP A-3. SPRINKLER NOT REQUIRED FOR A-3 OCCUPANCY - DOES NOT MEET ANY OF THE CONDITIONS LISTED.

IBC 905.3 - STANDPIPE REQUIRED INSTALLATION. BUILDING IS 3 STORIES WITH HIGHEST LEVEL LESS THAN 30' ABOVE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS - NO STANDPIPE REQUIRED.

IBC 906.1 - PORTABLE FIRE EXTINGUISHERS. TO BE PROVIDED THROUGHOUT WITHIN A MAX TRAVEL DISTANCE OF 75'.

IBC 907.2.1 - GROUP A. FIRE ALARM NOT REQUIRED FOR GROUP A OCCUPANCY - DOES NOT MEET ANY OF THE CONDITIONS LISTED.

CHAPTER 10 - MEANS OF EGRESS

IBC 1004 - OCCUPANT LOAD.

SHELTER 1: 85 OCCUPANTS @ 15 NET (COVERED AREA)
SHELTER 2: ## OCCUPANTS @ 15 NET (COVERED AREA)

CHAPTER 11 - ACCESSIBILITY

IBC 1110.2 TOILET AND BATHING FACILITIES

WHERE MULTIPLE SINGLE-USER TOILET ROOMS OR BATHING ROOMS ARE CLUSTERED TOGETHER AT A SINGLE LOCATION, AT LEAST 50% SHALL BE ACCESSIBLE. ALL THREE (3) RESTROOMS ARE ACCESSIBLE.

1110.5 DRINKING FOUNTAINS

NOT FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED (STANDING & WHEELCHAIR). DRINKING FOUNTAINS ARE FREE-STANDING, LOCATED ELSEWHERE IN THE PARK

CHAPTER 13 - ENERGY EFFICIENCY

BUILDING IS NOT HEATED OR COOLED - BUILDING IS WINTERIZED DURING COLD MONTHS.
RESTROOM / MECHANICAL SPACES ARE PROVIDED WITH EXHAUST AS REQUIRED PER CODE - REFER TO MECHANICAL PLANS

UPC - CHAPTER 4 - PLUMBING FIXTURE COUNT

TABLE 422.1 - MINIMUM PLUMBING FACILITIES

- PROVIDED:
- WC: 3
 - LAVS: 3
 - DRINKING FOUNTAIN STATIONS: 1 (REFER TO SITE PLAN)
 - SERVICE SINKS: 1

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

DRAWING TITLE

CODE PLAN

SCALE As indicated

PROJECT NUMBER 14880

DRAWING NUMBER

A000

D	DEEP, DEPTH
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH OR DEMOLITION
DEPT	DEPARTMENT

H	HIGH/HEIGHT
HB	HOSE BIBB

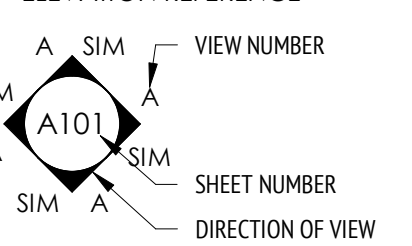
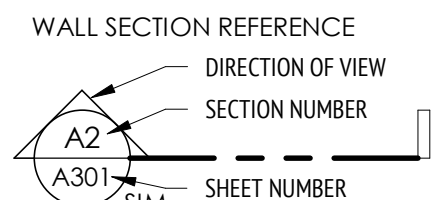
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT

S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET/FOOT
SHR	SHOWER

W	WIDTH, WEST
W/	WITH
W/O	WITHOUT
WD	WOOD
WDW	WINDOW
WWF	WELDED WIRE FABRIC

ROOM NAME	ROOM NAME
101	ROOM NUMBER
150 SF	ROOM AREA
12	GRID NUMBER
W1	CONSTRUCTION TYPE

	DOOR NUMBER
	WINDOW TYPE
	KEYNOTE NUMBER
	REVISION NUMBER



	BRICK
	CMU
	BATT INSULATION
	CONCRETE
	GRAVEL / GRANULAR FILL
	PLYWOOD
	RIGID INSULATION
	STEEL
	WOOD TRIM
	DIMENSION LUMBER
	GYPSUM BOARD

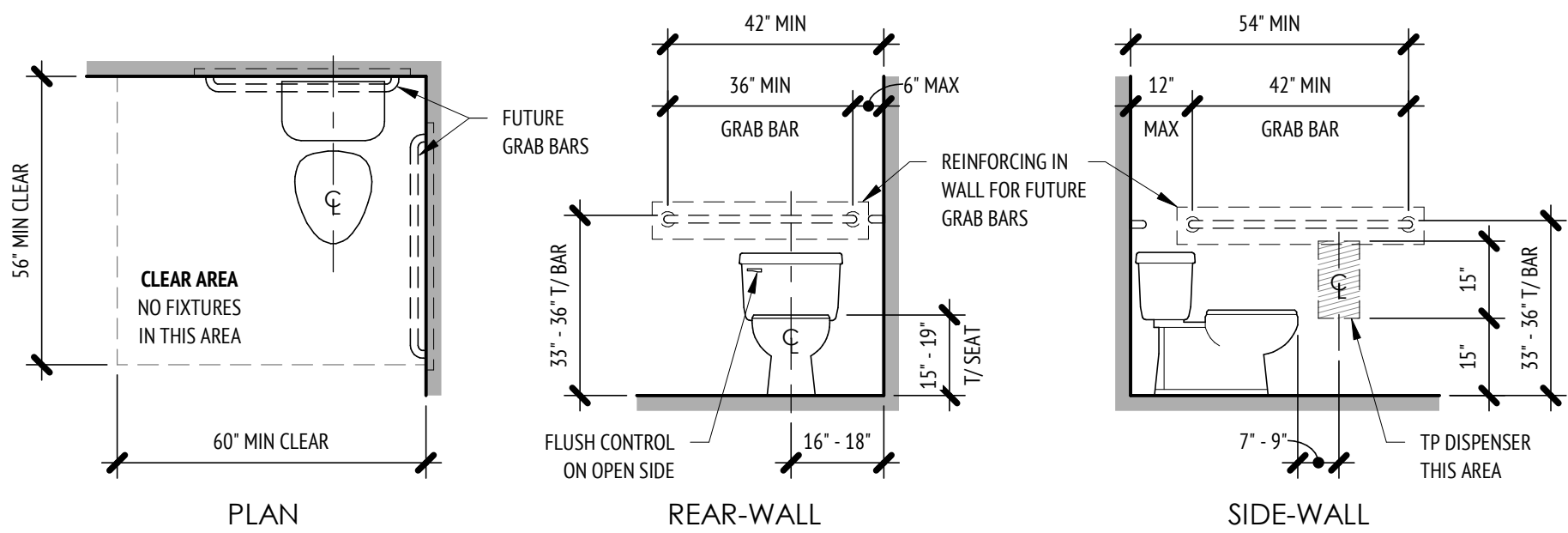
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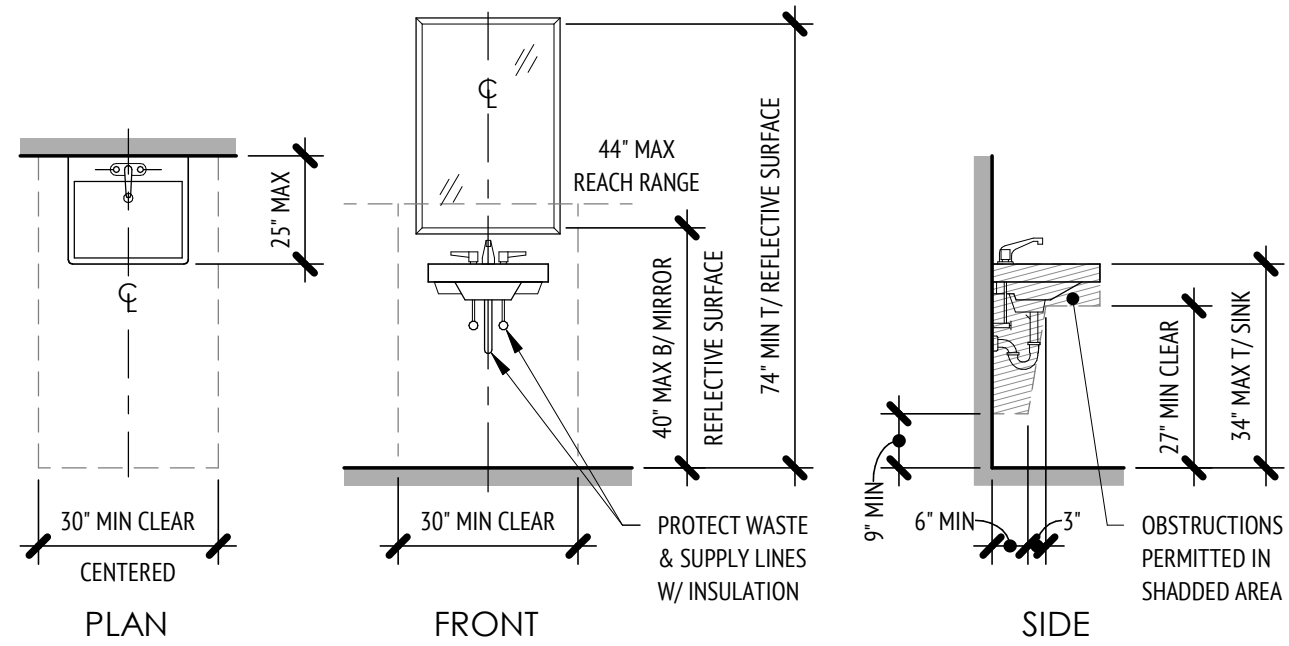
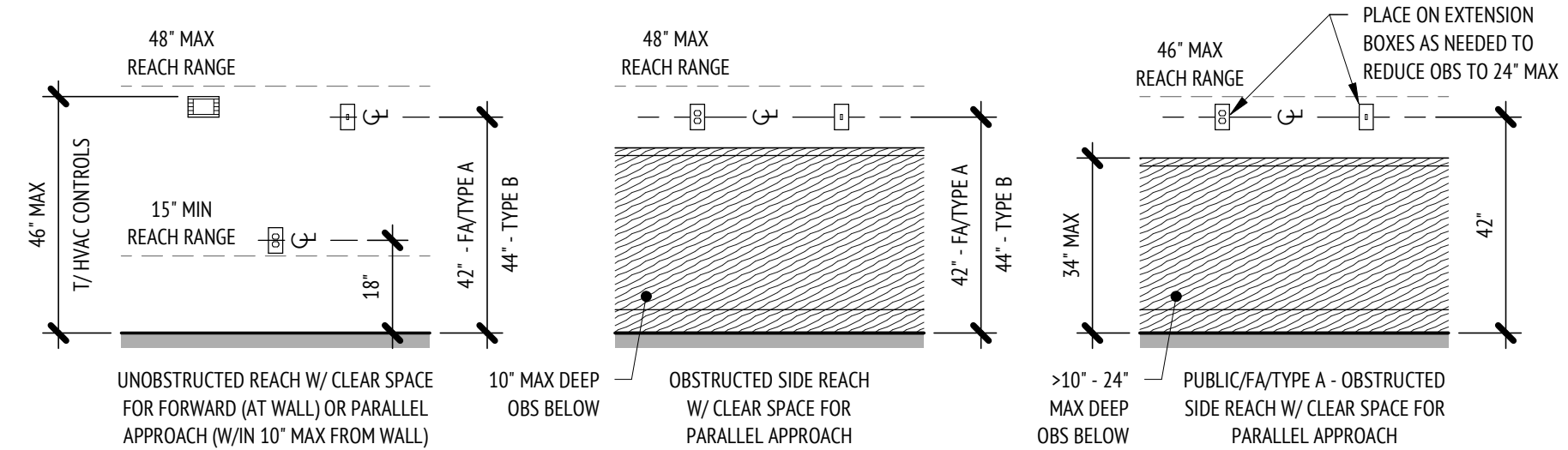
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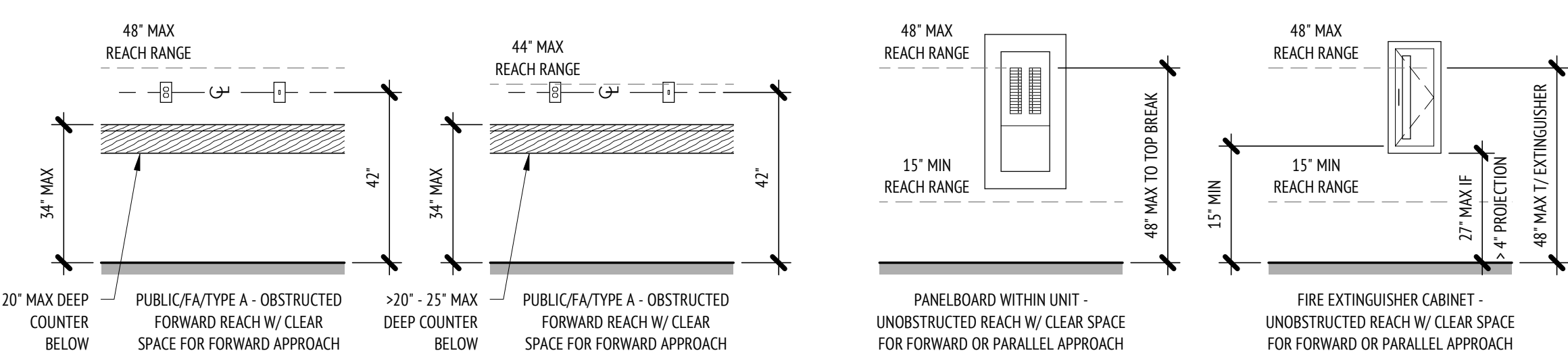
DRAWING TITLE	
CONST TYPES, CLEARANCES, ABBREVIATIONS, SYMBOLS	
SCALE	As indicated
PROJECT NUMBER	14880
DRAWING NUMBER	A001



SCALE: 3/8" = 1'-0"

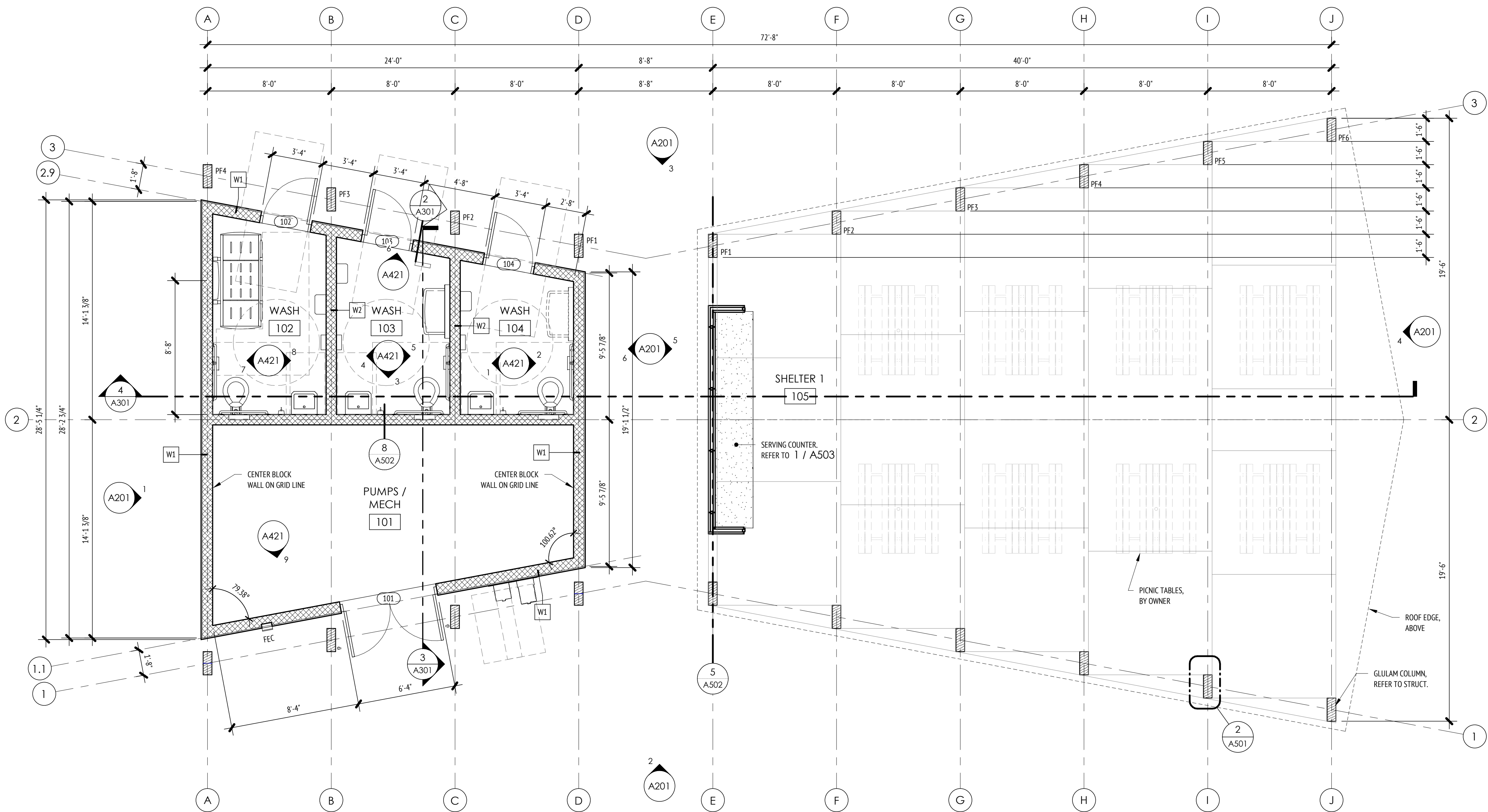


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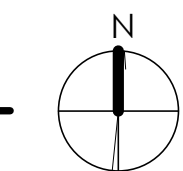


2

SCA



1 SHELTER 1 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN GENERAL NOTES	
1.	GRIDLINES ARE ALIGNED TO CENTER OF COLUMNS / WALLS OR FACE OF BLOCK WALLS
2.	REFER TO A001 FOR ACCESSIBLE CLEARANCES. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN FIELD.
FLOOR PLAN KEY NOTES	
1	XXX
2	
3	
4	
5	
6	

LINNAN PARK PHASE 1

8500 ALICE AVE
CLIVE, IA 50325

Owner:

CITY OF CLIVE

SMITHGROUP

44 EAST MIFFLIN STREET
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VEENSTRA & KIMM, INC.
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WEST DES MOINES, IA 50266
800.240.8000

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90% Design Revised, For Review		2/7/2025

SEALS AND SIGNATURES

DRAWING TITLE
SHELTER 1 - FLOOR
PLAN

SCALE
As indicated
14880

PROJECT NUMBER

A101

DRAWING NUMBER

LINNAN PARK
PHASE 1

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CLIVE, IA 50325

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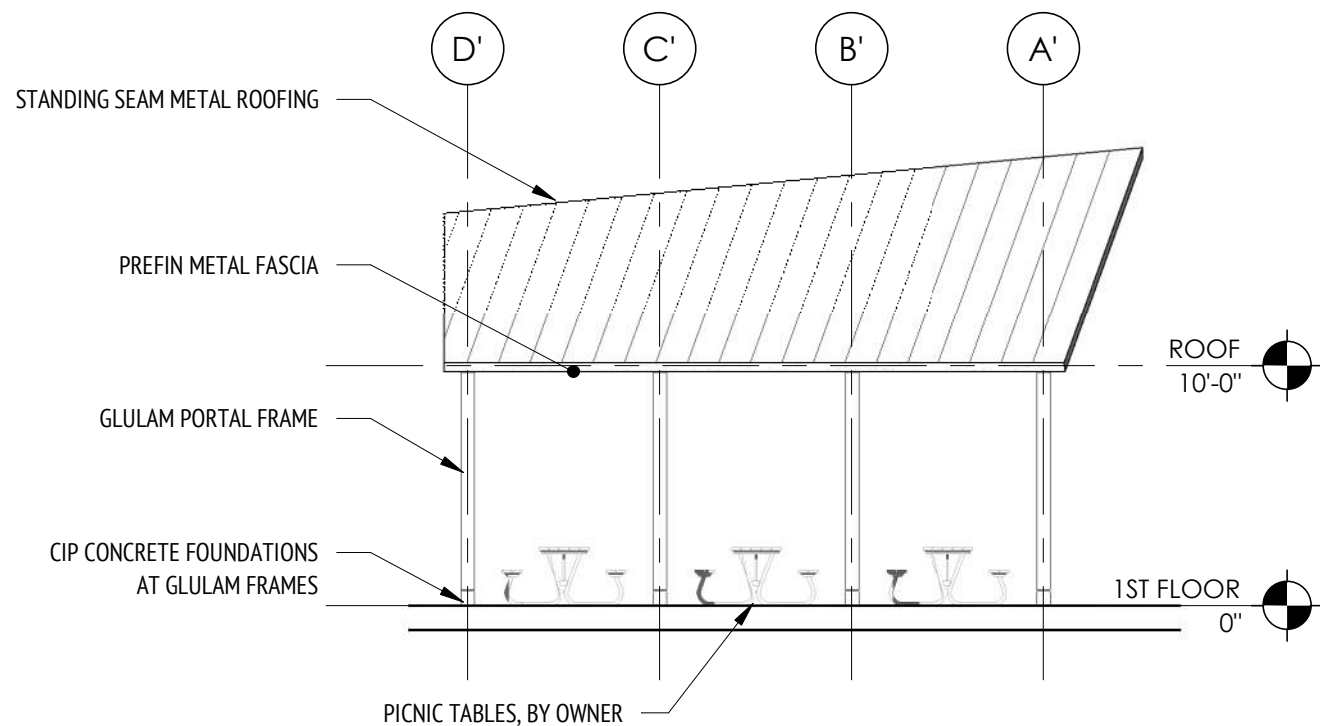
VEENSTRA & KIMM, INC.
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3000 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
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90% Design Revised, For Review		2/7/2025

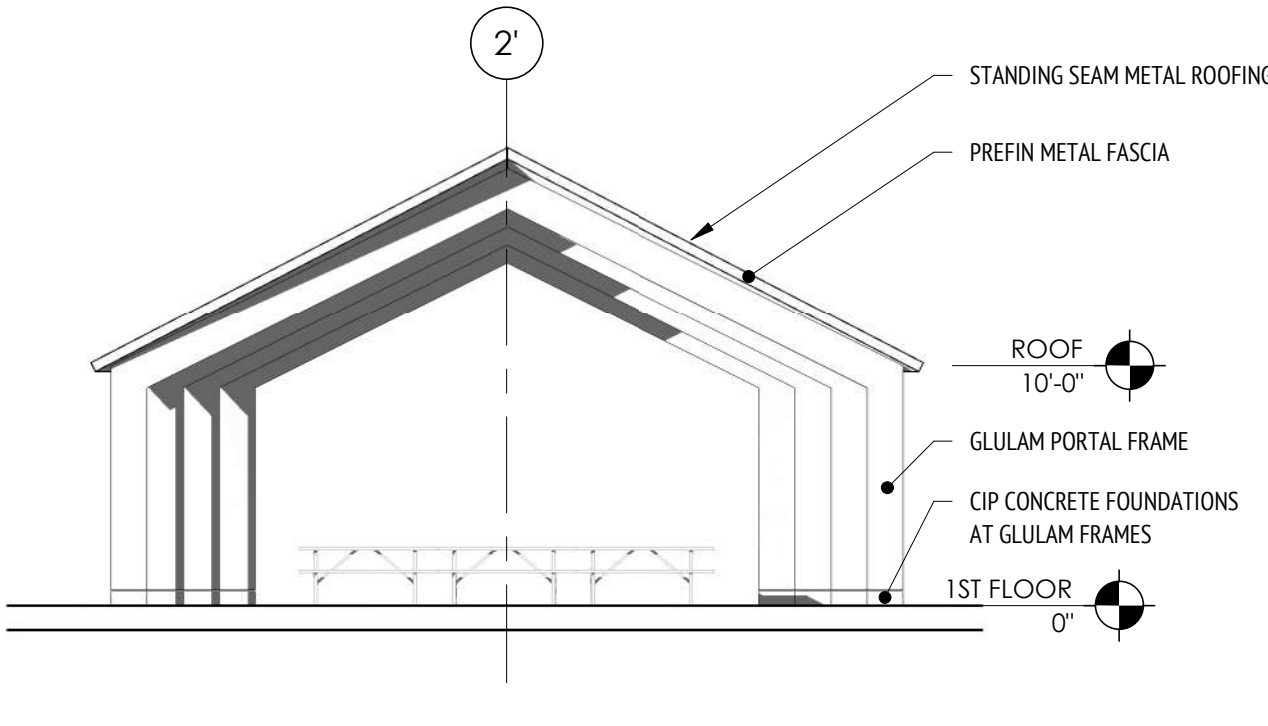
SEALS AND SIGNATURES

DRAWING TITLE
SHELTER 2 - PLANS &
ELEVATIONS

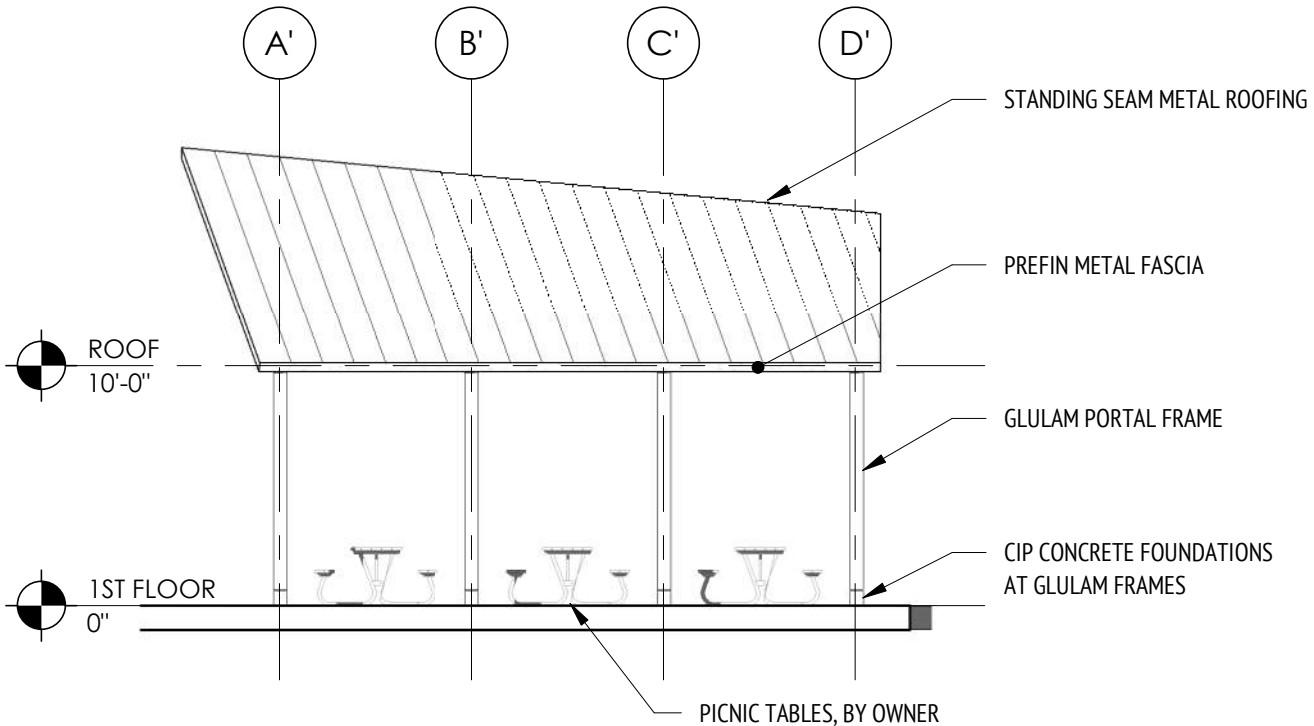
As indicated
SCALE 14880
PROJECT NUMBER
DRAWING NUMBER
A102



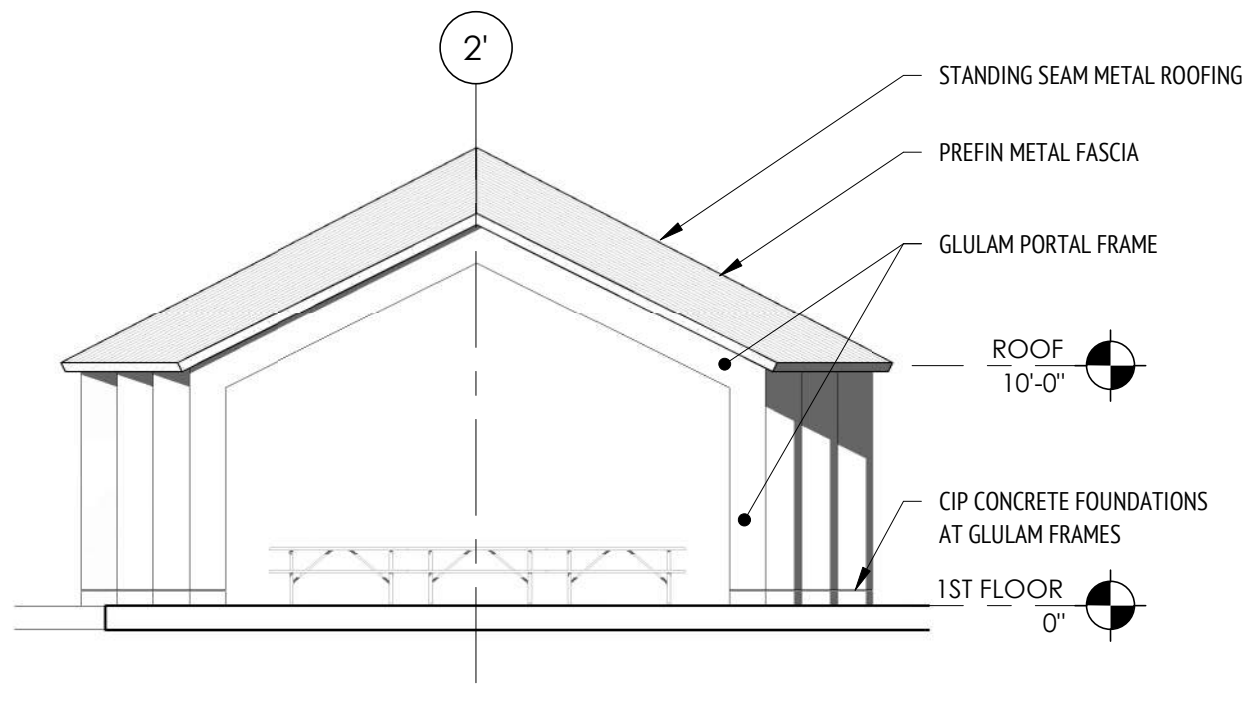
7 SHELTER 2 - NORTH ELEV
SCALE: 1/8" = 1'-0"



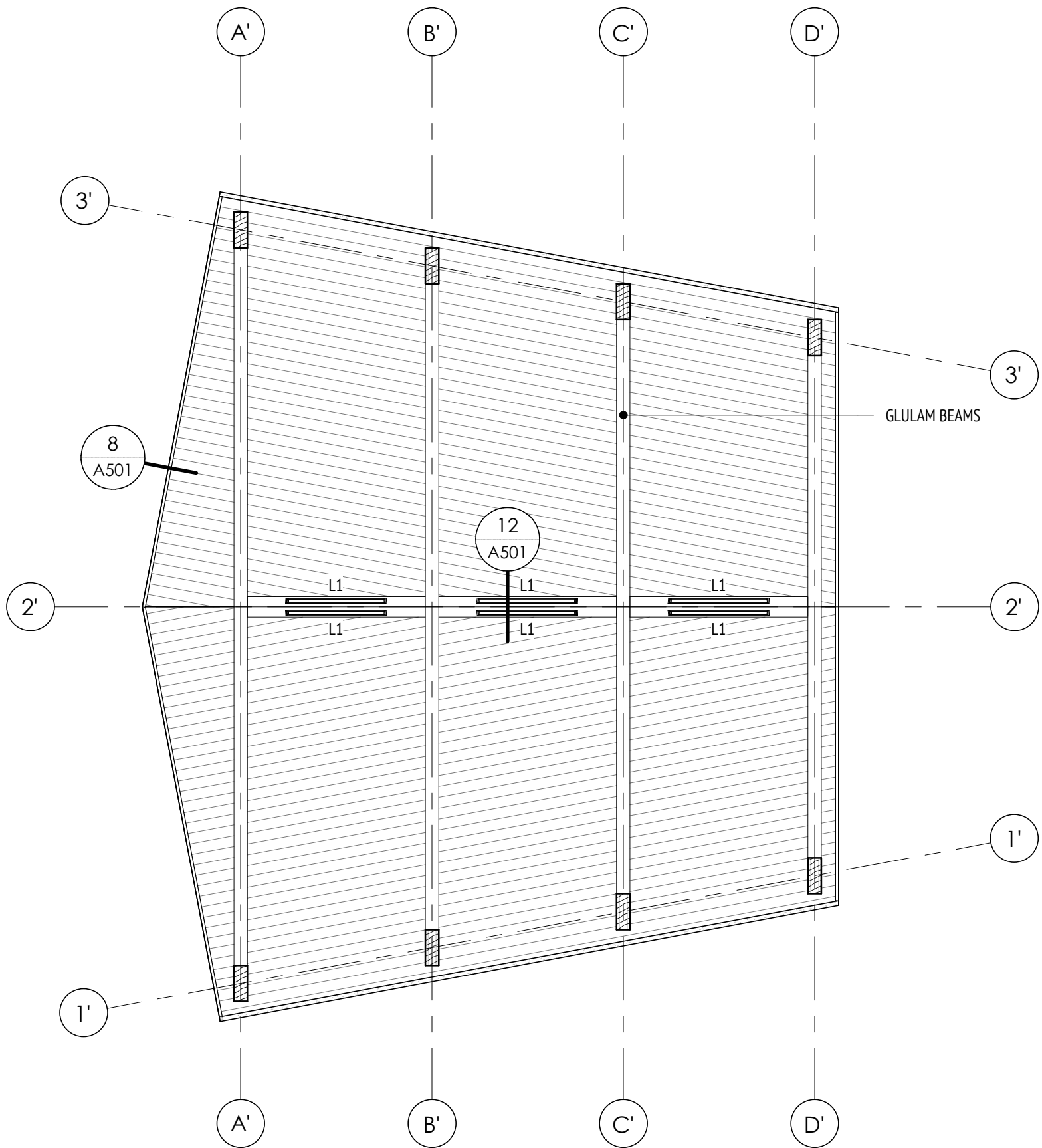
6 SHELTER 2 - WEST ELEV
SCALE: 1/8" = 1'-0"



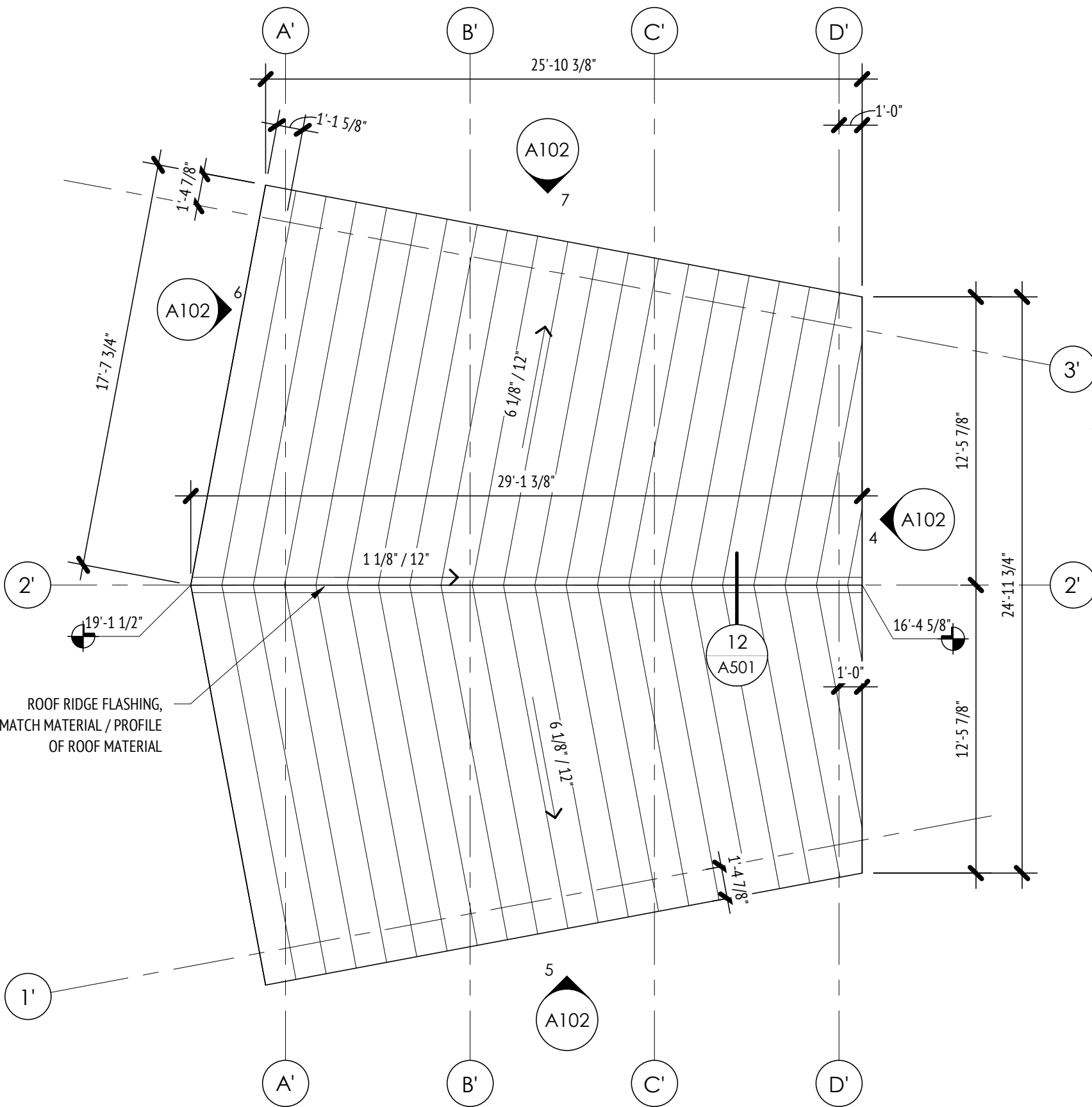
5 SHELTER 2 - SOUTH ELEV
SCALE: 1/8" = 1'-0"



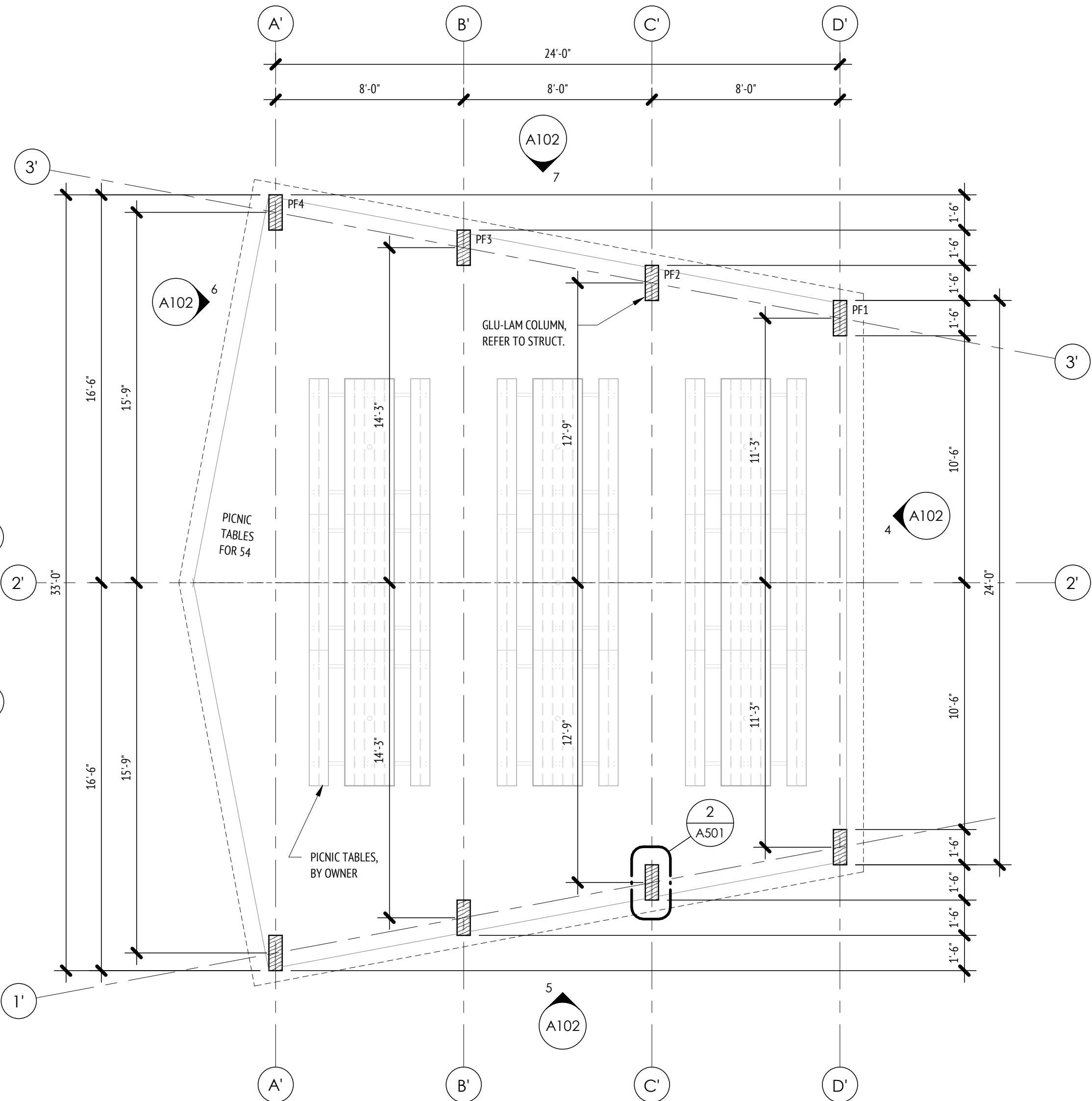
4 SHELTER 2 - EAST ELEV
SCALE: 1/8" = 1'-0"



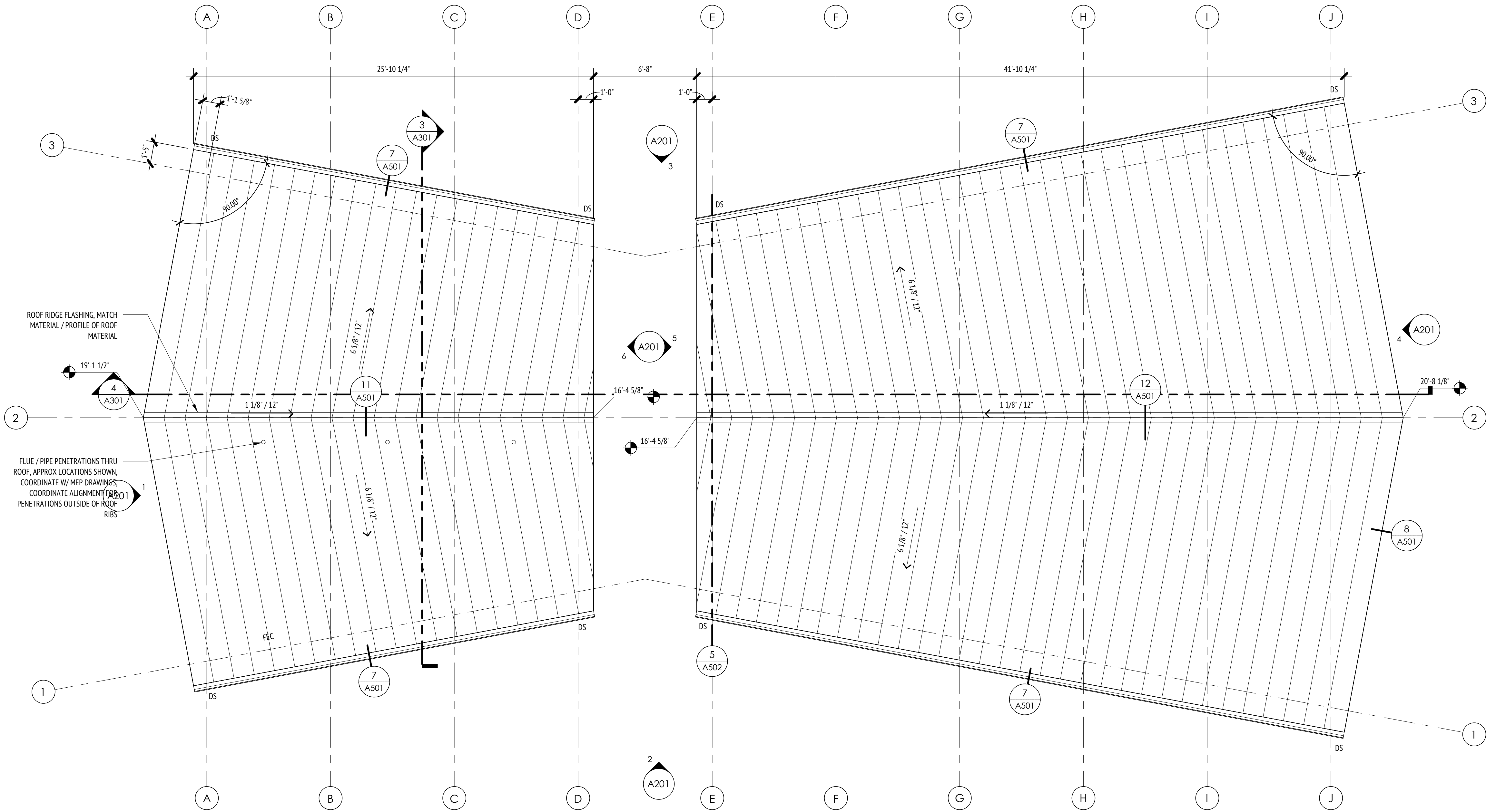
3 SHELTER 2 - RCP
SCALE: 3/16" = 1'-0"



2 SHELTER 2 - ROOF PLAN
SCALE: 3/16" = 1'-0"



1 SHELTER 2 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 SHELTER 1 - ROOF PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1.

GRIDLINES ARE ALIGNED TO CENTER OF COLUMNS / WALLS OR FACE OF BLOCK WALLS

2.

REFER TO A001 FOR ACCESSIBLE CLEARANCES. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN FIELD.

FLOOR PLAN KEY NOTES

1

xxx

2

3

4

5

6

LINNAN PARK
PHASE 1
8500 ALICE AVE
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SEALS AND SIGNATURES

DRAWING TITLE
SHELTER 1 - ROOF PLAN

SCALE
As indicated
14880

PROJECT NUMBER
A111

DRAWING NUMBER



MAT: ZINC STANDING SEAM
MFR: RHEINZINK
SIZE: MANUF. STD
LOC: ROOFING



MAT: DOUGLAS FIR T&G
ROOF DECKING
CLR: CLEAR SEALANT
SIZE: 6" x 3" BOARDS
LOC: ROOF DECKING



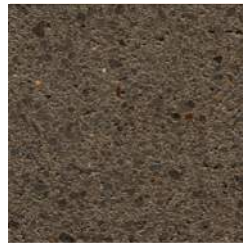
MAT: CORTEN STEEL PANEL
MFR: BOK MODERN
CLR: NAT. PATINA
SIZE: 4' x 8'
LOC: RESTROOM EXTERIOR
WALL CLADDING



MAT: PRECAST
CLR: BUFF
FIN: SMOOTH
SIZE: 4' x 8'
LOC: COUNTERTOP UNDER
SHELTER



MAT: EXTERIOR PAINT
CLR: TBD - BROWN COLOR
FIN: SEMI-GLOSS
LOC: HM DOORS & FRAMES



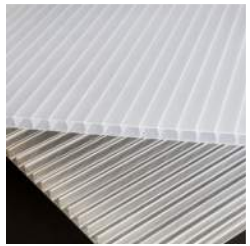
MAT: BURNISHED BLOCK
MFR: ECHELON MASONRY
CLR: TBD, WARM TONES
SIZE: 8x16
LOC: WASHROOMS & PUMPS



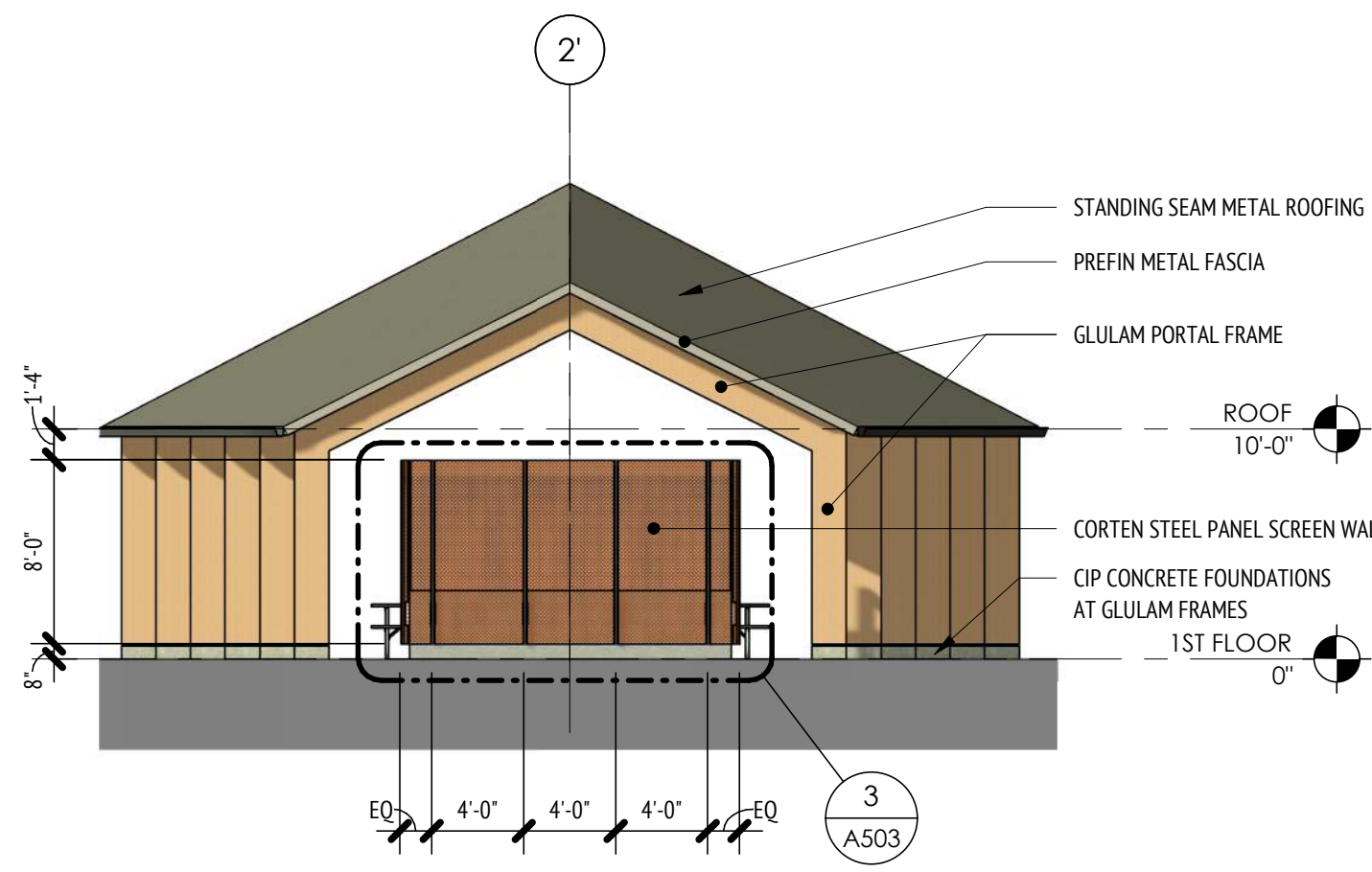
MAT: DOUGLAS FIR
GLULAM BEAM COLUMNS
CLR: CLEAR SEALANT
LOC: ROOF SUPPORT
STRUCTURE



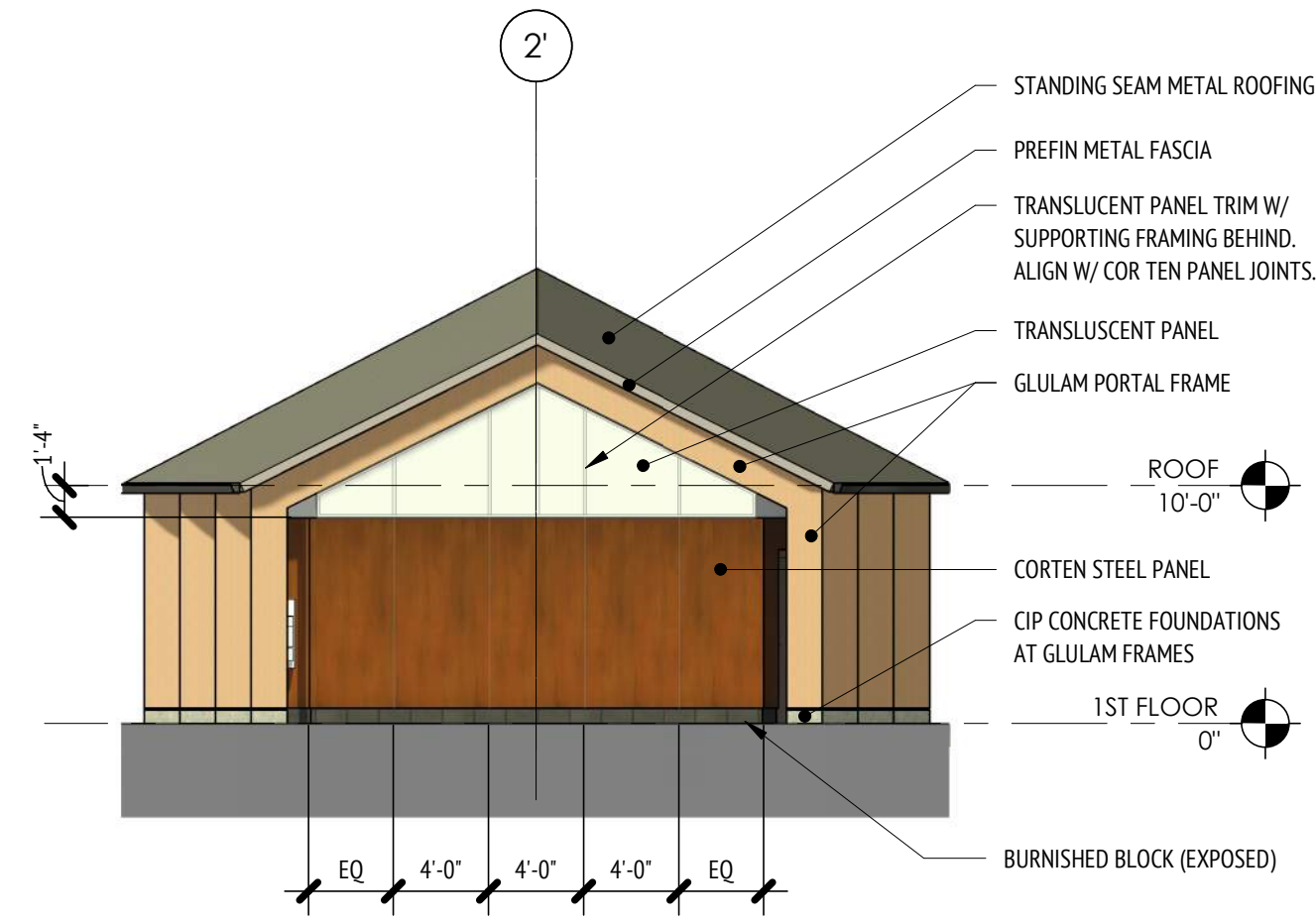
MAT: PERFORATED CORTEN
STEEL PANEL
MFR: BOK MODERN
CLR: NAT. PATINA
SIZE: 4' x 8'
LOC: SCREEN WALL AROUND
PRECAST COUNTERTOP



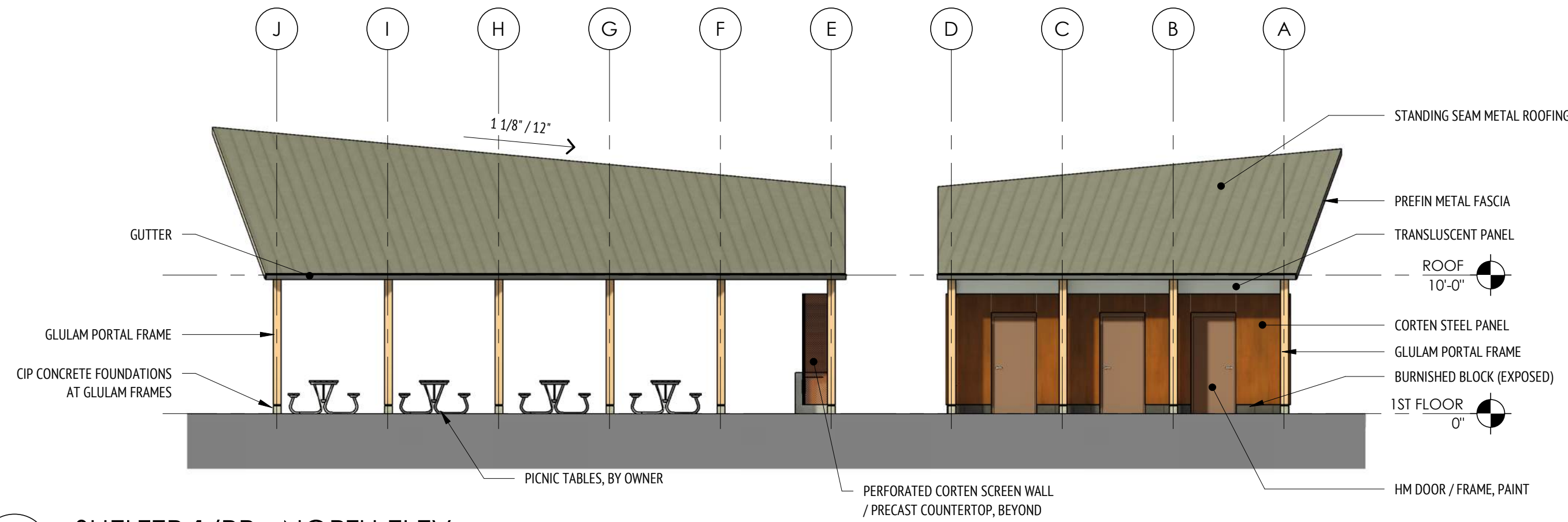
MAT: MULTI-WALL
POLYCARBONATE PANEL
MFR: PLASKOLITE
CLR: FROSTED
FIN: SMOOTH
SIZE: 4' x 8'
LOC: CLERESTORY; SEPARATIONS
ABOVE BURNISHED BLOCK WALLS



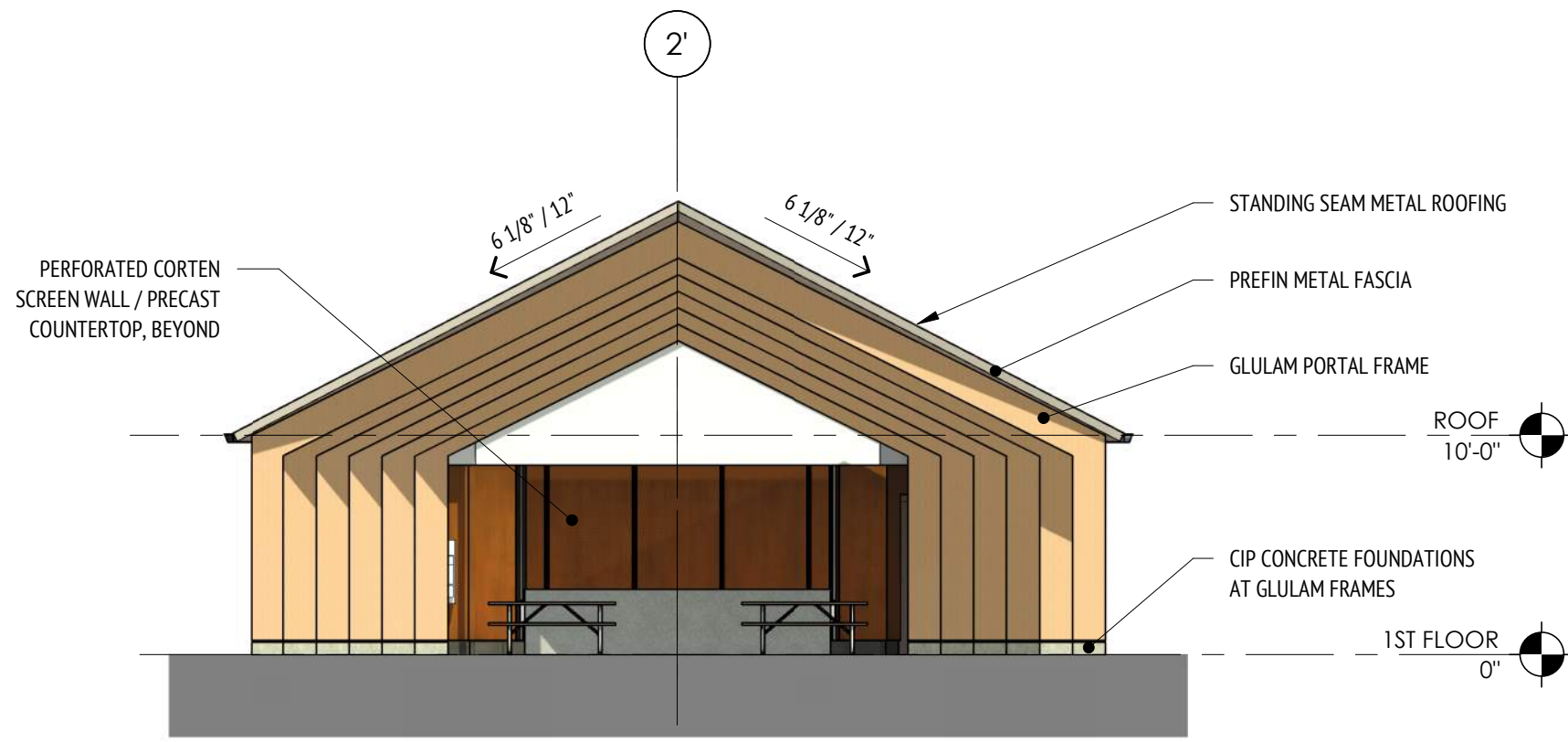
5 SHELTER 1 - WEST ELEV
SCALE: 1/8" = 1'-0"



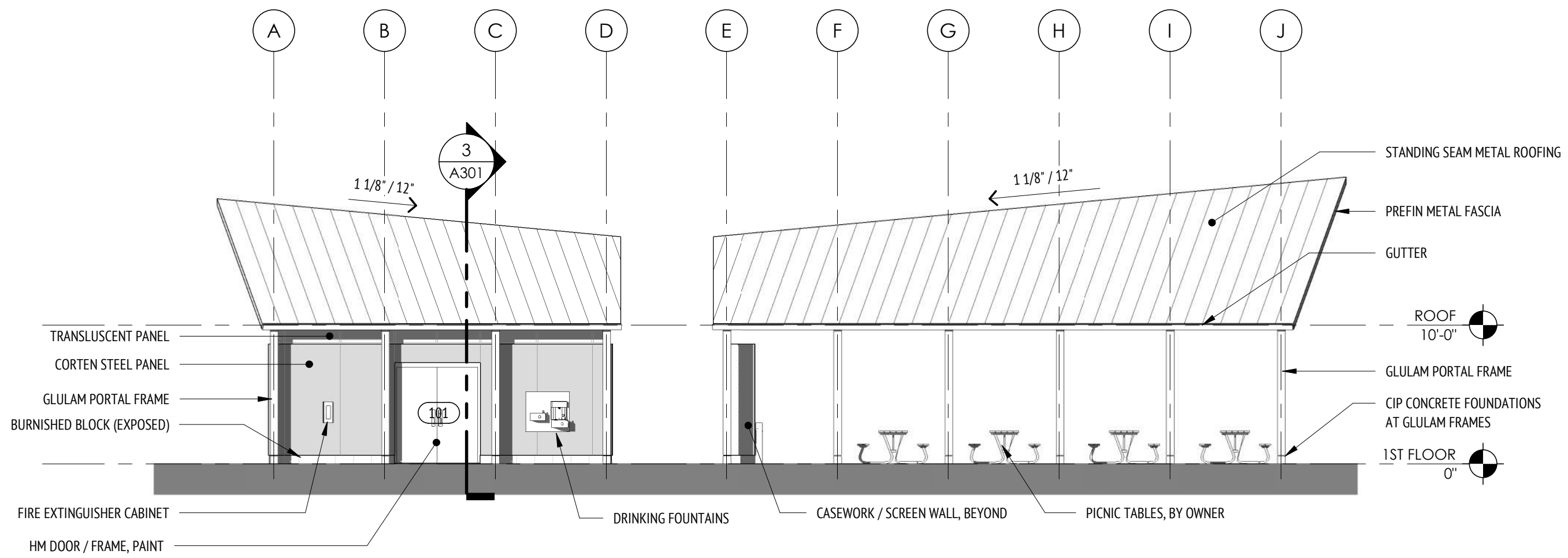
6 RESTROOM - EAST ELEV
SCALE: 1/8" = 1'-0"



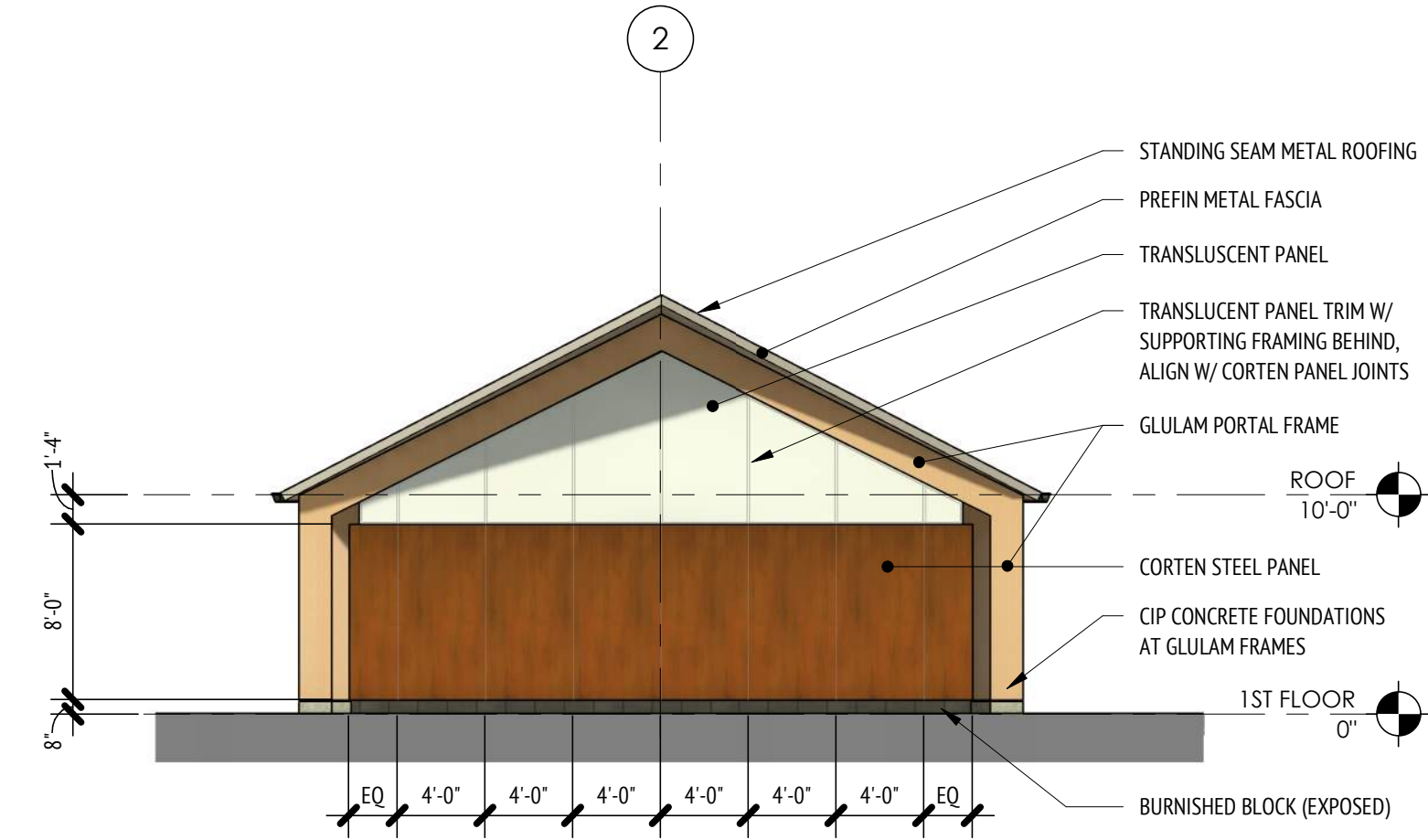
3 SHELTER 1/RR - NORTH ELEV
SCALE: 1/8" = 1'-0"



4 SHELTER 1 - EAST ELEV
SCALE: 1/8" = 1'-0"



2 SHELTER 1/RR - SOUTH ELEV
SCALE: 1/8" = 1'-0"



1 RESTROOM - WEST ELEV
SCALE: 1/8" = 1'-0"

LINNAN PARK PHASE 1

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

DRAWING TITLE
SHELTER 1 - EXTERIOR
ELEVATIONS

SCALE
1/8" = 1'-0"
14880

PROJECT NUMBER

A201

DRAWING NUMBER

LINNAN PARK
PHASE 1

8500 ALICE AVE
CLIVE, IA 50325

Owner:
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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

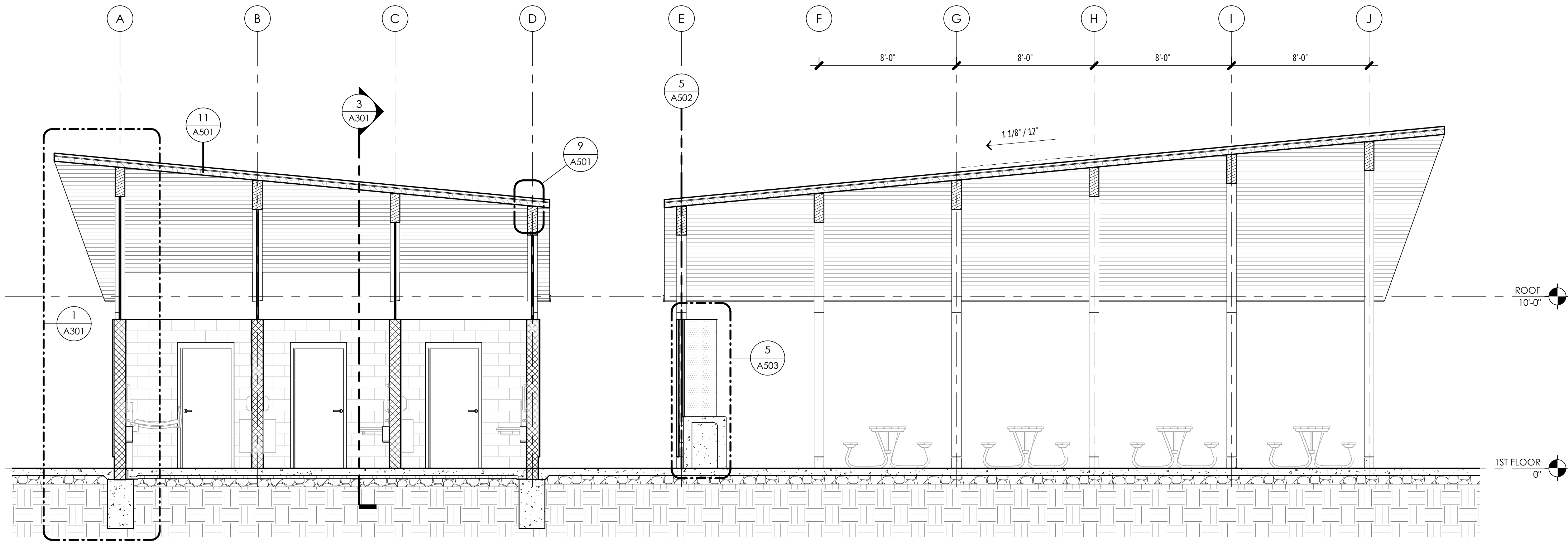
DRAWING TITLE
SHELTER 1 - BUILDING
SECTIONS

As indicated
SCALE
14880

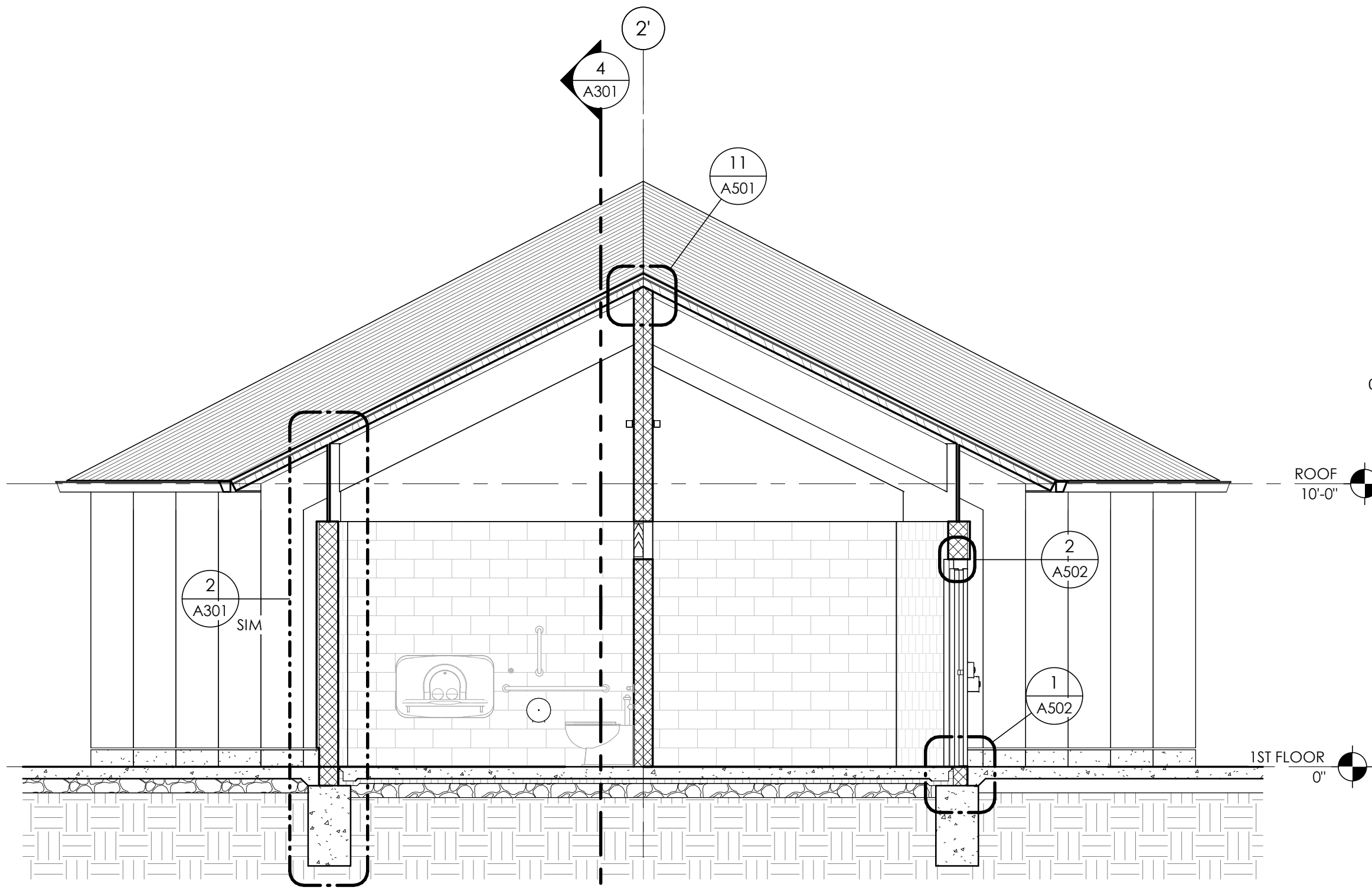
PROJECT NUMBER

DRAWING NUMBER

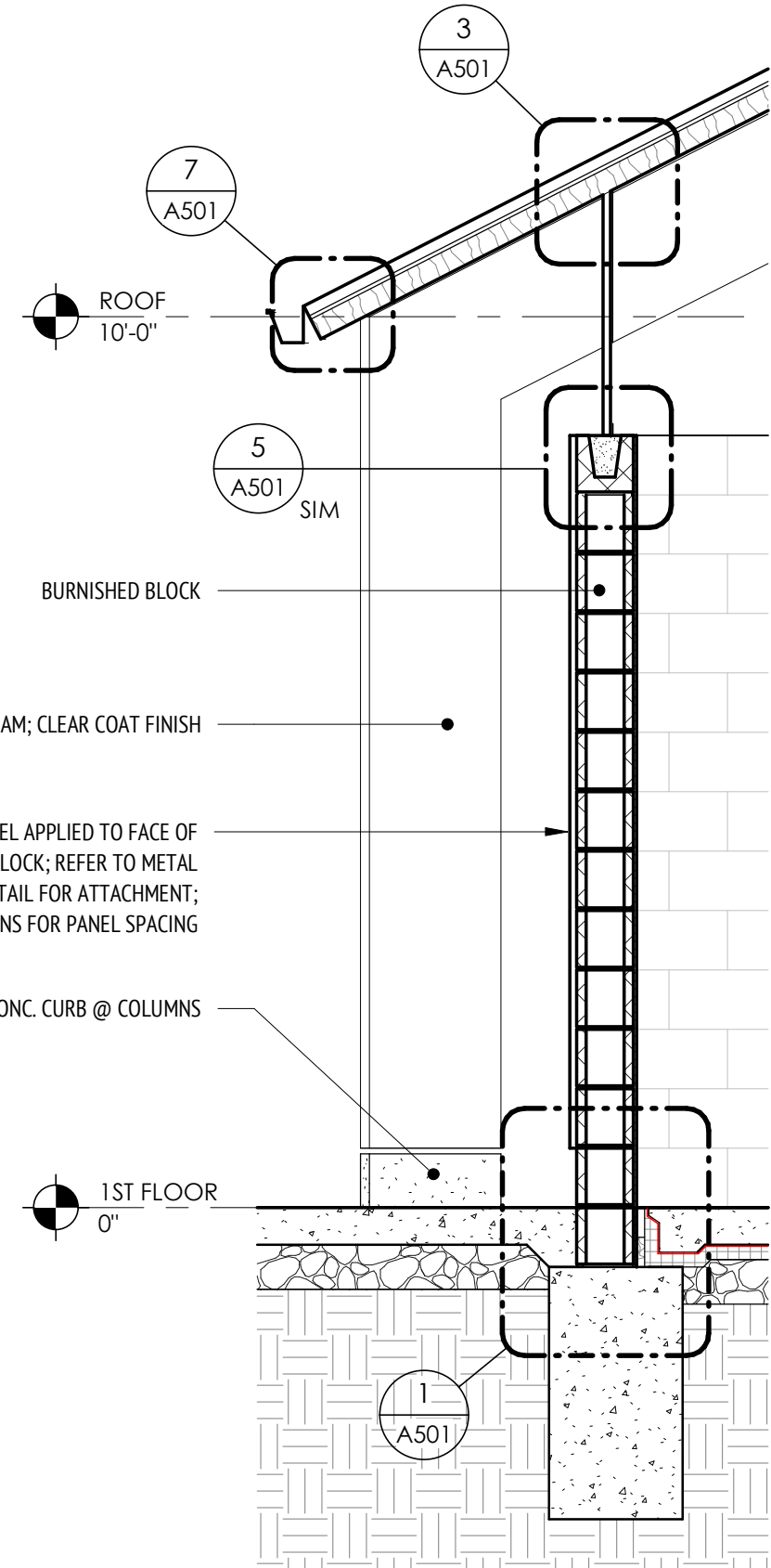
A301



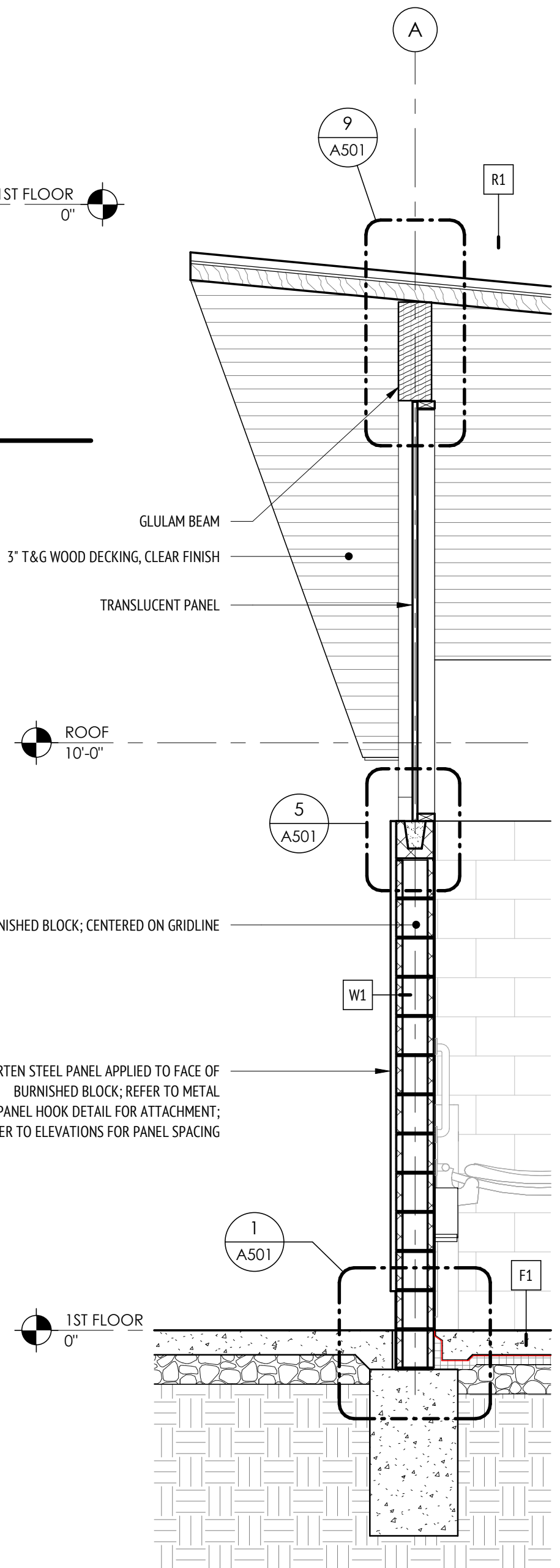
4 BUILDING SECTION E-W
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION N-S
SCALE: 1/4" = 1'-0"



2 WALL SECTION @ BLOCK WALL
SCALE: 1/2" = 1'-0"



1 WALL SECTION - END CONDITION
SCALE: 1/2" = 1'-0"

LINNAN PARK
PHASE 1

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SEALS AND SIGNATURES

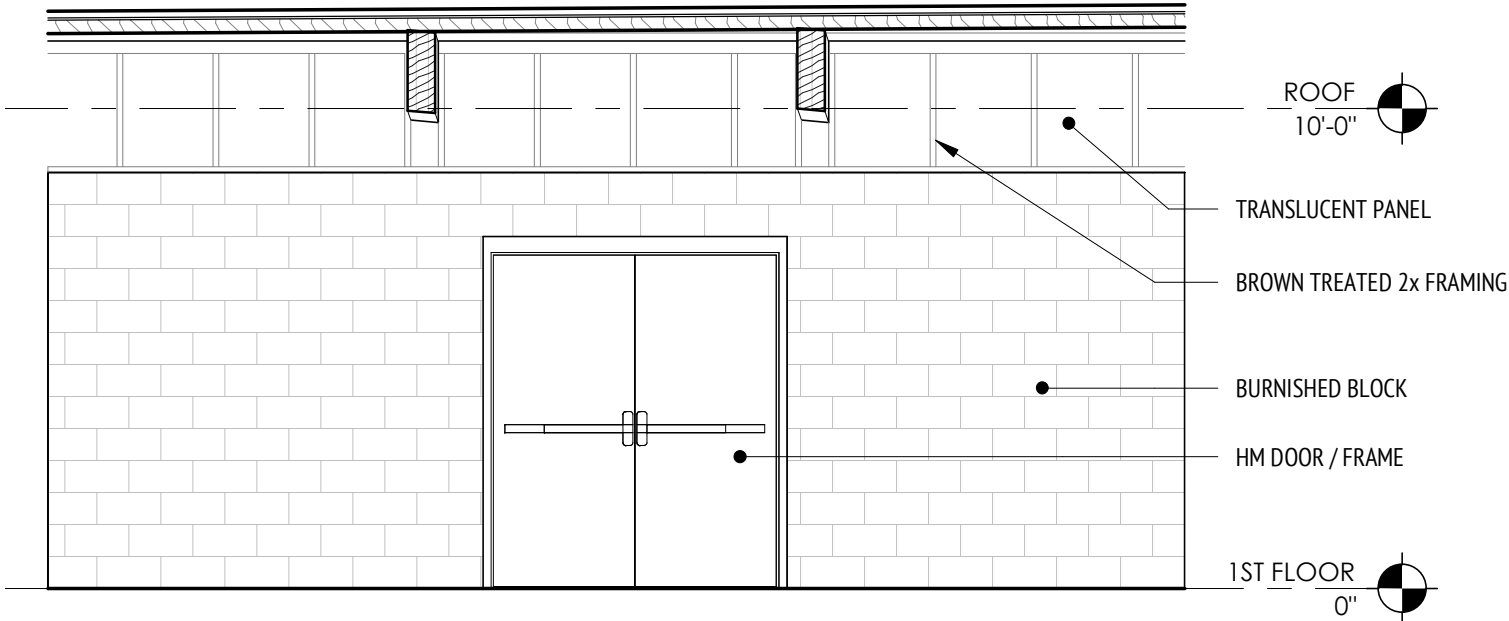
NOT FOR CONSTRUCTION

DRAWING TITLE
SHELTER 1 - INTERIOR
ELEVATIONS

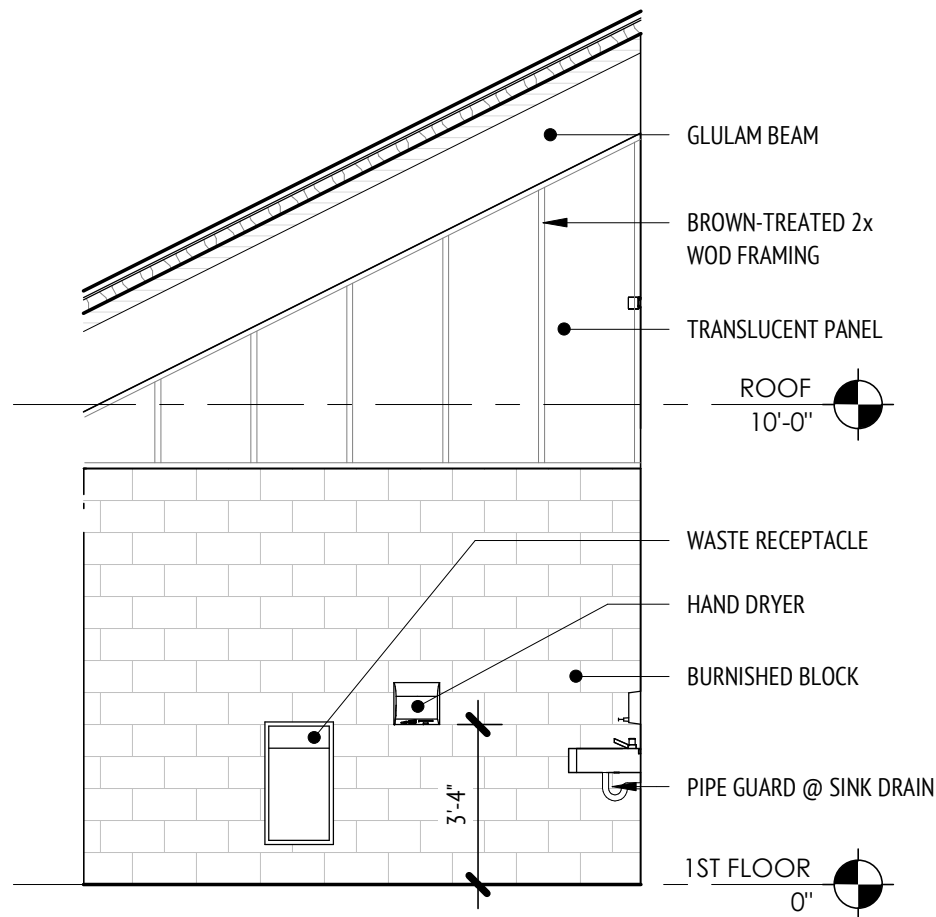
SCALE
1/4" = 1'-0"

PROJECT NUMBER
14880

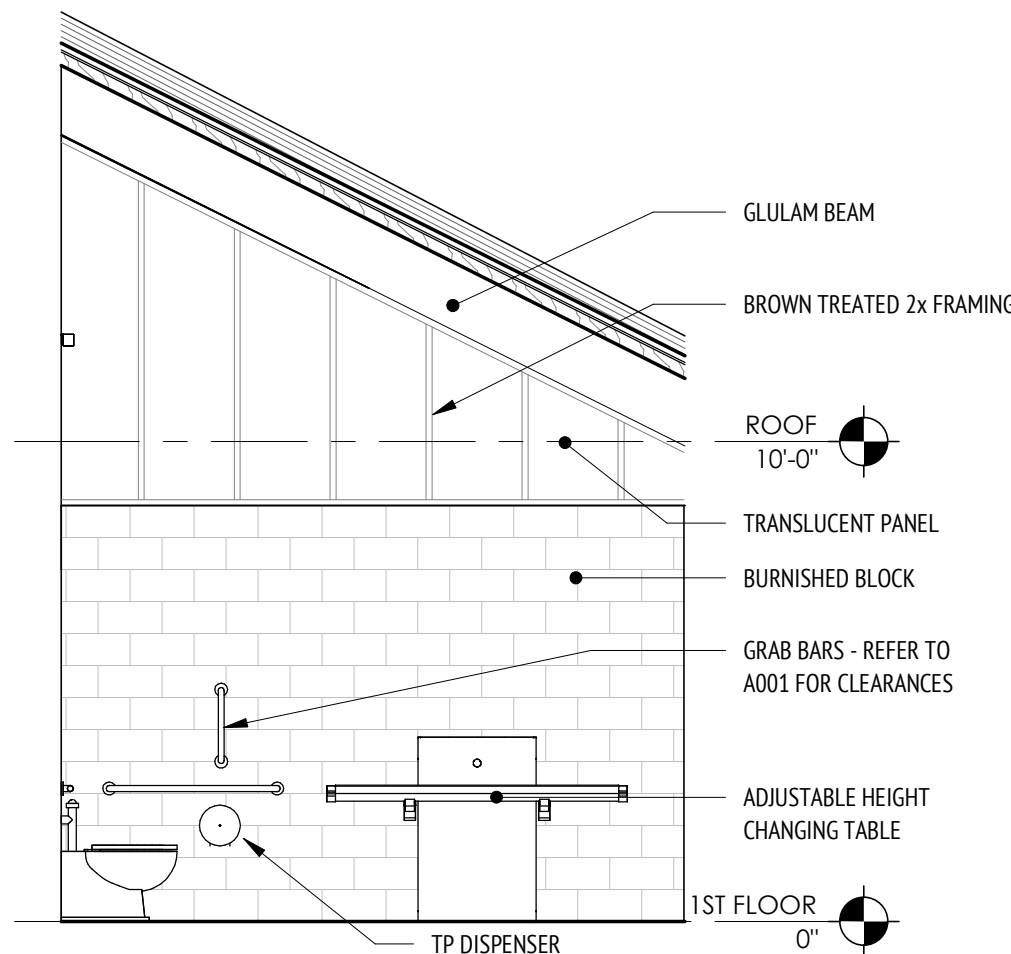
DRAWING NUMBER
A421



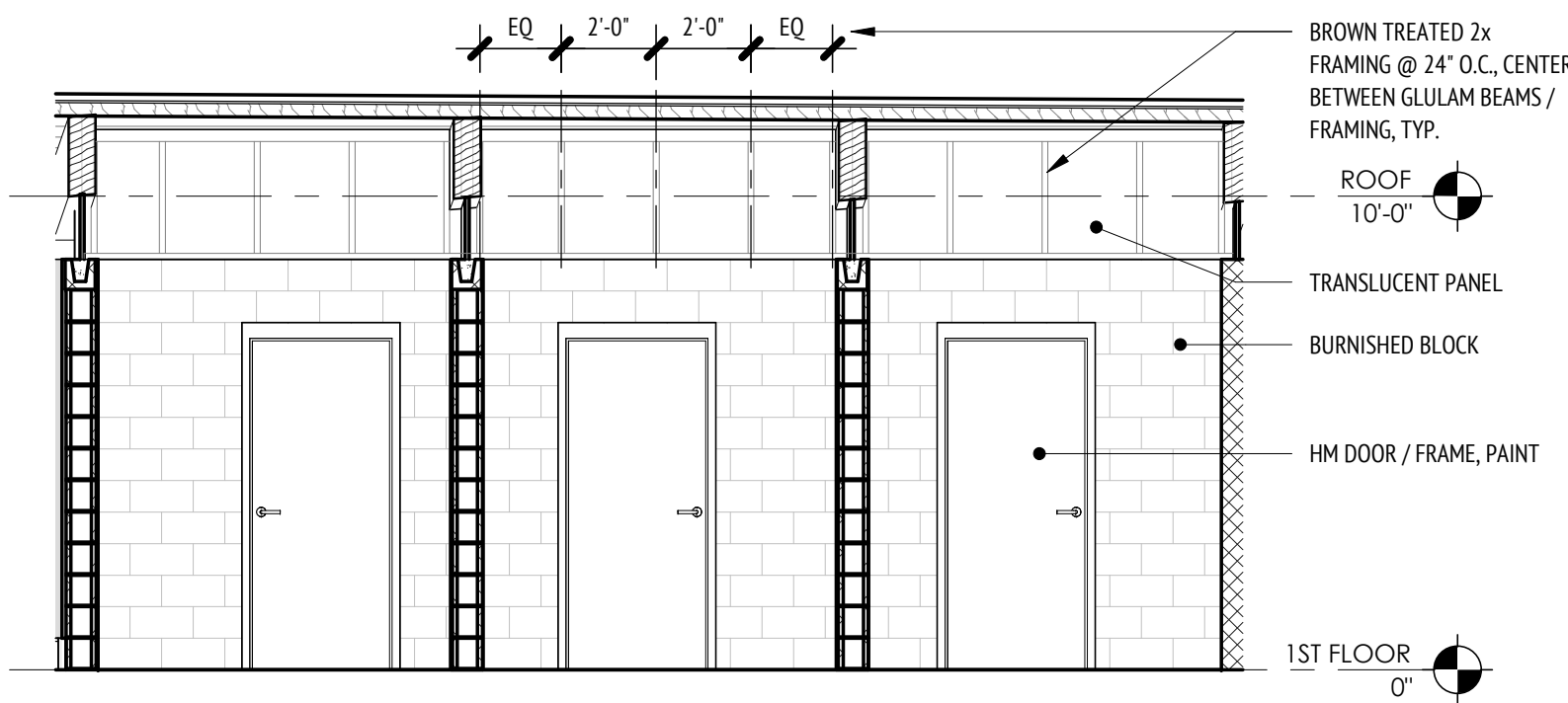
9 PUMPS / MECH - SOUTH INT ELEV
SCALE: 1/4" = 1'-0"



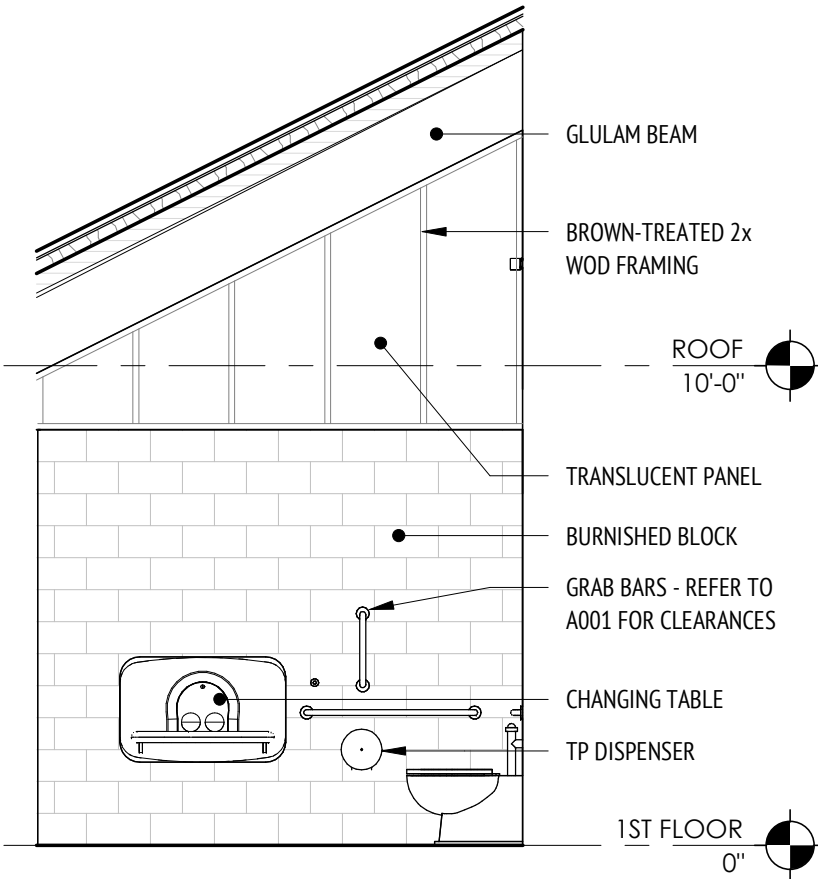
8 WASH 102 - EAST INT ELEV
SCALE: 1/4" = 1'-0"



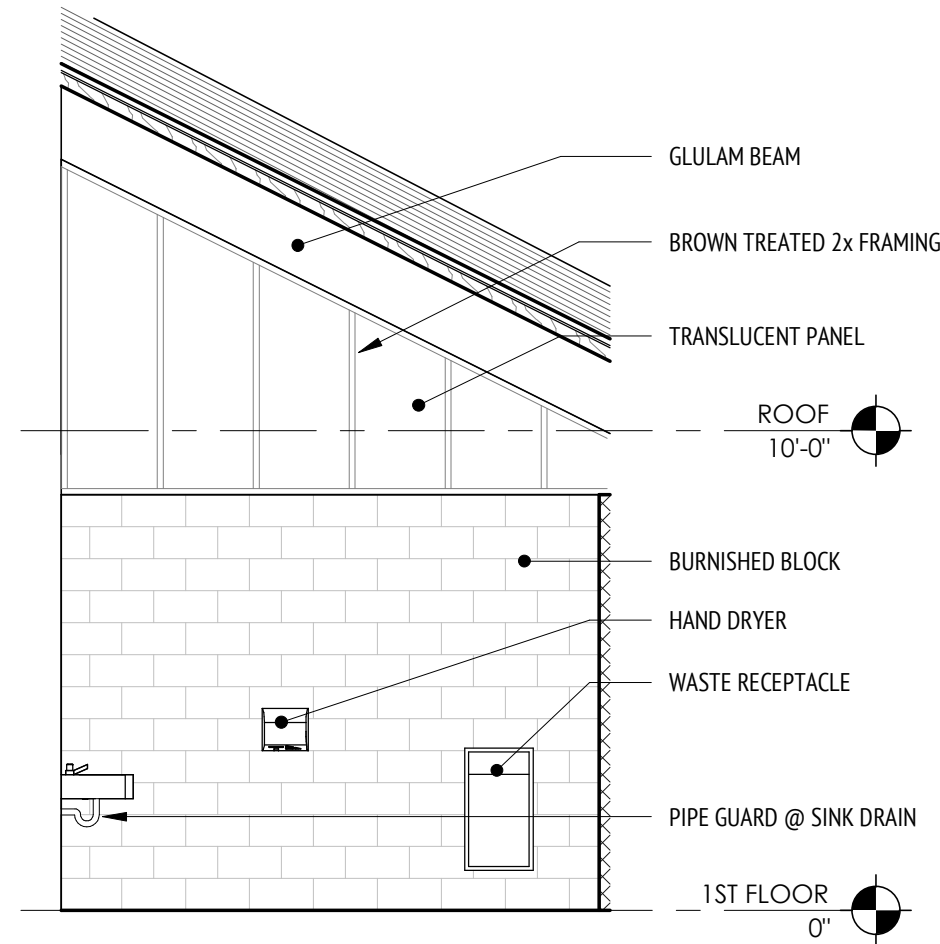
7 WASH 102 - WEST INT ELEV
SCALE: 1/4" = 1'-0"



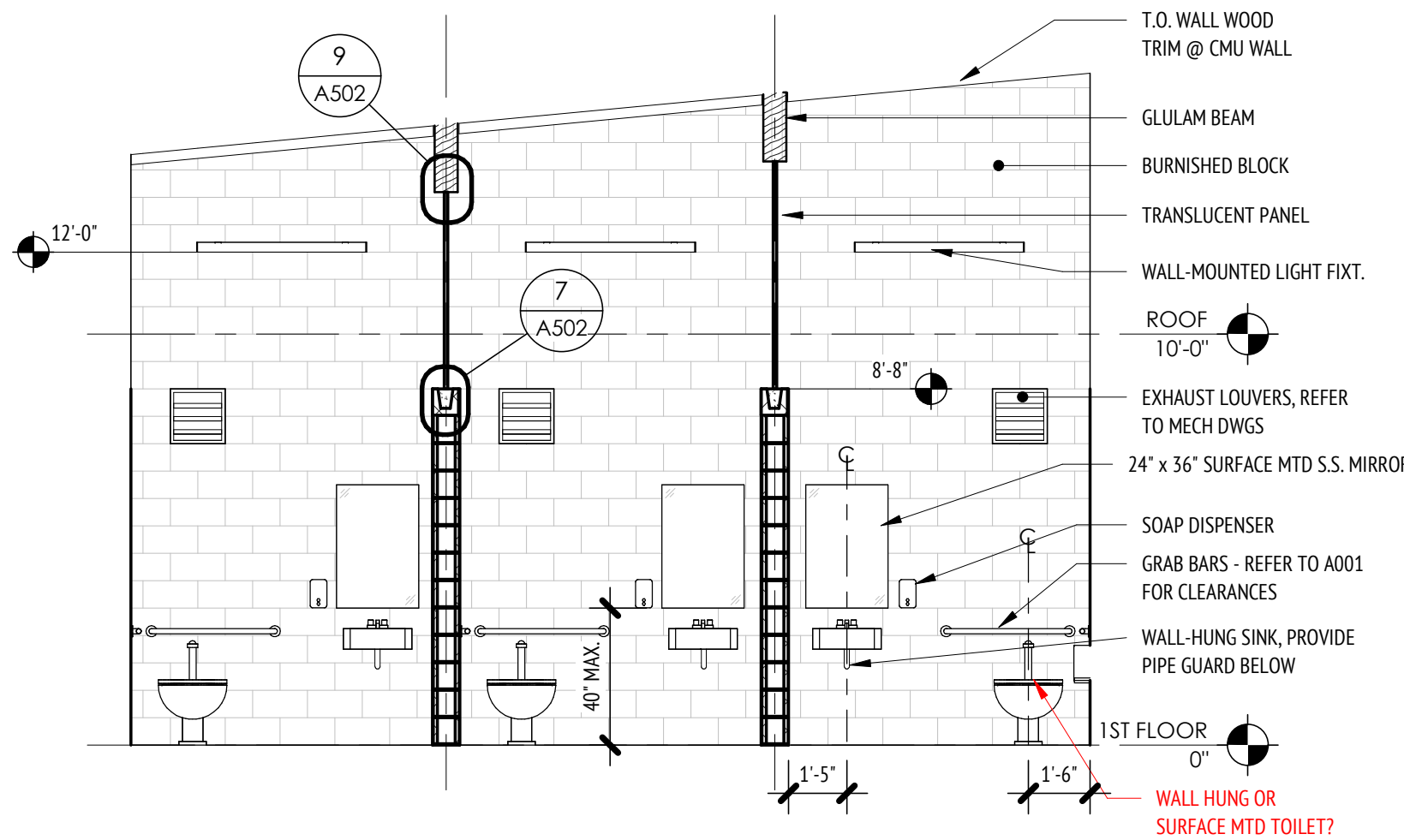
6 WASH ROOMS - NORTH INT ELEV
SCALE: 1/4" = 1'-0"



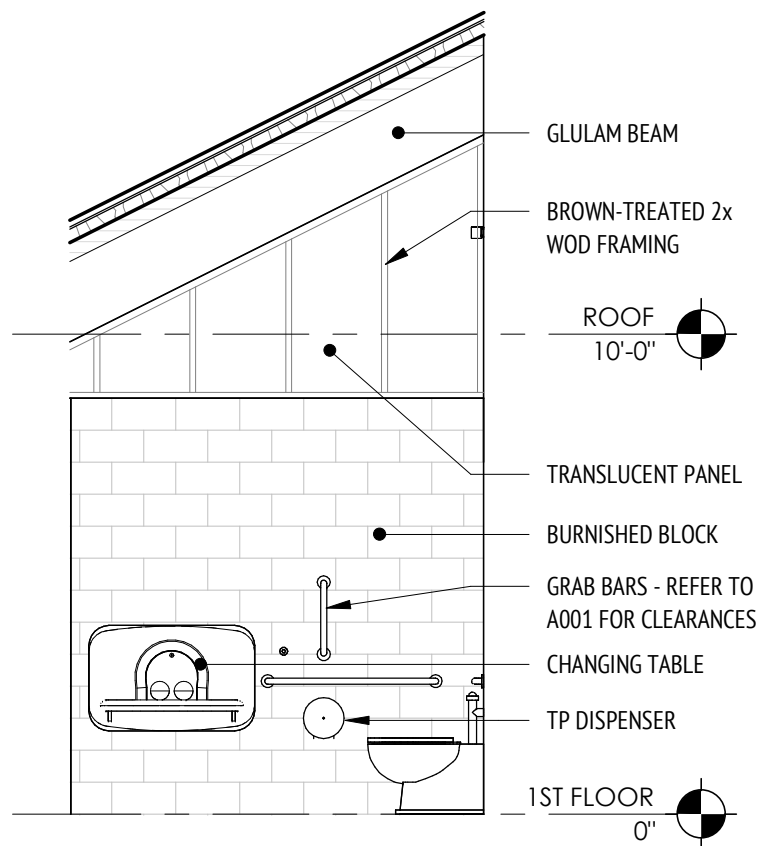
5 WASH 103 - EAST INT ELEV
SCALE: 1/4" = 1'-0"



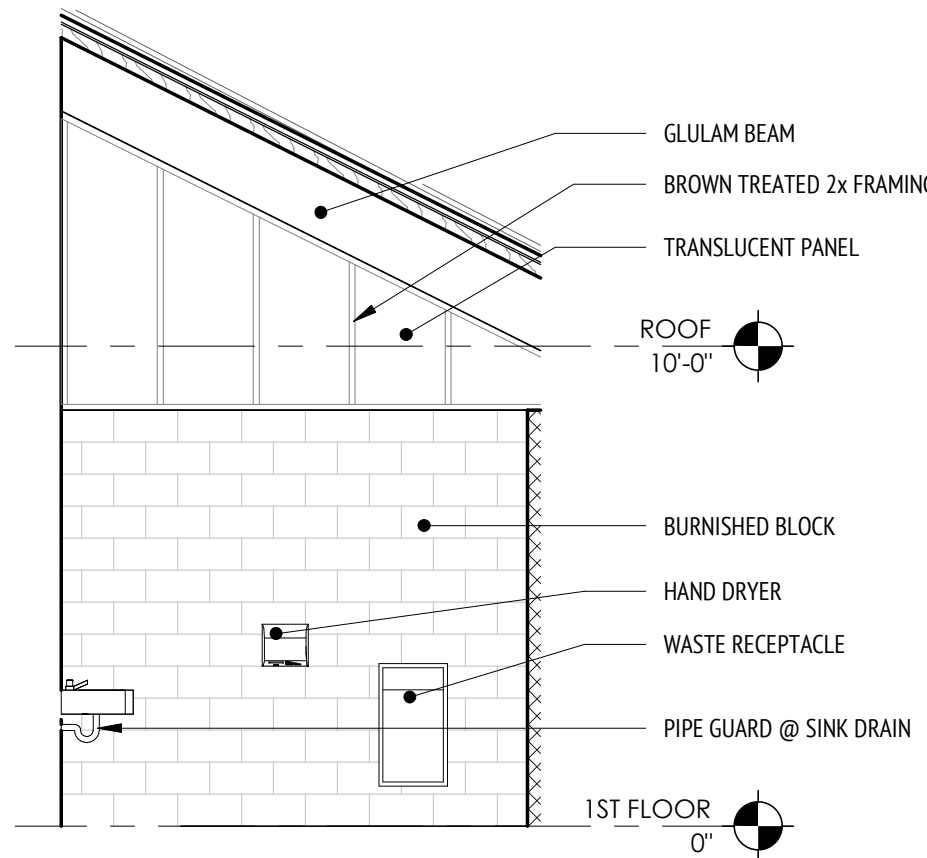
4 WASH 103 - WEST INT ELEV
SCALE: 1/4" = 1'-0"



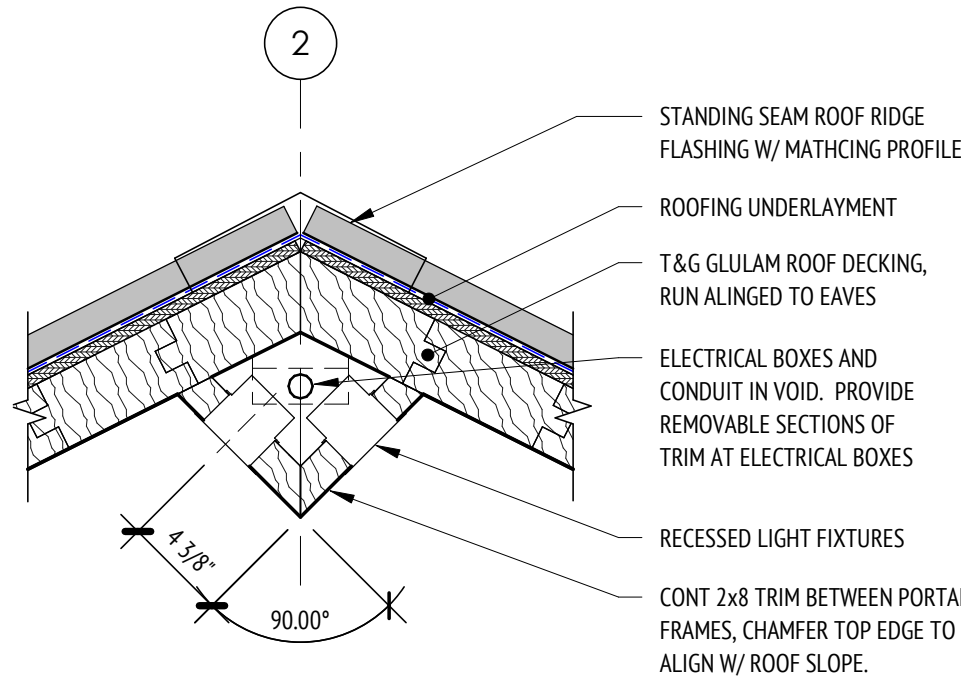
3 WASH ROOMS - SOUTH INT ELEV
SCALE: 1/4" = 1'-0"



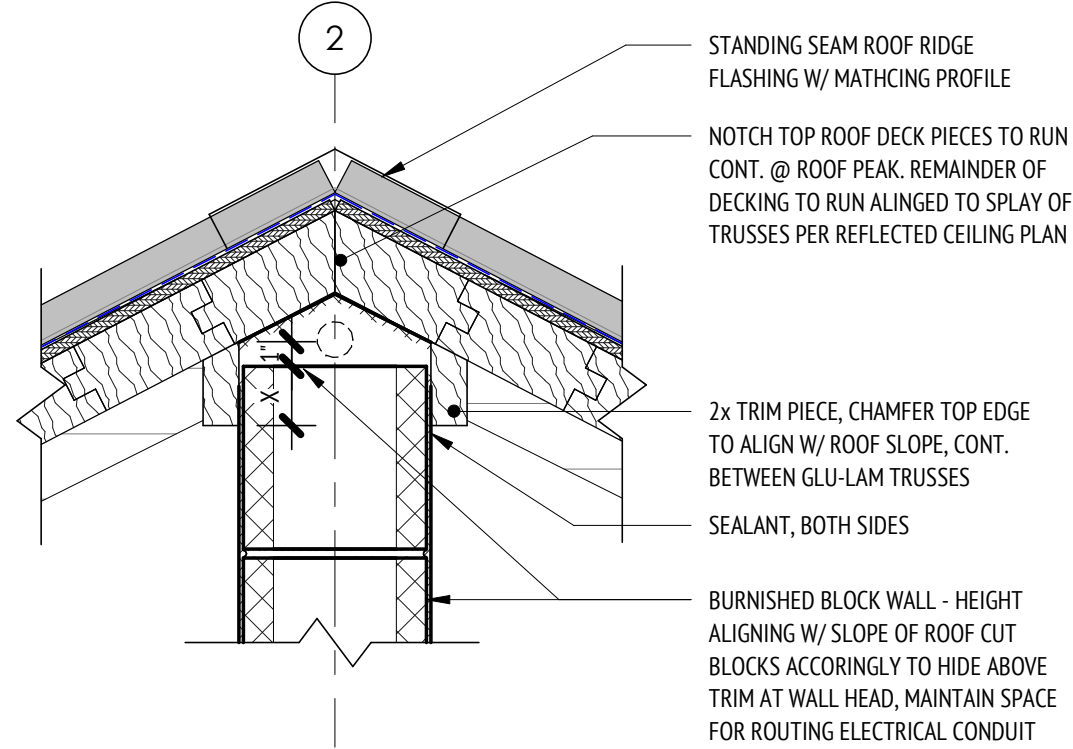
2 WASH 104 - EAST INT ELEV
SCALE: 1/4" = 1'-0"



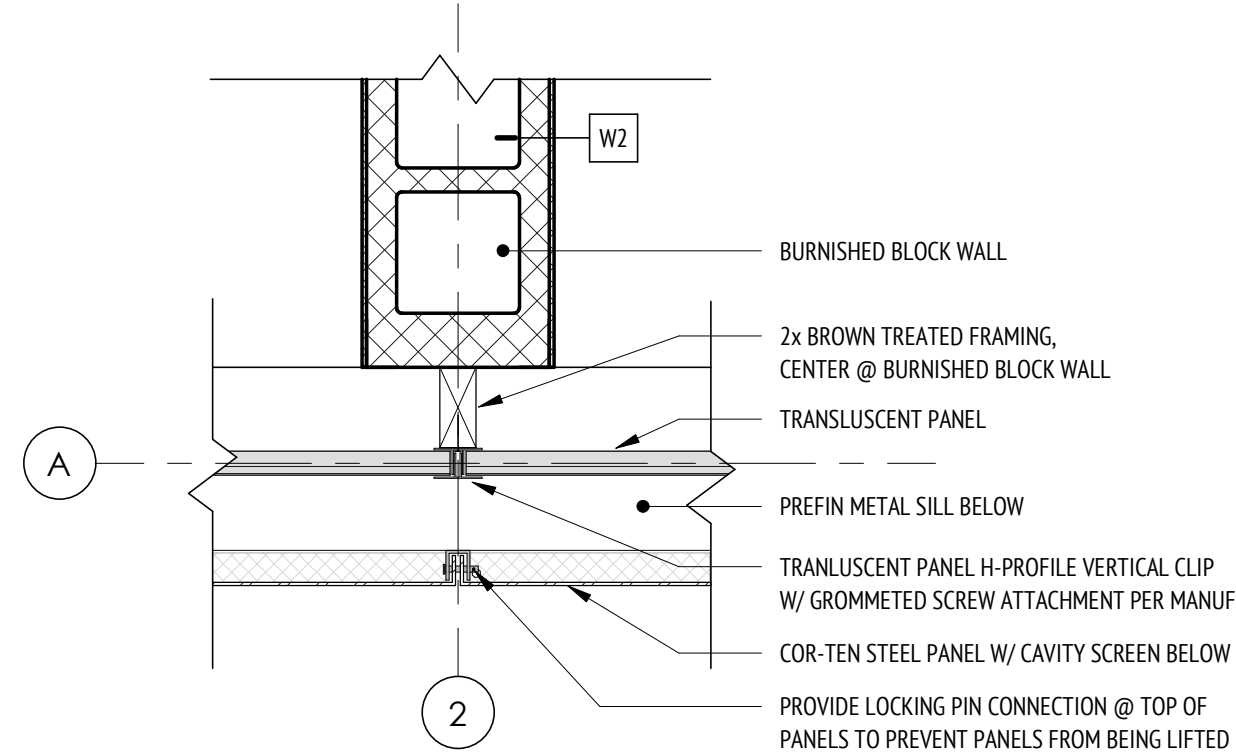
1 WASH 104 - WEST INT ELEV
SCALE: 1/4" = 1'-0"



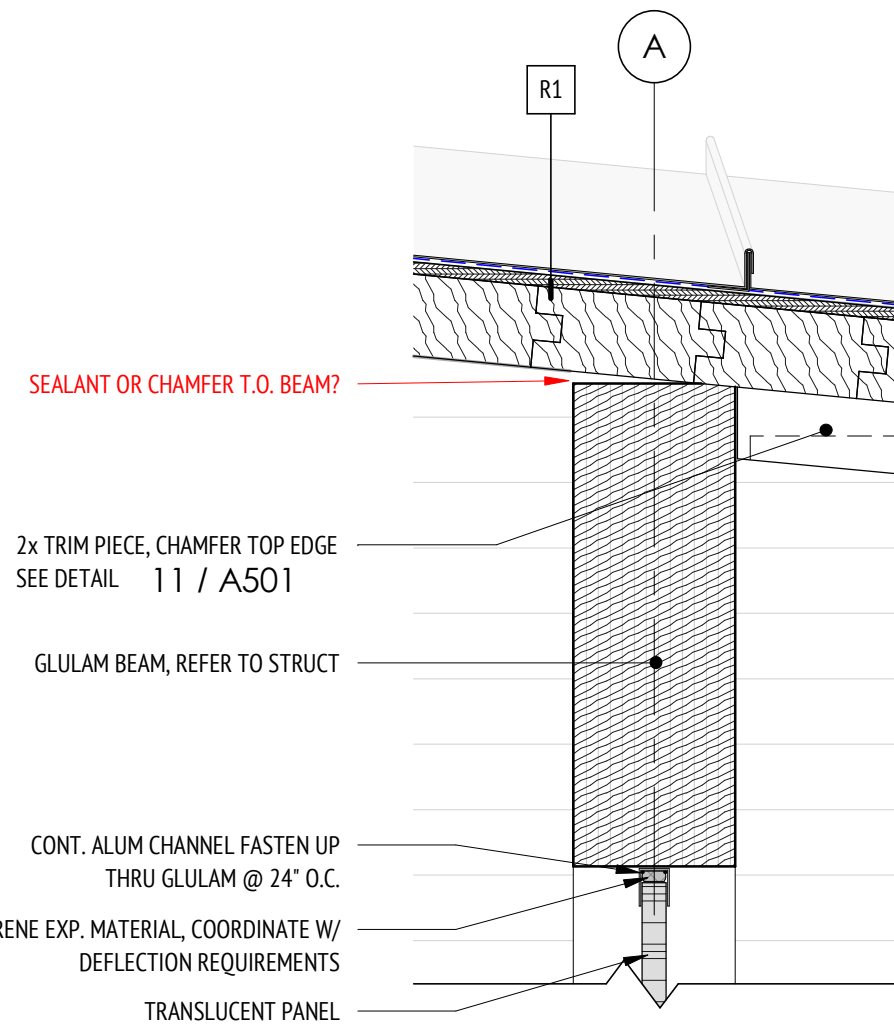
12 ROOF RIDGE - OPEN SHELTER
SCALE: 1 1/2" = 1'-0"



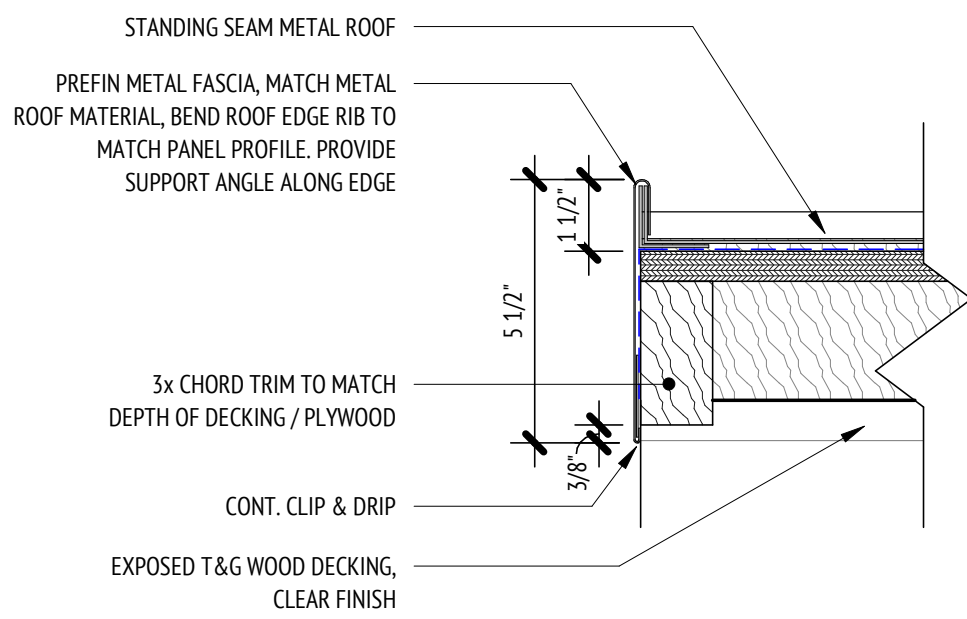
11 ROOF RIDGE DTL @ BLOCK WALL
SCALE: 1 1/2" = 1'-0"



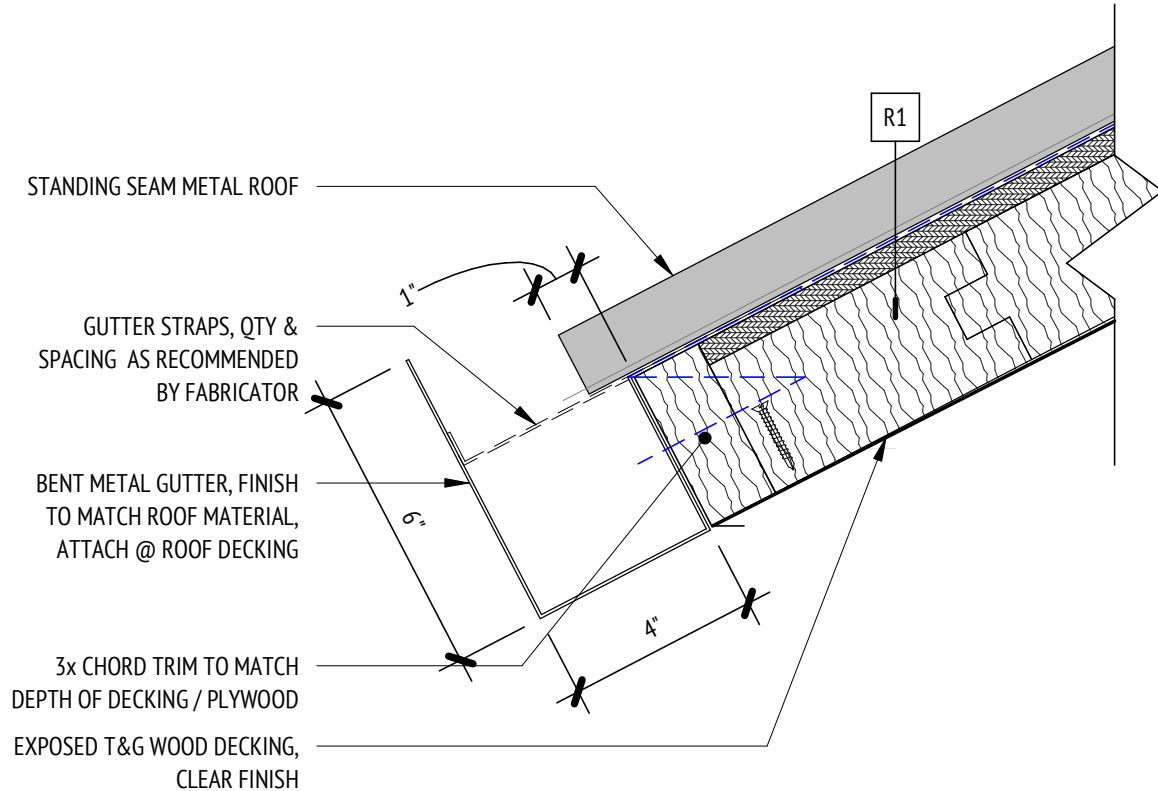
10 TP JAMB @ BLOCK WALL
SCALE: 1 1/2" = 1'-0"



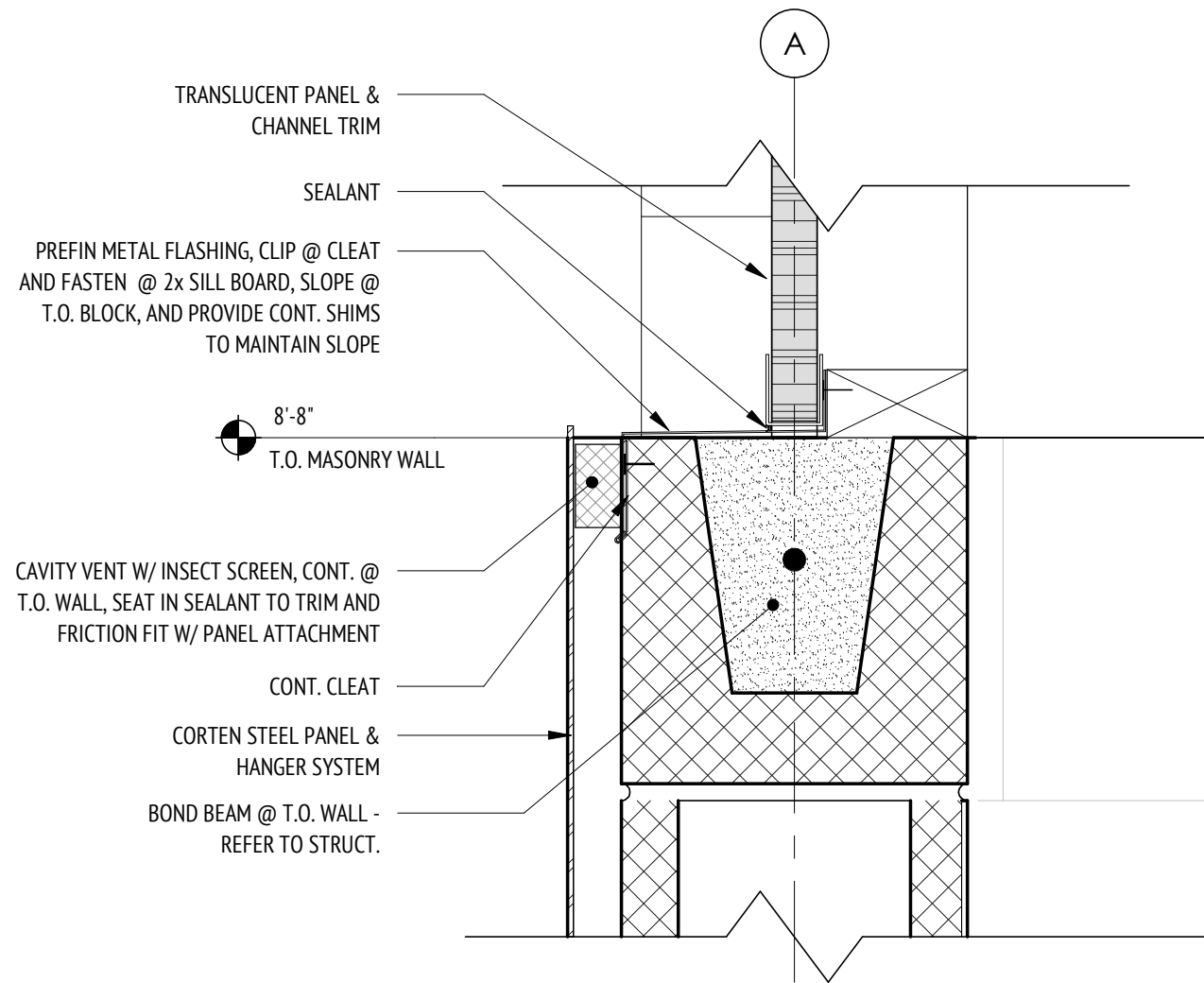
9 TP HEAD DTL @ BEAM
SCALE: 1 1/2" = 1'-0"



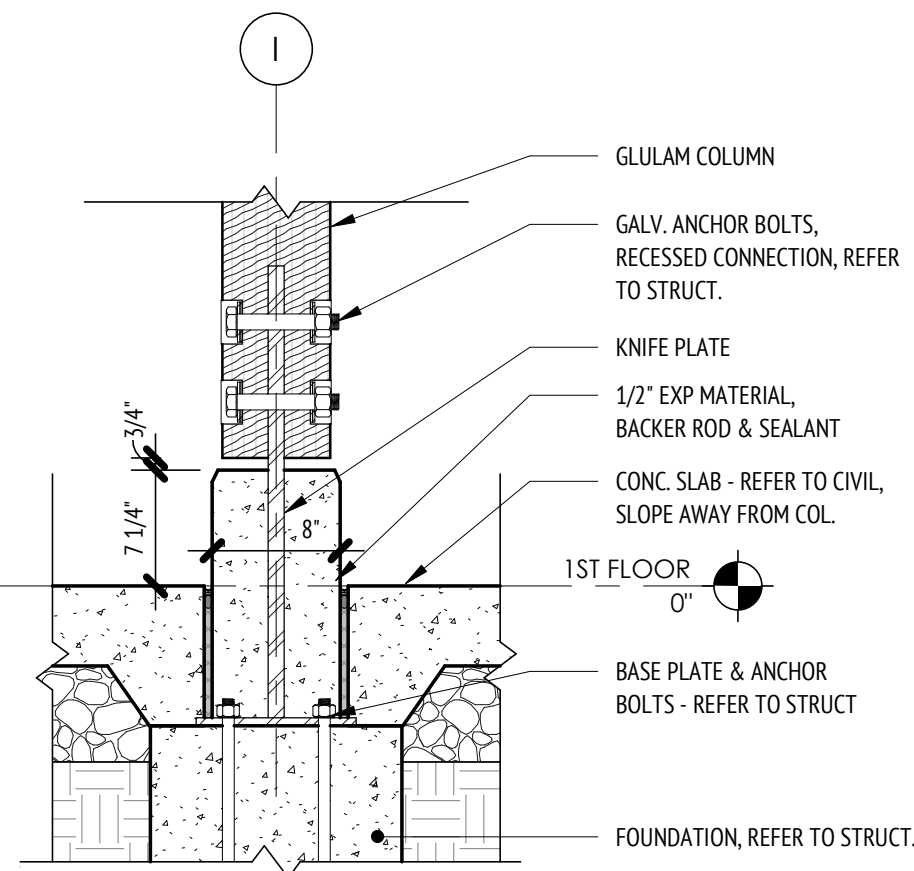
8 RAKE EDGE DTL
SCALE: 3" = 1'-0"



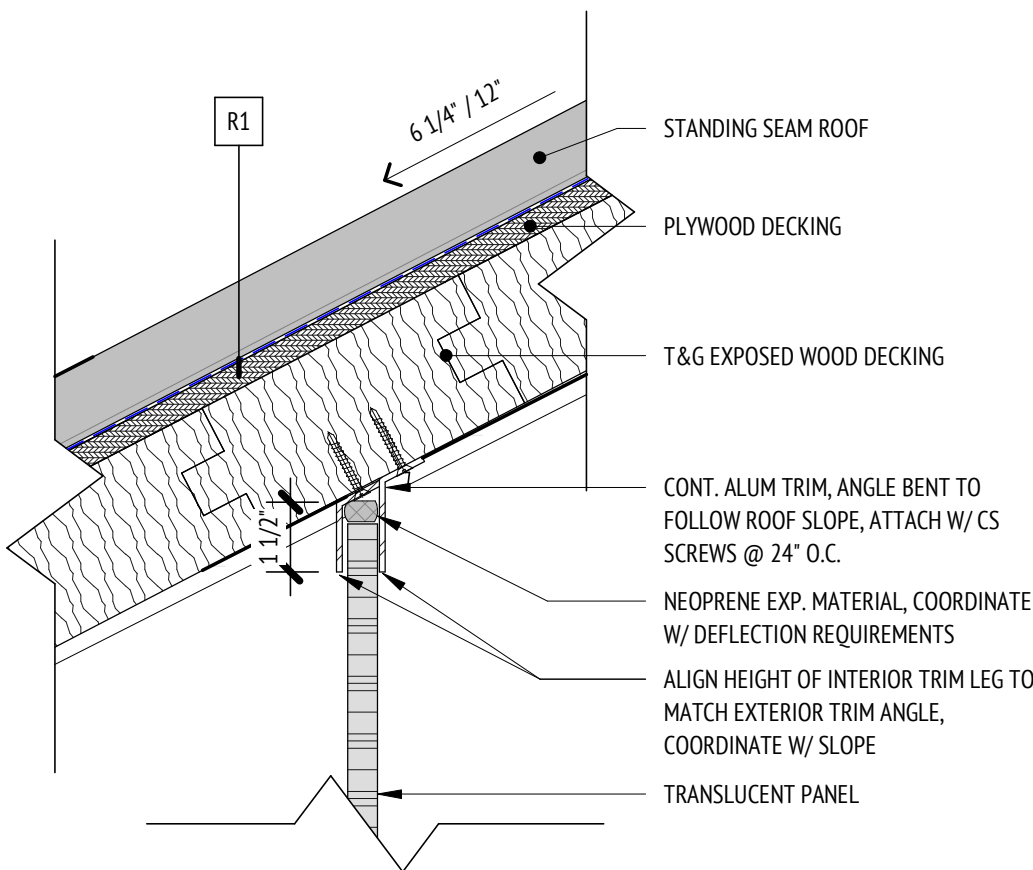
7 RAKE EDGE - GUTTER
SCALE: 3" = 1'-0"



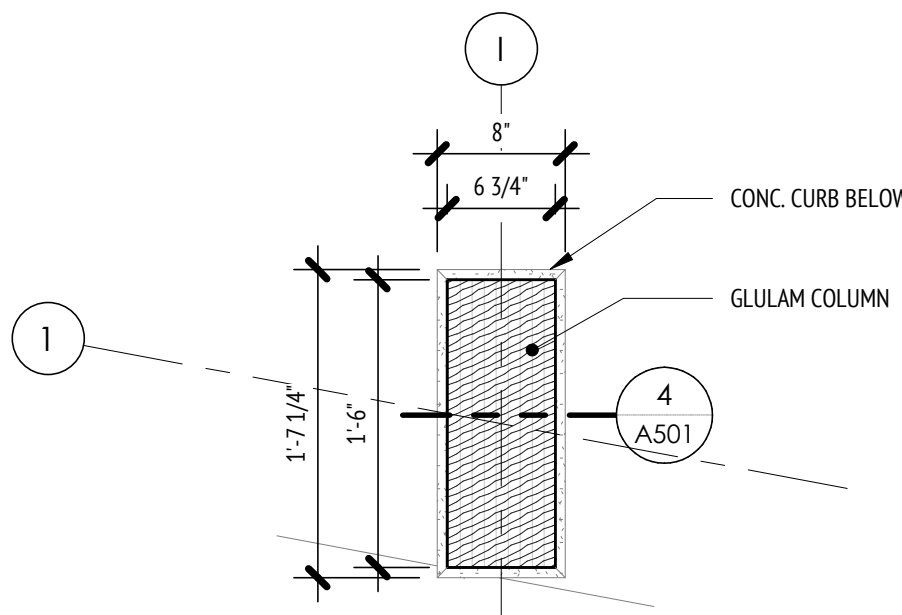
5 SILL DETAIL @ TP
SCALE: 3" = 1'-0"



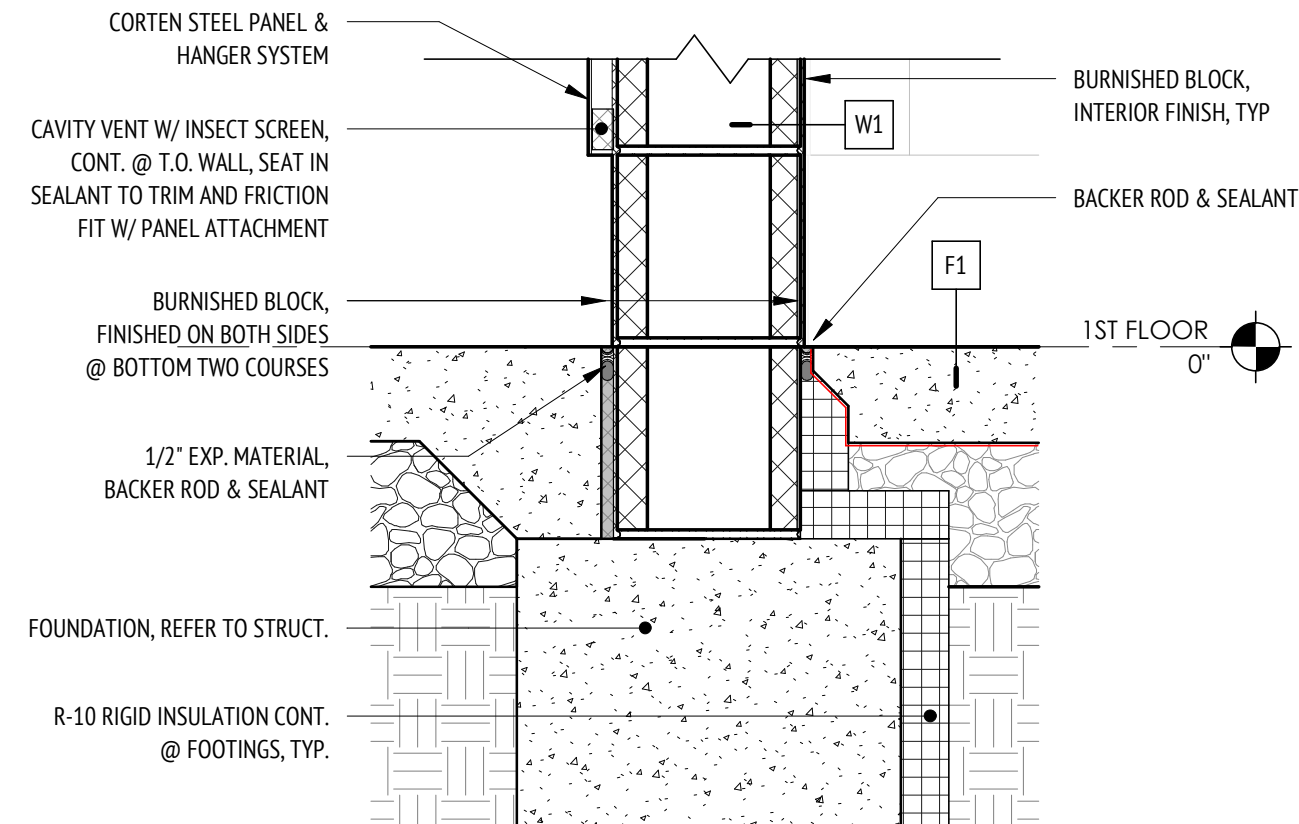
4 CURB DTL @ GLULAM
SCALE: 1" = 1'-0"



3 TP @ ROOF DECK
SCALE: 3" = 1'-0"



2 GLULAM COLUMN - PLAN DTL
SCALE: 1" = 1'-0"



1 FTG DTL @ PERIMETER - TYP
SCALE: 1 1/2" = 1'-0"

LINNAN PARK PHASE 1

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90% Design Revised, For Review		2/7/2025

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

DRAWING TITLE
DETAILS

As indicated
SCALE
14880

PROJECT NUMBER

DRAWING NUMBER

A501

LINNAN PARK
PHASE 1

8500 ALICE AVE
CLIVE, IA 50325

Owner:
CITY OF CLIVE

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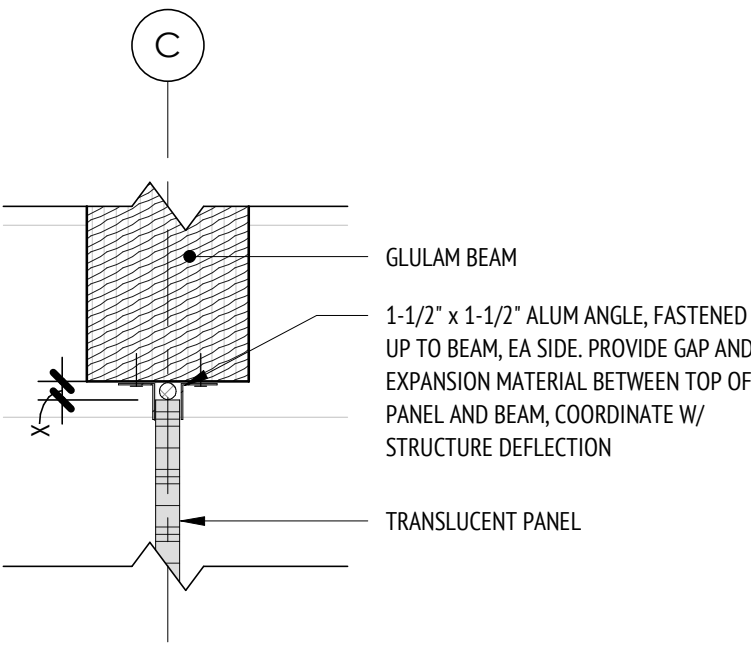
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90% Design Revised, For Review		2/7/2025

SEALS AND SIGNATURES

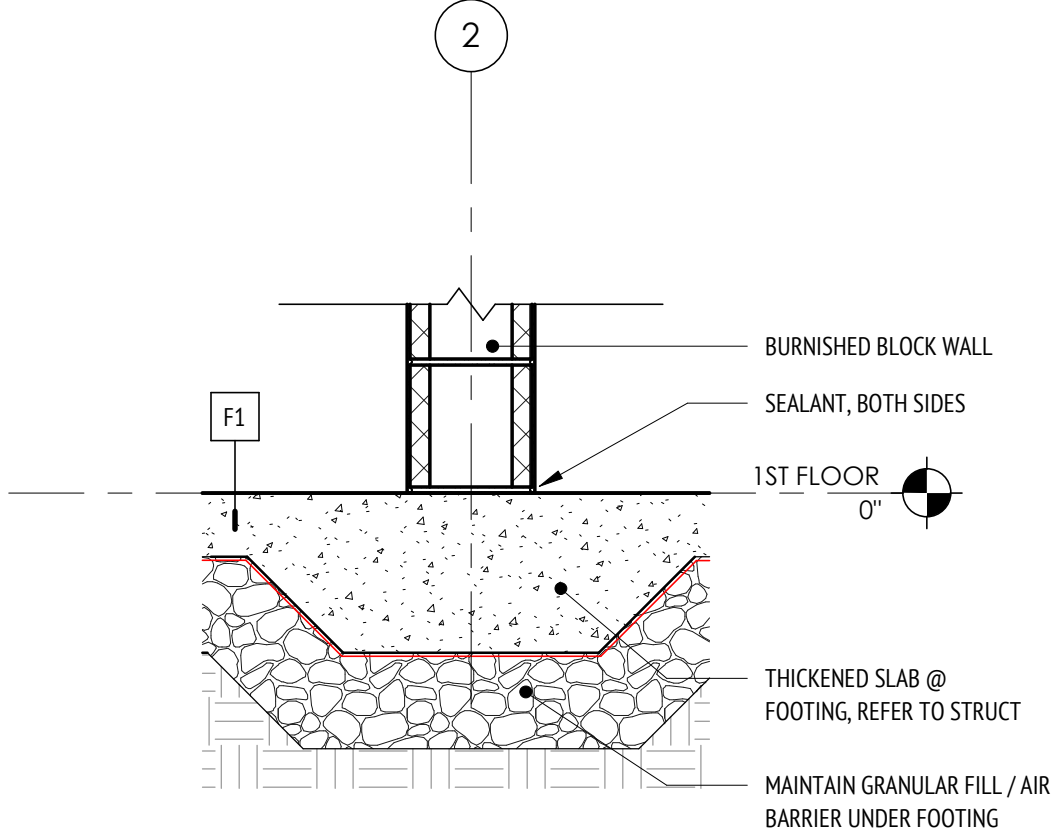
NOT FOR CONSTRUCTION

DRAWING TITLE
DETAILS

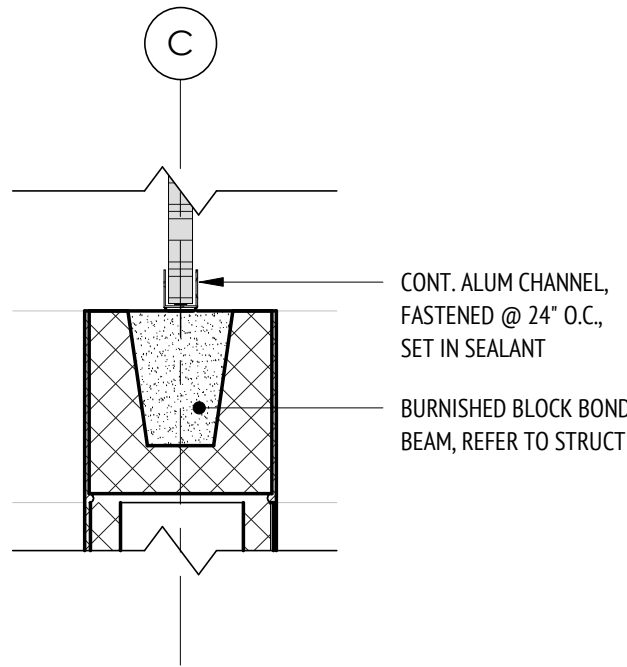
SCALE	As indicated
PROJECT NUMBER	14880
DRAWING NUMBER	A502



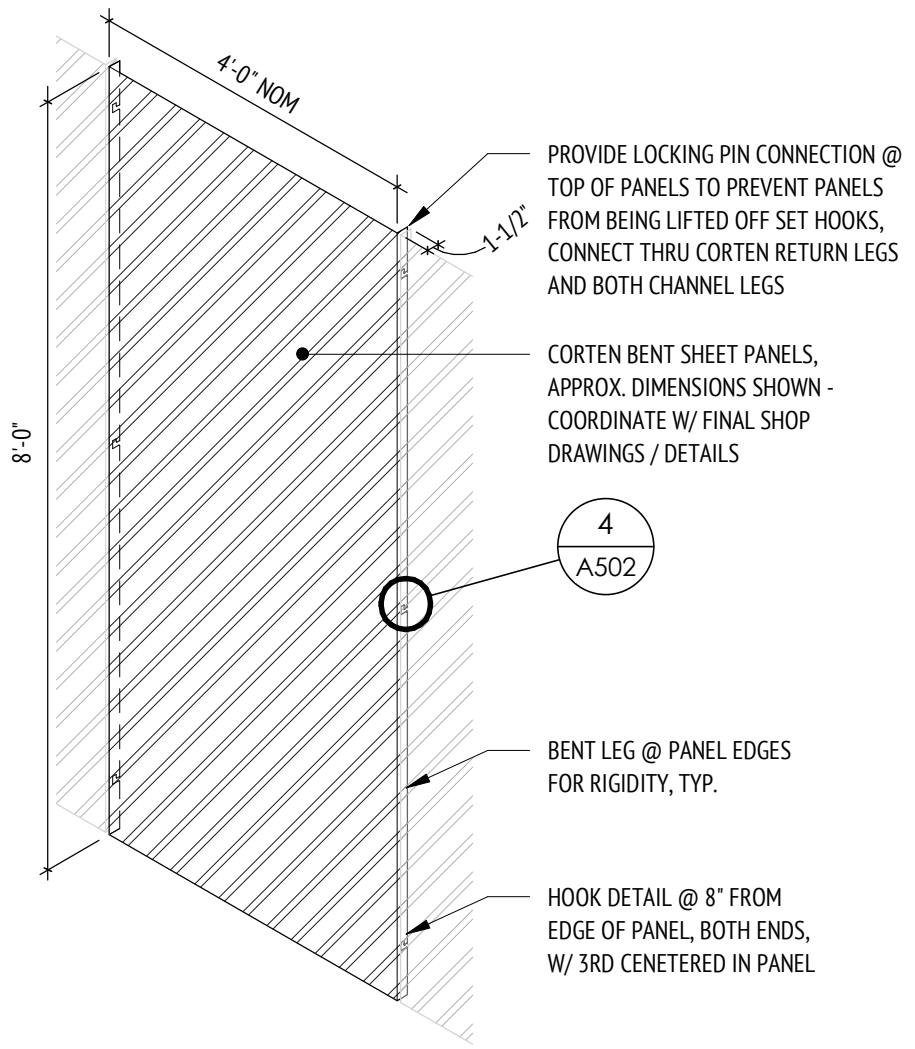
9 INT TP HEAD @ GLULAM BEAM
SCALE: 1 1/2" = 1'-0"



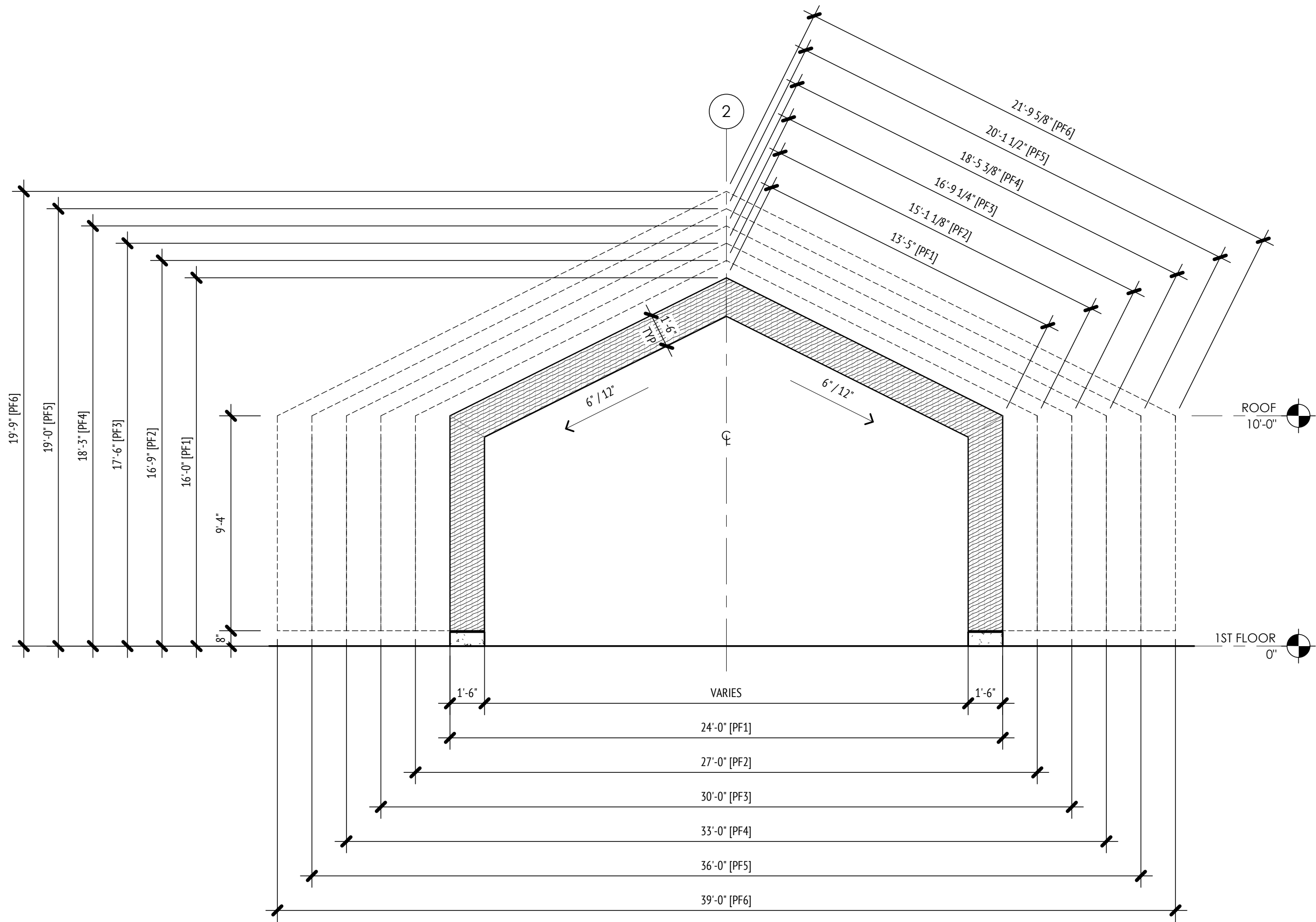
8 INT BLOCK FOOTING DTL
SCALE: 1" = 1'-0"



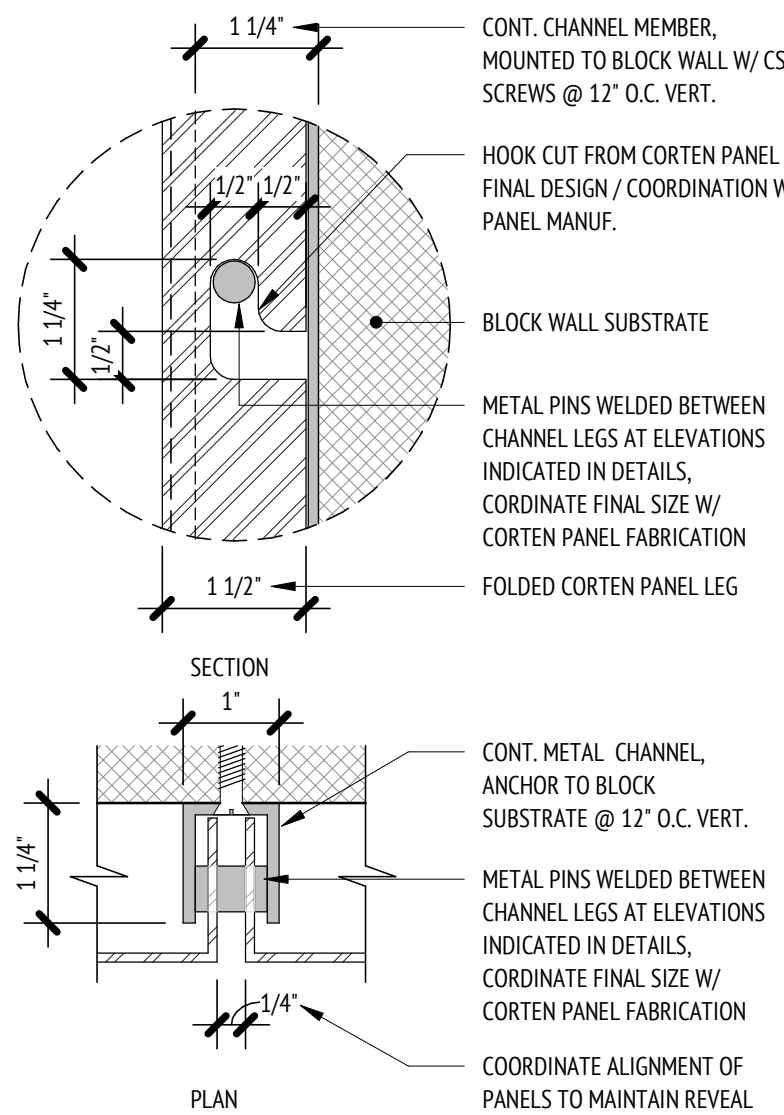
7 INT TP SILL @ BLOCK
SCALE: 1 1/2" = 1'-0"



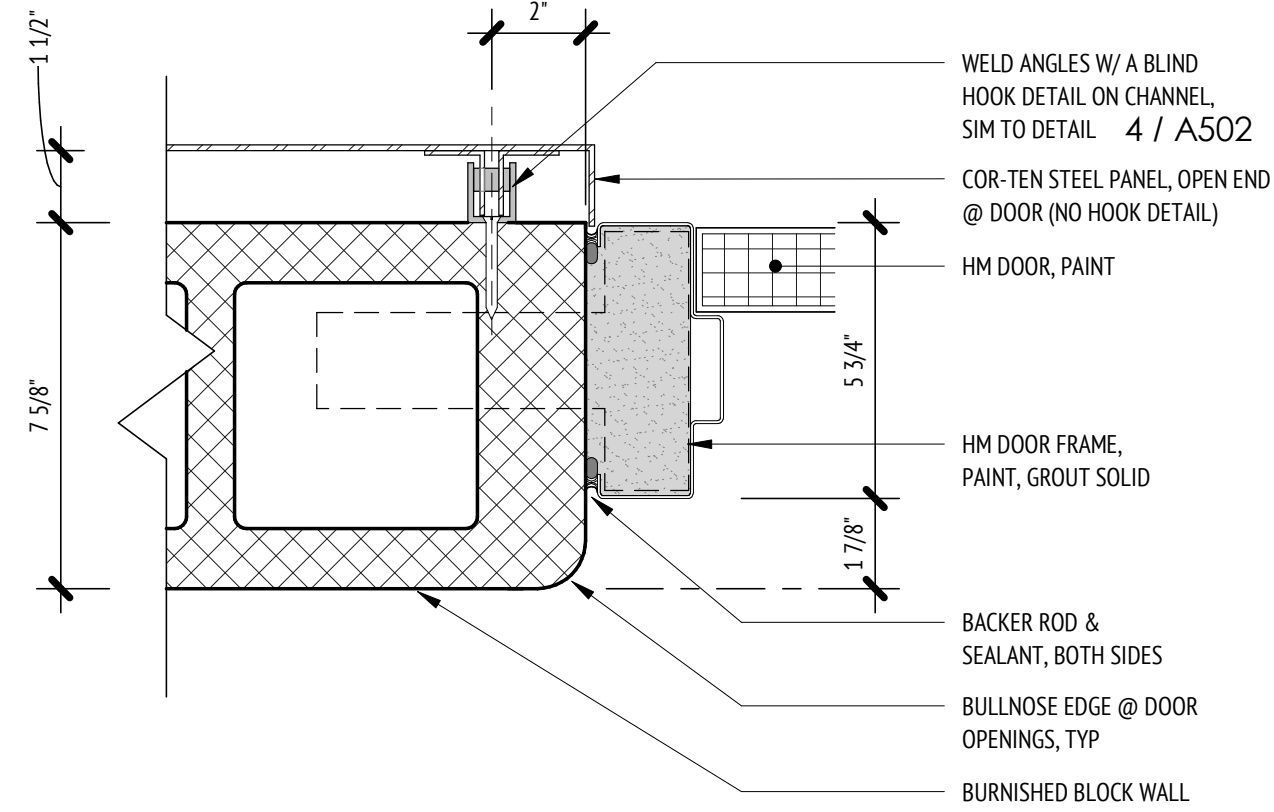
6 METAL PANEL AXON
SCALE: 1/2" = 1'-0"



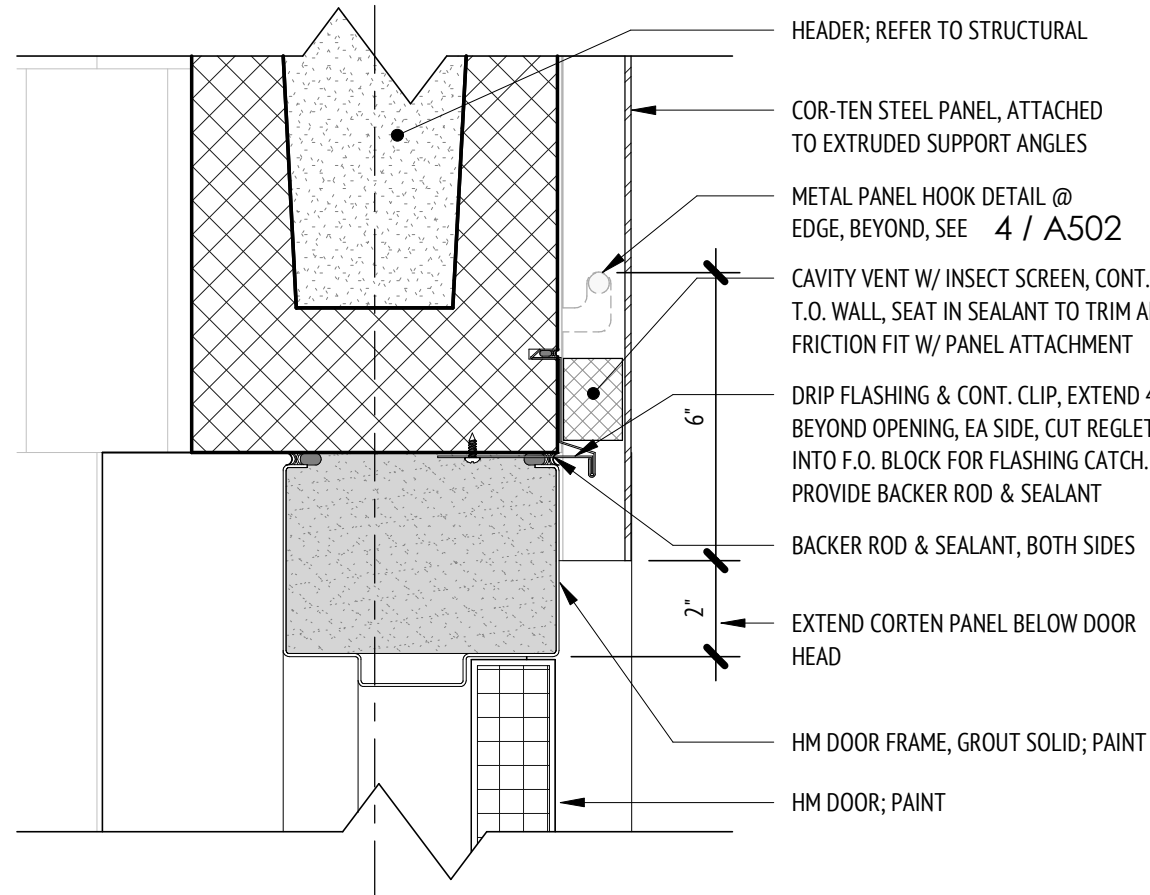
5 GLULAM BEAM-COLUMN DETAIL
SCALE: 1/4" = 1'-0"



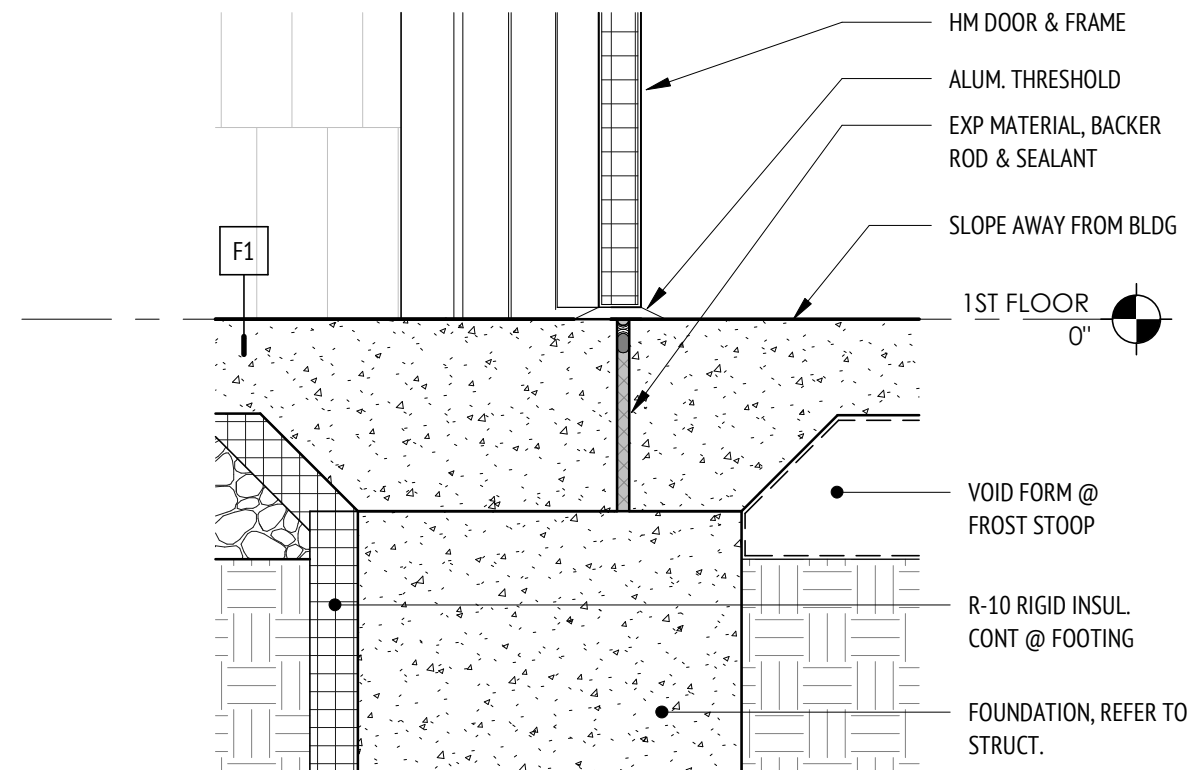
4 TYP. MTL PANEL HOOK DTL
SCALE: 6" = 1'-0"



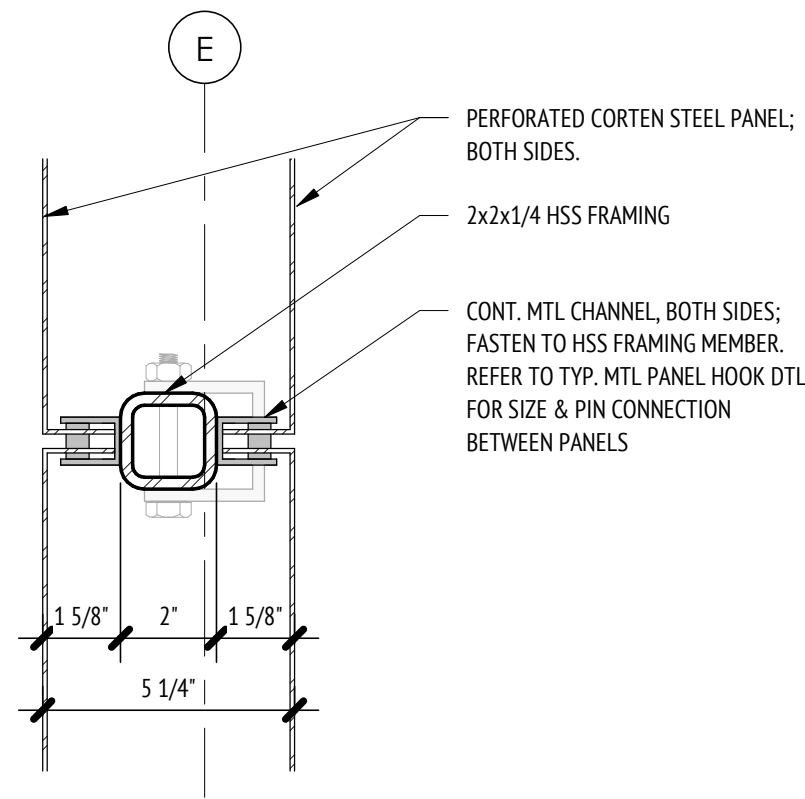
3 HM DOOR - JAMB
SCALE: 3" = 1'-0"



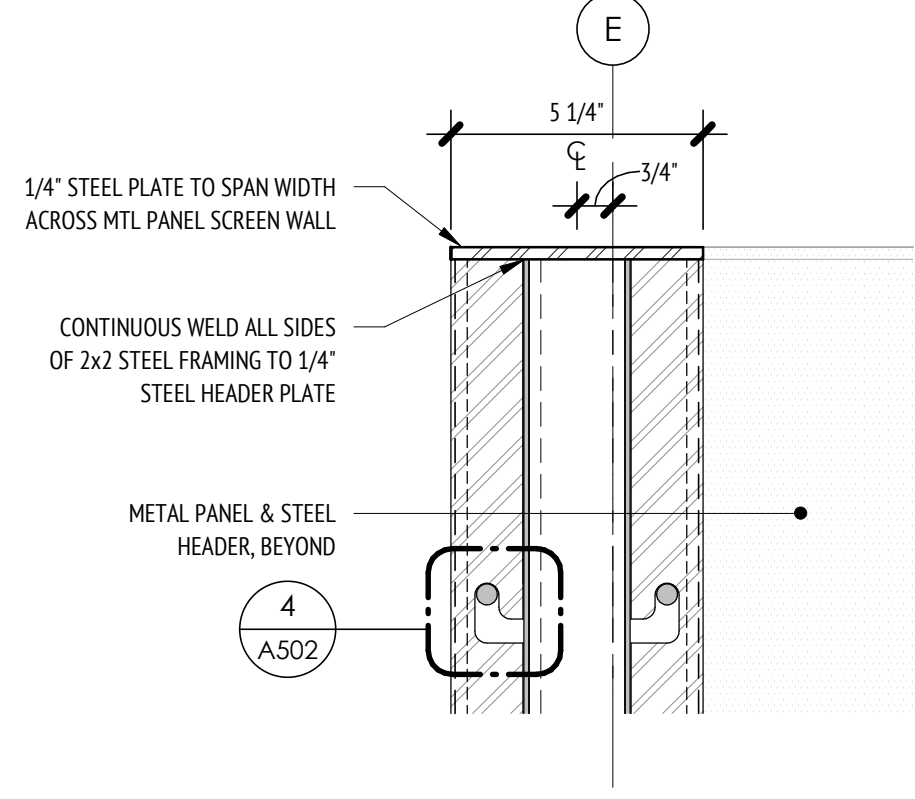
2 HM DOOR - HEAD DTL - TYP
SCALE: 3" = 1'-0"



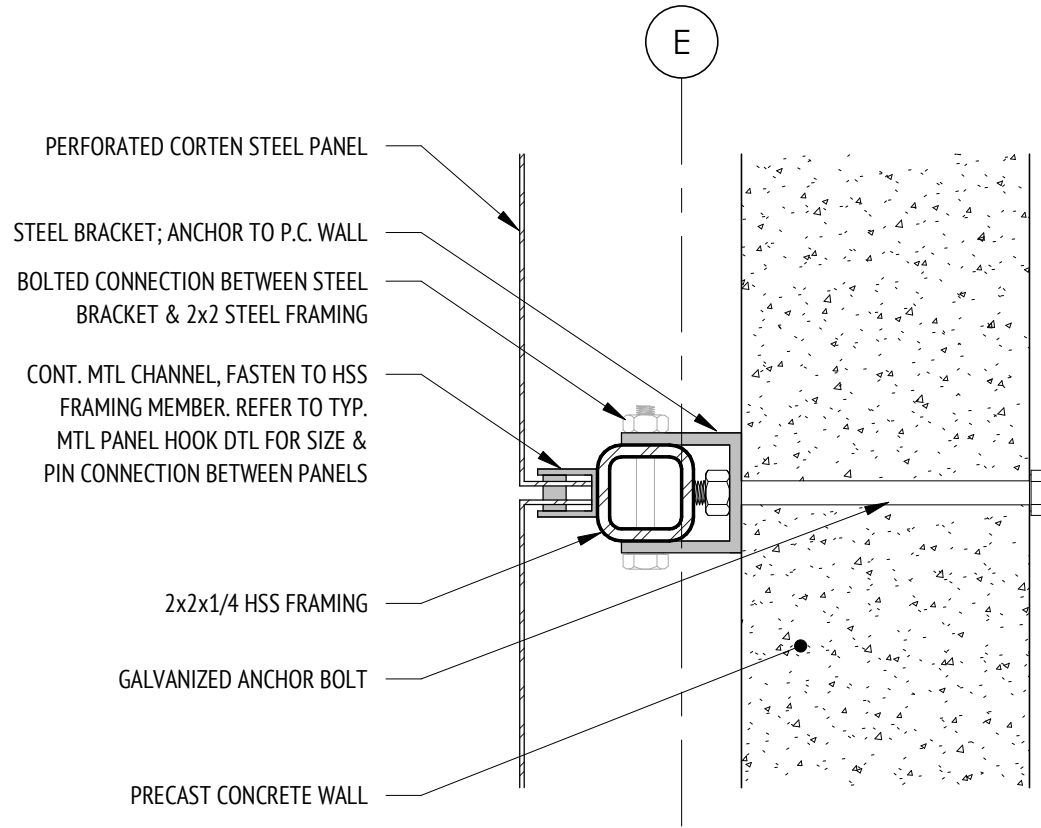
1 DOOR SILL DTL - TYP
SCALE: 1 1/2" = 1'-0"



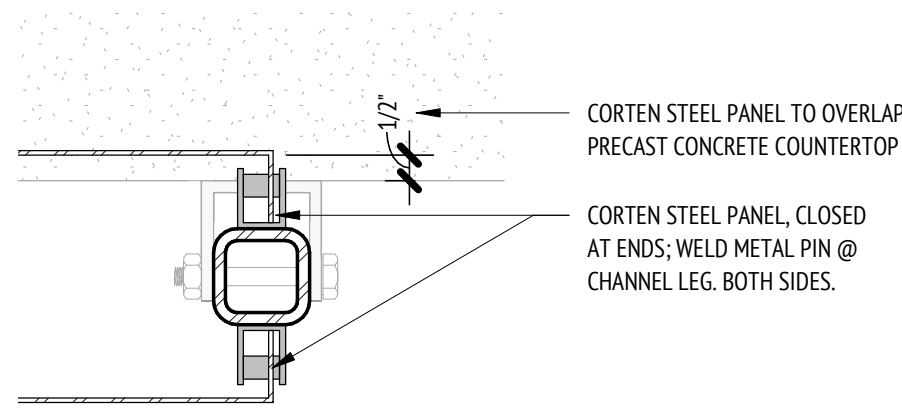
11 MTL PANEL HOOK PLAN DTL @ SCREEN WALL
SCALE: 3" = 1'-0"



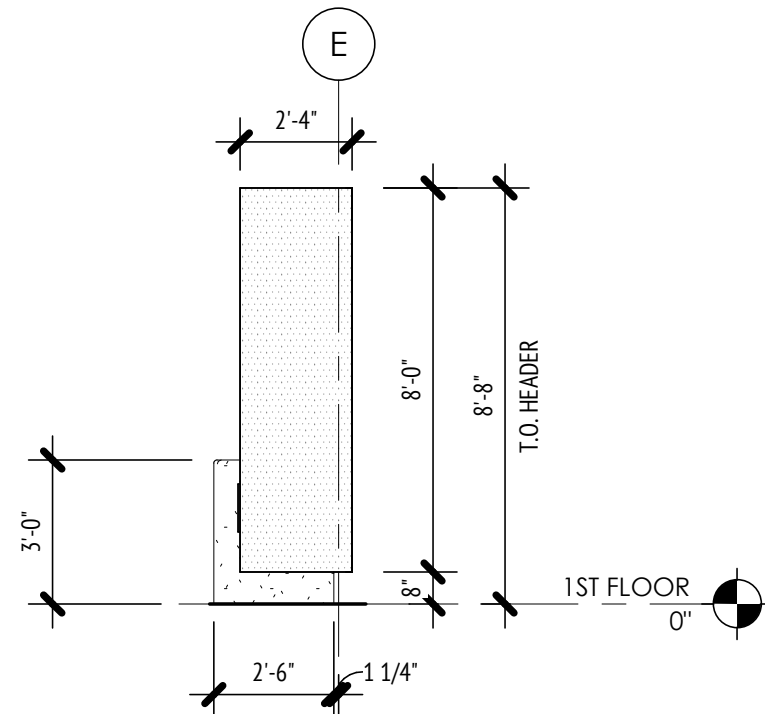
10 MTL PANEL SECTION DTL @ HEADER
SCALE: 3" = 1'-0"



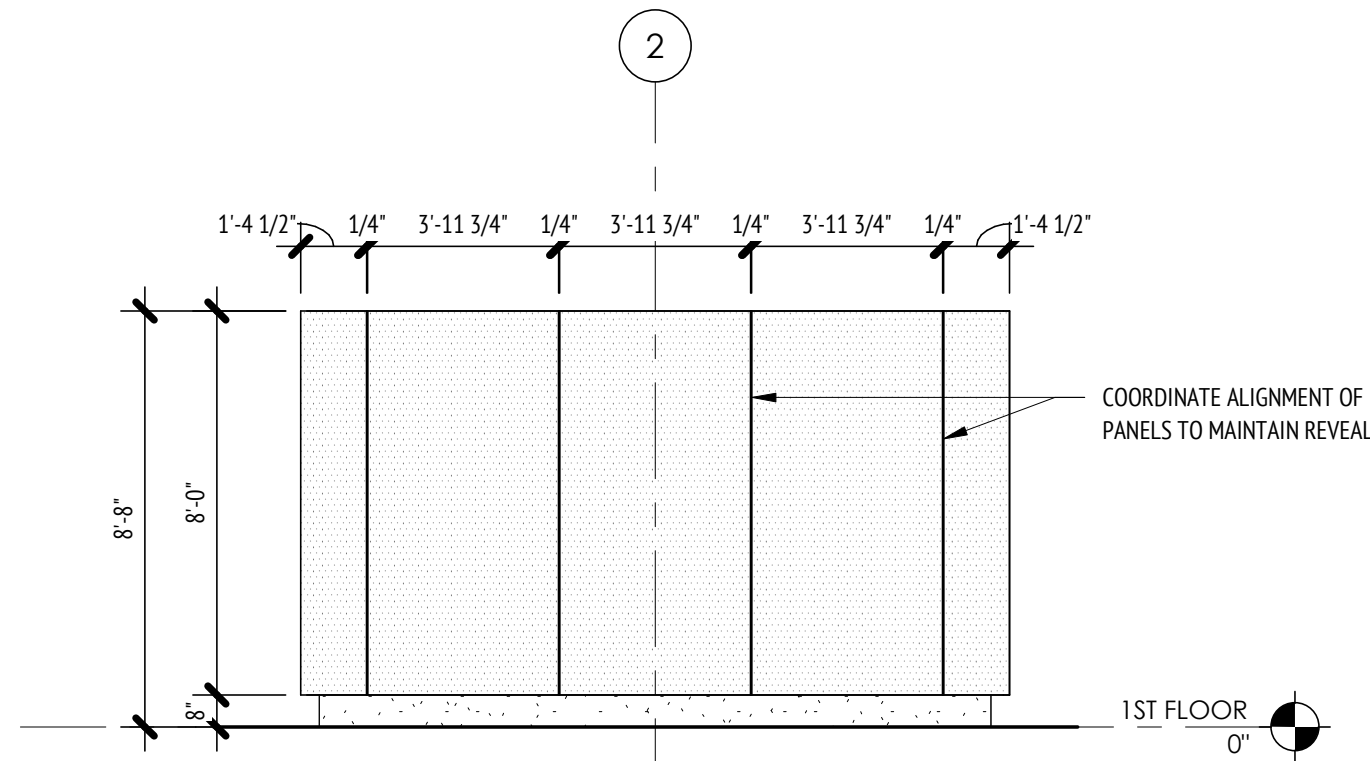
8 MTL PANEL HOOK PLAN DTL @ P.C.
SCALE: 3" = 1'-0"



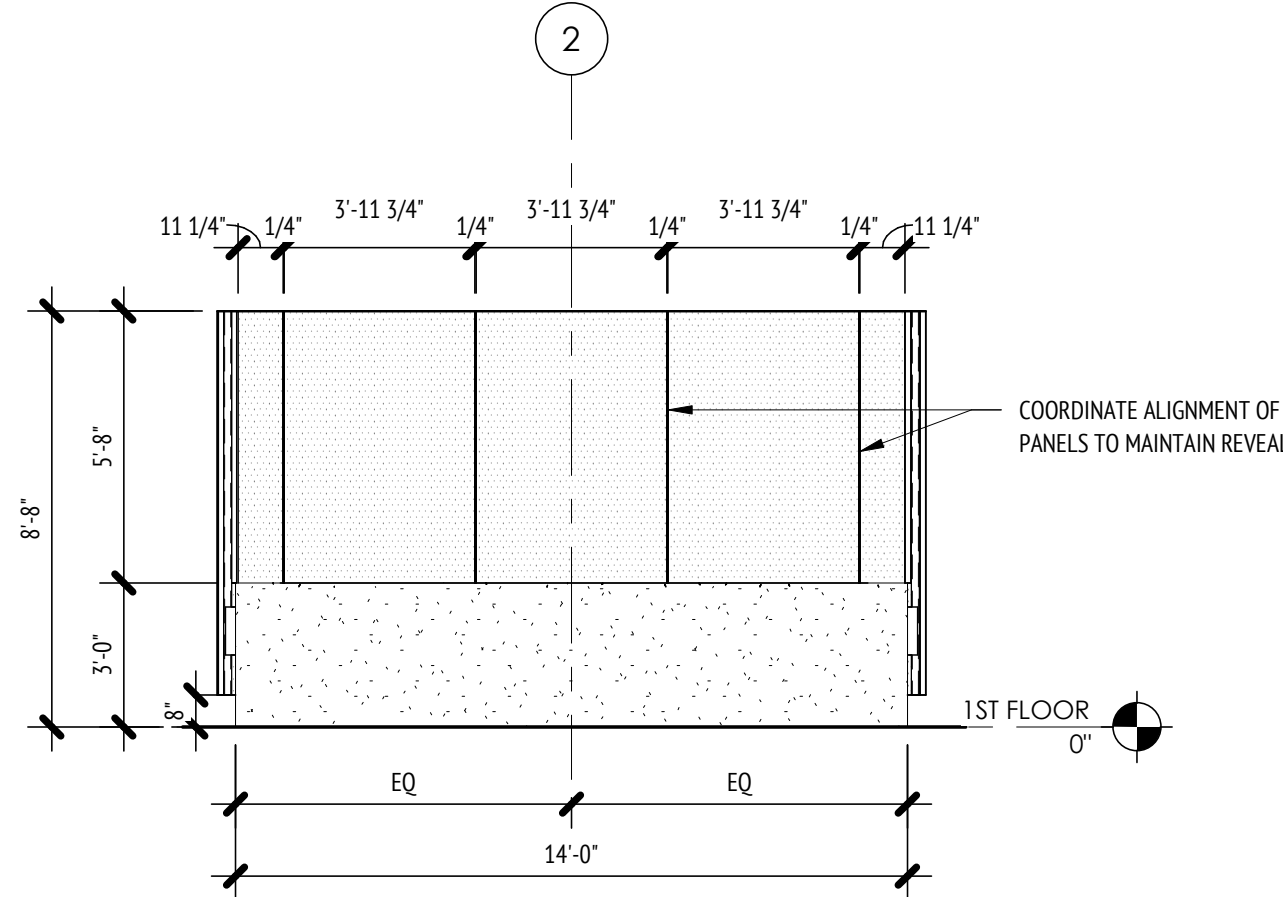
7 MTL PANEL HOOK PLAN DTL @ END
SCALE: 3" = 1'-0"



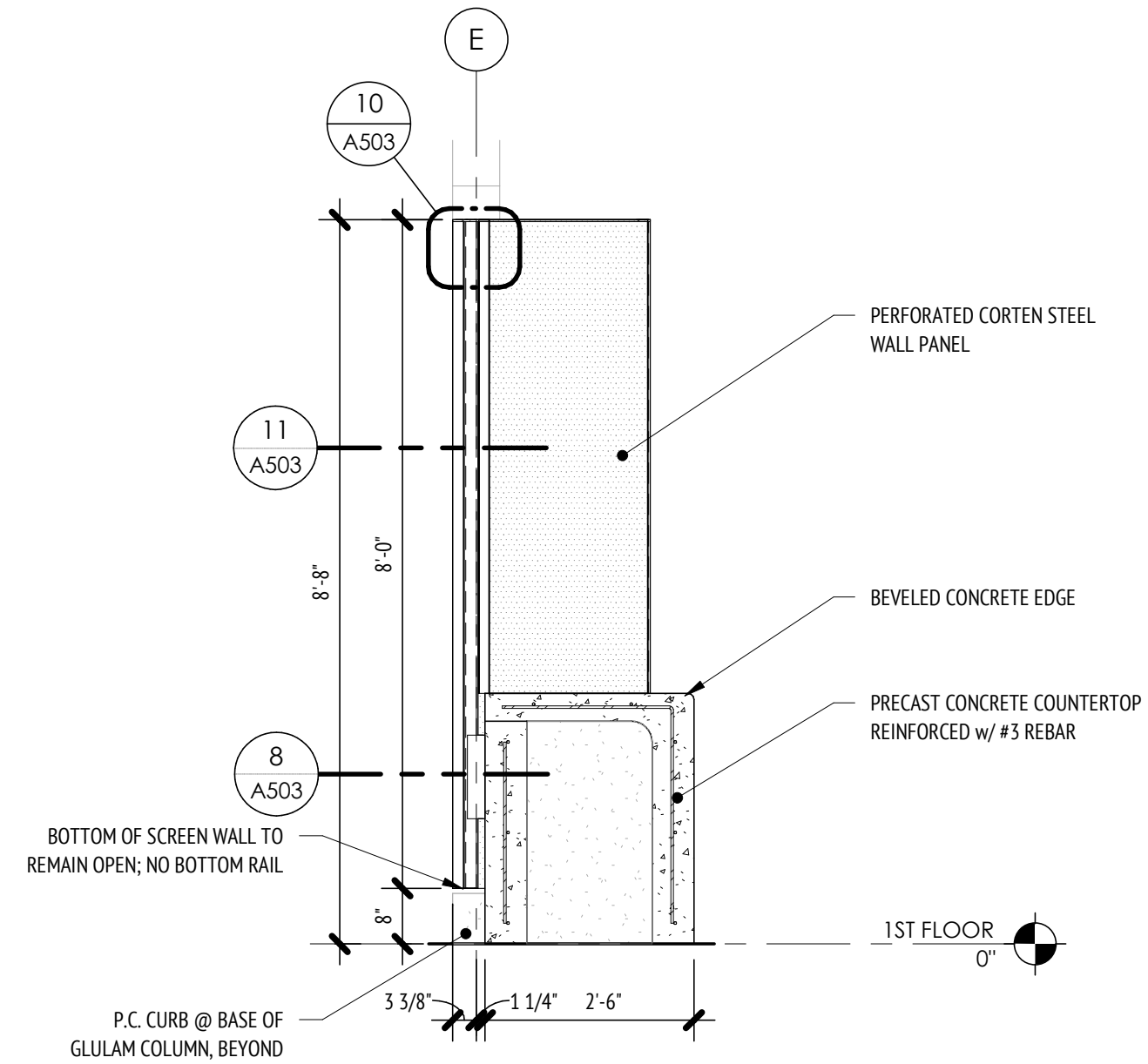
4 COUNTERTOP SCREEN - NORTH ELEV (SOUTH SIM)
SCALE: 1/4" = 1'-0"



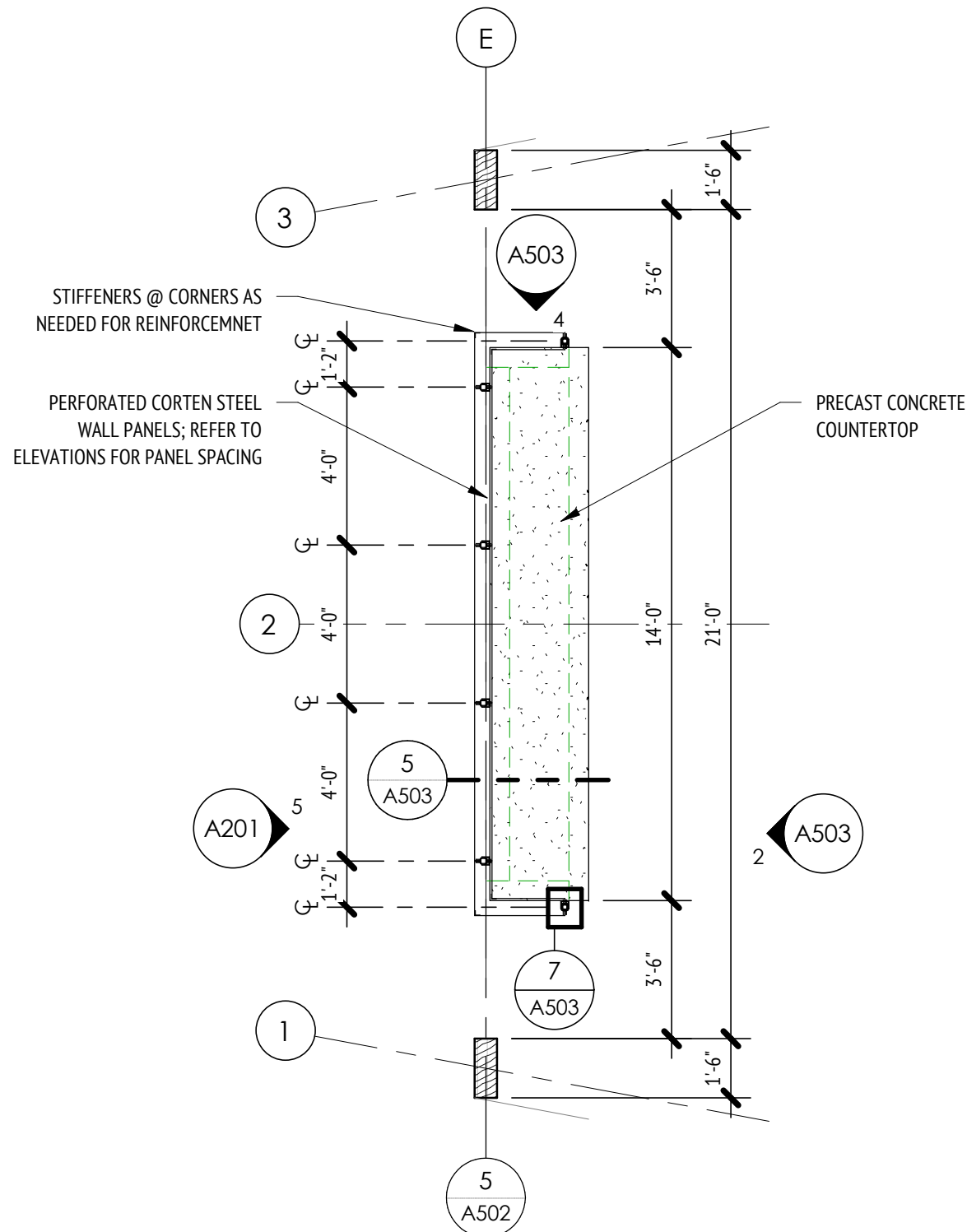
3 COUNTERTOP SCREEN - WEST ELEV
SCALE: 1/4" = 1'-0"



2 COUNTERTOP SCREEN - EAST ELEV
SCALE: 1/4" = 1'-0"



5 COUNTERTOP SCREEN - SECTION
SCALE: 1/2" = 1'-0"



1 COUNTERTOP / SCREEN - PLAN DTL
SCALE: 1/4" = 1'-0"

LINNAN PARK PHASE 1

8500 ALICE AVE
CLIVE, IA 50325

Owner:
CITY OF CLIVE

SMITHGROUP

44 EAST MIFFLIN STREET
SUITE 500
MADISON, WI 53703
608.251.1177
www.smithgroup.com

ASK STUDIO
ARCHITECTURE
3716 INGERSOLL AVE, STE A
DES MOINES, IA 50312
515.277.6707

VEENSTRA & KIMM, INC.
CIVIL ENGINEERING
3000 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
800.240.8000

ISSUED FOR	REV	DATE
50% Design, For Review		10/07/2024
90% Design, For Review		1/15/2025
90% Design Revised, For Review		2/7/2025

SEALS AND SIGNATURES

DRAWING TITLE
DETAILS

SCALE
As indicated
14880

PROJECT NUMBER

DRAWING NUMBER

SCHEMATIC LAYOUT

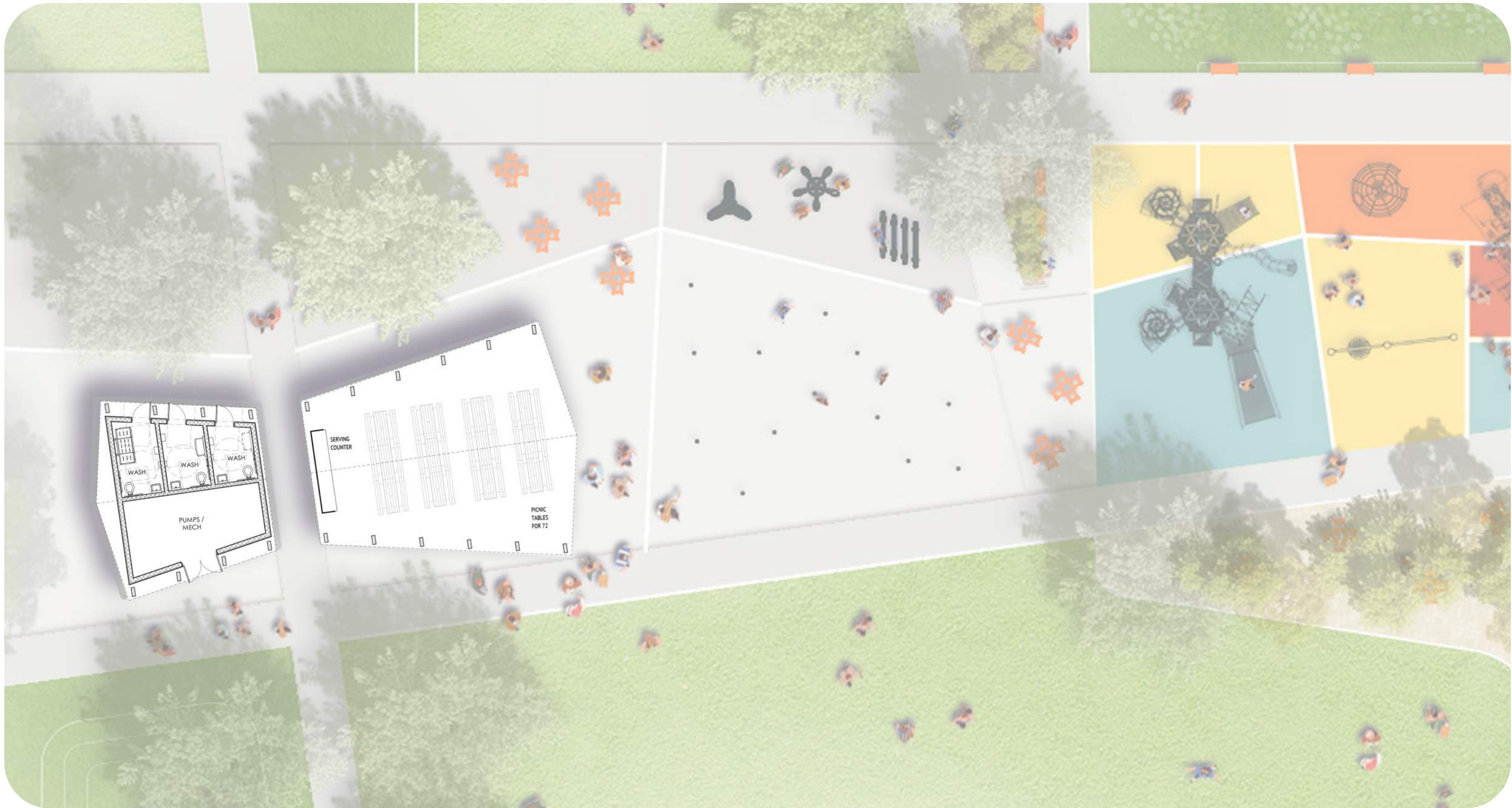


SPLASH PAD

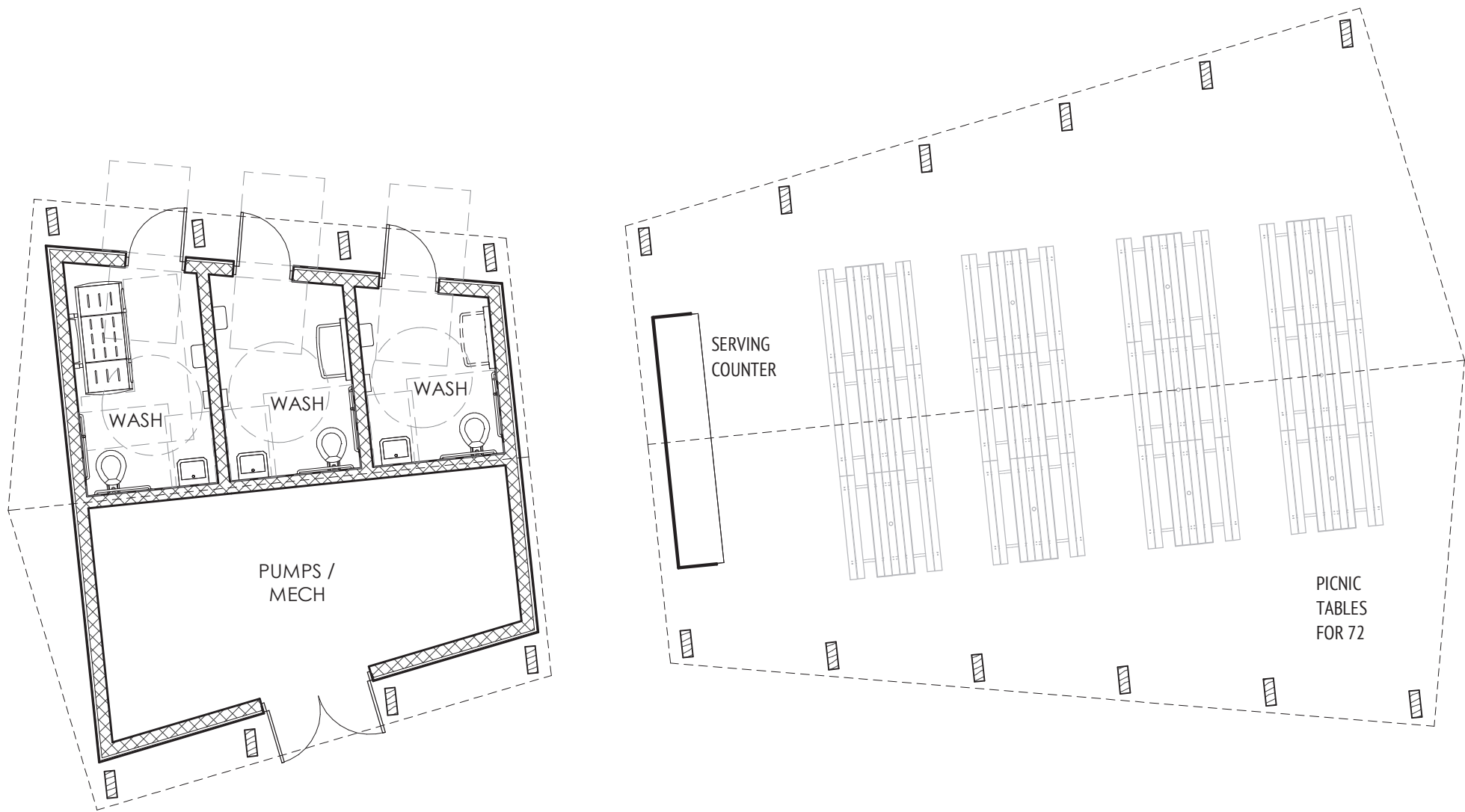


PERSPECTIVE 2

PRIMARY SHELTER



CONTEXT PLAN



ARCHITECTURAL FOOTPRINT



INTERACTIVITY:

- 9 points
- USERS:** 16
- playPHASE™:** 1



CLOSE-UP

PADDLE WHEEL

BENDY BUCKET

WATER WHEEL



PADDLE WHEEL



FINGER WHEEL



FINGER WHEEL

See Specification Sheet for product data.

WATERFALL 3

0010-4592

PRODUCT LINE Freestanding Play, Play Systems

CATEGORY Waterways

PLAY OPPORTUNITIES

Water cascades onto the activity channels where waterplayers splash back and forth in a fun water fight, or dump, block, plug, guide, spin, flick and collect water on it's journey down the waterfall.

PLAY-BASED LEARNING



COGNITIVE



SOCIAL



PHYSICAL



CREATIVE

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.

PLAY ZONES

DEVELOPMENT

DISCOVERY

EXPLORATION

ADVENTURE



playPHASE™

Detachable Mounting System

INSTALLATION

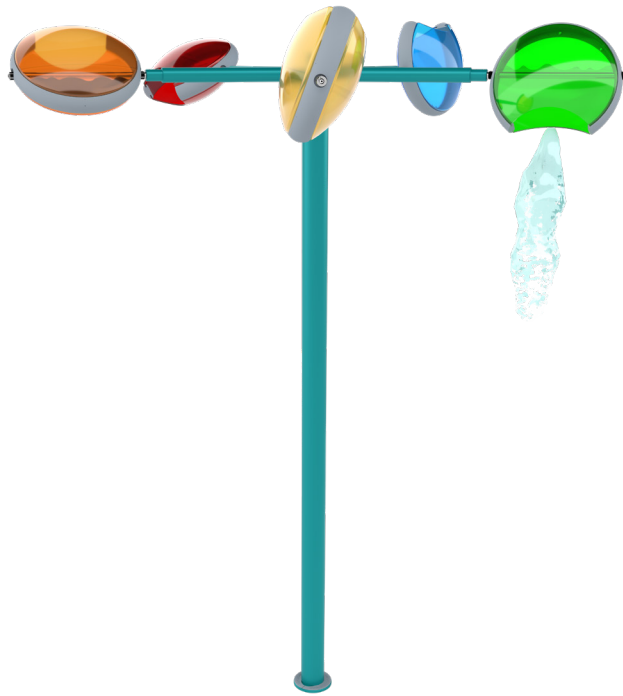
Zero-depth + Wading Pool

WATER EFFECT

Flowing Stream & Cascading

waterplay® solutions corp.

1.800.590.5552 (USA & CAN) | +1 (250) 712.3393 (INTL)
info@waterplay.com | www.waterplay.com



See Specification Sheet for product data.



AQUALUME™ SOAKER 5

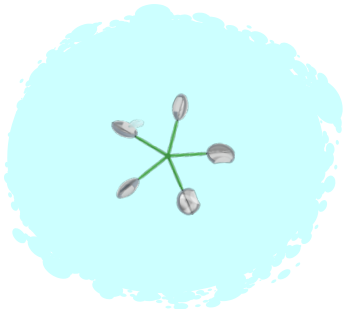
0010-9146

PRODUCT LINE Freestanding Play

CATEGORY Soakers & Spinners

PLAY OPPORTUNITIES

Keep waterplayers on their toes with the Aqualume Soaker 5. Its tipping buckets spill and dump water at random intervals to create bursts of excitement on the play pad. The translucent buckets reveals rising water to build anticipation.



PLAY-BASED LEARNING



COGNITIVE



SOCIAL



PHYSICAL

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.

PLAY ZONES

DEVELOPMENT

DISCOVERY

EXPLORATION

ADVENTURE

playPHASE™

Detachable Mounting System

INSTALLATION

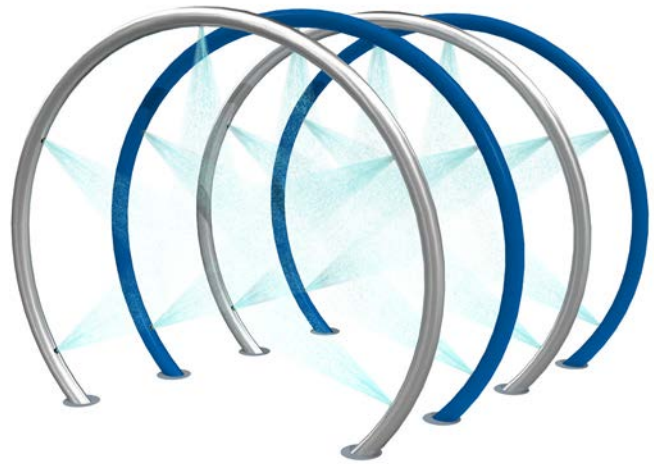
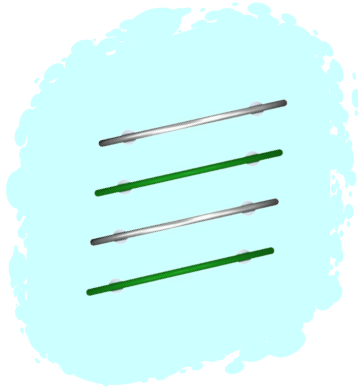
Zero-depth + Wading Pool

WATER EFFECT

Splash & Spray

waterplay® solutions corp.

1.800.590.5552 (USA & CAN) | +1 (250) 712.3393 (INTL)
info@waterplay.com | www.waterplay.com



Fun for all ages and abilities with a height of 6'3" / 192cm.



SPIRAL TUNNEL

PLAY ZONES

0 - 4

5 - 8

9 +

HIGHLIGHTS

Waterplayers scurry through the four loops in the Spiral Tunnel while getting sprayed from the multiple nozzles. An instant favourite on any play pad.

WATER DISPLAY

.....
spray effect



high action



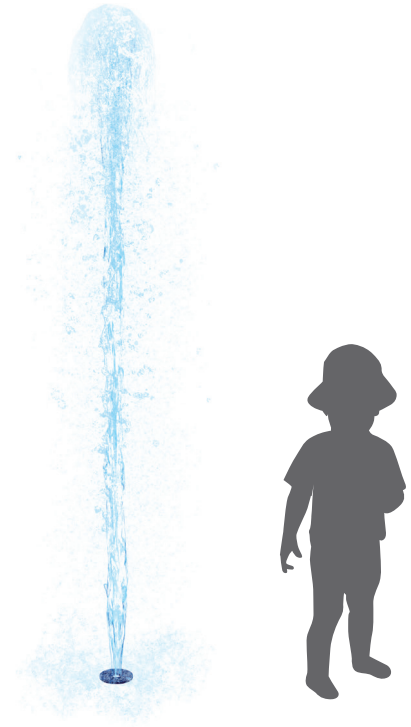
collaboration

PRODUCT COLLECTION

Revolutions

COLOURS

See Waterplay Colour Collections



With a single stream of water reaching from three to six feet high, the Solo Spurt is a complementary ground spray that can be sprinkled anywhere within your aquatic project.

Solo Spurt

SIZE SPECIFICATIONS

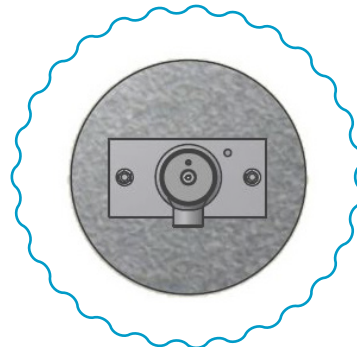
HEIGHT	SPRAY AREA
n/a	Ø5'/1524mm

NOZZLE FLOWS

GPM/LPM	ENVIRO (LOW)	HIGH
1.7/7.7	●	

PLAY ZONES

TODDLER	CHILD	YOUTH
●	●	●





Staff Report

TO: Planning and Zoning Commission members

FROM:

Amanda Grutzmacher, Senior Planner

DATE: March 4, 2025

RE: Discussion of Residential Parking Requirements

At the upcoming meeting staff would like to discuss the Commissioners' observations and input on residential parking requirements. Possible updates include,

- Elimination of visitor parking for townhome developments. Visitor parking could be accommodated either by minimum street widths to allow on-street parking in the development or parking in private driveways.
- Lower parking requirement for efficiency apartment units, e.g. 1 space per unit.
- Allowance for more flexibility in covered or attached parking requirements to support missing middle housing, e.g. parking specific overlay zone, pre-drafted development agreement language, option for one-car attached townhome, etc.
- Allowances for a portion of parking within mixed-use developments to serve both commercial and residential requirements.

Attachments:

None