SITE PLAN

**FOR** 

# WILLOW RUN PLAT 1

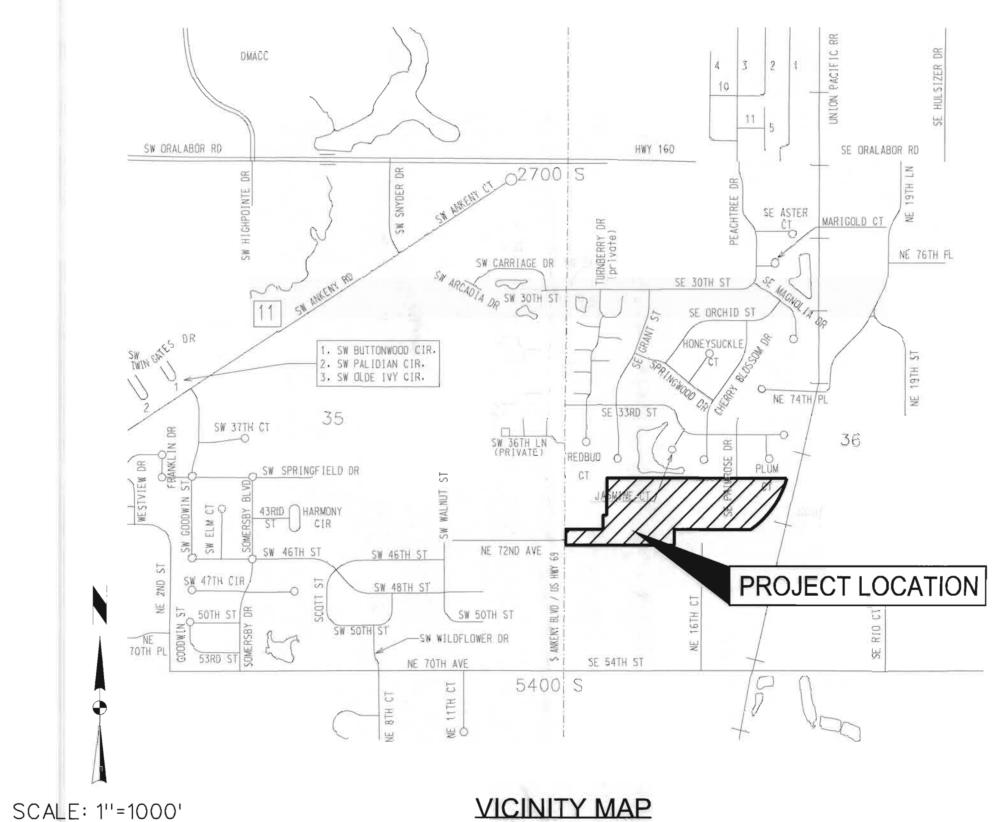
CITY OF ANKENY, POLK COUNTY, IOWA

B. JOSEPH & ELIZABETH ORIGER

751 HIGH RD NORWALK, IA 50211

F. SANTE & NELLO MEDICI 7225 NE 14TH ST ANKENY, IA 50023

G. JEROME & JOSEPHINE SCHMITT 7208 NE 16TH CT ANKENY, IA 50021



# **INDEX OF SHEETS**

- 1. TITLE SHEET
- 2. PROJECT INFORMATION
- 3-5. DIMENSION AND UTILITY PLAN
- 6-8. GRADING AND EROSION CONTROL PLAN
- 9-10. PLANTING PLAN

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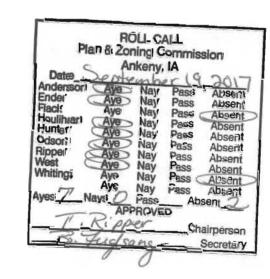
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Project No: 1160394

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bringing it all together

# LEGEND

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

(*) Denotes the survey quality	service level for u	tilities
Sanitary Manhole	Ø 12'' ST	<b>@</b> 12" ST
Storm Sewer with Size Storm Manhole Single Storm Sewer Intake Double Storm Sewer Intake Fire Hydrant Fire Hydrant on Building Water Main Valve Water Service Valve Weii Utility Pole Guy Anchor Utility Pole with Light Utility Pole with Transformer Street Light Yard Light Electric Box Electric Transformer Traffic Sign Communication Pedestal Communication Manhole Communication Handhole Fiber Optic Manhole Fiber Optic Handhole Gas Valve Gas Manhole Gas Apparatus Fence Post or Guard Post Underground Storage Tank Above Ground Storage Tank Sign Satellite Dish Mailbox		
Soil Boring		4



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### UTILITY QUALITY SERVICE LEVELS

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

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

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

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

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

#### UTILITY WARNING

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

# **UTILITY CONTACT INFORMATION**

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551700355.

W2-WATER

CITY OF ANKENY Shawn Buckner (515) 963-3524

sbuckner@ankenyiowa.gov

FO1-FIBER OPTIC C2-COMMUNICATION

CENTURYLINK Ray Montoya 515-263-7396 raymond.montoya@centurylink.com

W1-WATER

E1-ELECTRIC

DES MOINES WATER WORKS Jana Hodges 515-283-8729 hodges@dmww.com

OE1-OVERHEAD ELECTRIC

MIDAMERICAN ENERGY Theresa McGuire 515-281-2260 tmmcquire@midamerican.com

C1-COMMUNICATION MEDIACOM COMMUNICATIONS CORP

OC-OVERHEAD COMMUNICATION Paul May

515-246-2252 pmay@mediacomcc.com ZONING

PUD - WILLOW RUN PUD

#### **BULK REGULATIONS**

SINGLE FAMILY DETACHED (LOTS 1-12) MINIMUM LOT AREA = 7,500 SF MINIMUM LOT WIDTH = 65' MINIMUM LOT DEPTH = 120' FRONT YARD SETBACK = 25'
REAR YARD SETBACK = 20' SIDE YARD SETBACK = 5'

SINGLE FAMILY ATTACHED OR DETACHED TOWNHOMES (LOTS 12-39) FRONT YARD SETBACK = 25' FROM BACK OF CURB BUILDING SEPARATION = 10' MINIMUM REAR YARD SETBACKS = 20' MINIMUM AROUND PERIMETER OF DEVELOPMENT DECKS NOT COVERED SHALL BE ABLE TO EXTEND MAXIMUM OF 12' INTO REAR YARD SETBACK MINIMUM FINISH AREA = 1,000 SF FOR RANCH PLAN AND 1,200 SF FOR 2-STORY PER UNIT TWO PARKING STALLS PROVIDED PER UNIT

#### **ERU CALCULATION**

TOTAL IMPERVIOUS AREA / 4000 134,687 SF / 4000 = 34 ERU'S

#### **GENERAL NOTES**

- A. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2017 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), THE CITY OF ANKENY SUDAS SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS, INC.
- B. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- C. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR THE STREETS AND HIGHWAYS, AS ADOPTED BY THE IOWA DEPARTMENT OF TRANSPORTATION PER 761 OF THE IOWA ADMINISTRATIVE CODE (IAC), CHAPTER 130. WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCO IN APPEARANCE, EQUIPMENT AND ACTIONS.
- D. NOTIFY OWNER, ENGINEER AND CITY OF ANKENY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- E. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- F. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- G. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- H. THE ENTRANCE PERMIT AND UTILITY ACCOMMODATION PERMIT MUST BE APPROVED BY THE IOWA DOT PRIOR TO ANY WORK IN THE HIGHWAY 69 (SOUTH ANKENY BOULEVARD) RIGHT-OF-WAY.
- I. WORK IN THE DELINEATED WETLAND AREAS TO BE COVERED UNDER THE NATIONWIDE PERMIT NO. 33. THIS SHALL INCLUDE TEMPORARY DISTURBANCE OF THE WETLANDS AS REQUIRED FOR UTILITY CONSTRUCTION AND ACCESS, CONTRACTOR TO REMOVE HYDRIC SOILS AND VEGETATION IN THE DISTURBED AREAS AND RESTORE TO THE PRE-DISTURBANCE CONDITION. CONTRACTOR TO FOLLOW THE REQUIREMENTS OF NWP 33.
- J. CONTRACTOR TO COORDINATE WORK WITH DEVELOPER AND ADJACENT PROPERTY OWNERS TO MAINTAIN ACCESS AND MAIL SERVICE.
- K. TREE REMOVALS MUST BE COORDINATED WITH DEVELOPER TO DETERMINE TREES THAT ARE TO REMAIN AS POSSIBLE.

# BENCHMARKS

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

BM1 ELEVATION=947.91 ARROW ON HYDRANT LOCATED WEST SIDE OF PRIMROSE DRIVE AT SOUTH END OF ROAD. AS SHOWN ON SURVEY.

BM2 ELEVATION=947.90 ARROW ON HYDRANT LOCATED NORTHWEST QUADRANT OF HIGHWAY 69 AND NE 72ND AVE. AS SHOWN ON SURVEY.

#### CONTROL POINTS

IARCS ZONE 8 COORDINATE SYSTEM NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

- CP1 N=7,526,114.30 E=18,532,085.38 1/2" REBAR WITH RED SNYDER CONTROL CAP ±30' SOUTHWEST, WEST END BLACK CHAIN-LINK FENCE, NORTHWEST CORNER OF SITE. AS SHOWN
- CP2 N=7,526,131.84 E=18,532,888.99
  CUT "X" SOUTHEAST CORNER CONCRETE PAD WHERE BENCH IS LOCATED, SOUTHEAST CORNER OF LAKE. AS SHOWN ON SURVEY.
- CP3 N=7,526,282.65 E=18,533,510.94 CUT "X" ON BACK OF CURB EAST SIDE PRIMROSE DR, WEST OF STREET LIGHT. AS SHOWN ON SURVEY.
- CP4 N=7,526,097.36 E=18,533,703.19
  1/2" REBAR WITH RED SNYDER CONTROL CAP ±30' SOUTH OF WOOD FENCE, NORTHEAST CORNER OF SITE. AS SHOWN ON SURVEY.
- CP5 N=7,525,613.60 E=18,533,152.01 1/2" REBAR WITH RED SNYDER CONTROL CAP NORTHEAST CORNER OF ACREAGE AT NORTH END OF NE 16TH CT. AS SHOWN ON SURVEY.
- CP6 N=7,525,438.37 E=18,532,213.84 1/2" REBAR WITH RED SNYDER CONTROL CAP ±2' NORTH OF SOUTHERN FENCE, ±500' EAST OF HIGHWAY 69. AS SHOWN ON SURVEY.
- CP7 MAG NAIL ±2' WEST OF EAST EDGE OF HIGHWAY 69, IN LINE NORTH-SOUTH WITH & NE 72ND AVE. AS SHOWN ON SURVEY.
- CP8 1/2" REBAR WITH RED SNYDER CONTROL CAP AT APPROXIMATE CENTER OF SITE. AS SHOWN ON SURVEY.

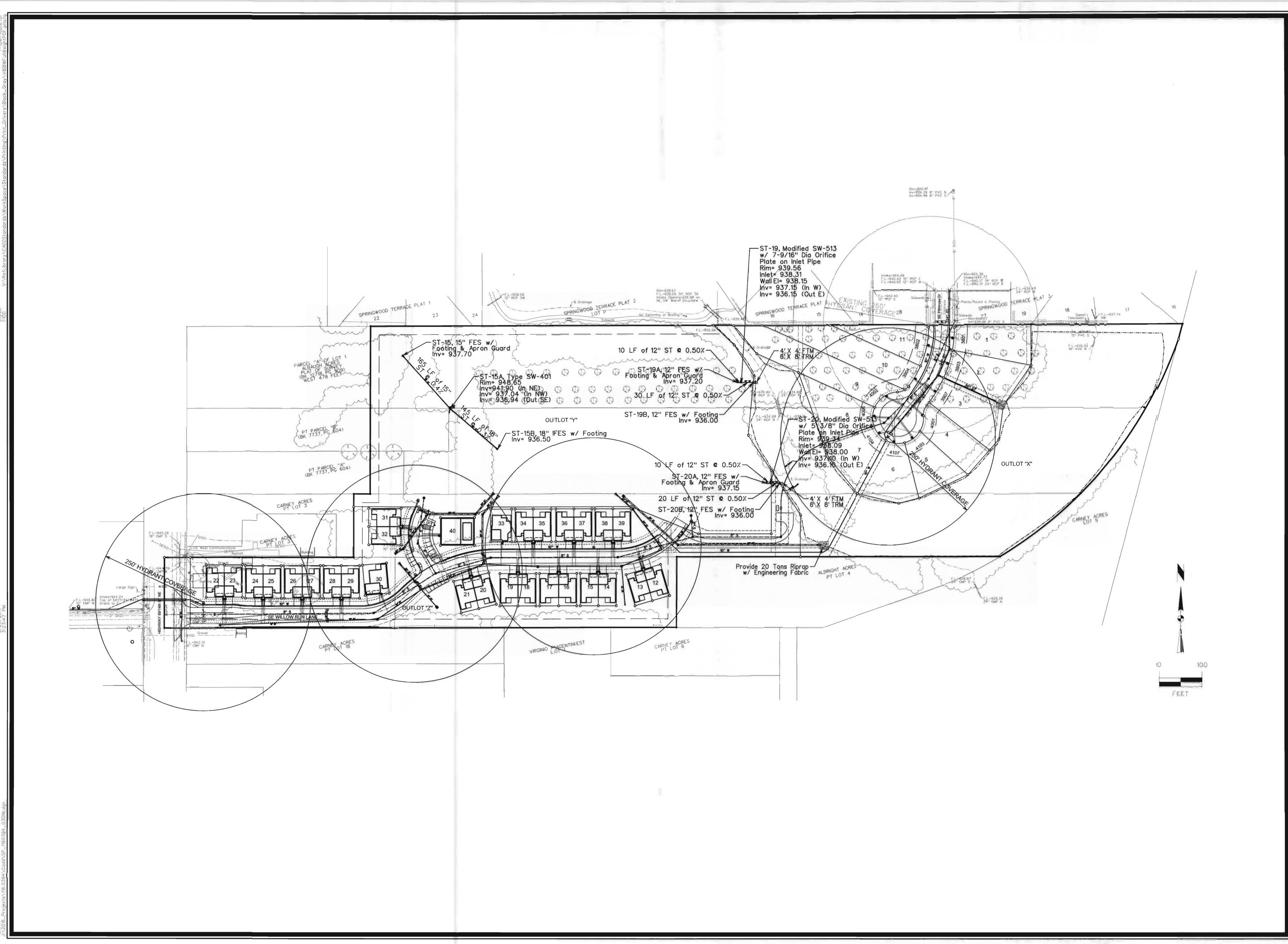
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WILLOW RUN PLAT 1
DIMENSION AND UTILITY PLAN

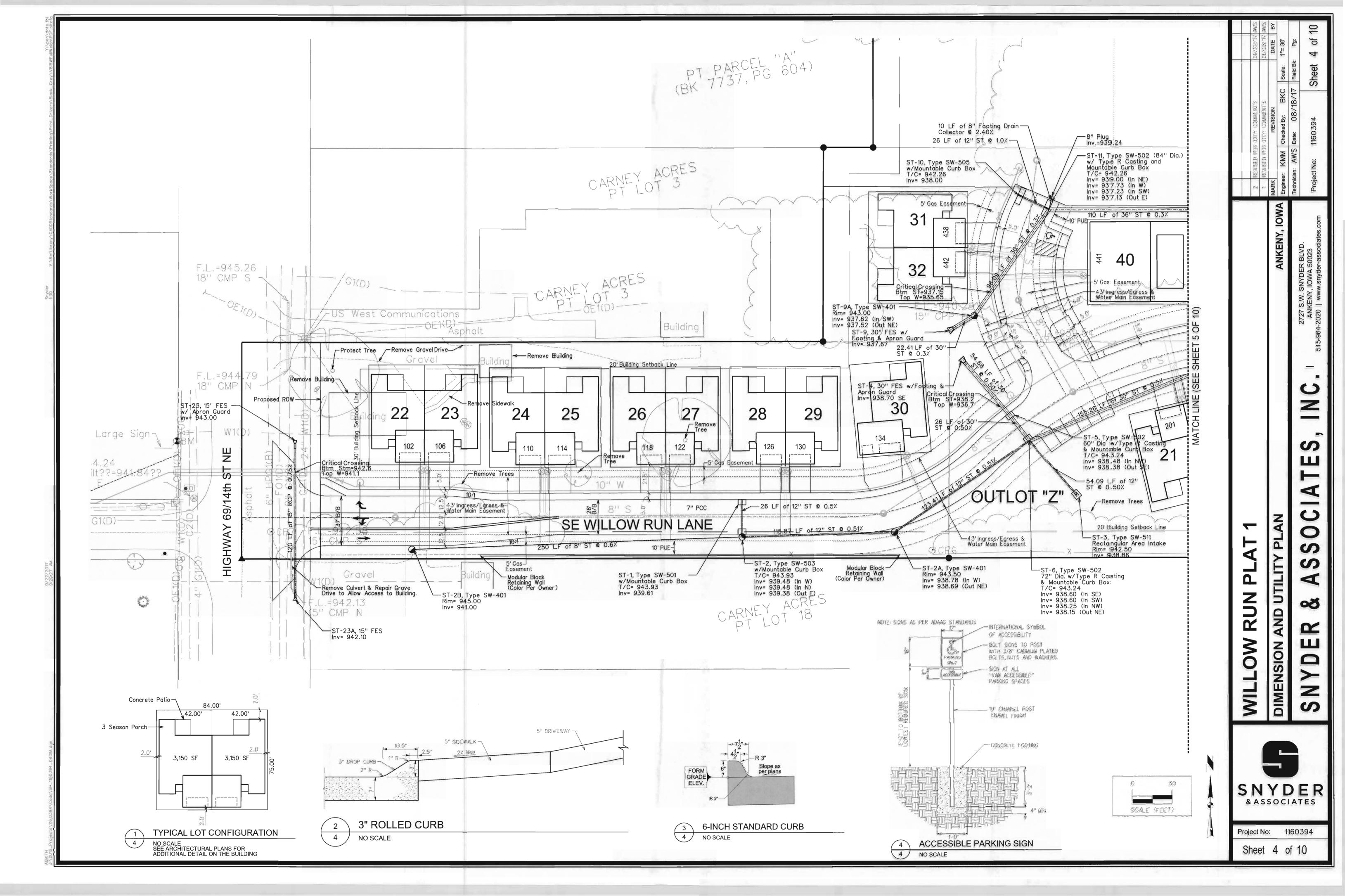
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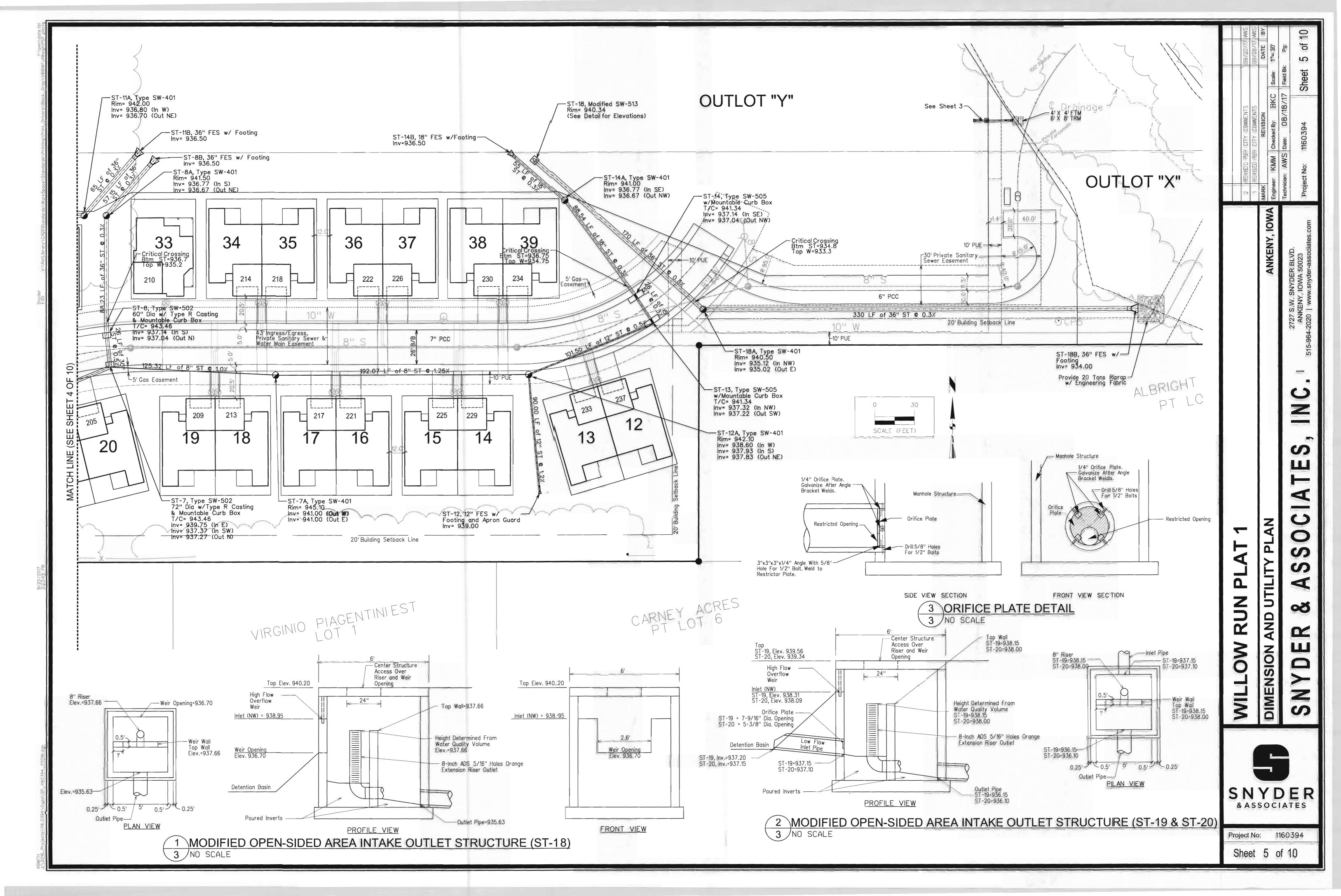
ANKENY, IOWA

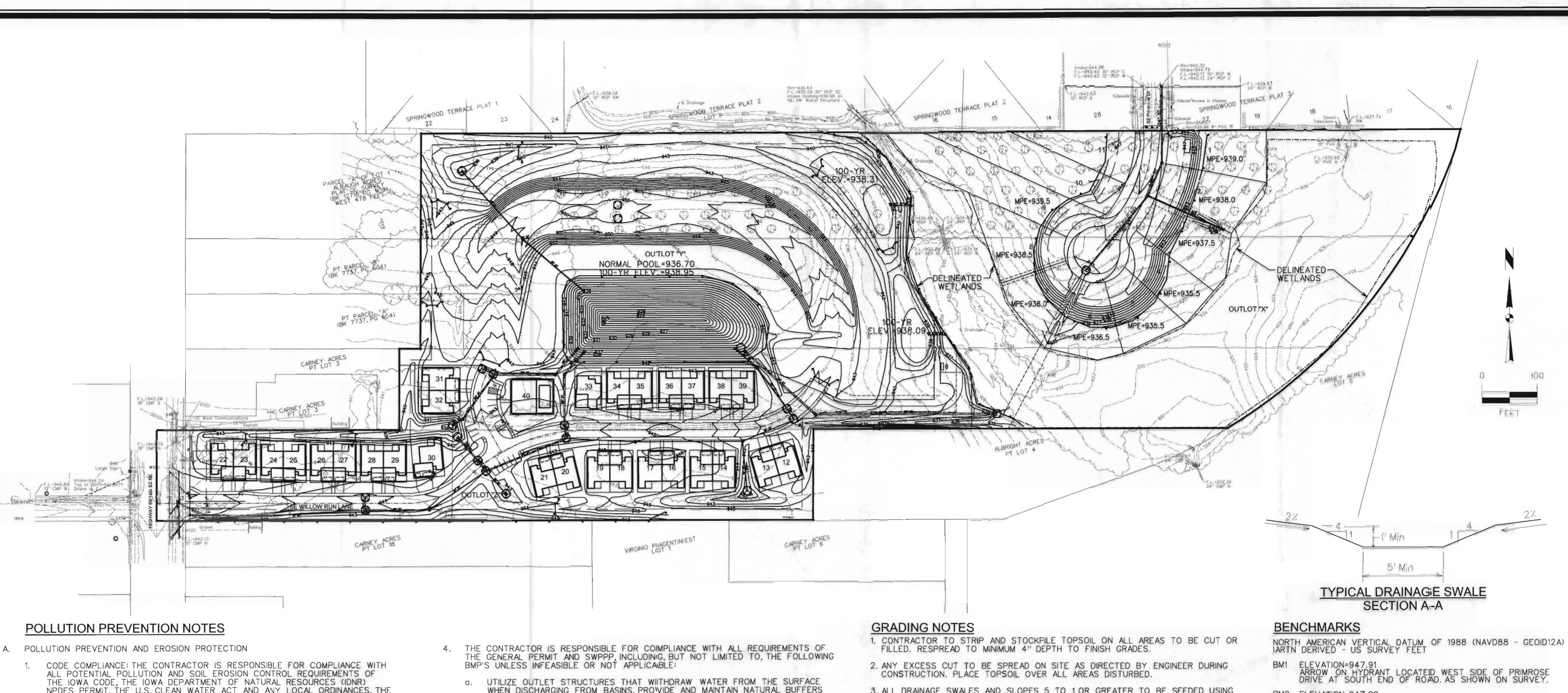
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- - NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
  - DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
- B. STORM WATER DISCHARGE PERMIT
  - THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR. AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 INCLUDING CREATING OR MAINTAINING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND POSSIBLY OBTAINING THE GENERAL PERMIT COVERAGE FROM THE IDNR.
  - ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
  - A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PÉRIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.
- C. POLLUTION PREVENTION PLAN:
  - THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
  - THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
  - THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.

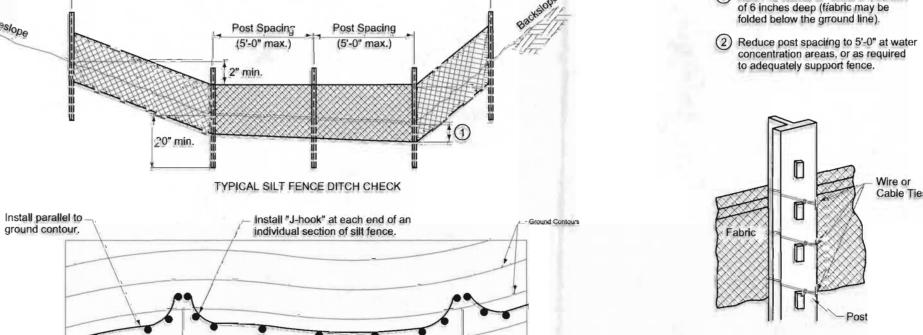
- WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
- INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
- c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
- MAINTAIN ALL TEMPORARY AND PERMAINENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, IREPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
- INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS RECORD THE FINDINGS OF THESE INSPIECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTIED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
- PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS,, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
- INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROLL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
- RESPREAD A MINIMUM OF 4 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
- STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, OR SOD AS SOON AS PRACTICAL UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES NO LATER THAN 14 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY HAS FINISHED OR IS PLANNED TO BE DELA: YED MORE THAN 21 CALENDAR DAYS.
- COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VÉHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
- REMOVE ALL TEMPORARY EROSION COINTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

- 3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
- 4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.

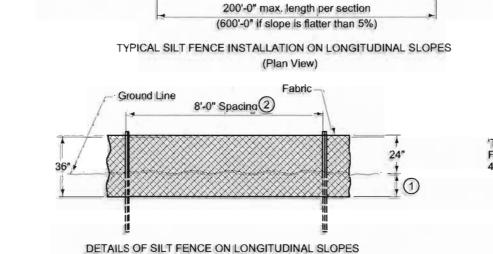
Variable (20'-0" for a normal 10'-0" wide ditch.)

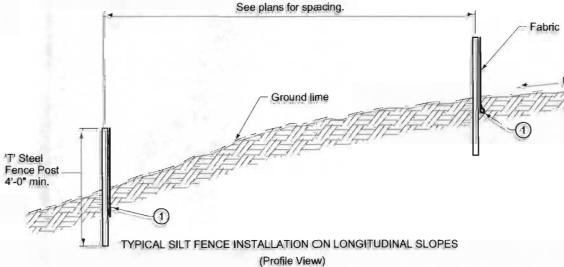
ELEVATION=947.90 ARROW ON HYDRANT LOCATED NORTHWEST QUADRANT OF HIGHWAY 69 AND NE 72ND AWE. AS SHOWN ON SURVEY.

(1) Insert 12 inches of fabric a minimum



ATTACHMENT TO IPOST





SILT FENCE

SNYDER & ASSOCIATES

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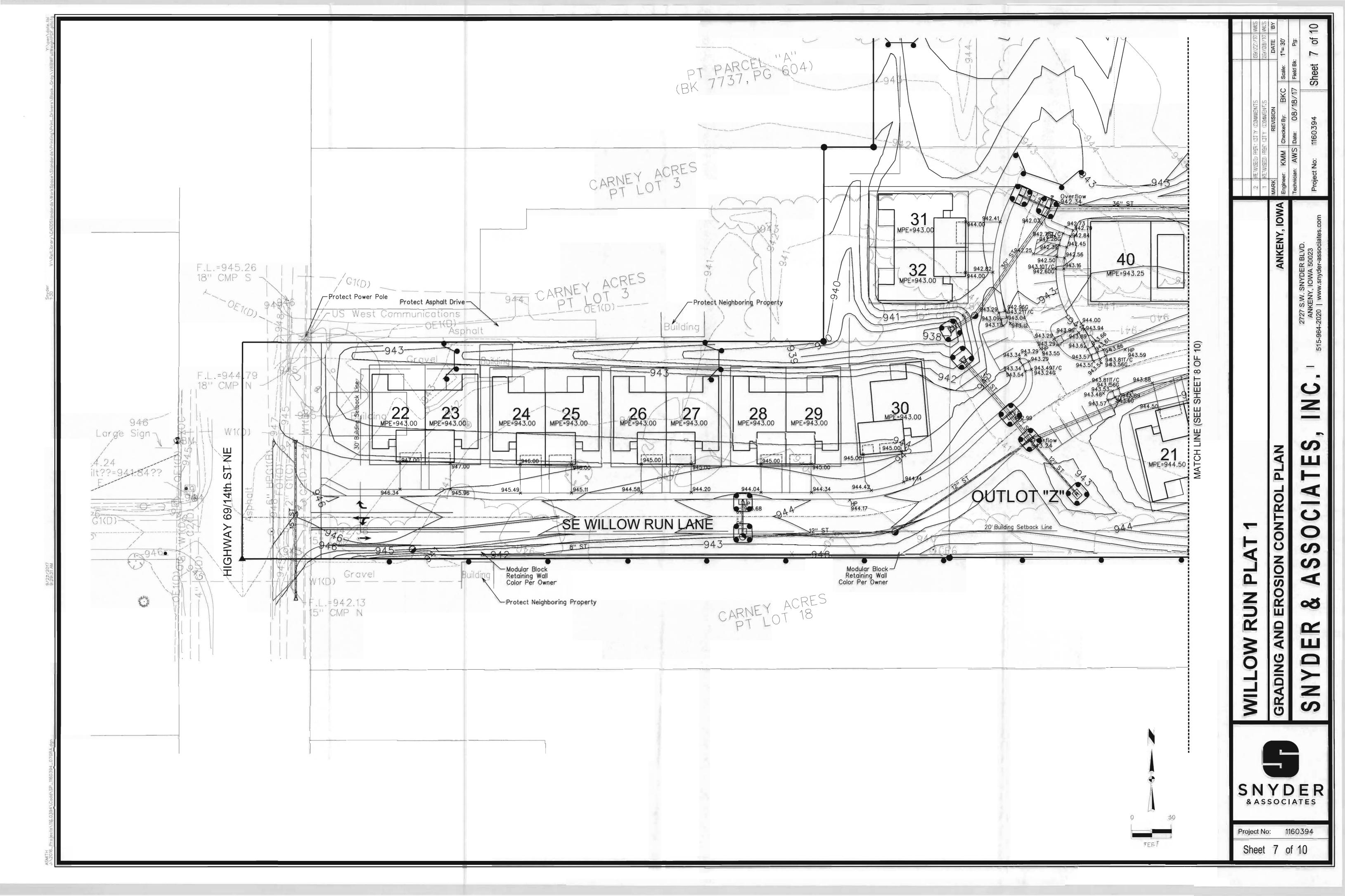
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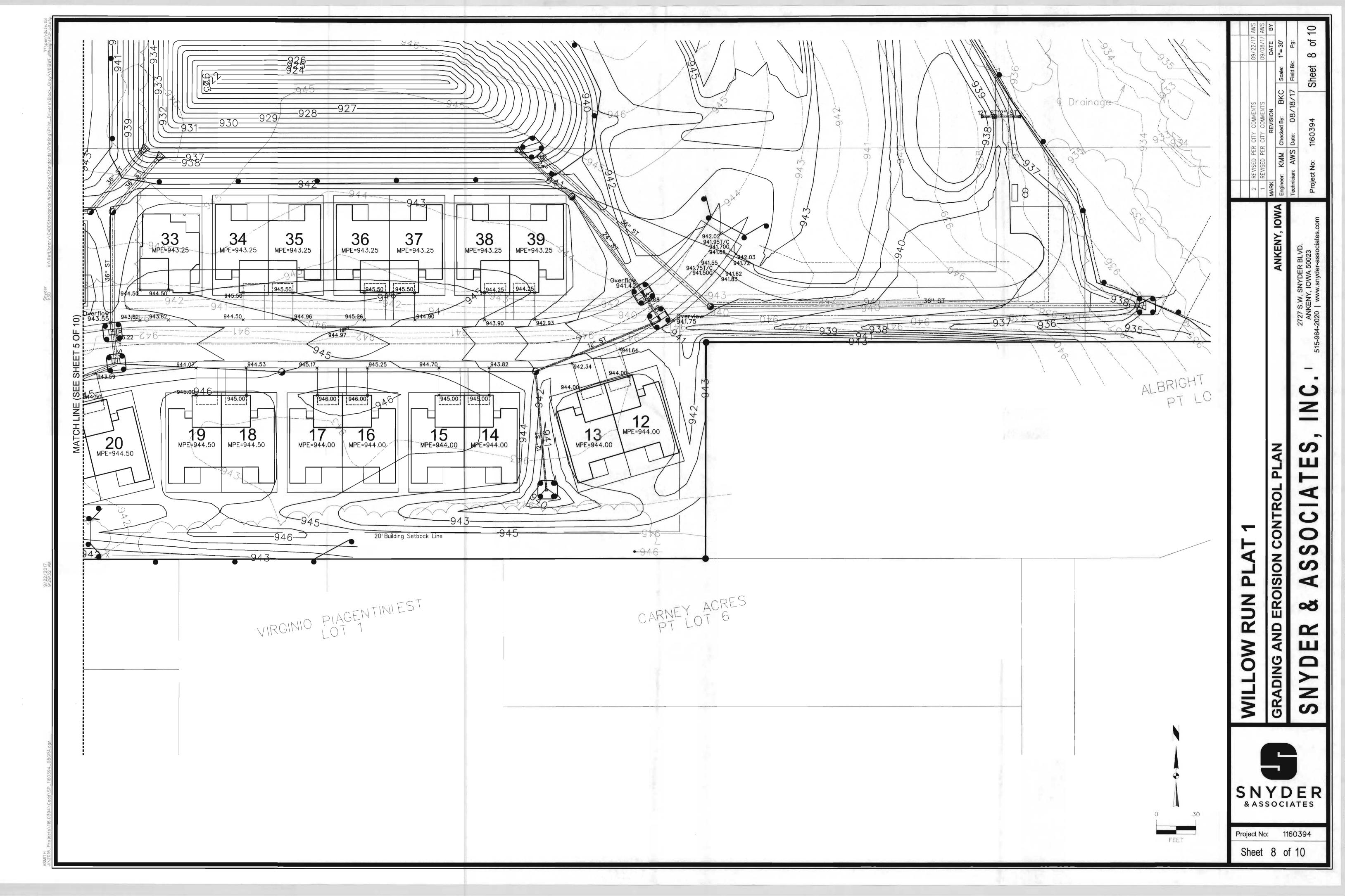
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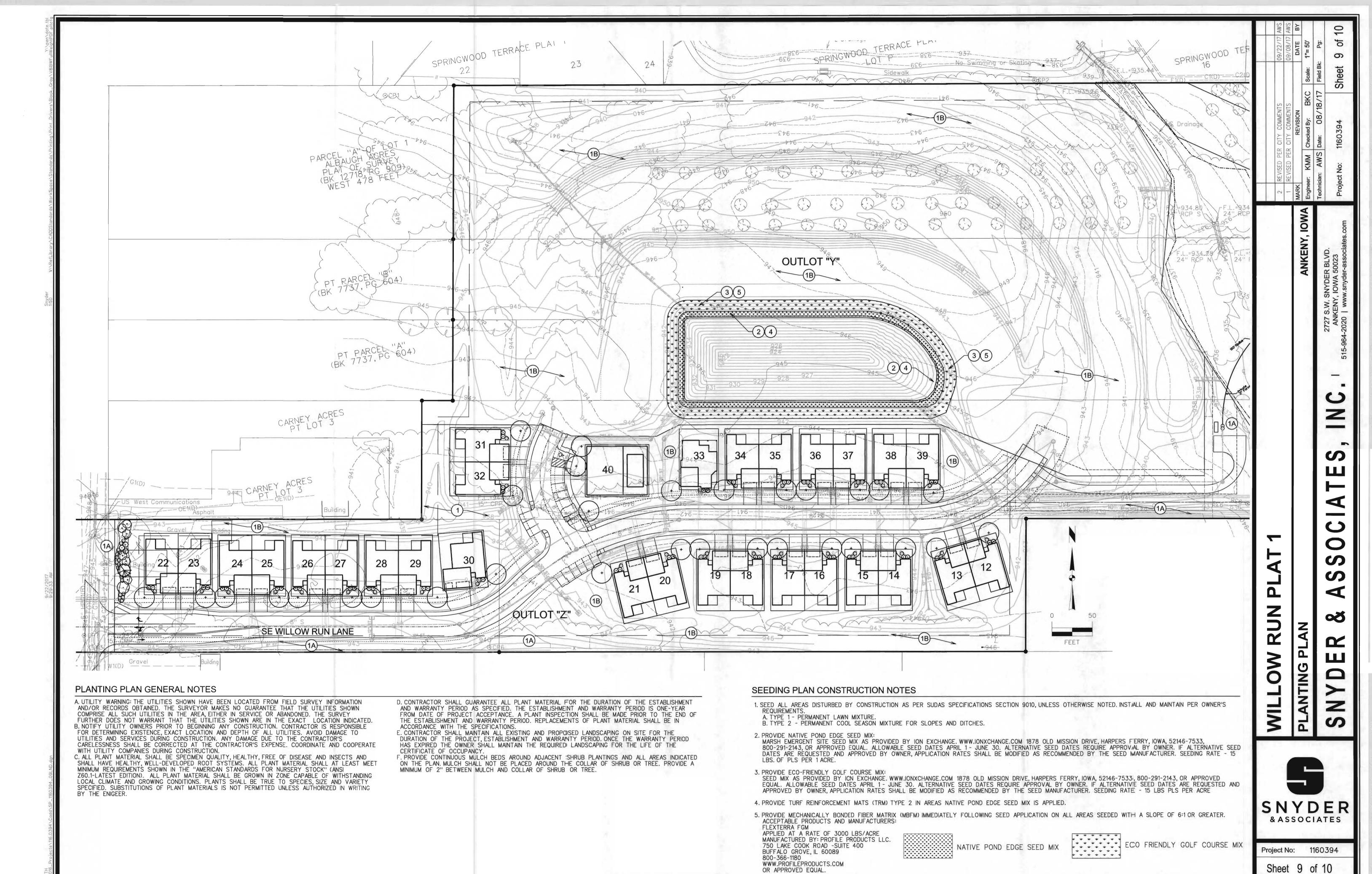
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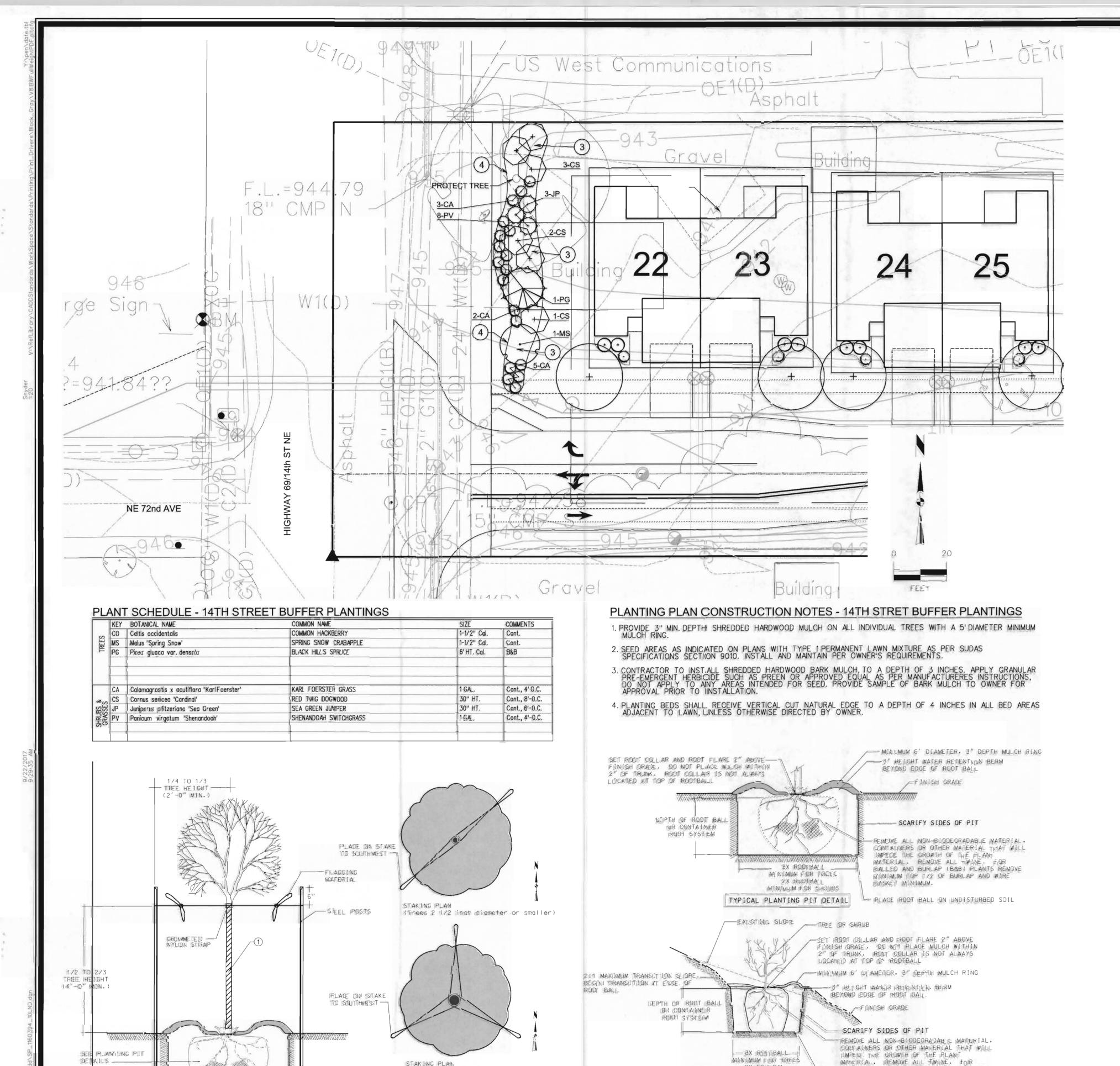
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(Trees larger than 2 1/2 inch diameter)

1) Wrap trunk from ground line to first

documents.

DECIDUOUS TREE STAKING DETAIL

10

NO SCALE

branch when specified in the contract

2X ROTBALL

SLOPE PLANTING PIT DETAIL

PLANTING PIT DETAILS

10 / NO SCALE

MINIMUM FOR SHRUBS

BALLED AND BURLAP (B&B) PLANTS REMOVE

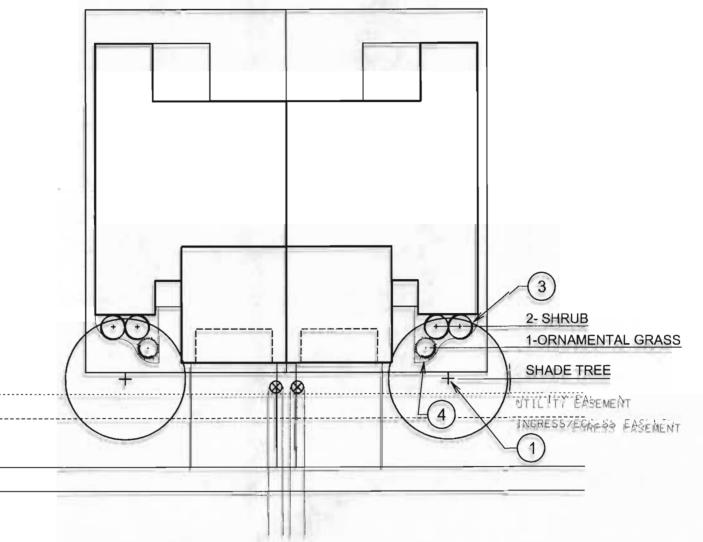
MINIMUM TOP 1/2 OF BURLAP AND WIRE

- PLACE RIJOT BALL ON UNDISTURBED STIL

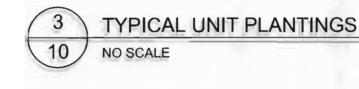
BASKET MINIMUM.

PLANT SCHEDULE - TYPICAL UNIT PLANTINGS

KEY	BOTANICAL NAME	COMMON NAME	SIZE:	COMMENTS	EXPOSURE
-	Acer saccharum subsp. nigurm 'Green Column'	BLACK MAPLE	1-1/22" Cal.		-
	Betula platyphlla 'Fargo'	DAKOTA PINNACLE BINCH	1-1/2/1 Cal.	-	
TREES	Ginkgo biloba 'Princeton Sentry'	PRINCETON SENTRY GINKGO	1-1/2" Cal.	MALE ONLY	
2	Ostrya virginiana	EASTEIN HOP HORNBEAM	1-1/22" Cal.		
	Quercus x bimundorum 'Midwest'	PRAIRIE STATURE OAK	1-1/2/2" Cal.		
	Filia cordata 'Greenspire'	GREENSPIRE LITTLE LEAF LINDEN	1=1/22" Gal.		
-	Hydrangea paniculata 'Jane'	LITTLE LIME HYDRANGEA	30" HT.	Cont., 5'-0.C.	NORTH/SOUTH
S	Physocarpus opulifolius 'Donna May'	LITTLE DEVIL NINEBARK	30" HŦ.	Cont., 5'-C.C.	SOUTH
SHRUBS	Spiraea betulifolia 'Tor'	TOR BIRCHLEAF SPIREA	30" HT.	Cont., 5'-0.C.	SOUTH
ES	Taxus media 'Taunton'	TAUNTON YEW	24" HT.	cont., 5'=0.6.	NGa-TH/e6UTH
	Calamagnostis x acutiflora 'Karl Foerster'	KARL FOERSTER GRASS	1 GANL.	Cont., 41 O.C.	1
₹.,	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCHGRASS	1 GANL.	Cont., 4'-0.C.	
ES!	Schizacyrium scoparium 'Minnblue A'	BLUE HEAVEN LITTLE BLUESTEM	1 GANL.	Cont., 4'-0.C.	
GRASSES	Sporabolis heterolepis	PRAIRIE DROPSEED	1 GAN	Cont., 4'-0.C.	



- CONTRACTOR TO INSTALL 2 INCH WASHED RIVER ROCK MULCH , TO A DEPTH (OF 3 INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN ALL BEDS. PROVIDE SAMPLE OF ROCK MULCH TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- 4. BEDS SHALL BE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4 INCHES IN ALL BED AREAS ADJACENT TO LAWN, UNLESS OTHERWISE DIRECTED BY OWNER.



#### PLANTING PLAN GENERAL NOTES

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

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

  C. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION). ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS. PLANTS SHALL BE TRUE TO SPECIES, SIZE AND VARIETY SPECIFIED. SUBSTITUTIONS OF PLANT MATERIALS IS NOT PERMITTED UNLESS AUTHORIZED IN WRITING BY THE ENIGEER.

  D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR THE DURATION OF THIE ESTABLISHMENT AND WARRANTY PERIOD AS SPECIFIED. THE ESTABLISHMENT AND WARRANTY PERIOD AS SPECIFIED. THE ESTABLISHMENT AND WARRANTY PERIOD. REPLACEMENTS OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.

  E. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED LANDSCAPING ON SITIE FOR THE DURATION OF THE PROJECT, ESTABLISHMENT AND WARRANTY PERIOD. ONCE THE WARRANTY PERIOD HAS EXPIRED THE OWNER SHALL MAINTAIN THE REQUIRED LANDSCAPING FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.

  IF. PROVIDE CONTINUOUS MULCH BEDS AROUND ADJACENT SHRUB PLANTINGS AND ALL AREAS INDICATED ON THE PLAN. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TIREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.

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Project No:

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