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city of  
**Ankeny**  
bringing it all together

RECEIVED  
MAR - 9 2018  
CITY OF ANKENY



**SNYDER**  
& ASSOCIATES

Sheet 1 of 6



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LEGEND

| Features                         | Existing        | Proposed     |
|----------------------------------|-----------------|--------------|
| Spot Elevation                   | 93.0            | 93.0         |
| Contour Elevation                | -93-            | -93-         |
| Fence (Barbed, Field, Hog)       | -x-x-           | -x-x-        |
| Fence (Chain Link)               | -//--           | -//--        |
| Fence (Wood)                     | - ---           | - ---        |
| Fence (Silt)                     | -~--            | -~--         |
| Tree Line                        | - ---           | - ---        |
| Tree Stump                       | - ---           | - ---        |
| Deciduous Tree or Shrub          | - ---           | - ---        |
| Coniferous Tree or Shrub         | - ---           | - ---        |
| Communication                    | ---C(x)---      | ---C---      |
| Overhead Communication           | ---OC(x)---     | ---OC---     |
| Fiber Optic                      | ---FO(x)---     | ---FO---     |
| Underground Electric             | ---E(x)---      | ---E---      |
| Overhead Electric                | ---OE(x)---     | ---OE---     |
| Gas Main with Size               | ---4" G(x)---   | ---4" G---   |
| High Pressure Gas Main with Size | ---4" HPG(x)--- | ---4" HPG--- |
| Water Main with Size             | ---8" W(x)---   | ---8" W---   |
| Sanitary Sewer with Size         | ---8" S(x)---   | ---8" S---   |
| Duct Bank                        | ---DUCT(x)---   | ---DUCT---   |
| Test Hole Location for SUE w/ID  | 93.1            | 93.1         |

(x) Denotes the survey quality service level for utilities

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

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 (Q) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

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

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

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

UTILITY WARNING

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

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551502757

|   |  |                  |  |
|---|--|------------------|--|
| W1-WATER<br>S-SANITARY SEWER                    | CITY OF ANKENY<br>KEN PLAGER<br>515-965-6484<br>kplager@ankenyiowa.com                     | C3-COMMUNICATION | MEDIACOM COMMUNICATIONS CORP<br>PAUL MAY<br>515-246-2252<br>pmay@mediacomcc.com            |
| E1-ELECTRIC<br>HPG1-HIGH PRESSURE GAS<br>G1-GAS | MIDAMERICAN ENERGY COMPANY<br>THERESA MCGUIRE<br>515-281-2260<br>tmmcguire@midamerican.com | CLEAR            | IOWA COMMUNICATIONS NETWORK<br>DAVE AUGSPURGER<br>515-725-4604<br>dave.augspurger@iowa.gov |
| F01-FIBER OPTIC<br>C1-COMMUNICATION             | WINDSTREAM MCLEOD<br>JAMES WIAND<br>515-382-3180<br>james.wiand@windstream.com             | CLEAR            | IOWA NETWORK SERVICES<br>JEFF KLOCKO<br>515-830-0445<br>jeff@netins.com                    |
| C2-COMMUNICATION                                | CENTURYLINK<br>RAY MONTTOYA<br>720-578-8090<br>ray.monttoya@centurylink.com                |                  |  |

GENERAL NOTES

A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2018 URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS INCLUDING THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.

C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.

D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.

E. NOTIFY OWNER, ENGINEER, CITY OF ANKENY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.

F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.

G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.

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

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

J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.

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

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

M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.

N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.

O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.

P. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF ANKENY, AND THE OWNER PRIOR TO CONSTRUCTION.

Q. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

BENCH MARKS

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

BM1 ELEV=965.65  
CUT TRIANGLE EAST SIDE OF LAMP POST BASE EAST OF  
SIDEWALK WEST OF BUILDING 2.

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES)  
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1 N=7541422.06 E=18525187.89  
CUT X IN WEST NOSE OF ISLAND AT SOUTH END OF PARKING  
LOT SOUTH OF NETTLETON.

CP2 N=7541346.60 E=18524939.96  
CUT X IN WEST SIDE OF SIDEWALK SOUTH OF JORDAN HALL 27  
FEET SOUTH OF ASPHALT PARKING.

CP3 N=7541581.08 E=18524763.49  
CUT X IN WEST SIDE OF SIDEWALK WEST OF BUILDINGS 1 & 2.

CP4 N=7541838.64 E=18524843.56  
CUT X IN NORTHWEST CORNER OF SIDEWALK INTERSECTION  
SOUTHWEST OF BRONG HALL.

CP5 N=7541720.72 E=18525086.56  
CUT X IN SOUTH SIDE OF SIDEWALK AT KINK SOUTH BY  
SOUTHWEST ON WEST SIDE OF NETTLETON.

ZONING

R-2 ONE FAMILY AND TWO FAMILY RESIDENCE DISTRICT.

LEGAL DESCRIPTION

N 1300FE 1007.7 F  
NW 1/4 SW 1/4 LESS RD  
SEC 15-80-24

PROPERTY ADDRESS

1900 NW 4TH ST  
ANKENY, IA 50023

GENERAL USE

OFFICE/INSTITUTIONAL

BUILDING DESCRIPTION

TOTAL BUILDING HEIGHT\* 24'  
FLOOR SF= 13,268 SF

BULK REGULATIONS

SETBACKS:  
FRONTYARD - 35'  
SIDE YARD - 7' EACH SIDE, 15' TOTAL  
REAR YARD - 35'  
BUILDING HEIGHT - 45'

PARKING REQUIREMENTS

EXISTING PARKING CAMPUS WIDE \* 541 SPACES  
PROPOSED PARKING TO UTILIZE EXISTING PARKING ON CAMPUS.

ERU CALCULATION

14,024 SF OF IMPERVIOUS SURFACE  
/ 4,000 SF PER ERU  
4 ERU

FBBC FACULTY OFFICE/MUSIC BUILDING

PROJECT INFORMATION

CITY OF ANKENY

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023

515-964-2020 | www.snyder-associates.com



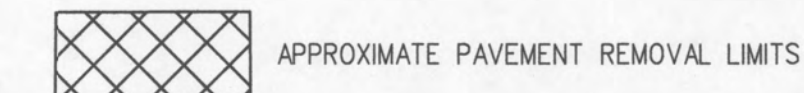
SNYDER  
& ASSOCIATES

Project No: 117.0496

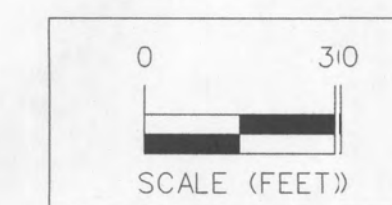
Sheet 2 of 6

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4. EXISTING TREES AND SHRUBS. SEE LANDSCAPE PLAN FOR EXISTING TREE INVENTORY AND MITIGATION PLANTINGS.



Sheet 3 of 6

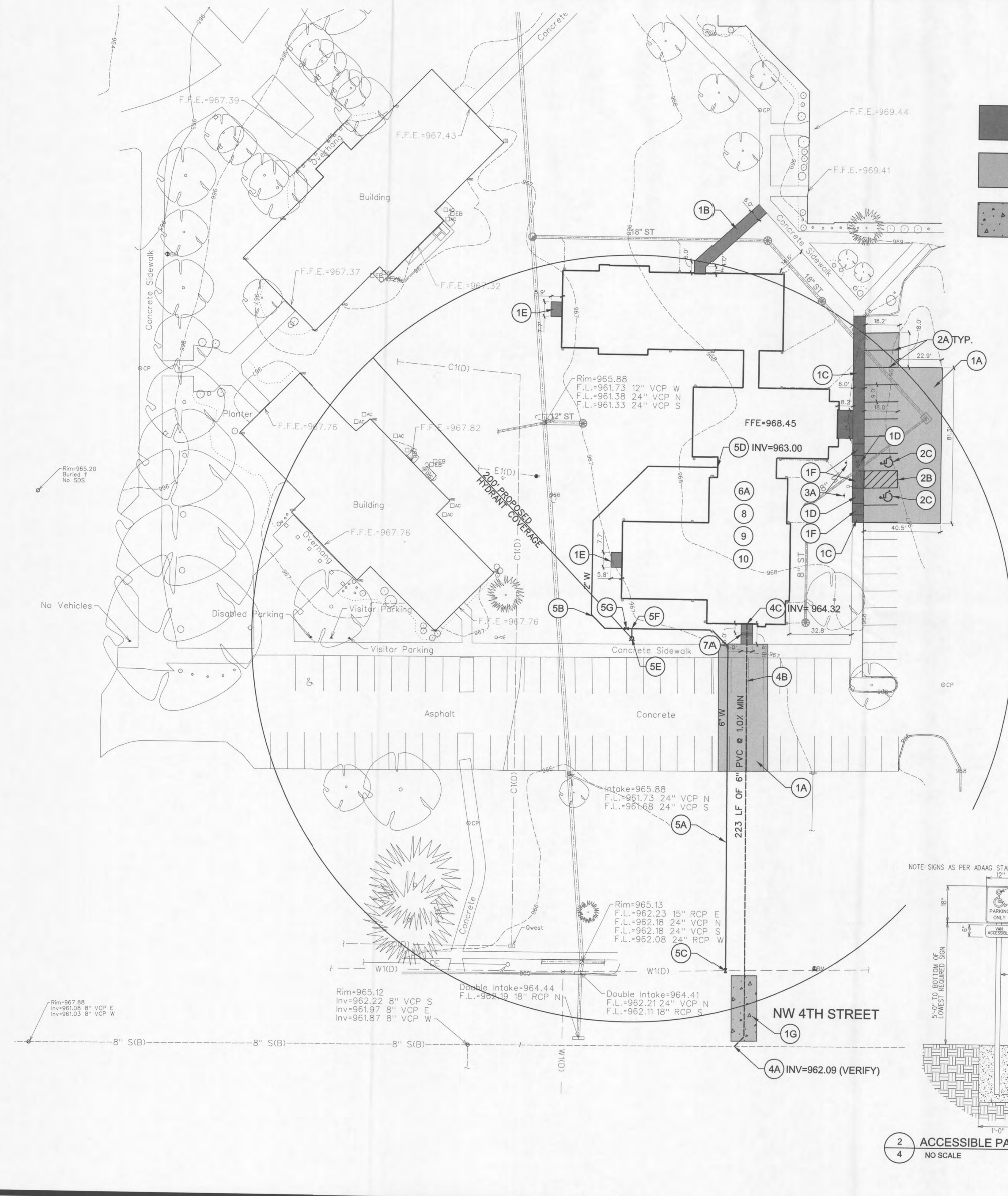
ANKENY, IOWA 50023  
515-964-2020 | [www.snyder-associates.com](http://www.snyder-associates.com)

Sheet 3 of 6

| MARK      | REVISION                  | MAA         | Scale:   | 1"= 30'   | BY  |
|-----------|---------------------------|-------------|----------|-----------|-----|
| Engineer: | KSS                       | Checked By: | Date:    | Field Bk: | Po: |
| 1         | REVISED PER CITY COMMENTS |             | 02/16/18 |           |     |
|           |                           |             |          |           |     |
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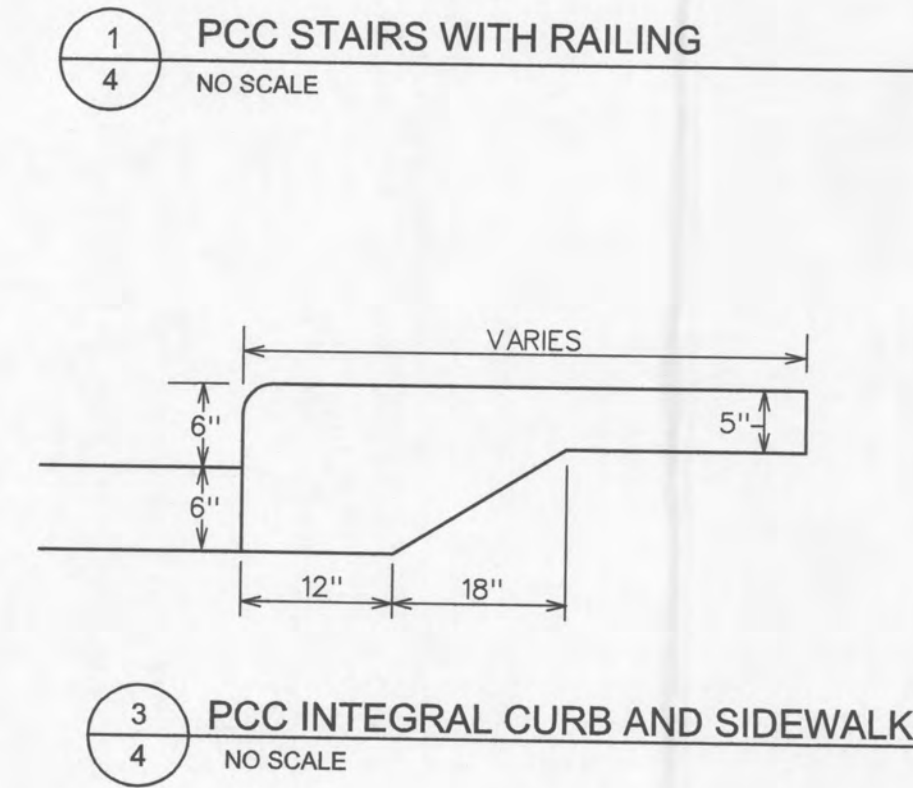
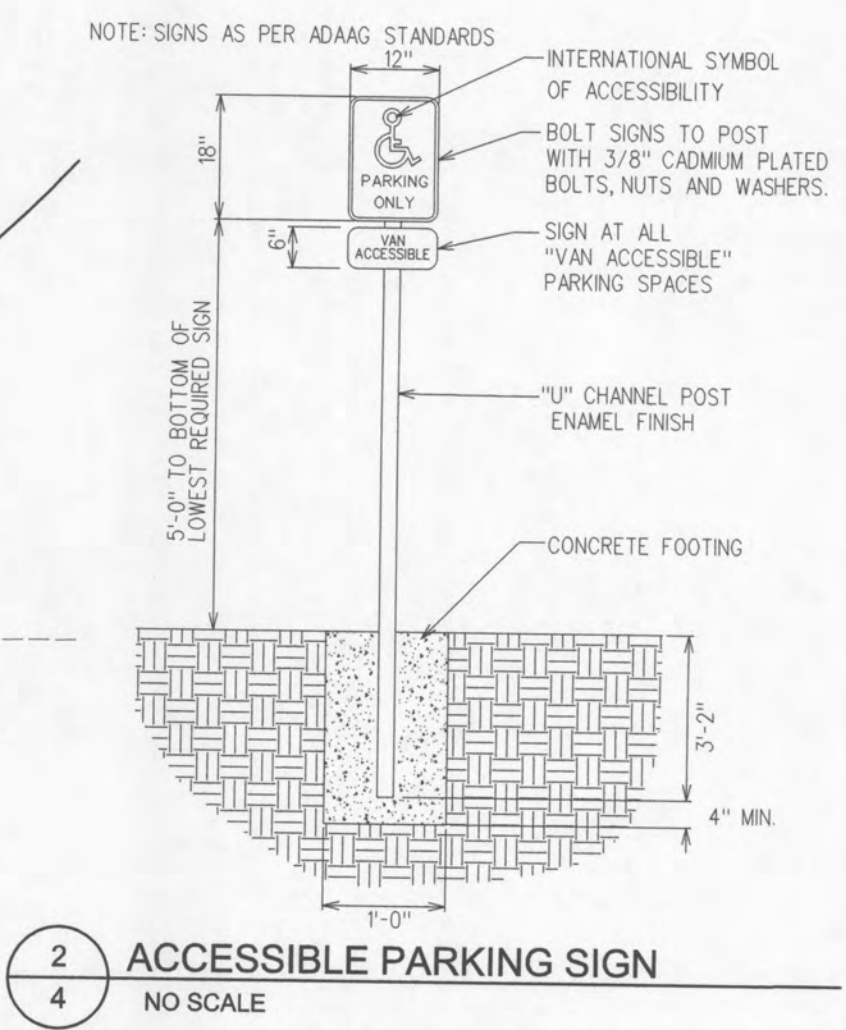
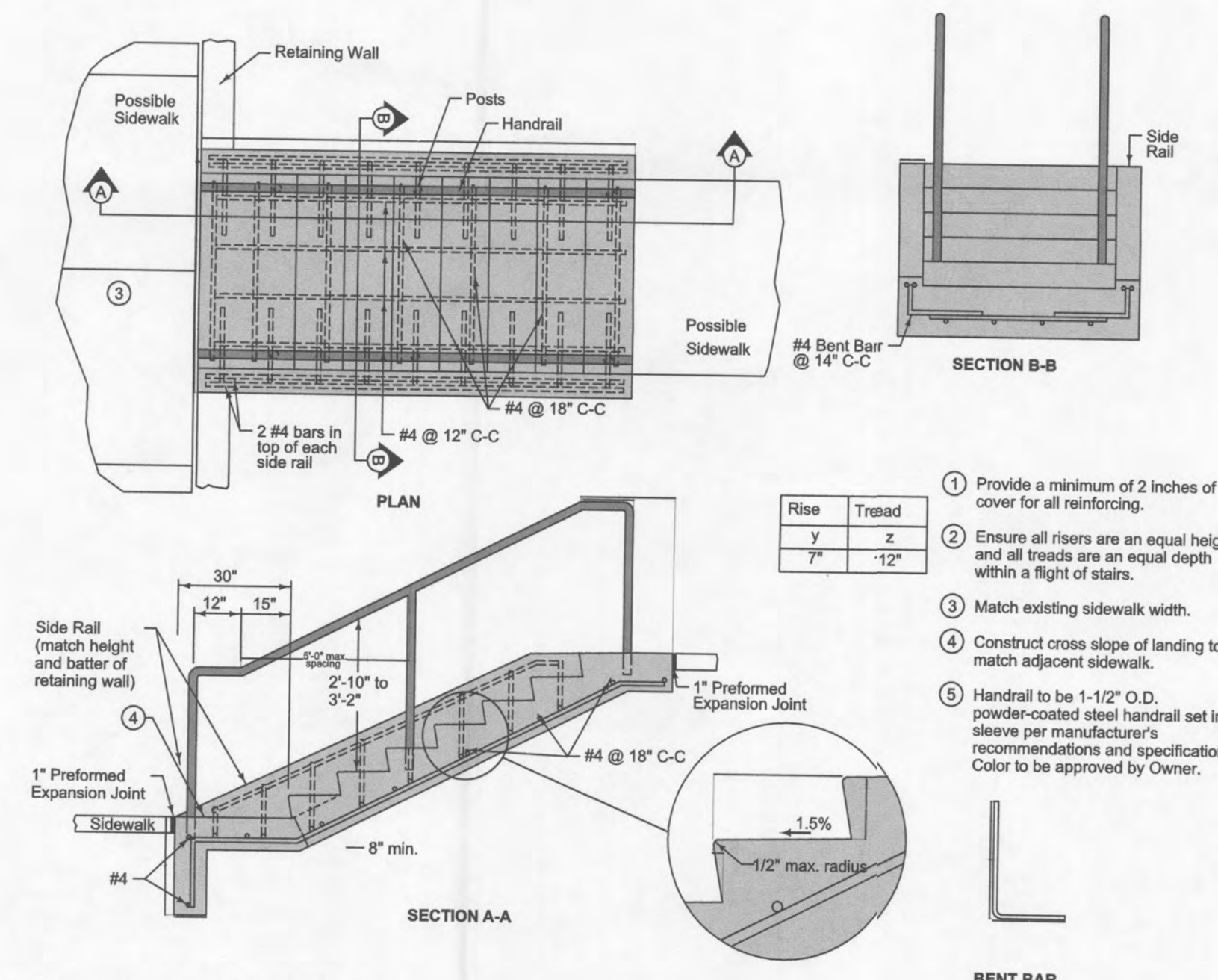
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Snyder  
L30



- = 5" PCC SIDEWALK
- = 6" PCC
- = CONTRACTOR TO VERIFY PCC THICKNESS

**DIMENSION PLAN CONSTRUCTION NOTES**

- PAVEMENTS, PROVIDE THE FOLLOWING:  
A. 6" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.  
B. 5" DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.  
C. 5" DEPTH PCC SIDEWALK WITH INTEGRAL CURB ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.  
D. PEDESTRIAN RAMP WITH MAXIMUM SLOPE OF 8.33%.  
E. STOOP. SEE ARCHITECTURAL PLANS FOR DETAILS.  
F. 6" DEPTH PCC SIDEWALK LANDING WITHIN MAXIMUM SLOPE OF 2%.  
G. PCC PATCH TO MATCH EXISTING PAVEMENT THICKNESS. SAWCUT TO NEAREST JOINT LINE. CONSTRUCT AS PER SUDAS SECTION 7040.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:  
A. 4" PAINTED PARKING STALL LINES, WHITE.  
B. 45° STRIPING AT 3' O.C. WHERE SHOWN.  
C. PAINTED STATE OF IOWA APPROVED DISABLED SYMBOL AS PER ADAAG REQUIREMENTS.
- SIGNAGE, PROVIDE THE FOLLOWING:  
A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS. SEE DETAIL.
- SANITARY SEWER SERVICE, PROVIDE THE FOLLOWING:  
A. CONNECT TO EXISTING 8" VCP SANITARY SEWER WITH MANUFACTURED WYE AS PER CITY OF ANKENY STANDARDS. VERIFY LOCATION AND EXISTING INVERT PRIOR TO CONSTRUCTION.  
B. 6" PVC SANITARY SEWER SERVICE AT 1.0% MINIMUM SLOPE.  
C. BUILDING SANITARY SEWER CONNECTION. SEE ARCHITECTURAL, MECHANICAL AND PLUMBING PLANS FOR DETAILS.
- WATER SERVICE, PROVIDE THE FOLLOWING:  
A. 6" PRIVATE WATER SERVICE. MINIMUM 5.5' DEPTH.  
B. 2" PRIVATE WATER SERVICE. MINIMUM 5.5' DEPTH.  
C. CONNECT TO EXISTING 6" WATER MAIN WITH 6" TAPPING VALVE AND SLEEVE. VERIFY LOCATIONS, SIZE AND ELEVATION PRIOR TO CONSTRUCTION.  
D. CONNECT TO BUILDING WATER SERVICE. VERIFY LOCATION, SIZE AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.  
E. HYDRANT ASSEMBLY.  
F. 6"x6" TEE WITH 2" REDUCER.  
G. 2" VALVE PROVIDE CONCRETE COLLAR AROUND WATER SERVICE CURB STOPS NOT LOCATED IN WITHIN SIDEWALK.
- SITE ELECTRICAL, PROVIDE THE FOLLOWING:  
A. LIGHTS SHALL BE BUILDING MOUNTED. REFER TO ARCHITECT PLANS FOR LOCATIONS AND SPECIFICATIONS.
- SITE IMPROVEMENTS, PROVIDE THE FOLLOWING:  
A. STAIRS, SEE DETAIL FOR SPECIFICATIONS.
- COORDINATE ELECTRICAL AND NATURAL GAS SERVICES WITH UTILITY SERVICE PROVIDER PRIOR TO CONSTRUCTION.
- COORDINATE CABLE TELEVISION AND TELEPHONE SERVICES WITH UTILITY SERVICES PRIOR TO CONSTRUCTION.
- SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.



**FBBC FACULTY OFFICE/MUSIC BUILDING**

**DIMENSION AND UTILITY PLAN**

**SNYDER & ASSOCIATES, INC.**



Project No: 117.0496

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CITY OF ANKENY

2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

Engineer: KSS  
Checked By: MAA  
Date: 02/16/18

Scale: 1"= 30'  
Field Bk:  
Pg: 4 of 6









## PLANT SCHEDULE

| TREES            | QTY | KEY | BOTANICAL NAME                             | COMMON NAME                      | SIZE        | COMMENTS       |
|------------------|-----|-----|--|----------------------------------|-------------|----------------|
|                  | 2   | AF  | Acer x 'freemanii' Autumn Blaze            | AUTUMN BLAZE MAPLE               | 1 1/2" CAL. | B&B            |
|                  | 2   | CO  | Celtis occidentalis                        | AMERICAN HACKBERRY               | 1 1/2" CAL. | B&B            |
|                  | 2   | MA  | Malus 'Adirondack'                         | ADIRONDACK CRABAPPLE             | 5 HL.       | B&B            |
|                  |     |     |  |                                  |             |                |
| SHRUBS & GRASSES | 10  | CA  | Calamagrostis x acutiflora 'Karl Foerster' | KARL FOERSTER FEATHER REED GRASS | 18" HL.     | CONT. (3 O.C.) |
|                  | 6   | HA  | Hosta 'August Moon'                        | HOSTA                            | #2          | CONT. (4 O.C.) |
|                  | 5   | HJ  | Hosta 'June'                               | HOSTA                            | #2          | CONT. (4 O.C.) |
|                  | 10  | PO  | Physocarpus opulifoliosus 'Jefam'          | AMBER JUBILEE NINEBARK           | 24" HL.     | CONT. (4 O.C.) |
|                  | 6   | SB  | Spiraea betulifolia 'Tor'                  | TOR SPIREA                       | 24" HL.     | CONT. (4 O.C.) |
|                  | 10  | SH  | Sporobolus heterolepis 'Tara'              | PRAIRIE DROPSIED                 | 18" HL.     | CONT. (3 O.C.) |
|                  | 3   | SJ  | Spiraea japonica 'Neon Flash'              | NEON FLASH SPIREA                | 24" HL.     | CONT. (3 O.C.) |
|                  | 3   | SM  | Syringa meyeri 'Palbin'                    | DWARF KOREAN LILAC               | 24" HL.     | CONT. (6 O.C.) |
|                  | 4   | TT  | Taxus x media 'Taunton'                    | TAUNTON YEW                      | 24" HL.     | CONT. (4 O.C.) |

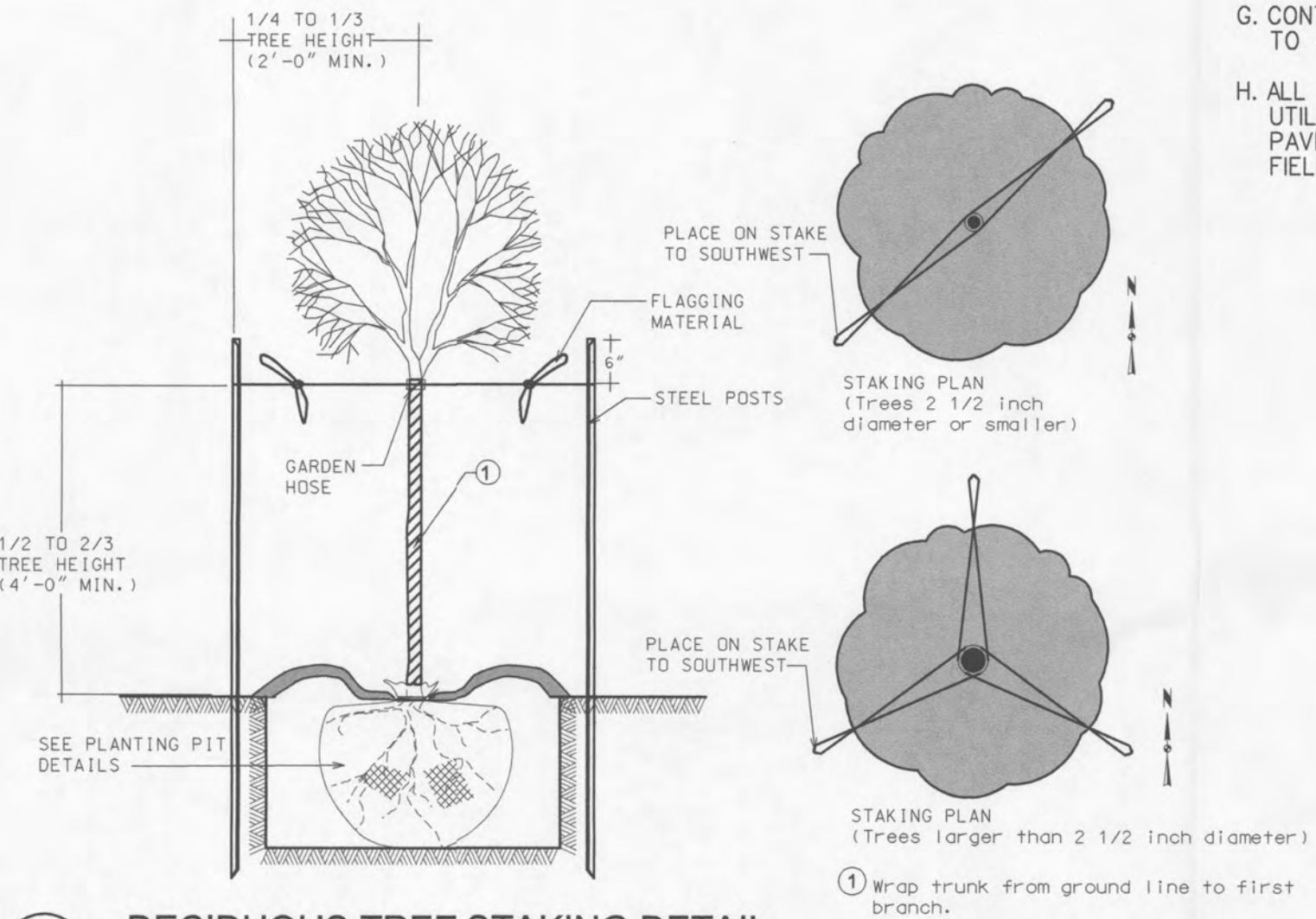
NOTE:  
QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR  
TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

**LANDSCAPE REQUIREMENTS:**

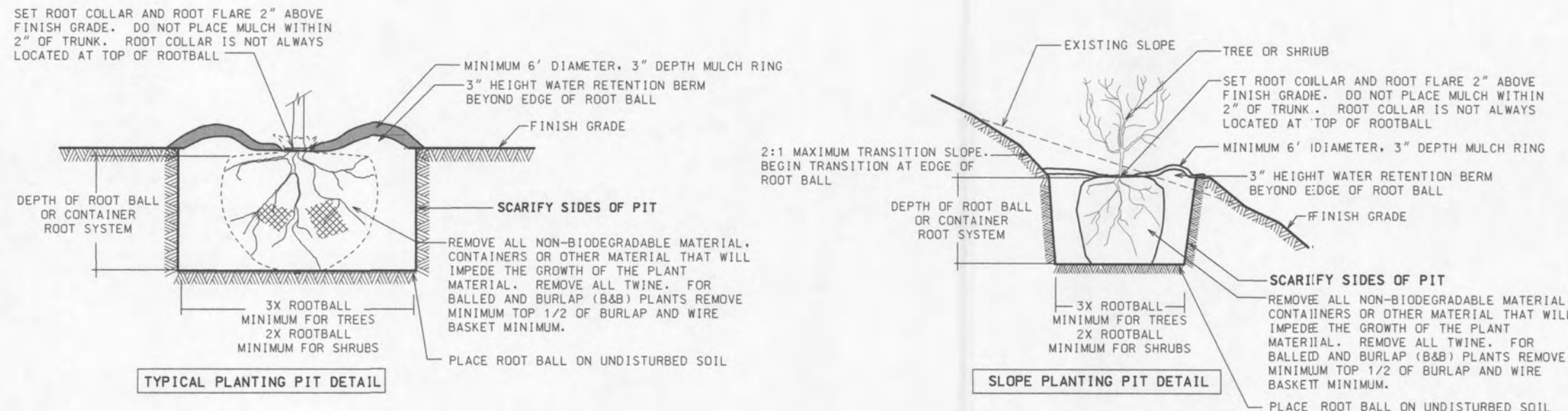
6 TREES PROVIDED  
26 SHRUBS PROVIDED  
31 PERENNIALS AND GRASSES PROVIDED

## PLANTING PLAN GENERAL NOTES

- A. NOTIFY UTILITY COMPANIES PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE OF EXACT LOCATION AND DEPTH OF ALL UTILITIES. ANY DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- B. CONTRACTOR SHALL FLAG ALL PLANT MATERIAL LOCATION IN THE FIELD FOR OWNER OR OWNERS REPRESENTATIVE APPROVAL PRIOR TO PLANTING. CONTRACTOR TO PROVIDE 3 DAYS NOTICE PRIOR TO PLANTING.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION. ALL PLANTS ARE TO BE INSPECTED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLANTING. ANY PLANTS NOT MEETING SPECIFICATIONS MAY BE REJECTED.
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR THE DURATION OF THE WARRANTY PERIOD. WARRANTY PERIOD SHALL BE ONE YEAR FROM THE DATE OF FINAL PROJECT ACCEPTANCE. REPLACEMENTS OF PLANTS SHALL MEET MINIMUM REQUIREMENTS SET FORTH IN THE ORIGINAL PLANTING. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE FOR WARRANTY PERIOD. OWNER SHALL ASSUME RESPONSIBILITY FOR MAINTENANCE ONCE THE WARRANTY PERIOD EXPIRES.
- E. PROVIDE 3- INCH DEPTH SHREDDED HARDWOOD CEDAR MULCH AROUND ALL PLANTINGS TO A MINIMUM 3 FOOT PERIMETER. CONTINUOUS MULCH BEDS AROUND ALL ADJACENT SHRUB AND PERIMETER PLANTINGS AND IN ALL AREAS INDICATED ON THE PLAN. PROVIDE A SAMPLE OF THE MULCH FOR OWNERS REPRESENTATIVE FOR REVIEW.
- F. CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH SUDAS TYPE 1 PERMANENT LAWN MIX UNLESS OTHERWISE NOTED ON PLANS.
- G. CONTRACTOR TO PROVIDE A CLEAN VERTICAL CUT EDGE TO 4" DEPTH TO DEFINE PLANTING BED LIMITS.
- H. ALL TREES TO BE PLANTED A MINIMUM OF 5 FEET FROM UTILITIES, PROPERTY LINES, FIRE HYDRANTS AND PAVEMENTS. NOTIFY THE OWNERS REPRESENTATIVE IF FIELD ADJUSTMENTS ARE NECESSARY.



1 DECIDUOUS TREE STAKING DETAIL  
6 NO SCALE



## 2 PLANTING PIT DETAILS

