SITE PLANS

FOR

# FBBC FACULTY OFFICE/MUSIC BUILDING

CITY OF ANKENY, POLK COUNTY, IOWA

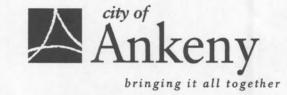
## OWNER

FAITH BAPTIST BIBLE COLLEGI 1900 NW 4th St. ANKENY, IA 50023 CONTACT: CURT FINCHAM PHONE: (515)964-0601



NOT TO SCALE

VICINITY MAP



# INDEX OF SHEETS

- 1. TITLE SHEET
- 2. PROJECT INFORMATION
- 3. DEMOLITION PLAN
- 4. DIMENSION AND UTILITY PLAN
- 5. STORM SEWER, GRADING AND EROSION CONTROL PLAN
- 6. PLANTING PLAN

BC FACULTY OFFICE/MUSIC BUILDING
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SNYDER & ASSOCIATES

Project No: 117.0496

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## LEGEND

<u>Features</u>	Existing	Proposed
Spot Elevation Contour Elevation Fence (Barbed, Field, Hog) Fence (Chain Link) Fence (Wood) Fence (Silt)	93.0 -93_ -x - x- -// // // // // // // // // // // // //	×93.0 ×93
Tree Line Tree Stump	A.	~~~
Deciduous Tree or Shrub	0	<b>(</b> )
Coniferous Tree or Shrub	Market State of the State of th	0
Communication Overhead Communication Fiber Optic Underground Electric Overhead Electric Gas Main with Size High Pressure Gas Main with Size Water Main with Size Sanitary Sewer with Size Duct Bank Test Hole Location for SUE w/ID		

(\*) Denotes the survey quality service level for utilities

(*) Denotes the survey quality s	ervice level for u	unties
Sanitary Manhole	Ø	0
Storm Sewer with Size	12" ST	12" ST
Storm Manhole	$\oslash$	•
Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant	Q	Q
Fire Hydrant on Building	,C,	
Water Main Valve	M	M
Water Service Valve	8	⊗
Well	W	
Utility Pole	0	
Guy Anchor Utility Pole with Light	0-0-	
Utility Pole with Transformer		
Street Light	0-0-	
Yard Light	· O-	
Electric Box	□EB	
Electric Transformer	E	
Traffic Sign	•	
Communication Pedestal	C	
Communication Manhole	©	
Communication Handhole	C	
Fiber Optic Manhole	€	
Fiber Optic Handhole	FO	
Gas Valve	»Ga	
Gas Manhole	©	
Gas Apparatus	G	
Fence Post or Guard Post	•	
Underground Storage Tank	USD	

#### UTILITY QUALITY SERVICE LEVELS

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

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

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

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

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

#### **UTILITY WARNING**

C2-COMMUNICATION

Above Ground Storage Tank

Satellite Dish Mailbox Soil Boring

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 S-SANITARY SEWER	CITY OF ANKENY KEN PLAGER 515-965-6484 kplager@ankenyiowa.com	C3-COMMUNICATION
E1-ELECTRIC HPG1-HIGH PRESSURE GAS G1-GAS	MIDAMERICAN ENERGY COMPANY THERESA MCGUIRE 515-281-2260 tmmcguire@midamerican.com	CLEAR
FO1-FIBER OPTIC C1-COMMUNICATION	WINDSTREAM MCLEOD JAMES WIAND 515-382-3180 james.wiand@windstream.com	CLEAR

ray.montoya@centurylink.com

RAY MONTOYA 720-578-8090 MEDIACOM COMMUNICATIONS CORP PAUL MAY 515-246-2252 pmay@mediacomcc.com IOWA COMMUNICATIONS NETWORK DAVE AUGSPURGER 515-725-4604 dave.augspurger@iowa.gov IOWA NETWORK SERVICES JEFF KLOCKO 515-830-0445 jeff@netins.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 EVEINT 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 INCORPORATIED 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 ADJUST MENT 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 PIROJECT.
- 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

GENERAL USE
OFFICE/INSTITUTIONAL

ANKENY, IA 50023

BUILDING DESCRIPTION

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

**BULK REGULATIONS** 

SETBACKS:
FRONTYARD SIDE YARD REAR YARD BUILDING HEIGHT -

7' EACH SIIDE, 15' TOTAL

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 FRU

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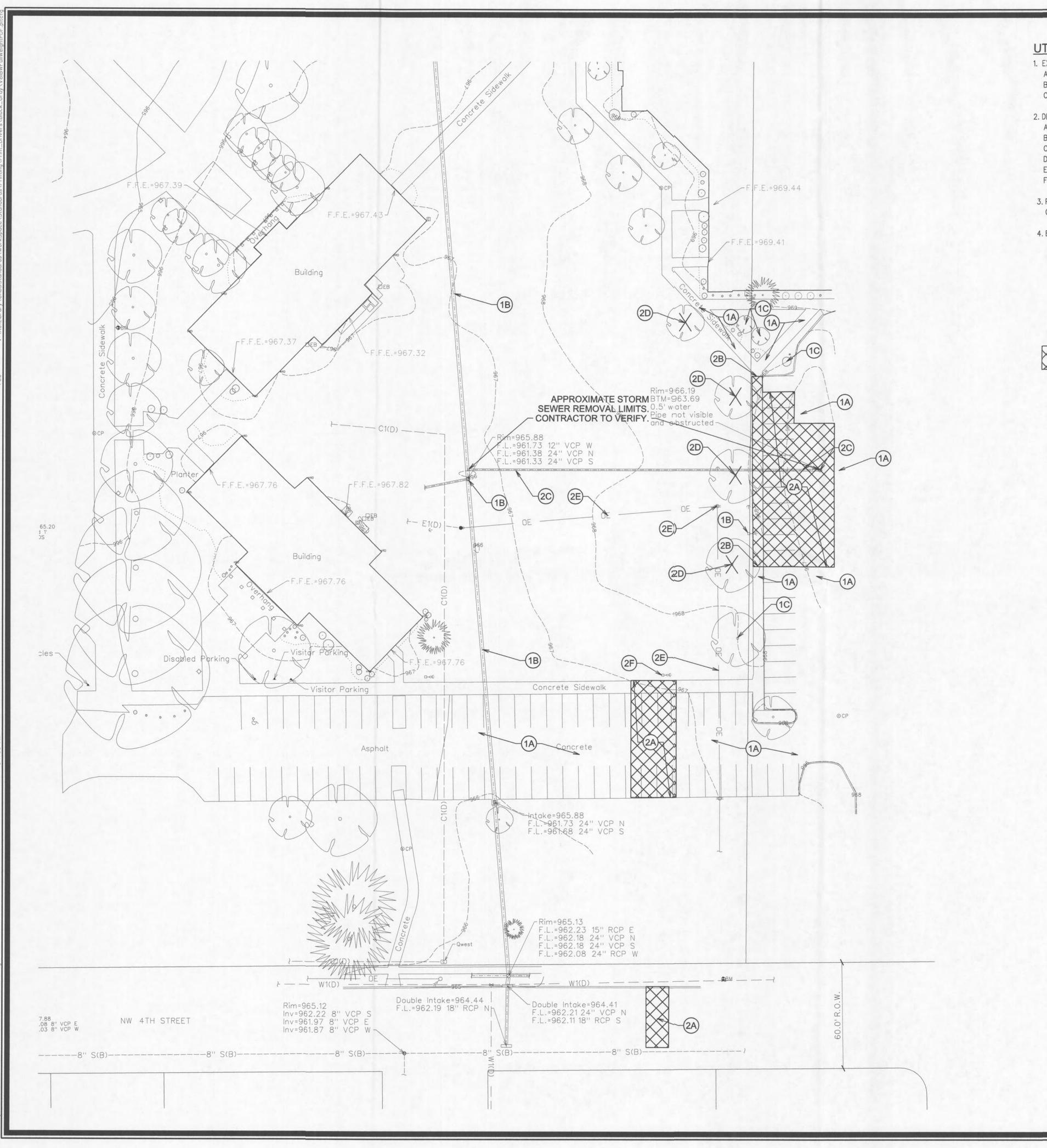
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#### UTILITY DEMOLITION PLAN NOTES

- 1. EXISTING FEATURES, PROTECT THE FOLLOWING AND ADJUST TO PROPOSED GRADE AS NECESSARY:
- A. PAVEMENTS TO REMAIN.
- B. UTILITIES. C. TREES.
- 2. DEMOLITION, REMOVE AND DISPOSE OF THE FOLLOWING:
- A. PCC PAVEMENTS, SAWCUT FULL DEPTH TO NEAREST JOINT AT REMOVAL LIMITS.
- B. PCC SIDEWALKS, SAWCUT FULL DEPTH TO NEAREST JOINT AT REMOVAL LIMITS. C. EXISTING STORM SEWER. CONTRACTOR TO COORDINATE STORM SEWER REMOVAL LIMITS WITH OWNER AND PROJECT ENGINEER.
- D. TREES
- E. OVERHEAD ELECTRIC REMOVE AND RELOCATE, COORDINATE WITH MIDAMERICAN ENERGY.
- F. LIGHT POLE. REMOVE AND RELOCATE LIGHT POLE. COORDINATE LOCATION WITH OWNER PRIOR TO REMOVAL.
- 3. PROVIDE ALL TRAFFIC CONTROL FOR ANY CLOSURES IN ACCORDANCE WITH MUTCD STANDARDS AND SPECIFICATIONS. CONTRACTOR TO PLATE OPEN TRENCHES WHERE POSSIBLE AND COORDINATE WITH CITY OF ANKENY ON ANY CLOSURES PRIOR TO CONSTRUCTION.
- 4. EXISTING TREES AND SHRUBS. SEE LANDSCAPE PLAN FOR EXISTING TREE INVENTORY AND MITIGATION PL.ANTINGS.



APPROXIMATE PAVEMENT REMOVAL LIMITS

DEMOLITION

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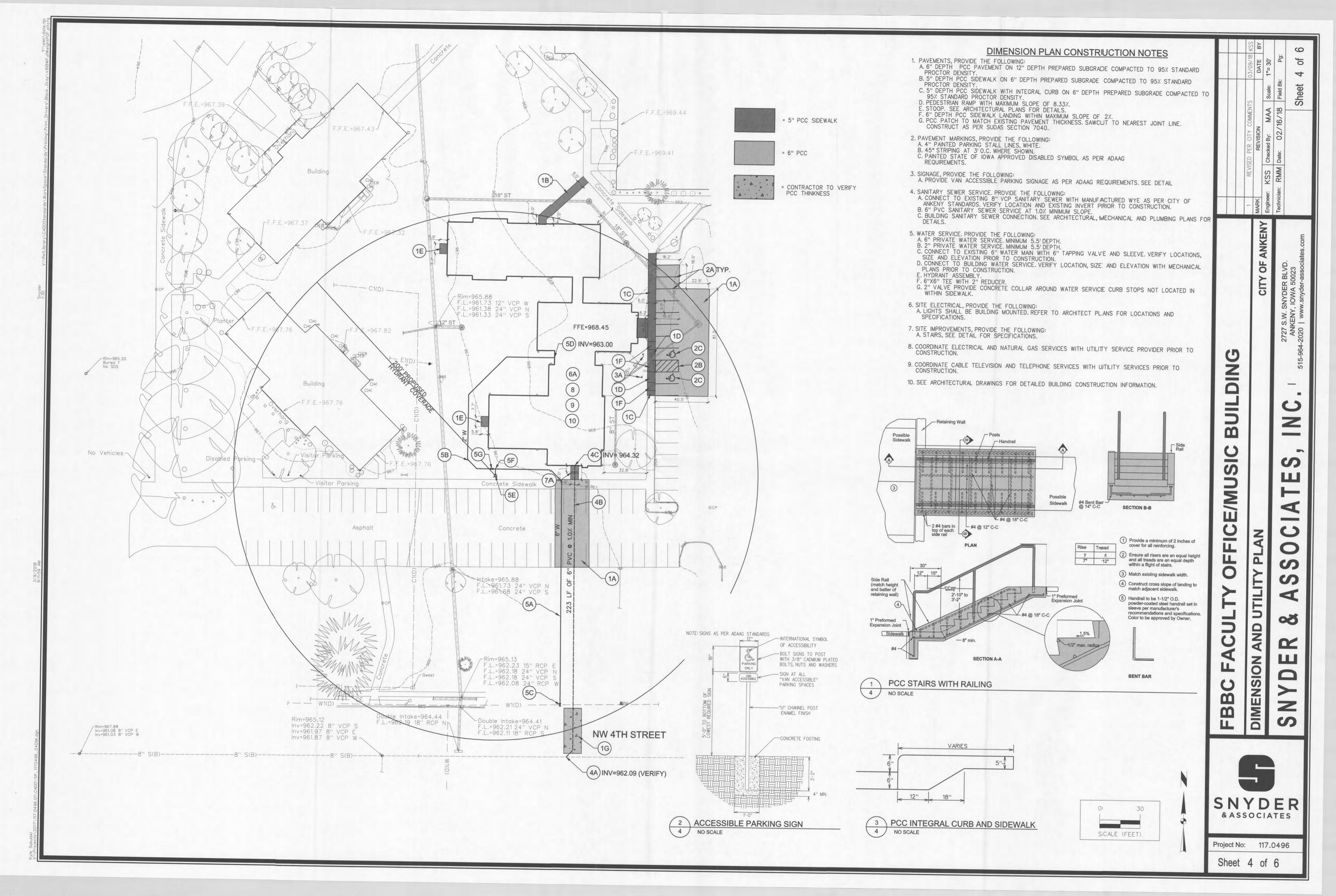
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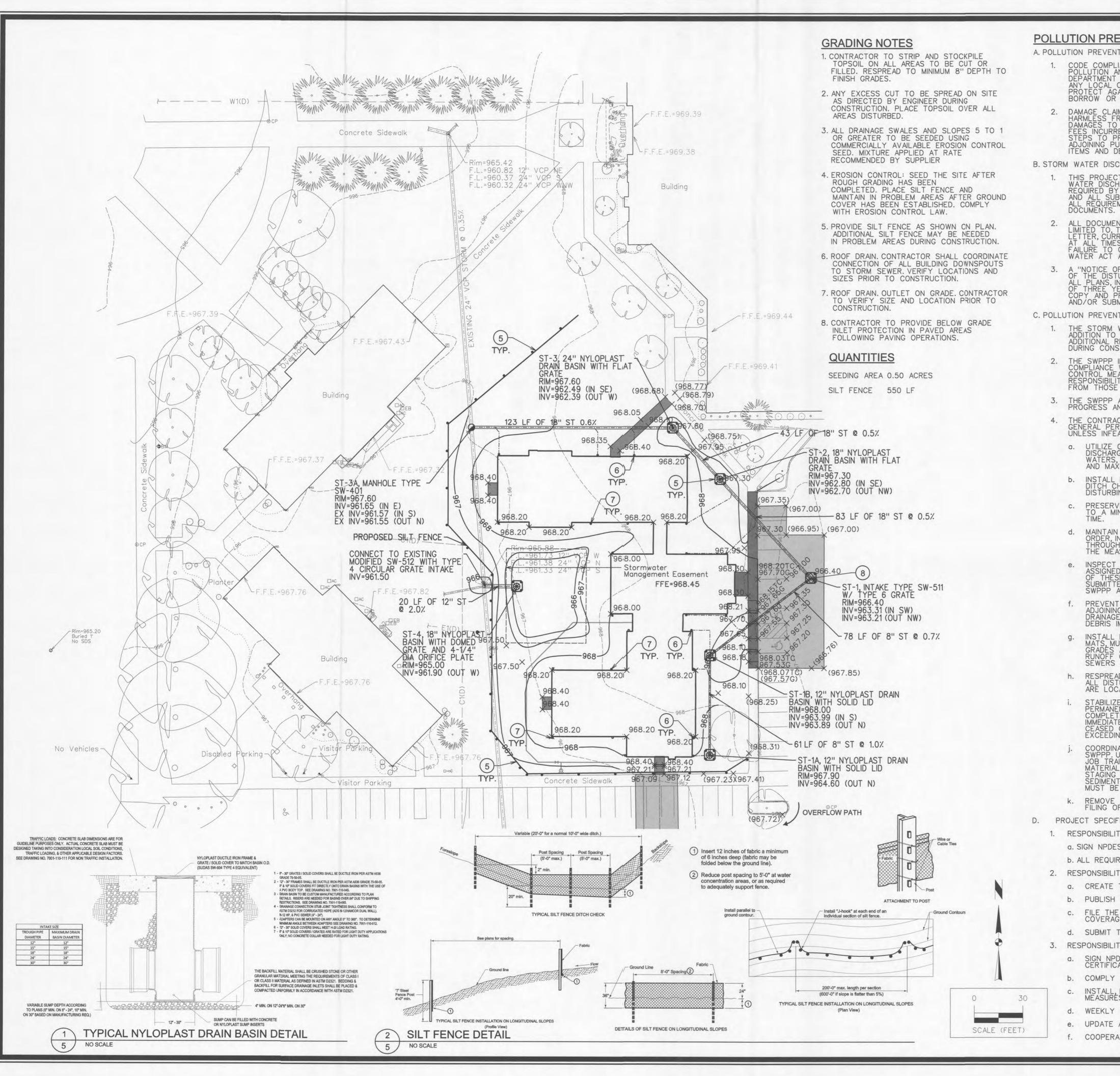


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#### POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

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

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 GENEIRAL 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 AS SPECIFIED IN THE CONTRACT
- 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 HITEMS, 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 IEROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

#### C. POLLUTION PREVENTION PLAN

- 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 REVISIED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
- UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FIROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
- 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 GREADING OPERATIONS.
- MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
- THE PROJECT AREA AND CONTROL DEVICES (BY' QUALIFIED PERSONNEL IED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS ESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY TED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE 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 CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
- STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATIE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 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 / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BAIRRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".
- PROJECT SPECIFIC REQUIREMENTS FOR POLLUTION PREVENTION AND EROSION PROTECTION
- 1. RESPONSIBILITIES OF THE OWNER:
- a. SIGN NPDES CERTIFICATION STATEMENT AS PERMITEE.
- b. ALL REQUIREMENTS NOT ASSIGNED TO OTHERS.
- 2. RESPONSIBILITIES OF THE ENGINEER:
- a. CREATE THE INITIAL SWPPP.
- b. PUBLISH THE PUBLIC NOTICE OF STORM WATER DISCHARGE
- c. FILE THE NOTICE OF INTENT WITH APPLICATION FEE FOR NPDES GENERAL PERMIT No. 2 COVERAGE.
- d. SUBMIT THE NOTICE OF DISCONTINUATION.
- RESPONSIBILITIES OF THE CONTRACTOR:
- SIGN NPDES CERTIFICATION STATEMENT AS CO-PERMITEE AND COORDINATING CERTIFICATION OF SUBCONTRACTOR CO-PERMITEES.
- b. COMPLY WITH THE REQUIREMENTS OF THE GENERAL PERMIT No.2 AND THE SWPPP.
- , MAINTAIN, AND REMOVE EROSION CONTROL AND POLLUTION PREVENTION
- d. WEEKLY INSPECTIONS AND CORRESPONDING RECORDS.
- e. UPDATE AND MAINTAIN THE ONSITE SWPPP.
- COOPERATE TO PROVIDE INFORMATION UNDER THE RESPONSIBILITY OF OTHERS.

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PLANT SCHEDULE

TREES	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	2	AF	Acer x 'freemani' Autumn Blaze	AUTUMN BLAZE MAPLE	11/2" CAL.	B&B
	2	CO	Celtis occidentalis	AMERICAN HACKBERRY	11/2" CAL.	B&B
	2	MA	Malus 'Adirondack'	ADIRONDACK CRABAPPLE	5' Ht.	B&B
SHRUBS & GRASSES	10	CA	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	18" Ht.	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 opulifolious 'Jefam'	AMBER JUBILEE NINEBARK	24" Ht.	CONT. (4' O.C.)
	6	SB	Spiraea betulifolia 'Tor'	TOR SPIREA	24" Ht.	CONT. (4' O.C.)
	10	SH	Sporobolus heterolepis 'Tara'	PRAIRIE DROPSEED	18" Ht.	CONT. (3' O.C.)
	3	SJ	Spiraea japonica 'Neon Flash'	NEON FLASH SPIREA	24" Ht.	CONT. (3' O.C.)
	3	SM	Syringa meyeri 'Palibin'	DWARF KOREAN LILAC	24" Ht.	CONT. (6' O.C.)
	4	TT	Taxus x media 'Taunton'	TAUNTON YEW	24" Ht.	CONT. (4' O.C.)

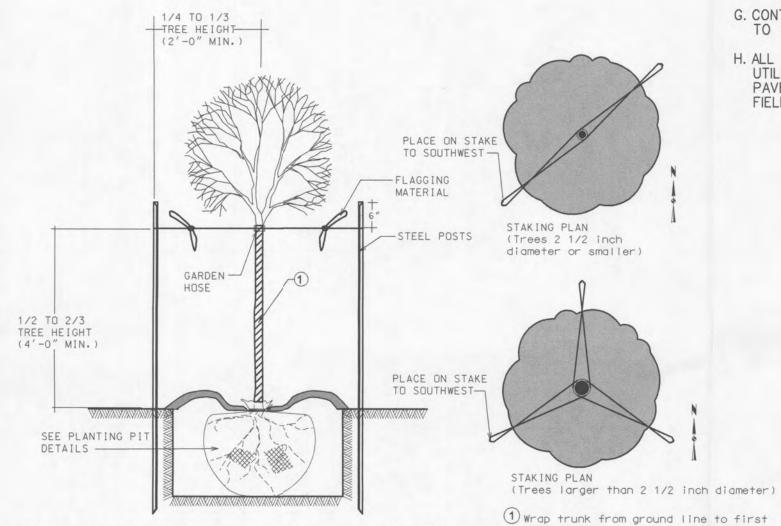
NOTE:
QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR
TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

#### LANDSCAPE REQUIREMENTS:

6 TREES PROVIDED

26 SHRUBS PROVIDED

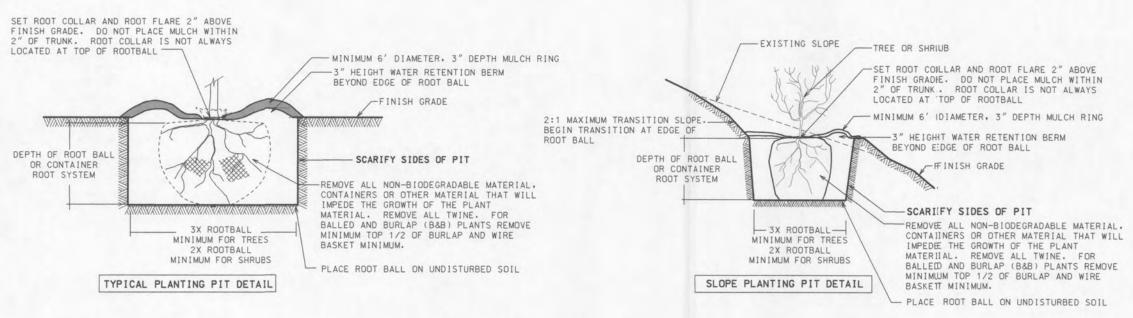
31 PERENNIALS AND GRASSES PROVIDED



**DECIDUOUS TREE STAKING DETAIL** 

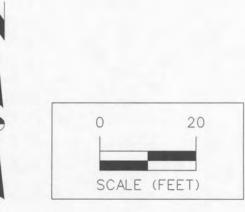
### PLANTING PLAN GENERAL NOTES

- A. NOTIFY UTILITY COMPANIES PIRIOR 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 COIRRECTED AT THE
  CONTRACTOR'S EXPENSE.
- B. CONTRACTOR SHALL FLAG ALIL PLANT MATERIAL LOCATIONS 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 Z60.1LATEST EDITION. ALL PLANTS ARE TO BE INSPECTED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLANTING. ANY PLANTS NOT IMEETING SPECIFICATIONS MAY BE REJECTED.
- D. CONTRACTOR SHALL GUARANTIEE ALL PLANT MATERIAL FOR THE DURATION OF THE WARRIANTY PERIOD. WARRANTY PERIOD SHALL BE ONE YEAR FROM THE DATE OF FINAL PROJECT ACCEPTANCE. REPLACEMENTS OF PLANTS SHALL MEET MINIMIUM REQUIREMENTS SETFORTH IN THE ORIGINAL PLANTING. CONTRACTOR IS RESPONSIBLE FOR MAINTENACE FOR WARRANTY PERIOD. OWNIER SHALL ASSUME RESPONSIBILITYFOR MAINTENAINCE ONCE THE WARRANTY PERIOD EXPIRES.
- E. PROVIDE 3- INCH DEPTH SHREDDED HARDWOOD CEDAR MULCH AROUND ALL PLANTINGS TO A MINIMUM 3 FOOT PERIMETER, CONTINOUS 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 ALIL AREAS DISTURBED BY CONSTRUCTION WITH SUDAS TYPE 1 PERMENANT LAWN MIX UNLESS OTHERWISE NOTED OIN 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 MINUMUM OF 5 FEET FROM UTILITIES, PROPERTY LINES, FIIRE HYDRANTS AND PAVEMENTS. NOTIFY THE OWNERS REPRESENTATIVE IF FIELD ADJUSTMENTS ARE NECESSARY.





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