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SITE PLANS FOR
KINDER CARE
ANKENY, POLK COUNTY, IOWA

OWNER
CLARK CORNER, LLC
309 COURT AVE STE 500
DES MOINES, IA 50309-2245
CONTACT: LLOYD LYNN
PHONE: (515) 875-4910

APPLICANT
EIGHT FOURTEEN COMMERCIAL REAL ESTATE
3221 W BIG BEAVER, SUITE 111
TROY, MI 48064
CONTACT: GREG MILLER
PHONE: (248) 817-1751




NOT TO SCALE


VICINITY MAP

INDEX OF SHEETS

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

RECEIVED
JAN 03 2019
CITY OF ANKENY

	<p>I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.</p> <p><i>Jason A. Ledden</i> 1/2/19 Jason A. Ledden, P.E. Date</p> <p>License Number: 24117 My License Renewal Date is December 31, 2020</p> <p>Pages or sheets covered by this seal: Sheets 1-4</p>
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	<p>I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.</p> <p><i>Lara F. Guldenpfennig</i> 1/2/19 Lara F. Guldenpfennig, ASLA Date</p> <p>License Number: 668</p> <p>Pages or sheets covered by this seal: Sheet 5</p>
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KINDER CARE

TITLE SHEET

SNYDER & ASSOCIATES, INC.

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

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



Project No: 1180960

Sheet 1 of 5

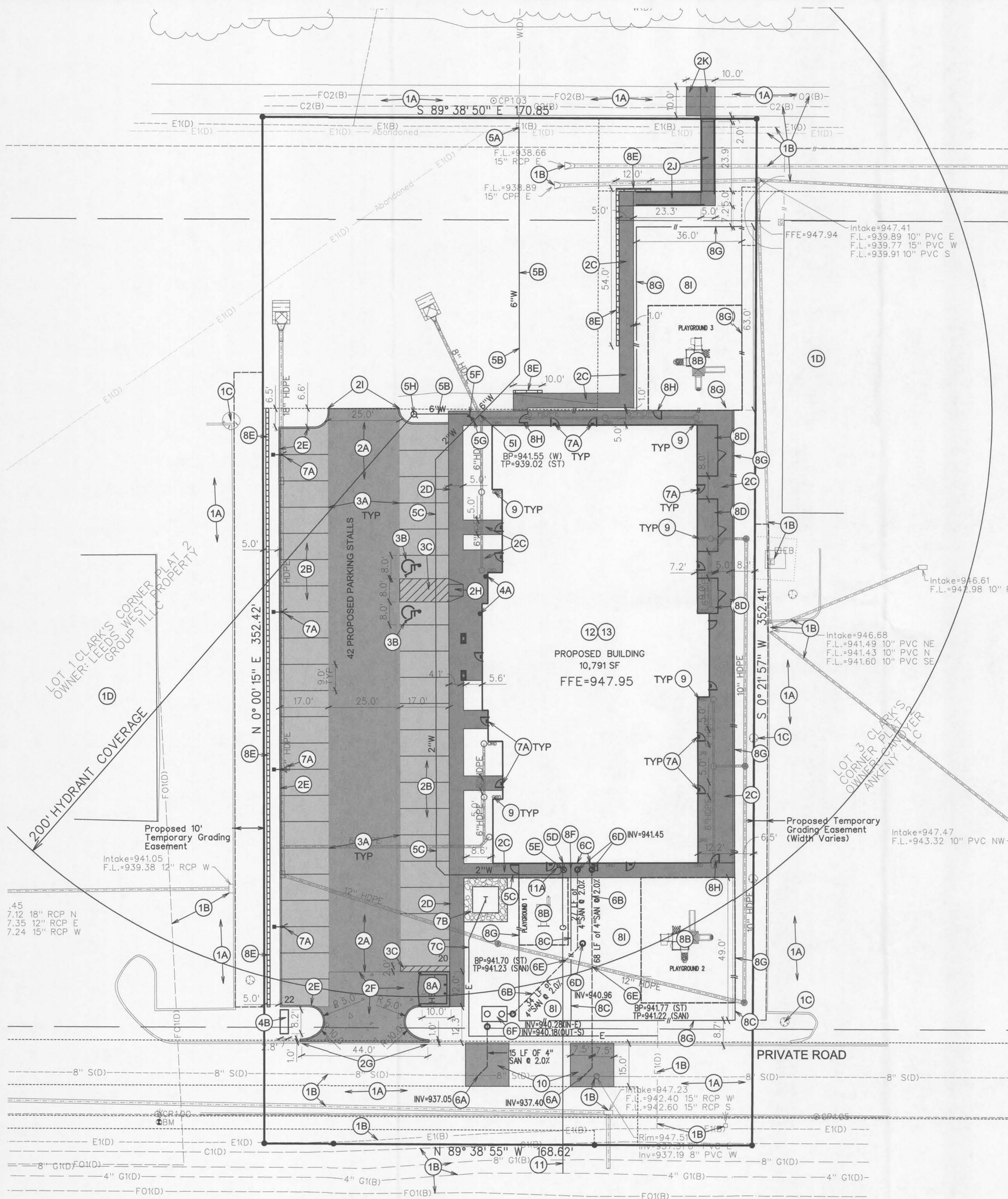
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2	AS PER CITY COMMENTS	LBM	12/28/18	LBM
1	AS PER CITY COMMENTS	LBM	12/07/18	LBM
MARK	REVISION	DATE	BY	
Engineer: LBM	Checked By: JAL	Scale: 1"= 250'		
Technician: RMM	Date: 11/16/18	Field Bk:		
Project No: 1180960				Sheet 1 of 5

MICV

f. COOPERATE TO PROVIDE INFORMATION UNDER THE RESPONSIBILITY OF OTHERS

Sheet 2 of 5

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DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN.
 - PROTECT EXISTING UTILITIES.
 - EXISTING PLANT MATERIAL.
 - EXISTING BUILDING.
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - 6" DEPTH PCC DRIVES ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - 6" DEPTH PCC PARKING ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - 4" DEPTH PCC STANDARD SIDEWALK WITH 6" DEPTH SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - 4" DEPTH PCC INTEGRAL SIDEWALK WITH 6" DEPTH SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - STANDARD CURB.
 - 7" DEPTH PCC TRASH ENCLOSURE ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - GRIND CURB AND CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE A CONCRETE DRIVEWAY.
 - PEDESTRIAN RAMP, MAXIMUM SLOPE OF 8.33%.
 - NO CURB.
 - PEDESTRIAN RAMP WITH HANDRAILS PER ADA REQUIREMENTS, MAXIMUM SLOPE IS 8.33%. SEE DETAIL ON SHEET 4.
 - REMOVE AND REPLACE EXISTING SIDEWALK AND MATCH EXISTING PAVEMENT DEPTH. CONTRACTOR TO VERIFY PAVEMENT DEPTH PRIOR TO CONSTRUCTION.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - ACCESSIBLE AISLE. 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
- SIGNS, PROVIDE THE FOLLOWING:
 - PROVIDE BUILDING MOUNTED VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS. COORDINATE EXACT LOCATION WITH ARCHITECTURAL PLANS.
 - MONUMENT SIGN. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- WATER SERVICES, PROVIDE THE FOLLOWING AS PER CITY OF ANKENY STANDARDS:
 - CONNECT TO EXISTING WATER SERVICE SUB. CONTRACTOR TO VERIFY EXISTING WATER MAIN SIZE AND LOCATION PRIOR TO CONSTRUCTION.
 - 6" WATER SERVICE AT 5.5' MINIMUM BURY WITH FITTINGS, BENDS, AND THRUST BLOCKS AS NECESSARY.
 - 2" DOMESTIC WATER SERVICE AT 5.5' MINIMUM BURY WITH FITTINGS, BENDS, AND THRUST BLOCKS AS NECESSARY.
 - CONNECT TO PROPOSED BUILDING SERVICE. COORDINATE WITH PLUMBING PLANS FOR EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.
 - CURB STOP. ENCASE CURB STOP IN CONCRETE IF NOT LOCATED IN SIDEWALK.
 - 6" VALVE.
 - 6"x6" TEE WITH 2" REDUCER.
 - HYDRANT ASSEMBLY.
 - 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. IN LOCATIONS WHERE WATER MAIN IS TO BE PLACED BELOW SEWER, SEWER IS TO BE GASKETTED JOINTS TO WITHIN 10' OF WATER MAIN CROSSING.
- SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING AS PER CITY OF ANKENY STANDARDS:
 - CONNECT TO EXISTING SANITARY SEWER AT 1% MINIMUM SLOPE WITH MANUFACTURED WYE. UTILIZE RISER AS NECESSARY. VERIFY ELEVATION PRIOR TO CONSTRUCTION. THE EXISTING SANITARY SEWER LINE WILL NEED TO HAVE A VIDEO INSPECTION COMPLETED AFTER THE CONNECTION IS MADE AND SENT TO THE CITY FOR APPROVAL.
 - 4" SANITARY SEWER SERVICE.
 - CONNECT TO PROPOSED BUILDING SERVICE. COORDINATE LOCATION AND ELEVATION WITH PLUMBING PLANS.
 - CLEANOUT.
 - CRITICAL CROSSING.
 - 1,000 GALLON GREASE INTERCEPTOR. REFER TO MECHANICAL PLANS FOR DETAILS.
- SITE ELECTRICAL, CONTRACTOR TO COORDINATE WITH THE FRANCHISE UTILITY ALL ASPECTS OF ELECTRICAL SERVICE, PROVIDE THE FOLLOWING:
 - SITE LIGHTING. COORDINATE WITH SITE LIGHTING PLAN PRIOR TO CONSTRUCTION.
 - TRANSFORMER AND PAD. COORDINATE WITH MID AMERICAN ENERGY PRIOR TO CONSTRUCTION.
 - ELECTRICAL SERVICE.
- SITE AMENITIES, PROVIDE THE FOLLOWING:
 - TRASH ENCLOSURE. REFER TO TRASH ENCLOSURE DETAIL ON ARCHITECTURAL PLANS.
 - PLAYGROUND FENCE BY OTHERS.
 - PLAYGROUND FENCE. 4' HEIGHT MONT-PLUS MAJESTIC BY AMERISTAR. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - SCREEN WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - MODULAR BLOCK RETAINING WALL. SEE DETAIL ON SHEET 4 FOR DETAILS.
 - PLAYGROUND GATE. 4' HEIGHT MONT-PLUS MAJESTIC BY AMERISTAR. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - PLAYGROUND FENCE. 5' HEIGHT MONT-PLUS MAJESTIC BY AMERISTAR. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - PLAYGROUND GATE. 5' HEIGHT MONT-PLUS MAJESTIC BY AMERISTAR. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - PLAYGROUND SURFACING GB-043-PLA 50 BY SOUTHWEST GREENS.
- BUILDING DOWNSPOUTS. COORDINATE EXACT LOCATIONS WITH ARCHITECTURAL AND MECHANICAL PLANS. CONNECT DOWNSPOUTS TO STORM SEWER WHERE SHOWN.
- DEMOLISH AND REMOVE EXISTING DRIVE TO MAKE SANITARY SEWER CONNECTION. REPLACE WITH 6" PCC PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR OR MATCH EXISTING, WHICHEVER IS GREATER. VERIFY EXISTING THICKNESS PRIOR TO CONSTRUCTION.
- GAS SERVICE. COORDINATE WITH MID AMERICAN ENERGY PRIOR TO CONSTRUCTION.
 - PROPOSED GAS METER LOCATION. VERIFY WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
- CONTACTOR TO COORDINATE ALL TELEPHONE, COMMUNICATION, CABLE AND OTHER UTILITIES WITH FRANCHISE UTILITY OWNERS PRIOR TO CONSTRUCTION.
- PROPOSED BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.

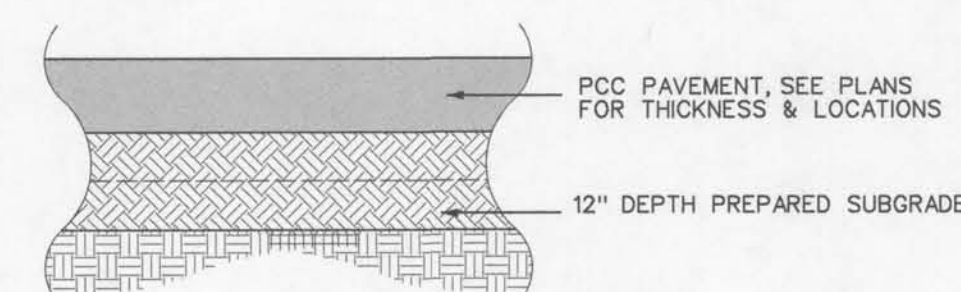
LEGEND

- 4" PCC SIDEWALK
- 5" PCC PAVEMENT
- 6" PCC PAVEMENT
- 7" PCC PAVEMENT

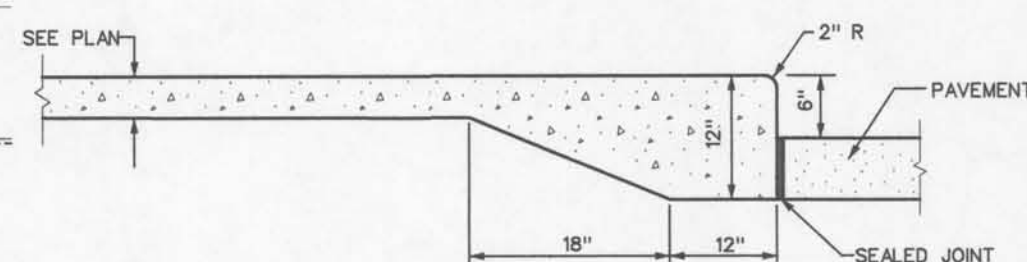
PLAYGROUND DETAILS

PLAYGROUND 1	882 SF
PLAYGROUND 2	2,756 SF
PLAYGROUND 3	2,268 SF

1 TYPICAL PCC SIDEWALK CROSS SECTIONS 3 NOT TO SCALE

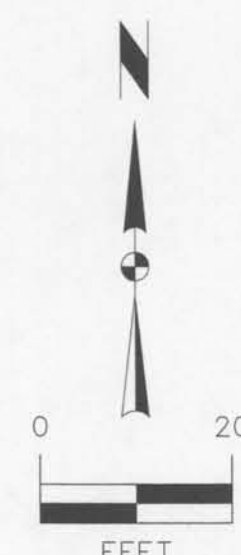
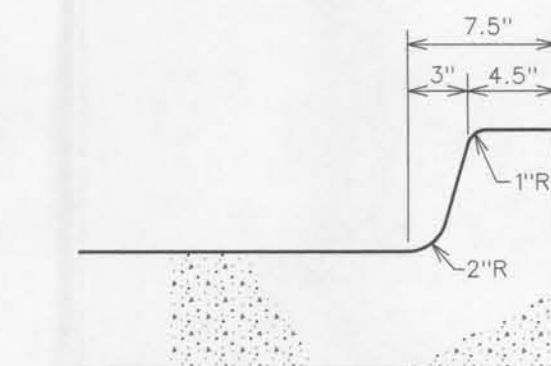


2 TYPICAL PAVEMENT CROSS SECTIONS 3 NOT TO SCALE



3 INTEGRAL WALK/CURB DETAIL 3 NOT TO SCALE

4 6" STANDARD CURB 3 NOT TO SCALE



KINDER CARE

DIMENSION AND UTILITY PLAN

ANKENY, IOWA

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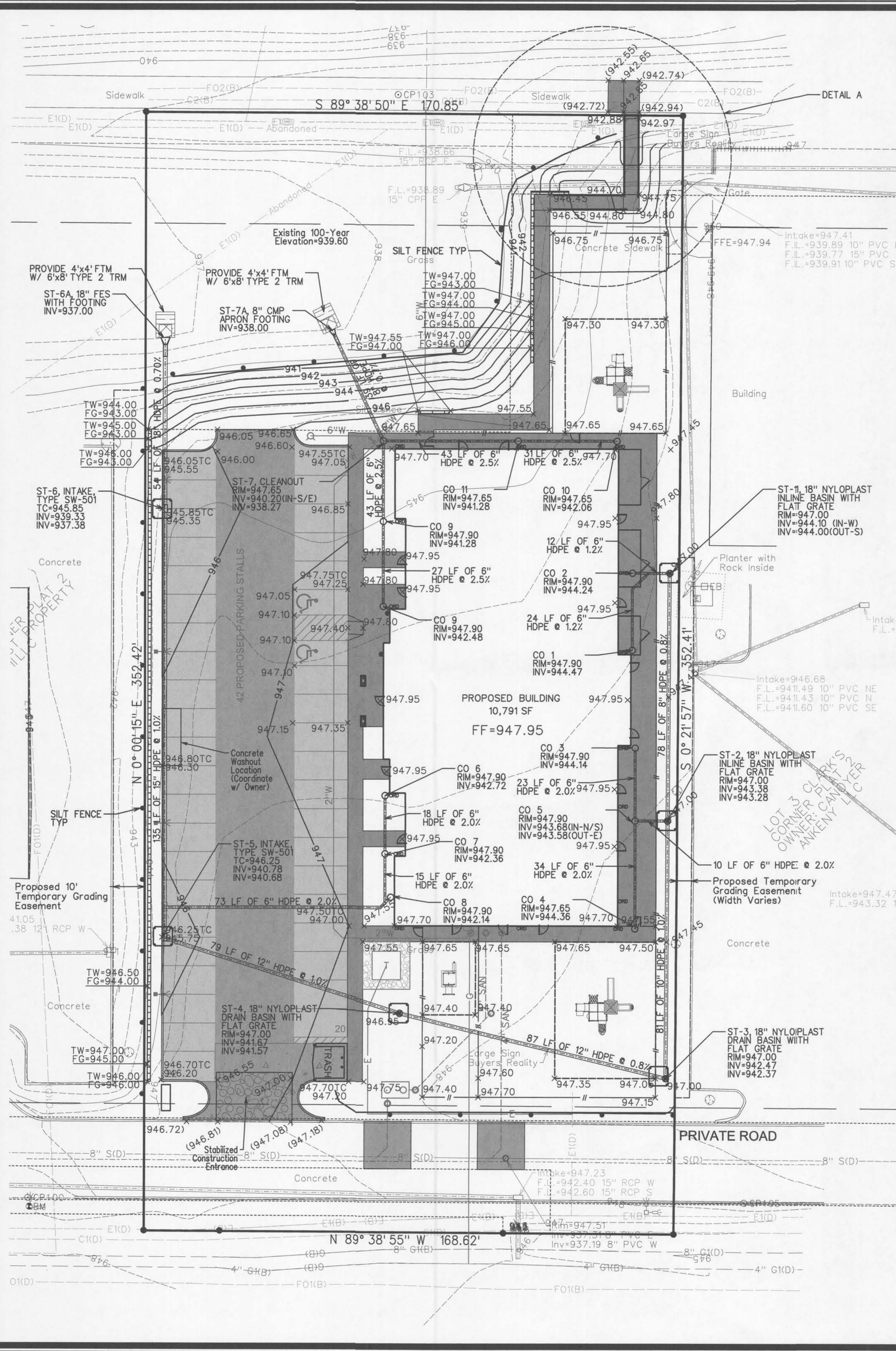


Project No: 1180960

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Sheet 3 of 5

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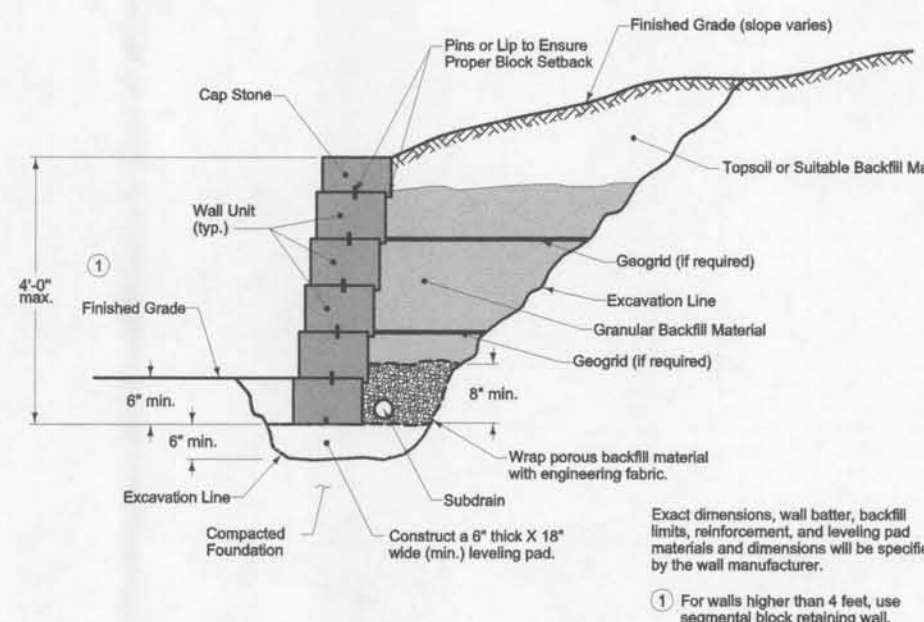


GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 4" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY 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.
5. BELOW GRADE INLET PROTECTION WILL BE USED IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
6. A DETENTION AS-BUILT SURVEY MUST BE COMPLETED AND APPROVED BY THE CITY PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY.

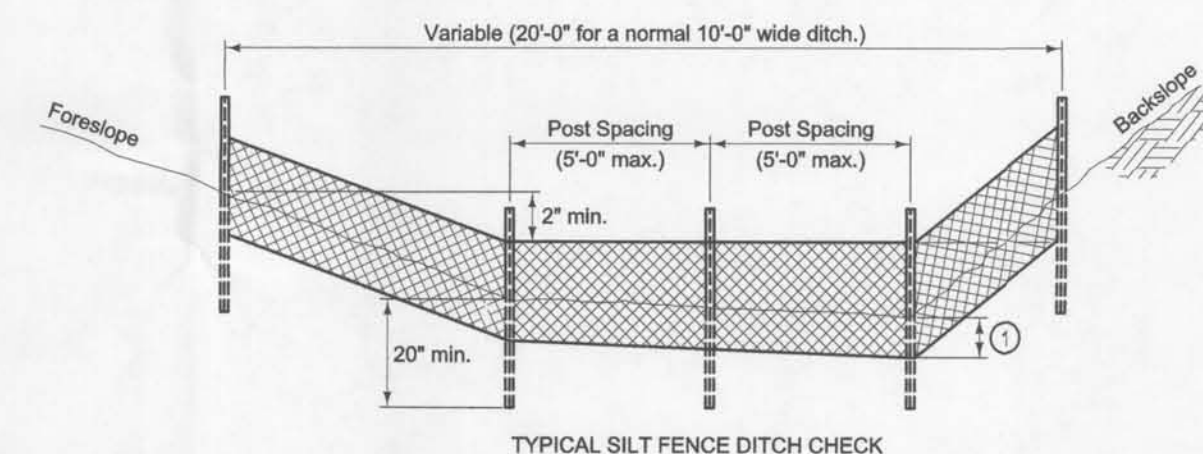
QUANTITIES

SEEDING AND MULCHING 0.25 AC
SILT FENCE 300 LF
SEDIMENT BASKET 5 EA

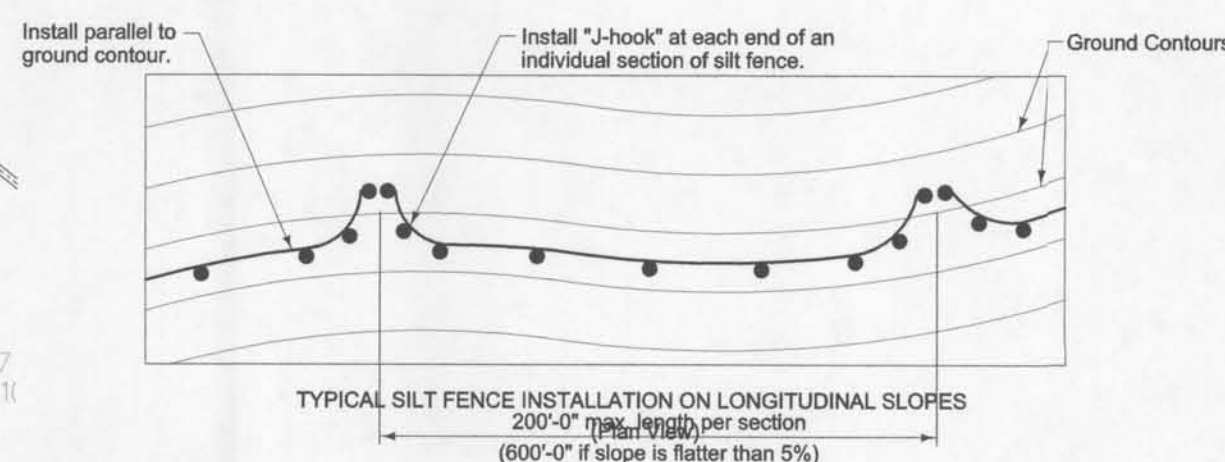


1 LANDSCAPE WALL DETAIL

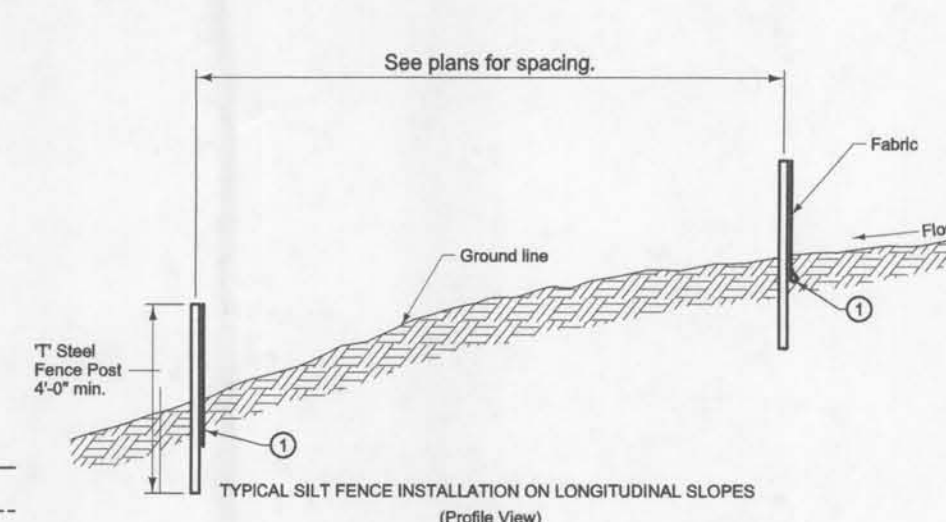
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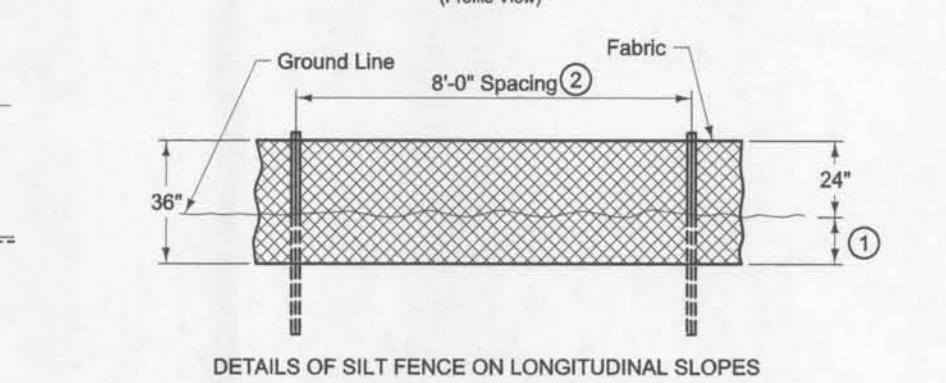
TYPICAL SILT FENCE DITCH CHECK



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES



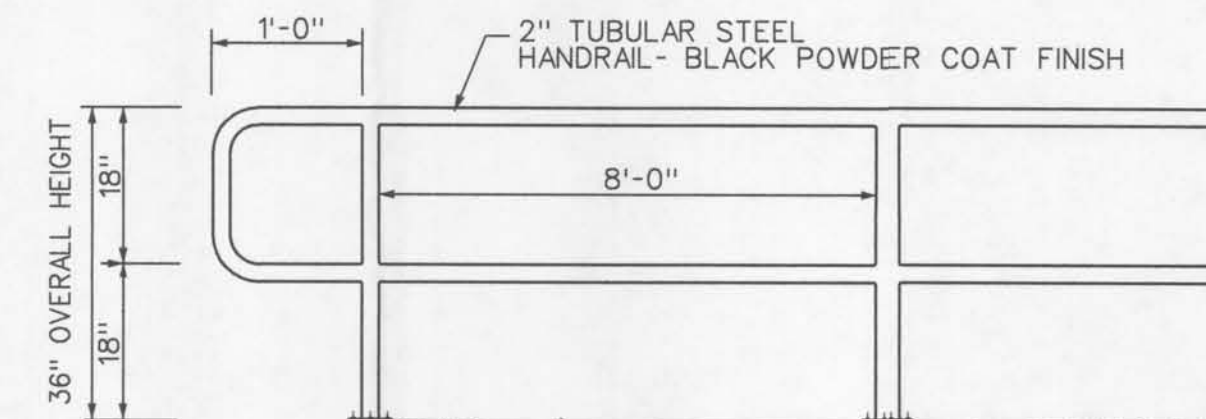
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Profile View)



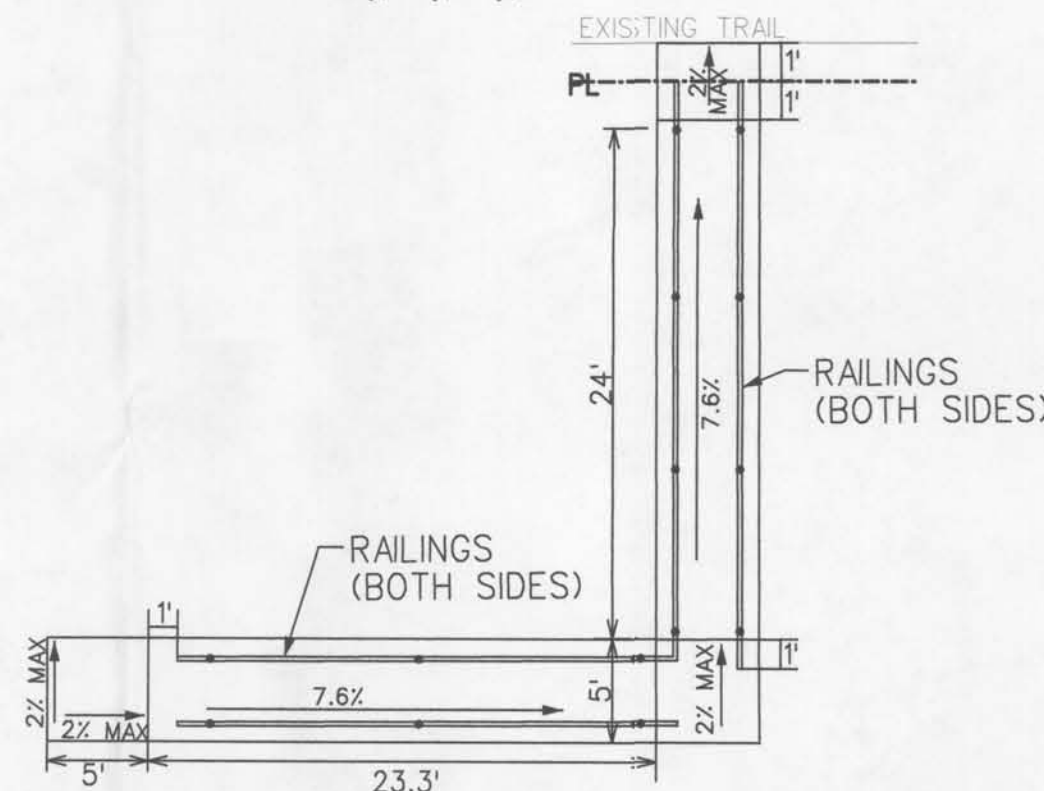
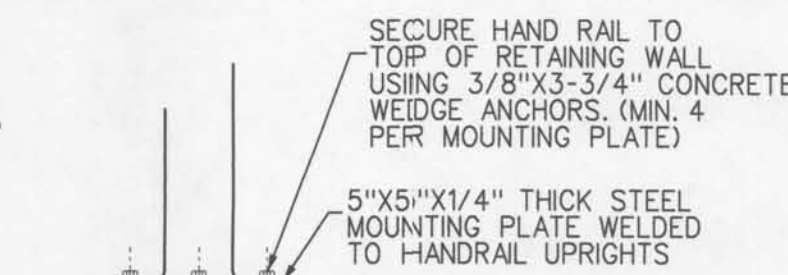
DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

2 SILT FENCE

NOT TO SCALE

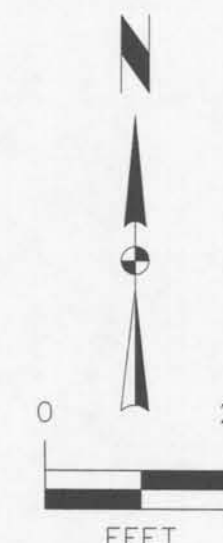
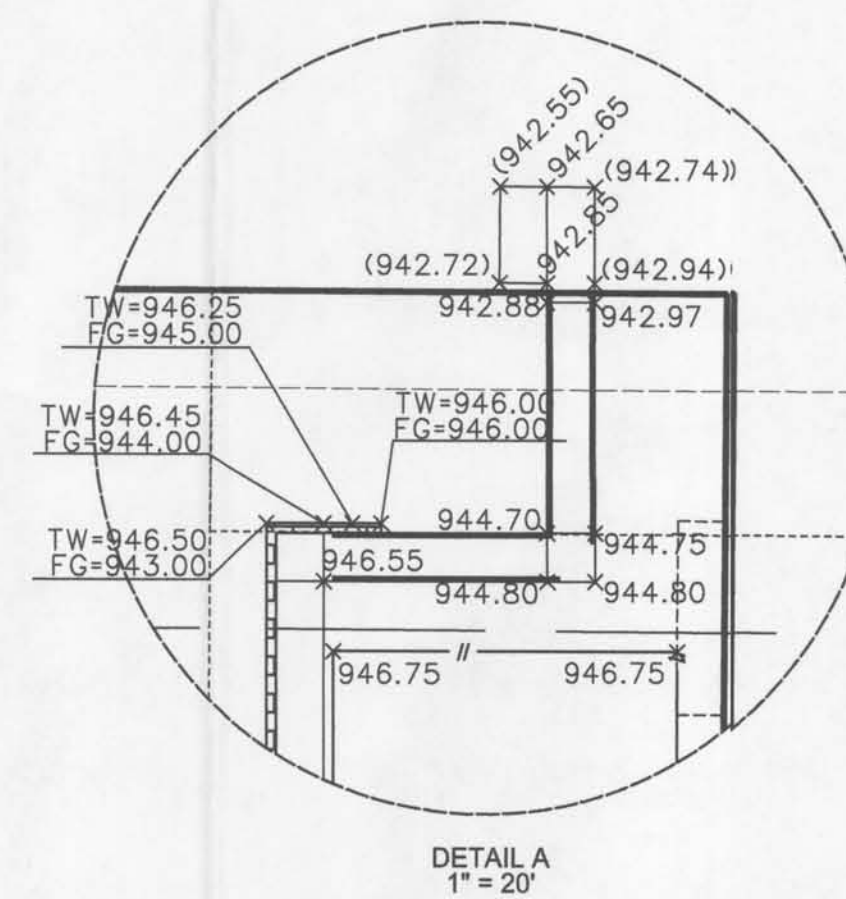


NOTE
CONTRACTOR TO SUBMIT SHOP
DRAWINGS SHOWING LAYOUT,
DIMENSIONS AND JOINT
LOCATIONS FOR ALL HANDRAILS,
FOR ENGINEER'S REVIEW PRIOR
TO CONSTRUCTION.



3 PEDESTRIAN RAMP WITH HANDRAILS

NO SCALE



KINDER CARE

STORM SEWER, GRADING AND EROSION CONTROL PLAN



Project No: 1180960

Sheet 4 of 5

ANKENY, IOWA

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SNYDER & ASSOCIATES, INC.

Sheet 4 of 5

Project No: 1180960

Engineer: LBM Checked By: JAL Scale: 1"= 20'
Technician: RMM Date: 11/16/18 Field Bk: Pg:

MARK	REVISION	DATE	BY
3	AS PER CITY COMMENTS	01/02/19	LBM
2	AS PER CITY COMMENTS	12/28/18	LBM
1	AS PER CITY COMMENTS	12/07/18	TLS

