# 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 48084 CONTACT: GREG MILLER PHONE: (248) 817-1751



NOT TO SCALE

**VICINITY MAP** 

### INDEX OF SHEETS

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

JE: 0 2 2019 CITY OF ANKENY



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.

License Number 24117

My License Renewal Date is December 31, 2020

Pages or sheets covered by this seal:

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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 lowa.

Lara F. Guldenpfennig, ASLA Date

License Number 668

Pages or smeets covered by this seal:
Sheet 55

SNYDEF & ASSOCIATES

Project No: 1180960

Sheet 1 of 5

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

Sanitary Manhole Storm Sewer with Size Storm Manhole Single Storm Sewer Intake Double Storm Sewer Intake Field Tile Intake Fire Hydrant Fire Hydrant on Building Water Main Valve Water Service Valve Well Utility Pole Guy Anchor Utility Pole with Light Utility Pole with Transformer Street Light D-Q-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 Satellite Dish Mailbox Sprinkler Head Irrigation Control Valve

UTILITY QUALITY SERVICE LEVELS

**UTILITY CONTACT INFORMATION** 

QUALITY LEVELS ARE BASED ON THE CI/ ASCE 38-02 STANDARD.

CITY OF ANKENY

Amanda Hayden

CITY OF ANKENY

Shawn Buckner

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ahayden@ankenyiowa.gov

Sbuckner@Ankenyiowa.gov

515-963-3538

UTILITY WARNING

CHARACTERISTICS.

STORM SEWER

W-WATER

TICKET NUMBER 551806805.

**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 SUDAS STANDARD SPECIFICATIONS, THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS 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 MUTCO IN APPEARANCE, EQUIPMENT AND ACTIONS.

E. NOTIFY OWNER, ENGINEER AND 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

K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" 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 APPURTANENCES 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, POLK COUNTY, 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.

R. PROTECT STREET TREES ALONG SW STATE STREET DURING CONSTRUCTION.

S. ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.

T. LOCATIONS OF GROUND SIGNS AND ALL OTHER SIGNS WILL NEED TO BE APPROVED THROUGH SIGN PERMIT APPLICATION PROCESS.

U. GROUND SIGNS REQUIRE A 2' MINIMUM BASE MADE OF PERMANENT MATERIALS THAT MATCH THE BUILDING. THE BASE MUST BE AS WIDE AS THE SIGN.

#### PROPERTY DESCRIPTION

LOT 2, CLARKE'S CIORNER PLAT 2, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

**ADDRESS** 225 SW ORALABOR ROAD ANKENY, IOWA 5002.3

C-2: GENERAL RETAIL, HIGHWAY ORIENTED AND CENTRAL BUSINESS COMMERCIAL DISTRICT

**BULK REGULATIONS** C-2: GENERAL COMMERCIAL DISTRICT LOT AREA = NO MINIMUM REQUIREMENT

FRONT YARD SETBACK = 35 FEET REAR YARD SETBACK = 40 FEET SIDE YARD SETBACK = NO MINIMUM BUT 25 FEET WHEN THE PROPERTY IS ADJACENT TO RESIDENTIAL DISTRICT MAXIMUM HEIGHT: 455 FEET

OPEN SPACE: 20% PARKING SPACES: 1 SPACE PER 150 SQUARE FEET

PARKING REQUIREMENTS

1 SPACE PER 300 SiF 10,782 SF / 300 = 1 SPACE PER EMPLOYEE ON A MAX SHIFT 10 EMPLOYEES x 1 =

36 SPACES REQUIRED 10 SPACES REQUIRED

46 TOTAL SPACES REQUIRED 42 SPACES PROVIDED (INCLUDING 2 HANDICAP SPACES) STAFF APPROVAL OF 9% PARKING REDUCTION.

**ERU CALCULATIONS** 

38,333 / 4,000 = 10

=TOTAL IMPERVIOUS AREA / 4,000 SF

#### BENCHMARKS

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

FOUND CUT "X" (EXISTING BENCHMARK FROM MIDAS) NORTH SIDE OF LIGHT POLE BASE, SOUTH OF CPI.

#### CONTROL POINTS

ANKENY ELLIPSOID (SNYDER & ASSOCIATES) COORDINATE SYSTEM NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP100 N=50061.77 E=50512.56 Z=946.16 CUT "X" ON BACK OF CURB, SOUTH SIDE OF SOUTH ANKENY BOULEVARD, ±2' NORTH OF FIRST STREET LIGHT EAST OF SW ANKENT ROAD.

N=50490.14 E=50483.05 Z=939.54 1/2" REBAR WITH RED PLASTIC CAP SOUTH SIDE OF SW ORALABOR ROAD, ±5' SOUTH OF EDGE OF PAVEMENT, ±60' EAST OF END OF RADIUS ..

CP102 N=50488.34 E=50742.56 Z=943.77 1/2" REBAR WITH RED PLASTIC CAP SOUTH SIDE OF SW ORALABOR ROAD, ±5' SOUTH EDGE OF PAVEMENT, ±10' EAST OF NORTH-SOUTH FENCE TO CANOYER GARDEN CENTER.

CP103 N=50409.:21 E=50629.76 Z=941.52 CUT "X" AT & OF SIDEWALK, ±100' WEST OF NORTH-SOUTH FENCE TO CANOYER GARDEN

CP104 N=50060.229 E=50740.45 Z=948.20 CUT "X" ION BACK OF CURB, SOUTH SIDE OF SOUTH ANKENY BOULEVARD, SOUTH OF ISLAND NOSE IN CANOYER GARDEN CENTER PARKING LOT.

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 IRESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNI 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 SUITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THIE 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 AS SPECIFIED IN THE CONTRACT

OCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION R, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGIENCIES UPON REQUEST TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAR ACT AND THE CODE OF IOWA.

ICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPOIN FINAL STABILIZATION DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD REFERENCE OF THE PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE 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.

4. 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 FROM 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 SUICH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWINSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.

MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL ME ASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMEINT 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. IRECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWIPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTIRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 IDAYS.

PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DIRIVEWAYS, 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 ENSUIRE 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. INITIATE 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 BARRIERS 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".

D. 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.

FILE THE NOTICE OF INTENT WITH APPLICATION FEE FOR NPDES GENERAL PERMIT No. 2 COVERAGE.

d. SUBMIT THE NOTICE OF DISCONTINUATION.

3. 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.

c. INSTALL, MAINTAIN, AND REMOVE EROSION CONTROL AND POLLUTION PREVENTION

d. WEEKLY INSPECTIONS AND CORRESPONDING RECORDS.

e. UPDATE AND MAINTAIN THE ONSITE SWPPP.

f. COOPERATE TO PROVIDE INFORMATION UNDER THE RESPONSIBILITY OF OTHERS.

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SNYDER & ASSOCIATES

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PR

Project No: 1180960

Sheet 2 of 5

S-SANITARY SEWER NO UTILITIES ON SITE FO1-FIBER OPTIC C1-COMMUNICATION

NO UTILITIES ON SITE

IOWA COMMUNICATIONS NETWORK Shannon Marlow 626-836-5503 icnoutsideplantiowaonecall@iowa.gov

CITY OF ANKENY Roger McFarland 515-965-6483 C2-COMMUNICATION Rmcfarland@ankenyiowa.gov

ANKENY COMMUNITY SCHOOLS Darcy Cowan 515-289-8691 darcy.cowan@ankenyschools.org

CENTURYLINK

Ray Montoya 720-578-8090 Raymond.montoya@centurylink.com

800-289-1901 NO RESPONSE

NO UTILITIES ON SITE

G1-GAS LINE E1-ELECTRIC LINE

FO2-FIBER OPTIC

AUREON NETWORK SERVICES

WINDSTREAM COMMUNICATIONS

MECDSMDesignLocates@midamerican.com

Jeff Klocko 515-830-0445

eff@netins.com

Theresa McGuire

515-252-6632

LOCATE DESK

MIDAMERICAN ENERGY

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE

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

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

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.

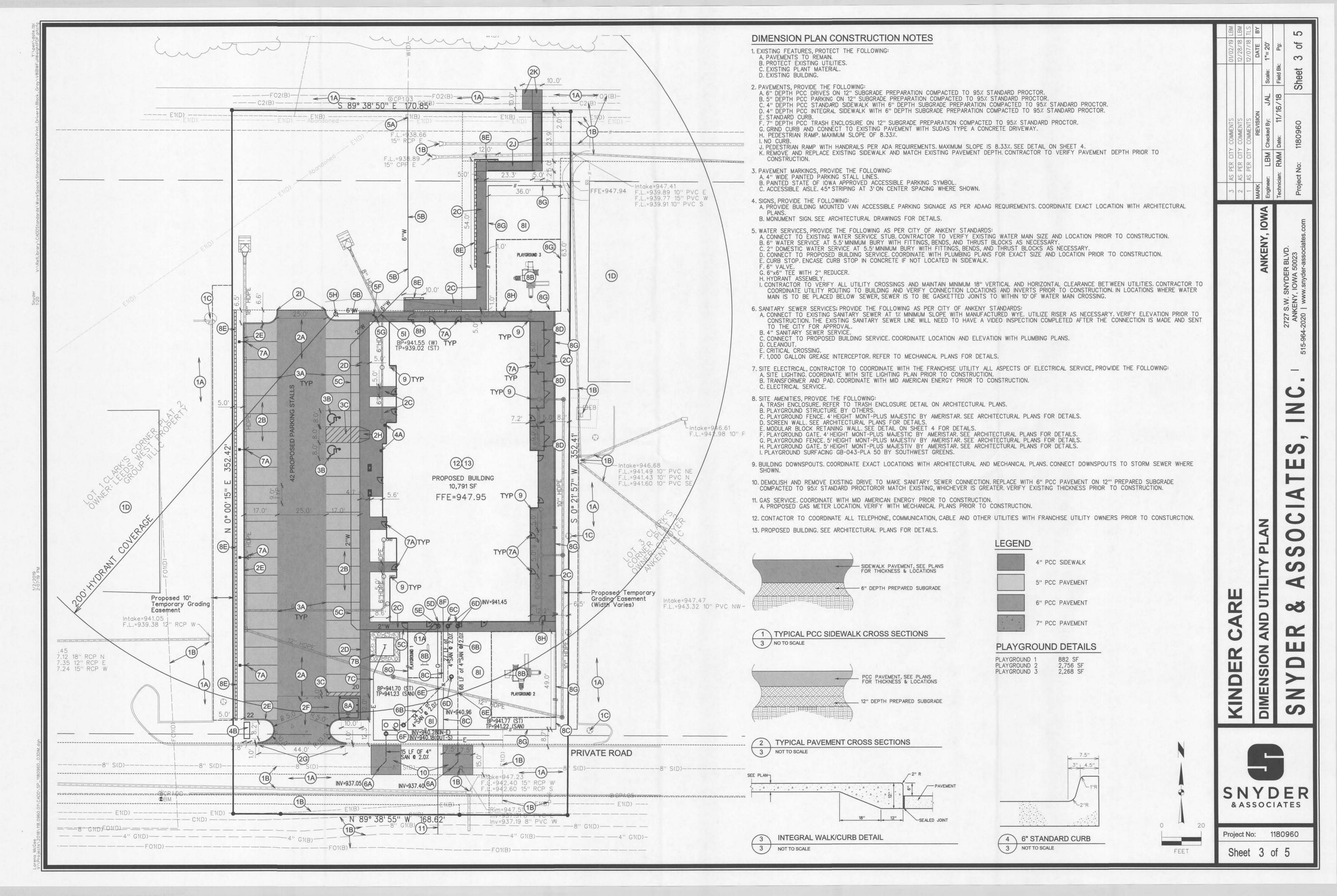
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS

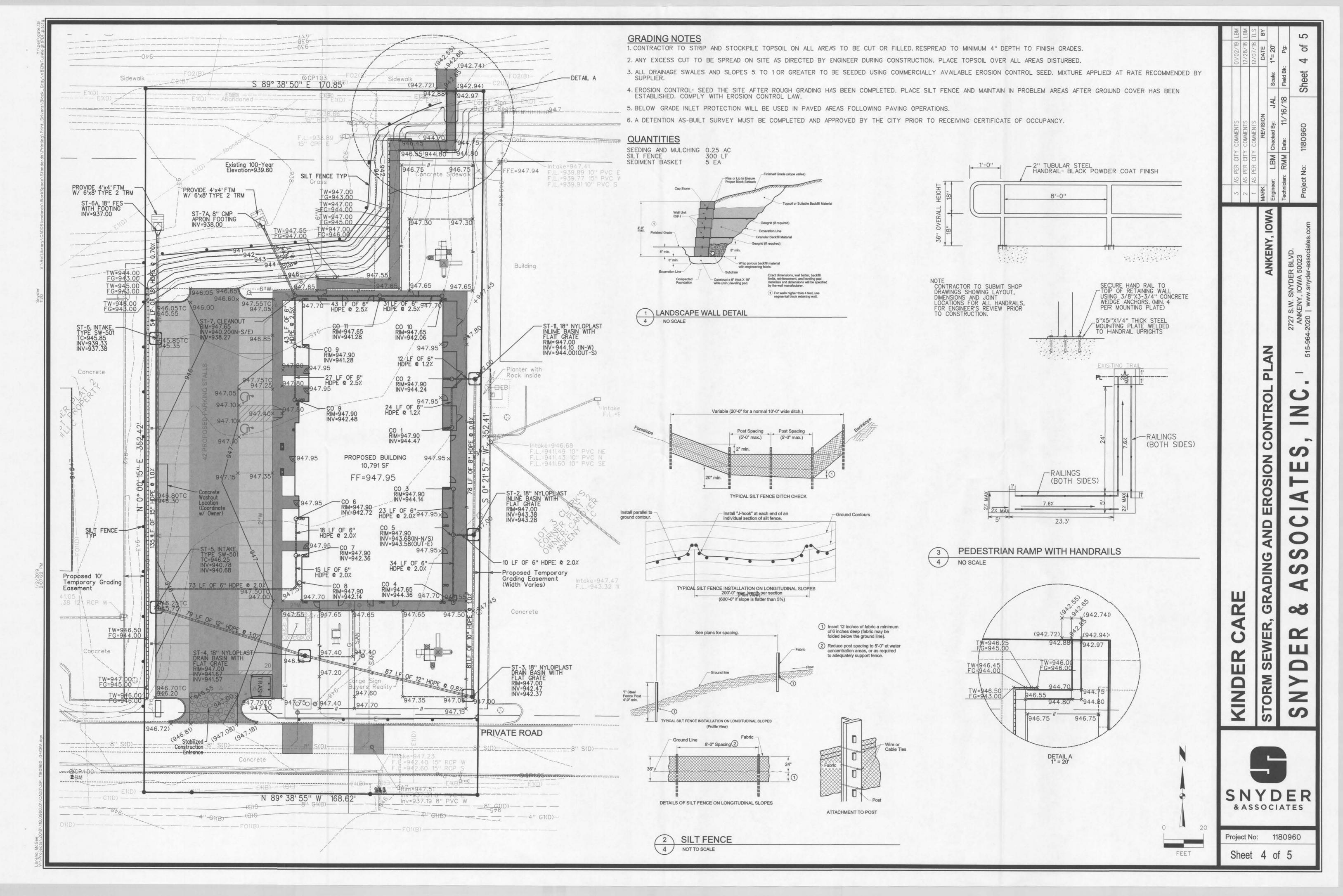
LOCATE.DESK@WINDSTREAM.COM

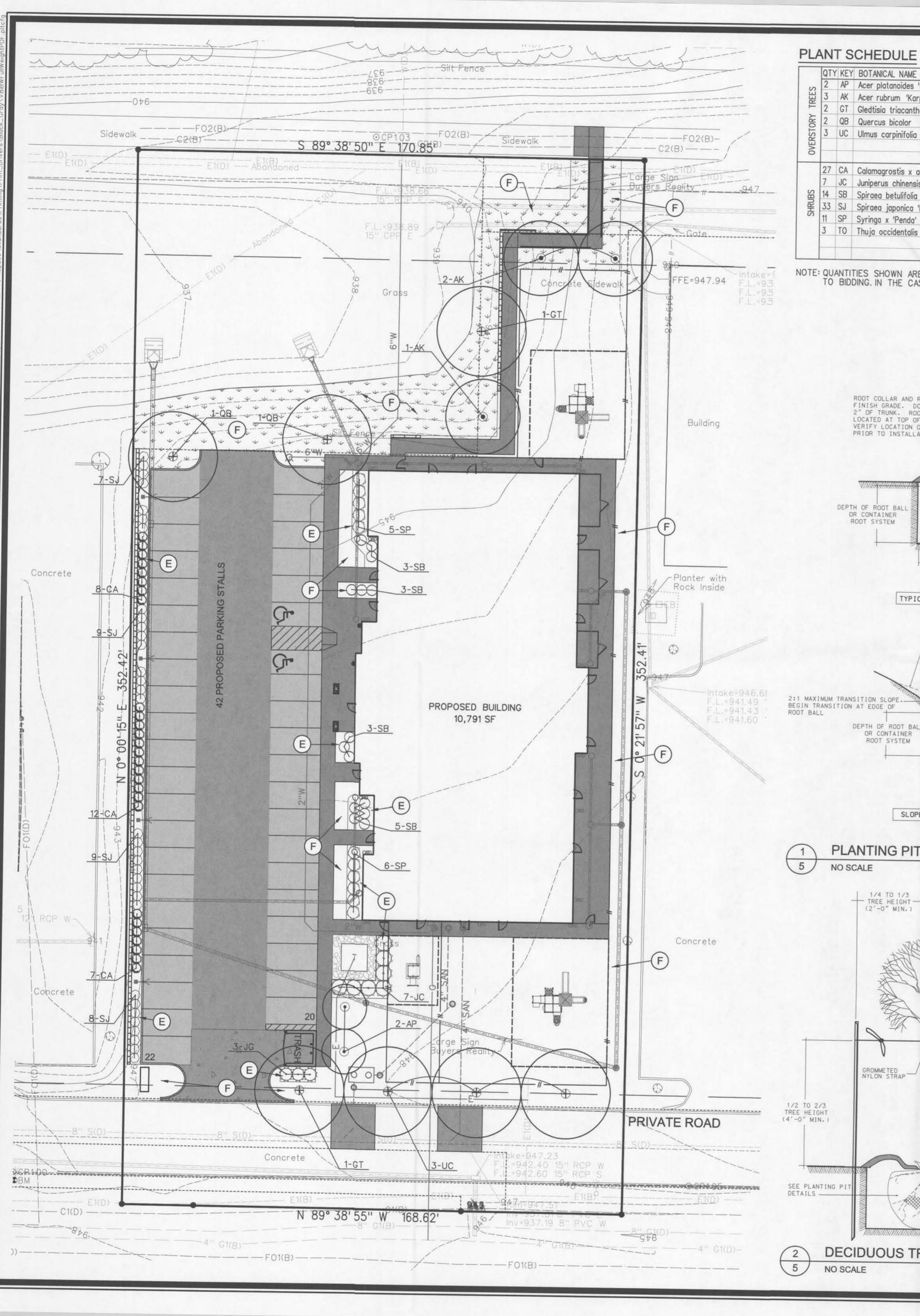
MEDIACOM COMMUNICATIONS CORP Paul May 515-246-2252 pmay@mediacomcc.com

1-800-292-8989

www.iowaonecall.com



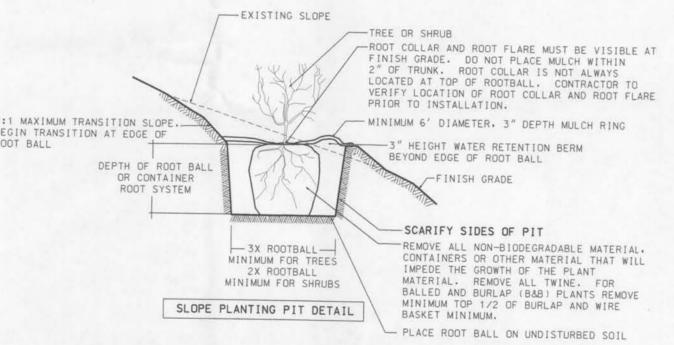




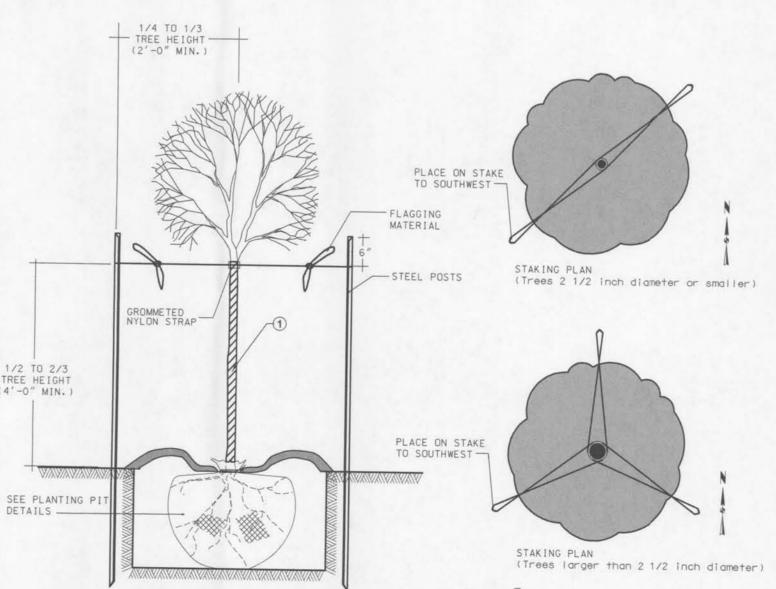
OVERSTORY TREES	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	2	AP	Acer platanoides 'Columnare'	COLUMNAR NORWAY MAPLE	2"	B&B
	3	AK	Acer rubrum 'Karpick'	KARPICK RED MAPLE	2"	B&B
	2	GT	Gledtisia triacanthos var. inermis 'Skyline'	SKYLINE HONEYLOCUST	2"	B&B
	2	QB	Quercus bicolor	SWAMP WHITE OAK	2"	B&B
	3	UC	Ulmus carpinifolia x parvifolia 'Frontier'	FRONTIER ELM	2"	B&B
6						
SHRUBS	27	CA	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	24" Ht.	CONT. (3' O.C.)
	7	JC	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	36" Ht.	CONTRACTOR SOLICITION OF THE PARTY OF THE PA
	14	SB	Spiraea betulifolia 'Tor'	TOR SPIREA	24" Ht.	CONT. (6' O.C.)
	33	SJ	Spiraea japonica 'Little Princess'	LITTLE PRINCESS SPIRAEA	12" Ht.	CONT. (4' O.C.)
	11	SP	Syringa x 'Penda'	BLOOMERANG LILAC	24" Ht.	CONT. (3' O.C.)
	3	TO	Thuja occidentalis 'Holmstrup'	HOLMSTRUP ARBORVITAE	36" Ht.	CONT. (4' O.C.) 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.

#### ROOT COLLAR AND ROOT FLARE MUST BE VISIBLE AT FINISH GRADE. DO NOT PLACE MULCH WITHIN 2" OF TRUNK. ROOT COLLAR IS NOT ALWAYS LOCATED AT TOP OF ROOTBALL. CONTRACTOR TO VERIFY LOCATION OF ROOT COLLAR AND ROOT FLARE PRIOR TO INSTALLATION. -- MINIMUM 6' DIAMETER, 3" DEPTH MULCH RING -3" HEIGHT WATER RETENTION BERM BEYOND EDGE OF ROOT BALL -FINISH GRADE SCARIFY SIDES OF PIT -REMOVE ALL NON-BIODEGRADABLE MATERIAL. CONTAINERS OR OTHER MATERIAL THAT WILL IMPEDE THE GROWTH OF THE PLANT MATERIAL. REMOVE ALL TWINE. FOR BALLED AND BURLAP (B&B) PLANTS REMOVE MINIMUM TOP 1/2 OF BURLAP AND WIRE MINIMUM FOR TREES BASKET MINIMUM. MINIMUM FOR SHRUBS PLACE ROOT BALL ON UNDISTURBED SOIL TYPICAL PLANTING PIT DETAIL



## PLANTING PIT DETAILS



DECIDUOUS TREE STAKING DETAIL

1) Wrap trunk from ground line to first

#### PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF ANKENY SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

OPEN SPACE REQUIREMENTS: 59,817.11 SF (1.37 AC.) OVERALL PROPERTY X 20% MIN. OPEN SPACE = 11,963.42 SF OPEN SPACE REQ'D

TOTAL HARDSURFACE (DRIVES, PARKING AND BUILIDINGS) 38,332.80 SF
(21,484.31 SF) = 25.9% TOTAL OPEN SPACE PROVIDED

OPEN SPACE LANDSCAPE REQUIREMENTS: 11,963.42 SF/ 3000SF = 3.99 PLANT UNITS REQ'ID. 3.99 PU X 2 TREES = 7.98 TREES REQ'D, (15 PROVIDED) 3.99 PU X 6 SHRUBS = 23.94 REQ'D, (44 PROVIDED)

PAVEMENT SHADING REQUIREMENTS: 12,479.08 SF OF PAVEMENT X 20% = 2,495.82 SF

OF PAVED AREA ON ONE SIDE (COUNTED AT 50%)

2,495.82/ 706 SF =3.54 OVERSTORY TREE'S REQ'D (4 PROVIDED) ---- (4) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15'

---- (2) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON 2 OR MORE SIDES (COUNTED AT 100%)

---- 2,824 SF PAVEMENT SHADING PROVIDED

SCREENING REQUIREMENTS:

NORTH BORDER: TYPE B SCREEN ALONG PROPERTY LINE WITH TYPE C SCREEN ALONG PARKING AREA.

EAST BORDER: TYPE C ALONG PROPERTY LINE.

SOUTH BORDER: SCREENED ALONG PARKING AREA FOR HEADLIGHT SCREENING.

#### PLANTING PLAN GENERAL NOTES

THE 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 DAMAGE TO UTILITIES AND
SERVICES DURING CONSTRUCTION. ANY DAMAGE DUJE TO THE
CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE
CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

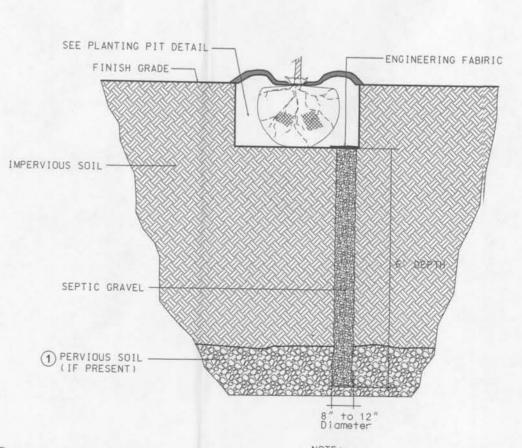
C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMIUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN ALL PLANT BED AREAS INDICATED ON PLAN. PROVIDE 3/16" STEEL BLACK EDGING TO DEFINE PLANT BED EDGE WHEN ADJACENT TO TURF.

F. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, OR APPROVED EQUAL. + + + +

G. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH RING AROUND ALL TREES TO A MIN 3-FOOT PERIMETER. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.



1) If pervious soil is encountered at a depth less the 6 feet, the drainage well may be termineated when the well extens a minimum of 12 inches into the pervious soil layer.

NO SCALE

IMPERVIOUS SOILS ARE FOUND DURING INSTALLATION AS PER SPECIFICATIONS AND AS APPROVED BY ENGINEER. TREE DRAINAGE WELL DETAIL

TREE DRAINAGE WELL DNLY REQUIRED IF



FEET

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& ASSOCIATES

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