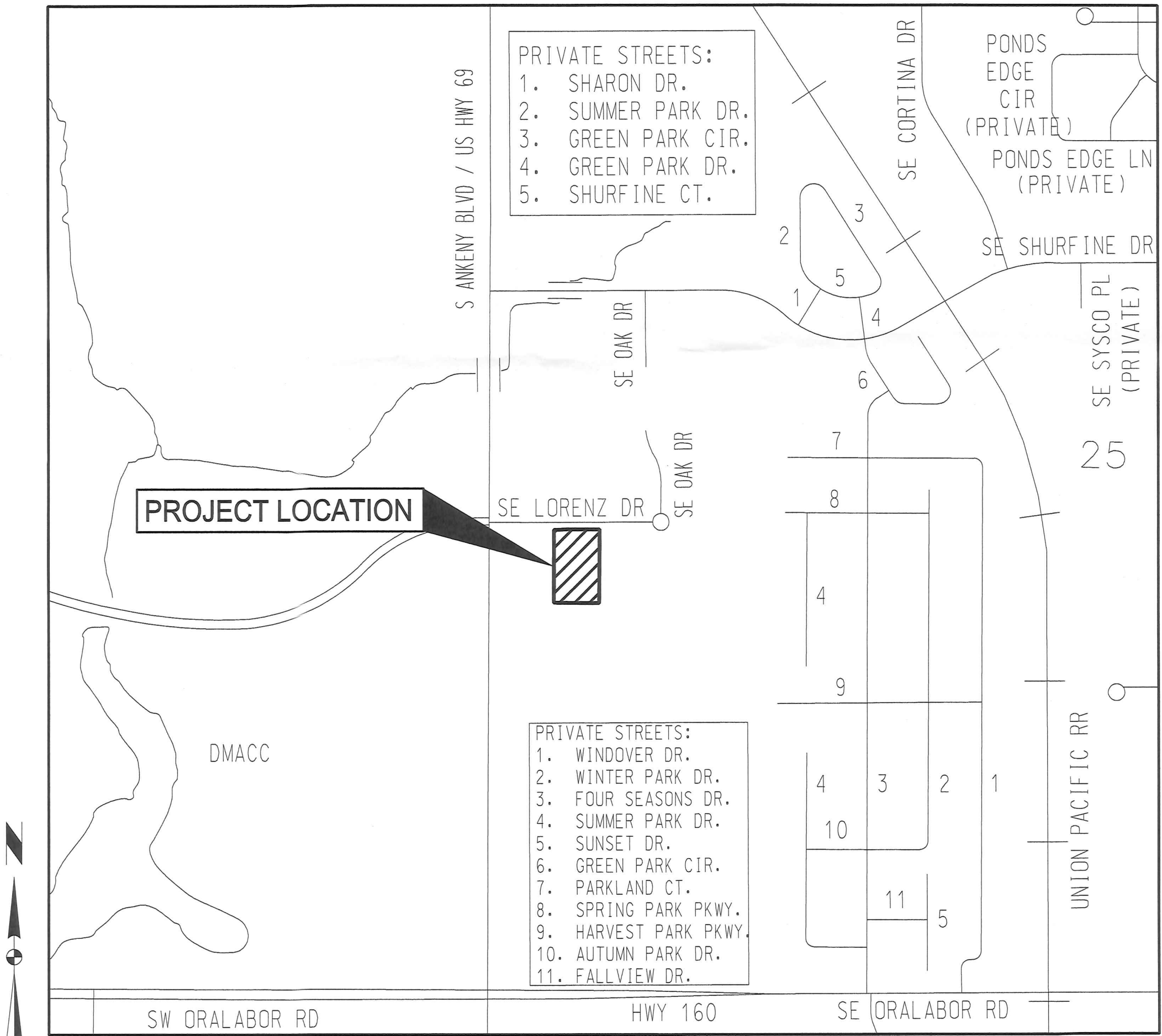


SITE PLAN
FOR
CAMPUS BUSINESS PARK PLAT 1, LOT 4
117 SE LORENZ DRIVE

CITY OF ANKENY, POLK COUNTY, IOWA

OWNER/DEVELOPER

MJC DEVELOPMENT, LLC
3108 NW 89TH AVE
ANKENY, IA 50023
CONTACT: MARK GOLDNER
PHONE: (515) 491-2279



VICINITY MAP

INDEX OF SHEETS

1. TITLE SHEET
2. PROJECT INFORMATION
3. DIMENSION AND UTILITY PLAN
4. GRADING AND EROSION CONTROL PLAN
5. PLANTING PLAN
6. REGIONAL BASIN MODIFICATION PLAN

CAMPUS BUSINESS PARK PLAT 1, LOT 4

TITLE SHEET

ANKENY, IA

SNYDER & ASSOCIATES, INC.

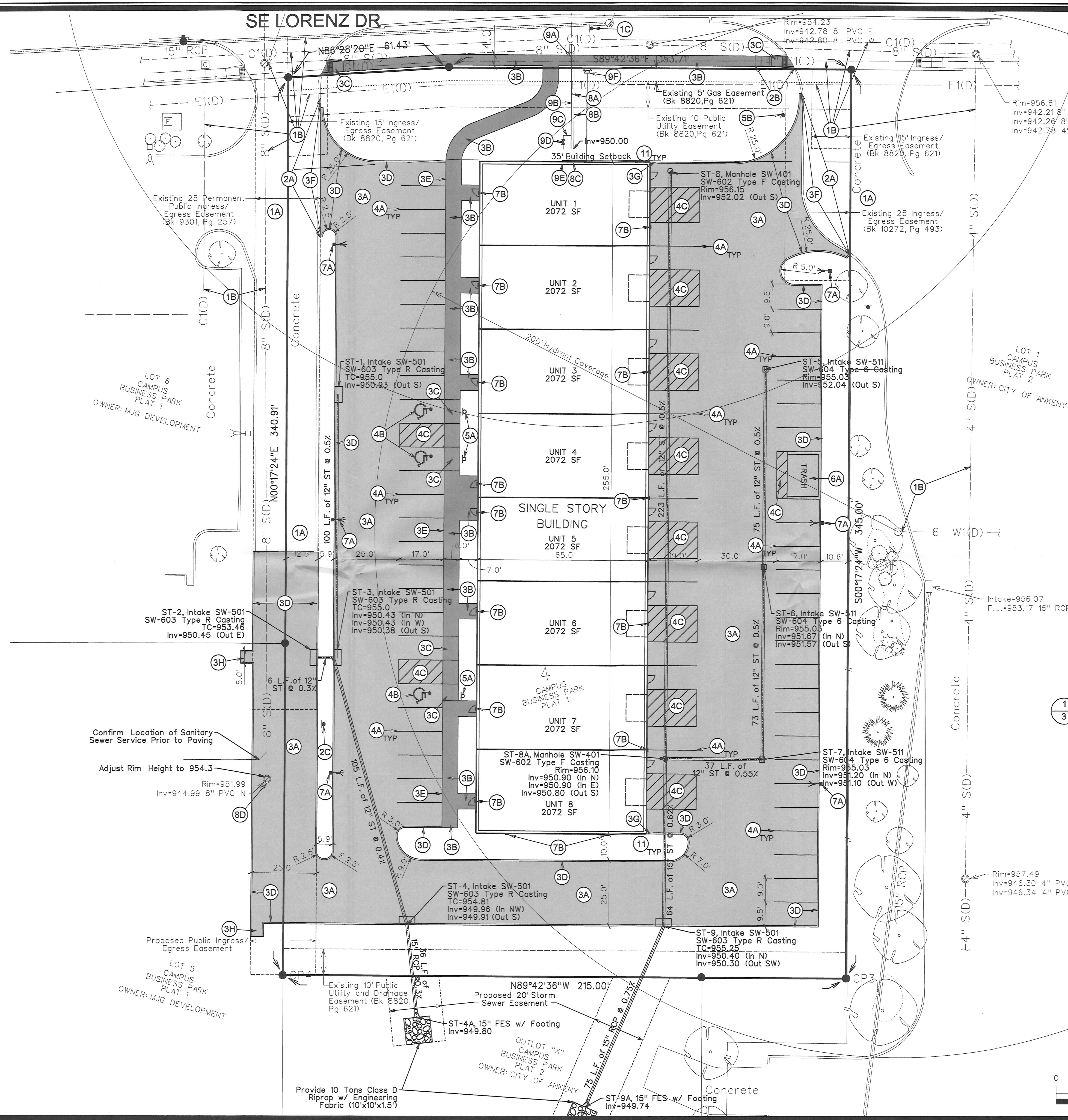
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 1181193

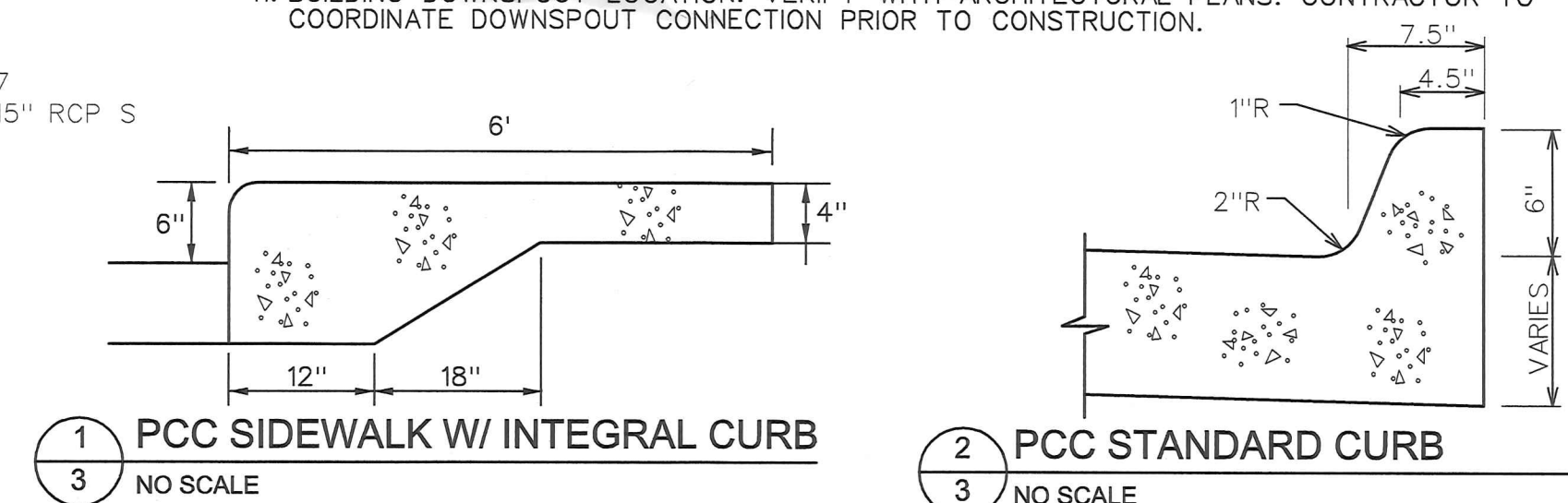
Sheet 1 of 6

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	03/08/19	LJM
Engineer:	MLS	Checked By:	BKC
Technician:	LJM	Date:	02/15/19
Project No:	1181193	Field Bk:	
		Scale:	1"= 500'
		Pg:	Sheet 1 of 6

MYERS
I:\Projects\2018\118 1193 01\CADD\SP03 1181193 DIM.dwg

DIMENSION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
 - A. PAVEMENT TO REMAIN.
 - B. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - C. EXISTING SIGN.
2. DEMOLITION, REMOVE THE FOLLOWING:
 - A. GRIND EXISTING CURB.
 - B. REMOVE EXISTING ADA RAMP, LANDING AND DETECTABLE WARNING.
 - C. REMOVE FOR SALE SIGN.
3. PAVEMENTS, PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
 - A. 6" DEPTH PCC DRIVE AND PARKING.
 - B. PCC SIDEWALKS, 4" DEPTH PAVEMENT.
 - C. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%.
 - D. 6" HEIGHT STANDARD CURB.
 - E. INTEGRAL CURB AND SIDEWALK.
 - F. CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE "A" CONNECTION(20330.101). MATCH EXISTING ELEVATIONS.
 - G. TAPER CURB IN 3 FEET.
 - H. 6" DEPTH PCC FLUME.
4. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - A. 4" WIDE PAINTED PARKING STALL LINES.
 - B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - C. ACCESSIBLE AISLE. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
5. SIGNS, PROVIDE THE FOLLOWING:
 - A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - B. REMOVE AND REPLACE SIGN. COORDINATE WITH THE CITY OF ANKENY.
6. PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
 - A. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAIL.
7. SITE LIGHTING, PROVIDE THE FOLLOWING:
 - A. STREET LIGHT.
 - B. WALL MOUNTED LIGHT.
 - C. CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE.
8. SANITARY SEWER SERVICE, PROVIDE AND INSTALL THE FOLLOWING:
 - A. CONNECT TO EXISTING SANITARY SEWER STUB. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - B. 6" PVC SANITARY SEWER SERVICE LINE AT 1.04% SLOPE (1/8" PER FOOT). PROVIDE 1/1 RISER AS NECESSARY.
 - C. COORDINATE THE EXACT LOCATION AND DEPTH WHERE SANITARY SEWER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - D. ANY ADDITION OF SANITARY BARREL SECTION WILL NEED TO BE VACUUM TESTED. MAX OF 16" OF RISER RINGS WILL BE ALLOWED BEFORE A NEW BARREL SECTION IS REQUIRED.
9. WATER SERVICE FROM CITY OF ANKENY, PROVIDE THE FOLLOWING AS PER CITY REQUIREMENTS AND GUIDELINES:
 - A. CONNECTION TO EXISTING WATER SERVICE. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. COORDINATE WITH THE CITY OF ANKENY WATER DEPARTMENT FOR CONNECTION AND EXTENSION OF THE EXISTING WATER SERVICE.
 - B. 8" WATER SERVICE LINE.
 - C. 2" DOMESTIC WATER SERVICE LINE.
 - D. 2" VALVE, CURB STOP TO BE ENCASED IN CONCRETE.
 - E. COORDINATE THE EXACT LOCATION, SIZE AND ELEVATION WHERE WATER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - F. FIRE DEPARTMENT CONNECTION. SEE MECHANICAL PLANS.
10. CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION.
11. BUILDING DOWNSPOUT LOCATION. VERIFY WITH ARCHITECTURAL PLANS. CONTRACTOR TO COORDINATE DOWNSPOUT CONNECTION PRIOR TO CONSTRUCTION.



NOTE: SIGNS AS PER ADAAG STANDARDS

18"

12"

6"

INTERNATIONAL SYMBOL OF ACCESSIBILITY

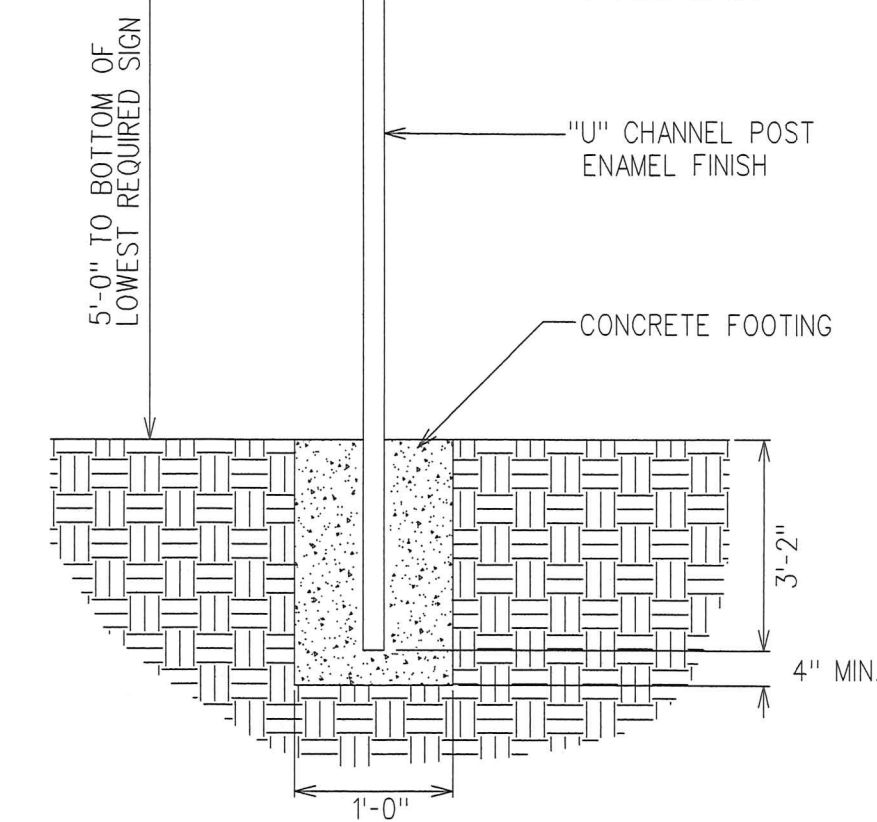
BOLT SIGNS TO POST WITH 3/8" CADMIUM PLATED BOLTS, NUTS AND WASHERS.

SIGN AT ALL "VAN ACCESSIBLE" PARKING SPACES

PARKING ONLY

VAN ACCESSIBLE

The diagram shows a rectangular sign with a white background and a black border. The sign is divided into two sections. The top section is 12 inches wide and 18 inches high, containing the International Symbol of Accessibility (a person in a wheelchair). The bottom section is 6 inches high and contains the text "VAN ACCESSIBLE". The sign is mounted on a post with bolts. Dimensions are indicated with arrows and text: 18" for the top section height, 12" for the top section width, and 6" for the bottom section height. Callouts point to the sign's components and mounting details.



3 ACCESSIBLE PARKING SIGN
3 NOT TO SCALE

[illegible]**ANKENY, IA**

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SNYDER & ASSOCIATES, INC.

CAMPUS BUSINESS PARK PLAT 1, LOT 4

DIMENSION AND UTILITY PLAN

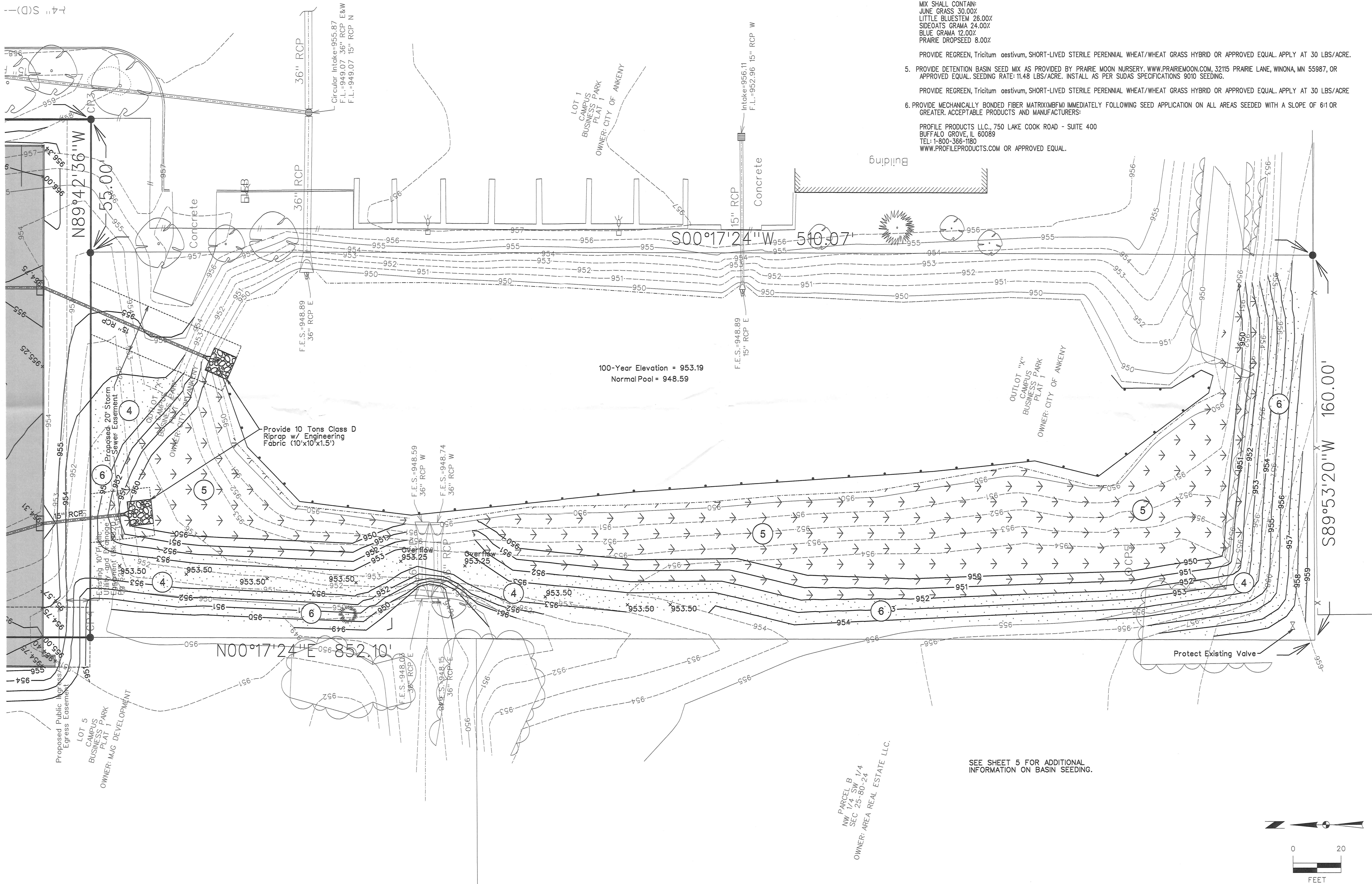


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3/28/2019 9:56:58 AM
L:\Projects\2018\118193\ON-CADD\SP06_118193_GPA.dgn
SNYDER & ASSOCIATES, INC.
3/28/2019 9:56:58 AM
SNYDER 120
V:\Bentley\DWG\2018\118193\ON-CADD\SP06_118193_GPA.dgn
Inv=946.34 4"



PLANTING PLAN CONSTRUCTION NOTES

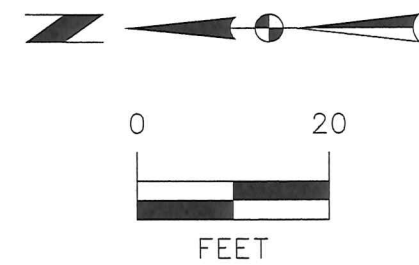
- SEED ALL DISTURBED AREAS WITH TYPE 1 LAWN MIXTURE AS PER SUDAS SPECIFICATION SECTION 9010 UNLESS OTHERWISE NOTED. ESTABLISH AS PER OWNER'S REQUIREMENTS.
- PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH ON ALL INDIVIDUAL TREES WITH A 5' DIAMETER MULCH RING. PROVIDE SAMPLE OF PROPOSED MULCH FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
- INDIVIDUAL TREE PLANTING MULCH RINGS IN LAWN AREAS SHALL BE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- PROVIDE NATIVE SEED MIX: SEED MIX TO BE GO-IOWA CERTIFIED "YELLOW TAG". INSTALL AT RATE OF 25 LBS PER ACRE. SEEDING DATES ARE APRIL 1 THROUGH JUNE 30.

MIX SHALL CONTAIN:
JUNE GRASS 30.00%
LITTLE BLUESTEM 26.00%
SIDEOTS GRAMA 24.00%
BLUE GRAMA 12.00%
PRAIRIE DROPSEED 8.00%

PROVIDE REGREEN, Tricicum aestivum, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL. APPLY AT 30 LBS/ACRE.
- PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY, WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.

PROVIDE REGREEN, Tricicum aestivum, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL. APPLY AT 30 LBS/ACRE
- PROVIDE MECHANICALLY BONDED FIBER MATRIX (MBFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDED WITH A SLOPE OF 6:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:

PROFILE PRODUCTS LLC, 750 LAKE COOK ROAD - SUITE 400
BUFFALO GROVE, IL 60089
TEL: 1-800-366-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.



CAMPUS BUSINESS PARK PLAT 1, LOT 4

REGIONAL BASIN MODIFICATION



Project No: 1181193

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ANKENY, IA

SNYDER & ASSOCIATES, INC.

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ANKENY, IA

Engineer: BKC

Checked By: BKC

Date: 02/15/19

Field Bk:

Project No: 1181193

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