

# CITY OF ANKENY, POLK COUNTY, IOWA



OWNER/DEVELOPER

DZ INVESTMENTS, LLC  
PO BOX 856  
ANKENY, IA 50021  
CONTACT: DEREK TEMPLE  
PHONE: (515) 778-2601

## INDEX OF SHEETS

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**SNYDER**  
& ASSOCIATES

Project No: 1190639

Sheet 1 of 5

**DZ INVESTMENTS- 4707 SE RIO COURT**

# TITLE SHEET

**ANKENY, IOWA**

**SNYDER & ASSOCIATES, INC.**  
2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | [www.snyder-associates.com](http://www.snyder-associates.com)

| MARK | REVISION             | DATE     | BY  |
|------|----------------------|----------|-----|
| 2    | AS PER CITY COMMENTS | 08/14/19 | LJM |
| 1    | AS PER CITY COMMENTS | 08/08/19 | LJM |

| Engineer:   | KSS | Checked By: | JLH      | Scale:    | 1"= 500' |
|-------------|-----|-------------|----------|-----------|----------|
| Technician: | LJM | Date:       | 07/19/19 | Field Bk: | Pg:      |

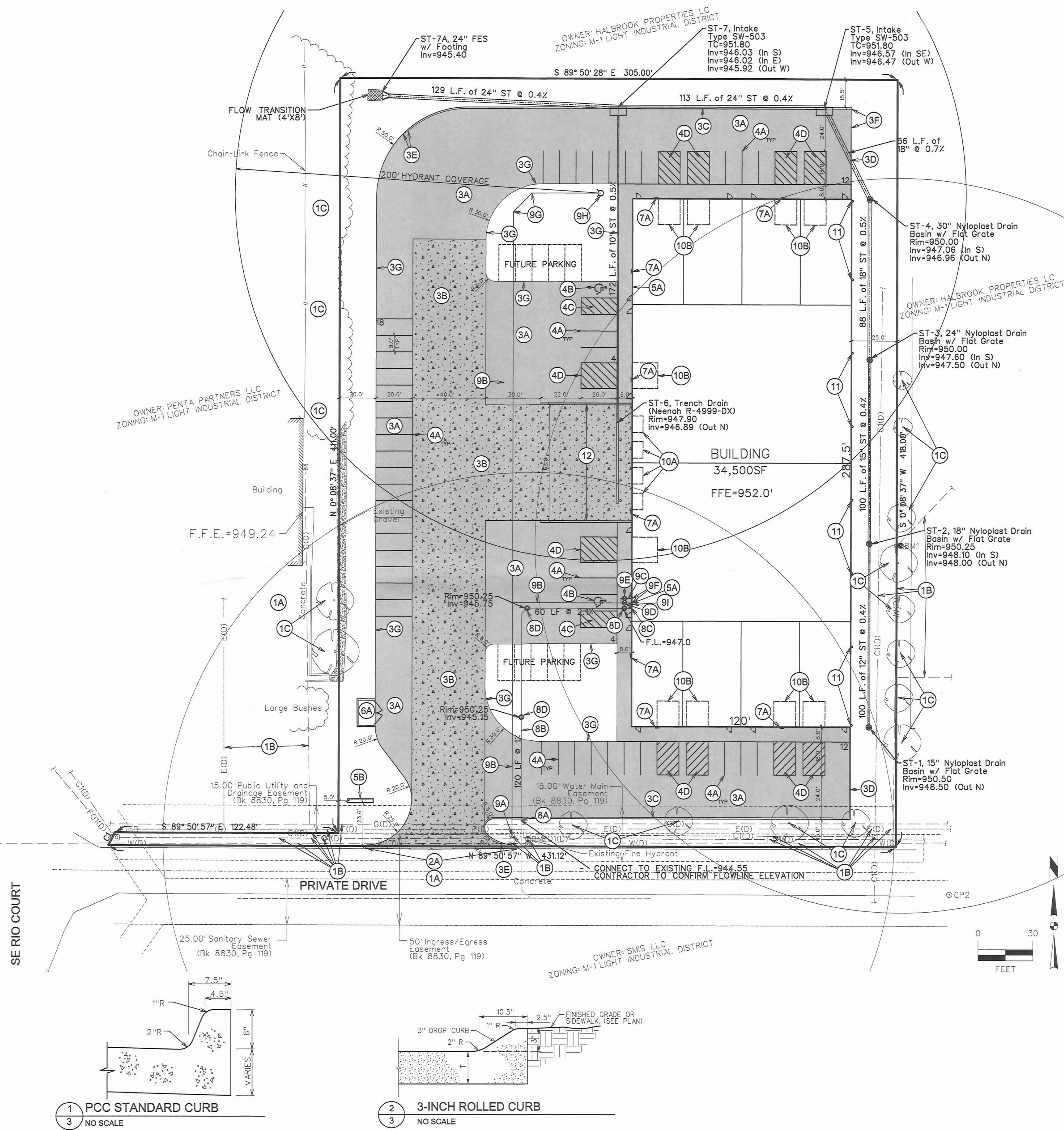
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| Project No: | 190639 | Sheet 1 of 5 |
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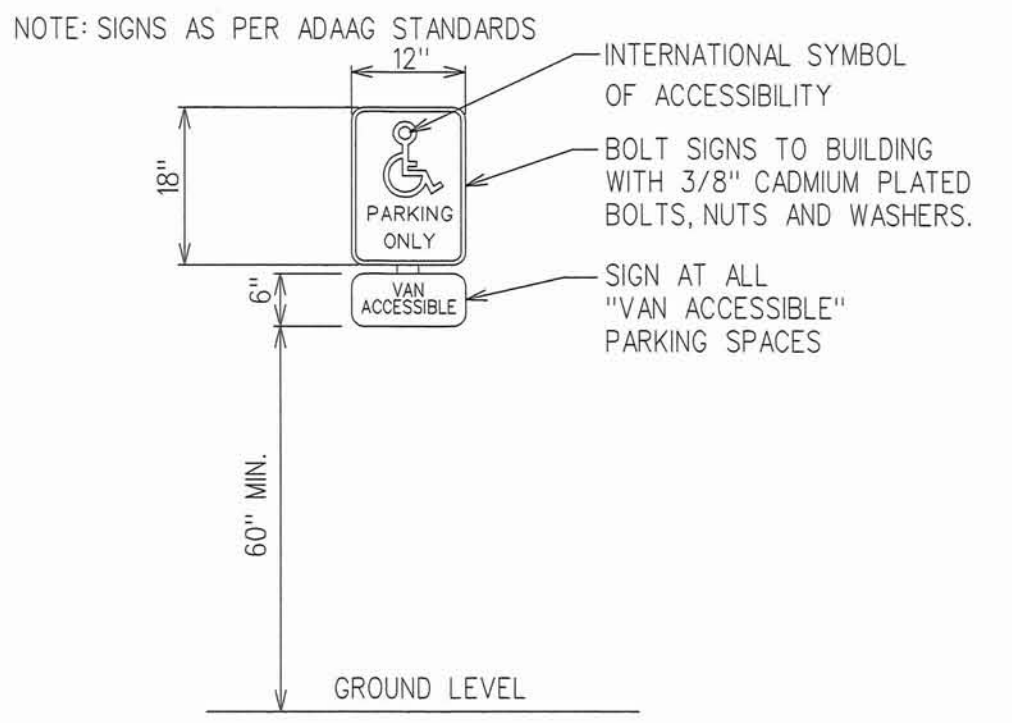
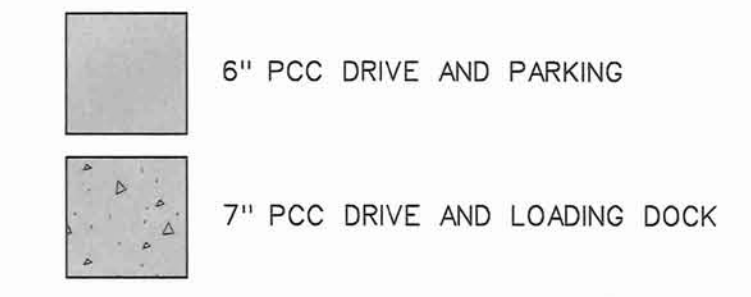
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**DIMENSION PLAN CONSTRUCTION NOTES**

- 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 TREES.
- DRIVEWAY:  
A. CONSTRUCT TYPE "A" DRIVEWAY CONNECTION TO EXISTING PRIVATE DRIVE.
- PAVEMENTS, PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:  
A. 6" DEPTH PCC DRIVE AND PARKING.  
B. 7" DEPTH PCC DRIVE AND PARKING.  
C. 3" ROLLED CURB.  
D. 6" HEIGHT STANDARD CURB.  
E. TAPER CURB IN 3 FEET.  
F. 10' CURB OPENING.  
G. NO CURB
- 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.  
D. 45° STRIPING AT 3' ON CENTER TO DELINEATE NO PARKING.
- SIGNS, PROVIDE THE FOLLOWING:  
A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.  
B. MONUMENT SIGN.
- PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.  
A. FUTURE TRASH ENCLOSURE
- SITE LIGHTING, PROVIDE THE FOLLOWING:  
A. WALL MOUNTED LIGHT, REFER TO BUILDING ELECTRICAL PLANS.  
B. CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE.
- 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 1.0% MIN 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. SANITARY SEWER CLEANOUT, PROVIDE MANHOLE CASTING NEENAH R-1976 WHEN IN PAVEMENT.
- 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. 6" VALVE.  
E. 2" VALVE, CURB STOP TO BE ENCASED IN CONCRETE.  
F. COORDINATE THE EXACT LOCATION, SIZE AND ELEVATION WHERE WATER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.  
G. 45° BEND.  
H. FIRE HYDRANT ASSEMBLY.  
I. REMOTE FIRE CONNECTION W/ 5" STORZ CONNECTION.
- DOORS  
A. LOADING DOCK, 4-FOOT HEIGHT.  
B. AT-GRADE 12' WIDE OVERHEAD ENTRANCE DOOR.
- BUILDING DOWNSPOUT LOCATION, VERIFY WITH ARCHITECTURAL PLANS. CONTRACTOR TO COORDINATE DOWNSPOUT CONNECTION PRIOR TO CONSTRUCTION.
- RETAINING WALL W/ HANDRAIL, REFER TO STRUCTURAL FOUNDATION PLANS.

**PAVEMENT LEGEND**



- 3 ACCESSIBLE PARKING SIGN (WALL MOUNTED)  
3 NOT TO SCALE

- 1 PCC STANDARD CURB  
3 NO SCALE
- 2 3-INCH ROLLED CURB  
3 NO SCALE

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DIMENSION AND UTILITY PLAN

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SNYDER & ASSOCIATES, INC.

Project No: 1190639

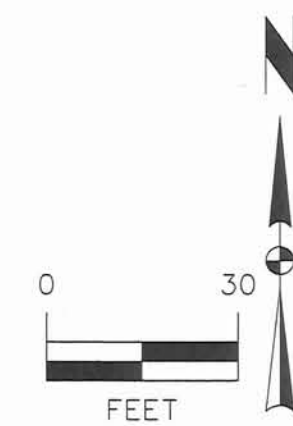
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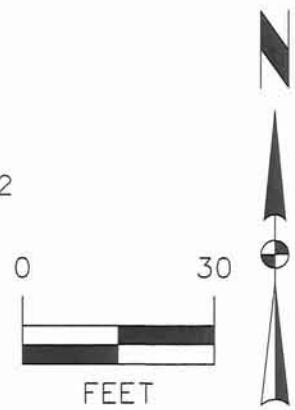
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|                 | QTY    | KEY | BOTANICAL NAME                                | COMMON NAME                    | SIZE                | COMMENTS        |
|-----------------|--------|-----|---|--------------------------------|---------------------|-----------------|
| OVERSTORY TREES | 2      | AG  | Amelanchier x grandiflora 'Autumn Brilliance' | AUTUMN BRILLIANCE SERVICEBERRY | 1/2" CAL.           | B&B             |
|                 | 9      | AR  | Acer rubrum 'Autumn Radiance'                 | AUTUMN RADIANCE MAPLE          | 1/2" CAL.           | B&B             |
|                 | 8      | CO  | Celtis occidentalis 'Prairie Pride'           | PRAIRIE PRIDE HACKBERRY        | 1/2" CAL.           | B&B             |
|                 | 2      | GT  | Gleditsia triacanthos var. inermis 'Skyline'  | SKYLINE HONEYLOCUST            | 1/2" CAL.           | B&B             |
|                 | 9      | QB  | Quercus bicolor                               | SWAMP WHITE OAK                | 1/2" CAL.           | B&B             |
|                 | SHRUBS | 18  | CS  | Cornus stolonifera 'Farrow'    | ARCTIC FIRE DAGWOOD | 36" HT.         |
| 18              |        | SB  | Spiraea x bumalda 'Anthony Waterer'           | ANTHONY WATERER SPIREA         | 36" HT.             | CONT. (5' O.C.) |
| 18              |        | WF  | Weigela florida 'Alexandra'                   | WINE & ROSES WEIGELA           | 24" HT.             | CONT. (5' O.C.) |
|                 |        |     |   |                                |                     |                 |

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.

NO SCALE