# SITE PLANS

# FOR

# VILLAGE AT ROCK CREEK PLAT 1

## MULTI-FAMILY RESIDENTIAL DEVELOPMENT

## CITY OF ANKENY, POLK COUNTY, IOWA

1"=500'

VICINITY MAP

city of Ankeny
bringing it all together

### OWNER/DEVELOPER

K&N HOLDINGS LLC
1680 SW ANKENY ROAD, SUITE 2A
ANKENY, IA 50023
CONTACT: COREY KAUTZ
PHONE: (515) 865-2546

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6. SIDEWALK RAMP DETAILS
7. PLANTING PLAN


RECEIVED
AUG 24 2016
CITY OF ANKENY

**ROLL CALL**
**Plan & Zoning Commission**
**Ankeny, IA**

Date 9-6-16

| | | | | |
|---|---|---|---|---|
| Anderson | Aye | Nay | Pass | Absent |
| Flack | Aye | Nay | Pass | Absent |
| Hunter | Aye | Nay | Pass | Absent |
| Mollenhauer | Aye | Nay | Pass | Absent |
| Odson | Aye | Nay | Pass | Absent |
| Ripper | Aye | Nay | Pass | Absent |
| ~~Sherman~~ | ~~Aye~~ | ~~Nay~~ | ~~Pass~~ | ~~Absent~~ |
| West | Aye | Nay | Pass | Absent |
| Whiting | Aye | Nay | Pass | Absent |

Ayes 7 Nays 0 Pass 0 Absent 1

APPROVED

T Flack, Chairperson
B Fuglsang, Secretary

LICENSED PROFESSIONAL ENGINEER
ERIC D. CANNON
18954
IOWA

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.

Eric D. Cannon, P.E. Date

License Number 18954

My License Renewal Date is December 31, 2017

Pages or sheets covered by this seal:
Sheets 1-6

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| 2 | REVISED AS PER CITY COMMENTS | 08/24/16 | JWM |
| 1 | REVISED AS PER CITY COMMENTS | 08/05/16 | JWM |

Engineer: KNM Checked By: EDC Scale: 1"= 500'
Technician: JWM Date: 07/15/16 Field Bk: Pg:
Project No: 116.0231 Sheet 1 of 7

VILLAGE AT ROCK CREEK PLAT 1
ANKENY, IOWA
TITLE SHEET


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


Project No: 116.0231
Sheet 1 of 7


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pw:\\SAAPWS01.snyder-associates.com:ProjectWise\Documents\Snyder\Printing\Fen_Tables\date.tbl 1969\Jwmccormick\JWMCF 2010

## LEGEND

| Features | Existing | Proposed |
|---|---|---|
| Spot Elevation | 93.0 | ×93.0 |
| Contour Elevation | 93 | 93 |
| Fence (Barbed, Field, Hog) | —x—x— | |
| Fence (Chain Link) | —//—//— | |
| Fence (Wood) | —•— | |
| Fence (Silt) | | |
| Tree Line | | |
| Tree Stump | | |
| Deciduous Tree \ Shrub | | |
| Coniferous Tree \ Shrub | | |
| Communication | —C(x)— | —C— |
| Overhead Communication | —OC(x)— | —OC— |
| Fiber Optic | —FO(x)— | —FO— |
| Underground Electric | —E(x)— | —E— |
| Overhead Electric | —OE(x)— | —OE— |
| Gas Main with Size | —4" G(x)— | —4" G— |
| High Pressure Gas Main with Size | —4" HPG(x)— | —4" HPG— |
| Water Main with Size | —8" W(x)— | —8" W— |
| Sanitary Sewer with Size | —8" S(x)— | —8" S— |
| Duct Bank | —DUCT(x)— | |
| Test Hole Location for SUE w/ID | 1 | |

(x) Denotes the survey quality service level for utilities

| | | |
|---|---|---|
| Sanitary Manhole | | |
| Storm Sewer with Size | 12" ST | 12" ST |
| Storm Manhole | | |
| Single Storm Sewer Intake | | |
| Double Storm Sewer 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 | | |
| Yard Light | | |
| Electric Box | EB | |
| Electric Transformer | E | |
| Traffic Sign | | |
| Communication Pedestal | C | |
| Communication Manhole | C | |
| Communication Handhole | C | |
| Fiber Optic Manhole | FO | |
| Fiber Optic Handhole | FO | |
| Gas Valve | | |
| Gas Manhole | G | |
| Gas Apparatus | G | |
| Fence Post or Guard Post | | |
| Underground Storage Tank | GST | |
| Above Ground Storage Tank | GST | |
| Sign | | |
| Satellite Dish | | |
| Mailbox | | |
| Soil Boring | | |

## 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

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.

| | |
|---|---|
| G1-GAS | MIDAMERICAN ENERGY COMPANY<br>THERESA MCGUIRE<br>515-281-2260<br>tmmcguire@midamerican.com |
| C1-COMMUNICATION | CENTURYLINK<br>RAY MONTOYA<br>515-263-7385<br>ray.montoya@centurylink.com |
| CLEAR PER MAP | AUREON<br>TIMOTHY FLICKINGER<br>515-725-4699<br>timothy.flickinger@iowa.gov |
| NO RESPONSE | MEDIACOM COMMUNICATIONS<br>PAUL MAY<br>515-246-2252<br>pmay@mediacomcc.com |

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.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 2016 URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, AND 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 MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.

E. NOTIFY OWNER, ENGINEER, AND CITY OF ANKENY AT LEAST 48 HOURS PIRIOR 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 SITE.

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, CITY 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.

R. SEE CONSTRUCTION PLANS FOR PUBLIC IMPROVEMENTS.

## CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET
ALL CONTROL POINTS SHOWN ON SURVEY

CP1 N=7551780.88 E=18521188.69
1/2" REBAR WITH YELLOW CAP "CONTROL POINT" 8' EAST OF EAST EDGE OF ASPHALT OF NW 16TH STREET, NORTHWEST CORNER OF SITE.

CP2 N=7551235.76 E=18521195.32
MAG NAIL IN EAST EDGE OF ASPHALT OF NW 16TH STREET AT CENTER OF GRAVEL DRIVE, SOUTHWEST OF SITE.

CP3 N=7551372.88 E=18521649.52
1/2" REBAR AT NORTHEAST EDGE OF TREES, SOUTH SIDE OF SITE.

## GENERAL USE

TOWNHOMES

## ZONING

R-3 MULTIPLE FAMILY RESIDENCE DISTRICT

## PROPERTY DESCRIPTION

LOTS 7-90 VILLAGE AT ROCK CREEK PLAT 1

## PARKING SUMMARY:

PARKING REQUIRED:

1 STALL PER BEDROOM

84 - 2 BEDROOM UNITS = 168 STALLS

1 STALL PER 4 UNITS = 84/4 = 21 STALLS

TOTAL STALL REQUIRED = 189 STALLS

PARKING PROVIDED:

GARAGE STALL = 168 STALLS (2 PER UNIT)

DRIVEWAY STALL = 84 STALLS (1 PER UNIT)

OPEN STALL = 20 STALLS

TOTAL STALLS PROVIDED = 272 STALLS

## ERU CALCULATION

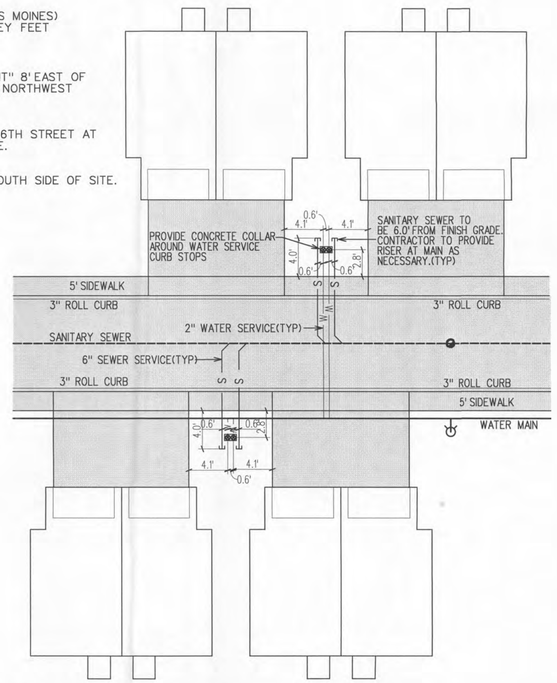
1 ERU PER UNIT = 84 TOTAL ERU'S

## BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET
ALL BENCHMARKS SHOWN ON SURVEY.

BM1 ELEV=987.40
RAILROAD SPIKE IN POWER POLE ON WEST SIDE OF NW 16TH STREET, NORTHWEST CORNER OF SITE.

BM2 ELEV=982.91
RAILROAD SPIKE IN POWER POLE ON WEST SIDE OF NW 16TH STREET, SOUTHWEST CORNER OF SITE.




1 TYPICAL UNIT SERVICE DETAIL LOTS 7-90
2 SERVICE LOCATIONS ARE TYPICAL UNLESS OTHERWISE SHOWN ON PLANS
1"=20'

## POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. 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.

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWINER 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

1. 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 INCLUDING CREATING OR MAINTAINING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND POSSIBLY OBTAINING THE GENERAL PERMIT COVERAGE FROM THE IDNR.

2. 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 ITEMS, 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.

3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION 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:

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWIPPP) 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.

2. 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.

3. 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:

a. 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.

b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROIL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIIOR TO SITE CLEARING AND GRADING OPERATIONS.

c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.

d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSIION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PEIRIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.

e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.

f. 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.

g. 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. PROVIIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.

h. RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERIE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.

i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, OR SOD AS SOON AS PRACTICAL UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES NO LATER THAN 14 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY HAS FINISHED OR IS PLANNED TO BE DIELAYED MORE THAN 21 CALENDAR DAYS.

j. 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.

k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| 2 | REVISED AS PER CITY COMMENTS | 08/24/16 | JWM |
| 1 | REVISED AS PER CITY COMMENTS | 08/05/16 | JWM |

Engineer: KMM | Checked By: EDC | Scale: 1"= N/A
Technician: JWM | Date: 07/15/16 | Field Bk: | Pg:
Project No: 116.0231 | Sheet 2 of 7

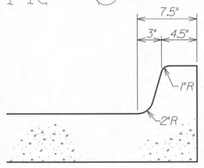
ANKENY, IOWA

VILLAGE AT ROCK CREEK PLAT 1

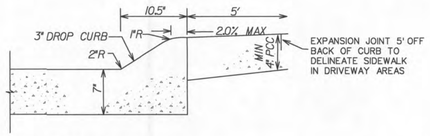
PROJECT INFORMATION

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

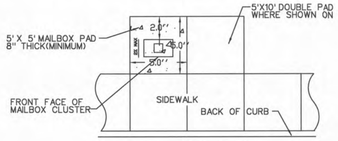
Project No: 116.0231
Sheet 2 of 7




1/3 6" STANDARD CURB
NOT TO SCALE

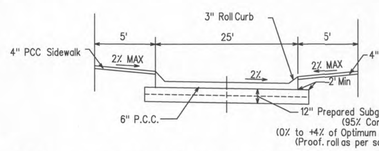



2/3 3" ROLL CURB
NOT TO SCALE




NOTES:
1. Cluster Mailbox to be located on the no parking/street light side of street.
2. Do not locate at intersection.
3. Locate near shared property line per approved plan.

3/3 CLUSTER MAILBOX PAD DETAIL
NOT TO SCALE




NOTES
1. SUBGRADE SHALL CONSIST OF A FIRM UNYELDING CLAY (CL OR CH) OR CLASS "A" ROADSTONE BASE.
2. CONCRETE WILL HAVE THE MIX DESIGN AS SHOWN FOR STREET PAVEMENT IN THE CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. FINISH SHALL CONFORM TO STANDARD SPECIFICATIONS FOR SIDEWALKS AND PROVIDE FINAL BROOM FINISH.
4. CURING AS SPECIFIED FOR CONCRETE PAVEMENT IN THE STANDARD SPECIFICATIONS.
5. REBAR SHALL BE NON-EPOXY COATED STEEL AS PER THE STANDARD SPECIFICATIONS.

4/3 TYPICAL PRIVATE STREET CROSS SECTION
NOT TO SCALE

within the crosswalk markings.

(1) Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.

(2) Provide a minimum of 6 inches of concrete below

(3) Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 4 feet by 4 feet.

(4) If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

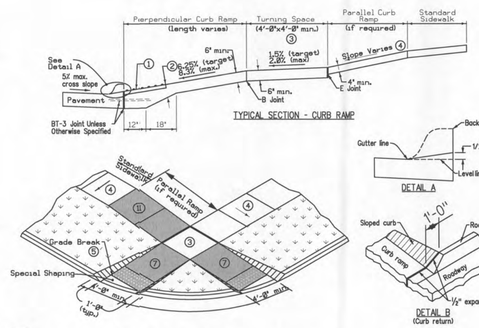
(5) If crossing gate conflicts with location of detectable warning or if pedestrian crossing gate is provided, place detectable warning panel in advance of the crossing gate.

(6) Locate front edge of detectable warning panel 12 to 15 feet from centerline of nearest rail. Orient truncated domes parallel to the direction of pedestrian travel.

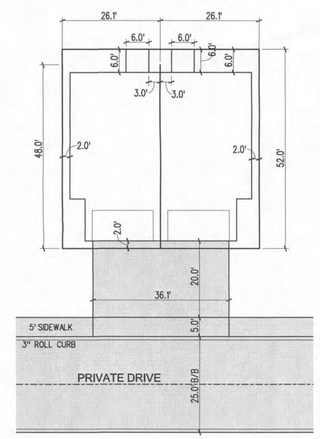
(7) Perpendicular Curb Ramp: Target running slope of 8.33% with maximum running slope of 8.3%.

(8) Match pedestrian street crossing cross slope or flatter.

Key
- = Curb Ramp
- = Turning Space
- = Detectable warning
- = GRASS



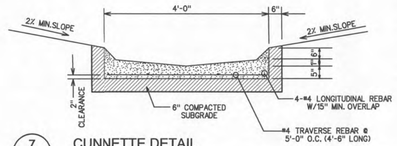

5/3 TYPICAL SIDEWALK RAMP




6/3 TYPICAL UNIT DETAIL
SCALE 1"=20'

## DIMENSION PLAN CONSTRUCTION NOTES

1. PROTECT THE FOLLOWING SITE FEATURES:
   A. EXISTING UTILITY. ADJUST AS NECESSARY TO ALLOW FOR CONSTRUCTION. VERIFY LOCATION, ELEVATION AND MINIMUM COVER REQUIREMENTS PRIOR TO CONSTRUCTIOIN.
   B. EXISTING PAVEMENT.
2. PAVEMENTS, PROVIDE THE FOLLOWING:
   A. 6" DEPTH PCC PAVEMENT ON 12" DEPTIH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. 4" MINIMUM DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   C. 6" PCC STANDARD CURB.
   D. 3" PCC ROLL CURB.
   E. TAPER FROM 3" ROLL CURB TO NO CUIRB.
   F. TAPER FROM FULL 6" CURB TO NO CURB WHERE NOTED.
   G. PEDESTRIAN RAMP WITH MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING PANELS WHERE SHOWN.
   H. CONNECT TO EXISTING PAVEMENT WITH A SUDAS TYPE "A" CONNECTION (7030.101). MATCH EXISTING ELEVATION.
   I. 5" PCC DRIVEWAY.
   J. 4' WIDE PCC FLUME.
3. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
   A. PAINTED PARKING STALL LINE, 4" WIDE, PAINTED YELLOW.
   B. 45° STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
   C. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
   D. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAGG REQUIREMENTS.
   E. 4" WIDE SOLID WHITE LANE LINE.
4. 8" PCC, 5'x5' CLUSTER MAIL BOX PAD. SEE DETAIL THIS SHEET.
5. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, AND TELEPHONE SERVICES WITH UTILITY SERVICES PROVIDIER, THE CITY OF ANKENY, AND THE OWNER PRIOR TO CONSTRUCTION.
6. OWNER PROVIDED AND INSTALLED 250W LED STREETLIGHT WITH 30' POLE AND 8' MAST ARM.




7/3 CUNNETTE DETAIL

NOTES
1. SUBGRADE SHALL CONSIST OF A FIRM UNYELDING CLAY (CL OR CH) OR CLASS "A" ROADSTONE BASE.
2. CONCRETE WILL HAVE THE MIX DESIGN AS SHOWN FOR STREET PAVEMENT IN THE CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. FINISH SHALL CONFORM TO STANDARD SPECIFICATIONS FOR SIDEWALKS AND PROVIDE FINAL BROOM FINISH.
4. CURING AS SPECIFIED FOR CONCRETE PAVEMENT IN THE STANDARD SPECIFICATIONS.
5. REBAR SHALL BE EPOXY COATED STEEL AS PER THE STANDARD SPECIFICATIONS.

0 40
SCALE (FEET)

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| 2 | REVISED AS PER CITY COMMENTS | 08/24/16 | JWM |
| 1 | REVISED AS PER CITY COMMENTS | 08/05/16 | JWM |

Engineer: KNM | Checked By: EDC | Scale: 1"= 40'
Technician: JWM | Date: 07/15/16 | Field Bk: | Pg:
Project No: 116.0231 | Sheet 3 of 7

# VILLAGE AT ROCK CREEK PLAT 1

## DIMENSION PLAN

ANKENY, IOWA

SNYDER & ASSOCIATES, INC.
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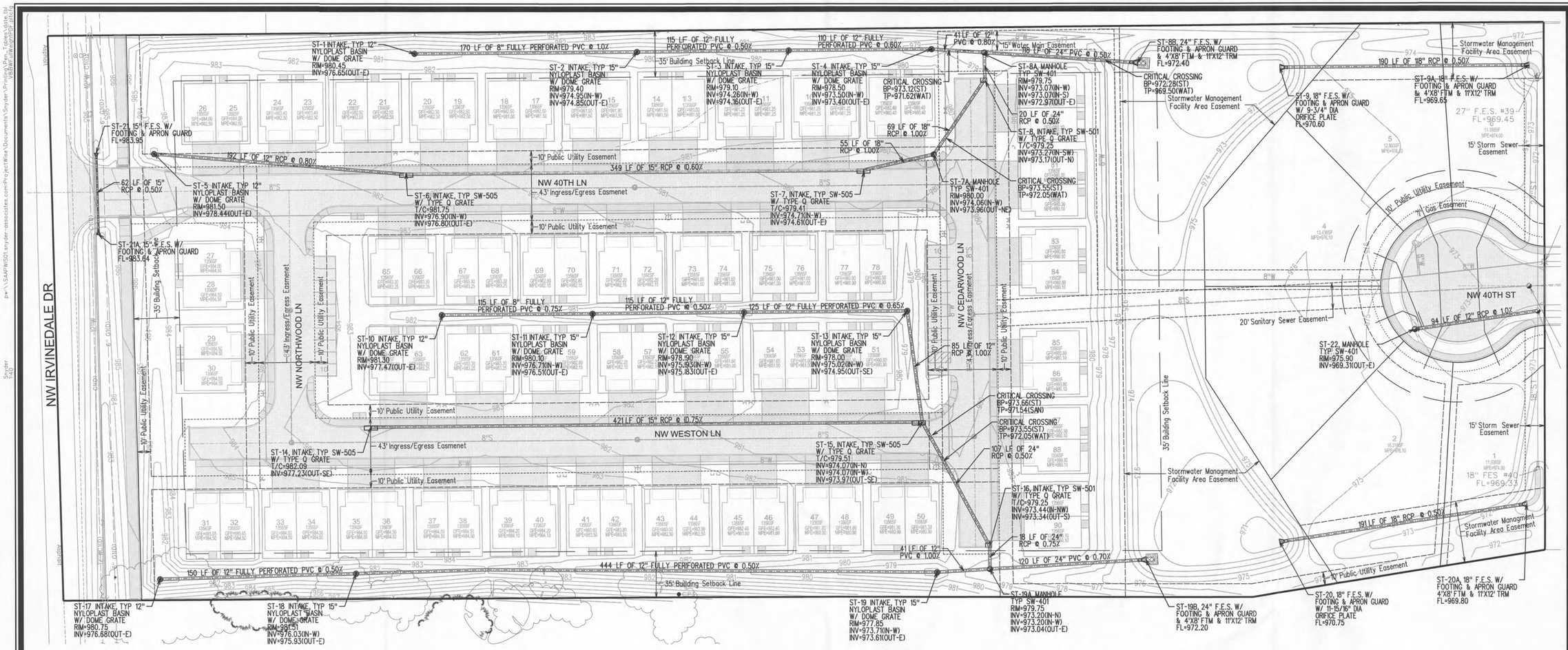
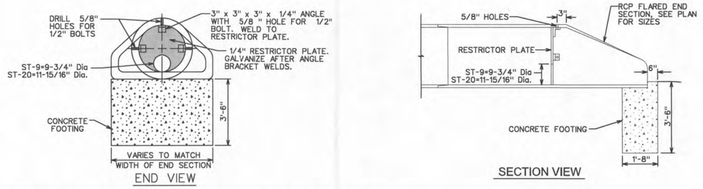
Project No: 116.0231
Sheet 3 of 7




## UTILITY PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. EXISTING UTILITIES. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEIDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATIONS.
2. PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN AS PER 2016 URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS .
3. CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION. SEE CRITICAL CROSSING DETAIL FOR CROSSINGS THAT ARE LESS THAN THE 18" MINIMUM SEPARATION.
4. ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
5. ALL FOOTINGS FOR STORM SEWER STRUCTURES SHALL BE A MINIMUM 42 INCHES BELOW FINISHED GRADE. CONCRETE FILLET INSIDE INTAKES AS NECESSARY TO FLOW LINES.
6. PROVIDE GASKETED RCP STORM SEWER WITHIN 10' OF WATER MAIN CROSSING.

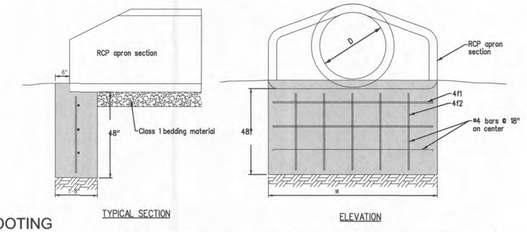



2/4 FLARED END SECTION CIRCULAR RESTRICTOR PLATE

NO SCALE

REINFORCING BAR LIST

| D | W | Mark | Size | Length | Count |
|---|---|---|---|---|---|
| 12" | 2'-4" | 4f1 | 4 | 2'-0" | 3 |
| | | 4f2 | 4 | 3'-8" | 2 |
| 15" | 2'-10½" | 4f1 | 4 | 2'-6 ½" | 3 |
| | | 4f2 | 4 | 3'-8" | 2 |
| 18" | 3'-5" | 4f1 | 4 | 3'-1" | 3 |
| | | 4f2 | 4 | 3'-8" | 3 |
| 24" | 4'-6" | 4f1 | 4 | 4'-2" | 3 |
| | | 4f2 | 4 | 3'-8" | 3 |




1/4 RCP APRON SECTION FOOTING

NO SCALE

0 40
SCALE (FEET)

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| 2 | REVISED AS PER CITY COMMENTS | 08/24/16 | JWM |
| 1 | REVISED AS PER CITY COMMENTS | 08/05/16 | JWM |

Engineer: KMM | Checked By: EDC | Scale: 1"= 40'
Technician: JWM | Date: 07/15/16 | Field Bk:
Project No: 116.0231 | Sheet 4 of 7

# VILLAGE AT ROCK CREEK PLAT 1

## STORM SEWER PLAN

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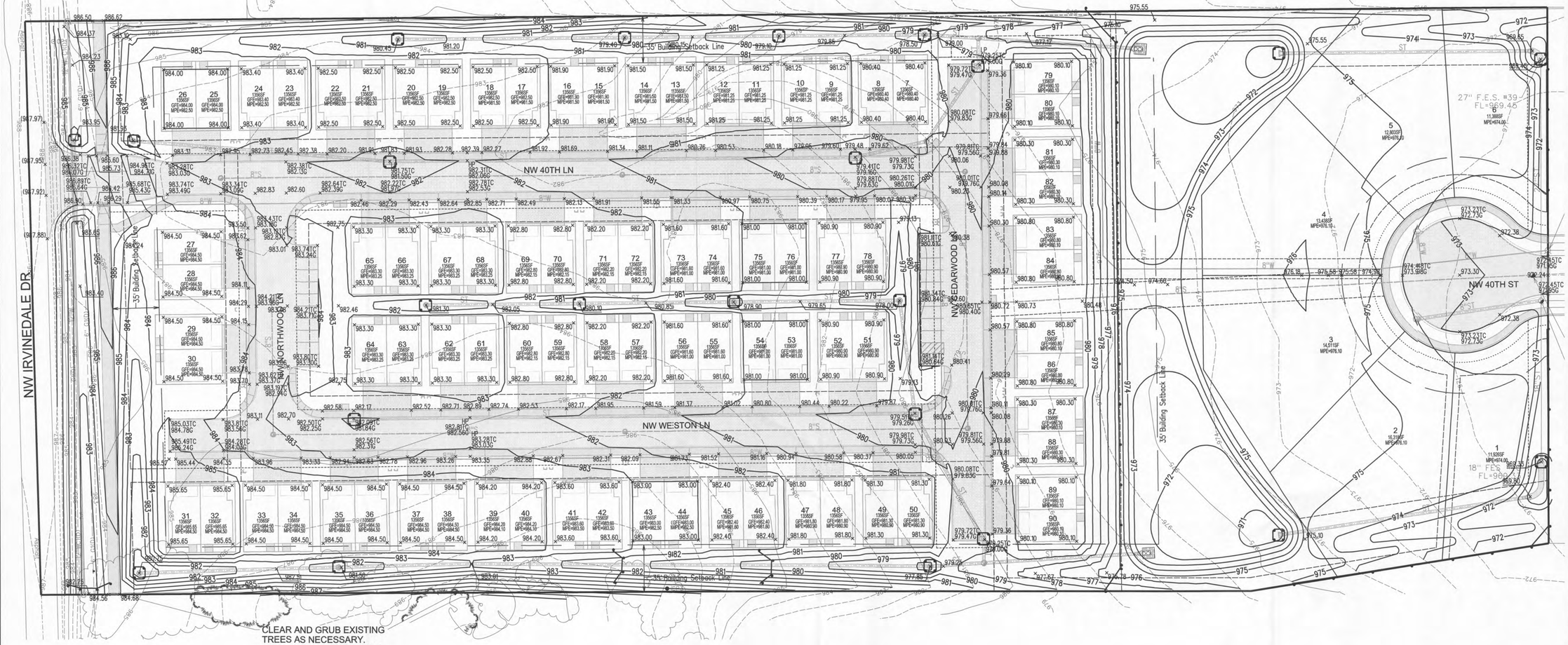
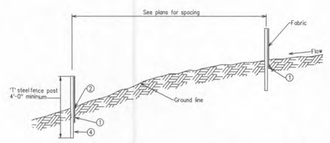
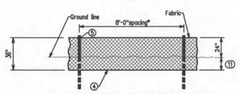
Project No: 116.0231
Sheet 4 of 7

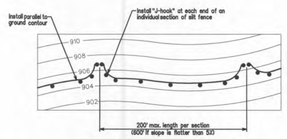


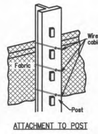

TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Profile View)



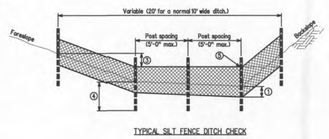

DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES
*Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence




TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Plan View)




ATTACHMENT TO POST




TYPICAL SILT FENCE DITCH CHECK

GENERAL NOTES:

Install silt fence according to the requirements of Section 9040.3.07 and at locations shown in the contract documents or as directed by the Jurisdictional Engineer.

1. Insert 12 in. of fabric a minimum of 6 in. deep (fabric may be folded below the ground line)
2. Compact ground by driving along each side of the silt fence as required to sufficiently secure the fabric in the trench to prevent pullout and flow under the fence.
3. In ditches, extend silt fence up side slope so the bottom elevation at the end of the fence is a minimum of 2 in. higher than the top of the fence in the low point of the ditch.
4. Steel posts to be embedded 20 in. unless otherwise allowed by the Jurisdictional Engineer.
5. Secure top of engineering fabric to steel posts using wire or plastic ties (50 lb. min.). See details of "Attachment to Posts."

1/5 SILT FENCE DETAIL
NO SCALE

## QUANTITIES

| | |
|---|---|
| SEEDING AND MULCHING | 11.0 AC. |
| SILT FENCE | 1640 LF. |

## GRADING PLAN NOTES

A. 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. PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE. ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.

C. PRIOR TO GRADING, THE OWNER/ CONTRACTOR SHALL OBTAIN A GRADING PERMIT.

D. GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.

E. CONTRACTOR SHALL PROVIDE SILT FENCE AROUND ALL STORM INTAKES AND WHERE SHOWN ON THE PLAN. SILT FENCE AROUND STORM INTAKES SHALL BE MAINTAINED UNTIL PAVING AND SEEDING/ SODDING ARE COMPLETE.

F. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES AND IMPROVEMENTS WITH THE ARCHITECTURAL MECHANICAL/ ELECTRICAL/ PLUMBING SYSTEMS INCLUDING ROUTING, CRITICAL DIMENSIONS, CONNECTIONS, AND INVERT ELEVATIONS.

G. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BIE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.

H. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.

0 40
SCALE (FEET)

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| 2 | REVISED AS PER CITY COMMENTS | 08/24/16 | JWM |
| 1 | REVISED AS PER CITY COMMENTS | 08/05/16 | JWM |

Engineer: KMM Checked By: EDC Scale: 1"= 40'
Technician: JWM Date: 07/15/16 Field Bk: Pg:
Project No: 116.0231 Sheet 5 of 7

# VILLAGE AT ROCK CREEK PLAT 1
## GRADING AND EROSION CONTROL PLAN
ANKENY, IOWA

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ANKENY, IOWA 50023
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Project No: 116.0231
Sheet 5 of 7

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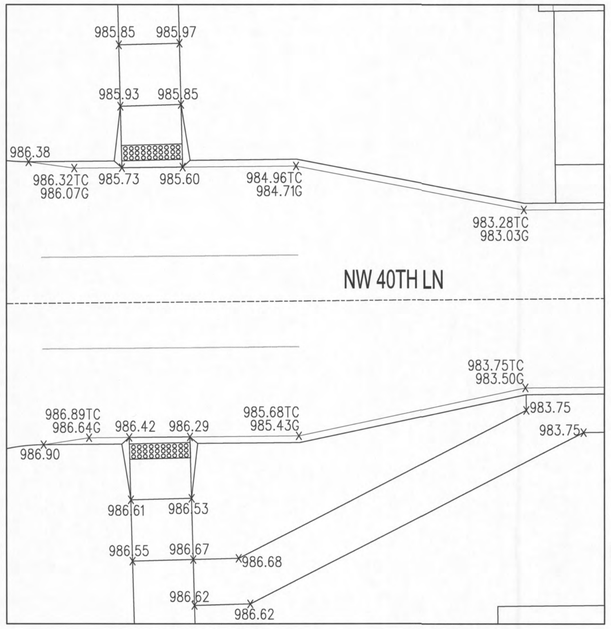
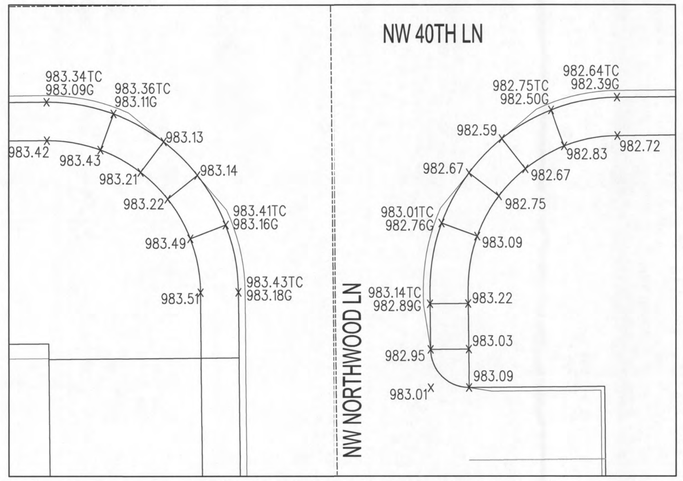
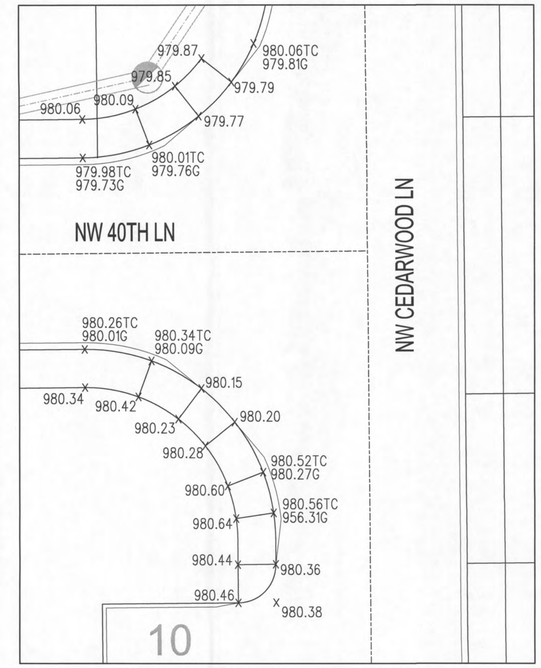


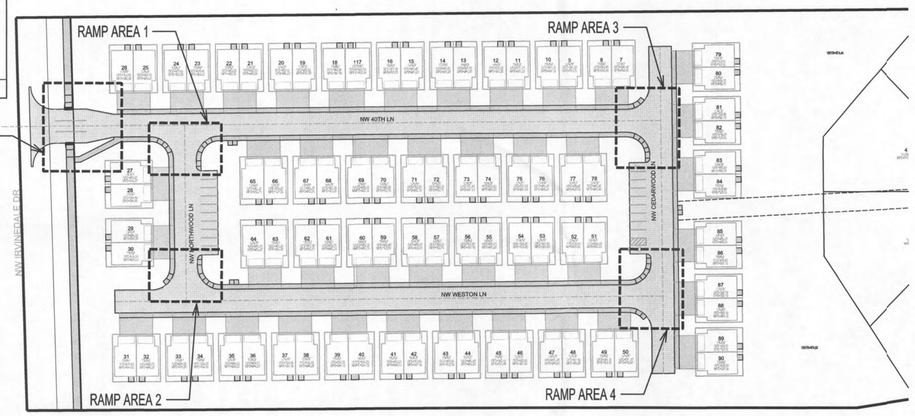

SIDEWALK RAMP AREA 5 DETAIL 1"=10'

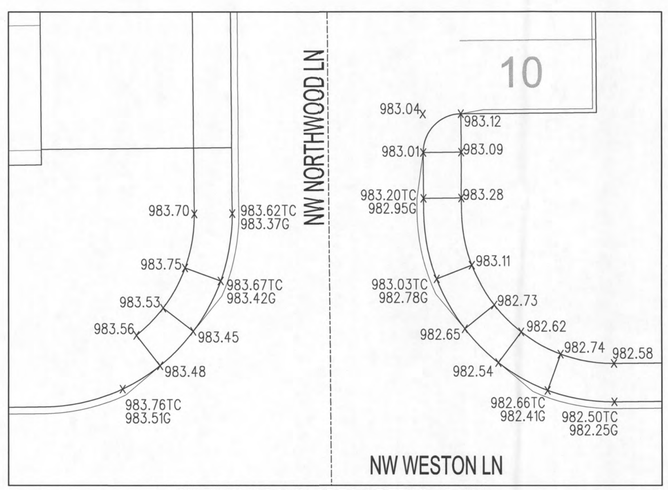



SIDEWALK RAMP AREA 1 DETAIL 1"=10'

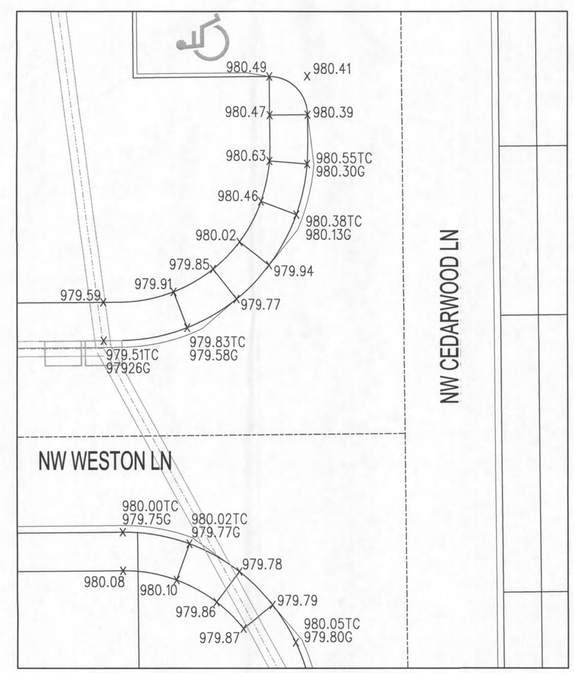



SIDEWALK RAMP AREA 3 DETAIL 1"=10"




SIDEWALK RAMP AREA 2 DETAIL 1"=10'




SIDEWALK RAMP AREA 4 DETAIL 1"=10"

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| 2 | REVISED AS PER CITY COMMENTS | 08/24/16 | JWM |
| 1 | REVISED AS PER CITY COMMENTS | 08/05/16 | JWM |

Engineer: KMM | Checked By: EDC | Scale: 1"= 10'
Technician: JWM | Date: 07/15/16 | Field Bk: | Pg:
Project No: 116.0231 | Sheet 6 of 7

# VILLAGE AT ROCK CREEK PLAT 1

## SIDEWALK RAMP DETAILS

ANKENY, IOWA

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Sheet 6 of 7

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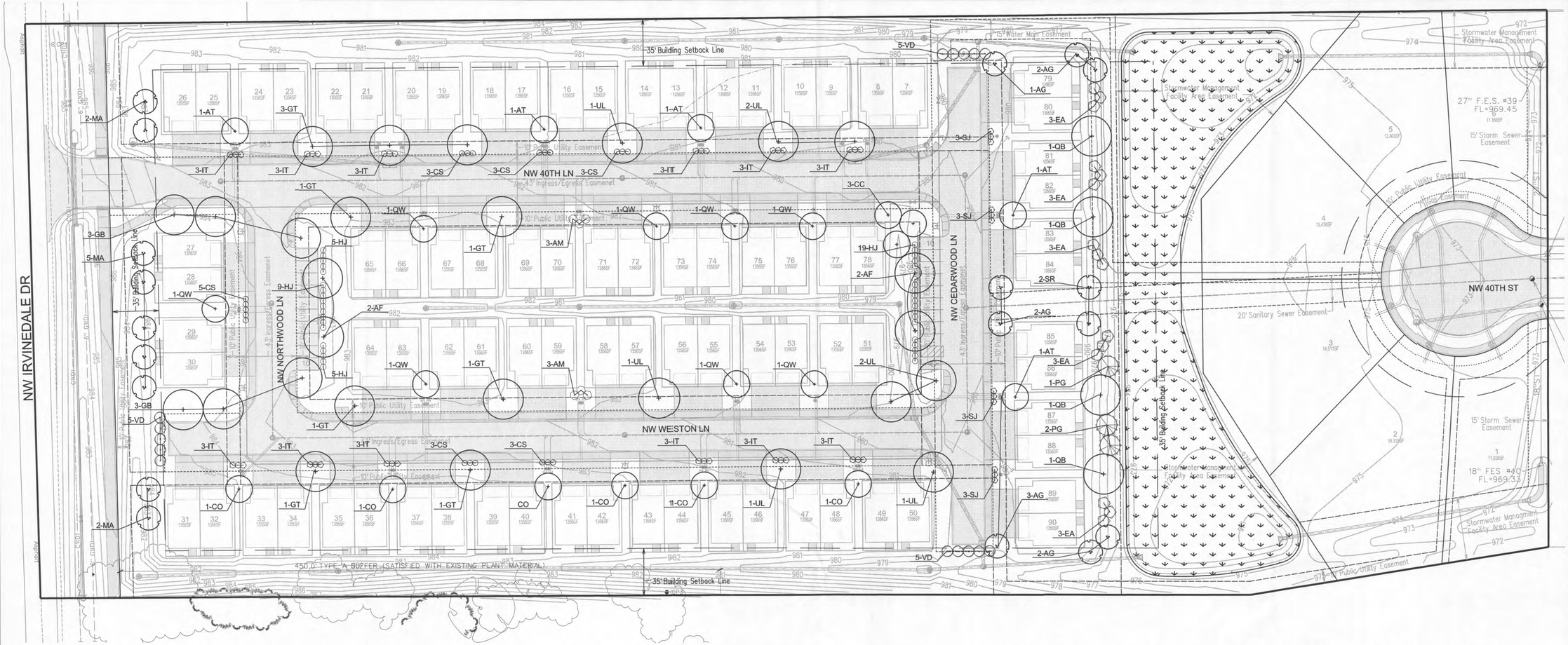
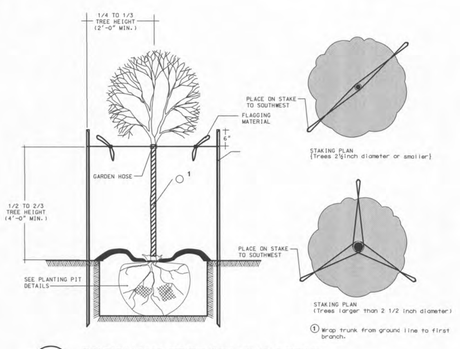
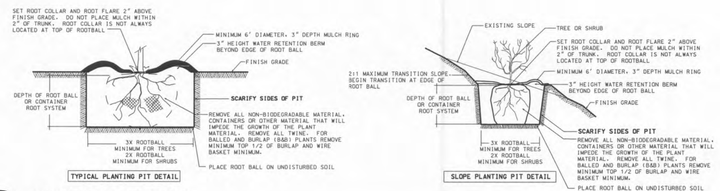


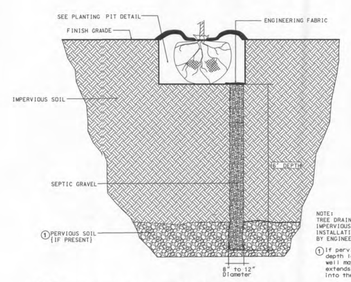

1/7 DECIDUOUS TREE STAKING DETAIL
NO SCALE




2/7 PLANTING PIT DETAILS
NO SCALE

## PLANT SCHEDULE

| | KEY | BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS |
|---|---|---|---|---|---|
| OVERSTORY & EVERGREEN TREES | AF | Acer x freemanii 'Sienna Glen' | SIENNA GLEN FREEMAN MAPLE | 1½" CAL. | B&B |
| | AT | Acer tataricum 'GarArm' | HOT WINGS TATARIUM MAPLE | 1½" CAL. | B&B |
| | CO | Celtis occidentalis 'JFS-KSU1' | PRARIE SENTINEL HACKBERRY | 1½" CAL. | B&B |
| | GB | Ginkgo biloba 'Autumn Gold' | AUTUMN GOLD GINKGO | 1½" CAL. | B&B (MALE ONLY) |
| | GT | Gleditsia triacanthos var. inermis 'Draves' | STREET KEEPER HONEYLOCUST | 1½" CAL. | B&B |
| | PG | Picea glauca densata | BLACK HILLS SPRUCE | 6' HT. | B&B |
| | QB | Quercus bicolor | SWAMP OAK | 1½" CAL. | B&B |
| | QW | Quercus x warei 'Long' | REGAL PRINCE OAK | 1½" CAL. | B&B |
| | UC | Ulmus carpinifolia x parvifolia 'Frontier' | FRONTIER ELM | 1½" CAL. | B&B |
| UNDERSTORY TREES | AC | Amelanchier x grandiflora 'Autumn Brilliance' | AUTUMN BRILLIANCE SERVICEBERRY | 8' HT. | B&B, TREE FORM |
| | CC | Cercis canadensis | EASTERN REDBUD | 8' HT. | B&B, MULTI-STEM |
| | MP | Malus 'Profusion' | PROFUSION CRABAPPLE | 8' HT. | B&B, MULTI-STEM |
| | SR | Syringa reticulata 'Ivory Silk' | IVORY SILK JAPANESE TREE LILAC | 8' HT. | B&B, MULTI-STEM |
| SHRUBS | AM | Aronia melanocarpa var. 'Elata' | BLACK CHOKEBERRY | 24" Ht. | CONT. (6' O.C.) |
| | CS | Cornus sanguinea 'Cotzr' | ARCTIC SUN DOGWOOD | 18" Ht. | CONT. (4' O.C.) |
| | EA | Euonymus alatus 'Compactus' | DWARF BURNING BUSH | 36" Ht. | CONT. (8' O.C.) |
| | HJ | Hydrangea paniculata 'Jane' | LITTLE LIME HYDRANGEA | 18" Ht. | CONT. (4' O.C.) |
| | IM | Itea virginica 'Little Henry' | LITTLE HENRY VIRGINIA SWEETSPIRE | 18" Ht. | CONT. (4' O.C.) |
| | SJ | Spiraea japonica 'Neon Flash' | NEON FLASH SPIREA | 18" Ht. | CONT. (4' O.C.) |
| | VD | Viburnum dentatum 'Siynnestvedt' | CHICAGO LUSTRE VIBURNUM | 36" Ht. | CONT. (8' O.C.) |




3/7 TREE DRAINAGE WELL DETAIL
NO SCALE

## PLANTING PLAN GENERAL NOTES

A. 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 DUE 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 MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

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

E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH AROUND ALL PLANTINGS UNLESS OTHERWISE DIRECTED TO PROVIDE ROCK MULCH. PROVIDED MULCH TO A MIN. 3-FOOT PERIMETER. CONTRACTOR TO PROVIDE A CLEAN VERTICAL CUT EDGE TO 4" DEPTH INTO FINISH GRADE TO DEFINE THE MULCH BED LIMITS UNLESS DEFINED BY PAVEMENT OR CURB. VERIFY TYPE OF EDGER WITH OWNER.

F. SEED ALL OTHER AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS LAWN SEED MIX IN ACCORDANCE WITH PROPOSED EROSION CONTROL PLANS UNLESS OTHERWISE NOTED. WARRANTY FOR A PERIOD OF ONE YEAR FROM PROJECT ACCEPTANCE.

STATE OF IOWA
LARA F. GULDENPFENNIG
LANDSCAPE ARCHITECT
NO. 668
PROFESSIONAL LANDSCAPE ARCHITECT

License Expires:
June 30, 2018

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.

Lara F. Guldenpfennig, ASLA Date

License Number 668

Pages or sheets covered by this seal:
Sheet 7

## LANDSCAPE REQUIREMENTS AND CALCULATIONS

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

OPEN SPACE REQUIREMENTS:
352,632.35 SF (8.10 AC.) OVERALL PROPERTY X 20% MIN. OPEN SPACE = 70,526.47 SF OPEN SPACE REQ'D
TOTAL HARDSURFACE (DRIVES, PARKING AND BUILDINGS) 166,086 SF
(237,006.35 SF) = 67.21% TOTAL OPEN SPACE PROVIDED

OPEN SPACE LANDSCAPE REQUIREMENTS:
70,526.47 SF/ 3000SF = 23.51 PLANT UNITS REQ'D.
23.51 PU X 2 TREES = 47.02 TREES REQ'D (48 PROVIDED
23.51 PU X 6 SHRUBS = 141.06 SHRUBS REQ'D (142 PROVIDED)

PAVEMENT SHADING REQUIREMENTS FOR NEW PAVEMENT:
80,770 SF PAVEMENT X 20% = 16,154 SF
16,154/ 706 SF = 22.88 OVERSTORY TREES REQ'D (23 PROVIDED)
---- (23) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON 2 OR MORE SIDES (COUNTED AT 100%)
---- (5) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON ONE SIDE (COUNTED AT 50%) TOTAL COUNTED: 10
---- 16,238 SF PAVEMENT SHADING PROVIDED

BUFFER REQUIREMENTS:
R3 TO R1 REQUIRES TYPE A BUFFER ALONG SOUTH AND EAST PROPERTY LINES
BUFFER SATISFIED WITH EXISTING PLANT MATERIAL ALONG SOUTH PROPERTY
BUFFER PROVIDED ALONG EAST PROPERTY LINE (13 TIREES, 15 SHRUBS)
(COUNTED TOWARD OPEN SPACE TREE REQUIREMENTS).

## ECO-FRIENDLY AREA SEED MIX MAINTENANCE PLAN

YEAR 1: KEEP MOWED 4 TO 6 INCHES THROUGH THE FIRST SEASON
YEAR 2: KEEP MOWED 6 TO 8 INCHES THROUGH THE SECOND SEASON
YEAR 3: BURN THE AREA IN THE SPRING OR FALL. IF BURNING IS NOT POSSIBLE, MOW THE AREA IF WEEDS BECOME A PROBLEM. PLANTS THRIVE ON FIRE. YOU CAN BURN EVERY YEAR.

ECO-FRIENDLY GOLF COURSE SEED MIX

0 40
SCALE (FEET)

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| 2 | REVISED AS PER CITY COMMENTS | 08/24/16 | JWM |
| 1 | REVISED AS PER CITY COMMENTS | 08/05/16 | JWM |

Engineer: KNM | Checked By: EDC | Scale: 1"= 40'
Technician: JWM | Date: 07/15/16 | Field Bk: | Pg:
Project No: 116.0231 | Sheet 7 of 7

# VILLAGE AT ROCK CREEK PLAT 1

## PLANTING PLAN

ANKENY, IOWA

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

Project No: 116.0231
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