

SITE PLAN FOR THE RESIDENCE AT VETERAN'S PARK

1515 W PLEASANT ST CITY OF KNOXVILLE, MARION COUNTY, IOWA

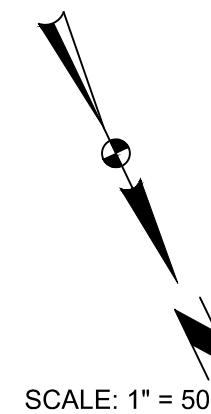
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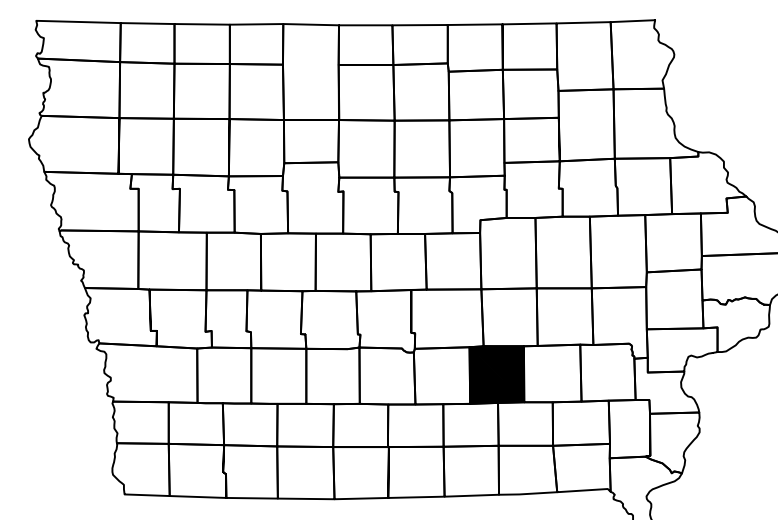


SCALE: 1" = 500'

VICINITY MAP

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- C600 PLANTING PLAN



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THE RESIDENCE AT VETERAN'S PARK

TITLE SHEET

KNOXVILLE, IOWA

SNYDER & ASSOCIATES, INC.

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

SNYDER & ASSOCIATES

Project No: 124.0983.01

Sheet C100

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.

Justin F. Strom, P.E. Date

License Number P24140

My License Renewal Date is December 31, 2024

Pages or sheets covered by this seal:

LEGEND

FEATURES

- Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND

- Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

SET

- Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FEATURES

EXISTING

PROPOSED

- Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \\ Shrub
Coniferous Tree \\ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

(*) Denotes the survey quality service level for utilities

- Sanitary Manhole
Storm Sewer with Size
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
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
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve

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.

SITE PLAN GENERAL NOTES

- 1. 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.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. 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.
5. NOTIFY OWNER, ENGINEER, DES MOINES WATER WORKS, AND POLK COUNTY PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
9. 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.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. 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.
16. 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.
17. 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.

SURVEY AND UTILITY GENERAL NOTES

- 1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

CONTROL POINTS

- IOWA REGIONAL COORDINATE SYSTEM ZONE 9 (NEWTON)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET
CP203 N=7590301.69 E=19416805.57 Z=903.37
CUT "X", NORTHWEST CORNER OF STORM STRUCTURE IN NORTHWEST QUARTER OF INTERSECTION, NORTH SIDE OF ROAD. (AS SHOWN ON SURVEY)
CP300 N=7590004.24 E=19416873.77 Z=900.04
SET 1/2" REBAR, RED PLASTIC CAP, ALONG PROPERTY LINE, WEST SIDE OF WILLETS DRIVE APPROXIMATELY 10' WEST OF EDGE OF PAVEMENT. (AS SHOWN ON SURVEY)
CP301 N=7590289.02 E=19417510.56 Z=911.61
CUT "X" IN CONCRETE, NORTH SIDE OF SIDEWALK ON NORTH SIDE OF PLEASANT, SOUTH OF KNOXVILLE VET PARK SIGN. (AS SHOWN ON SURVEY)
CP302 N=7590276.22 E=19418056.04 Z=909.27
CUT "X" ON BACK OF CURB, NORTH SIDE OF PLEASANT, SOUTH OF CENTERLINE OF ALLEY. (AS SHOWN ON SURVEY)
CP303 N=7590005.25 E=19418015.10 Z=910.35
SET 1/2" REBAR WITH RED PLASTIC CAP, +/-40' NORTH OF WEST EDGE OF GARAGE, +/-40' WETS OF FENCE, SOUTHEAST CORNER OF SITE. (AS SHOWN ON SURVEY)

BENCHMARKS

- NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET
BM500 ELEV=912.82
ARROW ON HYDRANT, NORTHWEST CORNER OF "T" INTERSECTION OF NEW VA ROAD AND W PLEASANT STREET.
BM501 ELEV=905.97
ARROW ON HYDRANT, NORTHEAST CORNER OF INTERSECTION OF W PLEASANT STREET AND WILLETS DRIVE, NORTH SIDE OF ROAD.

DATE OF SURVEY

MARCH 14, 2024

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552401638.

- G1-GAS MAIN ALLIANT ENERGY
ALLIANT ENERGY FIELD ENGINEER
800-255-4268
LOCATE_IPL@ALLIANTENERGY.COM
NO RESPONSE U.S. CELLULAR
RITA HOMME
360-749-2798
RITA.HOMME@USCELLULAR.COM
CO3-COMMUNICATION WINDSTREAM ENTERPRISE
F03-FIBER OPTIC CLEC LOCATE DESK
800-941-3430
WCI.CLEC.LOCATE@WINDSTREAM.COM
NO RESPONSE IOWA HOSPITAL ASSOCIATION
DAVE AUGSPURGER
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ICNOUTSIDEPLANTIOWAONECALL@IOWA.GOV
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CRAIG.MOBLEY@KCSO K12.IA.US
W1-WATER MAIN KNOXVILLE WATER WORKS
BRIAN BAILEY
641-828-0557
BRIAN@KNOXVILLEWATERWORKS.COM
UE-UNDERGROUND ELECTRIC MIDAMERICAN ENERGY ELECTRIC
OE-OVERHEAD ELECTRIC ASHTON WAGNER
515-281-2989
MECDSMDESIGNLOCATES@MIDAMERICAN.COM
F019-FIBER OPTIC MNA/BLUEBIRD
JAMIE SCOTT
314-270-8738
JAMES.SCOTT@BLUEBIRDNETWORK.COM
F06-FIBER OPTIC PELLA FIBER
ROSS HILDEBRAND
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RHILDEBRAND@CITYOFPELLA.COM
NO RESPONSE MEDIACOM L.L.C.
CURT HODGES
515-689-3647
CHODGES@MEDIACOMCC.COM



PROPERTY DESCRIPTION

THE VETERANS DISTRICT PLAT 2 LOT 1

PROPERTY ADDRESS

1515 W PLEASANT STREET
KNOXVILLE, IA 50138

ZONING

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

FRONT SETBACK - 25'
SIDE SETBACK - 16'
REAR YARD - 35'
MAXIMUM HEIGHT - 45'
MAXIMUM STORIES - 3 STORIES

BUILDING/GENERAL USE

SENIOR LIVING APARTMENT
3 STORIES
48 UNITS

PARKING

2 PARKING SPACES PER DWELLING UNIT. 1 1/2 SPACES PER DWELLING UNIT IF DEVELOPED AS AN ELDERLY HOUSING PROJECT. HERIN AN ELDERLY HOUSING PROJECT IS FOR THOSE RESIDENTS OVER 55 YEARS OF AGE.

48 UNITS

1.5 * 48 UNITS = 72 PARKING SPACES REQUIRED

78 SPACES PROVIDED (INCLUDING 6 ADA)

BASE SITE CALCULATIONS

TOTAL AREA - 123,348 SF (2.92 AC)

IMPERVIOUS - 54,899 SF (44.5%)
BUILDING - 14,575 SF
PAVEMENTS - 40,324 SF

OPEN SPACE - 72,449 SF (55.5%)

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 OWNER 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 DOES NOT REQUIRE 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 FULL FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
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 (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.
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 CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR 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 EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. 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. PROVIDE 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 WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
i. 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.
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".

THE RESIDENCE AT VETERAN'S PARK

PROJECT INFORMATION

KNOXVILLE, IOWA

SNYDER & ASSOCIATES, INC.



Project No: 124.0983.01

Sheet C101

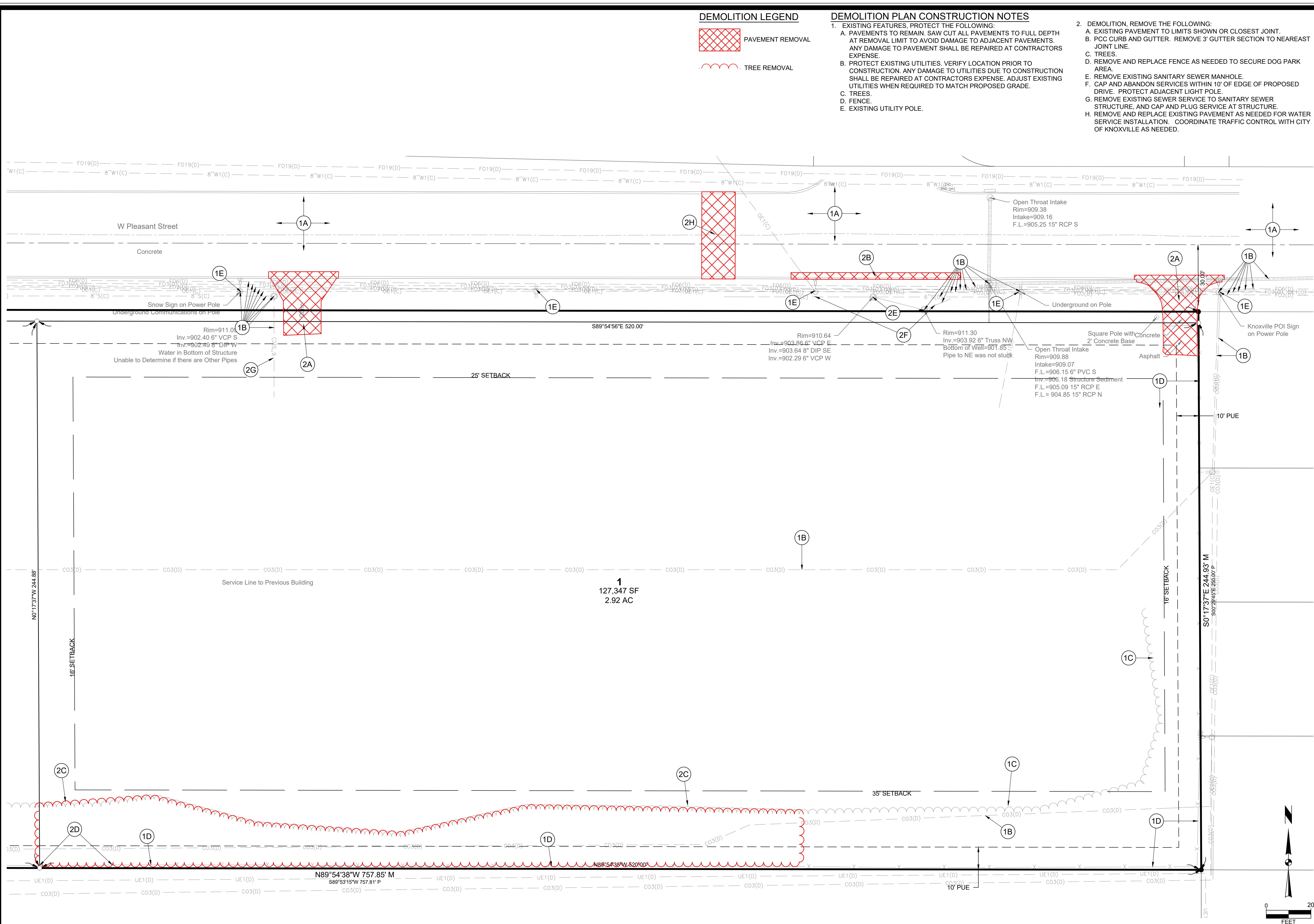
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Engineer: KS
Technician: KS
Scale: 1" = NONE
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T-R-S: TTN-RRV-SS
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DEMOLITION LEGEND

- PAVEMENT REMOVAL
- TREE REMOVAL

DEMOLITION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
 - A. PAVEMENTS TO REMAIN. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT REMOVAL LIMIT TO AVOID DAMAGE TO ADJACENT PAVEMENTS. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
 - B. PROTECT EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.
 - C. TREES.
 - D. FENCE.
 - E. EXISTING UTILITY POLE.
2. DEMOLITION, REMOVE THE FOLLOWING:
 - A. EXISTING PAVEMENT TO LIMITS SHOWN OR CLOSEST JOINT.
 - B. PCC CURB AND GUTTER. REMOVE 3' GUTTER SECTION TO NEAREST JOINT LINE.
 - C. TREES.
 - D. REMOVE AND REPLACE FENCE AS NEEDED TO SECURE DOG PARK AREA.
 - E. REMOVE EXISTING SANITARY SEWER MANHOLE. CAP AND ABANDON SERVICES WITHIN 10' OF EDGE OF PROPOSED DRIVE. PROTECT ADJACENT LIGHT POLE.
 - G. REMOVE EXISTING SEWER SERVICE TO SANITARY SEWER STRUCTURE. AND CAP AND PLUG SERVICE AT STRUCTURE.
 - H. REMOVE AND REPLACE EXISTING PAVEMENT AS NEEDED FOR WATER SERVICE INSTALLATION. COORDINATE TRAFFIC CONTROL WITH CITY OF KNOXVILLE AS NEEDED.



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T-R-S: TTN-RRW-SS

THE RESIDENCE AT VETERAN'S PARK
DEMOLITION PLAN
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

Project No: 124.0983.01
 Sheet C200

V:\Projects\2024\12.09.23\CADD\SP02_120923_DEMO.dwg, KENAN SUBASIC, DEMOLITION PLAN, 2025/01/16, 3:55 PM, ANSIFULL BLEED D (4.00 X 22.00 INCHES)

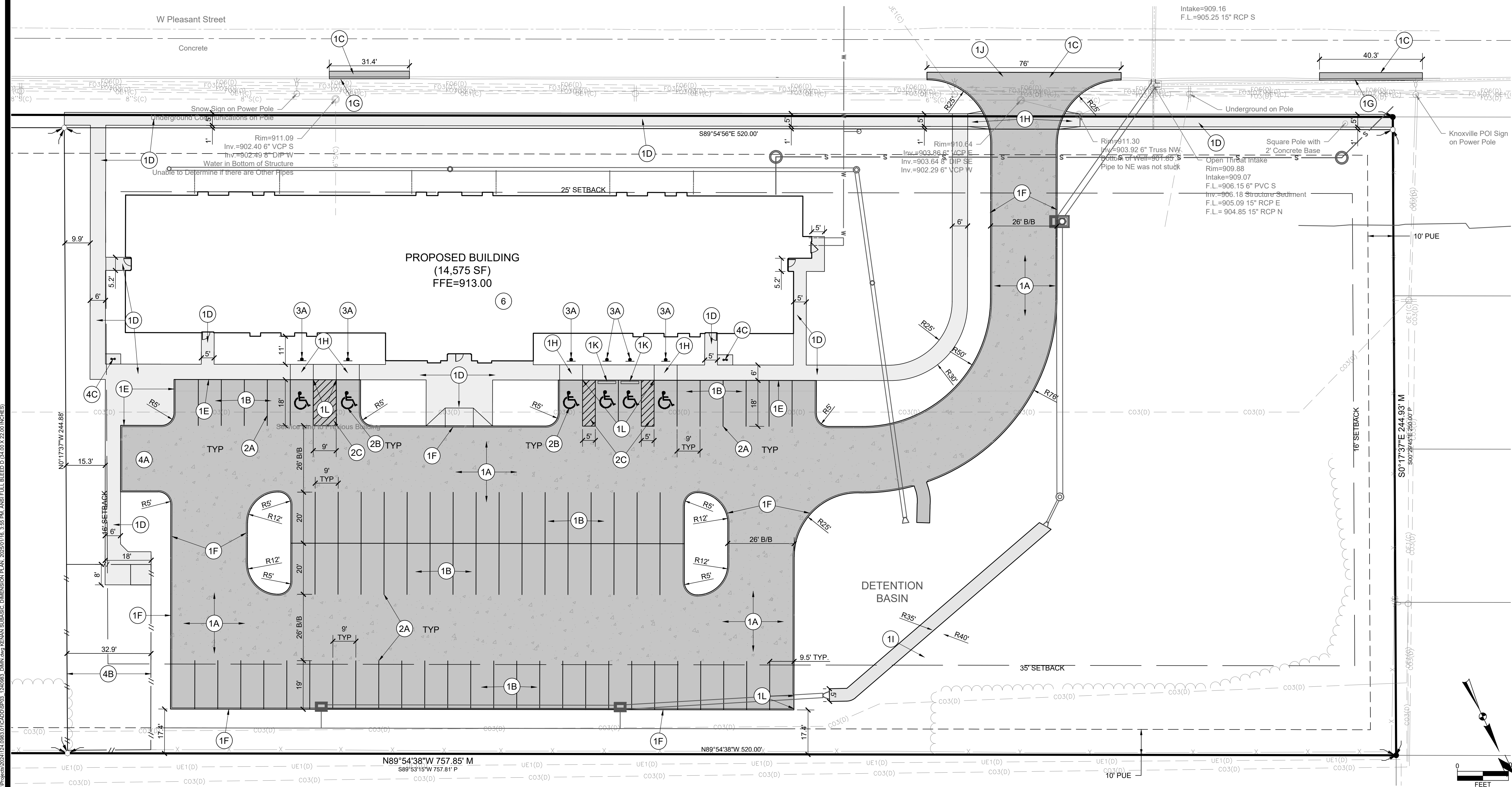
PAVEMENT LEGEND

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

DIMENSION PLAN CONSTRUCTION NOTES

1. PAVEMENTS, PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
 - A. 7" DEPTH PCC DRIVES AND PARKING ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - B. 6" DEPTH PCC DRIVES AND PARKING ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - C. 7" DEPTH PCC MIN. MATCH EXISTING THICKNESS ENCOUNTERED.
 - D. 5" DEPTH PCC SIDEWALK.
 - E. INTEGRAL SIDEWALK AND CURB.
 - F. 6" STANDARD CURB.
 - G. 36" CURB AND GUTTER.
 - H. PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%.
 - I. 5' WIDE CUNETTE.
 - J. CONNECT TO EXISTING PAVEMENT WITH TYPE "B" DRIVEWAY CONNECTION (7030.102).
 - K. PRE-FORMED CURB STOP
 - L. FLUSH CURB/NO CURB
2. 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.
3. SIGNS, PROVIDE THE FOLLOWING:
 - A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.

4. PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN.
 - A. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - B. FENCE FOR DOG PARK. COORDINATE WITH OWNER.
 - C. BIKE LOOP AND PAD.
5. SITE LIGHTING: SITE LIGHTING SHOWN INDICATES DESIGN INTENT ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER AND MARION COUNTY FOR ALL ASPECTS OF SITE LIGHTING PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE WITH THE UTILITY SERVICE PROVIDER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE. ALL BUILDING-MOUNTED LIGHTING SHALL BE SHIELDED FROM STREET TRAFFIC. THIS SITE SHALL MEET THE REQUIREMENTS FOR EXTERIOR LIGHTING CONTAINED IN ARTICLE 12 OF THE MARION COUNTY ZONING ORDINANCE. A SITE LIGHTING PHOTOMETRIC PLAN SHALL BE SUBMITTED AND APPROVED BY MARION COUNTY PRIOR TO THE INSTALLATION OF THE LIGHTING.
 - A. LIGHT POLE BASE. SEE ELECTRICAL/STRUCTURAL PLANS FOR DETAIL INFORMATION.
 - B. EXTERIOR WALL FIXTURE. SEE ELECTRICAL/MECHANICAL PLANS FOR DETAIL INFORMATION.
 - C. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL CONDUIT FOR LIGHT POLES PRIOR TO INSTALLATION OF PAVEMENTS.
6. PROPOSED BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.



THE RESIDENCE AT VETERAN'S PARK

DIMENSION PLAN

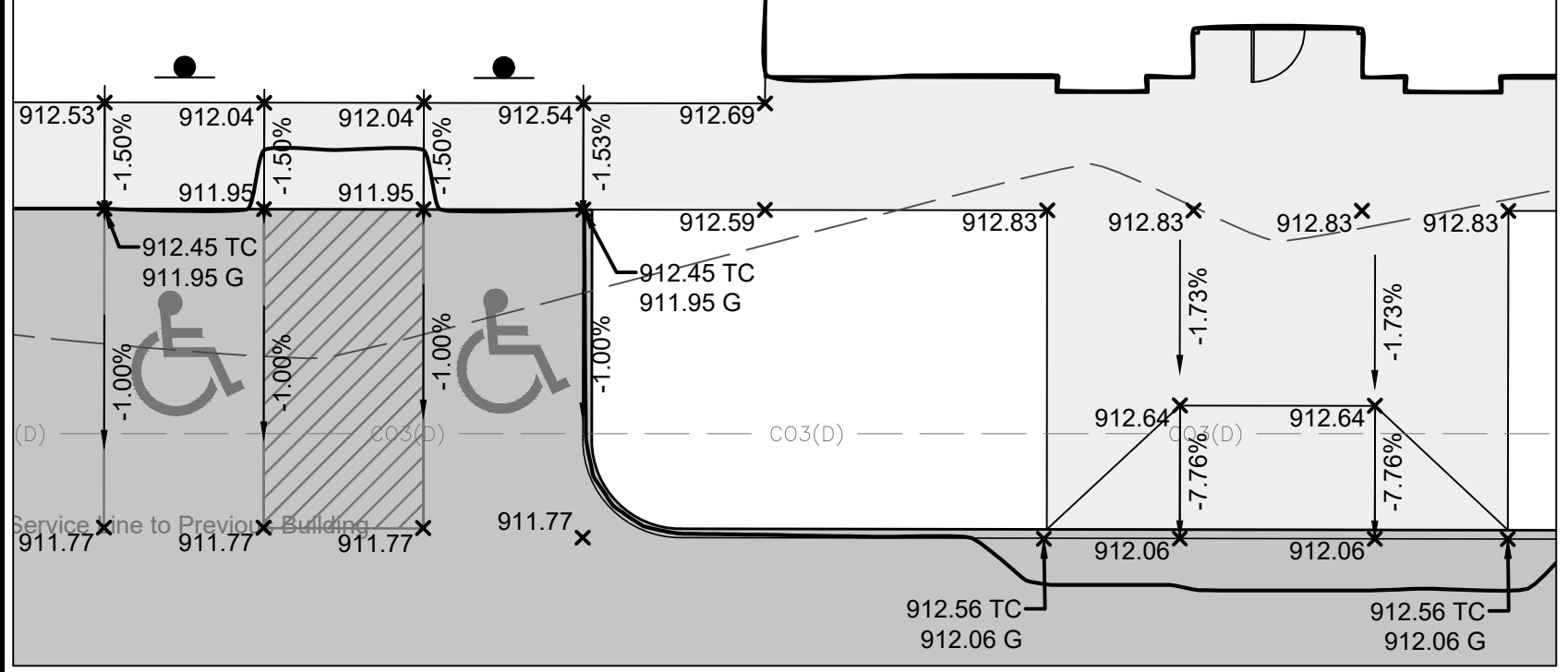
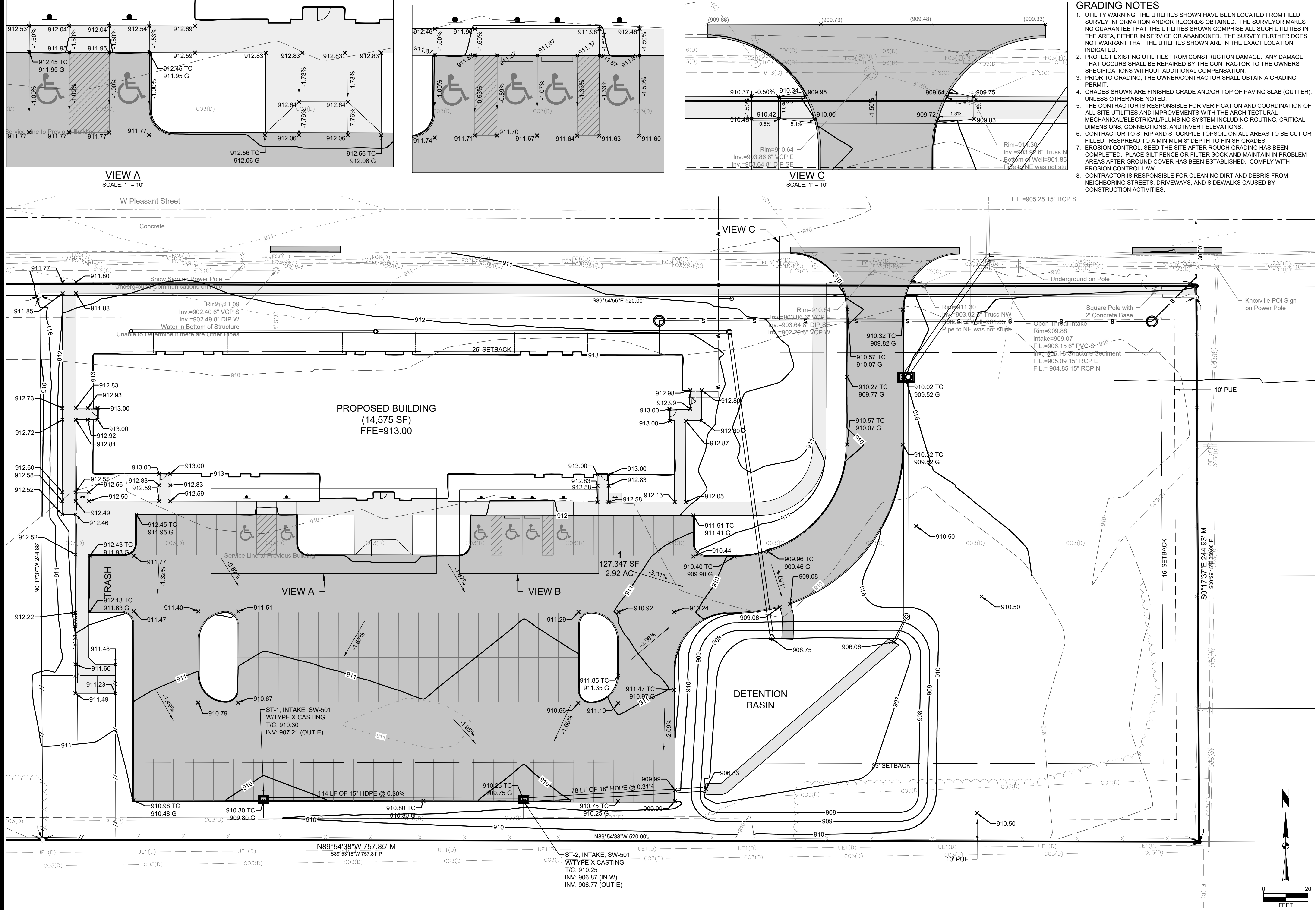


KNOXVILLE, IOWA

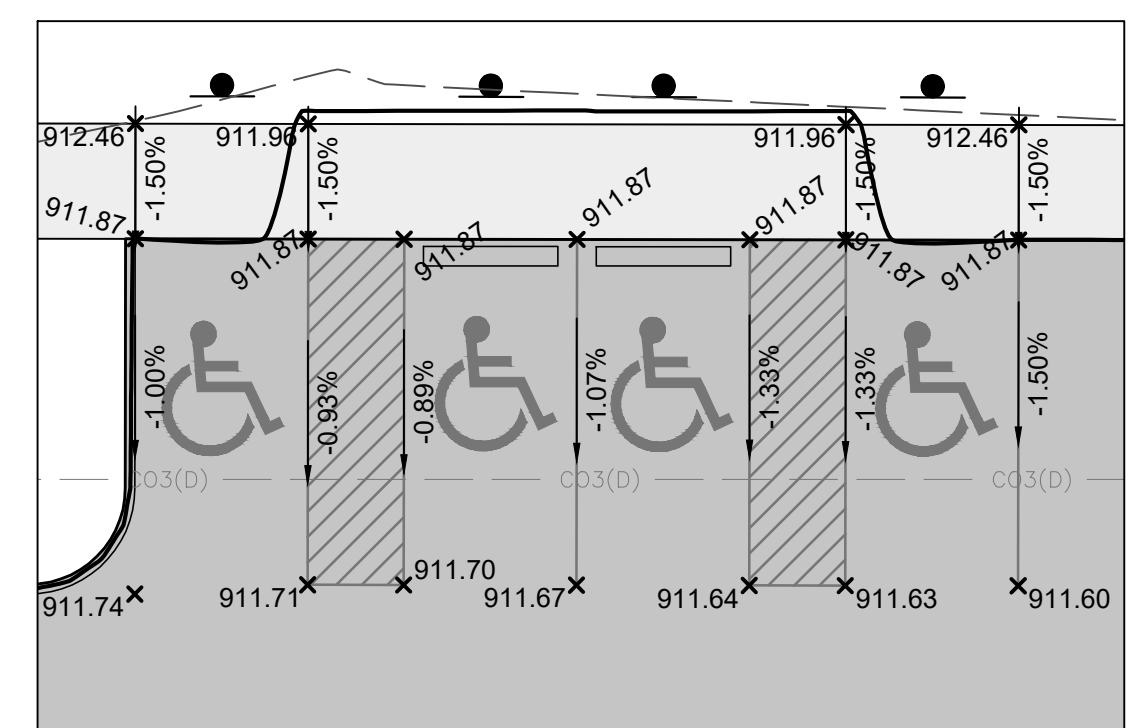
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
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Technician: KS	Date: MM-DD-YYYY	T-R-S: TTN-RRW-SS	

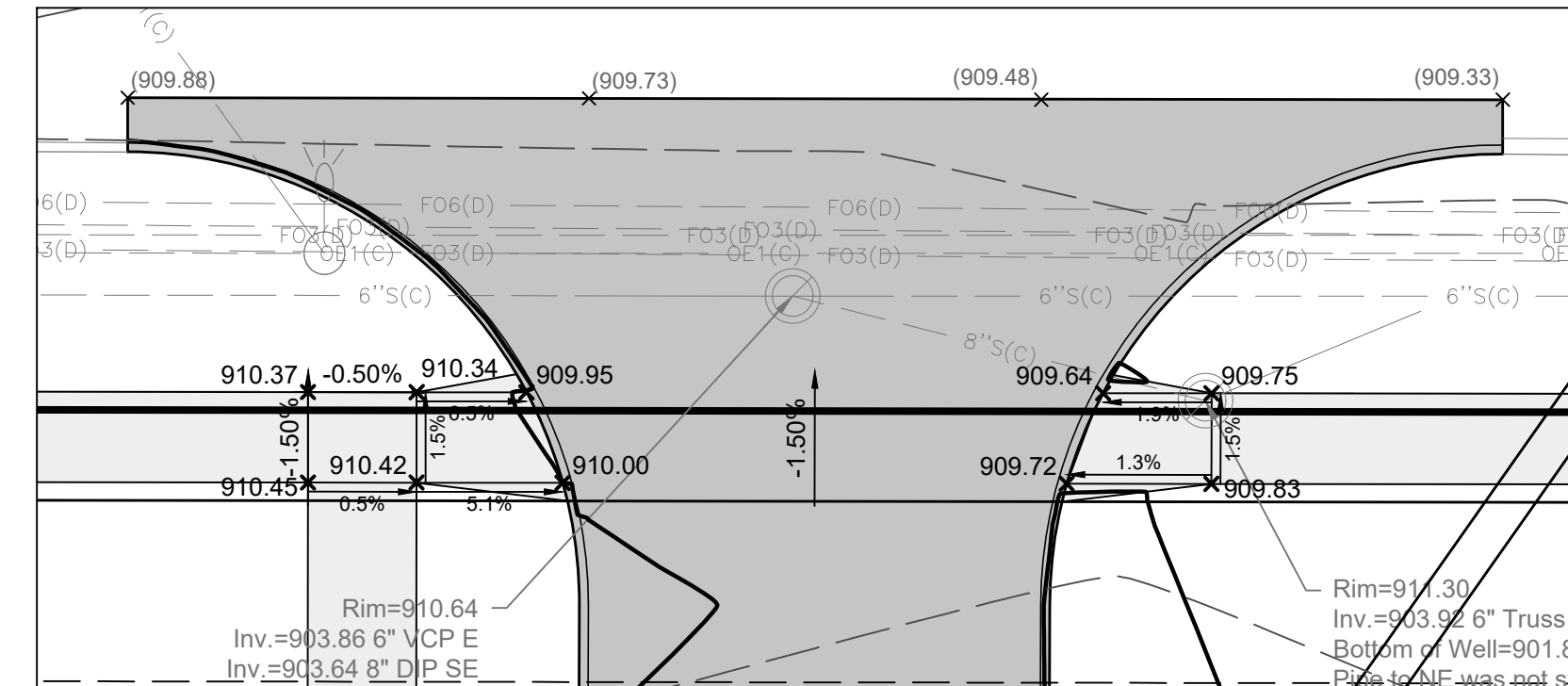
Project No: 124.0983.01
Sheet C300



VIEW A
SCALE: 1" = 10'



VIEW B
SCALE: 1" = 10'



VIEW C
SCALE: 1" = 10'

- GRADING NOTES**
- 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.
 - PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE. ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
 - PRIOR TO GRADING, THE OWNER/CONTRACTOR SHALL OBTAIN A GRADING PERMIT.
 - GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES AND IMPROVEMENTS WITH THE ARCHITECTURAL MECHANICAL/ELECTRICAL/PLUMBING SYSTEM INCLUDING ROUTING, CRITICAL DIMENSIONS, CONNECTIONS, AND INVERT ELEVATIONS.
 - CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO A MINIMUM 8" DEPTH TO FINISH GRADES.
 - EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE OR FILTER SOCK AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.

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Engineer: KS	Checked By: JFS	Scale: 1" = 20'	
Technician: KS	Date: MM-DD-YYYY	T-R-S: TTN-RRV-SS	
Project No.: 124.0983.01			Sheet C400

THE RESIDENCE AT VETERAN'S PARK
GRADING AND EROSION CONTROL PLAN
SNYDER & ASSOCIATES, INC.

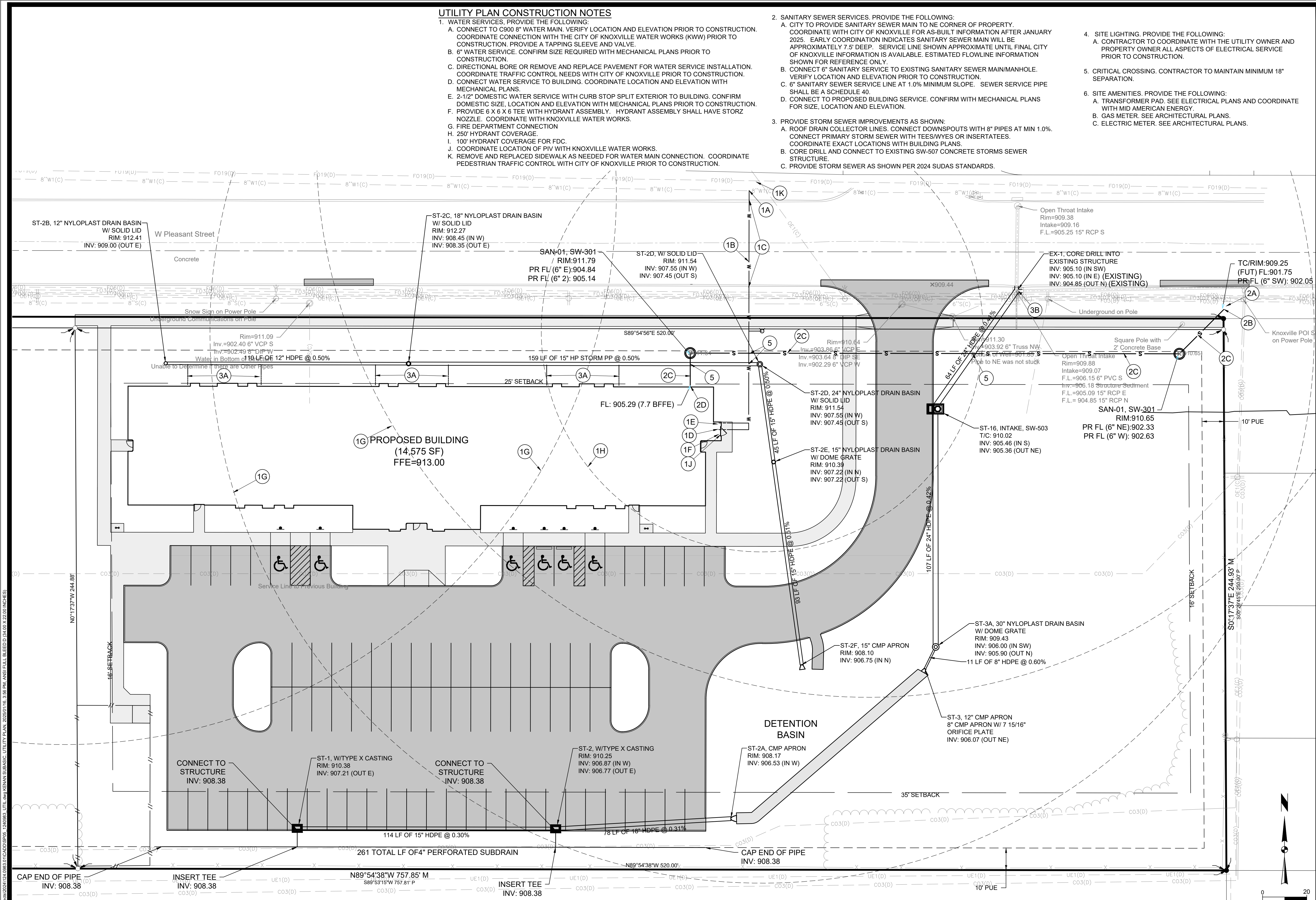
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Project No: 124.0983.01
 Sheet C400

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UTILITY PLAN CONSTRUCTION NOTES

1. WATER SERVICES, PROVIDE THE FOLLOWING:
 - A. CONNECT TO C900 8" WATER MAIN. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH THE CITY OF KNOXVILLE WATER WORKS (KWV) PRIOR TO CONSTRUCTION. PROVIDE A TAPPING SLEEVE AND VALVE.
 - B. 6" WATER SERVICE. CONFIRM SIZE REQUIRED WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - C. DIRECTIONAL BORE OR REMOVE AND REPLACE PAVEMENT FOR WATER SERVICE INSTALLATION. COORDINATE TRAFFIC CONTROL NEEDS WITH CITY OF KNOXVILLE PRIOR TO CONSTRUCTION.
 - D. CONNECT WATER SERVICE TO BUILDING. COORDINATE LOCATION AND ELEVATION WITH MECHANICAL PLANS.
 - E. 2-1/2" DOMESTIC WATER SERVICE WITH CURB STOP SPLIT EXTERIOR TO BUILDING. CONFIRM DOMESTIC SIZE. LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - F. PROVIDE 6 X 6 TEE WITH HYDRANT ASSEMBLY. HYDRANT ASSEMBLY SHALL HAVE STORZ NOZZLE. COORDINATE WITH KNOXVILLE WATER WORKS.
 - G. FIRE DEPARTMENT CONNECTION
 - H. 250' HYDRANT COVERAGE
 - I. 100' HYDRANT COVERAGE FOR FDC.
 - J. COORDINATE LOCATION OF PIV WITH KNOXVILLE WATER WORKS.
 - K. REMOVE AND REPLACED SIDEWALK AS NEEDED FOR WATER MAIN CONNECTION. COORDINATE PEDESTRIAN TRAFFIC CONTROL WITH CITY OF KNOXVILLE PRIOR TO CONSTRUCTION.
2. SANITARY SEWER SERVICES. PROVIDE THE FOLLOWING:
 - A. CITY TO PROVIDE SANITARY SEWER MAIN TO NE CORNER OF PROPERTY. COORDINATE WITH CITY OF KNOXVILLE FOR AS-BUILT INFORMATION AFTER JANUARY 2025. EARLY COORDINATION INDICATES SANITARY SEWER MAIN WILL BE APPROXIMATELY 7.5' DEEP. SERVICE LINE SHOWN APPROXIMATE UNTIL FINAL CITY OF KNOXVILLE INFORMATION IS AVAILABLE. ESTIMATED FLOWLINE INFORMATION SHOWN FOR REFERENCE ONLY.
 - B. CONNECT 6" SANITARY SERVICE TO EXISTING SANITARY SEWER MAIN/MANHOLE. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - C. 6" SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE. SEWER SERVICE PIPE SHALL BE A SCHEDULE 40.
 - D. CONNECT TO PROPOSED BUILDING SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
3. PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN:
 - A. ROOF DRAIN COLLECTOR LINES. CONNECT DOWNSPOUTS WITH 8" PIPES AT MIN 1.0%. CONNECT PRIMARY STORM SEWER WITH TEES/WYES OR INSERTATEES. COORDINATE EXACT LOCATIONS WITH BUILDING PLANS.
 - B. CORE DRILL AND CONNECT TO EXISTING SW-507 CONCRETE STORMS SEWER STRUCTURE.
 - C. PROVIDE STORM SEWER AS SHOWN PER 2024 SUDAS STANDARDS.
4. SITE LIGHTING. PROVIDE THE FOLLOWING:
 - A. CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
5. CRITICAL CROSSING. CONTRACTOR TO MAINTAIN MINIMUM 18" SEPARATION.
6. SITE AMENITIES. PROVIDE THE FOLLOWING:
 - A. TRANSFORMER PAD. SEE ELECTRICAL PLANS AND COORDINATE WITH MID AMERICAN ENERGY.
 - B. GAS METER. SEE ARCHITECTURAL PLANS.
 - C. ELECTRIC METER. SEE ARCHITECTURAL PLANS.



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Technician: KS	Date: MM-DD-YYYY	T-R-S: TTN-RRV-SS	

Project No: 124.0983.01
Sheet C500

KNOXVILLE, IOWA

THE RESIDENCE AT VETERAN'S PARK

UTILITY PLAN

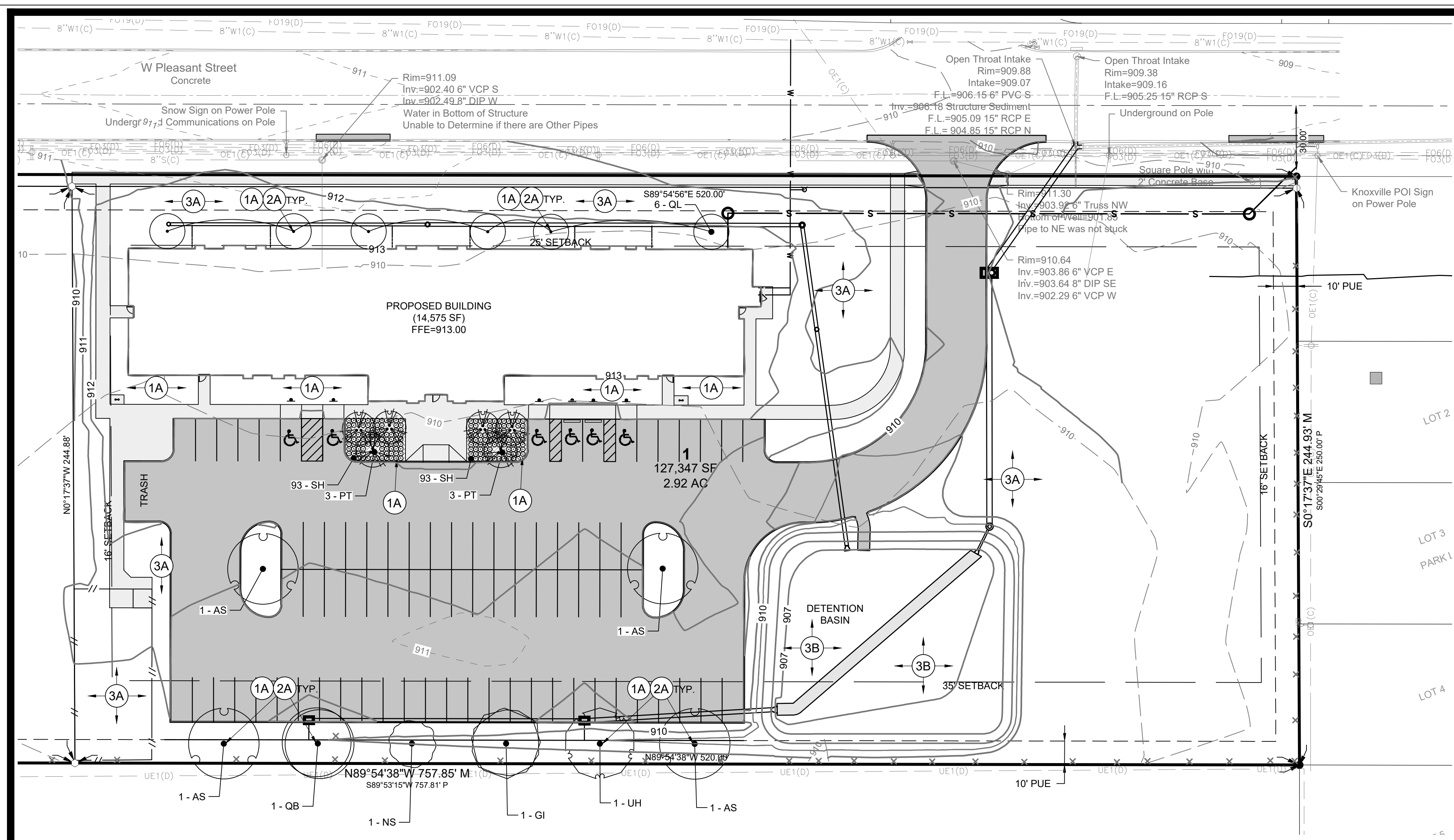
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- ### LANDSCAPE PLAN GENERAL NOTES
- THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
 - 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 NEGLIGENCE SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
 - ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
 - IF IMPERVIOUS SOILS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. IF TREE DRAINAGE WELLS ARE NEEDED, REFER TO IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) 9030.103.
 - CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR ONE YEAR AFTER INITIAL ACCEPTANCE, UNLESS SPECIFIED OTHERWISE.
 - FOR TREES NOT LOCATED IN DESIGNATED BEDS, MULCH RINGS TO A MINIMUM DIAMETER OF 4-FEET WITH WOOD MULCH WILL BE REQUIRED.
 - PRIOR TO PLANTING, CHECK FOR CIRCLING ROOTS IN ROOT BALL. IF THERE'S EVIDENCE OF CIRCLING ROOTS, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR REVIEW. PLANTS WITH CIRCLING ROOTS MAY BE REJECTED.
 - VERIFY LOCATION OF ROOT COLLAR PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IF ROOT COLLAR IS NOT LOCATED AT THE TOP OF THE ROOT BALL. PLANTS THAT SHOW EVIDENCE OF BURIED ROOT COLLARS MAY BE REJECTED.
 - CONFIRM LOCATION OF ROOT COLLAR AND FLARE PRIOR TO PLANTING. REMOVE EXCESS SOIL TO EXPOSE ROOT FLARE. THIS WILL DETERMINE PROPER PIT DEPTH. REFER TO DETAILS ON FOR FURTHER INSTRUCTIONS.
 - WHEN PLANTING, REMOVE ALL NON-BIODEGRADABLE, SYNTHETIC MATERIAL. EXAMPLES SUCH AS CONTAINERS, SYNTHETIC BURLAP, STRAPPING, PLASTIC, OR OTHER MATERIAL THAT WILL IMPEDE THE GROWTH OF THE PLANT MATERIAL. FOR NATURAL FIBER BURLAP, REMOVE MINIMUM TOP HALF OF BURLAP AND WIRE BASKET.
 - UNLESS SPECIFIED OTHERWISE, BACKFILL PITS WITH LOOSE, NATIVE TOPSOIL. WHEN EACH PIT IS TWO THIRDS FULL, WATER ROOT BALL AND ALLOW THE WATER TO COMPLETELY SOAK INTO SOIL BEFORE PLACING REMAINING BACKFILL. DO NOT TAMP OR STEP ON SOIL. ADD REMAINING SOIL AND WATER A SECOND TIME.
 - DURING THE WARRANTY PERIOD, COORDINATE WITH OWNER ON A COMPREHENSIVE MAINTENANCE AND WATERING STRATEGY.
 - SET ALL PLANTS PLUMB. MAINTAIN THROUGHOUT WARRANTY. THIS SHALL INCLUDE PRUNING BROKEN BRANCHES, DEAD, AND/OR POOR BRANCHING. TREE PRUNING SHALL BE CONDUCTED BY A CERTIFIED ARBORIST AND TO BE IN ACCORDANCE WITH ANSI STANDARDS. IF APPLICABLE TO PROJECT, TREES SHOULD BE TRIMMED TO PROVIDE AT LEAST A 7' HT. CLEARANCE ALONG STREETS AND SIDEWALKS. REMOVE ALL FLAGGING AND LABELS AFTER OWNER APPROVAL.
 - UNLESS SPECIFIED OTHERWISE, DRILL-SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH SUDAS TYPE 1 PERMANENT LAWN MIX AND COVER SEED WITH HYDRO-MULCH. CONTRACTOR IS RESPONSIBLE FOR SEEDING ANY ADDITIONAL AREAS THAT ARE NOT INDICATED ON THE PLANS.
 - OVERSTORY TREES WITHIN 10' OF PAVED SURFACES SHALL BE PLANTED WITHIN UNCOMPACTED SOIL 2 TO 4 FEET IN DEPTH WITH THE FOLLOWING VOLUMES: 750 CF FOR FIRST TREE +375 CF FOR EACH TREE WITHIN AN INTERCONNECTED PLANTING AREA.
 - UNDERSTORY TREES WITHIN 10' OF PAVED SURFACES SHALL BE PLANTED WITHIN UNCOMPACTED SOIL 2 TO 4 FEET IN DEPTH WITH THE FOLLOWING VOLUMES: 450 CF FOR FIRST TREE +225 CF FOR EACH TREE WITHIN AN INTERCONNECTED PLANTING AREA.

- ### LANDSCAPE PLAN CONSTRUCTION NOTES
- MULCH BED, PROVIDE THE FOLLOWING:
 - SHREDDED HARDWOOD. 4-INCH DEPTH. DO NOT USE WEED-BARRIER FABRIC AS AN UNDERLAY. TAPER MULCH DEPTH TOWARDS BED EDGING AND/OR PAVEMENT EDGE, EXPOSING 1-INCH HEIGHT OF EDGE.
 - LANDSCAPE EDGING, PROVIDE THE FOLLOWING:
 - 6" STEEL EDGER WITH STAKES IN A 3' PERIMETER RING AROUND ALL TREES.
 - TURF ESTABLISHMENT, PROVIDE THE FOLLOWING:
 - SEED, PROVIDE TYPE I SUDAS PERMANENT LAWN SEED MIX.
 - 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.

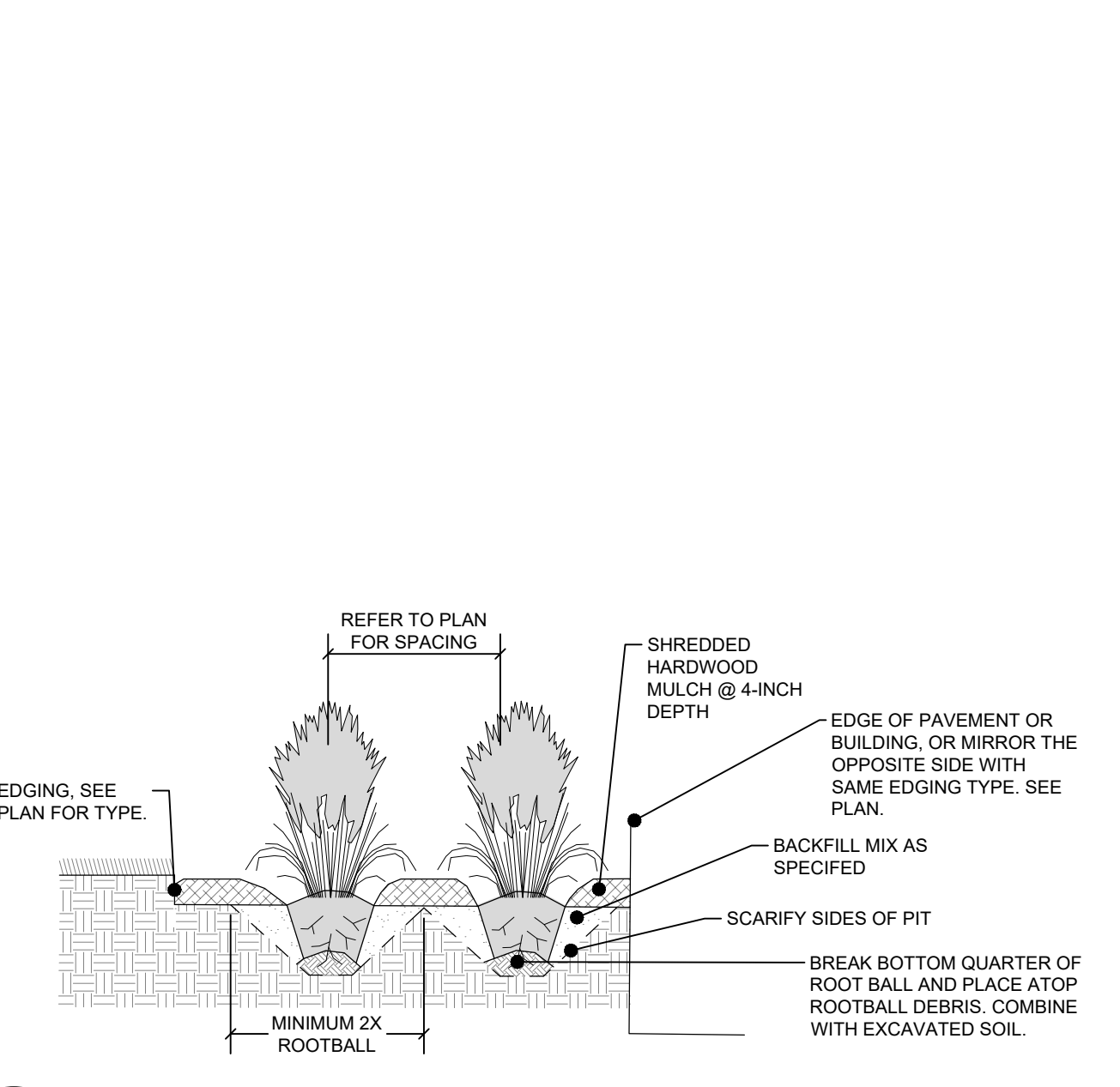
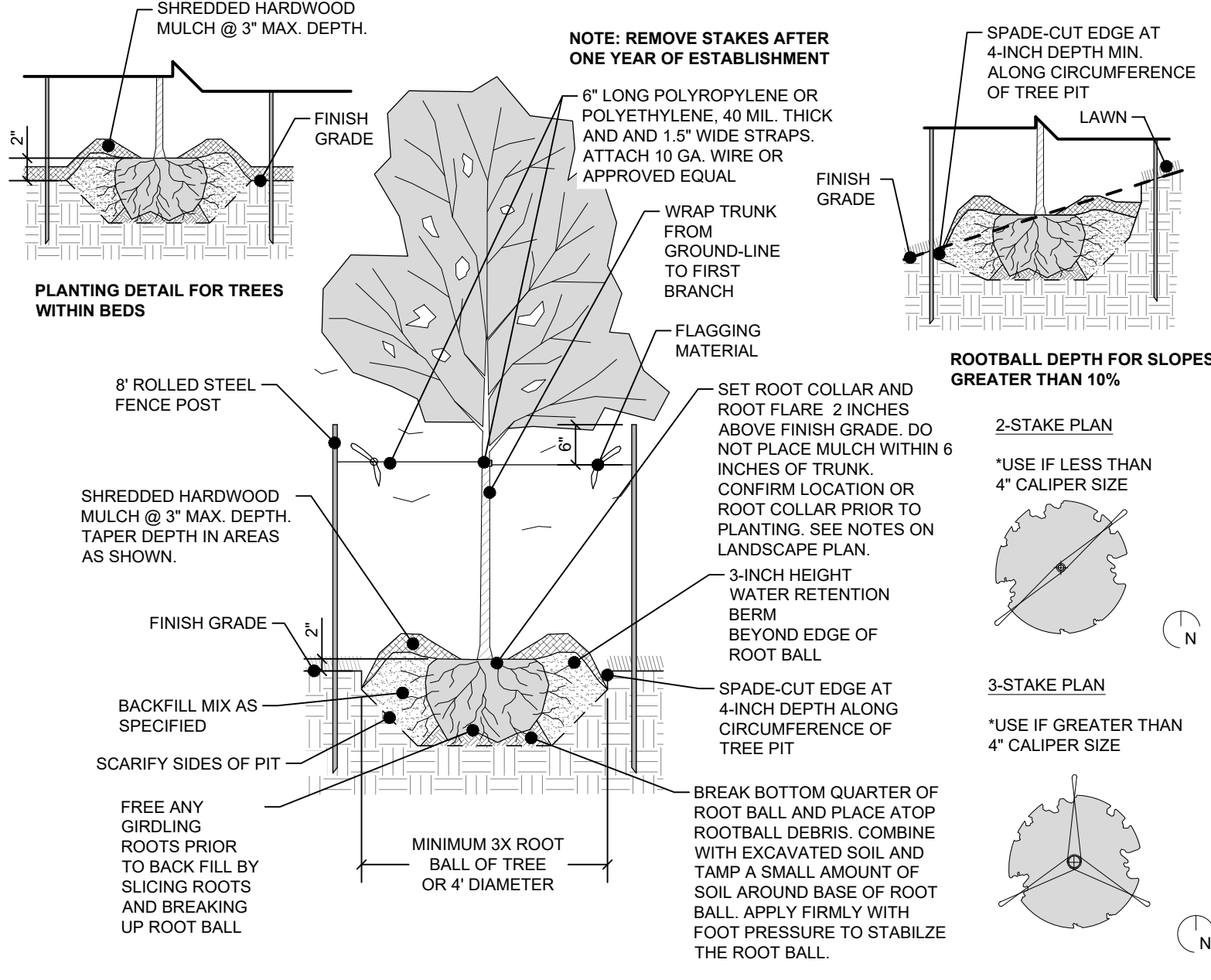
LEGEND

SHREDDED HARDWOOD MULCH
 NOTE: LANDSCAPE HATCH PATTERNS ARE FOR CONTRACTOR'S CONVENIENCE, SHOULD BUBBLE NOTES CONFLICT WITH HATCH PATTERNS, HATCH PATTERNS SHALL GOVERN. CONTRACTOR IS RESPONSIBLE FOR SEEDING ADDITIONAL DISTURBED AREAS, IF ANY, NOT SHOWN ON PLANS. REFER TO GENERAL NOTE "N" AS THE DEFAULT DIRECTIVE.

PLANT SCHEDULE

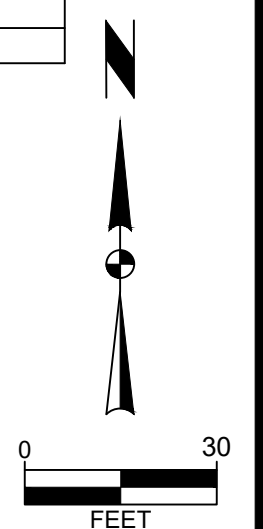
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	UNIT	MIN. HT.	TRUNK STYLE
OVERSTORY TREES							
AS	4	ACER SACCHARUM	SUGAR MAPLE	2.0-IN. CAL.	B&B	8-FT.	SINGLE
GI	1	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	2.0-IN. CAL.	B&B	8-FT.	SINGLE
NS	1	NYSSA SYLVATICA	TUPELO	2.0-IN. CAL.	B&B	8-FT.	SINGLE
QB	1	QUERCUS BICOLOR	SWAMP WHITE OAK	2.0-IN. CAL.	B&B	8-FT.	SINGLE
QL	6	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE® OAK	2.0-IN. CAL.	B&B	8-FT.	SINGLE
UH	1	ULMUS X 'PATRIOT'	PATRIOT ELM	2.0-IN. CAL.	B&B	8-FT.	SINGLE
UNDERSTORY TREES							
PT	6	POPULUS TREMULOIDES	QUAKING ASPEN	1.5-IN. CAL.	CONTAINER	6-FT.	MULTI
SHRUBS							
SH	186	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	CONTAINER		

NOTE: CONTRACTOR SHALL VERIFY FINAL PLANT QUANTITIES PRIOR TO BIDDING. SHOULD THERE BE ANY DISCREPANCIES REGARDING QUANTITIES AND SPACING WITH COMPARISON TO WHAT'S DRAWN AND LABELED ON PLAN, THE PLAN SHALL GOVERN.



1 DECIDUOUS TREE SINGLE-TRUNK DETAIL
NO SCALE

2 PERENNIAL PLANTING BED DETAIL
NO SCALE



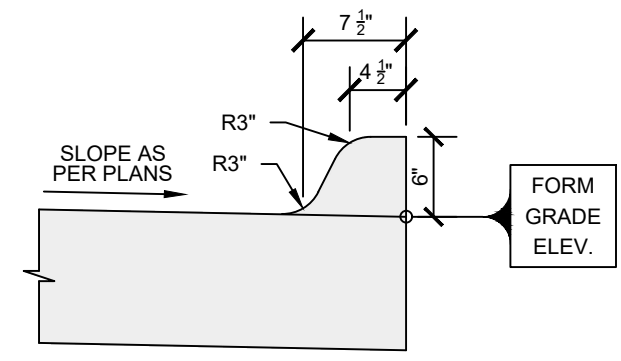
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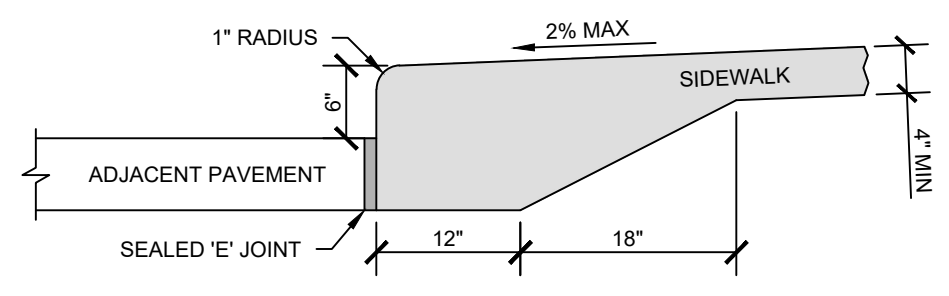
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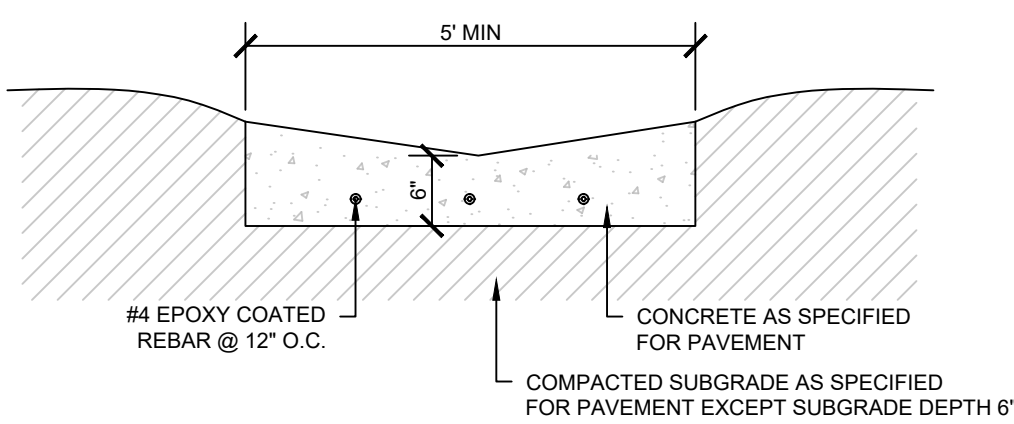
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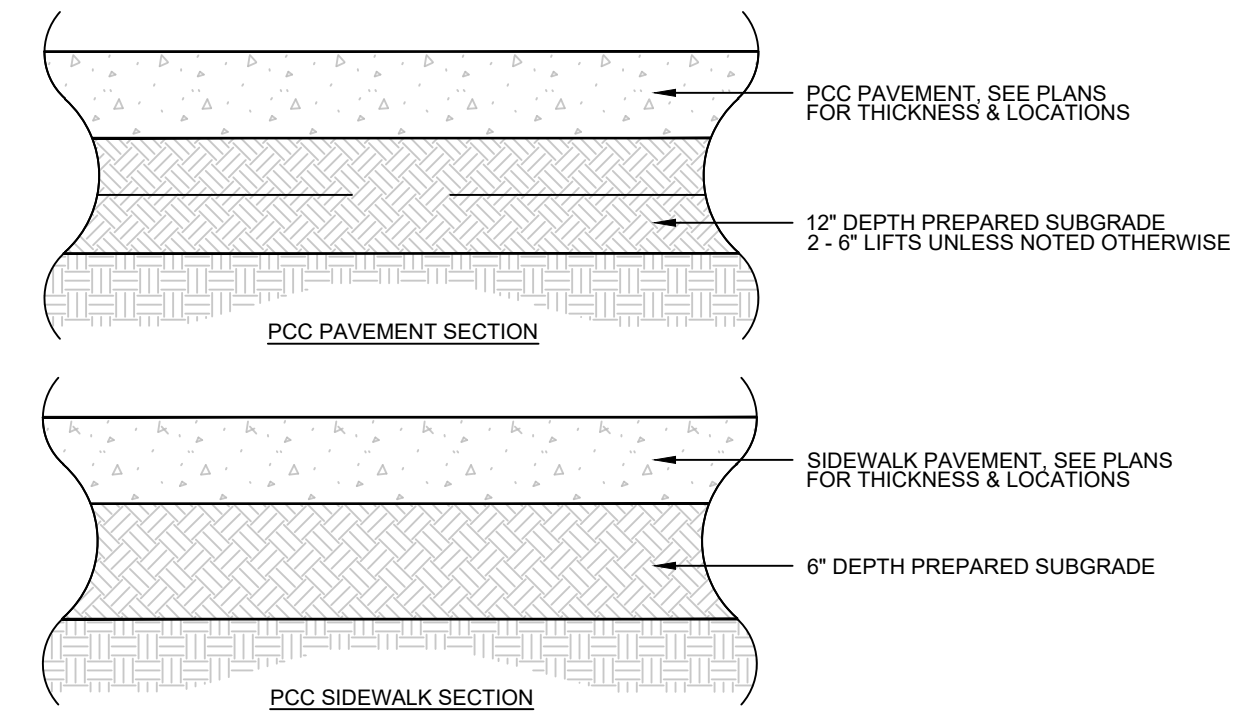
1 6-INCH STANDARD CURB
C700 NO SCALE



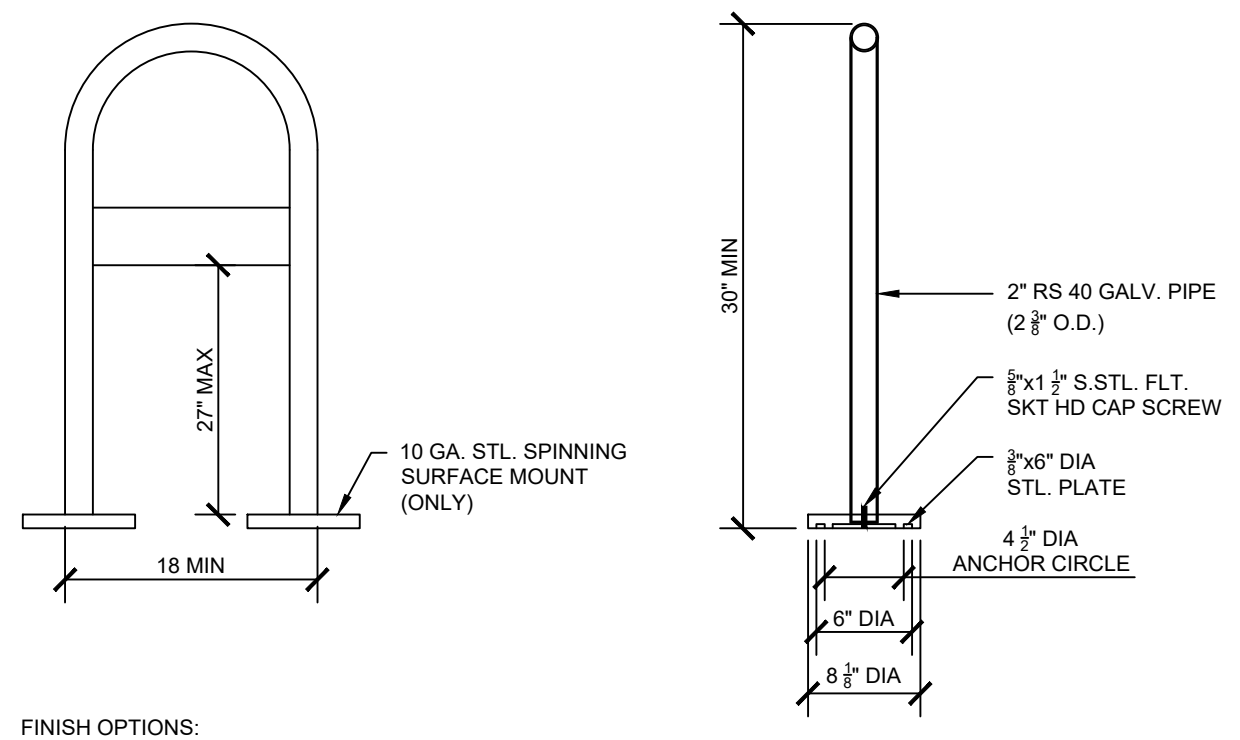
2 INTEGRAL SIDEWALK AND CURB DETAIL
C700 NO SCALE



3 CONCRETE FLUME DETAIL
C700 NO SCALE

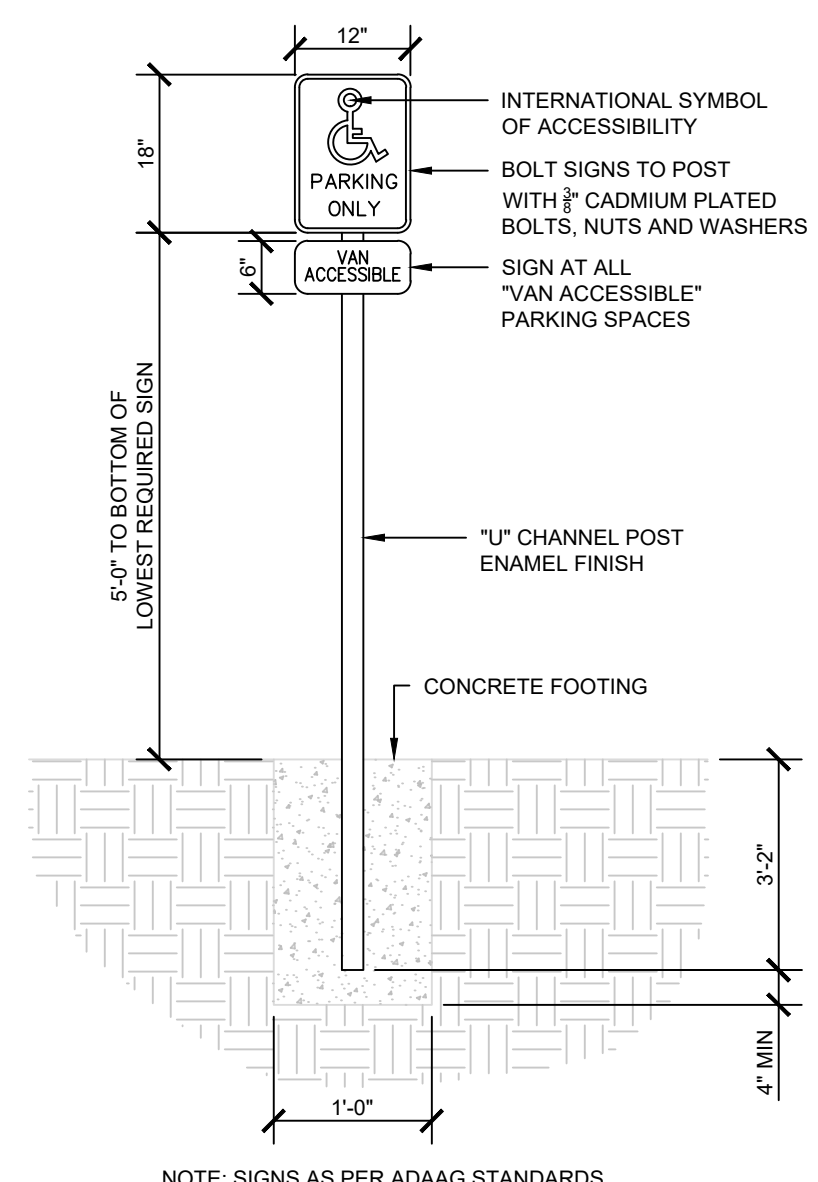


4 TYPICAL PAVEMENT CROSS SECTIONS
C700 NO SCALE



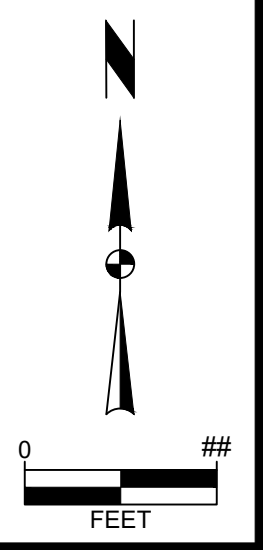
FINISH OPTIONS:
COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER COATING. COLOR AS PER OWNER.
NOTES:
1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
2. 3/8"x3 1/2" EXPANSION ANCHOR BOLTS PROVIDED FOR SURFACE MOUNT.

5 LOOP BIKE RACK
C700 NO SCALE



6 ACCESSIBLE PARKING SIGN
C700 NO SCALE

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THE RESIDENCE AT VETERAN'S PARK

DETAILS

KNOXVILLE, IOWA

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