



Notice of Proposed
Development
City of Johnston, Iowa

June 3, 2014

PZ Case No. 14-20; Edencrest at Green Meadows Site Plan:

Hubbell Realty Company has submitted a Site Plan for an assisted living facility depicting the construction of a 1-story building housing 64 units over 5.72 acres (part of Lot 4 Corporate Campus Plat 3). The subject property, currently zoned R-3 (Medium Density Multiple Family Residential District), is located southwest of the Pioneer Parkway and Corporate Drive intersection.

Applicant:

Hubbell Realty Company
Steve Niebuhr
6900 Westown Parkway
West Des Moines, IA 50266
Phone: 515.280.2048
steve@hubbellrealty.com

Meeting Schedule:

Planning and Zoning Commission, Monday, June 9, 2014

City Council Meeting, Monday, June 16, 2014

Both meetings will be held in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road and begin at 7:00 p.m. The public is welcome and invited to attend the above noted meetings and an opportunity will be provided for you to make comments on the proposed request.

Staff Contact:

Comments and questions about this application may be directed to:

Bryce Johnson, Planning Intern
Johnston City Hall
6221 Merle Hay Road; Johnston, IA 50131
Phone: (515) 727-7766
Email: intern@cityofjohnston.com

Attachments:

Site Plans dated May 28, 2014

Vicinity Map

Neighborhood Mailing List

Mailing List--Edencrest Assisted Living Facility

Name	Address	City, State, Zip
Home Builders Assoc of Greater DM	6751 Corporate Dr.	Johnston, Iowa 50131
Principal Life Insurance Co.	6701 Corporate Dr.	Johnston, Iowa 50131
Area Education Agency 11	6500 Corporate Dr.	Johnston, Iowa 50131
ITS INC.	6700 Pioneer Pkwy	Johnston, Iowa 50131
Christopher Smith	6014 Sunset Ln	Johnston, Iowa 50131
Gail M. Shiomoto	5955 Hickory Ct.	Johnston, Iowa 50131
Rebecca L. Ehm	5948 Hickory Ct.	Johnston, Iowa 50131
Gerald T. Foley	5942 Hickory Ct.	Johnston, Iowa 50131

Edencrest Vicinity Map



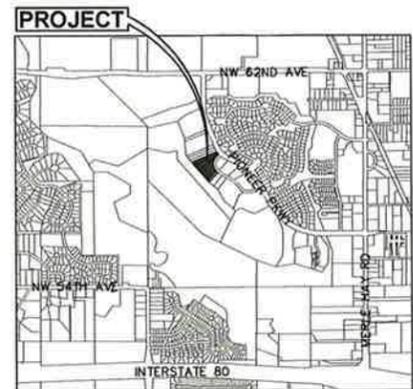
SITE PLAN FOR: EDENCREST AT GREEN MEADOWS

JOHNSTON, IOWA

CITY OF JOHNSTON
 COMMUNITY DEV. DEPT.
 DATE REC'D: 5/28/2014
 CASE NO.: PZ 14-20

VICINITY MAP

NOT TO SCALE



OWNER

HUBBELL PROPERTIES II LC
 CONTACT: STEVEN NIEBUHR
 6900 WESTOWN PKWY
 WEST DES MOINES, IA 50266
 PH. (515) 280-2048

APPLICANT

HUBBELL REALTY COMPANY
 CONTACT: STEVEN NIEBUHR
 6900 WESTOWN PKWY
 WEST DES MOINES, IA 50266
 PH. (515) 280-2048

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
 CONTACT: DEAN ROGHAIR
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH. (515) 369-4400
 FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
 CONTACT: MIKE BROONER
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH. (515) 369-4400
 FX. (515) 369-4410

FLOOD ZONE

MOST OF SITE IN ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN.
 SMALL SOUTH PORTION IN ZONE AE: AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL-CHANCE FLOOD EVENT.
 MAP NUMBER: 190745 0005 D
 EFFECTIVE: JULY 19, 2000

SUBMITTAL DATES

SITE PLAN SUBMITTAL TO CITY #1: 05/09/2014
 SITE PLAN SUBMITTAL TO CITY #2: 05/28/2014

LEGAL DESCRIPTION

A PART OF LOT 4 CORPORATE CAMPUS PLAT 3, LYING SOUTH OF A LINE BEGINNING 211.61 FEET SOUTHEAST OF THE NORTHWEST CORNER THENCE NORTHEAST 680.11 FEET TO WEST ROW LINE OF PIONEER PARKWAY AND CONTAINING APPROXIMATELY 5.7 ACRES.

PROPERTY ADDRESS

6750 CORPORATE DRIVE

ZONING

R-3 (MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT)

EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED
 PROPOSED: ASSISTED LIVING (64 UNITS WITH 72 BEDS)

DEVELOPMENT SUMMARY

AREA:	5.72 AC. (249,163 SF)
MINIMUM LOT AREA:	80,000 SF
MINIMUM LOT WIDTH:	200'
SETBACKS:	
FRONT	= 50'
SIDE	= 25'
MINIMUM SUM OF BOTH SIDE YARDS	= 50'
REAR	= 50'
OPEN SPACE:	
TOTAL SITE	= 249,163 (5.72 AC.)
BUILDING	= 52,800 SF
PARKING AREAS	= 7,052 SF
DRIVEWAYS	= 15,404 SF
SIDEWALK	= 13,210 SF
TRAIL	= 5,016 SF
OPEN SPACE REQUIRED	= 74,749 SF (30%)
OPEN SPACE PROVIDED	= 177,527 SF (71%)
PARKING:	
REQUIRED	
(1 SPACE/ 4 BEDS)	= 18 SPACES
(1 SPACE/ EMPLOYEE MAX SHIFT)	= 12 SPACES
(1 SPACE/ DOCTOR)	= 0 SPACES
	= 30 SPACES
PROVIDED	
STANDARD	= 36 SPACES
ACCESSIBLE	= 4 SPACES
	= 40 SPACES

DATE OF SURVEY

FEBRUARY 14, 2014

BENCHMARKS

BM#1 ARROW ON HYDRANT ON NE SIDE OF CORPORATE DRIVE
 @ SW CORNER OF HOME BUILDERS ASSOCIATION BLD.
 ELEVATION=832.84
 BM#2 BRASS DISC @ LIFT STATION SOUTH OF KUM & GO ON MERLE HAY ROAD.
 ELEVATION=838.40

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = JUNE 2015

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
3	DIMENSION PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
RIGHT OF WAY	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	ROOF DRAIN/ DOWNSPOUT
TYPE SW-506 STORM INTAKE	DECIDUOUS TREE
TYPE SW-513 STORM INTAKE	CONIFEROUS TREE
TYPE SW-401 STORM MANHOLE	CONIFEROUS SHRUB
TYPE SW-402 STORM MANHOLE	ELECTRIC POWER POLE
TYPE SW-301 SANITARY MANHOLE	GUY ANCHOR
STORM/SANITARY CLEANOUT	STREET LIGHT
WATER VALVE	POWER POLE W/ TRANSFORMER
FIRE HYDRANT ASSEMBLY	UTILITY POLE W/ LIGHT
SIGN	ELECTRIC BOX
DETECTABLE WARNING PANEL	ELECTRIC TRANSFORMER
STORM SEWER STRUCTURE NO.	ELECTRIC MANHOLE OR VAULT
STORM SEWER PIPE NO.	TRAFFIC SIGN
SANITARY SEWER STRUCTURE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER PIPE NO.	TELEPHONE MANHOLE/VAULT
SANITARY SEWER WITH SIZE	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITY PROVIDERS TO LOCATE THEIR UTILITIES IN THE FIELD.

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
 PH: (515) 369-4400 Fax: (515) 369-4410
 PROJECT NO. 1305.200

REFER TO TERRACON ENGINEERING REPORT NO. 08195027-01 FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF JOHNSTON GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

2014 SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY

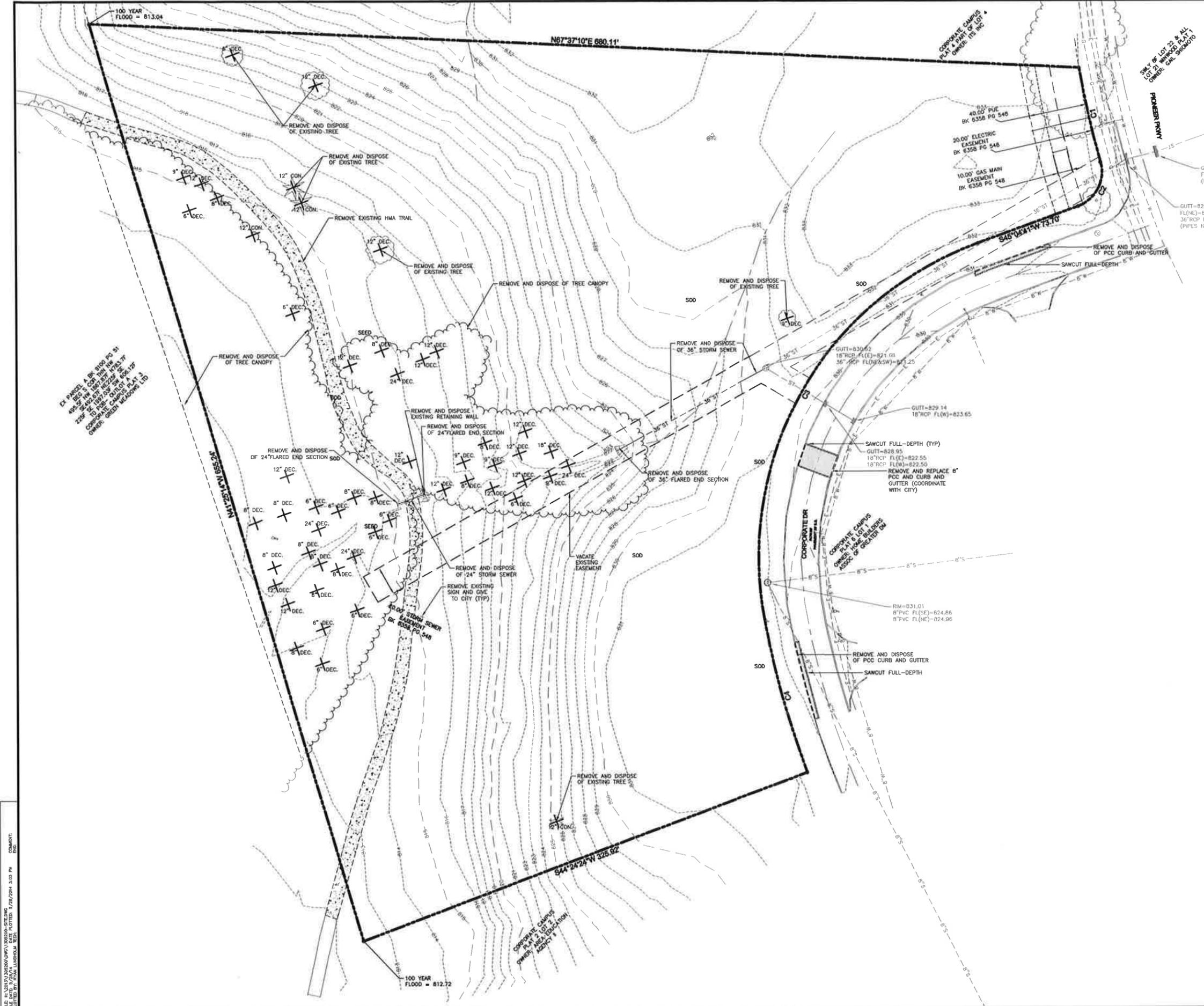
DATE _____

R. DEAN ROGHAIR, P.E.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
 PAGES OR SHEETS COVERED BY THIS SEAL:
 ALL SHEETS

FILE IN IOWA STATE ARCHIVE SYSTEM - SEE IOWA ARCHIVE WEBSITE FOR DATE PLOTTED: 5/28/2014 3:02 PM
 PRINTED BY: RYAN LUNDQUIST, P.E.

EDENCREST AT GREEN MEADOWS - 1305.200



DEMOLITION NOTES

- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - CITY
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
 - ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDINGS AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

TRAFFIC CONTROL NOTES

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.
- POSSIBLE REVIEW BY THE CITY'S TRAFFIC CONSULTANT. THE ACTUAL COST OF THIS REVIEW IS THE RESPONSIBILITY OF THE APPLICANT.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°52'44"	645.00'	66.18'	S37°36'49"E	66.15'
C2	85°37'51"	25.00'	37.36'	S21°5'45"W	33.98'
C3	80°41'52"	230.00'	323.94'	S4°43'45"W	297.82'
C4	9°51'28"	630.00'	108.39'	S40°32'56"E	108.26'



DATE: 05/28/2014
 REVISIONS: 05/09/2014
 SECOND SUBMITTAL
 FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

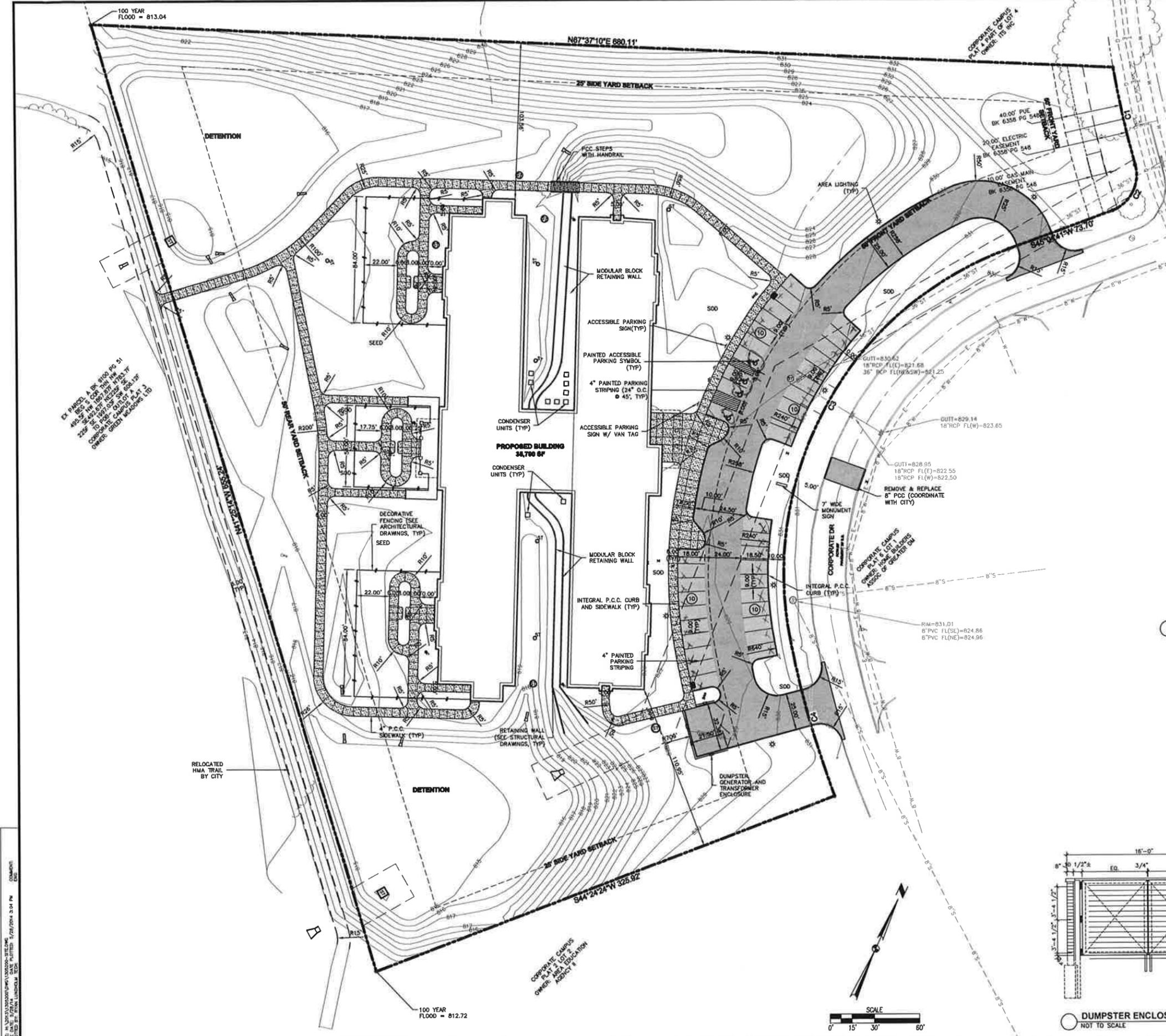
TECH: ENGINEER:

EDENCREST AT GREEN MEADOWS
 TOPOGRAPHIC SURVEY/ DEMOLITION PLAN

JOHNSTON, IOWA

2 / 6
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 COMPILED BY: EDENCREST
 PLOTTED BY: EDENCREST



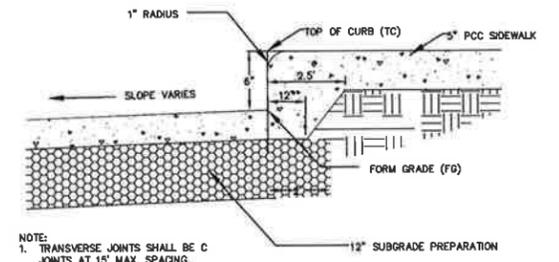
GENERAL NOTES

- 2014 SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
- REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS, STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR IS NOT REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
- ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

PAVEMENT THICKNESS

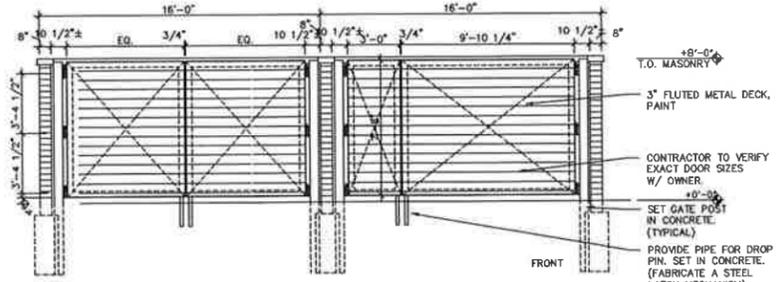
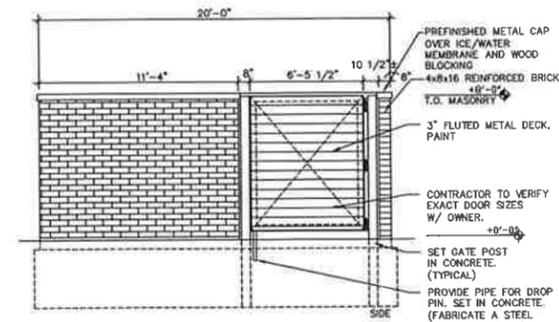
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|-------------------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. PARKING | 6" P.C.C. |
| 3. DRIVEWAYS | 7" P.C.C. |
| 4. DUMPSTER ENCLOSURE AND FRONT 15' | 8" P.C.C. |

*ALTERNATE BID: 6" P.C.C. DRIVEWAY AND 5" P.C.C. PARKING WITH 4" GRANULAR BASE AND SUBDRAINS



- NOTE:
- TRANSVERSE JOINTS SHALL BE C JOINTS AT 15' MAX. SPACING
 - LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-1 OR KT-1.

6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



DUMPSTER ENCLOSURE ELEVATIONS
NOT TO SCALE

DATE: _____
REVISIONS: _____
SECOND SUBMITTAL _____
FIRST SUBMITTAL _____

3405 S.E. CROSSLANDS DRIVE, SUITE G
CRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

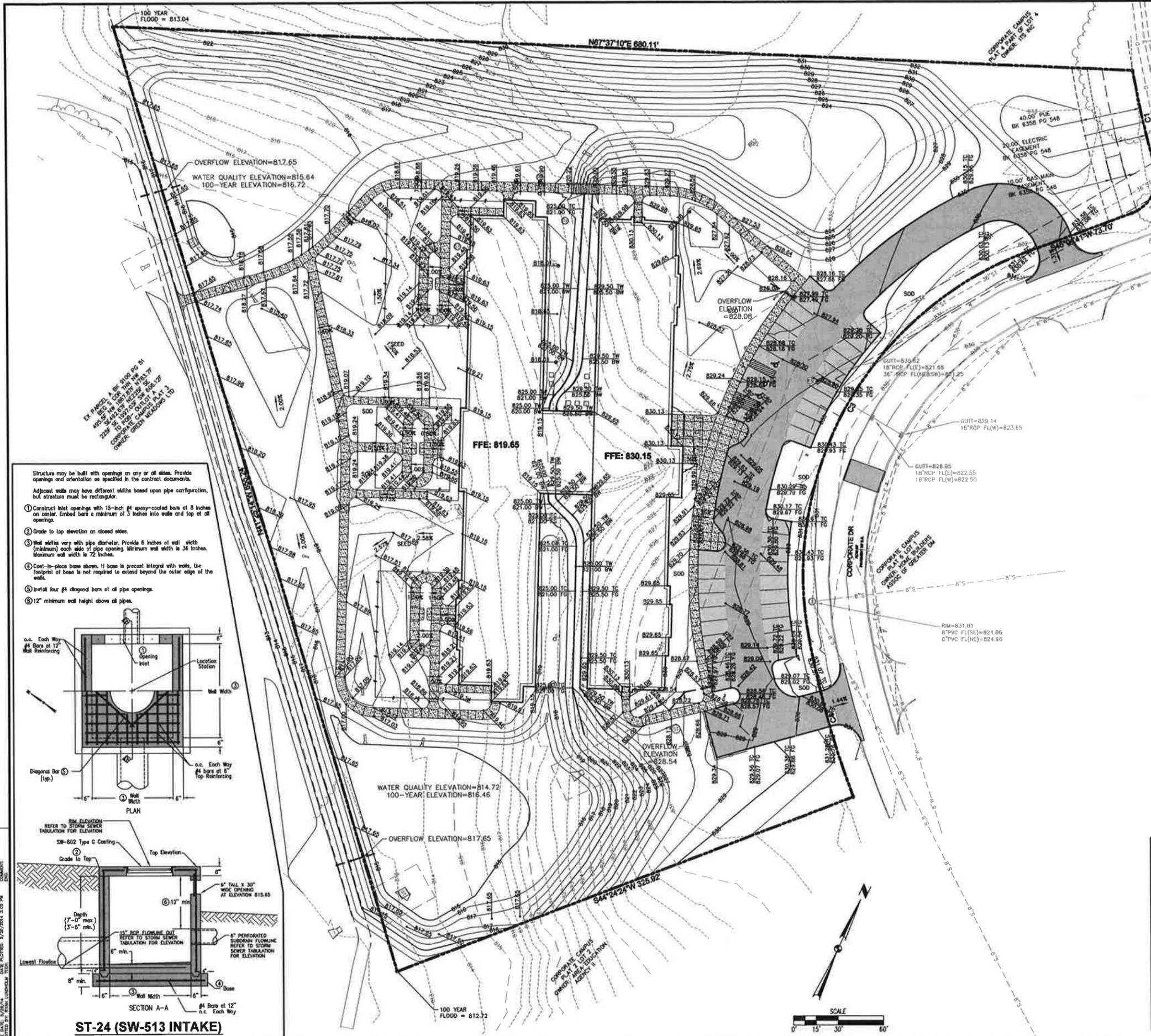
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ENGINEER: _____

EDENCREST AT GREEN MEADOWS
DIMENSION PLAN

3
6

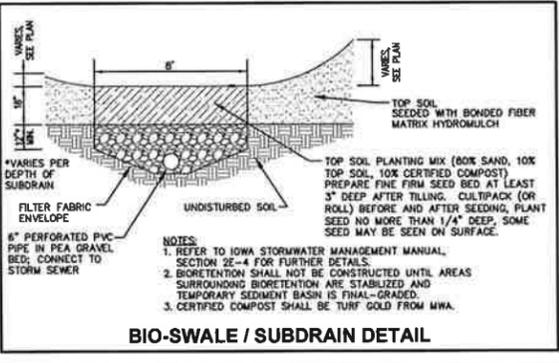
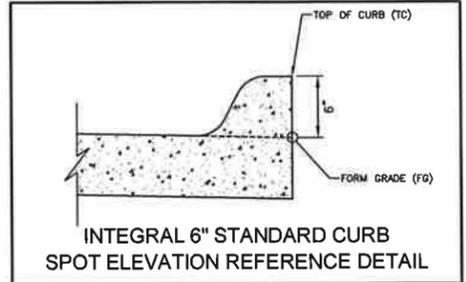
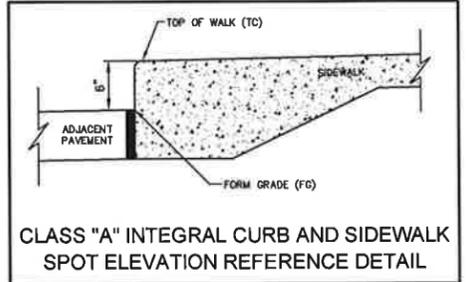
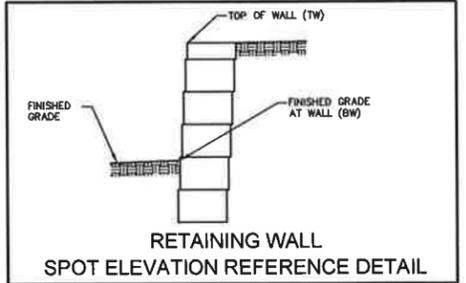
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ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
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 PLOTTED BY: RYAN LINDSEY, TECH.

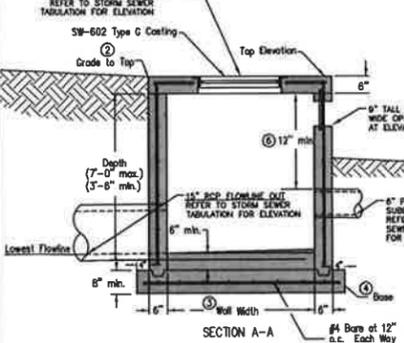
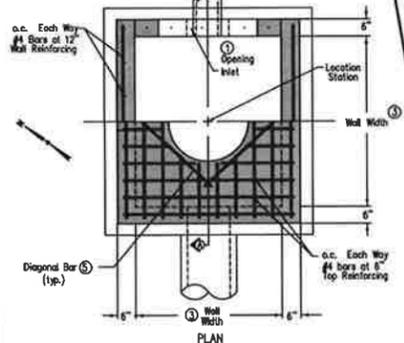


GRADING NOTES

- PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
- CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND REAPPLIED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
- EXCAVATION SHALL BE IN ACCORDANCE WITH 2014 SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
- FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
- SIDEWALKS:
 1. MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
 2. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE DRIVE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED / INSTALLED AS SOON AS PRACTICAL.
- BIORETENTION SHALL NOT BE CONSTRUCTED UNTIL THE SITE IS STABILIZED AND TEMPORARY SEDIMENT BASIN IS FINAL-GRADED.



- Structure may be built with openings on any or all sides. Provide openings and orientation as specified in the contract documents.
- Adjacent walls may have different widths based upon pipe configuration, but structure must be rectangular.
- Construct inlet openings with 15-inch #4 epoxy-coated bars of 8 inches on center. Embed bars a minimum of 3 inches into walls and top of all openings.
 - Grade to top elevation on closed sides.
 - Wall widths vary with pipe diameter. Provide 6 inches of wall width (minimum) each side of pipe opening. Minimum wall width is 36 inches. Maximum wall width is 72 inches.
 - Cast-in-place base shown. If base is precast integral with walls, the footprint of base is not required to extend beyond the outer edge of the wall.
 - Install four #4 diagonal bars at all pipe openings.
 - 12" minimum wall height above all pipes.



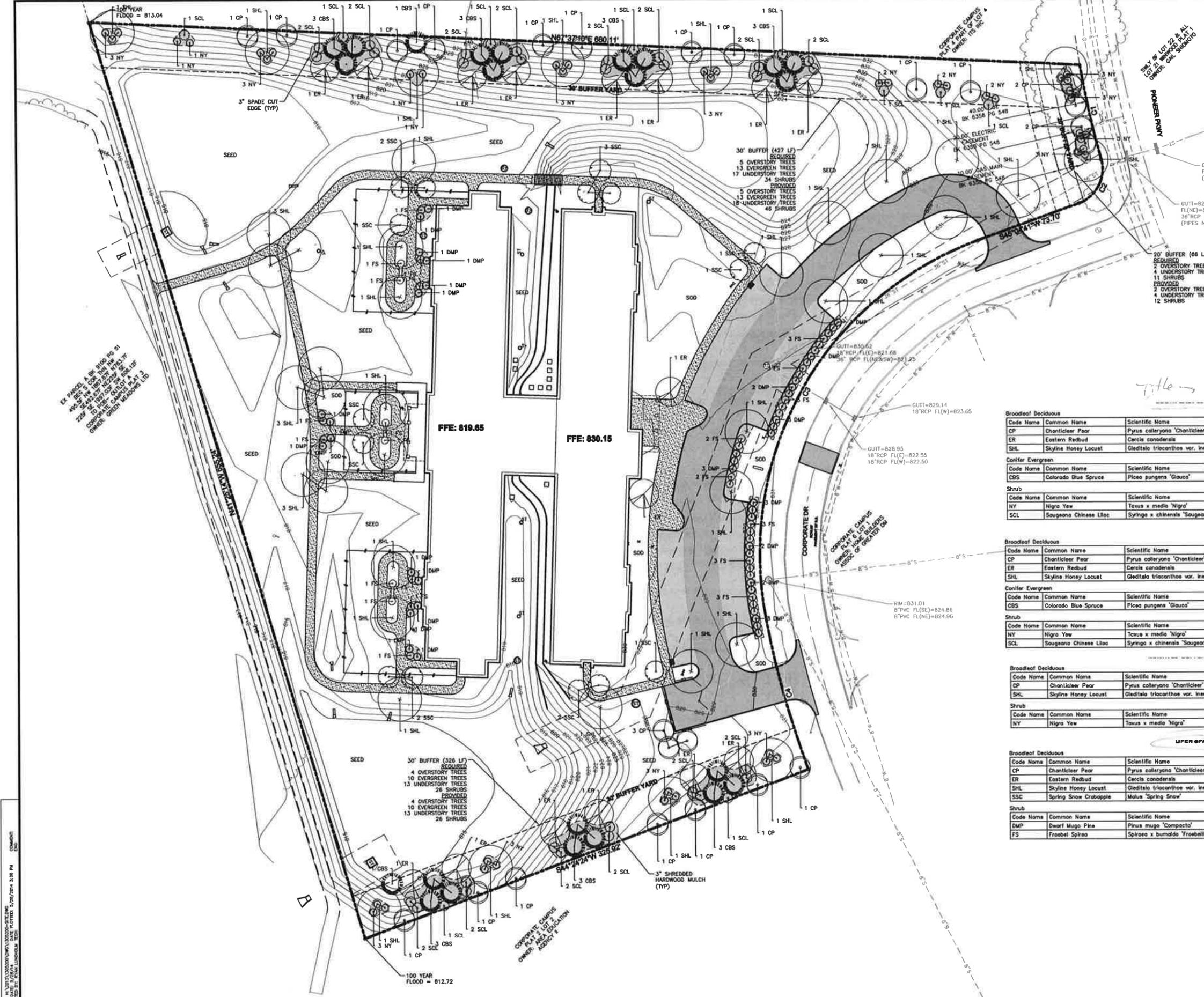
ST-24 (SW-513 INTAKE)

DATE	REVISIONS
05/28/2014	SECOND SUBMITTAL
05/29/2014	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
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**EDENCREST AT GREEN MEADOWS
 GRADING PLAN**



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. 2014 SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS, TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED OR SOO ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOO, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.
14. TURF SEED MIX SHALL BE "TYPE 1 PERMANENT LAWN MIXTURE" AS NOTED IN SUDAS.

BUFFER REQUIREMENTS

- 20' BUFFER**
 2 OVERSTORY TREES PER 100 LF
 6 UNDERSTORY TREES PER 100 LF
 18 SHRUBS PER 100 LF
- 30' BUFFER**
 1 OVERSTORY TREE PER 100 LF
 3 EVERGREEN TREES PER 100 LF
 4 UNDERSTORY TREES PER 100 LF
 8 SHRUBS PER 100 LF

OPEN SPACE REQUIREMENTS

- SITE** 249,163 SF (5.72 AC.)
OPEN SPACE REQUIRED = 74,749 SF (30%)
OPEN SPACE PROVIDED = 177,527 SF (71%)
- REQUIRED**
 TREES (1 TREE/ 1,500 SF) = 50 TREES
 40% 2"-2 1/2" CALIPER = 20 OF THE 50 TREES
 60% 8"-10" HIGH = 30 OF THE 50 TREES
 SHRUBS (1 SHRUB/ 1,000 SF) = 75 SHRUBS
- PROVIDED**
 TREES = 50 TREES
 2"-2 1/2" CALIPER = 20 TREES OF THE 50 TREES PROVIDED
 8"-10" HIGH = 30 TREES OF THE 50 TREES PROVIDED
 SHRUBS = 75 TREES

Code Name	Common Name	Scientific Name	Planting Size	Quantity
CP	Chanticleer Pear	<i>Pyrus calleryana</i> 'Chanticleer'	B&B, 2" CAL	7
ER	Eastern Redbud	<i>Cercis canadensis</i>	B&B, 2" CAL MULTI-STEM	6
SHL	Skyline Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline' (Skyline)	B&B, 2" CAL	4

Code Name	Common Name	Scientific Name	Planting Size	Quantity
CBS	Colorado Blue Spruce	<i>Picea pungens</i> 'Glauca'	B&B, 8' HEIGHT	10

Code Name	Common Name	Scientific Name	Planting Size	Quantity
NY	Nigra Yew	<i>Taxus x media</i> 'Nigra'	CONT, 3 GAL	12
SCL	Sauageana Chinese Lilac	<i>Syringa x chinensis</i> 'Sauageana Chinese'	CONT, 5 GAL	14

Code Name	Common Name	Scientific Name	Planting Size	Quantity
CP	Chanticleer Pear	<i>Pyrus calleryana</i> 'Chanticleer'	B&B, 2" CAL	10
ER	Eastern Redbud	<i>Cercis canadensis</i>	B&B, 2" CAL MULTI-STEM	8
SHL	Skyline Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline' (Skyline)	B&B, 2" CAL	5

Code Name	Common Name	Scientific Name	Planting Size	Quantity
CBS	Colorado Blue Spruce	<i>Picea pungens</i> 'Glauca'	B&B, 8' HEIGHT	13

Code Name	Common Name	Scientific Name	Planting Size	Quantity
NY	Nigra Yew	<i>Taxus x media</i> 'Nigra'	CONT, 3 GAL	22
SCL	Sauageana Chinese Lilac	<i>Syringa x chinensis</i> 'Sauageana Chinese'	CONT, 5 GAL	24

Code Name	Common Name	Scientific Name	Planting Size	Quantity
CP	Chanticleer Pear	<i>Pyrus calleryana</i> 'Chanticleer'	B&B, 2" CAL	4
SHL	Skyline Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline' (Skyline)	B&B, 2" CAL	2

Code Name	Common Name	Scientific Name	Planting Size	Quantity
NY	Nigra Yew	<i>Taxus x media</i> 'Nigra'	CONT, 3 GAL	12

Code Name	Common Name	Scientific Name	Planting Height	Planting Size	Quantity
CP	Chanticleer Pear	<i>Pyrus calleryana</i> 'Chanticleer'		B&B, 2" CAL	3
ER	Eastern Redbud	<i>Cercis canadensis</i>		B&B, 2" CAL MULTI-STEM	2
SHL	Skyline Honey Locust	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline' (Skyline)	8' Minimum	B&B, 3" CAL	30
SSC	Spring Snow Crabapple	<i>Malus</i> 'Spring Snow'		B&B, 2" CAL	15

Code Name	Common Name	Scientific Name	Planting Size	Quantity
DMP	Dwarf Mugo Pine	<i>Pinus mugo</i> 'Compacta'	CONT, 3 GAL	39
FS	Froebel Spruce	<i>Spirea x bumalda</i> 'Froebel'	CONT, 3 GAL	36



DATE: 05/28/2014
 REVISIONS: FIRST SUBMITTAL
 SECOND SUBMITTAL
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 TECH: ENGINEER: JOHNSTON, IOWA
EDENCREST AT GREEN MEADOWS
LANDSCAPE PLAN
 6/6
 1305.200