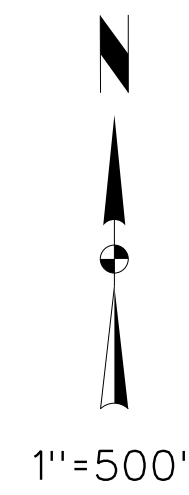
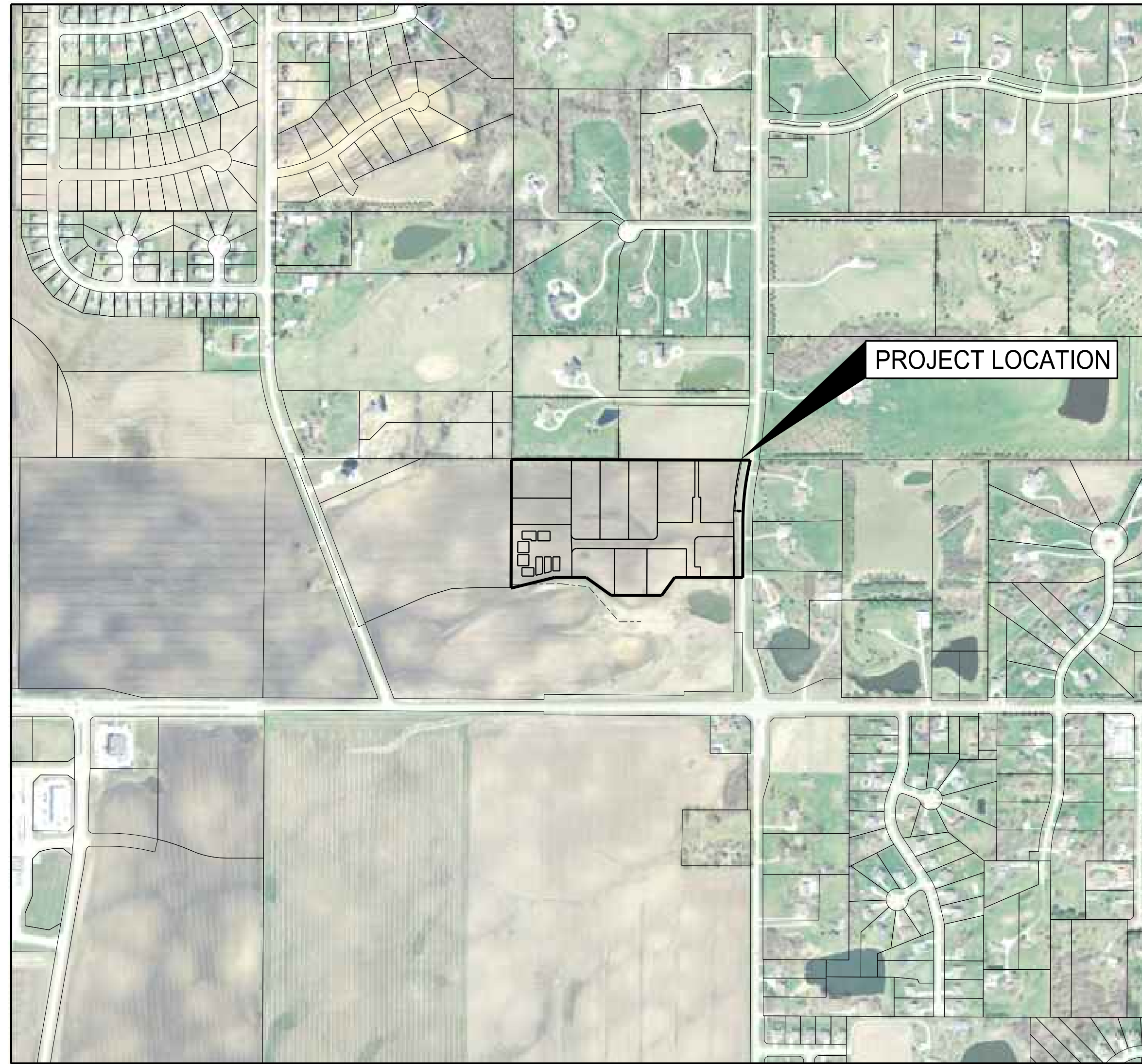


SITE PLANS FOR BELLA STRADA ESTATES PLAT 1 POLK COUNTY, IOWA



VICINITY MAP

- INDEX OF SHEETS
1. TITLE SHEET
 2. PROJECT INFORMATION
 3. OVERALL SITE LAYOUT
 - 4-5. DIMENSION PLAN
 6. UTILITY PLAN
 7. GRADING AND EROSION CONTROL PLAN
 8. LANDSCAPE PLAN

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, 2015

Pages or sheets covered by this seal:
Sheets 1-7

BELLA STRADA ESTATES PLAT 1

TITLE SHEET

SNYDER & ASSOCIATES, INC.

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

JOHNSTON, IA

Project No: 1130591

Project No: 1130591

Sheet 1 of 8

| MARK | REVISION | Checked By: | EDG | EDC | DATE | BY |
|------|------------------------------|-------------|-----|-----|----------|-----|
| 2 | REVISED AS PER CITY COMMENTS | JWM | | | 05/13/14 | JWM |
| 1 | REVISED AS PER CITY COMMENTS | JWM | | | 04/23/14 | JWM |

Engineer: EDC Checked By: JWM Date: 03-26-14 Scale: 1"=500'
 Technician: JWM Date: 03-26-14 Field Bk: _____
 Project No: 1130591 Sheet 1 of 8

LEGEND

Table with 3 columns: Features, Existing, Proposed. Lists various site features like Spot Elevation, Fence, Tree Line, etc. with their corresponding symbols and codes.



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.

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.

UTILITY CONTACT INFORMATION

Table with 2 columns: Utility Type (S-SANITARY SEWER, E1-ELECTRIC, etc.) and Contact Information (City of Johnston Public Works, MidAmerican Energy Company, etc.).

GENERAL NOTES

- A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION.
B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2014 URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS...
C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.

BENCHMARKS

- NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOD12A)
IARTN DERIVED - US SURVEY FEET
BM1 ELEV=947.866
BM5 ELEV=950.394

CONTROL POINTS

- IOWA STATE PLANE SOUTH COORDINATE SYSTEM
NAD83(2011)EPOCH 2010.00
IARTN DERIVED - US SURVEY FEET
CP1 N=1016862.785 E=50529.841
CP2 N=101684.829 E=49867.979
CP3 N=101656.13 E=49265.92
CP4 N=100996.406 E=49294.071
CP5 N=101062.478 E=50379.876

ZONING

BELLA STRADA PUD

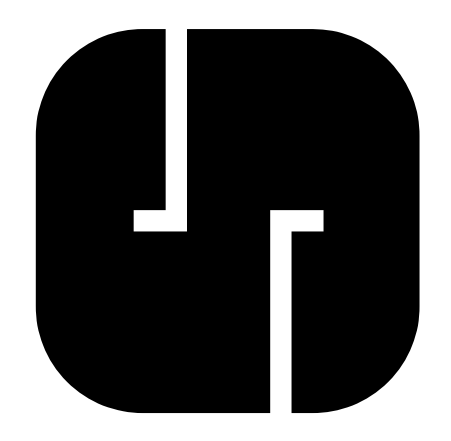
POLLUTION PREVENTION NOTES

- 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...
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...
C. POLLUTION PREVENTION PLAN:
1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS.

BELLA STRADA ESTATES PLAT 1

PROJECT INFORMATION

SNYDER & ASSOCIATES, INC.



Project No: 1130591

Sheet 2 of 8

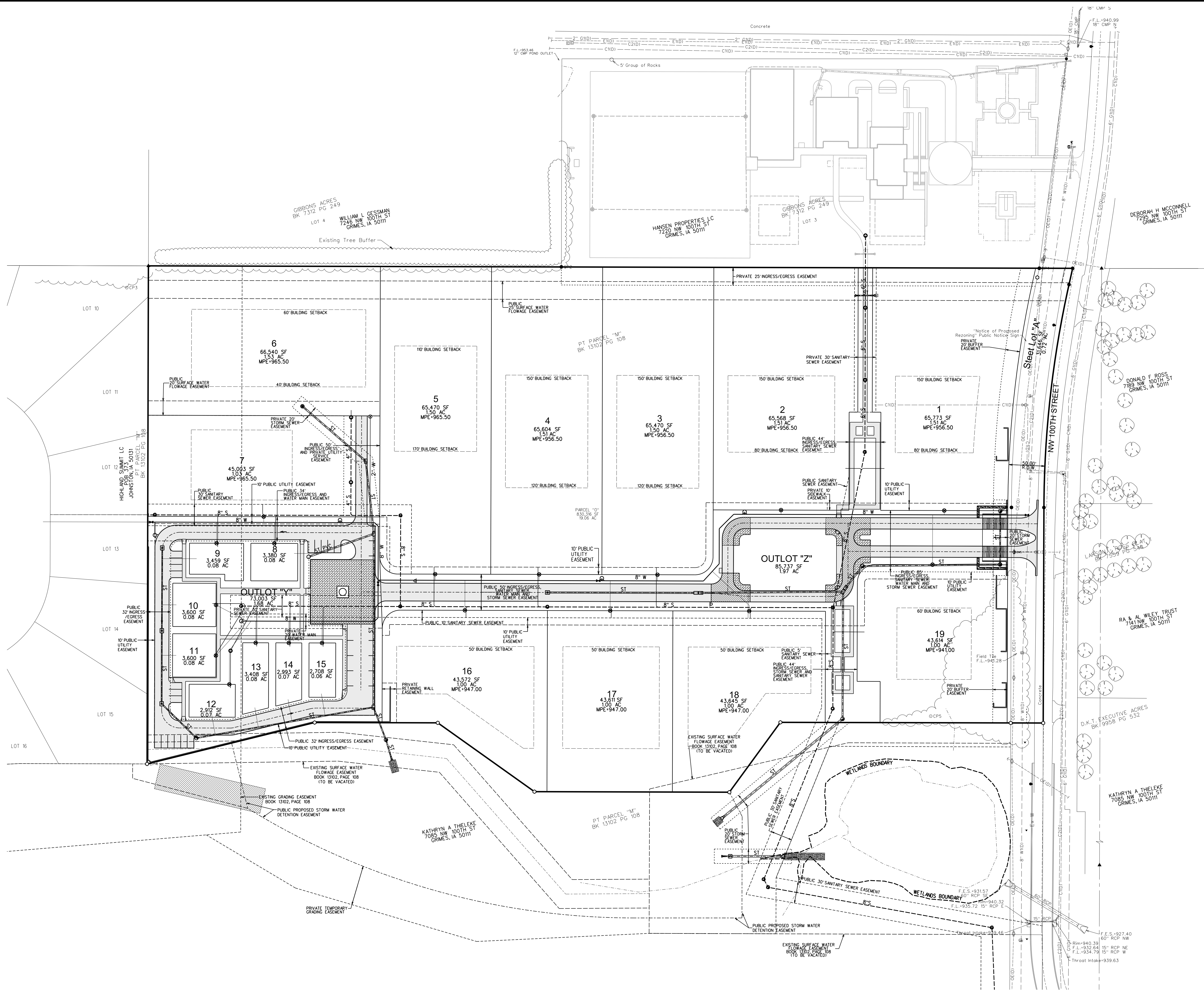
JOHNSTON, IA

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

Table with 4 columns: REVISION, DATE, BY, MARK. Includes revision history for the drawing.

Sheet 2 of 8

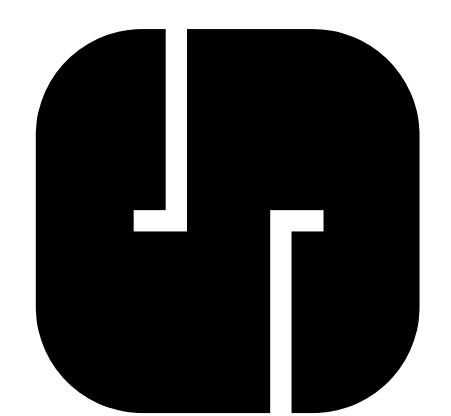
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BELLA STRADA ESTATES PLAT 1

OVERALL SITE LAYOUT

SNYDER & ASSOCIATES, INC.



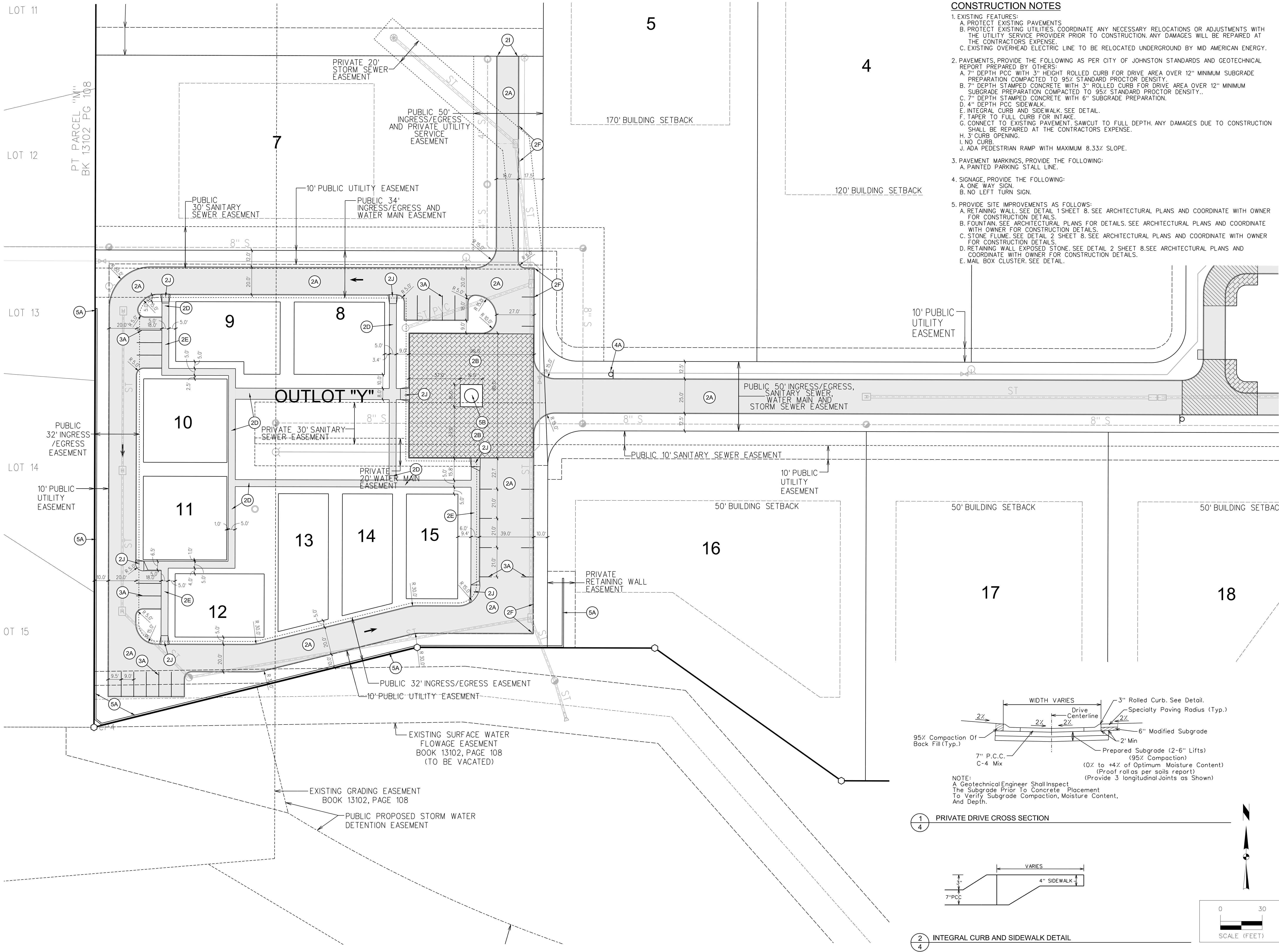
Project No: 1130591
Sheet 3 of 8

| MARK | REVISION | DATE | BY |
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| 1 | REVISED AS PER CITY COMMENTS | 04/23/21 | JWM |

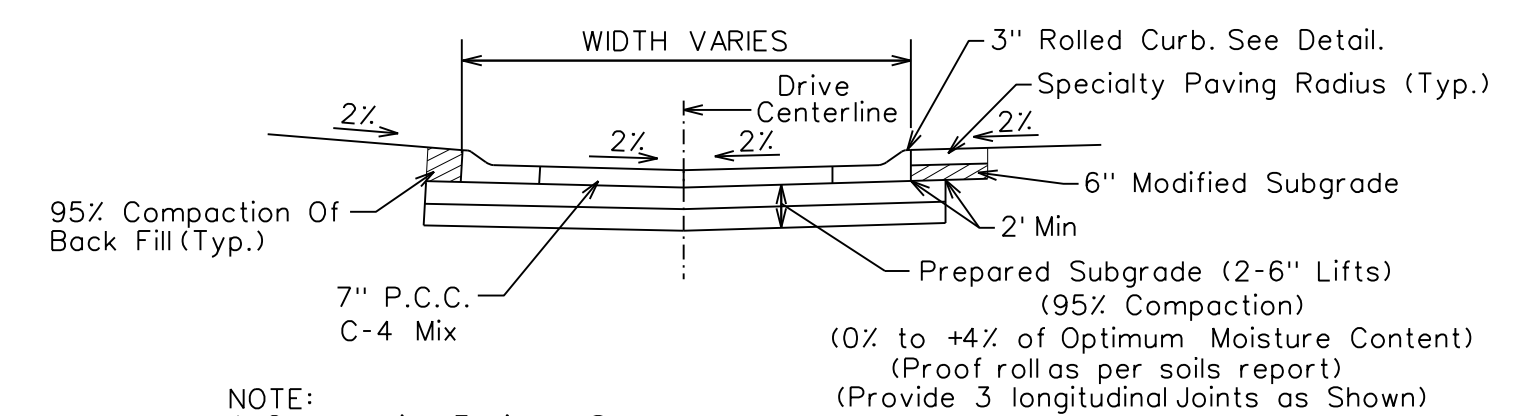
Engineer: EDC
Checked By: EDC
Scale: 1"=60'
Technician: JWM
Date: 03-26-21
Field Bk: Pg: 3 of 8

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

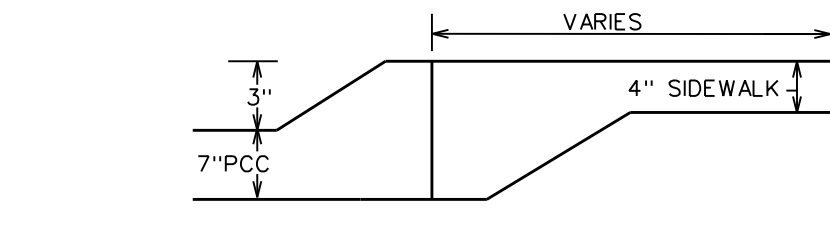
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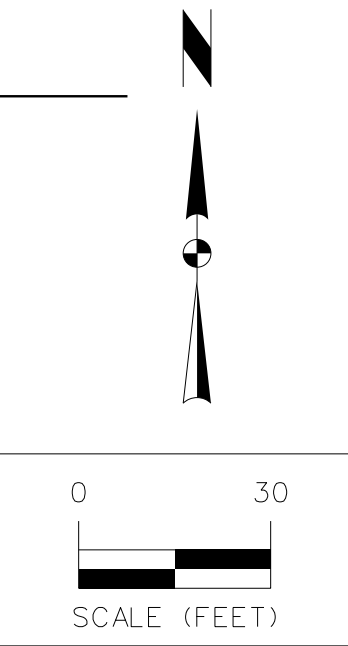
- CONSTRUCTION NOTES**
- EXISTING FEATURES:
 - PROTECT EXISTING PAVEMENTS.
 - PROTECT EXISTING UTILITIES. COORDINATE ANY NECESSARY RELOCATIONS OR ADJUSTMENTS WITH THE UTILITY SERVICE PROVIDER PRIOR TO CONSTRUCTION. ANY DAMAGES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - EXISTING OVERHEAD ELECTRIC LINE TO BE RELOCATED UNDERGROUND BY MID AMERICAN ENERGY.
 - PAVEMENTS, PROVIDE THE FOLLOWING AS PER CITY OF JOHNSTON STANDARDS AND GEOTECHNICAL REPORT PREPARED BY OTHERS:
 - 7" DEPTH PCC WITH 3" HEIGHT ROLLED CURB FOR DRIVE AREA OVER 12" MINIMUM SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - 7" DEPTH STAMPED CONCRETE WITH 3" ROLLED CURB FOR DRIVE AREA OVER 12" MINIMUM SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - 7" DEPTH STAMPED CONCRETE WITH 6" SUBGRADE PREPARATION.
 - 4" DEPTH PCC SIDEWALK.
 - INTEGRAL CURB AND SIDEWALK. SEE DETAIL.
 - TAPER TO FULL CURB FOR INTAKE.
 - CONNECT TO EXISTING PAVEMENT. SAWCUT TO FULL DEPTH. ANY DAMAGES DUE TO CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - 3" CURB OPENING.
 - NO CURB.
 - ADA PEDESTRIAN RAMP WITH MAXIMUM 8.33% SLOPE.
 - PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - PAINTED PARKING STALL LINE.
 - SIGNAGE PROVIDE THE FOLLOWING:
 - ONE WAY SIGN.
 - NO LEFT TURN SIGN.
 - PROVIDE SITE IMPROVEMENTS AS FOLLOWS:
 - RETAINING WALL. SEE DETAIL 1 SHEET 8. SEE ARCHITECTURAL PLANS AND COORDINATE WITH OWNER FOR CONSTRUCTION DETAILS.
 - FOUNTAIN. SEE ARCHITECTURAL PLANS FOR DETAILS. SEE ARCHITECTURAL PLANS AND COORDINATE WITH OWNER FOR CONSTRUCTION DETAILS.
 - STONE FLUME. SEE DETAIL 2 SHEET 8. SEE ARCHITECTURAL PLANS AND COORDINATE WITH OWNER FOR CONSTRUCTION DETAILS.
 - RETAINING WALL EXPOSED STONE. SEE DETAIL 2 SHEET 8. SEE ARCHITECTURAL PLANS AND COORDINATE WITH OWNER FOR CONSTRUCTION DETAILS.
 - MAIL BOX CLUSTER. SEE DETAIL.



1 PRIVATE DRIVE CROSS SECTION



2 INTEGRAL CURB AND SIDEWALK DETAIL

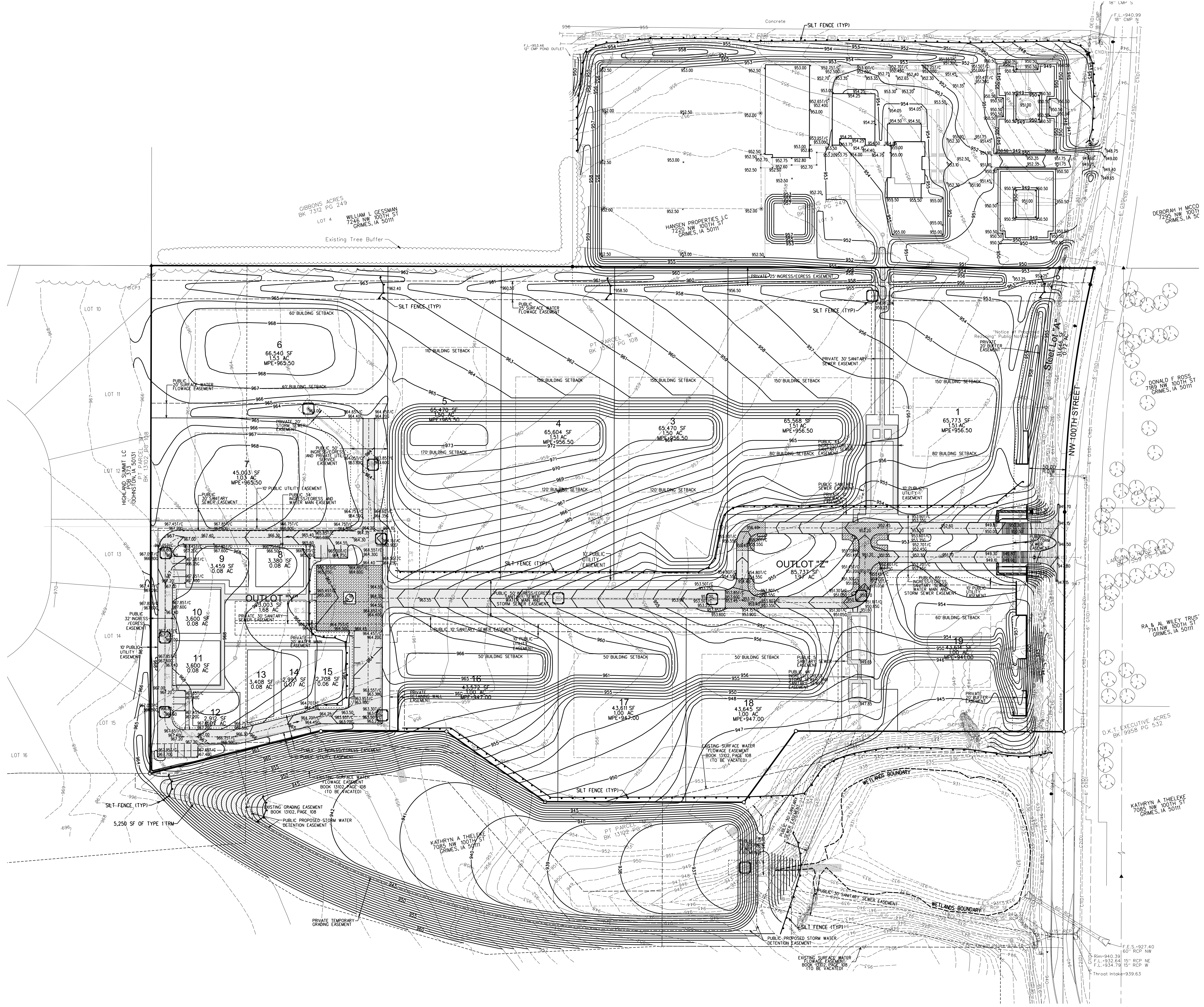


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| MARK | REVISION | DATE | BY |
| 2 | REVISED AS PER CITY COMMENTS | 05/13/14 JWM | |
| 1 | REVISED AS PER CITY COMMENTS | 04/23/14 JWM | |

Engineer: EDC
 Checked By: EDC
 Scale: 1"=30'
 Technician: JWM
 Date: 03-26-14
 Field Bk:
 Project No: 1130591
 Sheet 4 of 8

BELLA STRADA ESTATES PLAT 1
DIMENSION PLAN
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

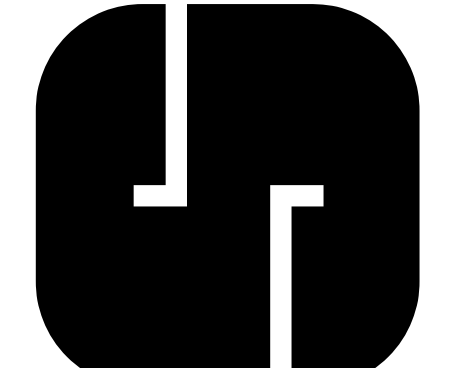
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DRAWN BY: JMW
PROJECT: 1130591



BELLA STRADA ESTATES PLAT 1

GRADING AND EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC.



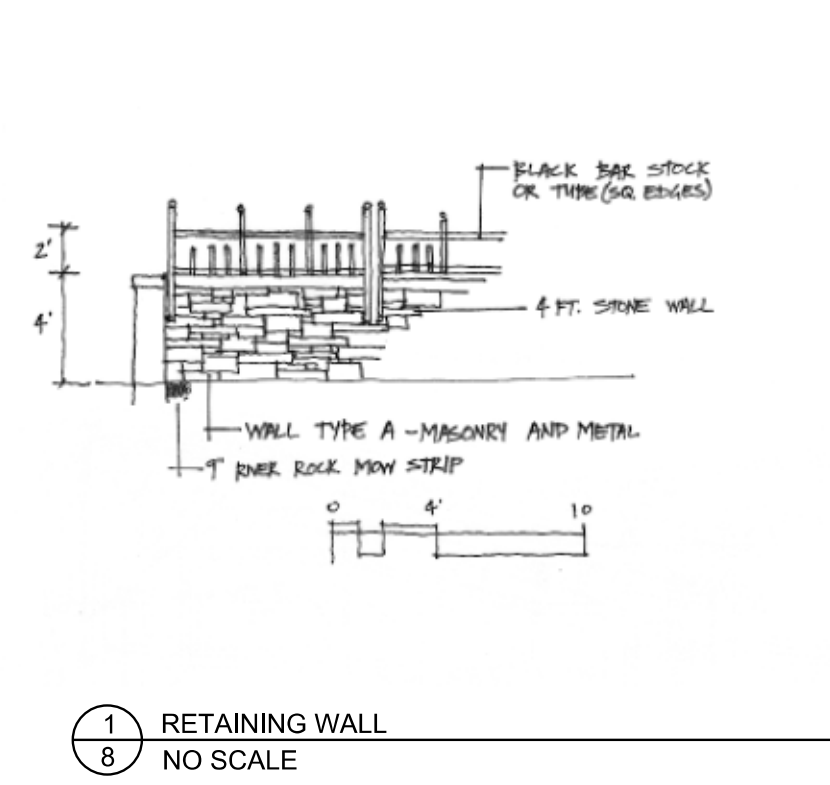
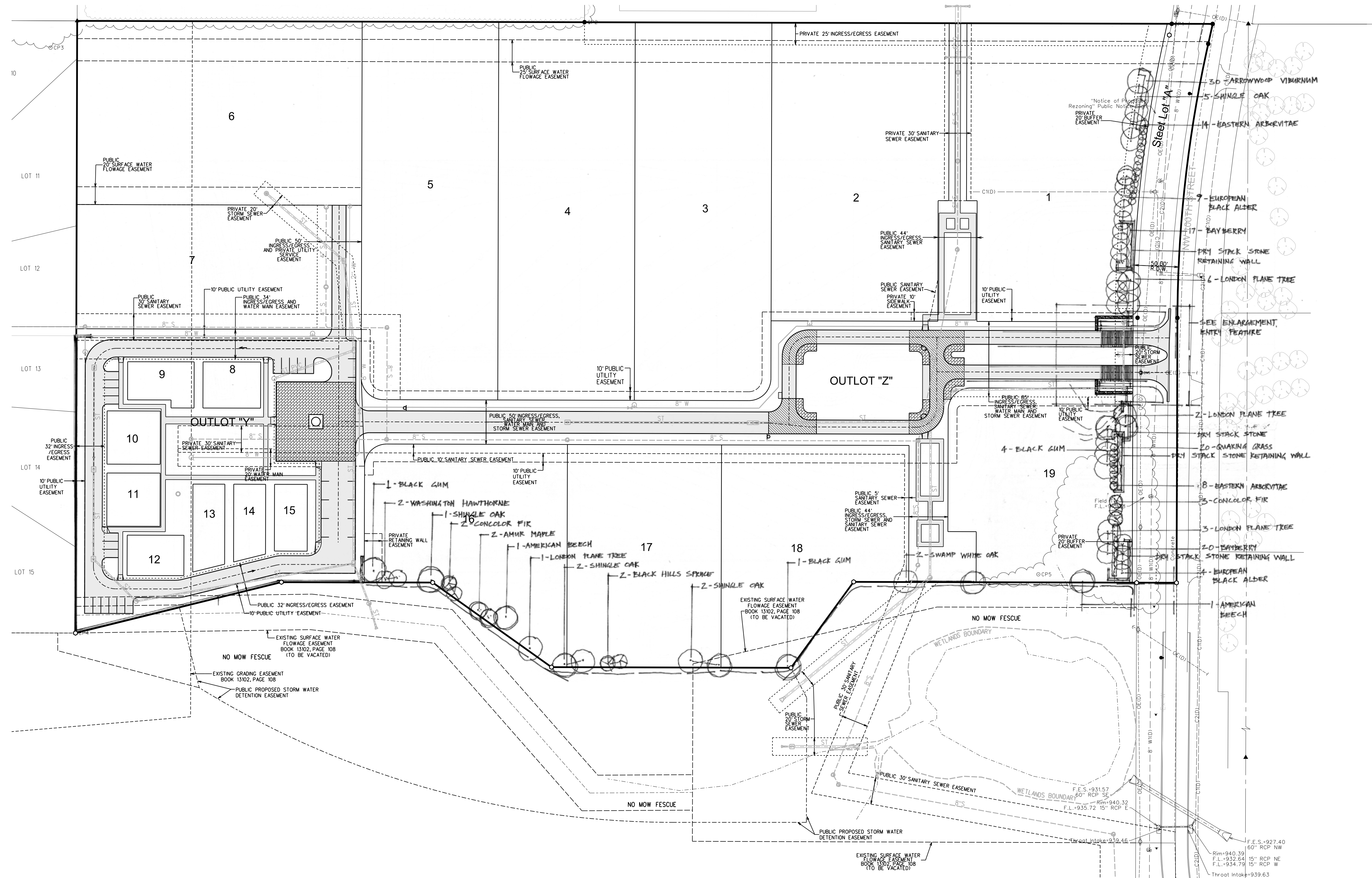
Project No: 1130591
Sheet 7 of 8

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

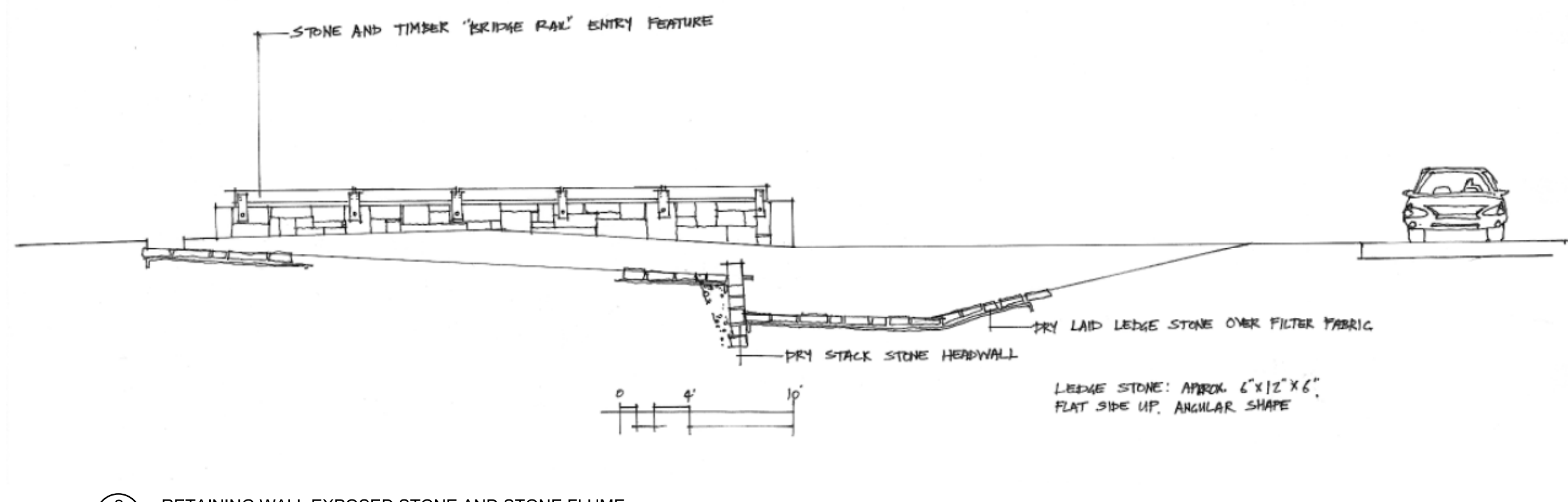
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|------|------------------------------|----------|-----|
| 2 | REVISED AS PER CITY COMMENTS | 05/13/20 | JMW |
| 1 | REVISED AS PER CITY COMMENTS | 04/23/20 | JMW |

Engineer: EDC
Checked By: EDC
Scale: 1"=60'
Technician: JMW
Date: 03-26-14
Field Bk: Pg:
Project No: 1130591
Sheet 7 of 8

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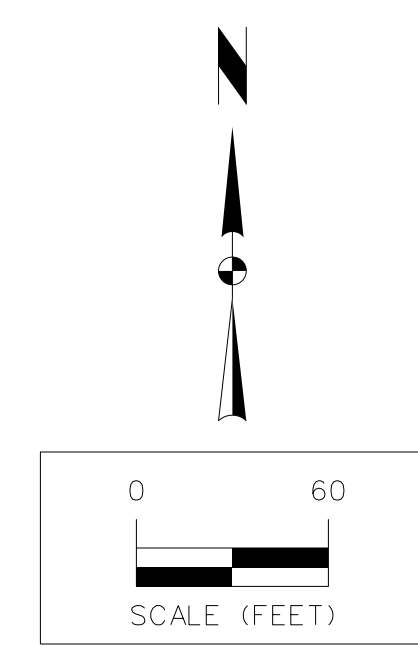
1
8
RETAINING WALL
NO SCALE



2
8
RETAINING WALL EXPOSED STONE AND STONE FLUME
NO SCALE

| Key | Common Name | Botanical Name | Size | Spec. Comments | Quantity |
|------------------------|----------------------|---------------------------------------|-----------------|--------------------------------------|----------|
| Large Trees | | | | | |
| | American Beech | Fagus grandifolia | 2 1/2' cal. 858 | Grand old tree | 2 |
| | Black Gum | Nyssa sylvatica | 2 1/2' cal. 858 | Persistent fall leaves | 6 |
| | London Plane Tree | Platanus acerifolia 'Woodgop' | 2' cal. 858 | Large, open habit. 6 ft. clear trunk | 12 |
| | Shingle Oak | Quercus macrocarpa | 2' cal. 858 | Smooth leaf | 12 |
| | Swamp White Oak | Quercus bicolor | 2' cal. 858 | Persistent fall leaves | 2 |
| Medium Trees | | | | | |
| | American Maple | Acer glabrum | 8' ht. 858 | Multi-stem, fall color | 2 |
| | European Black Alder | Alnus glutinosa | 8' ht. 858 | Multi-stem, persistent leaves | 13 |
| | Washington Hawthorne | Crataegus phaenopynum | 1 1/4' cal. 858 | Thornless only | 2 |
| Evergreen Trees | | | | | |
| | Concolor Fir | Abies concolor | 7' ht. 858 | Large | 5 |
| | Eastern Arborvitae | Thuja occidentalis 'Serp Westingreen' | 9' ht. 858 | | 22 |
| | Black Hills Spruce | Picea glauca densata | 9' ht. 858 | | 2 |
| Shrubs | | | | | |
| | Amur Viburnum | Viburnum dentatum | 45 | Cont. dense large shrub | 30 |
| | Hebe | Myrica pensylvanica | 45 | Cont. broadleaf evergreen | 37 |
| Grasses | | | | | |
| | Quaking Grass | Brisa media | 45 | Cont. | 20 |

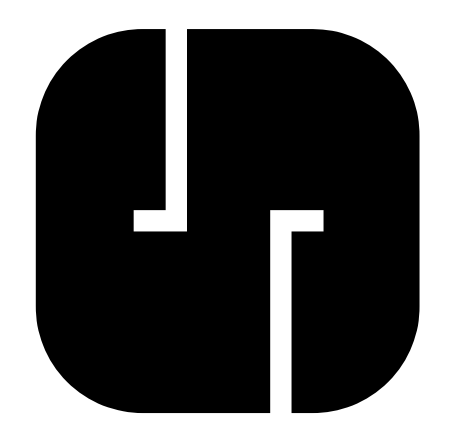
Much all plantings with shredded hardwood mulch to a four inch depth.
 Remove all cords, string, wire and plastic labels from plant material and root ball.
 Limb-up all trees adjacent to walkways, driveways, parking areas and streets, with no branching lower than 6 ft. from the finished grade.
 Landscape architect to approve all plant material at the nursery prior to delivery to site.
 Specified plant material is shown above. Alternative plant material will be considered and approved by the Landscape Architect and the City of Johnston, based on availability, suitability and condition of specified plant material.



BELLA STRADA ESTATES PLAT 1

LANDSCAPE PLAN

SNYDER & ASSOCIATES, INC.



Project No: 1130591

Sheet 8 of 8

JOHNSTON, IA

2727 S.W. SNYDER BLVD.
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| | | | | | |
|-------------|------------------------------|-------------|----------|-----------|----------|
| 2 | REVISED AS PER CITY COMMENTS | 05/13/24 | JWM | EDC | 1"=60' |
| 1 | REVISED AS PER CITY COMMENTS | 04/23/24 | JWM | EDC | 1"=60' |
| MARK | REVISION | DATE | BY | DATE | BY |
| Engineer: | EDC | Checked By: | JWM | Date: | 03-26-24 |
| Technician: | JWM | Date: | 03-26-24 | Field Bk: | |
| Project No: | 1130591 | Sheet | 8 of 8 | | |