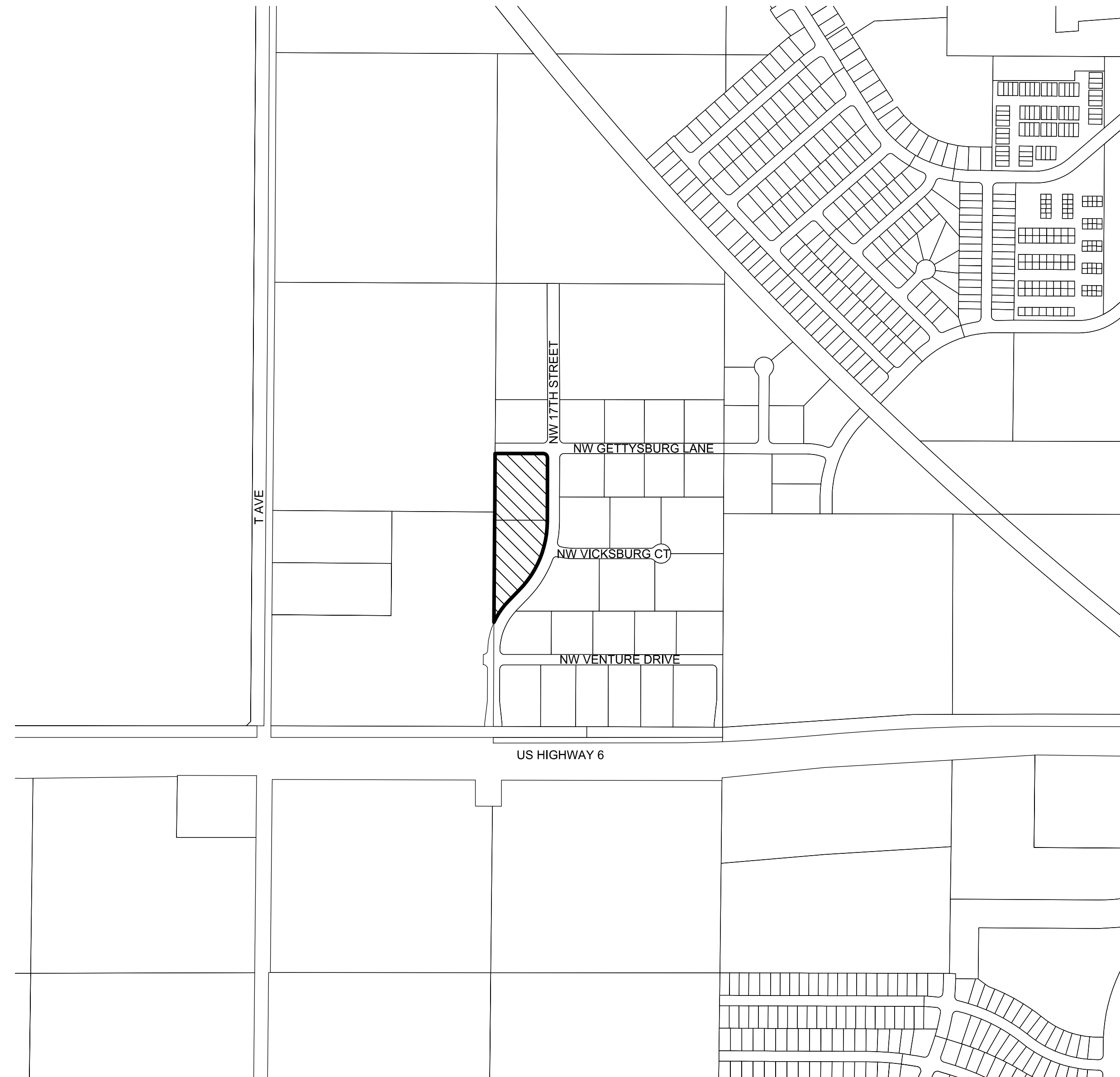


SITE PLAN FOR JAMES POINTE PLAT 4, LOT 1

230 NW 17TH STREET
CITY OF WAUKEE, DALLAS COUNTY, IOWA

OWNER/APPLICANT
 WAUKEE LAND INVESTMENT, LLC.
 9235 SWANSON BLVD
 CLIVE, IA 50325
 CONTACT: CASEY SHELTON
 PHONE: (515) 499-6194

ENGINEER
 SNYDER & ASSOCIATES
 2727 SW SNYDER BLVD.
 ANKENY, IOWA 50023
 CONTACT: KOREY MARSH
 PHONE: (515) 964-2020



VICINITY MAP

SCALE: 1" = 500'

Sheet List Table

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DIMENSION PLAN
- C300 UTILITY PLAN
- C301 STORM SEWER PLAN
- C400 GRADING AND EROSION CONTROL PLAN
- C401 DETAILED GRADING PLAN
- C402 DETAILED GRADING PLAN
- C403 RAMP DETAILS
- C500 PLANTING PLAN

JAMES POINTE PLAT 4, LOT 1

TITLE SHEET

SNYDER & ASSOCIATES, INC.

WAUKEE, IOWA

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

Project No: 121.0973.01
 Sheet C100

MARK	REVISION	DATE	BY
5	REVISED PER CITY COMMENTS	12-05-23	LJM
4	REVISED PER CITY COMMENTS	11-21-23	LJM
3	REVISED PER CITY COMMENTS	11-07-23	LJM
2	REVISED PER CITY COMMENTS	10-24-23	LJM

Engineer: KS	Checked By: KMM	Scale: 1" = 500'
Technician: LJM	Date: 09-22-2023	T-R-S: TTN-RRW-SS

LICENSED PROFESSIONAL ENGINEER

KOREY M.
MARSH

P25347

★ 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.

Korey M. Marsh, P.E. _____ Date _____

License Number P25347

My License Renewal Date is December 31, 2024

Pages or sheets covered by this seal:
 C100-C403

SNYDER
& ASSOCIATES

Project No: 121.0973.01

Sheet C100

I:\Projects\2023\121.0973.01\CADD\SP - 1210973 - 121.dwg | LOGAN MYERS - TITLE SHEET - 2023/12/05 9:31 AM - ANS: FULL BLEED 0.125 X 22.00 INCHES

LEGEND

Table with 2 columns: FEATURES and FOUND. Lists various survey features like Section Corner, ROW Marker, Control Point, etc., with their corresponding symbols.

Table with 3 columns: FEATURES, EXISTING, and PROPOSED. Lists utility features like Communication, Overhead Electric, Gas Main, etc., with their existing and proposed symbols.

(*) Denotes the survey quality service level for utilities

Table with 2 columns: FOUND and SET. Lists various utility symbols and their corresponding set symbols, such as Sanitary Manhole, Storm Sewer, etc.

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, EITHER IN SERVICE OR ABANDONED.

GENERAL USE

SELF STORAGE

PROPERTY DESCRIPTION

JAMES POINTE PLAT 1 LOT 18 & 19

PROPERTY ADDRESS

230 NW 17TH STREET WAUKEE, IA 50263

ZONING

M-1: LIGHT INDUSTRIAL

OPEN SPACE

SITE AREA: 231,510 SF (5.31 AC) IMPERVIOUS AREA: 132,570 SF (57.3%) PERVIOUS AREA: 98,940 SF (42.7%)

BULK REGULATIONS

LOT AREA = NONE FRONT YARD= 30 FEET SIDE YARD = NONE EXCEPT FOR WHEN ADJACENT TO AN "R" OR "C"-1 DISTRICT OR STREET R.O.W LINE, THEN 25 FEET REAR YARD = 30 FEET MINIMUM OPEN SPACE = 15%

PARKING REQUIREMENTS

SELF STORAGE 1/20000 SF GFA PROVIDED 64,950 SF/20000 = 4 SPACES TOTAL SPACES PROVIDED = 9 (INCL. 1 HC)

BUILDING DESCRIPTION

TOTAL SELF STORAGE BUILDINGS = 64,950 SF OCCUPANCY S-1 (STORAGE) CONSTRUCTION TYPE TYPE II-B 70'X350' BUILDING HEIGHT= 17'-0" 44'X289' BUILDING HEIGHT= 18'-0"

CONTROL POINTS

IOWA SOUTH STATE PLANE COORDINATE SYSTEM NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

- CP1 N=589300.30 E=1529463.41 Z=1030.08 SET CUT "X" ON TOP CURB LOCATED EAST SIDE NW 17TH STREET ACROSS FROM 1ST POWER POLE NORTH OF NW VENTURE STREET. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A) IARTN DERIVED - US SURVEY FEET

- BM501 N=589786- E=1529726- Z=1033.39 BURY BOLT ON HYDRANT LOCATED WEST SIDE NW 17TH STREET, 1ST HYDRANT NORTH OF NW VENTURE STREET. (AS SHOWN ON SURVEY)

DATE OF SURVEY

AUGUST 31, 2023

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.

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

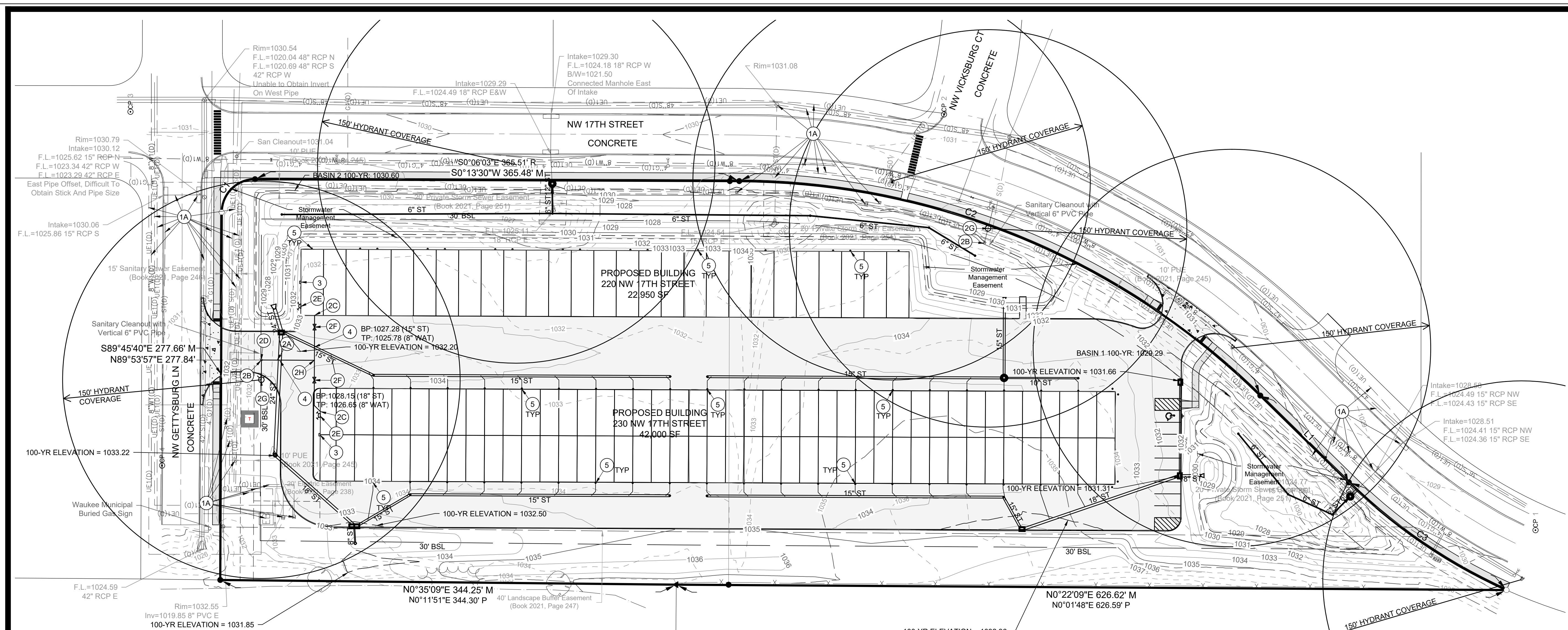
- 1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY 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.

Table with 5 columns: REVISED PER CITY COMMENTS, LJM, DATE, REVISION, BY. Lists revision history for the document.

Vertical project information banner for James Pointe Plat 4, Lot 1, Waukee, Iowa, including project name, location, and contact information for Snyder & Associates, Inc.

Snyder & Associates logo and contact information, including Project No: 121.0973.01 and Sheet C101.

Vertical text on the left margin: I:\Projects\2023\1121_0973_C101\DDSP - 1210973 - 181.dwg LOCAL MYERS PROJECT INFORMATION: 2023.12.05 9:31 AM ANS FILED D:\A09_0_22 29 INCHES.



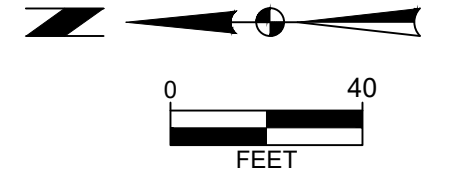
UTILITY PLAN CONSTRUCTION NOTES

- EXISTING FEATURES. PROTECT THE FOLLOWING:
 - PROTECT EXISTING UTILITIES. ANY DAMAGE TO THE EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE WITH WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATION.
- WATER SERVICES. PROVIDE THE FOLLOWING:
 - 6" WATER SERVICE LINE.
 - REMOVE AND RELOCATE EXISTING HYDRANT ASSEMBLY.
 - BUILDING WATER FIRE SERVICE CONNECTION. VERIFY LOCATION AND DEPTH WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - CONNECT TO EXISTING WATER SERVICE. CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
 - REMOVE FIRE DEPARTMENT CONNECTION. COORDINATE WITH MECHANICAL PLANS.
 - 6" VALVE
 - RELOCATED HYDRANT ASSEMBLY.
 - 6" X 6" TEE.
- COORDINATE ELECTRICAL SERVICES AND METER LOCATION WITH UTILITY SERVICE PROVIDER PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR INTERIOR UTILITY ROUTING, METERS, DESIGN INFORMATION AND COORDINATE UTILITY CONNECTIONS ACCORDINGLY.
- CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION.
- ROOF DRAIN LOCATION. SEE ARCHITECTURAL PLANS FOR DETAILS.

GENERAL CONSTRUCTION NOTES

- NOTIFY THE CITY OF WAUKEE AT LEAST 48 HRS PRIOR TO CONNECTING TO ANY PUBLIC UTILITY.
- ALL UTILITIES SHALL BE TESTED TO THE CITY OF WAUKEE STANDARD SPECIFICATION FOR PUBLIC IMPROVEMENTS AND ANY TESTING OR TIE-INS SHALL BE WITNESSED BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL SANITARY SEWER AND STORM SEWER SHALL BE CLEANED AND TELEVIEWED PRIOR TO PAVING. THE CITY OF WAUKEE SHALL WITNESS ALL CLEANING AND TELEVIEWING. COPIES OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
- ALL WATERMAIN SHALL BE PRESSURE AND BACTERIA TESTED AND DECHLORINATED.
- REFER TO DIMENSION PLAN FOR REMOVALS.

CAUTION:
ELECTRIC LINES IN THIS AREA. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. ANY TEMPORARY SUPPORT OR STAGING, ADJUSTMENTS OR RELOCATIONS TO THE EXISTING ELECTRIC LINES ARE TO BE COORDINATED WITH THE FRANCHISE UTILITY PROVIDERS, OWNERS, AND ENGINEER PRIOR TO CONSTRUCTION.



JAMES POINTE PLAT 4, LOT 1

UTILITY PLAN



Project No: 121.0973.01
Sheet C300

WAUKEE, IOWA

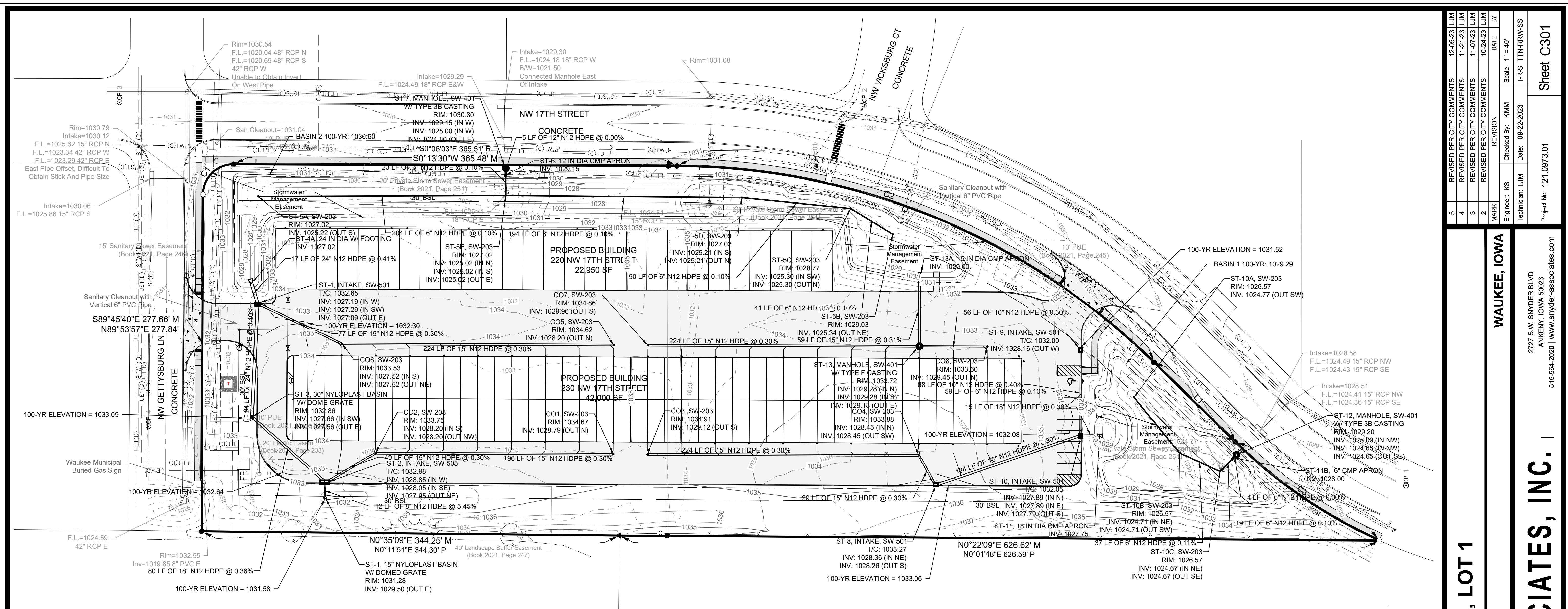
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MARK	REVISION	DATE	BY
5	REVISED PER CITY COMMENTS	12-05-23	LJM
4	REVISED PER CITY COMMENTS	11-21-23	LJM
3	REVISED PER CITY COMMENTS	11-07-23	LJM
2	REVISED PER CITY COMMENTS	10-24-23	LJM

Engineer: KS
Checked By: KMM
Date: 09-22-2023
Scale: 1" = 40'
T-R-S: TTN+RRW-SS

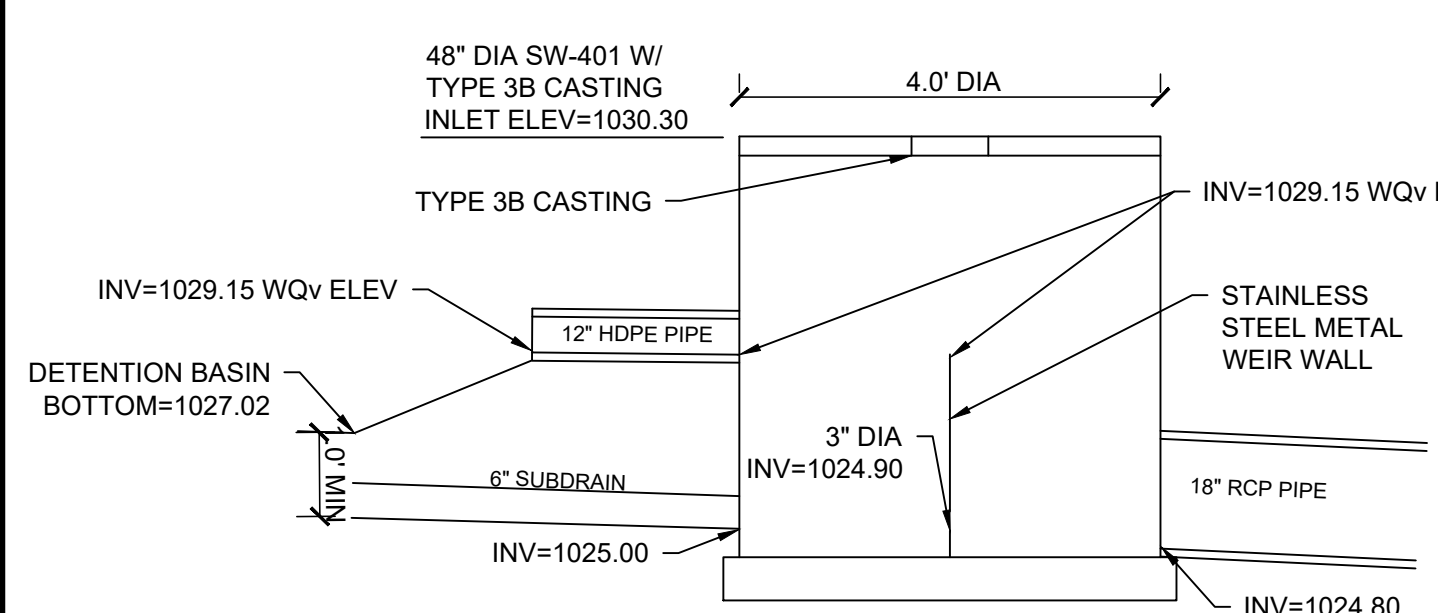
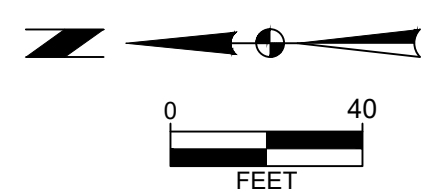
Project No: 121.0973.01
Sheet C300



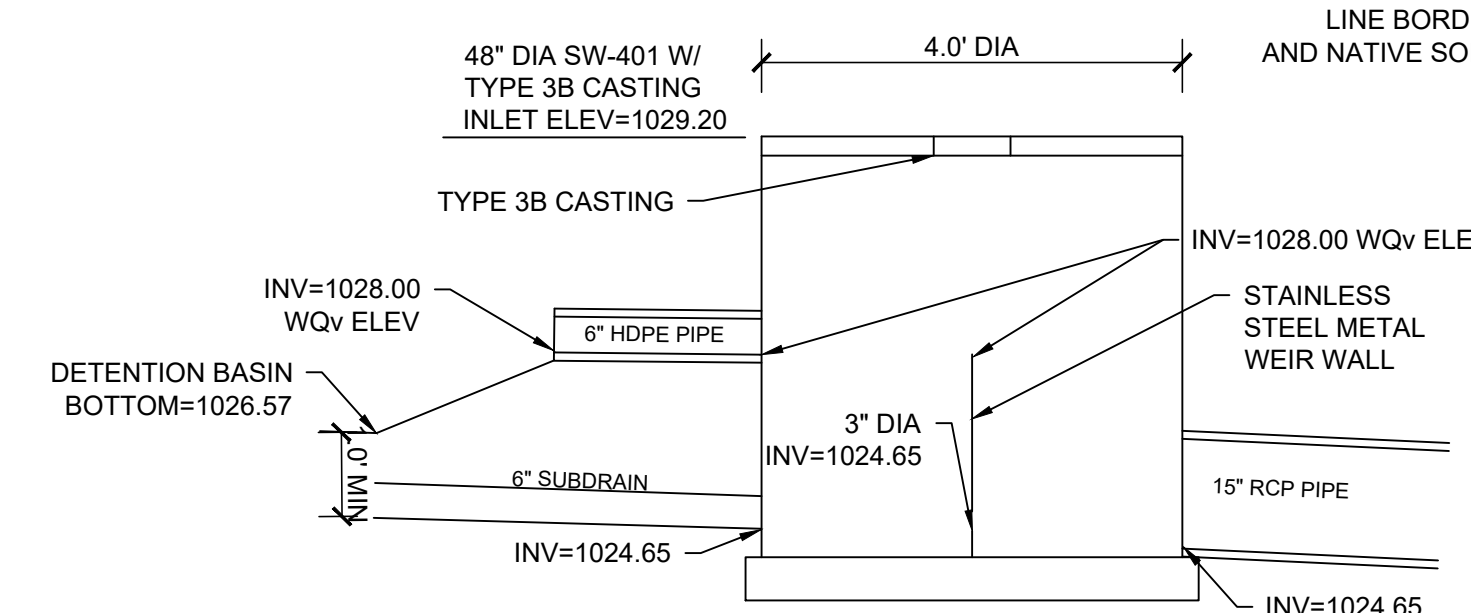
GENERAL CONSTRUCTION NOTES

- A. NOTIFY THE CITY OF WAUKEE AT LEAST 48 HRS PRIOR TO CONNECTING TO ANY PUBLIC UTILITY.
- B. ALL UTILITIES SHALL BE TESTED TO THE CITY OF WAUKEE STANDARD SPECIFICATION FOR PUBLIC IMPROVEMENTS AND ANY TESTING OR TIE-INS SHALL BE WITNESSED BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- C. ALL SANITARY SEWER AND STORM SEWER SHALL BE CLEANED AND TELEVIEWED PRIOR TO PAVING. THE CITY OF WAUKEE SHALL WITNESS ALL CLEANING AND TELEVIEWING. COPIES OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
- D. ALL WATERMAIN SHALL BE PRESSURE AND BACTERIA TESTED AND DECHLORINATED.
- E. REFER TO DIMENSION PLAN FOR REMOVALS.

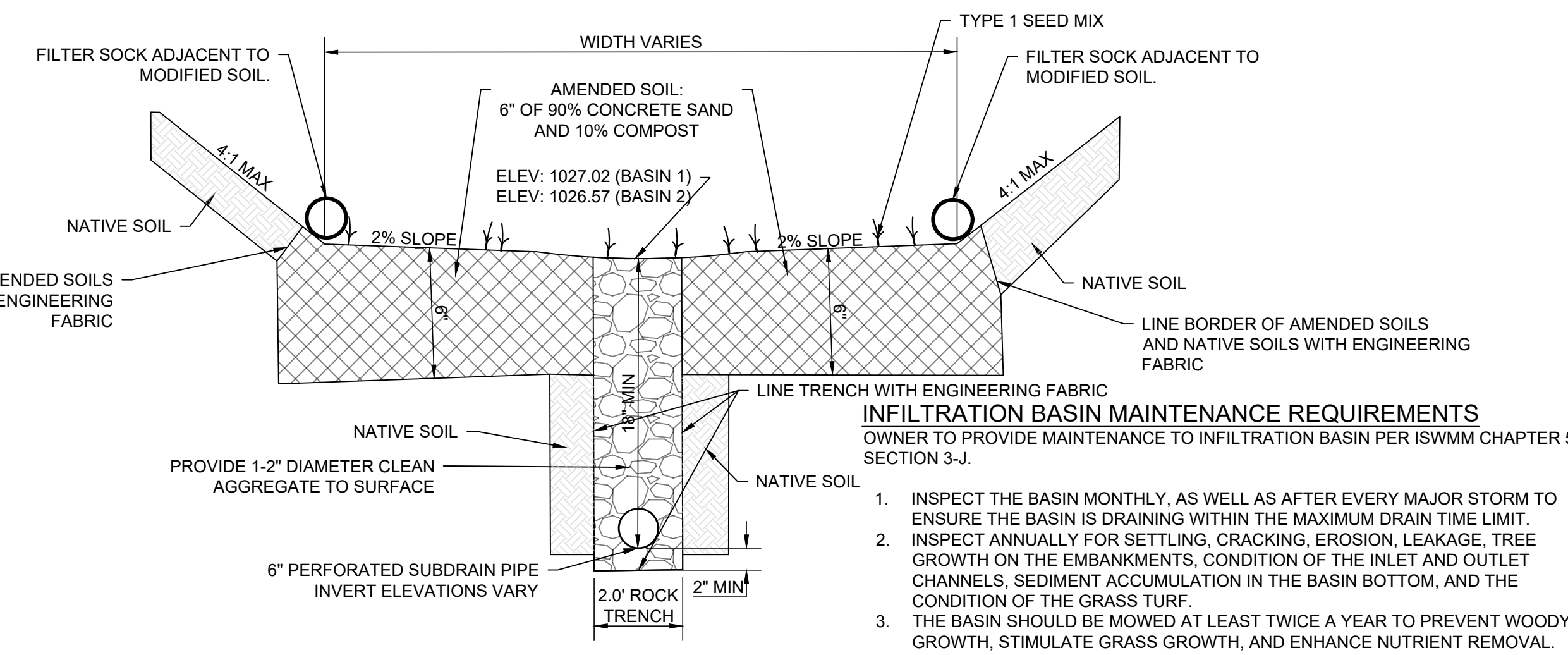
CAUTION:
ELECTRIC LINES IN THIS AREA. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. ANY TEMPORARY SUPPORT OR STAGING, ADJUSTMENTS OR RELOCATIONS TO THE EXISTING ELECTRIC LINES ARE TO BE COORDINATED WITH THE FRANCHISE UTILITY PROVIDERS, OWNERS, AND ENGINEER PRIOR TO CONSTRUCTION.



1 ST-7: 36" DIA. NYLOPLAST CONTROL STRUCTURE
C300 NO SCALE



2 ST-12: 36" DIA. NYLOPLAST CONTROL STRUCTURE
C300 NO SCALE



3 INFILTRATION BASIN DETAIL (BASIN 1 AND 2)
C301 NO SCALE

INFILTRATION BASIN MAINTENANCE REQUIREMENTS
OWNER TO PROVIDE MAINTENANCE TO INFILTRATION BASIN PER ISWMM CHAPTER 5, SECTION 3-J.

1. INSPECT THE BASIN MONTHLY, AS WELL AS AFTER EVERY MAJOR STORM TO ENSURE THE BASIN IS DRAINING WITHIN THE MAXIMUM DRAIN TIME LIMIT.
2. INSPECT ANNUALLY FOR SETTLING, CRACKING, EROSION, LEAKAGE, TREE GROWTH ON THE EMBANKMENTS, CONDITION OF THE INLET AND OUTLET CHANNELS, SEDIMENT ACCUMULATION IN THE BASIN BOTTOM, AND THE CONDITION OF THE GRASS TURF.
3. THE BASIN SHOULD BE MOWED AT LEAST TWICE A YEAR TO PREVENT WOODY GROWTH, STIMULATE GRASS GROWTH, AND ENHANCE NUTRIENT REMOVAL. DO NOT MOW WHEN THE GROUND IS WET TO AVOID COMPACTION OF BOTTOM SOILS.
4. REMOVE TRASH AND DEBRIS AT LEAST TWICE A YEAR.

MARK	REVISION	DATE	BY
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4	REVISED PER CITY COMMENTS	11-21-23	LJM
3	REVISED PER CITY COMMENTS	11-07-23	LJM
2	REVISED PER CITY COMMENTS	10-24-23	LJM

WAUKEE, IOWA

STORM SEWER PLAN

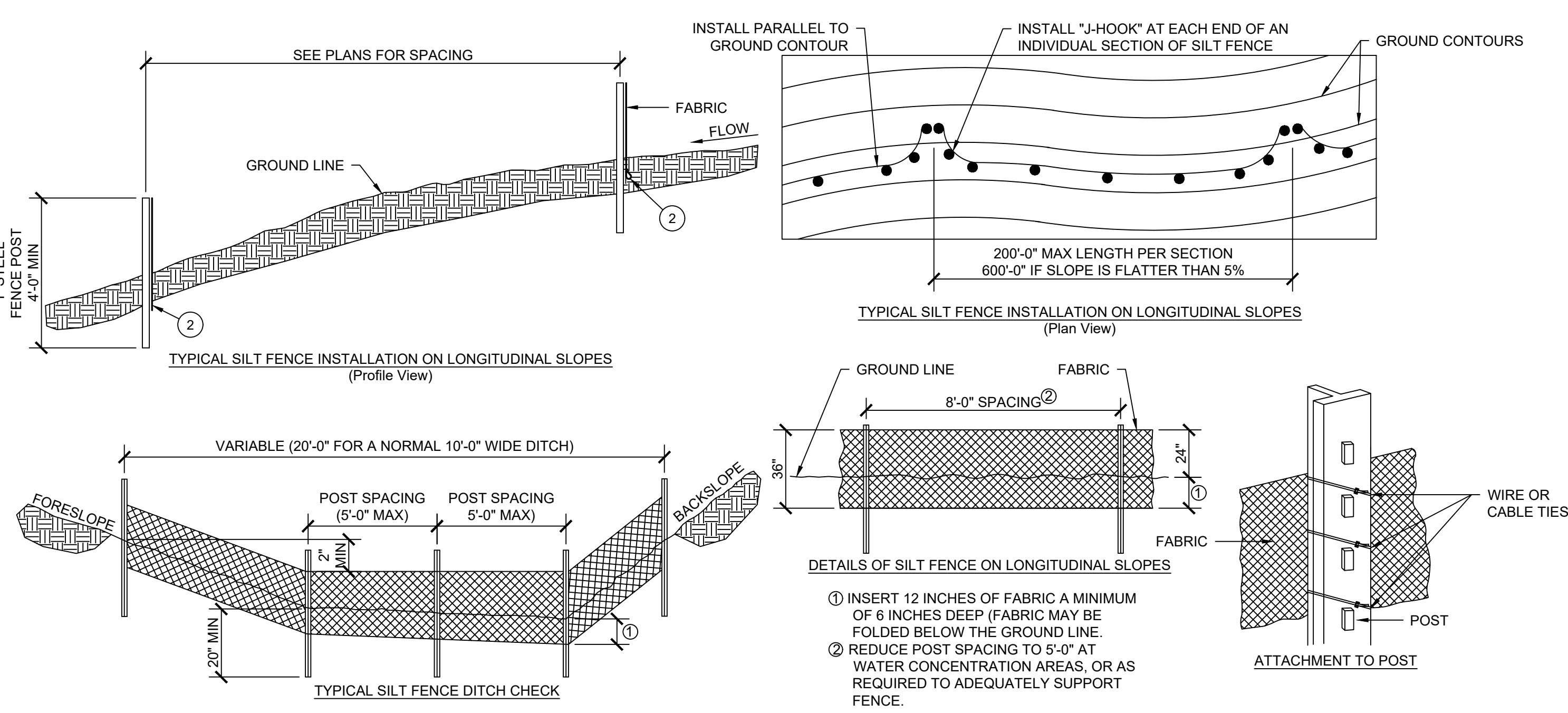
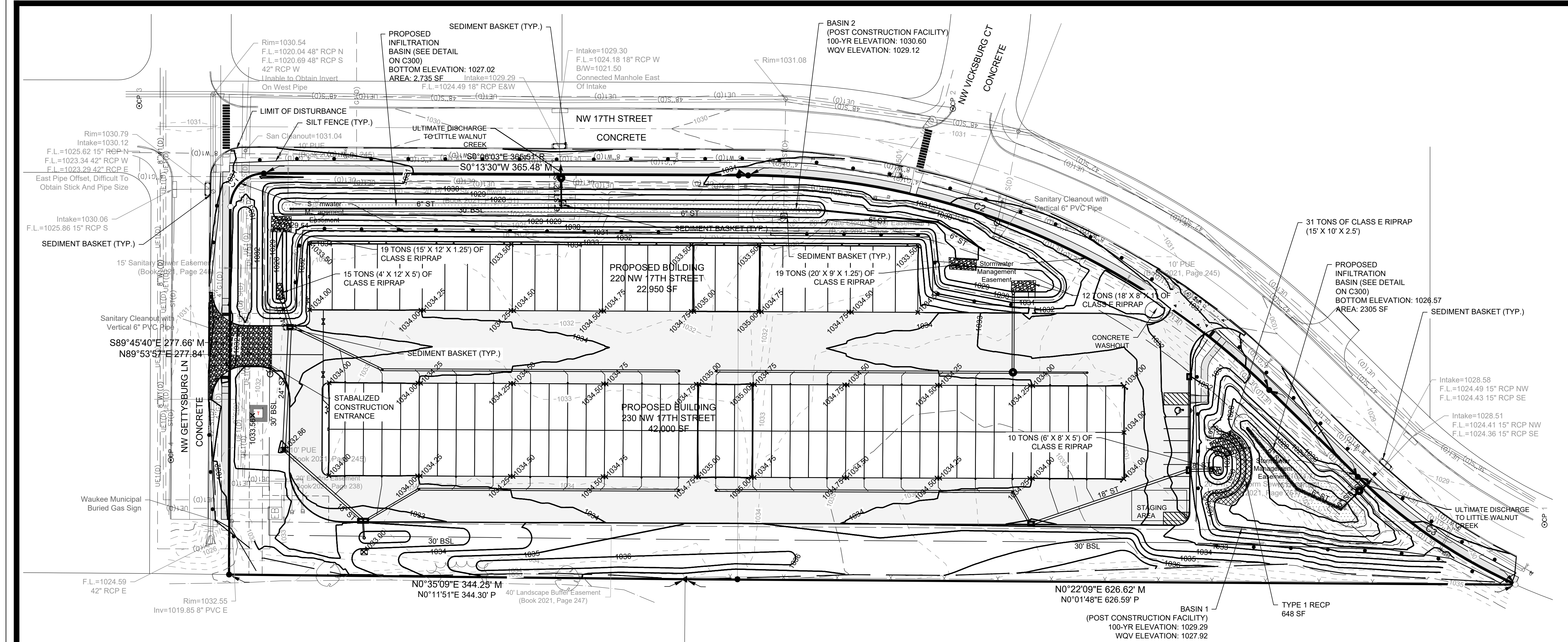
JAMES POINTE PLAT 4, LOT 1

SNYDER & ASSOCIATES, INC.

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Project No: 121.0973.01
Sheet C301

Project No: 121.0973.01
Sheet C301



1 SILT FENCE DETAIL
NO SCALE

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.
- 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 ANY UTILITY RELOCATIONS WITH UTILITY PROVIDER.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM STREETS, DRIVEWAYS AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY AND PRIOR TO A RAIN EVENT.
- SLOPES OF ALL UNPAVED AREAS TO BE 2.0% MINIMUM.
- CONTRACTOR TO CONTAIN SAWCUTTING/GRINDING SLURRY ON SITE AND DISPOSE OF ACCORDING TO IOWA DNR GENERAL PERMIT NO. 2.
- INFILTRATION BASINS TO BE CONSTRUCTED ONCE ALL UPSTREAM AREAS HAVE BEEN STABILIZED AND ARE TO BE POST CONSTRUCTION FACILITIES.

QUANTITIES

SUDAS TYPE 4 SEEDING, FERTILIZING & MULCHING	5.75 AC.
DETENTION BASIN SEEDING	0.19 AC.
SILT FENCE	2,000 LF
SEDIMENT BASKETS	10 EA
CLASS E RIP-RAP	106 TONS
DISTURBED AREA	5.75 AC.
SODDING	3.17 AC.

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM501 N=589786- E=1529726- Z=1033.39
BURY BOLT ON HYDRANT LOCATED WEST SIDE NW 17TH STREET, 1ST HYDRANT NORTH OF NW VENTURE STREET. (AS SHOWN ON SURVEY)

JAMES POINTE PLAT 4, LOT 1

GRADING AND EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC.

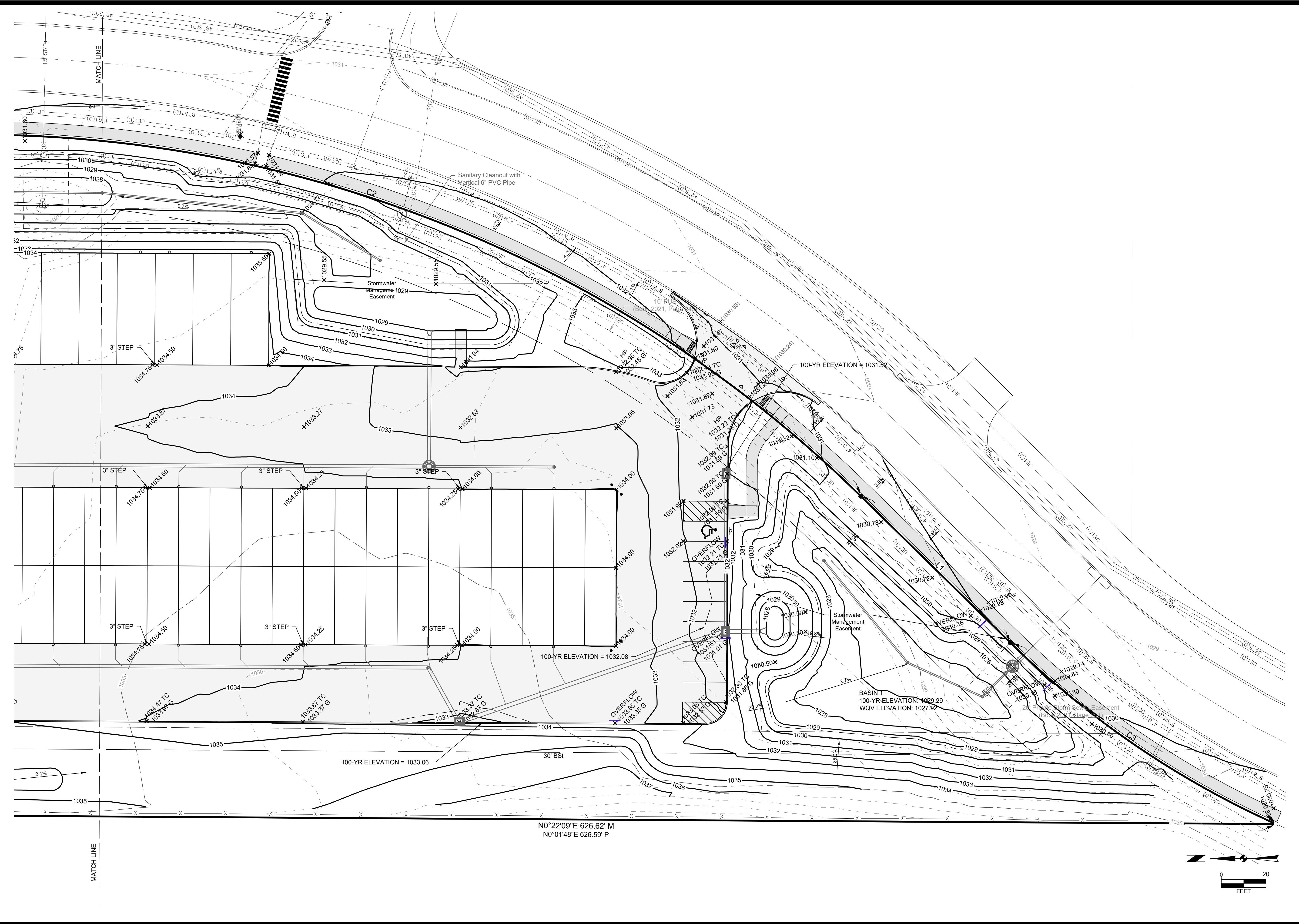


WAUKEE, IOWA

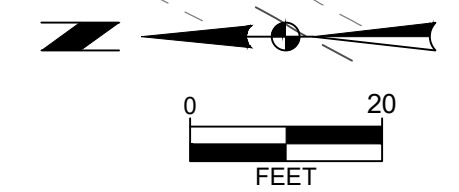
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5	REVISED PER CITY COMMENTS	12-05-23	LJM	DATE	BY
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3	REVISED PER CITY COMMENTS	11-07-23	LJM	DATE	BY
2	REVISED PER CITY COMMENTS	10-24-23	LJM	DATE	BY
MARK		REVISION	DATE	BY	
Engineer:	KS	Checked By:	KMM	Scale:	1" = 40'
Technician:	LJM	Date:	09-22-2023	T-R-S:	TTN-RRW-SS
Project No: 121.0973.01					
Sheet C400					

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 N0°01'48"E 626.59' P



JAMES POINTE PLAT 4, LOT 1

DETAILED GRADING PLAN

MARK	REVISION	DATE	BY
5	REVISED PER CITY COMMENTS	12-05-23	LJM
4	REVISED PER CITY COMMENTS	11-21-23	LJM
3	REVISED PER CITY COMMENTS	11-07-23	LJM
2	REVISED PER CITY COMMENTS	10-24-23	LJM

Engineer: KS
 Technician: LJM
 Checked By: KMM
 Date: 09-22-2023
 Scale: 1" = 20'

Project No: 121.0973.01
 Sheet C402

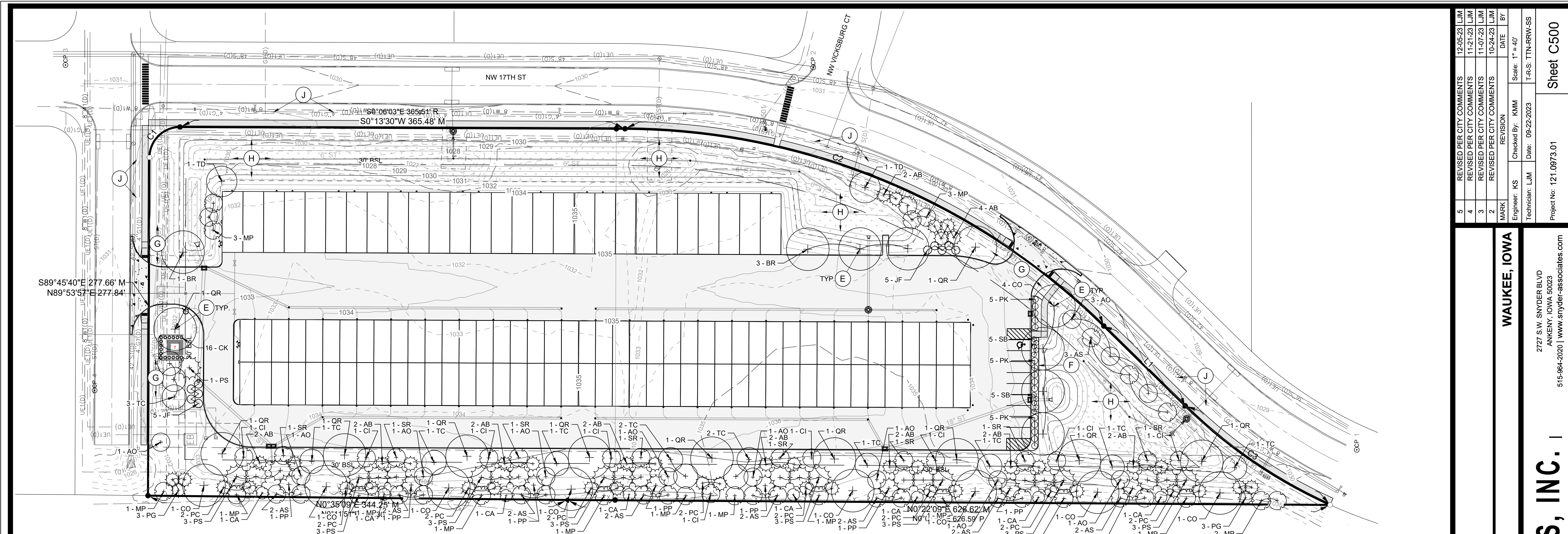


Project No: 121.0973.01
 Sheet C402

WAUKEE, IOWA

2727 S.W. SNYDER BLVD
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 515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.



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 1" CLEAN RIVER ROCK MULCH TO 3-INCH DEPTH AROUND ALL PLANTINGS TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS INDICATED ON PLAN.

F. CONTRACTOR TO INSTALL BLACK METAL EDGING AROUND ALL INDIVIDUAL TREE PLANTINGS AND AT PERIMETER OF ALL PLANTING BEDS UNLESS OTHERWISE DIRECTED BY OWNER.

G. SOD ALL DISTURBED AREAS UNLESS NOTED OTHERWISE. REFER TO EROSION CONTROL PLAN FOR ADDITIONAL INFORMATION.

H. PROVIDE 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.

PROVIDE REGREEN, Triticum aestivum, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL. APPLY AT 30 LBS/ACRE.

I. PLANTING SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY THE COMMUNITY DEVELOPMENT DEPARTMENT.

J. ALL AREAS IN THE RIGHT-OF-WAY WILL BE REQUIRED TO BE SODDED. (ALONG BOTH NW 17TH STREET AND NW GETTYSBURG LANE).

PLANTING PLAN REQUIREMENTS

(LANDSCAPE CALCULATIONS BASED UPON CITY OF WAUKEE ZONING CODE REQUIREMENTS)

OPEN SPACE:
15% OPEN SPACE REQUIRED
230,896 SF (TOTAL LOT) x 15% = 34,634.4 SF REQUIRED (96,288 SF OR 41.7% PROVIDED)

1 TREE AND 1 SHRUB PER 1,000 SF OF REQUIRED OPEN SPACE.

MINIMUM OF 50% OF TOTAL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES.

34,634.4 / 1,000 = 34.63 PLANT UNITS (PU'S)
1 TREE x 34.63 PU'S = 34.63 TREES REQUIRED (35 TREES PROVIDED; 17 DECIDUOUS, 9 EVERGREEN, 9 ORNAMENTAL)
1 SHRUB x 34.63 PU'S = 34.63 SHRUBS REQUIRED (35 SHRUBS PROVIDED)

OFF-STREET PARKING AREAS:
N/A

BUFFER REQUIREMENT:
40' BUFFER REQUIRED.
2 OVERSTORY TREES, 4 EVERGREEN TREES, AND 3 ORNAMENTAL TREES ARE REQUIRED PER 50LF OF BUFFER.

900 LF OF BUFFER / 50 = 18 PLANT UNITS (PU'S)
2 OVERSTORY TREES x 18 = 36 OVERSTORY TREES REQUIRED (36 PROVIDED)

4 EVERGREEN TREES x 18 = 72 EVERGREEN TREES REQUIRED (72 PROVIDED)

3 ORNAMENTAL TREES x 18 = 54 ORNAMENTAL TREES REQUIRED (54 PROVIDED)

MINIMUM HEIGHT REQUIREMENTS:
DECIDUOUS OVERSTORY TREES SHALL BE A MINIMUM OF 8' IN HEIGHT.
EVERGREEN OVERSTORY TREES SHALL BE A MINIMUM OF 6' IN HEIGHT.
DECIDUOUS ORNAMENTAL TREES SHALL BE A MINIMUM OF 6' IN HEIGHT.

PLANT SCHEDULE

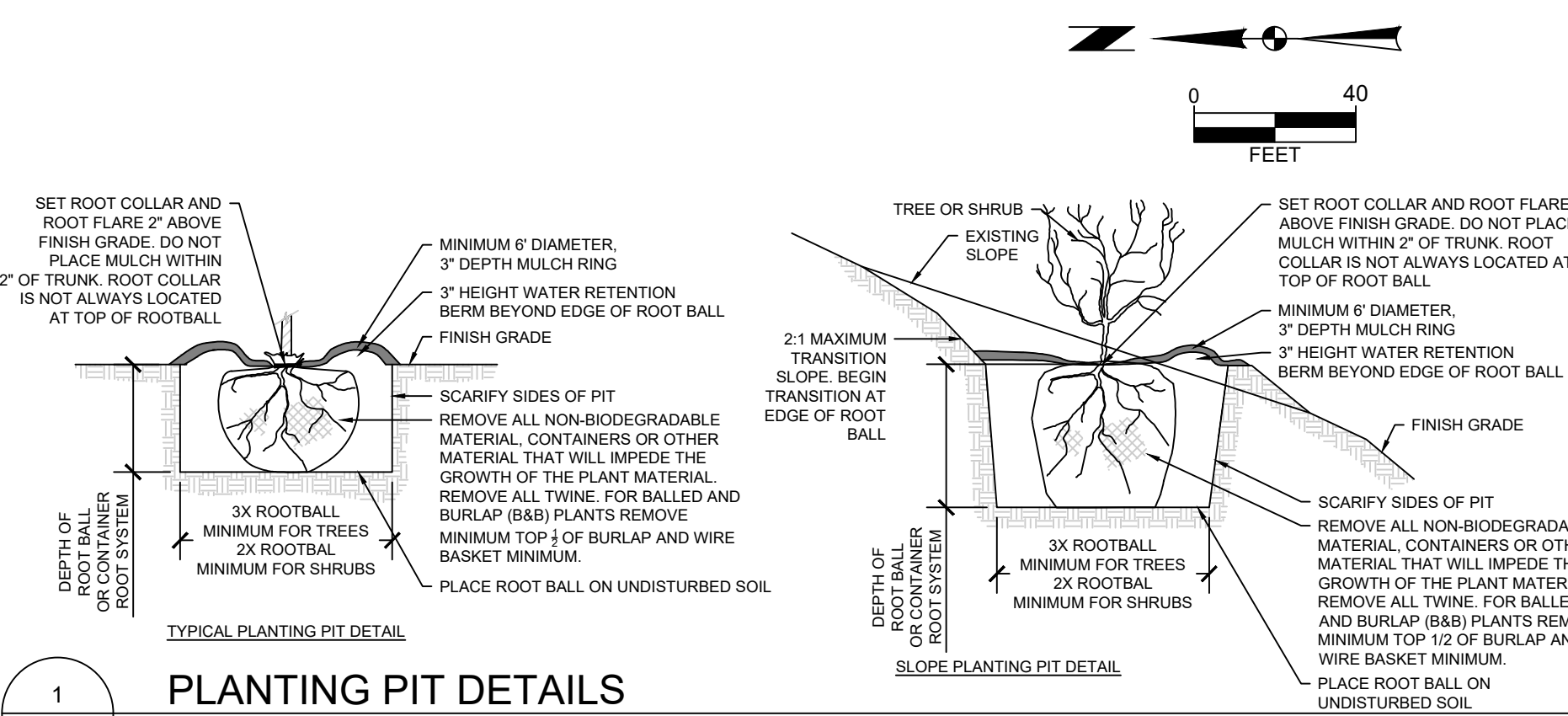
CONIFERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
AB	22	Abies balsamea	Balsam Fir	6' Ht.	B&B
PG	6	Picea glauca	White Spruce	6' Ht.	B&B
PC	18	Picea pungens	Colorado Spruce	6' Ht.	B&B
PP	8	Pinus ponderosa	Ponderosa Pine	6' Ht.	B&B
PS	25	Pinus strobus	White Pine	6' Ht.	B&B
TD	2	Taxodium distichum	Bald Cypress	6' Ht.	B&B

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
AS	19	Amelanchier alnifolia	Serviceberry	6' Ht.	B&B
CA	8	Cornus alternifolia	Pagoda Dogwood	6' Ht.	B&B
CI	9	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	6' Ht.	B&B
MP	19	Malus x 'Prairifire'	Prairifire Crabapple	6' Ht.	B&B
SR	8	Syringa reticulata	Japanese Tree Lilac	6' Ht.	B&B

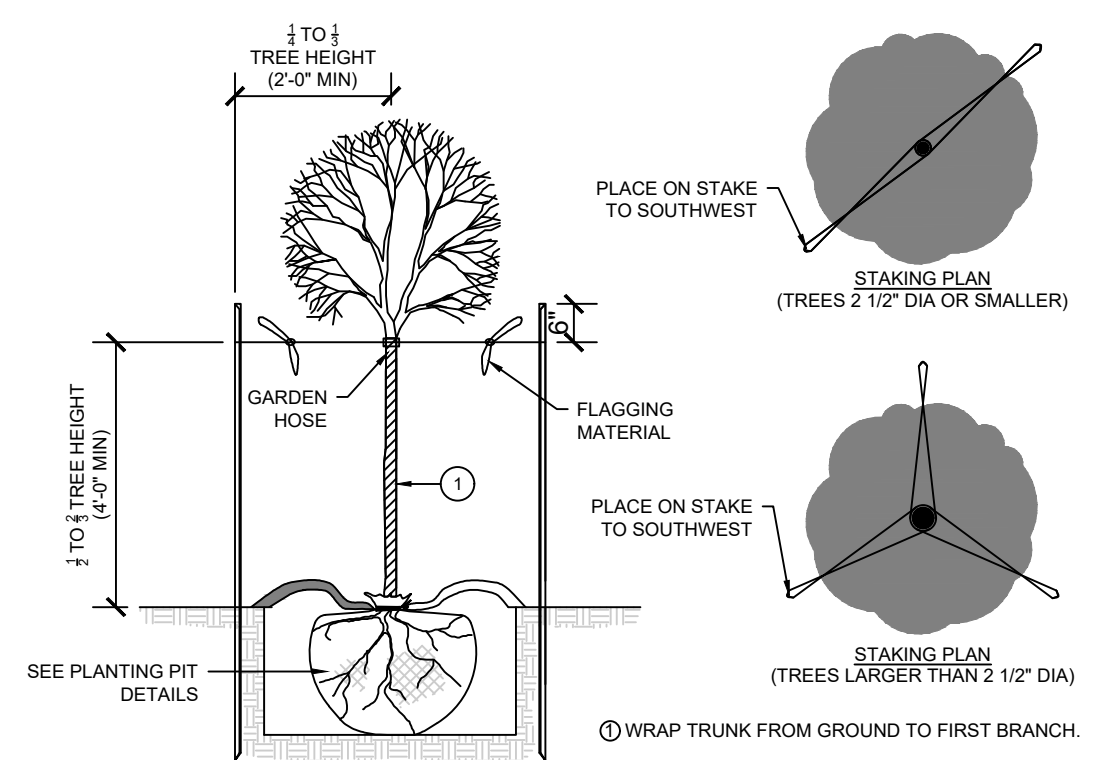
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
AO	12	Aesculus glabra	Ohio Buckeye	8' Ht.	B&B
BR	4	Betula nigra	River Birch	8' Ht.	B&B
CO	12	Celtis occidentalis	Common Hackberry	8' Ht.	B&B
QR	11	Quercus rubra	Red Oak	8' Ht.	B&B
TC	14	Tilia cordata	Littleleaf Linden	8' Ht.	B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
JF	10	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3' Ht.	Pot
PK	15	Physocarpus opulifolius 'UMNHarpell' TM	Fireside Ninebark	2' Ht.	Pot
SB	10	Spiraea betulifolia 'Tor Gold' TM	Glow Girl Birchleaf Spirea	1.5' Ht.	Pot

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CK	16	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot



1 PLANTING PIT PIT DETAILS
NO SCALE



2 DECIDUOUS TREES STAKING DETAIL
NO SCALE

MARK	REVISION	DATE	BY
5	REVISED PER CITY COMMENTS	12-05-23	LJM
4	REVISED PER CITY COMMENTS	11-21-23	LJM
3	REVISED PER CITY COMMENTS	11-07-23	LJM
2	REVISED PER CITY COMMENTS	10-24-23	LJM

Engineer: KS
Checked By: KMM
Date: 09-22-2023
Scale: 1" = 40'
Technician: LJM
T-R-S: TTN-RRW-SS

JAMES POINTE PLAT 4, LOT 1

PLANTING PLAN

WAUKEE, IOWA

SNYDER & ASSOCIATES, INC.

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