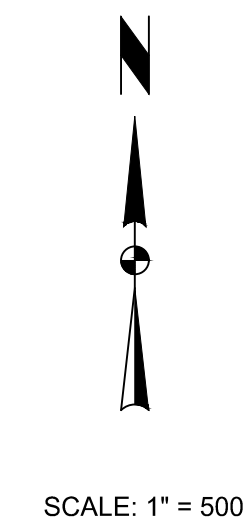


SITE PLAN FOR WILLARD GARAGE

35 NE VENTURE DRIVE CITY OF WAUKEE, DALLAS COUNTY, IOWA



VICINITY MAP



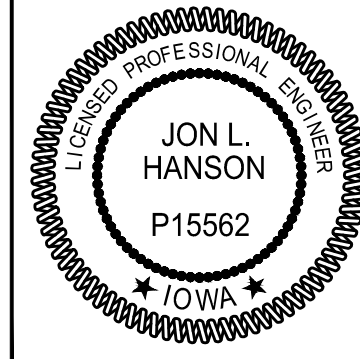
SCALE: 1" = 500'

OWNER
FIVE F
465 SE ALICE'S RD, SUITE G
WAUKEE, IA 50263
CONTACT: BRIAN WILLARD
PHONE: 515-987-9025
EMAIL: JETTECH401@GMAIL.COM

APPLICANT
DOWNING CONSTRUCTION
509 E SCENIC VALLEY AVE
INDIANOLA, IA 51125
CONTACT: NICK WELTER
PHONE: 515-961-5386
EMAIL: nickw@downingconstruct.com

Sheet List Table

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DIMENSION AND UTILITY PLAN
- C300 SITE GRADING AND EROSION CONTROL PLAN
- C301 DETAILED GRADING AND EROSION CONTROL PLAN
- C400 STORM SEWER PLAN
- C500 PLANTING PLAN



**JON L.
HANSON**
P15562
IOWA

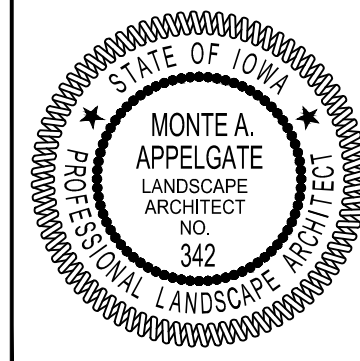
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Jon L. Hanson, P.E. _____ Date _____

License Number P15562

My License Renewal Date is December 31, 2024

Pages or sheets covered by this seal:



**MONTE A.
APPELGATE**
LANDSCAPE ARCHITECT
NO. 342
IOWA

License Expires: June 30, 2024

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Monte A. Appelgate, PLA _____ Date _____

License Number 342

Pages or sheets covered by this seal:

MARK	REVISION	DATE	BY
4	PER CITY COMMENTS	05-07-24	JRC
3	PER CITY COMMENTS	04-18-24	JRC
2	PER CITY COMMENTS	04-02-24	JRC
1	PER CITY COMMENTS	03-20-24	JRC

Engineer: J.L.H.	Checked By: MAA	Scale: 1" = 500'
Technician: JRC	Date: 03-05-2024	T-R-S: TTN-RRW-SS


Project No.: 123.1514.01

WILLARD GARAGE

TITLE SHEET

SNYDER & ASSOCIATES, INC.

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



SNYDER
& ASSOCIATES

Project No.: 123.1514.01

Sheet C100

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LEGEND

FEATURES	FOUND	SET
Section Corner 1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	△
ROW Marker	■	□
ROW Rail	■	□
Control Point	○	○
Bench Mark	○	○
Platted Distance	P	P
Measured Bearing & Distance	M	M
Recorded As	R	R
Dead Distance	D	D
Calculated Distance	C	C
Minimum Protection Elevation	MPE	MPE
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—
FEATURES	EXISTING	PROPOSED
Spot Elevation	X 1225.25	X 1225.25
Contour Elevation	X 1225.25	X 1225.25
Fence (Barbed, Field, Hog)	—	—
Fence (Chain Link)	—	—
Fence (Wood)	—	—
Fence (Slit)	—	—
Tree Line	—	—
Tree Stump	—	—
Deciduous Tree \\\ Shrub	—	—
Coniferous Tree \\\ Shrub	—	—
Communication	C (*)	C
Overhead Communication	OC (*)	OC
Fiber Optic	FO (*)	FO
Underground Electric	E (*)	E
Overhead Electric	OE (*)	OE
Gas Main with Size	G (*)	G
High Pressure Gas Main with Size	HPG	HPG
Water Main with Size	W (*)	W
Sanitary Sewer with Size	S (*)	S
Duct Bank	DUCT (*)	DUCT (*)
Test Hole Location for SUE w/ID	⊗	⊗
(*) Denotes the survey quality service level for utilities		
Sanitary Manhole	⊗	⊗
Storm Sewer with Size	— ST (*)	—
Storm Manhole	⊗	⊗
Single Storm Sewer Intake	⊗	⊗
Double Storm Sewer Intake	⊗	⊗
Fire Hydrant	⊗	⊗
Fire Hydrant on Building	⊗	⊗
Water Main Valve	⊗	⊗
Water Service Valve	⊗	⊗
Well	⊗	⊗
Utility Pole	⊗	⊗
Guy Anchor	⊗	⊗
Utility Pole with Light	⊗	⊗
Utility Pole with Transformer	⊗	⊗
Street Light	⊗	⊗
Yard Light	⊗	⊗
Electric Box	⊗	⊗
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.

GENERAL NOTES

A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2023 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2024 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND THE SOILS REPORTS PREPARED BY OTHERS.

C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.

D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS. THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE AT LEAST ONE WEEK PRIOR TO ANY ANTICIPATED LANE CLOSURE.

E. NOTIFY OWNER, ENGINEER, CITY OF WAUKEE AT LEAST 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL ALSO NOTIFY THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.

F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.

G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.

H. ALL FIELD FILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED OR REPAIRED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.

I. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTACT CITY OF WAUKEE FOR APPROVAL OF ANY CHANGES AND THAT ANY CHANGES COMPLETED WITHOUT APPROVAL ARE SUBJECT TO REMOVAL IN ORDER TO MEET THE CITY OF WAUKEE STANDARDS.

J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.

K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO FINISH GRADES TO MEET SUDAS SPECIFICATIONS SECTION 2010 FOR TOPSOIL.

L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.

M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.

N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.

O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION AND SEDIMENT 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 COSESCO PERMIT IS REQUIRED FOR THIS PROJECT.

P. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF WAUKEE, AND THE OWNER PRIOR TO CONSTRUCTION.

Q. IF STORM SEWER CROSSES ABOVE WATER MAIN OR CROSSES LESS THAN 18" BELOW A WATER MAIN THEN STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE WITH A FLEXIBLE O-RING GASKET RATED AT 13 PSI OR GREATER. O-RING GASKET JOINTS SHALL BE INSTALLED ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE STORM SEWER IS AT LEAST TEN FEET.

R. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE WILL BE REQUIRED A MINIMUM OF ONE WEEK PRIOR TO CONSTRUCTION ACTIVITIES BEGINNING.

S. ALL STAKING SHALL BE DONE UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR INCLUDING PEDESTRIAN FACILITIES.

T. ANY CHANGES PROPOSED TO THE DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.

U. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.

V. ALL SANITARY SEWER AND STORM SEWER SHALL BE CLEANED AND TELEVISED PRIOR TO PAVING. THE CITY OF WAUKEE SHALL WITNESS ALL CLEANING AND TELEVISING. COPIES OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.

W. PLACE 3/4" EXPANSION JOINT BETWEEN ALL PCC PAVEMENT/SIDEWALKS AND BUILDINGS. PLACE 1/2" EXPANSION JOINT BETWEEN SIDEWALKS AND PCC PAVEMENT. THE PCC RAMP JOINT LOCATED AT THE BACK OF CURB AND ALL EXPANSION JOINTS SHALL BE SEALED.

X. AS-BUILTS SHALL BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT INCLUDING ALL UTILITIES AND AS-BUILT GRADES FOR DRAINAGE SWALES, OVERFLOWS, ACCESSIBLE RAMPS AND DETENTION FACILITIES. THE CONTRACTOR SHALL PROVIDE INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION ON THE RECORD AS-BUILT DRAWINGS.

Y. ALL UTILITIES INCLUDING PRIVATE UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND ALL UTILITIES SHALL BE TESTED TO CITY STANDARDS. THE CITY SHALL WITNESS ALL TESTING.

Z. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING CONCRETE SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

AA. CONTRACTOR SHALL COORDINATE ALL TIE-IN TO UTILITIES WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT AND CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS ALL TIE-INS.

BB. ALL FIRE HYDRANTS WILL BE REQUIRED TO HAVE 5-INCH STORZ FITTINGS.

CC. CONTRACTOR IS TO PROVIDE SHOP DRAWING SUBMITTALS OF CONSTRUCTION MATERIALS PRIOR TO CONSTRUCTION.

DD. PRIOR TO ANY LANE CLOSURE THE CONTRACTOR IS RESPONSIBLE FOR HAVING A DIGITAL MESSAGE BOARD NOTIFYING DRIVERS OF LANE CLOSURES AT LEAST ONE WEEK PRIOR TO ANY CLOSURE. CONTRACTOR IS TO COORDINATE ANY LANE/ROAD CLOSURES WITH THE CITY OF WAUKEE.

EE. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING, OR PORTION OF A BUILDING AS SOON AS CONSTRUCTION COMMENCES. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 AND THIS SECTION SHALL EXTEND TO WITHIN 100 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.

FF. ALL SIGNAGE REQUIRES A SEPARATE PERMIT FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.

PROPERTY DESCRIPTION

ENTERPRISE BUSINESS PARK PLAT 1, LOT 5

PROPERTY ADDRESS

35 NE VENTURE DR.
WAUKEE, IOWA 50263

ZONING

M-1: LIGHT-INDUSTRIAL DISTRICT

BULK REGULATIONS

MAX HEIGHT: 40 FEET
BUILDING HEIGHT: 17 FEET 10.5 INCHES
MAX # OF STORIES: 3

FRONT YARD SETBACK: 30 FEET
REAR YARD SETBACK: 30 FEET
SIDE YARD SETBACK: NONE, EXCEPT WHEN ADJACENT TO R OR C-1 DISTRICT OR STREET ROW THEN 40'

TOTAL LOT AREA 66,704 SF
TOTAL DISTURBED AREA 66,704 SF
PROPOSED BUILDING FOOTPRINT 12,980 SF
PROPOSED PAVEMENTS 36,140 SF

TOTAL IMPERVIOUS AREA (OVERALL) 49,120 SF

MINIMUM OPEN SPACE: 15%
66,704 SF X 0.15 = 10,006 SF REQUIRED
17,584 SF PROVIDED (26.4%)

GENERAL USE

CONTRACTOR SUITES

PARKING REQUIREMENTS

1.5 SPACES PER 1000 SF OF GROSS FLOOR AREA
22,400 SF/1000 x 1.5 PARKING STALLS= 34 STALLS REQUIRED
=64 STALLS PROVIDED
(INCLUDING 3 HANDICAP STALLS)

CONTROL POINTS

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

- CP1 N=589621.83 E=1539093.82 Z=1024.01
CUT "X" ON CURB 15' SOUTH OF THE NORTHWEST CORNER OF PARKING LOT TO REDLINE CROSSFIT, NORTHEAST SIDE OF SITE.
- CP2 N=589138.94 E=1539117.04 Z=1023.27
CUT "X" ON CURB RADIUS 15' EAST OF INTAKE AT ENTRANCE TO STORAGE MART, SOUTHEAST CORNER OF SITE.
- CP3 N=589141.47 E=1538851.47 Z=1021.37
CUT "X" ON CURB 3' NORTH OF SPEED LIMIT SIGN ON THE SOUTH SIDE OF VENTURE DRIVE, SOUTHWEST CORNER OF SITE.
- CP4 N=589380.28 E=1538885.52 Z=1023.40
CUT "X" ON CURB CORNER 30' SOUTHEAST OF BRICK BUILDING, WEST SIDE OF SITE.
- CP5 N=589589.30 E=1538960.55 Z=1022.52
CUT "X" ON EAST CURB CORNER OF PARKING LOT TO WAUKEE COMMUNITY CHURCH, NORTHWEST CORNER OF SITE.

BENCHMARKS

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

- BM500 N=589408.86 E=1538878.09 ELEV=1024.43
TRIANGLE AT SOUTHEAST CORNER OF CONCRETE TRANSFORMER PAD, WEST SIDE OF SITE.
- BM501 N=589128.26 E=1538972.05 ELEV=1023.97
BURY BOLT ON HYDRANT ON THE SOUTH SIDE OF VENTURE DRIVE SOUTH OF FOR SALE SIGN, SOUTH SIDE OF SITE.

DATE OF SURVEY

JANUARY 3, 2024

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552400032.

FO1-FIBER OPTIC	CENTURYLINK SADIE HULL (918)-547-7147 SADIE.HULL@LUMEN.COM
NO RESPONSE	MEDIACOM JERRY BROUGHTON (845)-587-2521 JBROUGHTON@MEDIACOMCC.COM
FO14-FIBER OPTIC	CONSOLIDATED COMMUNICATIONS PHILLIP WILLIAMS JR (515)-867-4769 PHILLIP.WILLIAMS@CONSOLIDATED.COM
FO4-FIBER OPTIC	AUREON NETWORK SERVICES Jeff Klocko (515)-830-0445 JEFF.KLOCKO@AUREON.COM
UE1-UNDERGROUND ELECTRIC	MIDAMER-ELEC JAMIE NEER (515)-252-6972 MECDSDDESIGNLOCATES@MIDAMERICAN.COM
NO RESPONSE	VERIZON INVESTIGATIONS (469)-886-4090 INVESTIGATIONS@VERIZON.COM
NO RESPONSE	MI-FIBER JUSTIN MILLER (515)-897-8002 JMILLER@MI-FIBER.NET
NO RESPONSE	WAUKEE, CITY OF TIM ROYER (515)-978-7920 TROYER@WAUKEE.ORG
CLEAR PER EMAIL	XENIA RURAL WATER DISTRICT LAIRD VAN DEE (515)-676-2117 LVANDEE@XENIAWATER.ORG



PER CITY COMMENTS	05-07-24 JRC
PER CITY COMMENTS	04-18-24 JRC
PER CITY COMMENTS	04-02-24 JRC
PER CITY COMMENTS	03-20-24 JRC
MARK	DATE
1	
2	
3	
4	
Engineer: JLH	Checked By: MAA
Technician: JRC	Date: 03-05-2024
Scale: 1" = NONE	T-R-S: TTN-RRW-SS
Project No: 123.1514.01	
Sheet C101	

WILLARD GARAGE

PROJECT INFORMATION

WAUKEE, IOWA

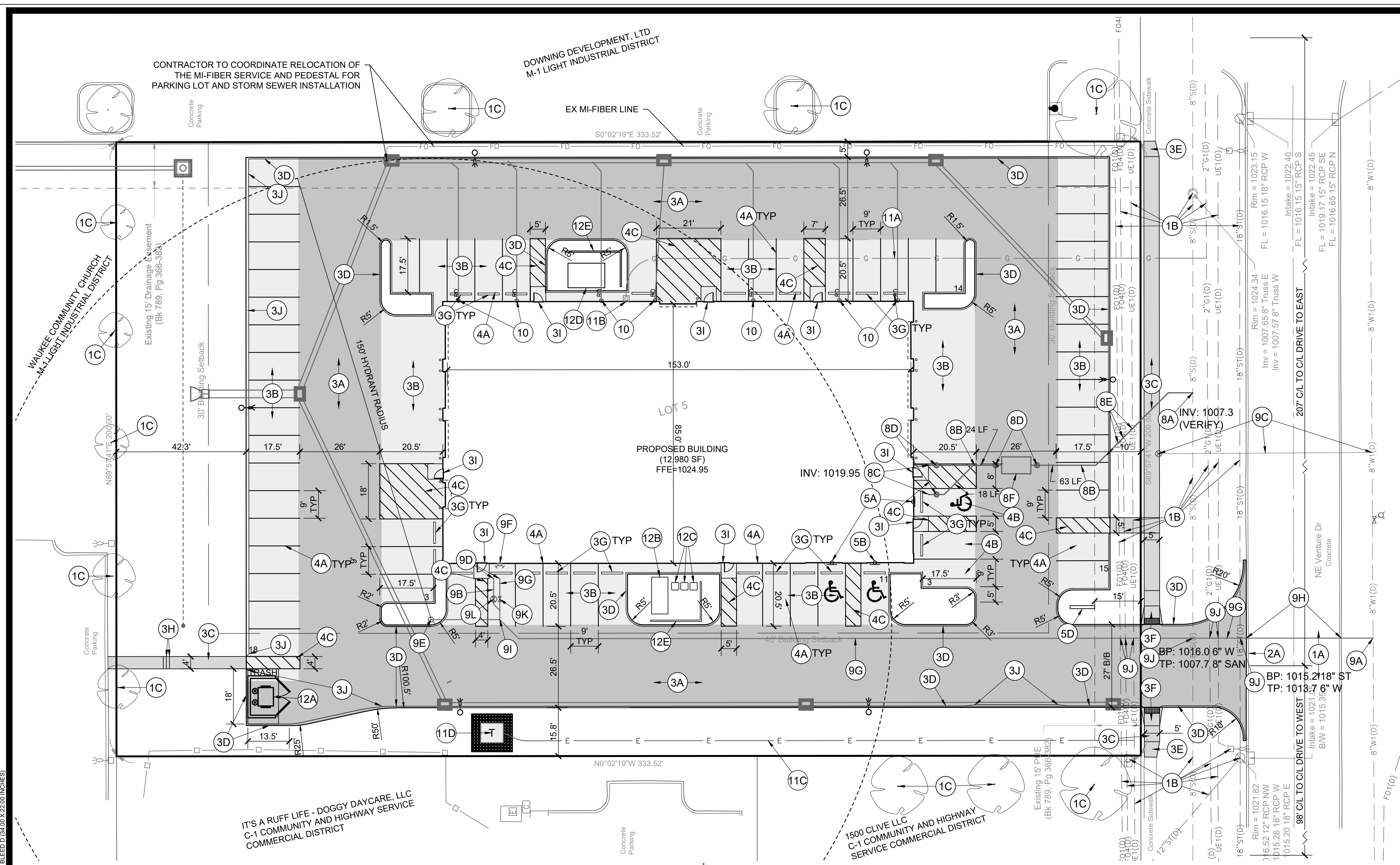
SNYDER & ASSOCIATES, INC.

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

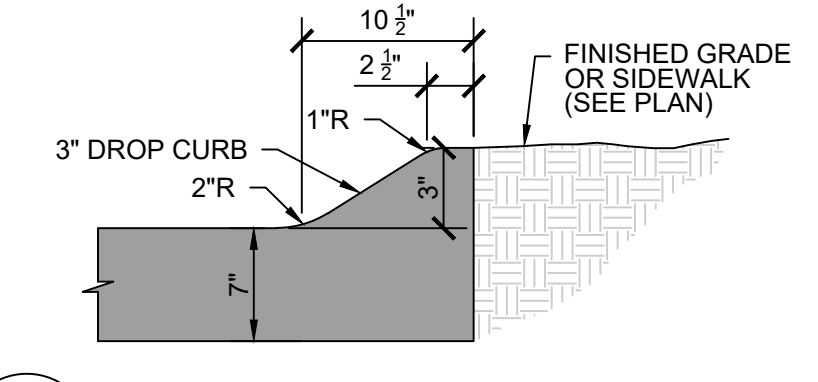
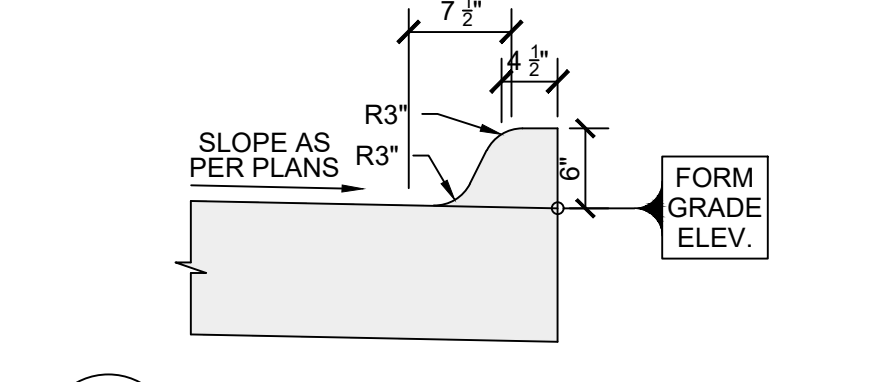
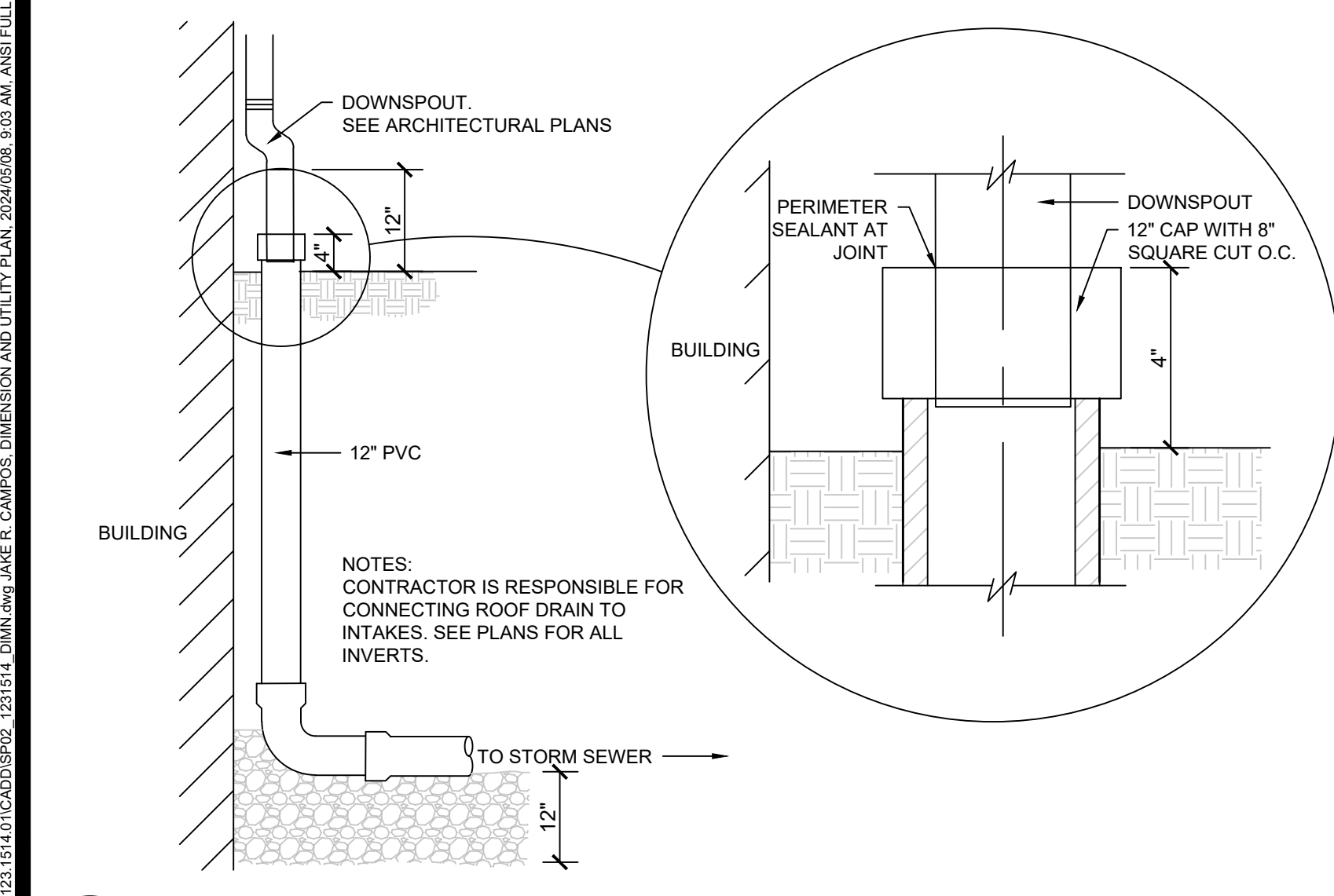
Project No: 123.1514.01

Sheet C101

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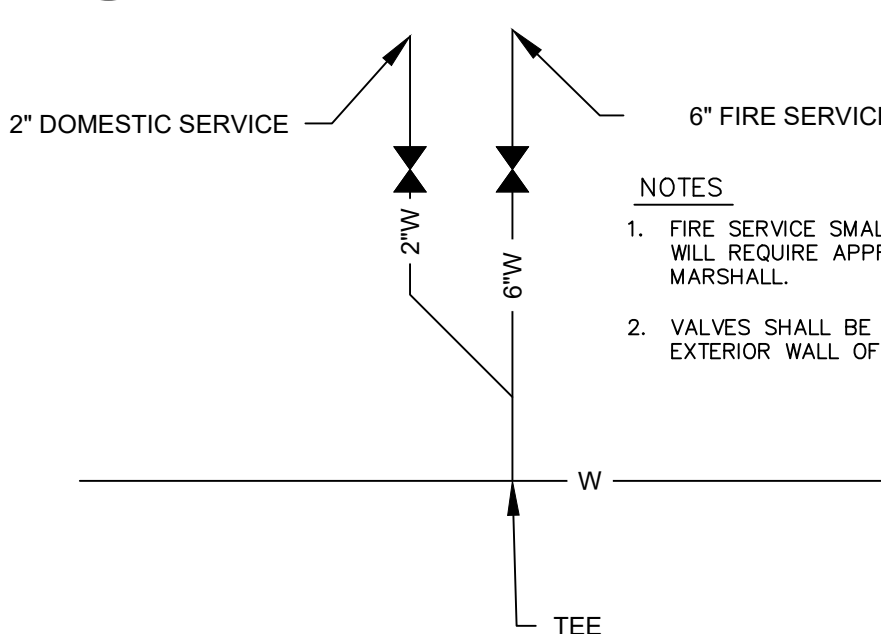


- ### DIMENSION PLAN CONSTRUCTION NOTES
- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENT TO REMAIN.
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - EXISTING TREES.
 - DRIVEWAY:
 - GRIND CURB AND CONSTRUCT TYPE "A" DRIVEWAY CONNECTION TO EXISTING PRIVATE DRIVE.
 - PAVEMENTS, PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
 - 7" DEPTH PCC DRIVE ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - 6" DEPTH PCC PARKING ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - 5" DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - 6" HEIGHT STANDARD CURB.
 - TAPER 5' SIDEWALK TO EXISTING IN ONE PANEL.
 - 6" PCC PEDESTRIAN RAMP WITH MAX SLOPE OF 8.33%. PROVIDE DETECTABLE PANELS WHERE SHOWN.
 - WHEEL STOP. SEE DETAIL 5 ON THIS SHEET.
 - STANDARD 6" PCC STEP.
 - 5X5' FROST FOOTING (COORDINATE WITH STRUCTURAL AND ARCHITECTURAL PLAN).
 - 3" ROLLED CURB.
 - PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - ACCESSIBLE AISLE. 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
 - SIGNS, PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS. MOUNT SIGN TO BUILDING.
 - PROVIDE ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS. MOUNT SIGN TO BUILDING.
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS. MOUNT SIGN TO POST.
 - MONUMENT SIGN.
 - SITE LIGHTING, PROVIDE THE FOLLOWING:
 - CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE. SEE ELECTRICAL PLAN.
 - CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN A MINIMUM OF 18" OF CLEARANCE BETWEEN UTILITIES.
 - SANITARY SEWER SERVICE, PROVIDE AND INSTALL THE FOLLOWING:
 - CONNECT TO EXISTING SANITARY SEWER STUB. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - 6" PVC SANITARY SEWER SERVICE LINE AT 1.0% MIN SLOPE (1/8" PER FOOT), PROVIDE 1:1 RISER AS NECESSARY.
 - COORDINATE THE EXACT LOCATION AND DEPTH WHERE SANITARY SEWER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - SANITARY SEWER CLEANOUT. PROVIDE MANHOLE CASTING NEENAH R-1976 WHEN IN PAVEMENT.
 - CRITICAL CROSSING. CONTRACTOR TO VERIFY EXACT DEPTH, LOCATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. COORDINATE ANY RELOCATIONS OF EXISTING UTILITIES WITH UTILITY PROVIDER, OWNER AND CITY OF WAUKEE PRIOR TO CONSTRUCTION. MAINTAIN 18" OF VERTICAL SEPARATION BETWEEN UTILITIES.
 - 700 GALLON SAND/OIL SEPARATOR. REFER TO PLUMBING PLANS FOR DETAILS.
 - WATER SERVICE FROM CITY OF WAUKEE, PROVIDE THE FOLLOWING AS PER CITY REQUIREMENTS AND GUIDELINES:
 - CONNECTION TO EXISTING WATER MAIN W/ TAPPING SLEEVE AND VALVE. COORDINATE WITH THE CITY OF WAUKEE WATER DEPARTMENT FOR EXACT LOCATION TO KEEP SEPARATION FROM EXISTING SERVICE.
 - 2" DOMESTIC WATER SERVICE LINE.
 - REMOVE 2" CURB STOP AND ABANDON 2" SERVICE IN PLACE. DISCONNECT 2" WATER SERVICE AT MAIN. REMOVE CORPORAION VALVE AND INSTALL STAINLESS STEEL REPAIR BAND.
 - COORDINATE THE EXACT LOCATION, SIZE AND ELEVATION WHERE WATER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - FIRE HYDRANT ASSEMBLY.
 - FIRE DEPARTMENT CONNECTION WITH LOCKING KNOX CAPS.
 - 6" WATER SERVICE.
 - DIRECTIONAL DRILL 6" WATER SERVICE.
 - 6"x6" TEE.
 - CRITICAL CROSSING. CONTRACTOR TO VERIFY EXACT DEPTH, LOCATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. COORDINATE ANY RELOCATIONS OF EXISTING UTILITIES WITH UTILITY PROVIDER, OWNER AND CITY OF WAUKEE PRIOR TO CONSTRUCTION. MAINTAIN 18" OF VERTICAL SEPARATION BETWEEN UTILITIES.
 - SHUT OFF VALVE.
 - SHUT OFF VALVE.
 - BUILDING DOWNSPOUT LOCATION. 8" STORM PIPE AT 1% MINIMUM SLOPE. VERIFY WITH ARCHITECTURAL PLANS. CONTRACTOR TO COORDINATE DOWNSPOUT CONNECTION PRIOR TO CONSTRUCTION.
 - UTILITY SERVICE. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
 - GAS SERVICE.
 - GAS METER.
 - ELECTRIC SERVICE.
 - TRANSFORMER.
 - SITE FEATURES (REFER TO ARCHITECTURAL AND MECHANICAL PLANS):
 - DUMPSTER AND SCREEN WALL WITH GATES.
 - 1,000 GALLON OIL STORAGE TANK.
 - 3.5 TON AC UNIT.
 - 5 TON AC UNIT.
 - SCREENING WALL.

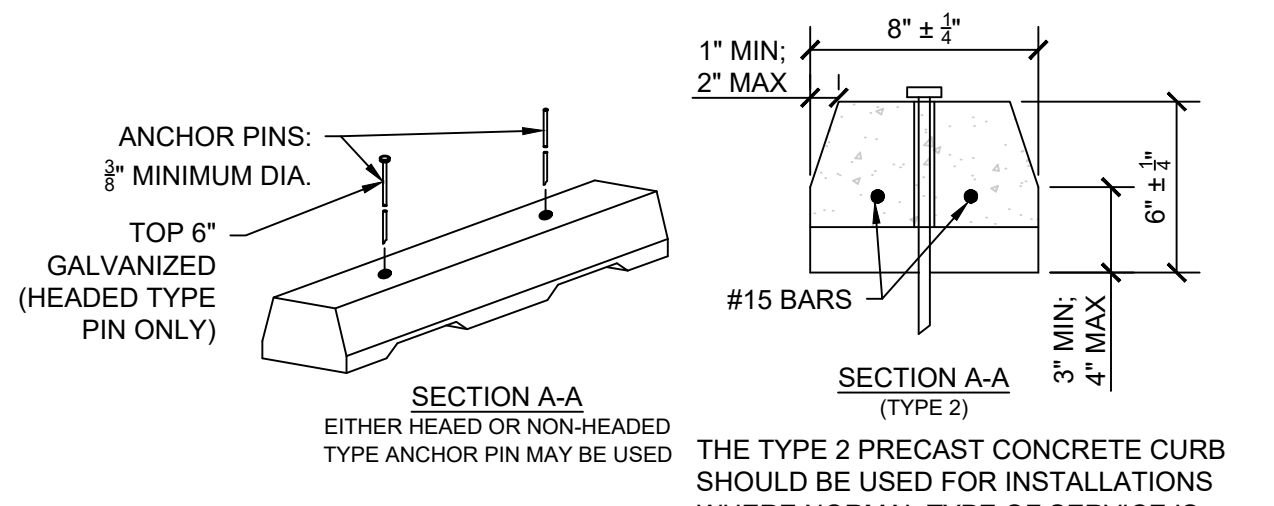
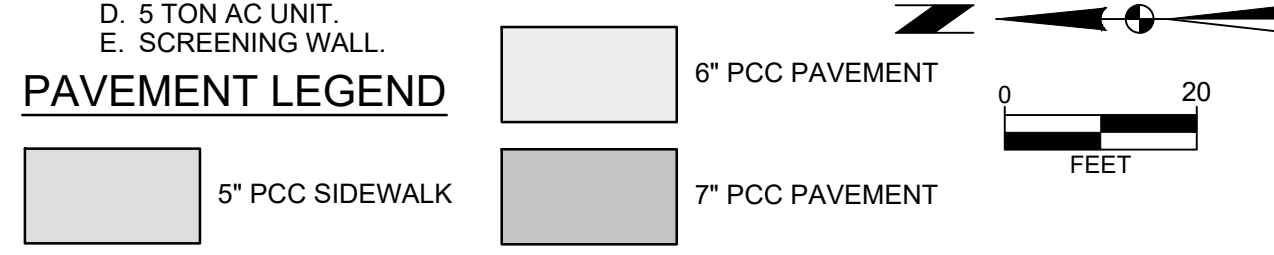
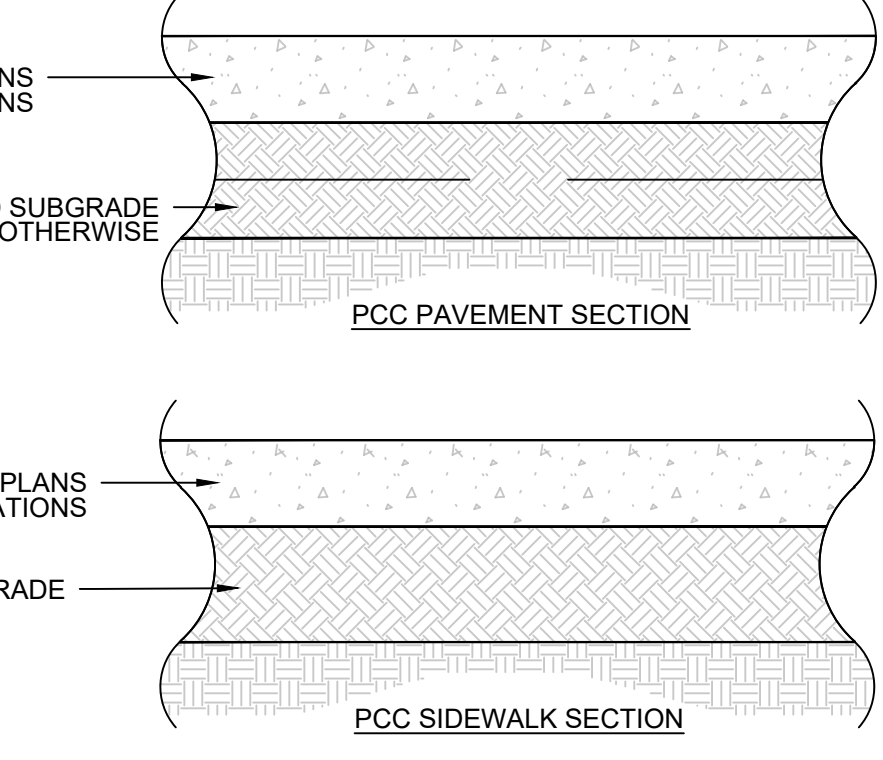


2 6-INCH STANDARD CURB
C200 NO SCALE

4 3-INCH ROLLED CURB
C200 NO SCALE



5 TYPICAL PAVEMENT CROSS SECTIONS
C200 NO SCALE



6 WHEEL STOP
C200 NO SCALE

1 DOWNSPOUT CONNECTION DETAIL
C200 NO SCALE

3 WAUKEE STD.DWG.NO.53
C200 NO SCALE

PER CITY COMMENTS	DATE	BY
4	05-07-24	JRC
3	04-18-24	JRC
2	04-02-24	JRC
1	03-20-24	JRC

WILLARD GARAGE
DIMENSION AND UTILITY PLAN

WAUKEE, IOWA

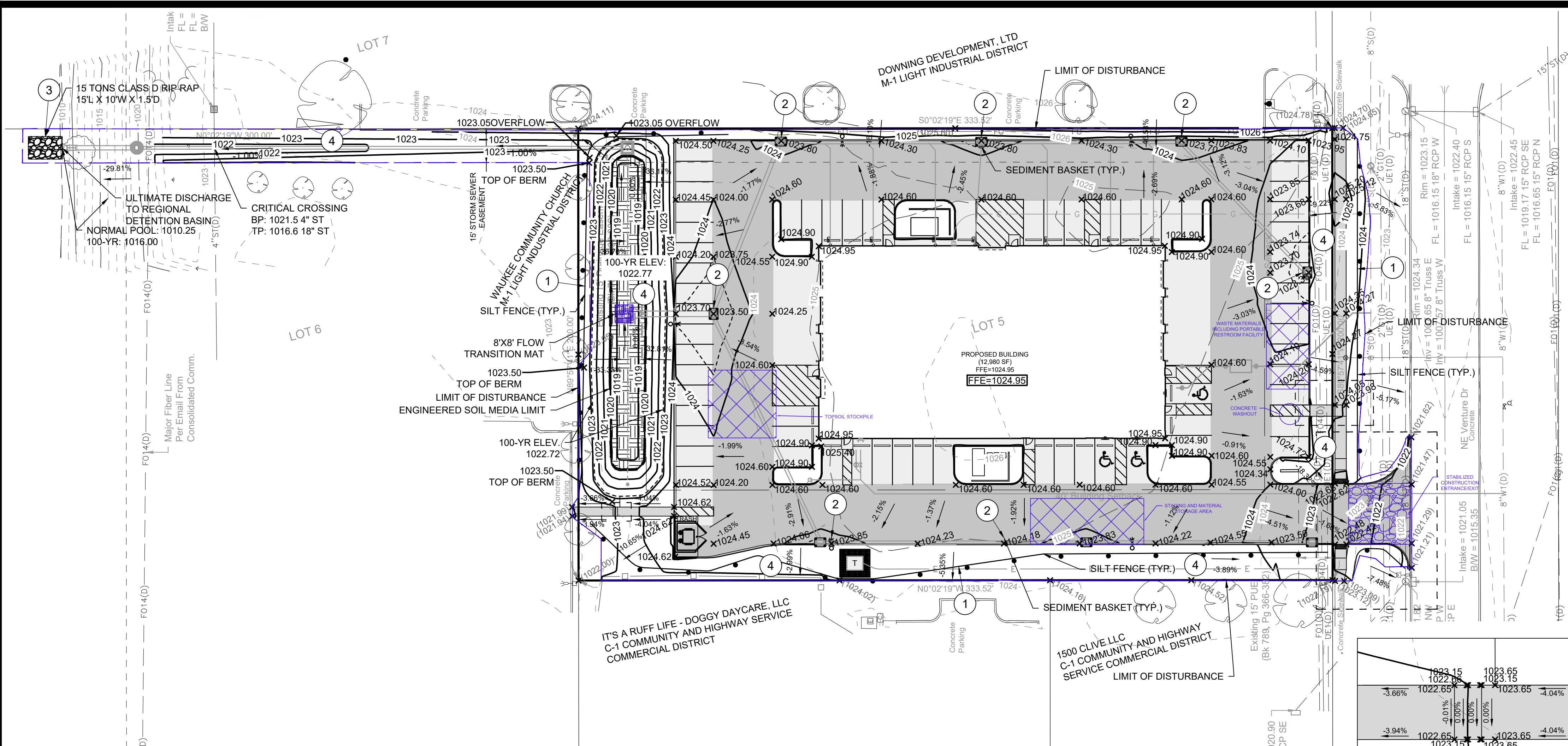
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Project No: 123.1514.01
Sheet C200

Engineer: JH
Checked By: MAA
Date: 03-05-2024
Scale: 1" = 20'
Technician: JRC
T-R-S: TTN-RRW-SS

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GRADING PLAN GENERAL NOTES

- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
- PROVIDE INTERIM TEMPORARY SEEDING TO DISTURBED AREAS.
- EROSION CONTROL: PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
- PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

CONSTRUCTION NOTES

- SILT FENCE
- SEDIMENT BASKET
- RIP RAP
- SOD ALL OPEN AREAS WHERE DISTURBANCE OCCURS.

QUANTITIES

TEMPORARY SEEDING AND MULCHING (SUDAS TYPE 4)	= 0.35 AC.
SILT FENCE	= 750 LF.
SEDIMENT BASKET	= 8 EA.
SOD	= 0.5 AC.

DISTURBED AREA

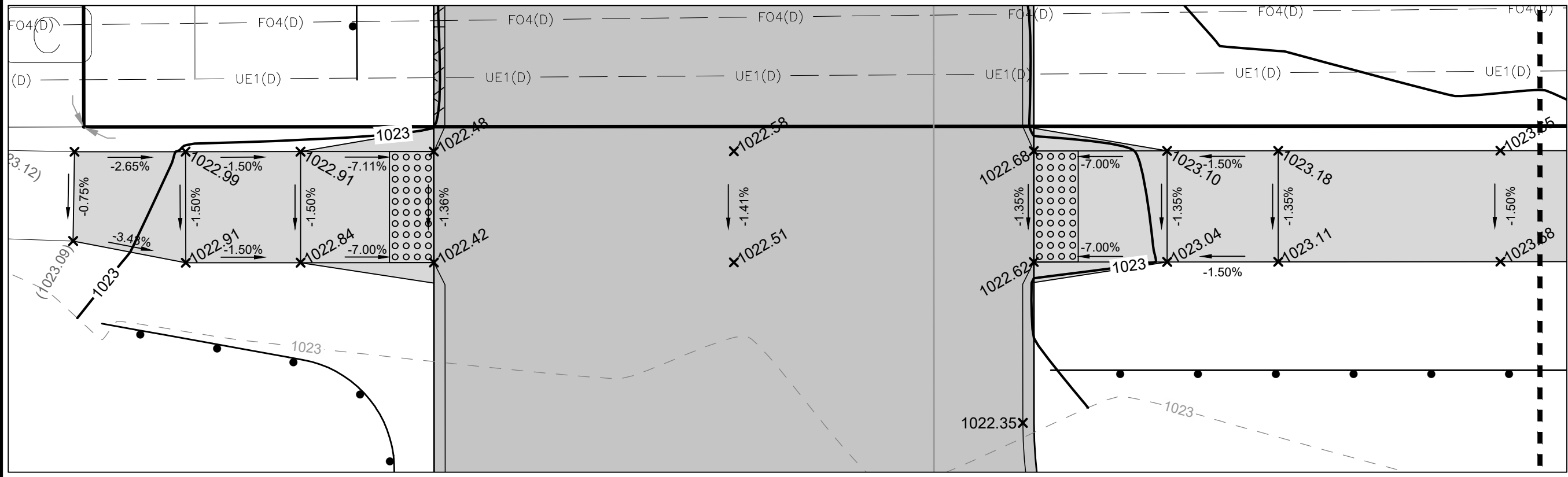
AREA = 1.75 AC.

BENCHMARKS

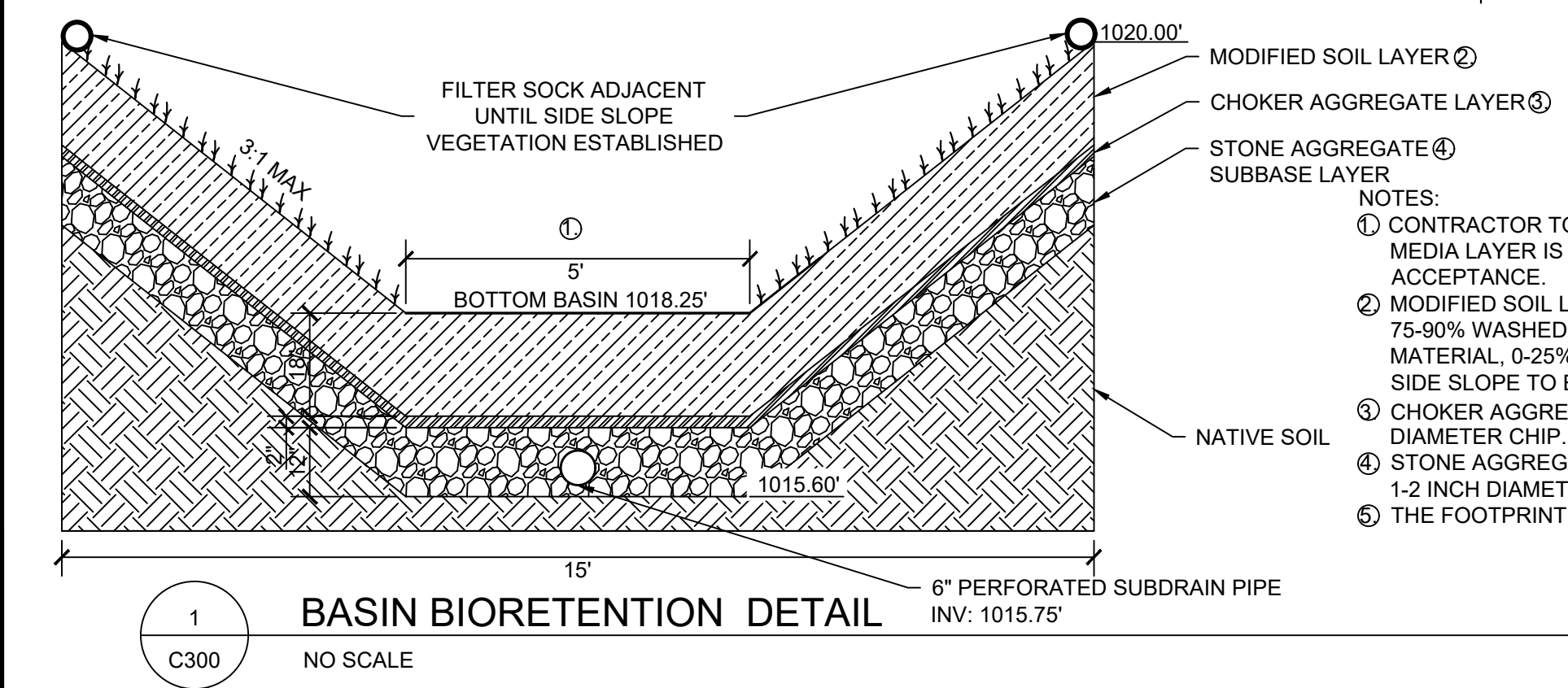
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
 IARTN DERIVED - US SURVEY FEET

BM500 N=589408.86 E=1538878.09 ELEV=1024.43
 TRIANGLE AT SOUTHEAST CORNER OF CONCRETE TRANSFORMER PAD, WEST SIDE OF SITE.

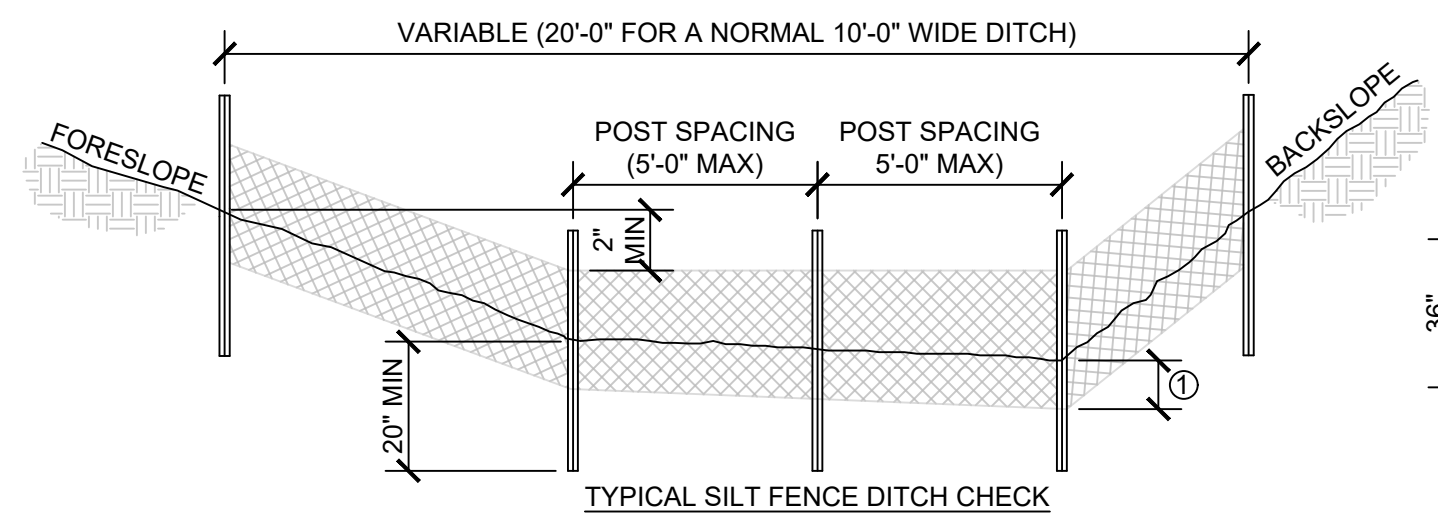
BM501 N=589128.26 E=1538972.05 ELEV=1023.97
 BURY BOLT ON HYDRANT ON THE SOUTH SIDE OF VENTURE DRIVE SOUTH OF FOR SALE SIGN, SOUTH SIDE OF SITE.



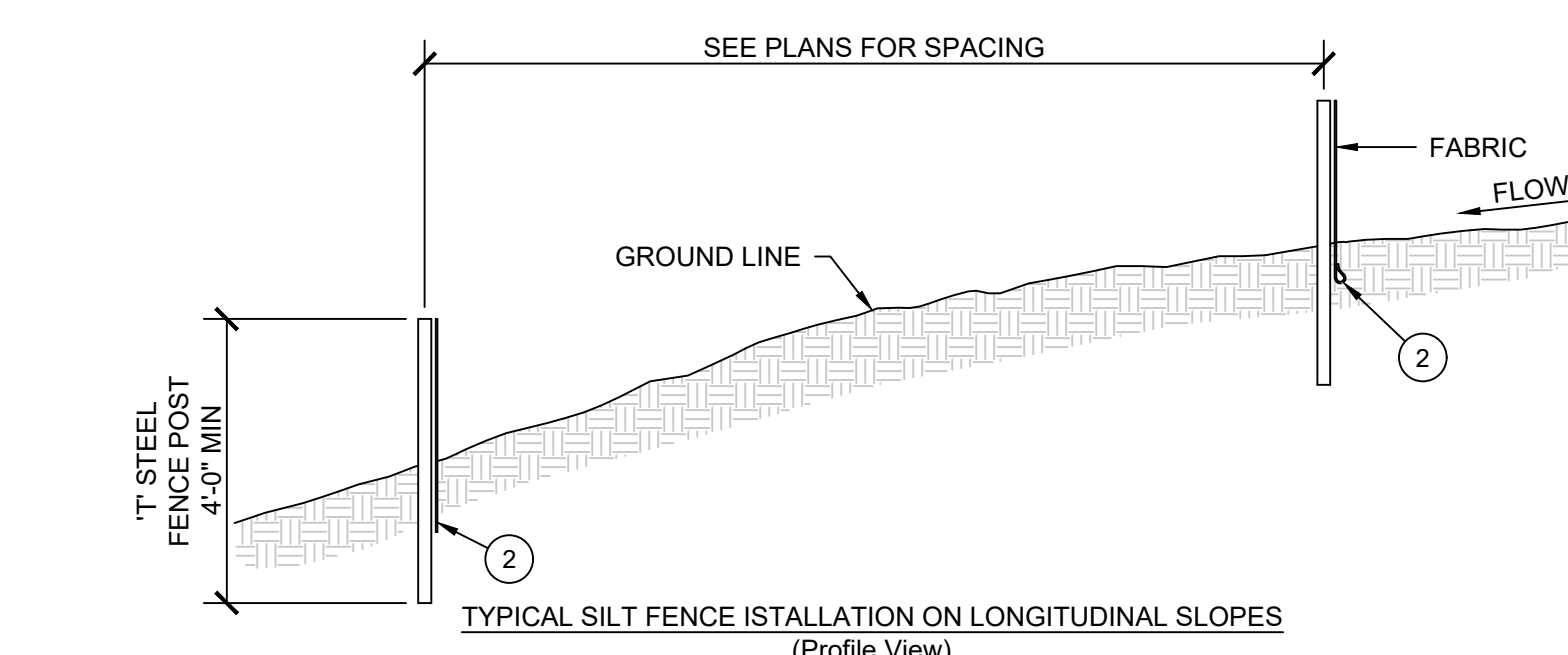
NE VENTURE DRIVE DETAIL
 SCALE: 1" = 5'



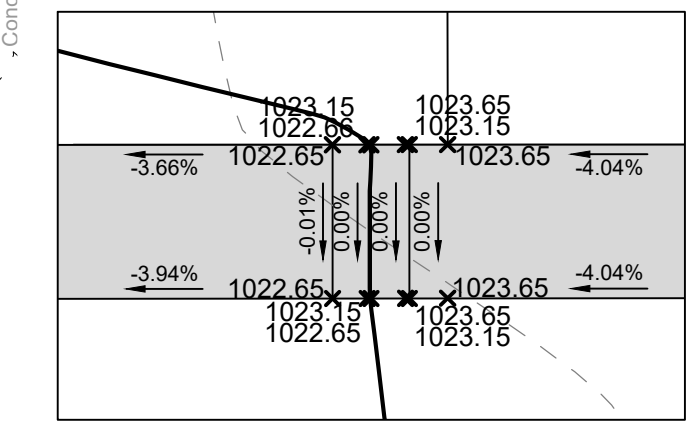
1 BASIN BIORETENTION DETAIL
 NO SCALE



TYPICAL SILT FENCE DITCH CHECK



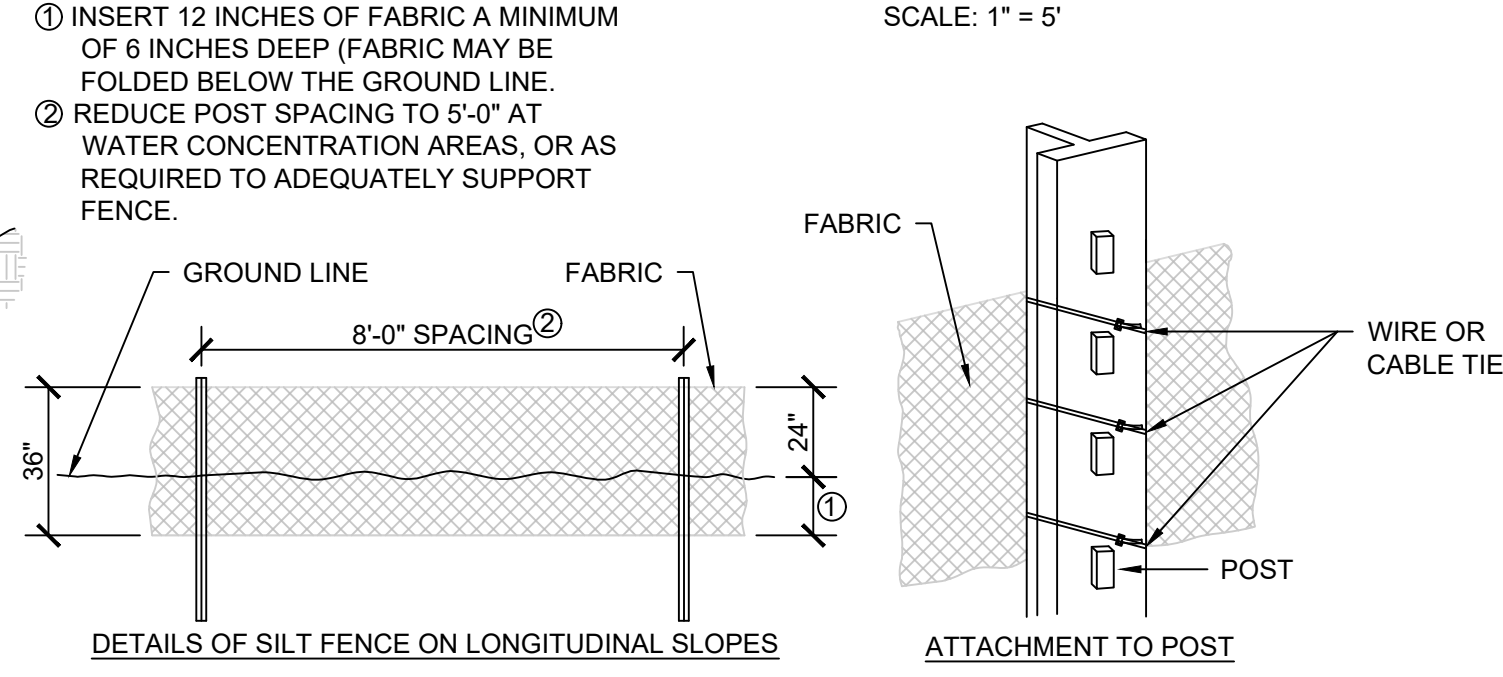
2 SILT FENCE DETAIL
 NO SCALE



NORTH STAIR DETAIL
 SCALE: 1" = 5'

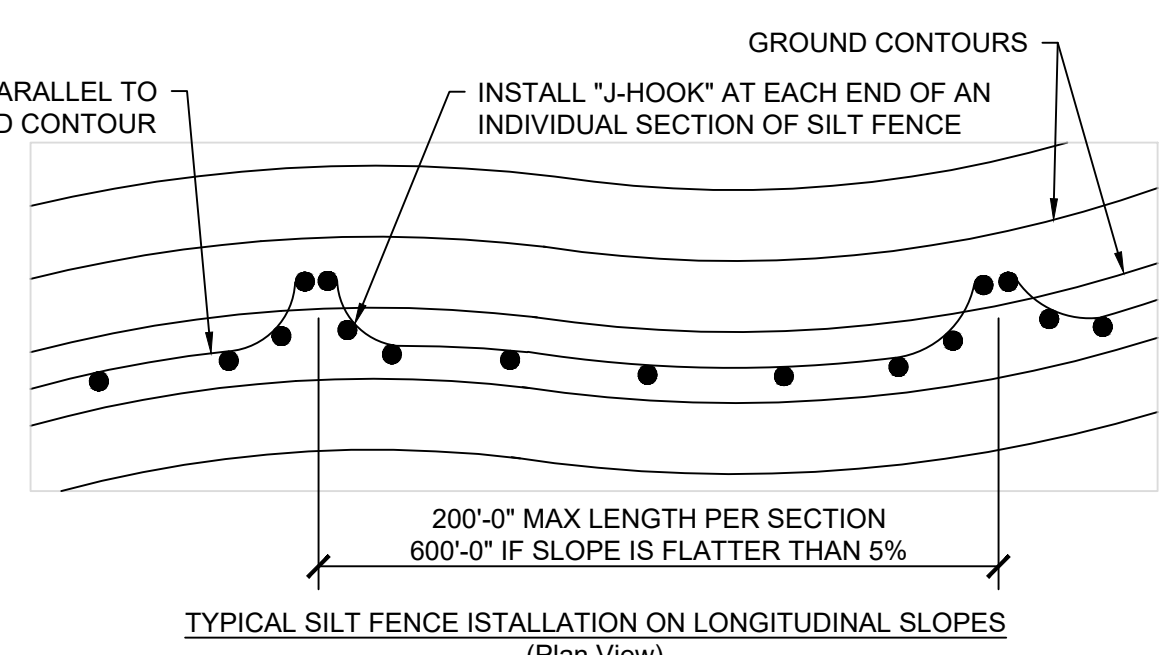


SOUTH SIDEWALK CONNECTION DETAIL
 SCALE: 1" = 5'



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

ATTACHMENT TO POST



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Plan View)

MARK	REVISION	DATE	BY
4	PER CITY COMMENTS	05-07-24	JRC
3	PER CITY COMMENTS	04-18-24	JRC
2	PER CITY COMMENTS	04-02-24	JRC
1	PER CITY COMMENTS	03-20-24	JRC

WILLARD GARAGE
SITE GRADING AND EROSION CONTROL PLAN

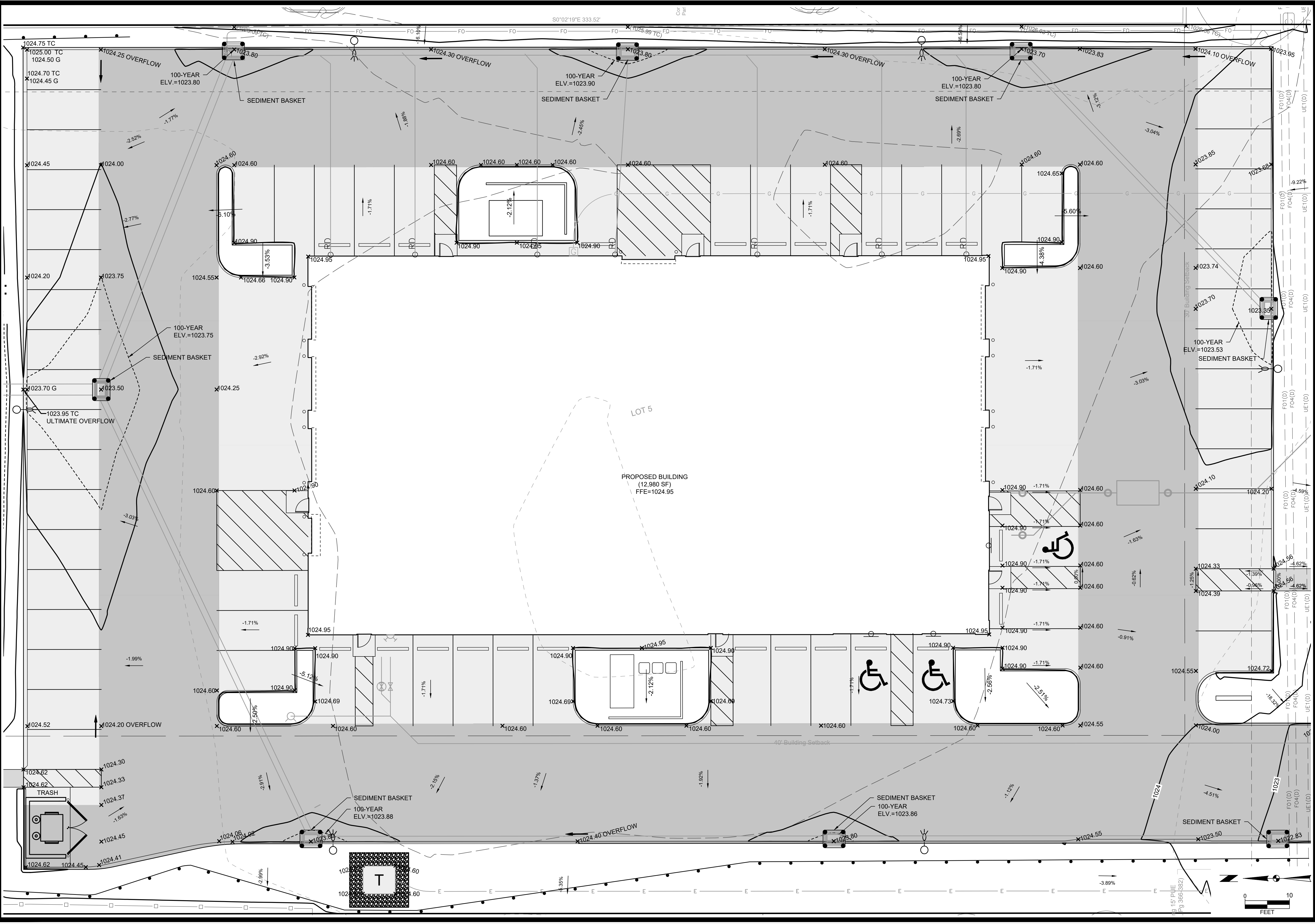
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4	PER CITY COMMENTS	05-07-24	JRC
3	PER CITY COMMENTS	04-18-24	JRC
2	PER CITY COMMENTS	04-02-24	JRC
1	PER CITY COMMENTS	03-20-24	JRC

Engineer: JLC
 Technician: JRC
 Checked By: MAA
 Date: 03-05-2024
 Scale: 1" = 10'
 T-R-S: TTN-RRW-SS

WILLARD GARAGE
DETAILED GRADING AND EROSION CONTROL PLAN
WAUKEE, IOWA
SNYDER & ASSOCIATES, INC. |



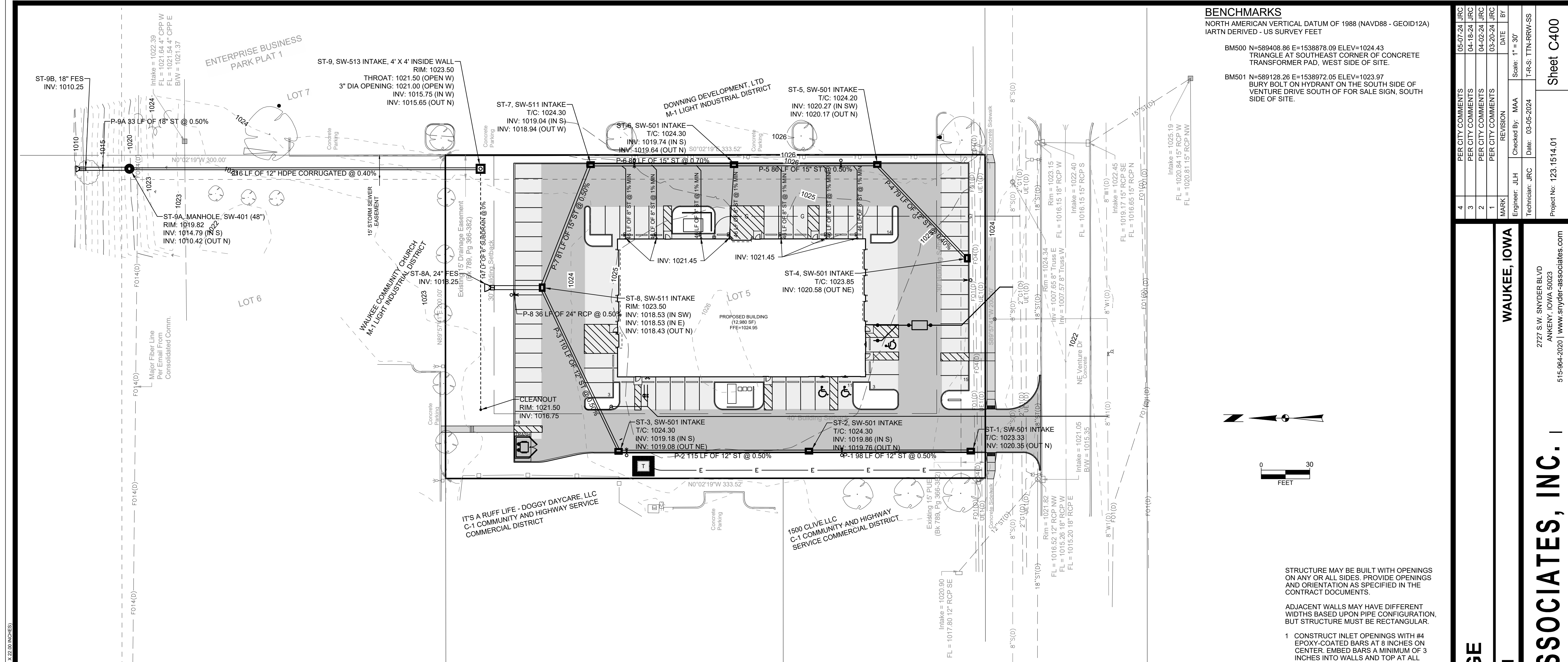
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Project No: 123.1514.01
 Sheet C301

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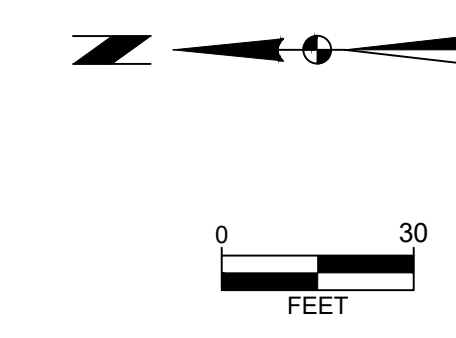
W:\Projects\2023\123.1514.C100.DD.SP04 - 123.1514 STORM.dwg JAKE B. CAMPOS, STORM SEWER PLAN, 2024.05.08, 9:03 AM, ANSI FULL BLEED, 0.00, 0.00, 0.00 INCHES



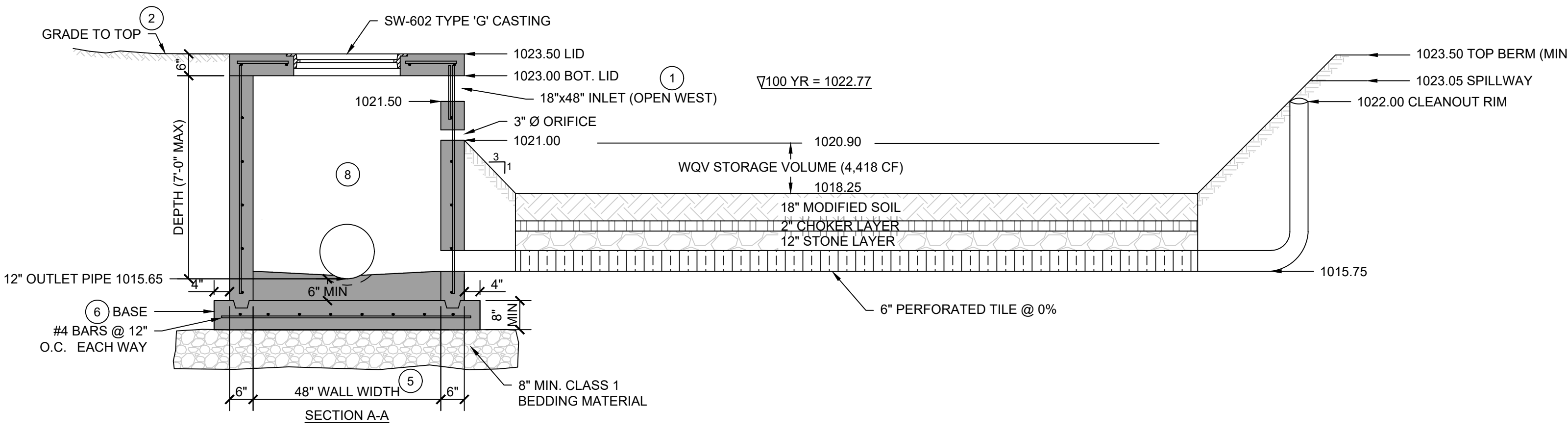
BENCHMARKS
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
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 BURY BOLT ON HYDRANT ON THE SOUTH SIDE OF VENTURE DRIVE SOUTH OF FOR SALE SIGN, SOUTH SIDE OF SITE.



- 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 #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
 - GRADE TO INLET ELEVATION ON OPEN SIDES. GRADE TO TOP ELEVATION ON CLOSED SIDES.
 - CORNER PIER REQUIRED BETWEEN OPENINGS OF TWO ADJACENT WALLS. EXTEND WALL REINFORCING VERTICALLY THROUGH PIER. INSTALL ONE ADDITIONAL 15-INCH #4 BAR IN PIER.
 - CENTER PIER REQUIRED AT CENTER OF ANY INLET OPENING WITH LENGTH OF 5 FEET OR GREATER. EXTEND WALL REINFORCING VERTICALLY THROUGH PIER. INSTALL ONE ADDITIONAL 15-INCH #4 BAR IN PIER.
 - WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPING OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
 - CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALL, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
 - INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
 - 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.



1 ST-9, SW-513 OPEN-SIDED AREA INTAKE (48"X48" INSIDE WALL DIMENSION)
 C400 NO SCALE

4	PER CITY COMMENTS	05-07-24	JRC	Scale: 1" = 30'
3	PER CITY COMMENTS	04-18-24	JRC	T-R-S: TTN-RRW-SS
2	PER CITY COMMENTS	04-02-24	JRC	Project No: 123.1514.01
1	PER CITY COMMENTS	03-20-24	JRC	Sheet C400
	MARK	REVISION	DATE	BY
	Engineer: JLH	Checked By: MAA	Date: 03-05-2024	T-R-S: TTN-RRW-SS
	Technician: JRC			

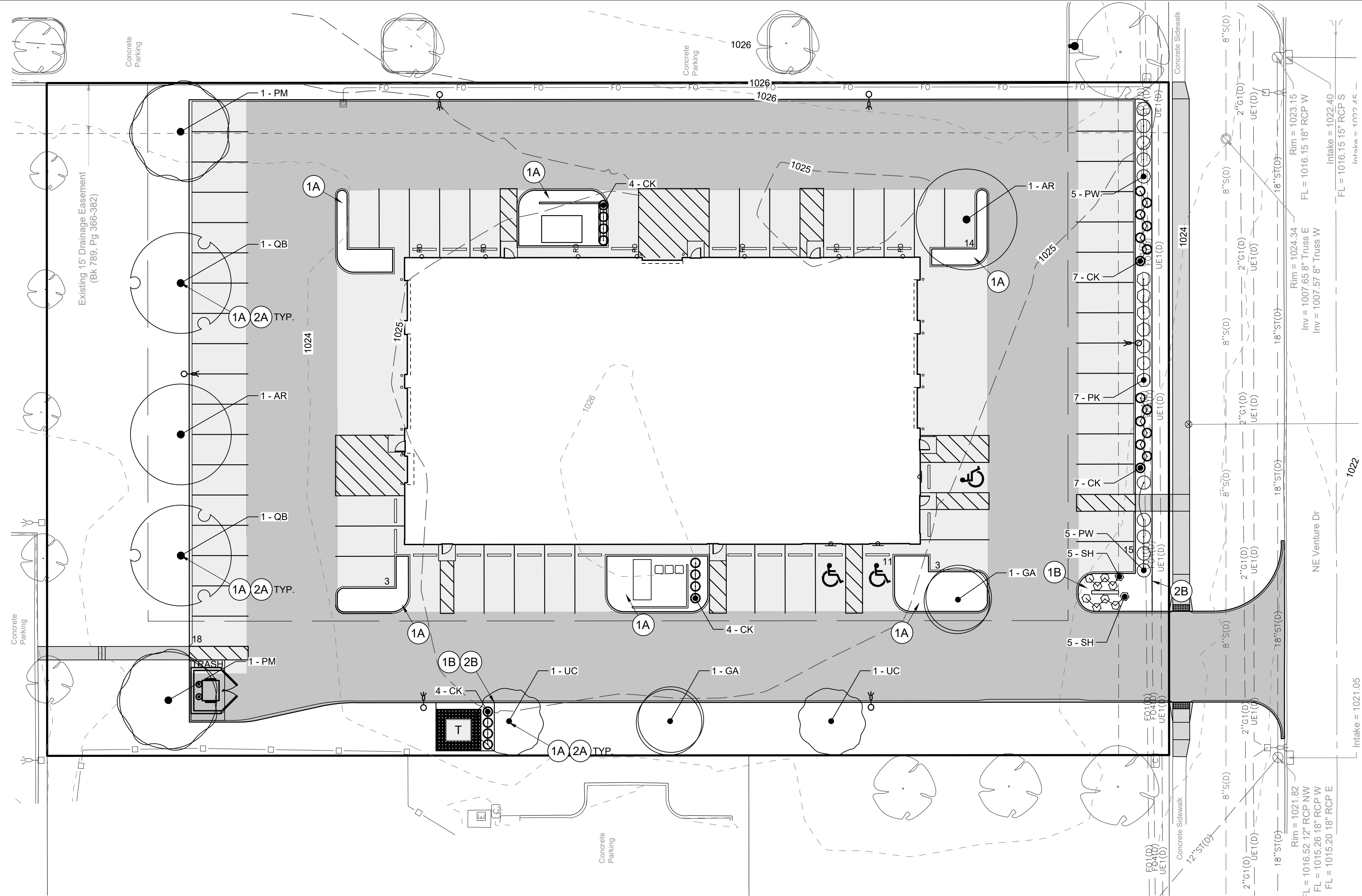
WILLARD GARAGE
STORM SEWER PLAN

WAUKEE, IOWA

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Project No: 123.1514.01
 Sheet C400



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 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, SOD ALL AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR SODDING ANY ADDITIONAL AREAS THAT ARE NOT INDICATED ON THE PLANS.
 - EVERGREEN TREES: 6'
 - UNDERSTORY TREES: 6'
 - DECIDUOUS OVERSTORY: 8'

LANDSCAPE PLAN CALCULATIONS

PER CITY OF WAUKEE
OPEN SPACE AREA:
 REQUIREMENT: MINIMUM OPEN SPACE OF 15% OF OVERALL PROPERTY
 -TOTAL LOT AREA: 66,704 SF.
 -TOTAL MINIMUM OPEN SPACE REQUIREMENT: 10,006 SF.
 -TOTAL BUILT AREA: 49,236 SF.
 -TOTAL OPEN PROVIDED SPACE: 66,704 - 49,236 = 17,468 SF.
 -PROVIDED OPEN SPACE RATIO TO OVERALL LOT: 26.19%.

OPEN SPACE LANDSCAPING:
 REQUIREMENTS: 1 TREE PER 1,000 SF OF REQUIRED OPEN SPACE. 1 SHRUB PER 1,000 SF OF REQUIRED OPEN SPACE.
 -TOTAL MINIMUM TREES: 10,006 / 1,000 = 10. 10 PROVIDED.
 -TOTAL MINIMUM SHRUBS: 10,006 / 1,000 = 10. 45 PROVIDED.

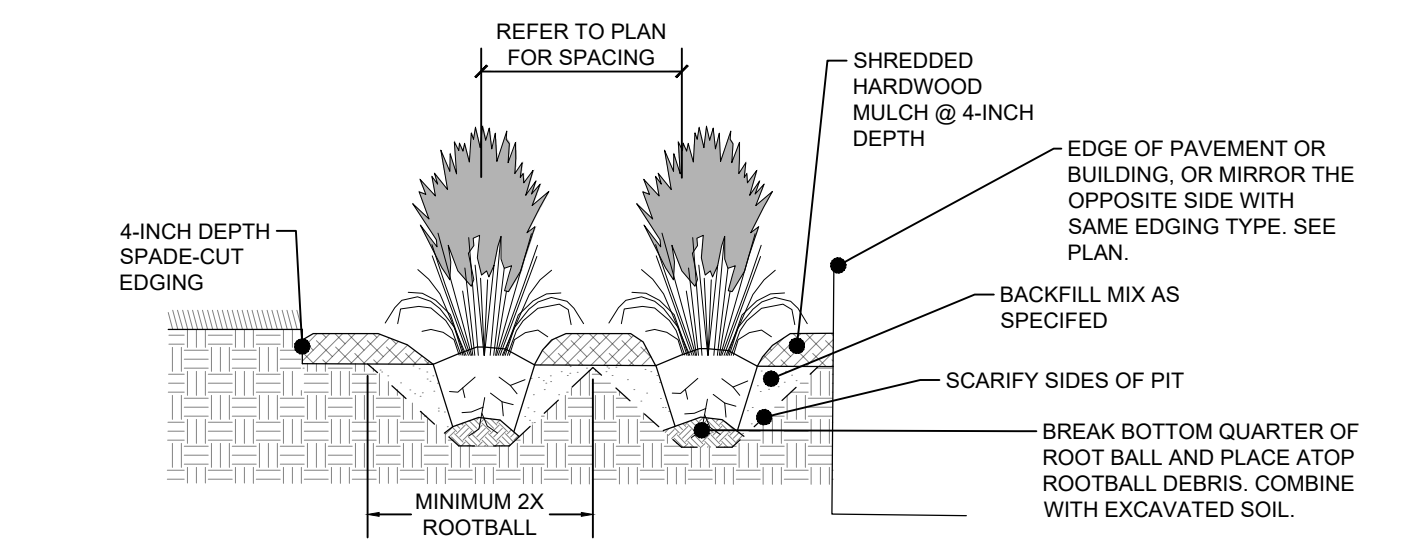
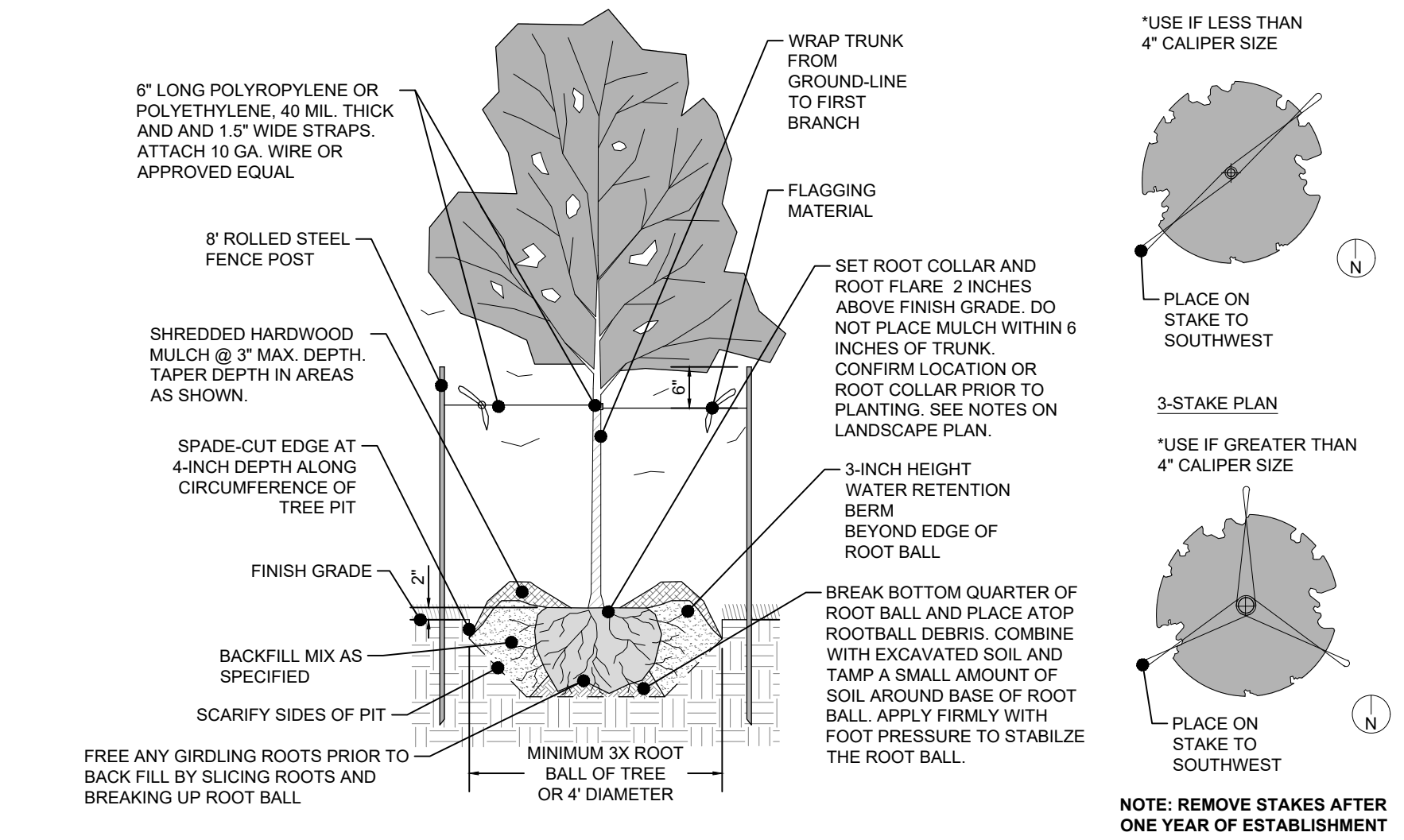
LANDSCAPE PLAN CONSTRUCTION NOTES

- MULCH BED, PROVIDE THE FOLLOWING:
 - 3-INCH DEPTH SHREDDED HARDWOOD MULCH A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. 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.
 - 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN AREAS SHOWN.
- LANDSCAPE EDGING, PROVIDE THE FOLLOWING:
 - SPADE-CUT. CUT VERTICALLY TO A DEPTH OF 4-INCHES.
 - 6-INCH BLACK STEEL EDGER WITH STAKES.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	UNIT	MIN. HT.	SPACING	TRUNK STYLE	MATURE HT.
OVERSTORY TREES									
AR	2	ACER RUBRUM	RED MAPLE	2.0-IN. CAL.	CONTAINER	10-FT.	N/A	SINGLE	100-FT.
GA	2	SHRAGO BILBOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2.0-IN. CAL.	CONTAINER	10-FT.	N/A	SINGLE	55-FT.
PM	2	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION™ LONDON PLANE TREE	2.0-IN. CAL.	CONTAINER	8-FT.	N/A	N/A	60-FT.
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK	2.0-IN. CAL.	CONTAINER	8-FT.	N/A	SINGLE	70-FT.
UC	2	ULMUS X 'FRONTIER'	FRONTIER ELM	2.0-IN. CAL.	CONTAINER	8-FT.	N/A	SINGLE	40-FT.
SHRUBS									
CK	26	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3	CONTAINER	36-IN.	5-FT. O.C.	3-FT.	
PK	7	PHYSCOCARPUS OPULIFOLIUS 'UMNHARPELL'	FIRST EDITIONS® FIRESIDE® NINEBARK	#3	CONTAINER	N/A	5-FT. O.C.	3-FT.	
PW	10	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	#3	CONTAINER	N/A	5-FT. O.C.	2-FT.	
SH	10	SPOROBOLOUS HETEROLEPIS	PRAIRIE DROPSSEED	#3	CONTAINER	N/A	2.5-FT. O.C.	2-FT.	

NOTE: SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. 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.



MARK	REVISION	DATE	BY
4	PER CITY COMMENTS	05-07-24	JRC
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Engineer: J.L.H. Checked By: MAA
 Technician: JRC Date: 03-05-2024
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WAUKEE, IOWA

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WILLARD GARAGE

PLANTING PLAN

SNYDER & ASSOCIATES, INC.



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