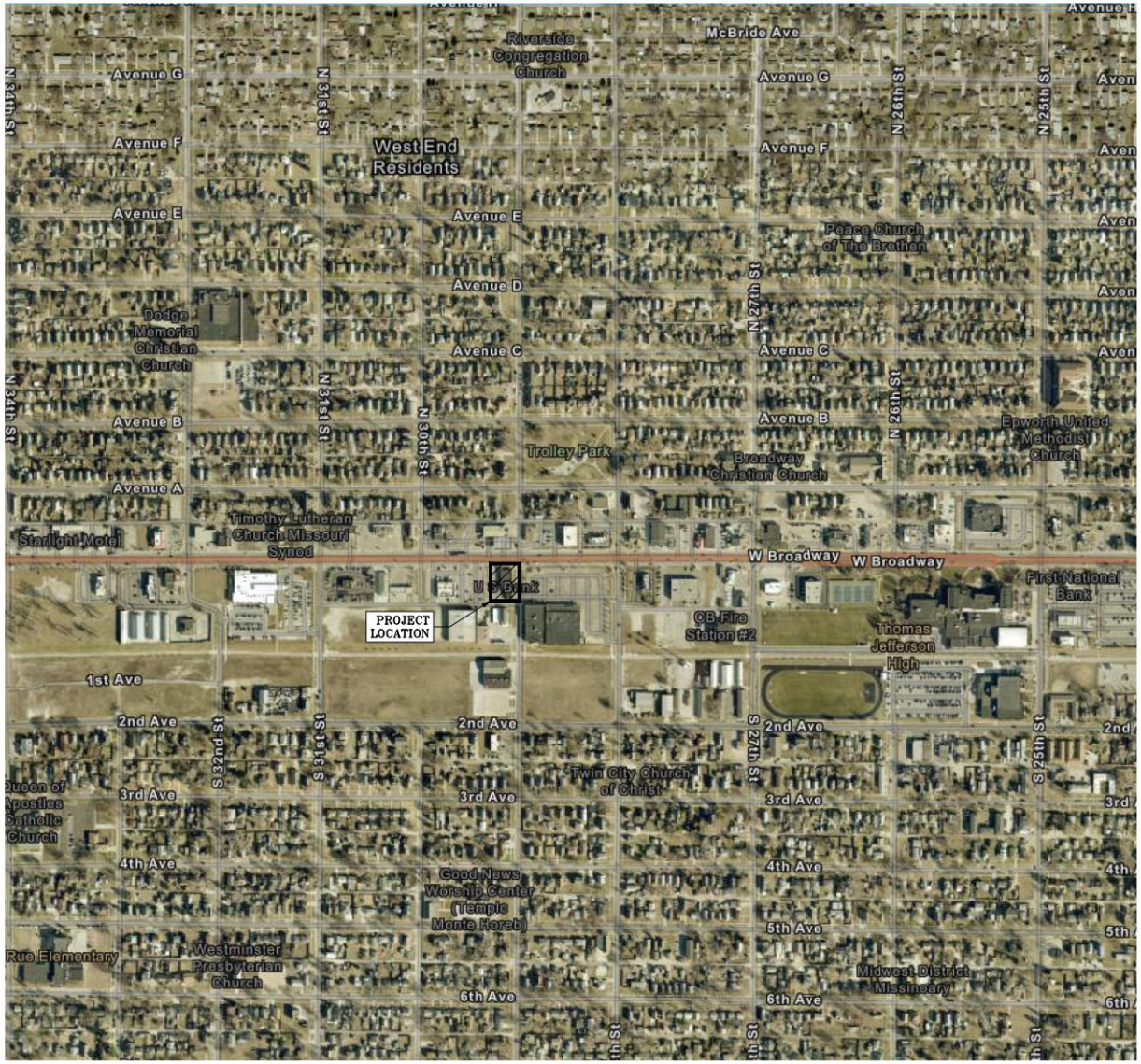
Attachment 'C'



NORTH

OVERALL MAP
S27, T75N, R44E

SEVEN 7BREW DRIVE THRU COFFEE

LEGAL DESCRIPTION:

LOT 1 BENSONS 2ND ADDITION REPLAT ONE
COUNCIL BLUFFS, POTTAWATTAMIE, IOWA

DEVELOPMENT DETAILS:

2901 W BROADWAY, COUNCIL BLUFFS, IOWA

ZONING: WEST BROADWAY OVERLAY

LAND AREA: 0.525 ACRES
LOT SIZE: 22,849 SF
IMPERVIOUS AREA: 15,471 SF – 52%
PERVIOUS AREA: 7,378 SF – 48%

PROPOSED 7BREW COFFEE SHOP
LAND USE: RESTAURANT DRIVE-IN OR CARRY-OUT

HOURS OF OPERATION: 5:30AM–10:00PM SUNDAY–THURSDAY
5:30AM–11:00PM FRIDAY–SATURDAY

TYPICAL NUMBER OF EMPLOYEES PER SHIFT: 5

PROJECT DIRECTORY:

APPLICANT
HIGH PLAINS BREW, LLC
3500 NORTH ROCK ROAD, BUILDING 2200,
SUITE 201, WICHITA, KANSAS 67226
316-619-0953

PROPERTY OWNER
ACCESS COMMERCIAL, LLC
10730 PACIFIC STREET, SUITE 230 OMAHA, NEBRASKA 68114
402-502-1983

ARCHITECT
VERITAS ARCHITECTURE AND DESIGN, LLC
707 NORTH 6TH STREET, KANSAS CITY, KANSAS 66101
913-308-1460

CIVIL ENGINEER
REGA ENGINEERING GROUP, INC.
601 OLD CHENEY ROAD, SUITE A, LINCOLN, NEBRASKA 68512
402-484-7342

MODULAR BUILDING FABRICATOR
NATIONAL MODULAR MANJFACTURING, LLC
8905 EAST INDUSTRIAL DRIVE, HAVEN KANSAS 67543
620-466-5000

SHEET INDEX:

1. COVER SHEET
2. SITE LAYOUT PLAN
3. STACKING PLAN
4. AUTOTURN PLAN
5. GRADING PLAN
6. UTILITY PLAN
7. LANDSCAPE PLAN
8. LANDSCAPE NOTES & SCHEDULES

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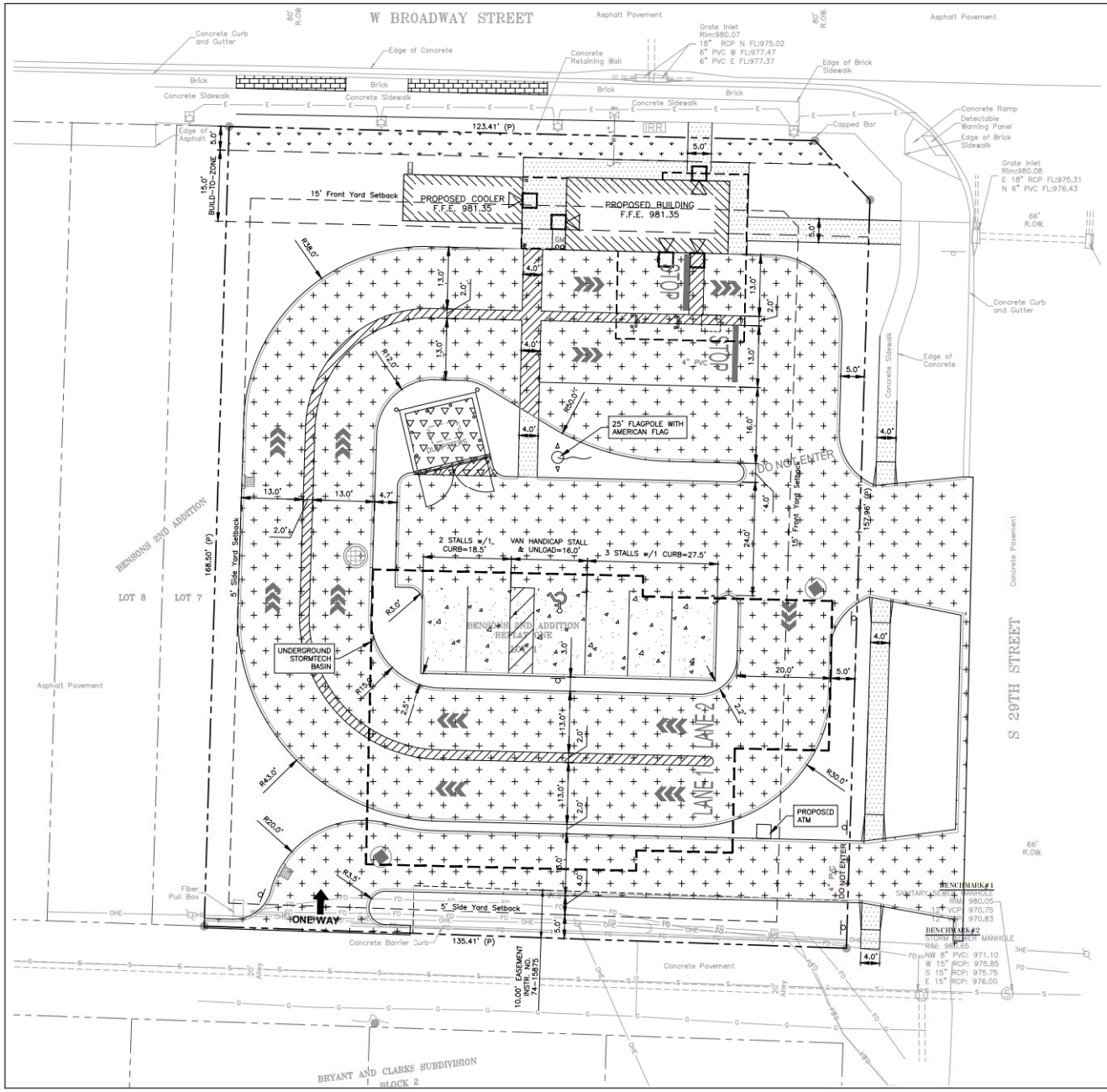
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- IRRIGATION

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SEVEN BREW COFFEE
2901 W BROADWAY
COUNCIL BLUFFS, IA 51501
COVER SHEET

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
1 of 8



NORTH
SCALE 1" =10'

10 0 10 20 30 Feet

LEGEND

- 8" CONCRETE PAVEMENT
- 7" CONCRETE PAVEMENT
- 6" CONCRETE PAVEMENT
- 4" CONCRETE SIDEWALK
- BRICK PAVERS TO MATCH EXISTING
- PROPERTY LINE (ASSUMED)
- STRUCTURAL STOOP, PROVIDE ½" EXPANSION JOINT w/POLYURETHANE SEALANT (SEE STRUCTURAL PLANS)
- PIPE BOLLARD
- EXPANSION JOINT
- FLAG POLE (SEE SHEET NOTE #8 FOR ADDITIONAL INFO.)
- SIGN. TYP.

PARKING REQUIREMENTS

ZONING = WEST BROADWAY CORRIDOR DESIGN OVERLAY DISTRICT

PROPOSED BULDING HEIGHT= 20-25'
PROPOSED BULDING SF = 525 S.F.
PROPOSED COOLER SF = 250 S.F.

1 STALL PER EMPLOYEE

REQUIRED FOR PROJECT	= 5	STALLS
SHOWN FOR PROJECT	= 5	SURFACE STALLS
	1	VAN HANDICAP STALL
TOTAL:	= 6	STALLS

SHEET NOTES:

1. ALL PAINTED PARKING STRIPES ARE 4" WIDE, COLOR BLUE, AND ALL PAINTED ARROWS AND TEXT ARE COLOR RED. CONTRACTOR SHALL STRIPE DRIVE-THRU LANE WITH CONTINUOUS 4" WIDE PAINT STRIPE. SEE SHEET C1.5 FOR FURTHER INFORMATION.
2. PAINT SHALL BE ACRYLIC RESIN LEAD AND CHROMIUM FREE WATERBORNE TRAFFIC PAINT OR VOC COMPLIANT ALKYD RESIN LEAD AND CHROMIUM FREE TRAFFIC PAINT.
3. UNDER NO CIRCUMSTANCES SHALL FACE OF CURB BE PAINT STRIPED.
4. PAINTED ISLANDS/UNLOADS/CROSSINGS ARE 4" WIDE STRIPE, COLOR BLUE. 2' O.C. @ 45°.
5. PROVIDE 1/2" PREFORMED EXPANSION JOINT WITH POLYURETHANE SEALANT ALONG BUILDING. SIKAFLEX 1CSL OR APPROVED EQUAL.
6. FOR DUMPSTER LAYOUT DIMENSIONS, GATES, BOLLARDS, ETC. SEE ARCHITECTURAL PLANS.
7. FOR DRIVE THRU LAYOUTS OF MENU BOARD, REVIEW BOARD, SPEAKER, ADDITIONAL BOLLARDS, ETC. SEE ARCHITECTURAL PLANS AS100.
8. SEE ARCHITECTURAL / ELECTRICAL PLANS FOR ADDITIONAL FLAG POLE INFORMATION AND LAYOUT.
9. PLACE 6"X 6"X 6" WOVEN WIRE MESH IN ALL PAVEMENT EXCEPT SIDEWALKS.

BENCHMARK

BENCHMARK 1: SANITARY SEWER MANHOLE
RIM: 980.05
BENCHMARK 2: STORM SEWER MANHOLE
RIM: 980.65

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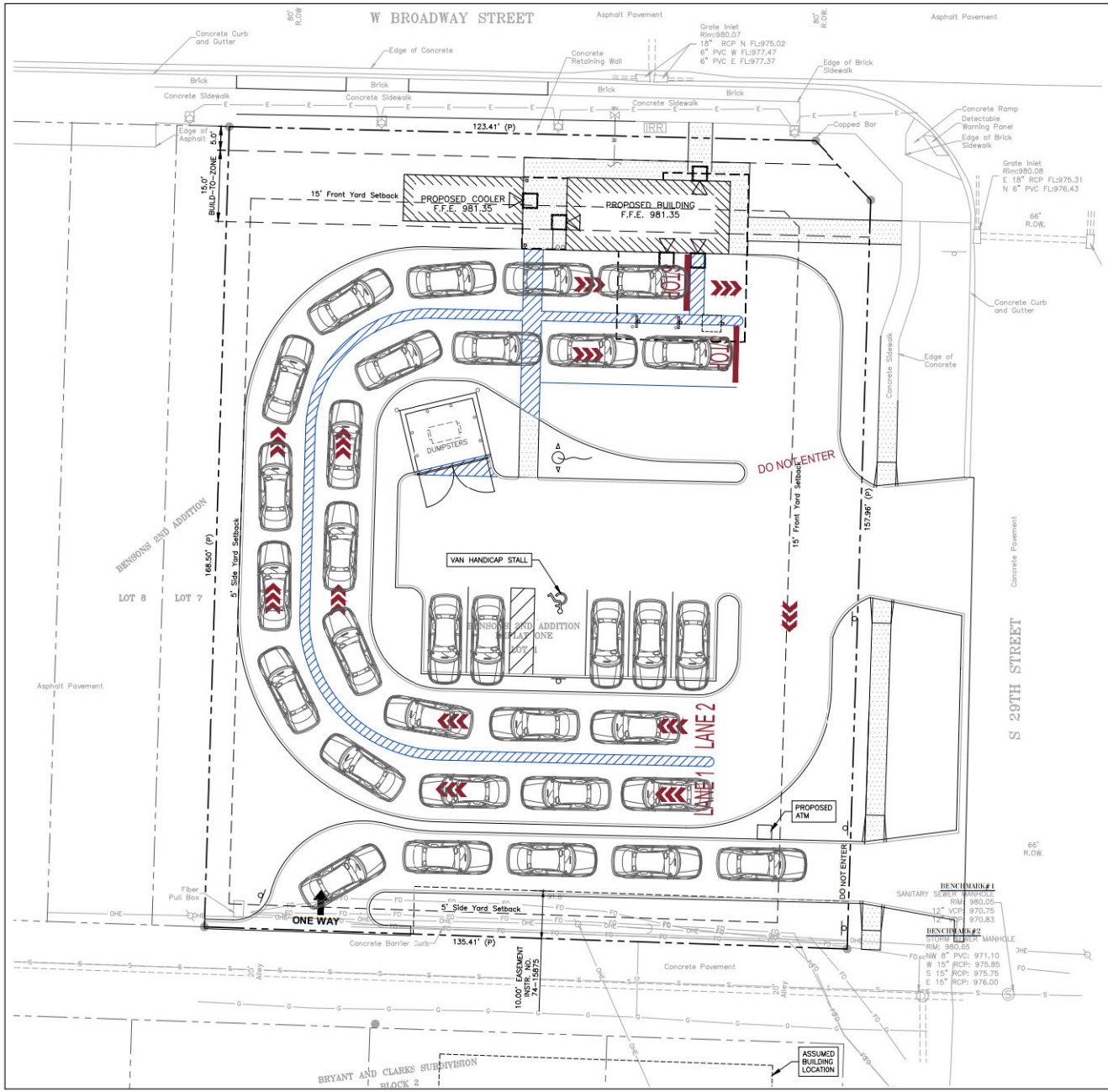
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SEVEN BREW COFFEE
2901 W BROADWAY
COUNCIL BLUFFS, IA 51501
LAYOUT PLAN

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
2 of 8



NORTH
SCALE 1" =10'
10 0 10 20 30 Feet

LEGEND

– – – – – PROPERTY LINE (ASSUMED)

PARKING REQUIREMENTS

ZONING = WEST BROADWAY CORRIDOR DESIGN OVERLAY DISTRICT

PROPOSED BUILDING HEIGHT= 20–25'
PROPOSED BUILDING SF = 525 S.F.
PROPOSED COOLER SF = 250 S.F.

1 STALL PER EMPLOYEE

REQUIRED FOR PROJECT	= 5	STALLS
SHOWN FOR PROJECT	= 5	SURFACE STALLS
	1	VAN HANDICAP STALL
TOTAL:	= 6	STALLS

7BREW STACKING COUNT	= 22	CARS
ATM STACKING COUNT	= 5	CARS

BENCHMARK

BENCHMARK 1: SANITARY SEWER MANHOLE
RIM: 980.05
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RIM: 980.65

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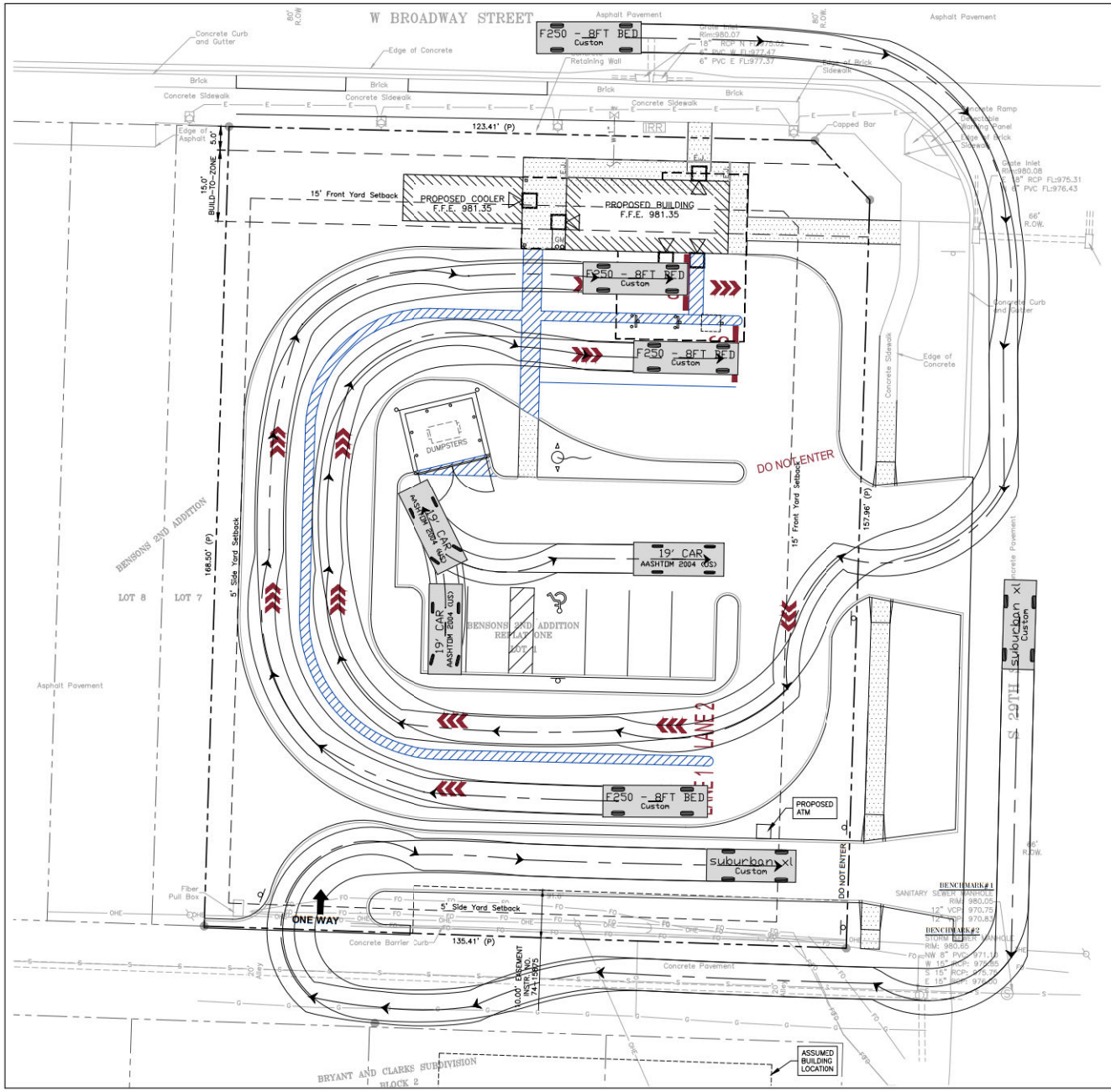
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SEVEN BREW COFFEE
2901 W BROADWAY
COUNCIL BLUFFS, IA 51501
STACKING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
3 of 8



NORTH
SCALE 1" =10'
10 0 10 20 30 Feet

LEGEND

– – – – – PROPERTY LINE (ASSUMED)

PARKING REQUIREMENTS

ZONING = WEST BROADWAY CORRIDOR DESIGN OVERLAY DISTRICT

PROPOSED BUILDING HEIGHT= 20–25'
PROPOSED BUILDING SF = 525 S.F.
PROPOSED COOLER SF = 250 S.F.

1 STALL PER EMPLOYEE

REQUIRED FOR PROJECT	= 5	STALLS
SHOWN FOR PROJECT	= 5	SURFACE STALLS
	1	VAN HANDICAP STALL
TOTAL:	= 6	STALLS

BENCHMARK

BENCHMARK 1: SANITARY SEWER MANHOLE
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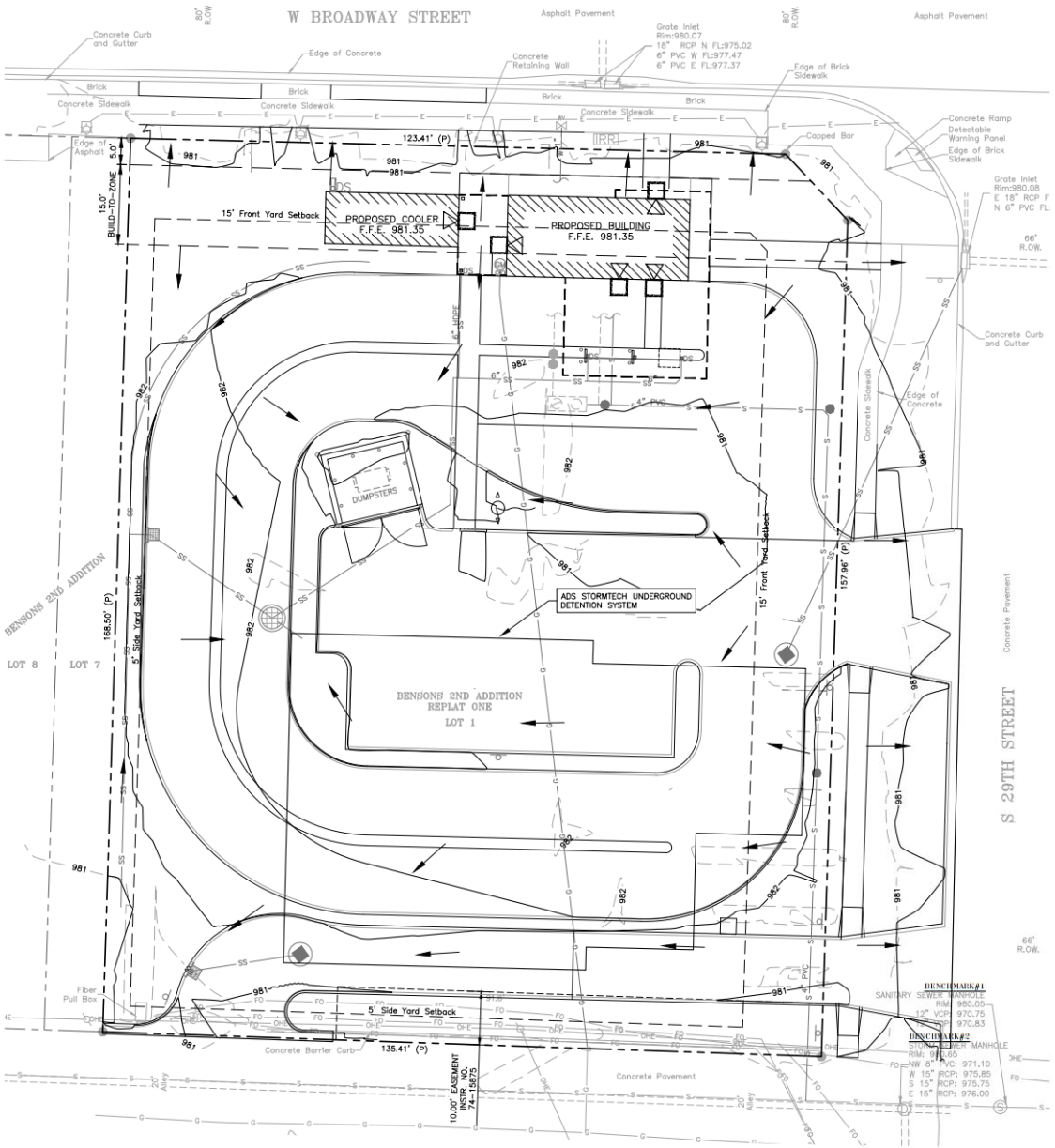
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PLANNING COMMISSION APPLICATION	06/30/25

SEVEN BREW DRIVE THRU COFFEE

SEVEN BREW COFFEE
2901 W BROADWAY
COUNCIL BLUFFS, IA 51501
AUTOTURN PLAN

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
4 of 8



NORTH
SCALE 1" =10'

10 0 10 20 30 Feet

LEGEND

- PROPERTY LINE (ASSUMED)
- 981 – EXISTING CONTOURS
- 981 – PROPOSED CONTOURS
- TC XXXX.XX – TOP OF CURB SPOT ELEVATION
- P XXXX.XX – PAVEMENT SPOT ELEVATION
- G XXXX.XX – SPOT GROUND ELEVATION
- TC MATCH – TOP OF CURB TO MATCH TOP OF CURB EXISTING ELEVATION
- P MATCH – PAVEMENT TO MATCH EXISTING PAVEMENT ELEVATION
- DIRECTION OF FLOW

SHEET NOTE:

1. DRAINAGE CALCULATIONS/REPORT SHALL BE CONSIDERED PRELIMINARY AS THE DESIGN HAS BEEN MODIFIED. REGA ENGINEERING WILL COORDINATE WITH MR. MARK AUGUSTINE TO FINALIZE THE CALCULATIONS, REPORT AND WATER STORAGE SIZE.

NOTE:
THIS PROJECT IS LESS THAN 1 ACRE AND DOES NOT REQUIRE A SWPPP PERMIT. CONTRACTOR SHALL ADHERE TO THESE PLANS AS BEST MANAGEMENT PRACTICES.

BENCHMARK

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RIM: 980.05
BENCHMARK 2: STORM SEWER MANHOLE
RIM: 980.65

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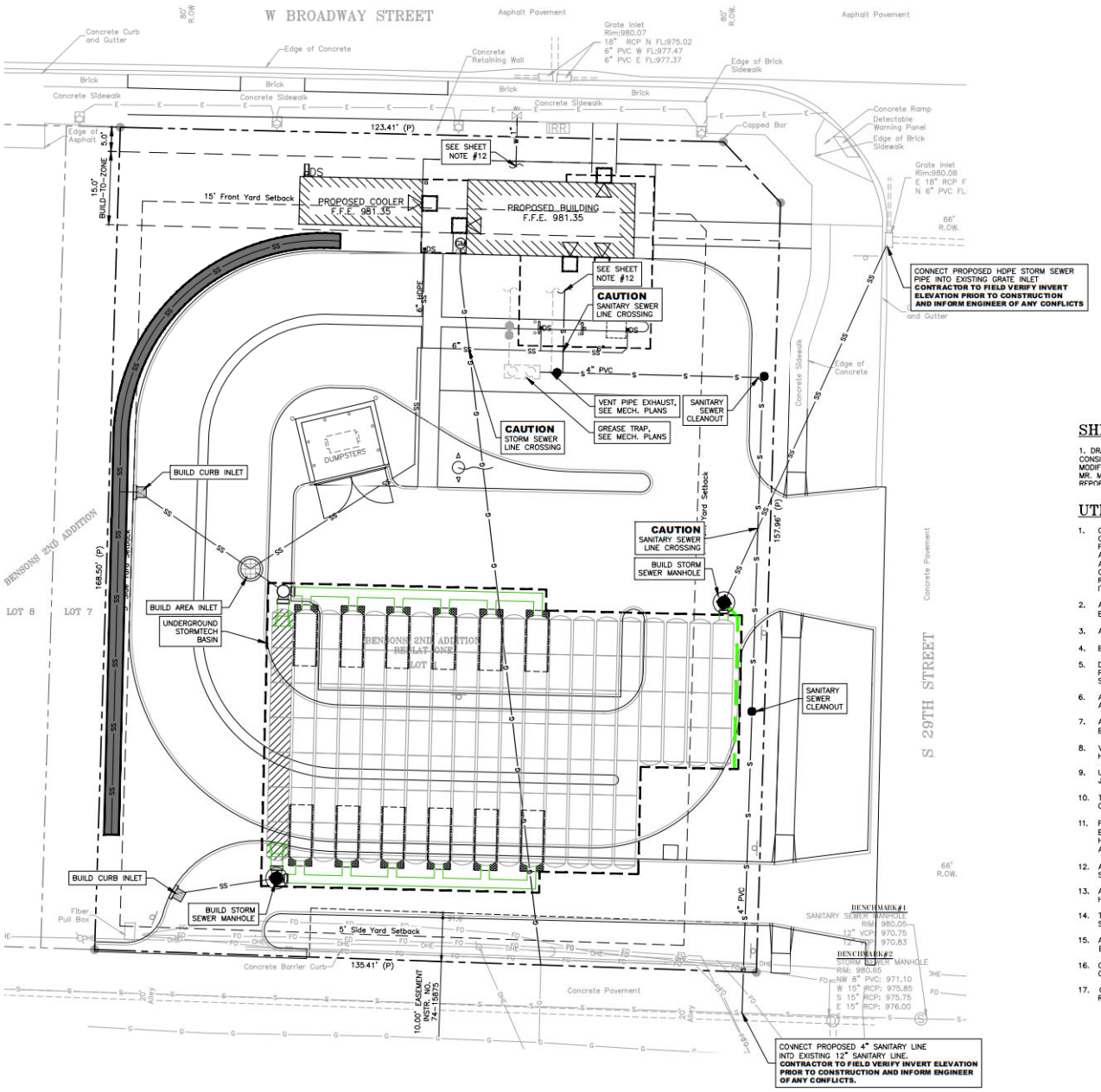
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SEVEN BREW COFFEE
2901 W BROADWAY
COUNCIL BLUFFS, IA 51501
GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
5 of 8



NORTH
SCALE 1" =10'

10 0 10 20 30 Feet

LEGEND

- PROPERTY LINE (ASSUMED)
- SANITARY SEWER LINE
- WATER LINE
- PROPOSED STORM SEWER LINE
- CLEANOUT
- GAS LINE (SEE SHEET UTILITY NOTE #16)
- GAS METER (SEE SHEET UTILITY NOTE #16)
- TRANSFORMER (SEE ELECTRICAL PLANS)
- 3" PVC IRRIGATION SLEEVE, CAPPED W/PULL STRINGS
- DOWNSPOUT
- DOWNSPOUT WITH CONCRETE SPLASH GUARD
- PARKING LOT LIGHTING (SEE ELECTRICAL PLANS)
- NYLOPLAST CURB INLET
- STORM SEWER MANHOLE

SHEET NOTE:

1. DRAINAGE CALCULATIONS/REPORT SHALL BE CONSIDERED PRELIMINARY AS THE DESIGN HAS BEEN MODIFIED. REGA ENGINEERING WILL COORDINATE WITH MR. MARK AUGUSTINE TO FINALIZE THE CALCULATIONS, REPORT AND WATER STORAGE SIZE.

UTILITY NOTES:

1. CONTRACTOR SHALL PROVIDE ALL BENDS, TEES, ELBOW, BACKING BLOCKS AND CORPORATION STOPS AS REQUIRED BY LOCAL CODES TO PROVIDE A FULLY FUNCTIONAL WATER SUPPLY SYSTEM WHETHER SHOWN ON THE DRAWINGS OR NOT. ALL WATER SUPPLY FIXTURES SHALL BE SUPPLIED, INSTALLED AND LOCATED IN ACCORDANCE WITH THE "10 STATES STANDARDS" AND LOCAL CODES GOVERNING CONSTRUCTION. ADJUST FIXTURE LOCATION AS REQUIRED TO MEET CODE REQUIREMENTS. THE CONTRACTOR SHALL CONTACT THE CITY OF COUNCIL BLUFFS FOR ITEMS PROVIDED BY THEM.
2. ALL SANITARY AND WATER PIPE AND FITTINGS SHALL MEET THE CITY OF COUNCIL BLUFFSPLUMBING CODES MOST CURRENT ADDITION "2018 OPC".
3. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 5'-0" ABOVE TOP OF PIPE.
4. BED ALL WATER LINES IN ACCORDANCE WITH THE "10 STATE STANDARDS".
5. DIMENSIONS SHOWN ARE FROM EDGE OF PIPES OR FITTINGS AND ARE FROM PROPERTY LINES, CENTERLINES OF DRIVEWAYS, BACK OF CURBS, EDGES OF SIDEWALKS OR FACES OF WALLS.
6. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE.
7. ALL GATE VALVES SHALL BE PROVIDED WITH ROADWAY SCREW TYPE CAST IRON VALVE BOX. BOXES FOR 3" AND SMALLER SHALL HAVE ARCH BASE.
8. VALVES LESS THAN 4" SHALL BE BRONZE WEDGE TYPE GATE VALVE. VALVES SHALL HAVE NON-RISING STEM WITH SOLID TEE HEAD OPERATING NUT.
9. UTILITY CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THE SYSTEM PRIOR TO INSTALLATION.
10. THE "10 STATES STANDARDS" FOR SEWER AND WATER SEPARATION SHALL BE CONFORMED TO. SEPARATION DISTANCES SHALL BE MEASURED EDGE TO EDGE.
11. PROVIDE MINIMUM 18" VERTICAL SEPARATION AS MEASURED FROM EDGE TO EDGE BETWEEN ALL WATER AND SANITARY/STORM SEWER UTILITIES. PROVIDE MINIMUM 10' HORIZONTAL SEPARATION AS MEASURED FROM EDGE TO EDGE BETWEEN ALL WATER AND SANITARY/STORM SEWER UTILITIES.
12. ALL SANITARY & WATER LINES TERMINATE 5'-0" OUTSIDE BUILDING FOR CONTINUATION SEE MECHANICAL PLANS.
13. ALL STORM PIPE OUTSIDE OF THE RIGHT OF WAY SHALL BE SMOOTH INTERIOR WALL HDPE. RCP SHALL BE USED WITHIN THE RIGHT OF WAY.
14. THE USE OF INSERTA-TEES FOR STORM SEWER CONNECTIONS IS ACCEPTABLE FOR SIMILAR & DISSIMILAR PIPE MATERIAL.
15. ALL SANITARY PIPE SHALL BE SOLID WALL SDR 35 PVC WITH CLEANOUTS EVERY 100' MAX. PIPE SIZE SHALL BE MINIMUM OF 4" DIAMETER.
16. CONTRACTOR SHALL COORDINATE GAS LINE AND GAS METER CONNECTIONS WITH LOCAL GAS PROVIDER.
17. CONTRACTOR SHALL COORDINATE TRANSFORMER LOCATION & ELECTRICAL LINE ROUTING WITH LOCAL ELECTRICAL PROVIDER.

BENCHMARK

BENCHMARK 1: SANITARY SEWER MANHOLE
RIM: 980.05
BENCHMARK 2: STORM SEWER MANHOLE
RIM: 980.65

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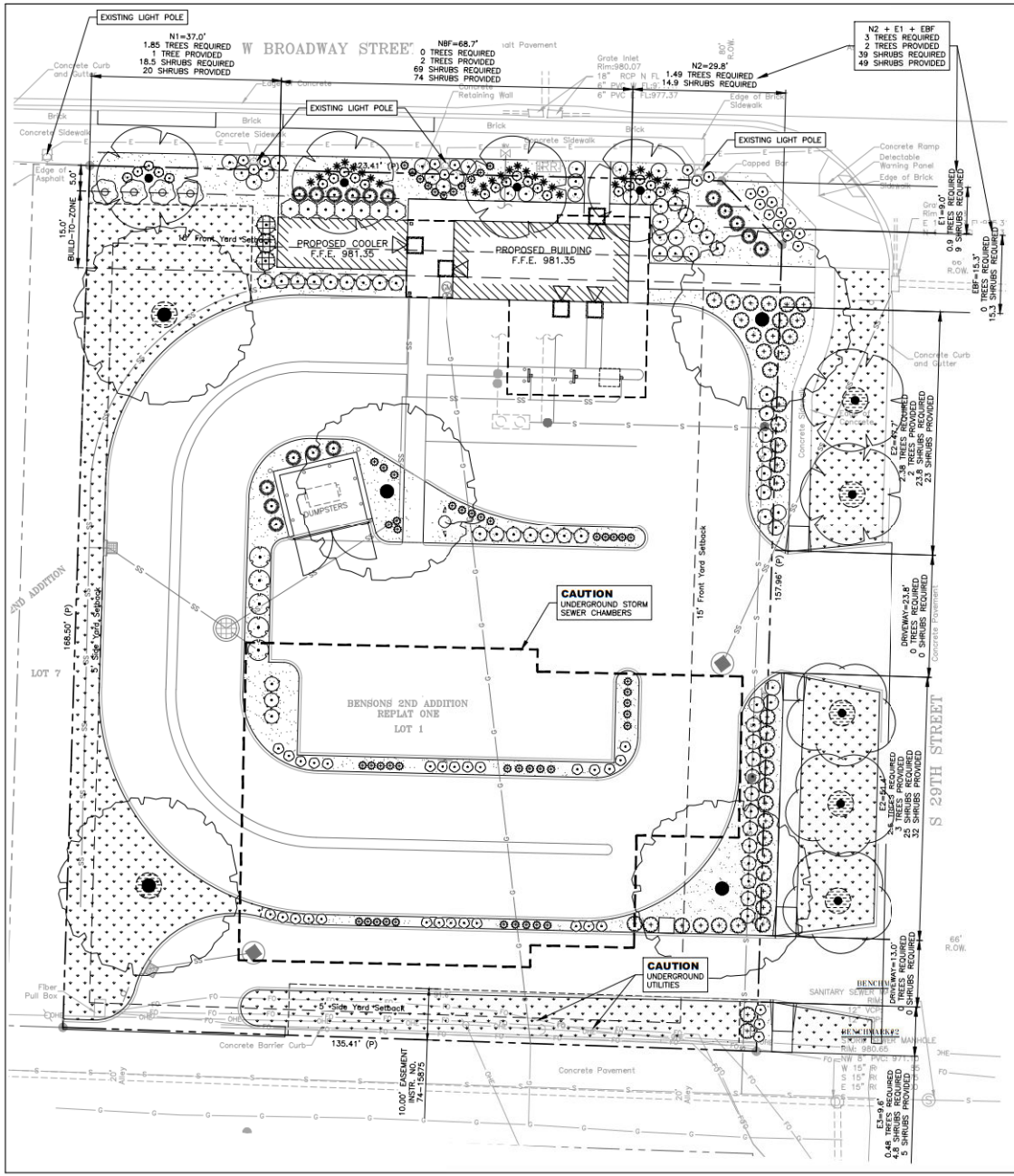
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SEVEN BREW COFFEE
2901 W BROADWAY
COUNCIL BLUFFS, IA 51501
UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
6 of 8



TREE LEGEND – NO SCALE

SYMBOL	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE® HONEY LOCUST
	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE-LEAF PLUM
	NYSSA SYLVATICA TUPELO

SHRUB LEGEND

SYMBOL	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS	
	ROSA X 'RADTKO' DOUBLE KNOCK OUT® RED ROSE
	HYDRANGEA ARBORESCENS 'ABETWO' INCREDIBALL® HYDRANGEA
	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD
	VIBURNUM CARLESII KOREANSPICE VIBURNUM
	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA
	POTENTILLA FRUTICOSA 'TANGERINE' TANGERINE BUSH CINQUEFOIL
EVERGREEN SHRUBS	
	TAXUS X MEDIA 'HILLS UPRIGHT' HILLS UPRIGHT ANGLO-JAPANESE YEW
GRASSES	
	SCHIZACHYRIUM SCOPARIUM 'BLAZE' BLAZE LITTLE BLUESTEM
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY FOUNTAIN GRASS
	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED
PERENNIALS	
	HEUCHERA X 'GEORGIA PEACH' GEORGIA PEACH CORAL BELLS
	HEMEROCALLIS X 'RUBY STELLA' RUBY STELLA DAYLILY

GROUNDCOVER LEGEND

SYMBOL	BCTANICAL / COMMON NAME
GROUND COVERS	
	WOOD MULCH (TREES ONLY) NON-DYED HARDWOOD MULCH
ROCK MULCH	
	OAK CREEK 1X2" RIVER ROCK, 3" DEPTH 5 OZ COMMERCIAL GRADE LANDSCAPE FABRIC
TURF SOD	
	DROUGHT TOLERANT RTF FESCUE SOD FESTUCA ARUNDINACEA 'RHIZOMATOUS RTF'

EDGING LEGEND

SYMBOL	DESCRIPTION
LANDSCAPE EDGING SCHEDULE	
	CULTIVATED BED NATURAL EDGE, SEPERATE HARDWOOD MULCH FROM GRASS, TYP.

SHEET NOTES:

1. BASIC PLANT MATERIAL STANDARDS:
   a. SHRUBS: MINIMUM TWO-GALLON SIZE CONTAINER, OR THE EQUIVALENT HEIGHT AND/OR SPREAD.
   b. GROUND COVER SHRUBS: MINIMUM SPACING UPON INSTALLATION OF 18 INCHES ON CENTER.
   c. DECIDUOUS SHADE TREES: MINIMUM CALIPER OF TWO INCHES AS MEASURED SIX INCHES ABOVE GROUND.
   d. ALL OTHER SPECIFICATIONS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
2. ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
3. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF PLANTING SOIL AND MULCHED TO A DEPTH OF THREE INCHES.

REFER TO GENERAL LANDSCAPE NOTES ON SHEET 9.

DEVELOPMENT DETAILS:

LAND AREA: 0.525 ACRES
LOT SIZE: 22,849 SF
IMPERVIOUS AREA: 15,471 SF – 52%
PERVIOUS AREA: 7,378 SF – 48%

CITY OF COUNCIL BLUFFS, IA LANDSCAPE REQUIREMENTS:

ZONING: C-2 WITH WEST BROADWAY CORRIDOR OVERLAY

PER 15.23.030.4 REQUIRED GREEN SPACE FOR PARKING LOTS > 7,500SF
A. MINIMUM OF 5' OF LANDSCAPED AREA REQUIRED BETWEEN PARKING SURFACE AND LOT LINE.
B. THE MAXIMUM ALLOWABLE AREA THAT CAN BE PAVED = 90%
C. A MINIMUM OF TEN (10) PERCENT OF THE PARKING LOT MUST BE LANDSCAPED WITH A PERMEABLE SURFACE.
D. ADJACENT PARKING LOTS AND ACCESS POINTS MAY HAVE THE FIVE-FOOT LANDSCAPED AREA WAVED WHEN SHARED

PER 15.23.030.5 SCREENING REQUIREMENTS. SCREENING SHALL CONFORM TO THE STANDARDS IN CBMC 15.24.040.D.

PER 15.32A.090.A – REQUIRED FRONTAGE LANDSCAPING
1. MINIMUM OF FIVE (5) FEET WIDE LANDSCAPE FRONTAGE STRIP SHALL BE INSTALLED ON ALL FRONTAGES AS MEASURED FROM THE BACK OF SIDEWALK OR PROPERTY LINE.
2. FOUNDATION PLANTINGS SHALL BE PLACED ALONG THE PERIMETER OF ALL FACADES VISIBLE FROM ADJACENT STREET RIGHT-OF-WAY AT A RATE OF ONE PLANTING PER LINEAL FOOT OF FACADE, NOT INCLUSIVE OF ENTRANCES.
3. A MINIMUM OF ONE (1) DECIDUOUS, SHADE TREE AND TEN (10) SHRUBS SHALL BE PLANTED EVERY TWENTY (20) LINEAR FEET ALONG FRONTAGE STRIPS AND SHALL BE GENERALLY EVENLY SPACED APART ALONG THE ENTIRE LENGTH OF THE FRONTAGE STRIP. SHRUB PLANTINGS SHALL BE DESIGNATED IN THE APPROVED SHRUB LIST. FRONTAGE ADJACENT TO BUILDINGS SHALL ONLY BE REQUIRED TO INSTALL FOUNDATION PLANTINGS AND SHALL NOT BE INCLUDED IN THE REQUIRED NUMBER OF TREE PLANTINGS.
4. TREES PLANTED IN FRONTAGE STRIPS SHALL BE DESIGNATED IN THE COUNCIL BLUFFS STREET TREE SPECIES GUIDE, WHICH IS MADE PART THEREOF AS EXHIBIT C.

BROADWAY BLVD: 1 SHADE TREE + 10 SHRUBS PER 20LF (N1+N2=37.0+29.8=66.8LF) = 66.8/20=3.34 MULTIPLIER
3.4 TREES REQUIRED, 2 TREES PROVIDED DUE TO SPACING OF STREET LIGHT POLES
27 SHRUBS REQUIRED, SEE PLAN FOR SHRUBS PROVIDED

BROADWAY BLVD FOUNDATION PLANTINGS: 1 SHRUB PER 1 LF REQUIRED. 68.7 LF FOUNDATION
0 TREES REQUIRED, 3 TREES PROVIDED
69 SHRUBS REQUIRED, 74 SHRUBS PROVIDED.

S. 29TH ST: 1 SHADE TREE + 10 SHRUBS PER 20LF (11+32.9+50.5+7.4=54.67LF) = 101.8/20=5.09 MULTIPLIER
5 TREES REQUIRED, 5 TREES PROVIDED
27 SHRUBS REQUIRED, SEE PLAN FOR SHRUBS PROVIDED

S. 29TH ST FOUNDATION PLANTINGS: 1 SHRUB PER 1 LF REQUIRED. 15.27 LF FOUNDATION
56 SHRUBS REQUIRED, SEE PLAN FOR SHRUBS PROVIDED.

PER 15.32A.090.B – REQUIRED PARKING LOT LANDSCAPING
1. MINIMUM PARKING LOT LANDSCAPED AREA.
   A. ONE LARGE, DECIDUOUS SHADE TREE SHALL BE PLANTED PER 3,000 SF OF PAVED PARKING AREA NOT COVERED BY BUILDINGS OR CANOPIES, SUCH AS PARKING STALLS, DRIVEWAYS, DRIVE ISLES, DRIVE THROUGH LANES, AND LOADING AREAS. SHADE TREES SHALL HAVE A MINIMUM OF TWO (2) INCH CALIPER AT THE TIME OF PLANTING AND A MINIMUM MATURE HEIGHT OF AT LEAST TWENTY-FIVE (25) FEET WITH A MATURE CANOPY OF AT LEAST TWENTY (20) FEET.
   B. PLANTING AREAS SHALL BE A MINIMUM OF FIFTY (50) SF OF UNPAVED SURFACE PER TREE IN THE FORM OF INTERIOR LANDSCAPE ISLANDS OR PERIMETER PLANTING AREAS.
   C. LANDSCAPE ISLANDS SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE PARKING LOT IN ORDER TO MAXIMIZE SHADE.
   D. TREES PLANTED IN PERIMETER PLANTING AREAS AS OPPOSED TO LANDSCAPE ISLANDS OR ENDCAP ISLANDS SHALL BE COUNTED AS ½ TREE FOR THE PURPOSE OF THIS REQUIREMENT.
   4 TREES REQUIRED, 2 TREES PROVIDED INTERNALLY, 3 PROVIDED AROUND PERIMETER.

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PROJECT 251009

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ISSUED FOR	DATE
PLANNING COMMISSION APPLICATION	06/30/25

SEVEN BREW COFFEE
2901 W BROADWAY
COUNCIL BLUFFS, IA 51501
LANDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
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GENERAL LANDSCAPE NOTES:

1. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES GRAPHICALLY DEPICTED ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
2. ALL LANDSCAPING TO BE INSTALLED IN STRICT ACCORDANCE WITH CITY OF CCUNCIL BLUFFS REGULATIONS. DEMONSTRATION SHALL ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN THE PLANTING DETAIL AND SPECIFICATIONS.
3. ALL UTILITIES ARE APPROXIMATE. COORDINATE INSTALLATION WITH WORK OF OTHER SECTIONS. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WITH OWNER OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CALL 811 TO NOTIFY UTILITY COMPANY FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
4. AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. REPAIR AT NO COST TO OWNER ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY AND OR UTILITIES PRIOR TO REPAIR.
5. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANT MATERIAL SHALL BE OF GOOD QUALITY, FREE OF DISEASE AND SIZES SHALL MEET REQUIRED SIZES AS SPECIFIED. ALL PLANT MATERIAL SHALL BE RATED FOR ESTABLISHMENT, GROWTH AND SURVIVAL IN PLANT HARDINESS ZONES 5 AND/OR ACCORDING TO THE LATEST VERSION OF THE USDA PLANT HARDINESS ZONE MAP. ALL PLANTS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
6. ALL PLANTING BEDS (TREES, SHRUBS AND GROUNDCOVERS) SHALL RECEIVE 3" DEPTH OF ROCK MULCH. ROCK MULCH INSTALLED OVER 5OZ. WOVEN POLYPROPYLENE WEED FABRIC. NATURAL CULTIVATED EDGE BETWEEN PAVING AND GRASS AREAS. OWNER SHALL APPROVE ALL GROUND COVER MATERIALS PRIOR TO INSTALLATION.
7. PLANTING SOIL SHALL CONSIST OF QUALITY TOP SOIL PLUS 1" DEPTH COMPOST, TILLED TO A DEPTH OF 6".
8. LANDSCAPE CONTRACTOR TO MARK ALL TREE LOCATIONS AND LAYOUT ALL OF PLANT MATERIAL IN THE FIELD FOR APPROVAL BY THE ENGINEER PRIOR TO PLANTING UNLESS APPROVED OTHERWISE.
9. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
10. CONTRACTOR SHALL PROVIDE A 5-FOOT DIAMETER RING OF WOOD MULCH AND NATURAL CULTIVATED EDGE AROUND ALL TREES. WOOD MULCH SHALL BE LOCALLY AVAILABLE, HARDWOOD CHIPS, ½-INCH MINIMUM TO 2"-MAXIMUM IN SIZE.
11. STAKING AND GUYING OF TREES PER NATIONAL NURSERY STANDARDS.
12. SHRUBS ARE NOT TO BE LOCATED CLOSER THAN 2 FEET TO CURB OR SIDEWALKS. PERENNIALS / GRASSES ARE NOT TO BE LOCATED CLOSER THAN ONE FOOT TO CURB OR SIDEWALKS. LANDSCAPE CONTRACTOR SHALL PLANT THREE TREES FOR OWNER / ENGINEER FOR APPROVAL PRIOR TO PLANTING THE REMAINDER OF THE TREES ON SITE.
13. CONTRACTOR SHALL FIELD VERIFY TURF LIMITS PRIOR TO INSTALLATION, INCLUDING SOIL PREPARATION REQUIREMENTS. REFER TO LANDSCAPE PLAN FOR PROPOSED TURF SPECIES AND LOCATIONS.
14. CONTRACTOR SHALL ADJUST EXTENTS TO TURF ALL DISTURBED AREAS; ON/OFT SITE. MATCH TURF SPECIES WITH NEAREST ADJACENT TURF AS SHOWN ON THE LANDSCAPE PLAN. FOR DISTURBED TURF AREAS NOT ADJACENT TO PROPOSED TURF ON THE LANDSCAPE PLAN, INSTALL TURF THAT BEST MATCHES EXISTING SPECIES OF TJRF. CONFIRM ADJUSTED EXTENTS AND SPECIES WITH LANDSCAPE ARCHITECT.
15. THE CONTRACTOR SHALL COORDINATE HIS/HER EFFORTS SO THAT THE SITE CAN BE SEEDED AS SOON AS POSSIBLE FOLLOWING RE-SPREAD OF TOPSOIL.
16. INSTALL 4" MINIMUM TOPSOIL TO ALL SEED AND SOD AREAS. CONTRACTOR IS RESPONSIBLE FOR FINE GRADING OF SEED AREAS. REMOVE STONES, STICKS, AND DEBRIS LARGER THAN 1".
17. ALL PRE-EMERGENT PRODUCTS MUST BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S LABEL DIRECTIONS. ANY CHEMICAL APPLICATIONS ON PAVEMENT MUST BE PROMPTLY CLEANED TO PREVENT STAINING.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND WATERING OF ALL PLANT MATERIAL UNTIL SUBSTANTIAL PROJECT COMPLETION OR OWNER AND ENGINEER/ARCHITECT ACCEPTANCE OF ALL LANDSCAPED AREAS, WHICHEVER IS LATER.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND WATERING OF SEEDED AREAS UNTIL SUBSTANTIAL PROJECT COMPLETION OR OWNER AND ENGINEER ACCEPTANCE OF ALL LANDSCAPED AREAS, WHICHEVER IS LATER. ACCEPTABLE SEEDED AREAS SHALL INCLUDE A MINIMUM OF 90% VEGETATIVE COVERAGE AND BE FREE OF WEEDS. ACCEPTABLE SODDED AREAS SHALL HAVE A UNIFORM ROOT ESTABLISHMENT AND BE FREE OF BARE SPOTS AND BROWN PATCHES.
20. SWEEP AND WASH ALL PAVED SURFACES. REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
21. GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING OF THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY AS PER DIRECTION OF OWNER/ENGINEER.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	CONTAINER	MATURE HEIGHT	MATURE WIDTH	DETAIL
DECIDUOUS TREES							
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' SKYLINE® HONEY LOCUST	5	2" CAL.	B&B	40 – 65FT. HT.	25 – 40FT. W.	
	PRUNJS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE-LEAF PLUM	3	2" CAL.	B&B	15 – 25FT. HT.	15 – 25FT. W.	
	NYSSA SYLVATICA TUPELO	6	2" CAL.	B&B	25 – 40FT. HT.	15 – 25FT. W.	
DECIDUOUS SHRUBS							
	ROSA X 'RADTKO' DOUBLE KNOCK OUT® RED ROSE	42	3 GAL.	POT	18 – 36IN. HT.	1 – 3FT. W.	
	HYDRANGEA ARBORESCENS 'ABETWO' INCREDIBALL® HYDRANGEA	7	3 GAL.	POT	3 – 6FT. HT.	3 – 6FT. W.	
	VIBURNUM CARLESII KOREANSPICE VIBURNUM	4	3 GAL.	POT	3 – 6FT. HT.	3 – 6FT. W.	
	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	41	2 GAL.	POT	18 – 6FT. HT.	1 – 6FT. W.	
	POTENTILLA FRUTICOSA 'TANGERINE' TANGERINE BUSH CINQUEFOIL	5	2 GAL.	POT	18 – 36IN. HT.	3 – 6FT. W.	
EVERGREEN SHRUBS							
	TAXUS X MEDIA 'HILLS UPRIGHT' HILLS UPRIGHT ANGLO-JAPANESE YEW	3	5 GAL.	POT	6 – 10FT. HT.	3 – 6FT. W.	
GRASSES							
	SCHIZACHYRIUM SCOPARIUM 'BLAZE' BLAZE LITTLE BLUESTEM	22	2 GAL.	POT	18 – 36IN. HT.	1 – 3FT. W.	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	17	2 GAL.	POT	3 – 6FT. HT.	1 – 3FT. W.	
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY FOUNTAIN GRASS	52	2 GAL.	POT	6 – 18IN. HT.	1 – 3FT. W.	
	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	32	1 GAL.	POT	18 – 36IN. HT.	1 – 3FT. W.	
PERENNIALS							
	HEUCHERA X 'GEORGIA PEACH' GEORGIA PEACH CORAL BELLS	28	1 GAL.	POT	18 – 36IN. HT.	1 – 3FT. W.	
	HEMEROCALLIS X 'RUBY STELLA' RUBY STELLA DAYLILY	51	1 GAL.	POT	18 – 36IN. HT.	1 – 3FT. W.	

GROUNDCOVER SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QTY	DETAIL
GROUND COVERS			
	WOOD MULCH (TREES ONLY) NON-DYED HARDWOOD MULCH	140 SF	
ROCK MULCH			
	OAK CREEK 1X2" RIVER ROCK, 3" DEPTH 5 OZ COMMERCIAL GRADE LANDSCAPE FABRIC	3,677 SF	
TURF SOD			
	DROUGHT TOLERANT RTF FESCUE SOD FESTUCA ARUNDINACEA 'RHIZOMATOUS RTF'	4,906 SF	

EDGING SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
LANDSCAPE EDGING SCHEDULE			
- - - - - -	CULTIVATED BED NATURAL EDGE, SEPERATE HARDWOOD MULCH FROM GRASS, TYP.	220 LF	

IOWA ONE CALL 1-800-292-8989 www.iowaonecall.com

PROJECT 251009

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- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- IRRIGATION

ISSUED FOR	DATE
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LANDSCAPE NOTES & SCHEDULES

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