Attachment 'D'

SITE PLANS

FOR

THE OAKS @ COUNCIL BLUFFS

PLANNED INDUSTRIAL DEVELOPMENT

CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA



NOT TO SCALE

VICINITY MAP

OWNER/DEVELOPER

REALTYLINK
201 RIVERPLACE
SUITE 400
GREENVILLE, SC 29601

INDEX OF SHEETS

1. TITLE SHEET
A. REZONING EXHIBIT
B. COLOR LAYOUT
2. PROJECT PHASING
3. MASTER SITE PLAN
4. LOT 1 & OUTLOT A DIMENSION PLAN
5. LOT 2 & OUTLOT B DIMENSION PLAN
6. LOT 3, 4, 5 & OUTLOT C DIMENSION PLAN
7. LOT 6 DIMENSION PLAN
8. LOT 7 DIMENSION PLAN
9. PROPOSED UTILITY PLAN
10. PROPOSED GRADING AND STORM SEWER PLAN
11. LANDSCAPING PLAN
12. SITE DETAILS

ESTD 2023
The Oaks @ COUNCIL BLUFFS
BUSINESS PARK
REALTYLINK LLC

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.

Elizabeth Hunter, P.E. — 11/15/2022 Date

License Number P18178

My License Renewal Date is December 31, 2022

Pages or sheets covered by this seal:
Sheets 1-12, EXHIBITS A AND B

LICENSED PROFESSIONAL ENGINEER — ELIZABETH HUNTER — P18178 — IOWA

MARK	REVISION	DATE	BY
Engineer: EAH	Checked By: EAH	Scale: 1"= N/A	
Technician: DJD	Date: 11/15/22	Field Bk:	Pg:

Project No: 1220857 — Sheet 1 of 12

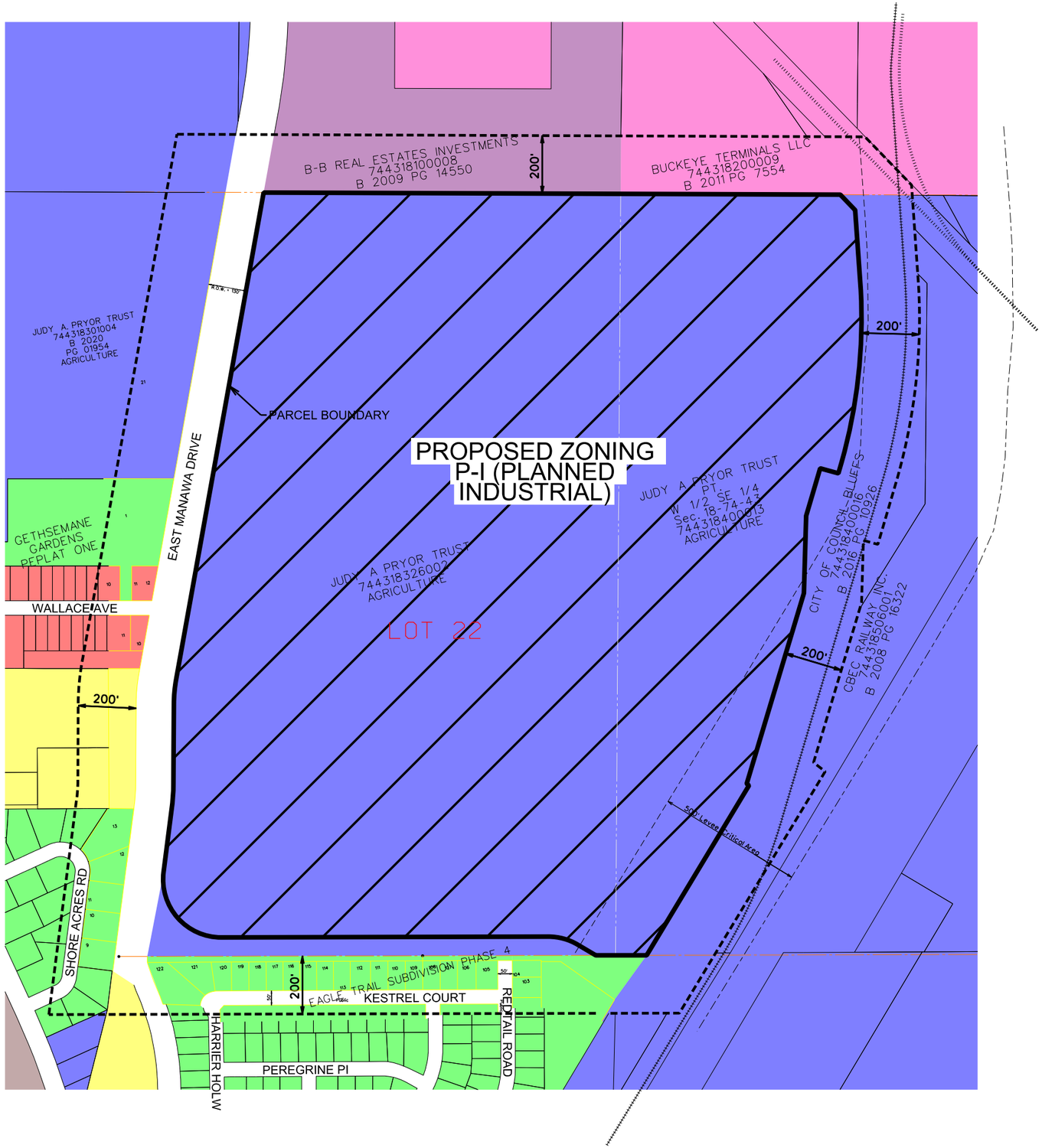
THE OAKS @ COUNCIL BLUFFS
COUNCIL BLUFFS, IOWA
TITLE SHEET

SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220857
Sheet 1 of 12

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EXISTING ZONING LEGEND

- A-1
- A-2
- R-1
- R-2
- R-3
- I-1
- I-2

PROPOSED ZONING

- P-I

ESTD 2023
The Oaks
COUNCIL BLUFFS
BUSINESS PARK
REALTYLINK

MARK	REVISION	DATE	BY
Engineer: EAH	Checked By: EAH	Scale: 1"= 200'	
Technician: DJD	Date: 11/15/22	Field Bk:	Pg:

Project No: 1220857

Sheet A of 12

THE OAKS @ COUNCIL BLUFFS

REZONING EXHIBIT

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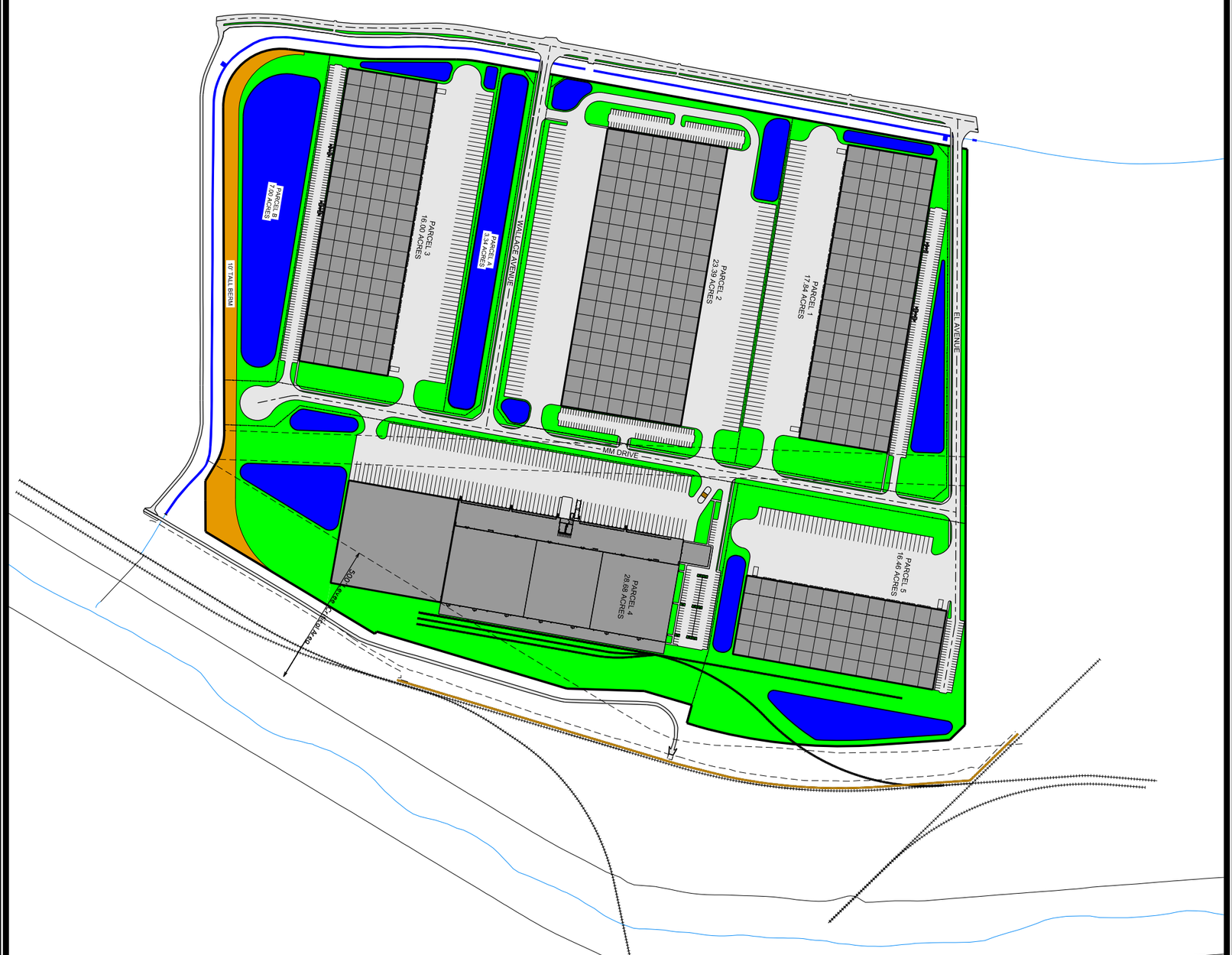
SNYDER & ASSOCIATES

Project No: 1220857

Sheet A of 12

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THE OAKS @ COUNCIL BLUFFS

COLOR LAYOUT

COUNCIL BLUFFS, IOWA

MARK	REVISION	DATE	BY

Engineer:	EAH	Checked By:	EAH	Scale:	1"= 200'
Technician:	DJD	Date:	11/15/22	Field Bk:	Pg:

Project No: 1220857 | Sheet B of 12

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Project No: 1220857
Sheet B of 12

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PHASE 1 -

1. MASS GRADING OF ALL PARCELS
2. LOT5 - DETENTION PARCEL COMPLETED AS NEEDED FOR PHASE 1 DETENTION REQUIREMENTS
3. SOUTHERN PRIVACY BERM COMPLETED
4. LOT 1 - AMBIENT BUILDING COMPLETED
5. LOT 7 - COLD STORAGE BUILDING COMPLETED
6. ALL PHASE 1 UTILITY EXTENSIONS COMPLETED FOR SANITARY, STORM AND WATER
7. EL AVENUE COMPLETED
8. MM AVENUE COMPLETED
9. FREESTANDING SIGN ON OUTLOT A COMPLETED
10. RAIL EXTENSION TO LOT 7 COMPLETED
11. LANDSCAPING ALONG SOUTHERN BOUNDARY, EASTERN BOUNDARY, INTERIOR ROADS, AND DEVELOPED PARCELS

PHASE 2 -

1. LOT 2 BUILDING COMPLETED
2. LOT 3 DETENTION COMPLETED
3. LOT 4 BUILDING COMPLETED
5. LOT 6 BUILDING COMPLETED
6. EAST WALLACE AVENUE COMPLETED
7. RAIL EXTENSION TO LOT 6 COMPLETED, IF NEEDED
8. LANDSCAPING FOR REMAINING PARCELS AS DEVELOPED

SANITARY SEWER
WATER MAIN
STORM SEWER

MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: EAH | Scale: 1"= 200'
Technician: DJD | Date: 11/15/22 | Field Bk: | Pg:
Project No: 1220857 | Sheet 2 of 12

THE OAKS @ COUNCIL BLUFFS

COUNCIL BLUFFS, IOWA

PROJECT PHASING

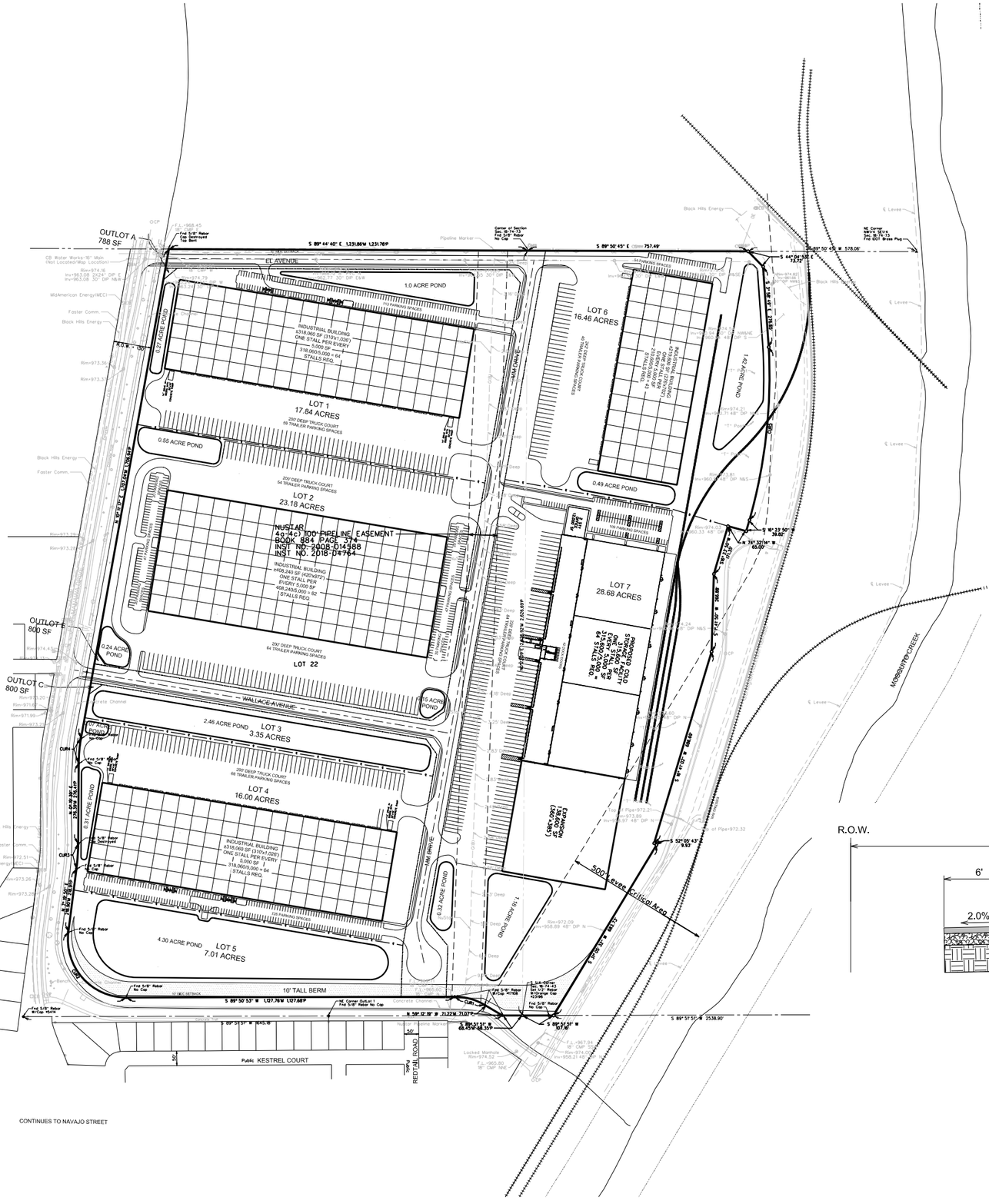
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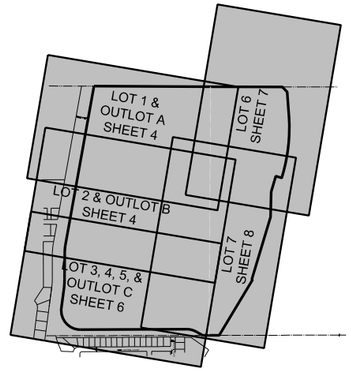
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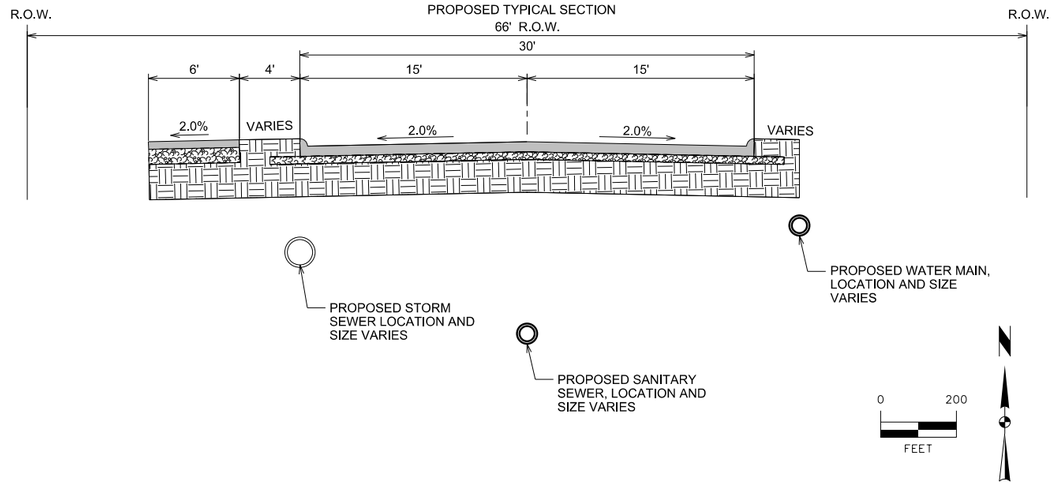
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Sheet 2 of 12





SHEET LEGEND



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Engineer: EAH | Checked By: EAH | Scale: 1"= 200'
Technician: DJD | Date: 11/15/22 | Field Bk: | Pg:

Project No: 1220857

Sheet 3 of 12

THE OAKS @ COUNCIL BLUFFS

MASTER SITE PLAN

COUNCIL BLUFFS, IOWA

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Project No: 1220857

Sheet 3 of 12

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OUTLOT A
788 SF

Fnd 5/8" Rebar
Cap Destroyed
Top Bent

S 89° 44' 40" E 1,231.86'M 1,231.76'P

10' SIDE SETBACK

EL AVENUE

1.0 ACRE POND

531.00'

113 PARKING SPACES

54.64'
25' Min. Setback

0.27 ACRE POND

INDUSTRIAL BUILDING
±318,060 SF (310'x1,026')
ONE STALL PER EVERY
5,000 SF
318,060/5,000 = 64
STALLS REQ.

1026.00'

MM DRIVE

R.O.W. = 130'

LOT 1
17.84 ACRES

200' DEEP TRUCK COURT
59 TRAILER PARKING SPACES
1005.00'

14' DRIVE IN DOORS WITH 30'x16' CONCRETE RAMP

0.55 ACRE POND

EXISTING TRAIL

DRAINAGE DITCH

N 10° 11' 17" E 1,706.94'P

200' DEEP TRUCK COURT
54 TRAILER PARKING SPACES

NUSTAR 100' EASEMENT

LOT 2
23.18 ACRES

20 PARKING SPACES

INDUSTRIAL BUILDING
±408,240 SF (420'x972')
ONE STALL PER

CB Water Works-16" Main
(Not Located/Map Location)

Rim=974.16
Inv=963.08 2X24" DIP E
Inv=963.08 30" DIP N&W

MidAmerican Energy(MEC)

Faster Comm.

Black Hills Energy

Rim=973.36

Rim=973.37

Rim=973.29

F.L.=968.45
18" CMP, F

Rim=974.79
Inv=963.24 2X24" DIP W
Inv=963.24 30" DIP E

Inv=966.12 8" PVC N
Inv=962.77 30" DIP E&W

Inv=963.55 30" DIP E&W

0 60
FEET

MARK	REVISION	DATE	BY
Engineer: EAH	Checked By: EAH	Scale: 1"= 60'	
Technician: DJD	Date: 11/15/22	Field Bk:	Pg:

Project No: 1220857

Sheet 4 of 12

THE OAKS @ COUNCIL BLUFFS

LOT 1 & OUTLOT A DIMENSION PLAN

COUNCIL BLUFFS, IOWA

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Project No: 1220857

Sheet 4 of 12

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EXISTING TRAIL

0.55 ACRE POND

60.00'
15.00'
795.00'
R 30.00'
140.00'
200' DEEP TRUCK COURT
54 TRAILER PARKING SPACES

LOT 2
23.18 ACRES

NUSTAR 100' EASEMENT
R 30.00'
40.00'
R 60.00'

Black Hills Energy
Faster Comm.
POB
DRAINAGE DITCH
N 10° 11' 17" E 1,707.04'M 1,706.94'P
Rim=973.29
Rim=973.28
CB
EAST MANAWA DRIVE

20 PARKING SPACES
R 5.00'
30.00'
24.00'
47 PARKING SPACES
9.00'
64.00'
270.00'

INDUSTRIAL BUILDING
±408,240 SF (420'x972')
ONE STALL PER
EVERY 5,000 SF
408,240/5,000 = 82
STALLS REQ.

20 PARKING SPACES
64.00'
47 PARKING SPACES
24.00'
30.00'
66.00'
220' DEEP TRUCK COURT
84 TRAILER PARKING SPACES

0 60
FEET

148.94'
25' Min Setback
R 50.00'
R 30.00'
R 60.00'

OUTLOT B
800 SF

R 80.00'
0.24 ACRE
POND
R 60.00'
R 25.00'

200' DEEP TRUCK COURT
64 TRAILER PARKING SPACES
LOT 22
140.00'
957.00'
60.00'
0.15 ACRE
POND

Rim=974.43
Rim=971.13
TEL
CB
WATER
WALLACE AVENUE
66.00'
30.00'
18.00'
6.00'
20.00'

OUTLOT C
800 SF

Rim=973.20
Rim=971.67
Rim=971.99
Rim=973.21

2.46 ACRE POND
LOT 3
3.35 ACRES

0.07 ACRE
POND
Fnd 5/8" Rebar
No Cap
CUR4
Fnd 5/8" Rebar
No Cap
14' DRIVE-IN DOORS WITH 30'x16' CONCRETE RAMP

200' DEEP TRUCK COURT
68 TRAILER PARKING SPACES

LOT 4

14' DRIVE-IN DOORS WITH 30'x16' CONCRETE RAMP

MARK	REVISION	DATE	BY
Engineer: EAH	Checked By: EAH	Scale: 1" = 60'	
Technician: DJD	Date: 11/15/22	Field Bk:	Pg:

Project No: 1220857

Sheet 5 of 12

THE OAKS @ COUNCIL BLUFFS
LOT 2 & OUTLOT B DIMENSION PLAN
COUNCIL BLUFFS, IOWA

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Project No: 1220857

Sheet 5 of 12

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WALLACE AVENUE

NUSTAR 100' EASEMENT

66.00'

OUTLOT C
800 SF

2.46 ACRE POND

LOT 3
3.35 ACRES

0.07 ACRE POND

Fnd 5/8" Rebar No Cap

CUR4

Fnd 5/8" Rebar No Cap

15.00'

60.00'

1020.00'

6.00'

R 30.00'

R 60.00'

200' DEEP TRUCK COURT
68 TRAILER PARKING SPACES

LOT 4
16.00 ACRES

140.00'

40.00'

R 30.00'

R 60.00'

14' DRIVE IN DOORS WITH 30'x16' CONCRETE RAMP

14' DRIVE IN DOORS WITH 30'x16' CONCRETE RAMP

1026.00'

INDUSTRIAL BUILDING
±318,060 SF (310'x1,026')
ONE STALL PER EVERY
5,000 SF
318,060/5,000 = 64
STALLS REQ.

310.00'

MM DRIVE

66.00'

6.00'

R 60.00'

0.32 ACRE POND

R 100.00'

R 60.00'

126 PARKING SPACES 567.00'

60.00'

40.00'

24.00'

R 60.00'

R 60.00'

R 60.00'

0.31 ACRE POND

DRAINAGE DITCH

N 0° 19' 39" E
276.39'M 276.41'P

Black Hills Energy

EXISTING TRAIL

Faster Comm.

Rim=972.51

MidAmerican Energy(MEC)

Rim=973.26

Rim=973.28

Rim=973.20

Rim=971.67

Rim=971.99

Rim=973.21

CUR3

Fnd 5/8" Rebar No Cap

38.22'
25' Min. Setback

Fnd 5/8" Rebar Cap Destroyed

N 7° 19' 50" E
218.90'M 218.91'P

Fnd 5/8" Rebar No Cap

4.30 ACRE POND

LOT 5
7.01 ACRES

10' TALL BERM

CUR2

Fnd 5/8" Rebar No Cap

10' SIDE SETBACK

S 89° 50' 53" W 1,127.76'M 1,127.68'P

DRAINAGE DITCH

NE Corner OutLot 1
Fnd 5/8" Rebar No Cap

N 59° 12' 19" W 71.22'M

EXISTING TRAIL

S 89° 51' 51" W 1645.18'

50'

Public REDTAIL ROAD

Fnd 5/8" Rebar W/Cap #5414

Public KESTREL COURT

0 60
FEET

F.L.=969.71
18" CMP S
F.L.=965.60
18" CMP N

MARK	REVISION	DATE	BY
Engineer: EAH	Checked By: EAH	Scale: 1"= 60'	
Technician: DJD	Date: 11/15/22	Field Bk:	Pg:

Project No: 1220857

Sheet 6 of 12

THE OAKS @ COUNCIL BLUFFS

LOT 3,4,5 & OUTLOT C DIMENSION PLAN

COUNCIL BLUFFS, IOWA

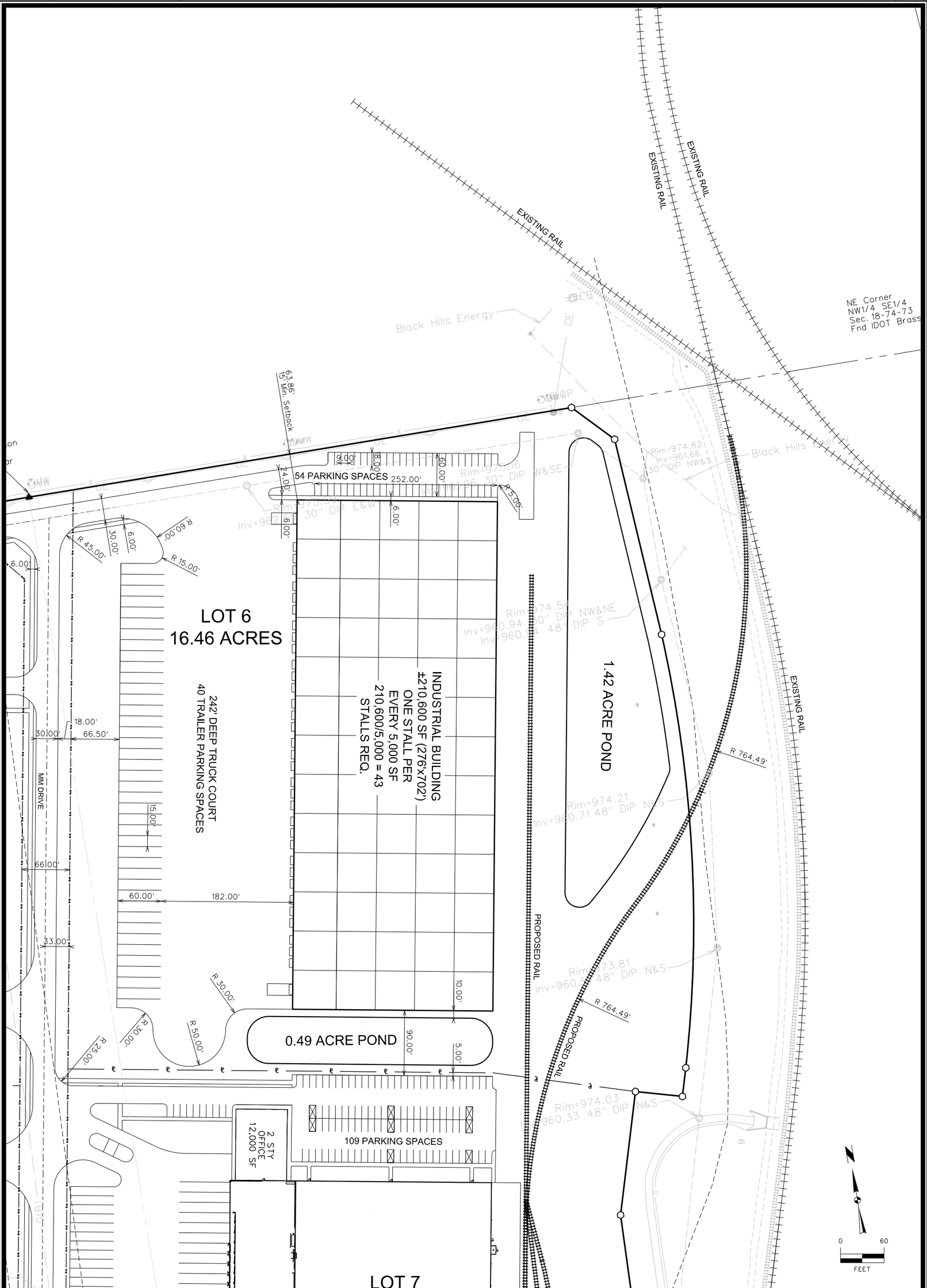
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Project No: 1220857

Sheet 6 of 12



THE OAKS @ COUNCIL BLUFFS

LOT 6 DIMENSION PLAN

COUNCIL BLUFFS, IOWA

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MARK	REVISION	DATE	BY

Engineer: EAH	Checked By: EAH	Scale: 1"= 60'	
Technician: DJD	Date: 11/15/22	Field Bk:	Pg:
Project No: 1220857		Sheet 7 of 12	

Sheet 7 of 12
Project No: 1220857

EXISTING RAIL

PROPOSED RAIL

R 764.49'

Rim=974.03
48" DIP N&S

789.00'

5.00'

40.00'

32.00'

6.00'

20.00'

LOT 7
28.68 ACRES

PROPOSED COLD
STORAGE FACILITY
315,600 SF
ONE STALL PER
EVERY 5,000 SF
315,600/5,000 =
64 STALLS REQ.

EXPANSION
138,600 SF
(360'x385')

500' Levee Critical Area

71.94'
15' Min. Setback

Top of Pipe=972.21

Rim=973.89
Inv=958.97 48" DIP N

Rim=972.09
Inv=958.89 48" DIP N

109 PARKING SPACES

24.00'

18.00'

9.00'

4.00'

5.00'

2 STY
OFFICE
12,000 SF

42 DOCK DOORS

1.18 ACRE POND

4.00'

6.00'

18.00'

R 100.00'

R 10.00'

R 10.00'

24.00'

9.00'

18.00'

20.00'

18.00'

70.00'

90.00'

60.00'

220' DEEP TRUCK COURT
84 TRAILER PARKING SPACES

12.50'

R 15.00'

R 30.00'

40.00'

0.32 ACRE POND

100.00'

R 60.00'

R 10.00'

R 40.00'

5.00'

18.00'

R 60.00'

R 60.00'

R 60.00'

R 60.00'

R 60.00'

R 60.00'

R 60.00'

MM DRIVE

R 60.00'

R 30.00'

R 30.00'

20 PARKING SPACES

47 PARKING SPACES

20 PARKING SPACES

NUSTAR 100' EASEMENT

0.15 ACRE POND

40.00'

R 30.00'

R 30.00'

24.00'

14' DRIVE IN DOORS WITH 30'x16' CONCRETE RAMP

S 1/4 Corner
Sec. 18-74-43
Set 1/2" Rebar
W/Orange Cap
#23198

Fnd 5/8" Rebar
W/Cap #17108

0 60 FEET

MARK	REVISION	DATE	BY
Engineer: EAH	Checked By: EAH	Scale: 1"= 60'	
Technician: DJD	Date: 11/15/22	Field Bk:	Pg:

Project No: 1220857

Sheet 8 of 12

THE OAKS @ COUNCIL BLUFFS

COUNCIL BLUFFS, IOWA

LOT 7 DIMENSION PLAN

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Project No: 1220857

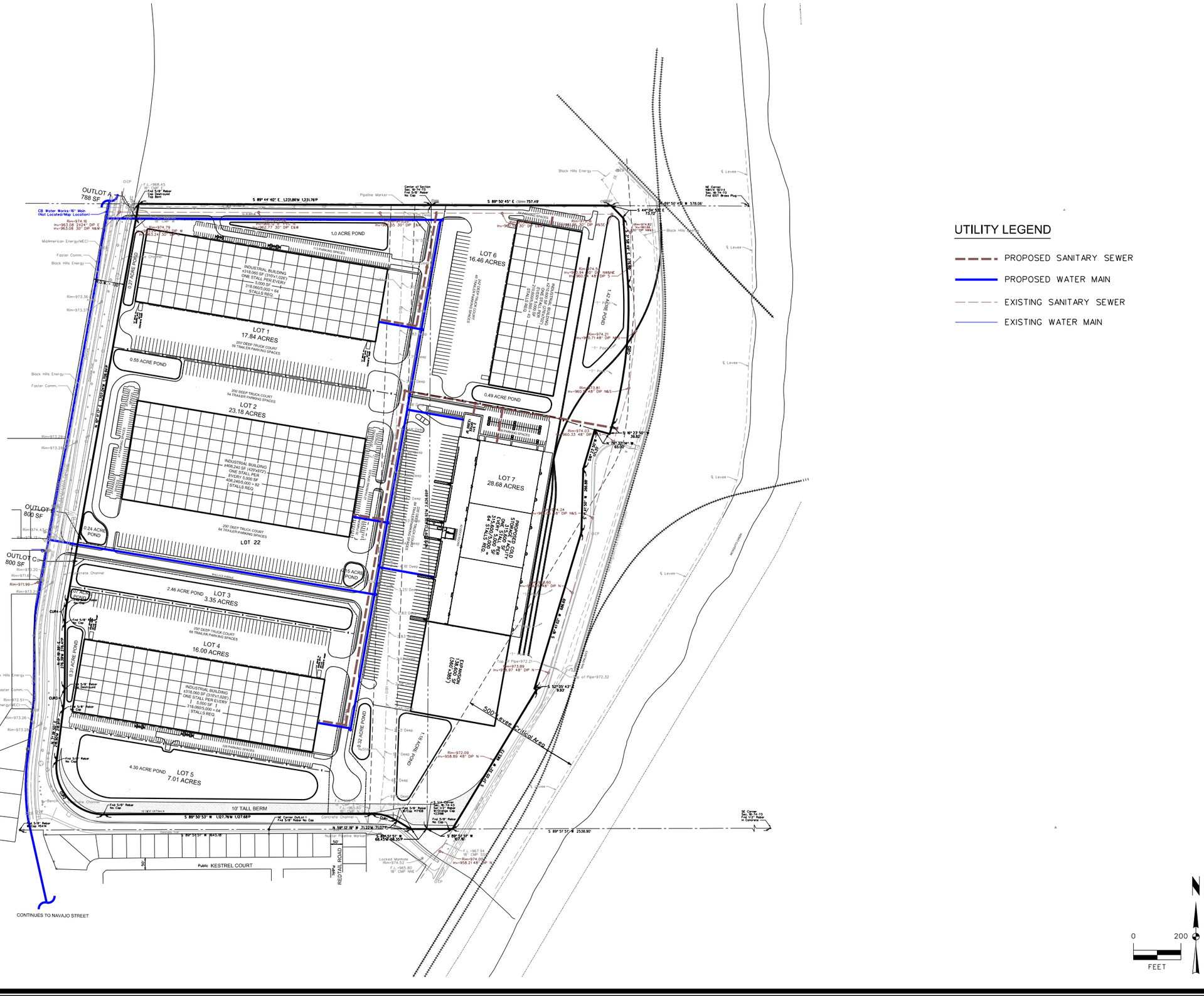
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MARK	REVISION	DATE	BY
Engineer: EAH	Checked By: EAH	Scale: 1"= 200'	
Technician: DJD	Date: 11/15/22	Field Bk:	Pg:

Project No: 1220857

Sheet 9 of 12

THE OAKS @ COUNCIL BLUFFS

PROPOSED UTILITY PLAN

COUNCIL BLUFFS, IOWA

SNYDER & ASSOCIATES, INC.

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Project No: 1220857

Sheet 9 of 12

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UTILITY LEGEND

- PROPOSED STORM SEWER
- EXISTING STORM SEWER LATERAL 5

THE OAKS @ COUNCIL BLUFFS

PROPOSED GRADING AND STORM SEWER PLAN

COUNCIL BLUFFS, IOWA

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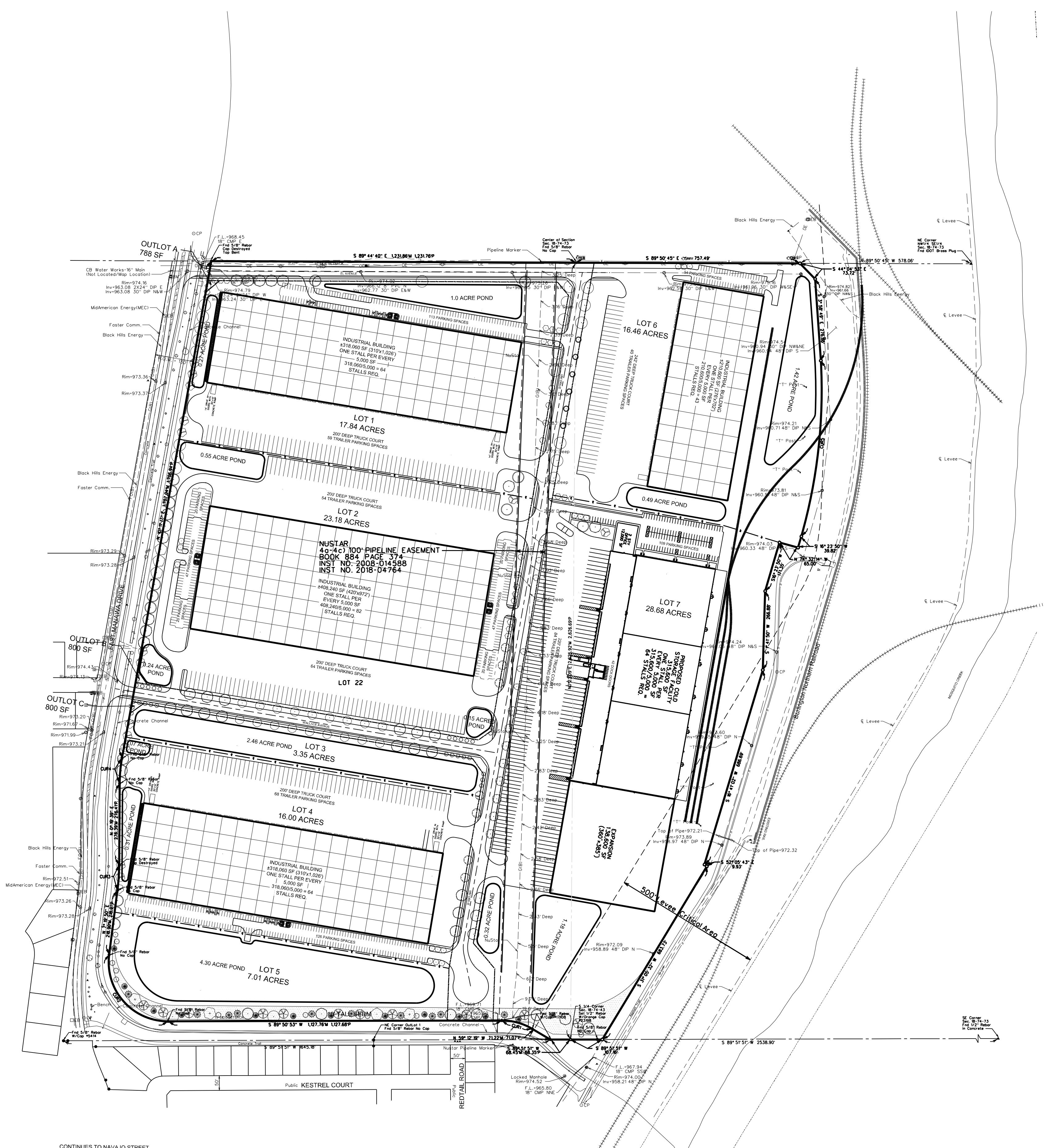
MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: EAH | Scale: 1"= 200'
Technician: DJD | Date: 11/15/22 | Field Bk: | Pg:
Project No: 1220857

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Project No: 1220857

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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	GS	18	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	B&B
	QB	28	Quercus bicolor	Swamp White Oak	1.5" Cal.	B&B
	QC	4	Quercus macdanielli 'Clemons' TM	Heritage Oak	1.5" Cal.	B&B
	QM	18	Quercus macrocarpa	Burr Oak	1.5" Cal.	B&B
	QM2	3	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal.	B&B
	QP	15	Quercus palustris	Pin Oak	1.5" Cal.	B&B
	QR	38	Quercus rubra	Red Oak	1.5" Cal.	B&B
	RP	15	Robinia x ambigua 'Purple Robe'	Pink Flowering Locust	1.5" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	PA	10	Picea abies	Norway Spruce	6` Ht.	B&B
	PD	11	Picea glauca 'Densata'	Black Hills White Spruce	6` Ht.	B&B
	PG2	13	Picea pungens 'Glauca'	Blue Colorado Spruce	6` Ht.	B&B
	PS2	11	Pinus strobus	White Pine	6` Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	KU	6	Koelreuteria paniculata 'Rose Lantern'	Rose Lantern Golden Rain Tree	1.5" Cal.	B&B
	MP	30	Malus x 'Prairifire'	Prairifire Crabapple	1.5" Cal.	B&B
	MG	40	Malus x zumi 'Golden Hornet'	Golden Hornet Crabapple	1.5" Cal.	B&B
	SR	20	Syringa reticulata	Japanese Tree Lilac	1.5" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	LR	18	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla	5 gal.	Pot
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CK	517	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot
	PS	132	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	HR	340	Hemerocallis x 'Red Hot Returns'	Red Hot Returns Daylily	1 gal.	Pot

MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: EAH | Scale: 1"= 200'
Technician: DJD | Date: 11/15/22 | Field Bk: | Pg:
Project No: 1220857 | Sheet 11 of 12

THE OAKS @ COUNCIL BLUFFS

COUNCIL BLUFFS, IOWA

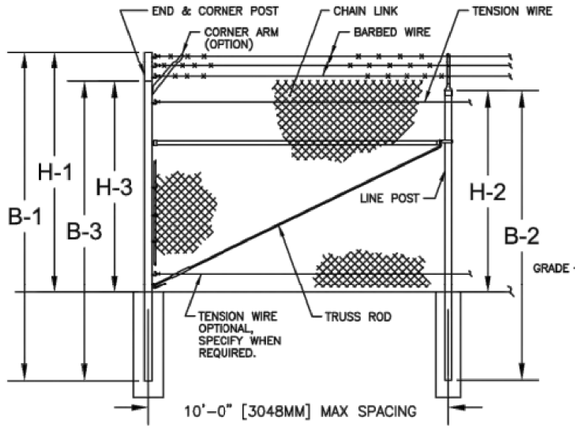
LANDSCAPING PLAN

SNYDER & ASSOCIATES, INC.

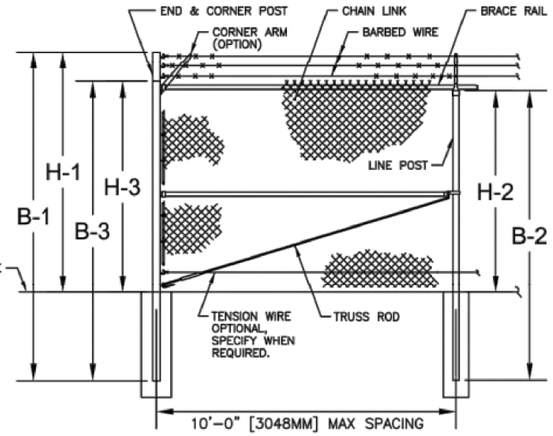
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220857



FENCE SECTION ELEVATION
WITHOUT TOP RAIL & WITH BARBED WIRE

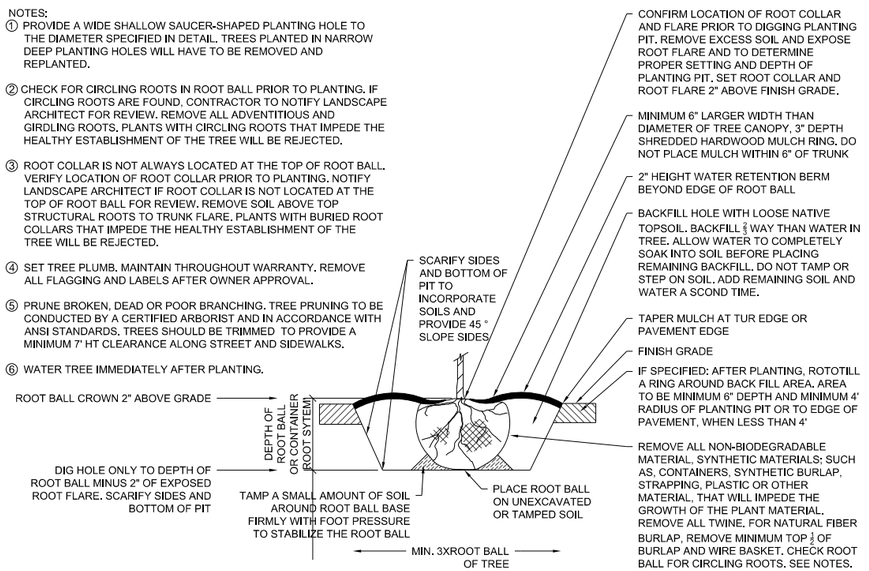


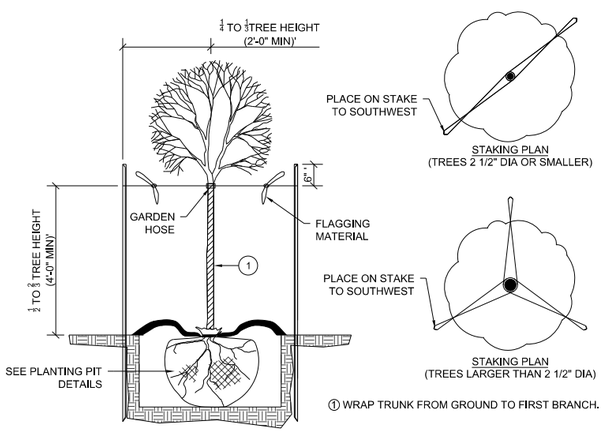
FENCE SECTION ELEVATION
WITH TOP RAIL & WITH BARBED WIRE

FENCE HEIGHT	UPRIGHT END & CORNER POSTS		LINE POSTS		CORNER POSTS WITH CORNER ARM	
NOM HT INCLUDING BARBED WIRE	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE	B-3 BAR LENGTH	H-3 HEIGHT ABOVE GRADE
8'-0" [2438MM]	11'-0" [3353MM]	8'-0 5/8" [2454MM]	9'-8" [2946MM]	6'-8 7/8" [2054MM]	10'-0" [3048MM]	7'-0 5/8" [2150MM]

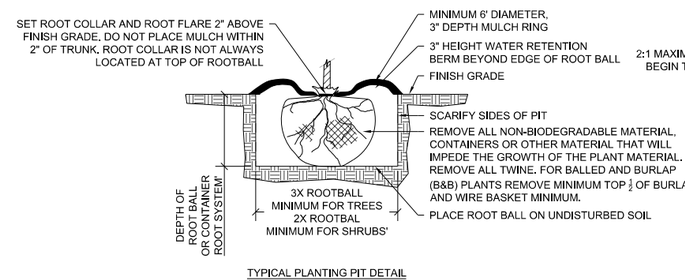
FENCE DETAIL FOR PARCEL 7

NOTES:
1. PROVIDE A WIDE SHALLOW SAUCER-SHAPED PLANTING HOLE TO THE DIAMETER SPECIFIED IN DETAIL. TREES PLANTED IN NARROW DEEP PLANTING HOLES WILL HAVE TO BE REMOVED AND REPLANTED.
2. CHECK FOR CIRCLING ROOTS IN ROOT BALL PRIOR TO PLANTING. IF CIRCLING ROOTS ARE FOUND, CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT FOR REVIEW. REMOVE ALL ADVENTITIOUS AND GIRDLING ROOTS. PLANTS WITH CIRCLING ROOTS THAT IMPEDE THE HEALTHY ESTABLISHMENT OF THE TREE WILL BE REJECTED.
3. ROOT COLLAR IS NOT ALWAYS LOCATED AT THE TOP OF ROOT BALL. VERIFY LOCATION OF ROOT COLLAR PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IF ROOT COLLAR IS NOT LOCATED AT THE TOP OF ROOT BALL FOR REVIEW. REMOVE SOIL ABOVE TOP STRUCTURAL ROOTS TO TRUNK FLARE. PLANTS WITH BURIED ROOT COLLARS THAT IMPEDE THE HEALTHY ESTABLISHMENT OF THE TREE WILL BE REJECTED.
4. SET TREE PLUMB. MAINTAIN THROUGHOUT WARRANTY. REMOVE ALL FLAGGING AND LABELS AFTER OWNER APPROVAL.
5. PRUNE BROKEN, DEAD OR POOR BRANCHING. TREE PRUNING TO BE CONDUCTED BY A CERTIFIED ARBORIST AND IN ACCORDANCE WITH ANSI STANDARDS. TREES SHOULD BE TRIMMED TO PROVIDE A MINIMUM 7' HT CLEARANCE ALONG STREET AND SIDEWALKS.
6. WATER TREE IMMEDIATELY AFTER PLANTING.

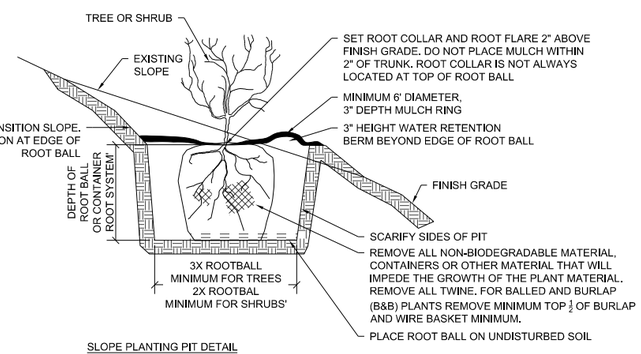




① WRAP TRUNK FROM GROUND TO FIRST BRANCH.



TYPICAL PLANTING PIT DETAIL



SLOPE PLANTING PIT DETAIL

MARK	REVISION	DATE	BY
Engineer: EAH	Checked By: EAH	Scale: 1"= 200'	
Technician: DJD	Date: 11/15/22	Field Bk:	Pg:

Project No: 1220857

Sheet 12 of 12

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PLAN DETAILS
COUNCIL BLUFFS, IOWA

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Project No: 1220857

Sheet 12 of 12

11/15/2022 3:53:59 PM
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