Attachment J



1 CT1 SITE PLAN
SCALE: 1" = 100'-0"

PERVIOUS/IMPERVIOUS SPACE TABLE			
AREA/SPACE	SQUARE FEET	ACRES	PERCENTAGE
MENARDS LOT AREA	813,064 SQ. FT.	18.665 ACRES	100%
OUTLOT A DETENTION POND	83,308 SQ. FT.	1.913 ACRES	100%
MENARDS LOT PERVIOUS SPACE	69,541 SQ. FT.	1.59 ACRES	8.55%
MENARDS LOT IMPERVIOUS SPACE	767,189 SQ. FT.	17.61 ACRES	91.45%
COMBINED PERVIOUS SPACE	152,849 SQ.FT.	3.51 ACRES	17.06%

BUILDING AREA COVERAGE	
BUILDING AREA	SQUARE FEET
MAIN STORE AREA INCLUDING OVERHANGS	207,913 SQ. FT.
WAREHOUSE AREA	45,002 SQ. FT.
YARD ENTRANCE GATE CANOPY	1,815 SQ. FT.
TOTAL BUILDING AREA	254,730 SQ. FT.

- NEW PUBLIC R.O.W.

GRAY LINES = EXISTING CONDITIONS TO REMAIN

LANDSCAPE LEGEND

Symbol	Key	Botanical Name	Common Name	Min. Size	Root	Mature Height	Mature Width	Quantity
Ornamental Trees								
	SR	Syringa reticulata subsp. pekinensis	Chinese tree lilac	2" Cal.	B & B	15-25'	10-15'	46
	SS	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.	B & B	20-25'	15-25'	30
	CC	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	2" Cal.	B & B	20-30'	25-35'	22
	PC	Pyrus calleryana 'Cleveland Select'	'Cleveland Select' Callery Pear	2" Cal.	B & B	25-35'	12-16'	45
Canopy Trees								
	GT	Gleditsia triacanthos var. inermis 'Skyline'	'Skyline' Thornless Common Honeylocust	2.5" Cal.	B & B	50-75'	35-50'	20
	AR	Acer x rubrum	Red Maple	2.5" Cal.	B & B	40-70'	30-50'	22
	AS	Acer saccharum 'Legacy'	'Legacy' Sugar Maple	2.5" Cal.	B & B	40-60'	40-60'	21
	AC	Acer rubrum 'Columnar'	'Columnar' Red Maple	2.5" Cal.	B & B	40-80'	15-20'	17
	AP	Acer platanoides 'Crimson Sentry'	'Crimson Sentry' Norway Maple	2.5" Cal.	B & B	20-25'	10-15'	33
	RO	Quercus phellos	Willow Oak	2.5" Cal.	B & B	40-75'	25-50	12
	UP	Ulmus x 'Patriot'	'Patriot' Elm	2.5" Cal.	B & B	40-50'	20-30'	19
Shrubs								
	SM	Spiraea nipponica 'Snowmound'	Snowmound Spirea	3 Gal.	Cont.	3-4'	3-4'	15
	EA	Euonymus alatus 'Compactus'	Dwarf-Winged Burning Bush	3 Gal.	Cont.	8-11'	8-11'	14
	BT	Berberis thunbergii var. atropurpurea 'Rose Glow'	Rose Glow Japanese Barberry	3 Gal.	Cont	3-6'	4-7'	8
	WO	Weigelia decaisneia	Possum arbor-vitae	1 Gal.	Cont.	8-12'	3-12'	27
	CA	Calamagrostis epicejos	Cranberry Calamagrostis	3 Gal.	Cont.	3-3'	3-6'	12
	HM	Hydrangea macrophylla 'Nikko Blue'	'Nikko Blue' Bigleaf Hydrangea	3 Gal.	Cont.	4-6'	4-6'	18
Perennials/Ornamental Grasses								
	PH	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal.	Cont.	1.5-2.5'	1.5-2.5'	14
	CA	Calamagrostis x acutiflora 'Karl Foerster'	'Karl Foerster' Feather Reed Grass	1 Gal.	Cont.	3-5'	1.5-3.5'	8
	EP	Echinacea purpurea 'Rubinstern'	Ruby Star purple coneflower	1 Gal.	Cont.	2-3'	2-3'	9
	HC	Hemerocallis 'Chicago Full Moon'	'Chicago Full Moon' Daylily	1 Gal.	Cont.	1.5-3'	1.5-3'	9
	RF	Rudbeckia fulgida var. sullivantii 'Goldsturm'	'Goldsturm' Blackeyed Susan	4" Pot	Cont.	2-3'	1-2'	6
	PV	Panicum virgatum 'Shenandoah'	'Shenandoah' Switch Grass	1 Gal.	Cont.	3-4'	3-4'	6
		Hydroseed						
		6-8" Dry Rip Rap Stone (Behind Warehouse) 1 1/2" River Rock (Landscape Planting)	12,817 SQ. FT. OF ROCK/8,475					

MENARDS

Council Bluffs, Iowa
Site Plan
Scale: 1" = 100'-0"
September 24, 2021 CT1