

PLANT SCHEDULE

TREES	KEY	COUNT	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	NOTES
AS	1	1	Acer saccharum (Sugar Maple)	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" CAL	S/B	
PG	1	1	Prunella virginiana (Black Cherry)	BLACK CHERRY	2-1/2" CAL	S/B	
SB	16	16	Syringa vulgaris (Lilac)	LILAC	2-1/2" CAL	COBT	PLANT SPACING CROSS REFERENCE SHEET COMPACTS
JC	16	16	Juniperus horizontalis (Horizontal Juniper)	HORIZONTAL JUNIPER	2-1/2" CAL	COBT	
JS	1	1	Juniperus sibirica (Siberian Juniper)	SIBERIAN JUNIPER	2-1/2" CAL	COBT	
LO	40	40	Lonicera xylosteum (Honey-Suckle)	HONEY-SUCKLE	2-1/2" CAL	COBT	
CS	3	3	Cornus sericea (Dogwood)	RED-TWIGGED DOGWOOD	2-1/2" CAL	COBT	

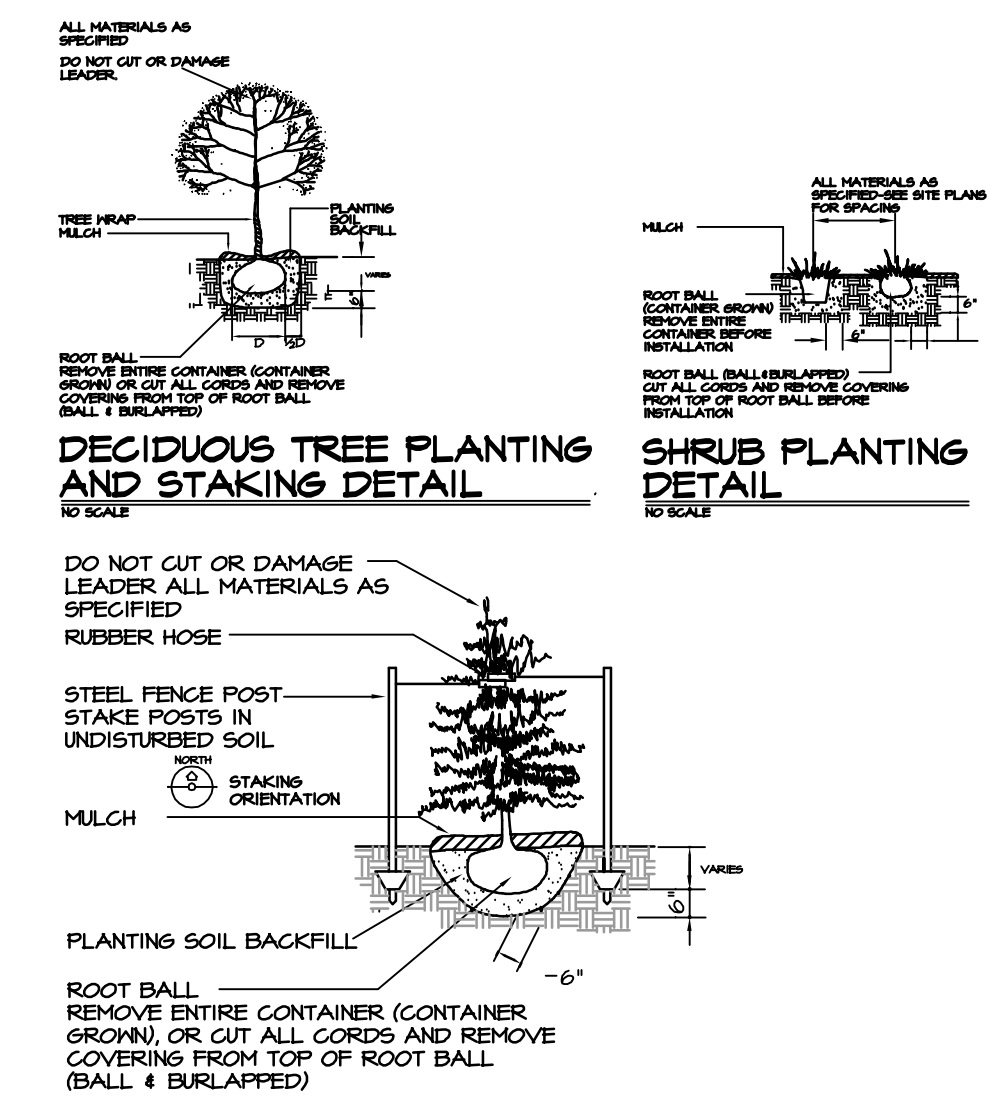
SITE PLAN
CLIVE MOTORS

PLANTING NOTES

- ALL SITE WORK, SODDING AND LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) WITH CITY OF CLIVE ADDENDUM FOR LANDSCAPE STANDARDS.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z601-2004)
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT AND THE CITY OF CLIVE.
- ALL TREES, SHRUBS, BEDS & GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK MULCH.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
- ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.W.
- NO STAKING OF STREET TREES IS ALLOWED IN THE R.O.W.
- REMOVE ALL WIRE, TRIMME AND BURLAP FROM THE ROOTBALLS OF STREET TREES.
- TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY DPS. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS, AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF GINDERS, STONES, SLAGS, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
- SNOW FENCES SHALL BE INSTALLED AROUND THE DRIP LINE OF TREES LABELED "TO BE SAVED" FOR PROTECTION DURING CONSTRUCTION.

NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
 - CITY OF CLIVE BUILDING DEPARTMENT
 - HICKMAN, LLC
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - "ONE CALL" UTILITY LOCATE SERVICE
- DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING HALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- SIDEWALK & DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF CLIVE, MINIMUM 48 HOUR NOTICE.
- PROVIDE 2" CONCRETE BOUTOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
- ALL PARKING AREAS & DRIVES SHALL BE 6" NON-REIN. P.C.C. IN CONC. CURB & GUTTER.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATEWIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS (SUDAS) WITH CITY OF CLIVE SPECIAL PROVISIONS.
- ADJOINING PROPERTY IMMEDIATELY.
- AT NO TIME SHALL EQUIPMENT, CONSTRUCTION MATERIAL AND/OR STOCKPILED FILL BE STORED ON CITY OF CLIVE RIGHT-OF-WAY.
- THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
- OFF-STREET PARKING AND ACCESS DRIVES SHALL BE PROVIDED PRIOR CONSTRUCTION FOR CREWS AND EQUIPMENT.
- ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEVICES MAY BE REQUIRED BY CITY OF CLIVE INSPECTORS BASED ACTUAL FIELD CONDITION.
- PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY, ALL UTILITY STRUCTURES, MANHOLES, VALVES, INTAKES SHALL BE RAISED LEVEL WITH FINISH GRADE.
- ALL UTILITIES, INCLUDING ELECTRICAL AND TELEPHONE SHALL BE LOCATED UNDERGROUND.
- ALL DISTURBED AREAS SHALL BE SODDED.
- EXISTING LANDSCAPING SHALL BE PROTECTED WITH TEMPORARY SNOW FENCE DURING CONSTRUCTION.
- ALL TRASH DUMPSTERS SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE.
- ALL ROOF MOUNTED MECHANICAL UNITS AND/OR TELECOMMUNICATION DEVICES OR GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE OR LANDSCAPING.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF CLIVE.
- NO CHANGES TO THE APPROVED PLAN MAY BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF CLIVE.
- SEE LIGHTING PLAN PREPARED BY OTHERS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON DAMAGE TO ANY UTILITY LINE OR APPURTENANCE OR THE INTERRUPTION OF THEIR SERVICE. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY.
- RECONNECT ANY FIELD TILE THAT IS INTERCEPTED DURING CONSTRUCTION.
- ALL STRUCTURES AND APPURTENANCES SHALL BE ADJUSTED TO GRADE AS NECESSARY. SITE SHALL BE GRADED TO AVOID SITUATION OF THESE APPURTENANCES WITHIN DRAINAGE COURSE OR LOW SPOT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. NO LANE CLOSURES WILL BE ALLOWED FOR CONSTRUCTION OF THESE IMPROVEMENTS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AN AS-BUILT RECORD DRAWING OF THE DETENTION BASIN CERTIFYING ITS CONSTRUCTION AND CAPACITY.
- ALL PRIVATE UTILITY CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND OBSERVATION BY CITY OF CLIVE INSPECTORS. CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE STATEWIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS AS WELL AS THE CLIVE DEVELOPMENT STANDARDS CURRENT AT THE TIME OF CONSTRUCTION.
- NO STREET CLOSURES WILL BE ALLOWED.
- ALL DIMENSIONS ARE TO THE BACK OF CURB, OUTSIDE OF BUILDING HALL, AND TO PROPERTY LINES.
- ALL DEBRIS SPILLED ON RIGHTS-OF-WAY OR ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN A TIMELY FASHION. NO STORAGE OF MATERIALS SHALL BE ALLOWED IN PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL PROVIDE HARD SURFACED ACCESS AND PARKING AREA ON-SITE FOR ALL CONSTRUCTION EQUIPMENT AND VEHICLES.
- NO CONSTRUCTION TRAILERS OR TEMPORARY PROJECT SIGNS SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM CITY OF CLIVE.
- ON-SITE DISPOSAL OF TREES, BRUSH OR OTHER DEBRIS SHALL BE ALLOWED.
- SOD DISTURBED AREAS OF SITE, UNLESS NOTED ON APPROVED PLANTING PLAN.
- THERE ARE NO ROOF-MOUNTED MECHANICAL UNITS PROPOSED.



AREAS

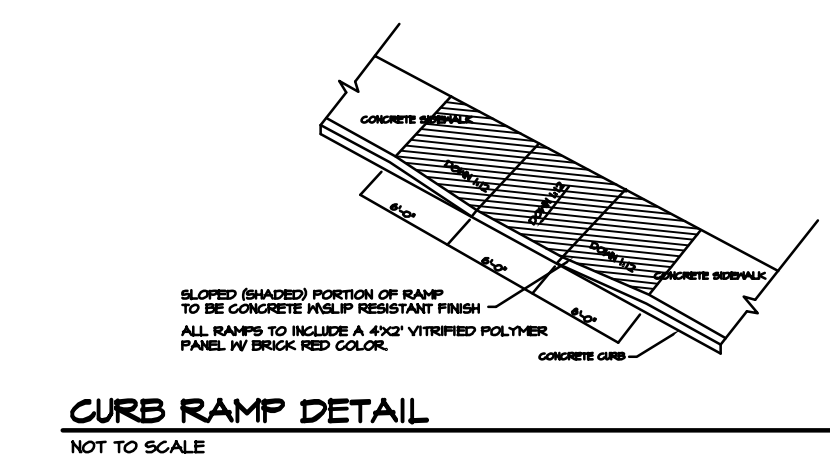
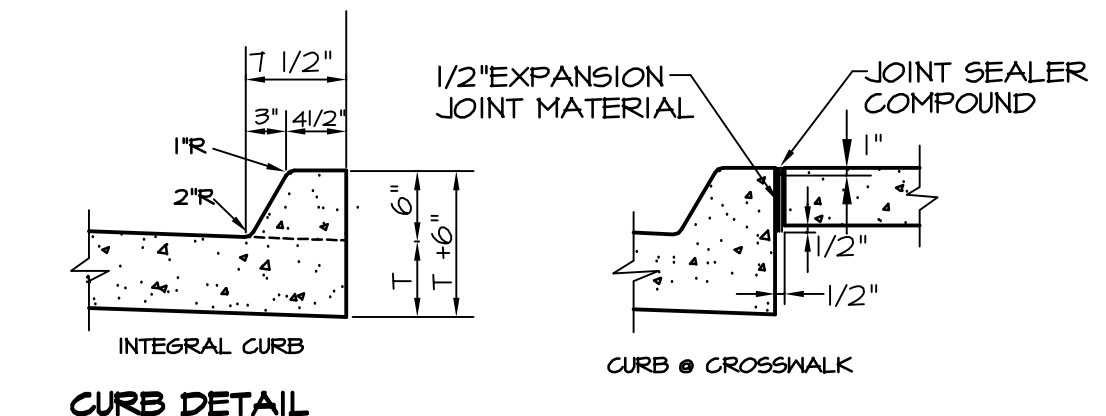
BUILDINGS	2,204 SF	05%
HARD SURFACE AREAS	22,362 SF	49%
OPEN SPACE	23,913 SF	46%
TOTAL	47,479 SF	100%

PARKING AREAS

TOTAL PARKING AREA: 21,840 S.F.
PARKING OPEN SPACE: 2,185 S.F.

PARKING

REQUIRED SPACES
11,000 S.F. GFA (4,408 S.F.) + 1/5,000 DEVELOPED AREA (23,032 S.F.)
= 4.4 + 4.6 = 9 SPACES
PROVIDED SPACES
54 (INCLUDING 2 HANDICAP SPACES)



LEGEND

EXISTING/PROPOSED	DESCRIPTION
---	PLAT BOUNDARY
— 1/8" —	WATER MAIN & SIZE
— 8" —	SANITARY SEWER & SIZE
— 12" —	STORM SEWER & SIZE
---	UGE UNDERGROUND ELECTRIC CABLE
---	UGT UNDERGROUND TELEPHONE CABLE
---	CTV UNDERGROUND CABLE TV
---	G 4" GAS MAIN & SIZE
---	T 4" PERFORATED DRAIN TILE
○	MANHOLE
□	INTAKE
○ PPL/PP	HYDRANT
○ PPL/PP	POWER POLE/LIGHT POLE
□	UTILITY BOX/TELEPHONE RISER
○ PPS	DOWNSPOUT LOCATION
---	SILT FENCE



DIMENSION/LANDSCAPE PLAN	
DATE: 9/24/08	SHEET 2 OF 3
REVISIONS:	



Scale: 1"=20'



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