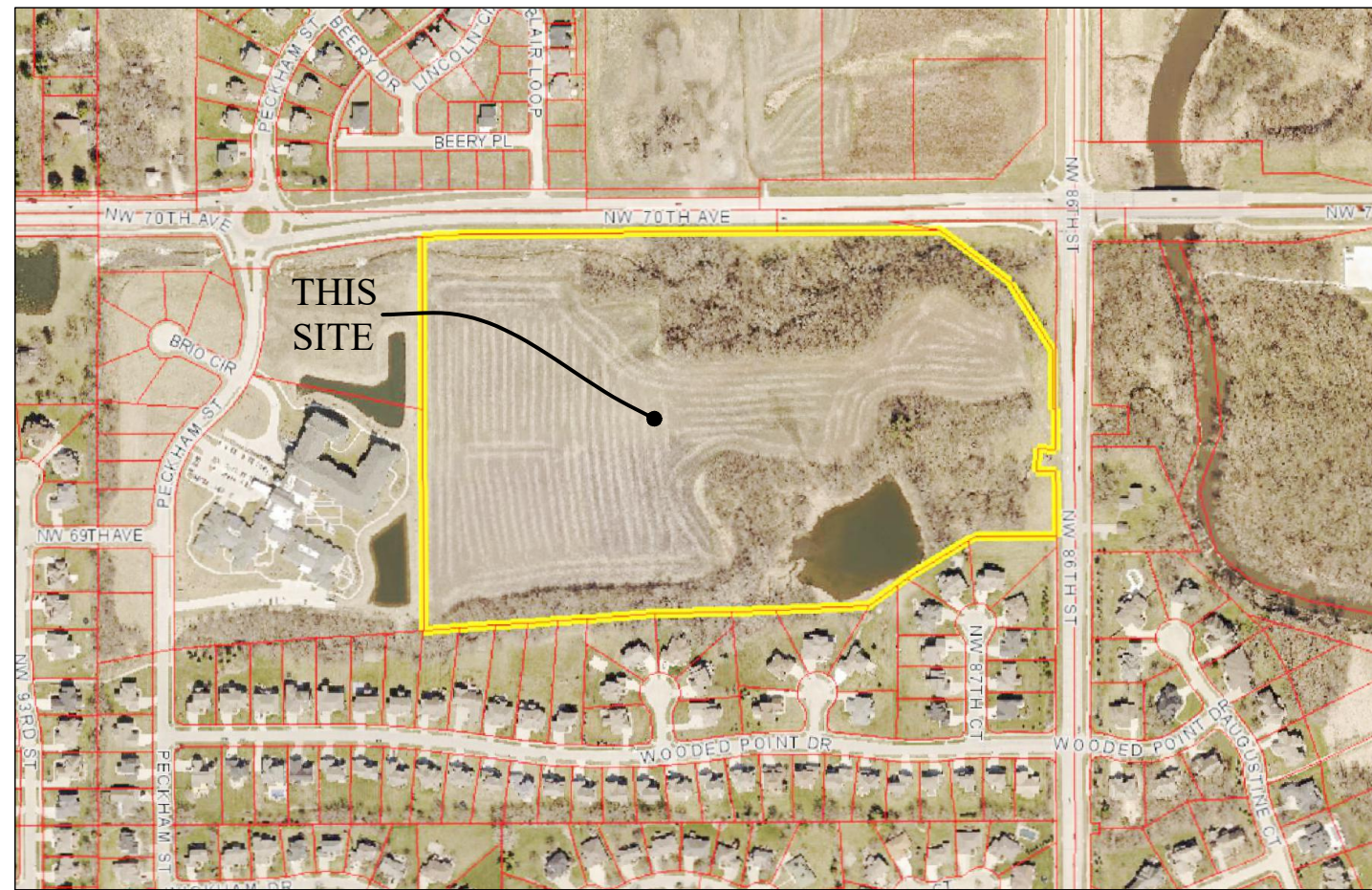


PRELIMINARY PLAT

THE ENCLAVE AT WOODED POINTE

NW 70TH AVENUE & NW 86TH STREET, JOHNSTON, IOWA 50131



VICINITY SKETCH



SHEET LIST TABLE

Sheet Number	Sheet Title
1	COVER
2	EXISTING CONDITIONS
3	GEOMETRIC PLAN
4	GRADING & UTILITY PLAN
5	NORTH LANDSCAPE BUFFER
6	WEST LANDSCAPE BUFFER

PROPERTY OWNER/APPLICANT:

MOZART PROPERTIES LLC
2208 WOODLANDS PKWY
CLIVE, IA 50325
BRUCE GATES
515-244-8363
BRUCE@ORTONDCC.COM

SURVEYOR:

JEFF GADDIS
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12
DES MOINES, IOWA 50322
515-276-4884 X221

LEGAL DESCRIPTION

OUTLOT B, NORTHWOODS CROSSING, AN OFFICIAL PLAT, RECORDED IN BOOK 1628B, PAGE 103 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF JOHNSTON, POLK COUNTY, IOWA, CONTAINING 30.27 ACRES MORE OR LESS.

BULK REQUIREMENTS

R-2 ONE & TWO FAMILY RESIDENTIAL SINGLE FAMILY DETACHED:
MINIMUM LOT AREA: 7,500 SF
MINIMUM LOT WIDTH: 60 FT
FRONT SETBACK: 30 FT
REAR YARD: 35 FT
SIDE YARD: 7 FT ONE SIDE / 15 FT TOTAL
MAX BUILDING HEIGHT: 35 FT

SINGLE FAMILY BI-ATTACHED:
MINIMUM LOT AREA: 12,500 SF
MINIMUM LOT WIDTH: 100 FT
FRONT SETBACK: 30 FT
REAR YARD: 35 FT
SIDE YARD: 10 FT ONE SIDE / 20 FT TOTAL
MAX BUILDING HEIGHT: 35 FT

C-2 COMMUNITY RETAIL COMMERCIAL SINGLE FAMILY DETACHED:
MINIMUM LOT AREA: 20,000 SF
FRONT SETBACK: 30 FT
REAR YARD: 35 FT
SIDE YARD: 10 FT ONE SIDE / 20 FT TOTAL
MAX BUILDING HEIGHT: 50 FT

ZONING

EXISTING: R-2 ONE AND TWO FAMILY RESIDENTIAL & C-2 COMMUNITY RETAIL
PROPOSED: R-2 ONE AND TWO FAMILY RESIDENTIAL & C-2 COMMUNITY RETAIL

LAND USE

MULTI-FAMILY RESIDENTIAL AND PARKGROUND

DENSITY

R-2 = 20.69 ACRES
C-2 = 17.58 ACRES
PROPOSED 78 UNITS / 34.90 ACRES = 2.23 DU/AC
SINGLE FAMILY DETACHED MAXIMUM 4.95 DU/AC
SINGLE FAMILY BI-ATTACHED MAXIMUM 7.0 DU/AC

FEMA MAP

FIRM DESIGNATION:
PANEL #19153C0186F & PANEL #19153C0178F
FEBRUARY 1, 2019
ZONE 'X'; AREA DETERMINED TO BE OUTSIDE OF 500-YR. FLOOD PLAIN.

GENERAL LEGEND

PROPOSED		EXISTING	
---	PLAT BOUNDARY	---	LOT LINE
---	SECTION LINE	---	SANITARY/STORM MANHOLE
---	LOT LINE	---	WATER VALVE
---	CENTERLINE	---	FIRE HYDRANT
---	EASEMENT LINE	---	STORM SEWER SINGLE INTAKE
---	FLARED END SECTION	---	STORM SEWER DOUBLE INTAKE
---	TYPE SW-501 STORM INTAKE	---	STORM SEWER ROUND INTAKE
---	TYPE SW-502 STORM INTAKE	---	FLARED END SECTION
---	TYPE SW-503 STORM INTAKE	---	DECIDUOUS TREE
---	TYPE SW-504 STORM INTAKE	---	CONIFEROUS TREE
---	TYPE SW-505 STORM INTAKE	---	SHRUB
---	TYPE SW-506 STORM INTAKE	---	POWER POLE
---	TYPE SW-511 STORM INTAKE	---	STREET LIGHT
---	TYPE SW-512 STORM INTAKE	---	GUY ANCHOR
---	TYPE SW-513 STORM INTAKE	---	ELECTRIC TRANSFORMER
---	TYPE SW-401 STORM MANHOLE	---	GAS METER
---	TYPE SW-402 STORM MANHOLE	---	TELEPHONE RISER
---	TYPE SW-403 STORM MANHOLE	---	SIGN
---	TYPE SW-301 SANITARY MANHOLE	---	UNDERGROUND TELEVISION
---	TYPE SW-302 SANITARY MANHOLE	---	UNDERGROUND ELECTRIC
---	TYPE SW-304 SANITARY MANHOLE	---	UNDERGROUND GAS
---	STORM/SANITARY CLEANOUT	---	UNDERGROUND FIBER OPTIC
---	WATER VALVE	---	UNDERGROUND TELEPHONE
---	FIRE HYDRANT ASSEMBLY	---	OVERHEAD ELECTRIC
---	BLOW-OFF HYDRANT	---	SANITARY SEWER WITH SIZE
---	DETECTABLE WARNING PANEL	---	STORM SEWER WITH SIZE
---	SANITARY SEWER WITH SIZE	---	WATER MAIN WITH SIZE
---	SANITARY SERVICE	---	EXISTING CONTOUR
---	STORM SEWER WITH SIZE	---	TREELINE
---	STORM SERVICE	---	BUILDING SETBACK LINE
---	WATER SEWER WITH SIZE	---	PUBLIC UTILITY EASEMENT
---	WATER SERVICE	---	MINIMUM OPENING ELEVATION
---	PROPOSED CONTOUR	---	TREE PROTECTION FENCE
---	SILT FENCE	---	
---	RIP RAP	---	
---	ADDRESS	---	

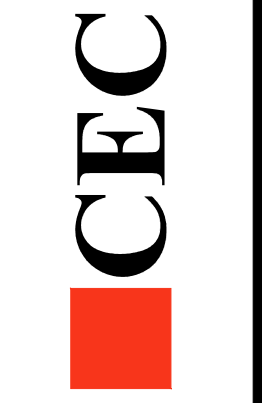
GENERAL NOTES

- ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH 2021 EDITION OF SUDAS STANDARD SPECIFICATIONS AND 2021 JOHNSTON SUPPLEMENTAL SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - CITY OF JOHNSTON
 - MOZART PROPERTIES, L.L.C.
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - IOWA ONE-CALL
- A PRECONSTRUCTION MEETING IS REQUIRED WITH PUBLIC WORKS PRIOR TO START OF CONSTRUCTION.
- ALL UTILITY CONNECTIONS TO PUBLIC MAINS SHALL BE INSPECTED BY JOHNSTON PUBLIC WORKS. MINIMUM 24-HOUR NOTICE IS REQUIRED.
- CONTRACTOR SHALL CALL IOWA ONE CALL (MINIMUM OF 48 HOURS NOTICE). CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES AND STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGING ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTING THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED IN CONFLICT WITH LOCATION OF NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER SO THAT CONFLICT MAY BE RESOLVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGED DURING CONSTRUCTION AND FOR RECORDING LOCATION OF TILE.
- A GEOTECHNICAL REPORT FOR PROJECT CAN BE OBTAINED BY CONTACTING OWNER.
- ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY A LICENSED ENGINEER OR LAND SURVEYOR.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
- CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
- IF DISCREPANCY EXISTS BETWEEN DETAILED PLANS AND QUANTITIES, PLANS SHALL GOVERN.
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- ALL STORM SEWER SHALL BE GASKETED WHEN LOCATED ABOVE THE WATER MAIN AND SHALL MAINTAIN A MINIMUM OF 18-INCH VERTICAL SEPARATION. ALL SANITARY SEWER LOCATED MORE THAN 18" ABOVE, OR 6'-18" BELOW WATER MAIN SHALL BE CONSTRUCTED OF WATER MAIN MATERIAL.
- DRIVEWAY RESTRICTIONS AS FOLLOWS:
 - OUTLOT Y, OUTLOT Z & LOT 78 SHALL NOT BE PERMITTED DRIVEWAY ACCESS TO NW 86TH STREET.
 - OUTLOT W AND LOTS 32 - 34 SHALL NOT BE PERMITTED DRIVEWAY ACCESS TO NW 70TH AVENUE.
 - ACCESS TO LOT D SHALL BE LIMITED TO THE FOLLOWING PERMITTED ACCESS LOCATIONS:
ACCESS #1, FULL ACCESS, ALONG NW 86TH STREET BETWEEN THE CREEK AND NW 70TH AVENUE.
ACCESS #2, RIGHT-IN RIGHT-OUT, 100 FEET EAST OF THE INTERSECTION OF NW 86TH STREET AND NW 70TH AVENUE (CENTER TO CENTER).
ACCESS #3, RIGHT-IN RIGHT-OUT, 300 FEET EAST OF ACCESS #2.
- STREAM BUFFER SHALL BE MAINTAINED WITH NATURALLY REGENERATING NATIVE SPECIES, WITH NO SINGLE SPECIES EXCEEDING 50% OF THE TOTAL.
- OUTLOT Y SHALL BE USED FOR STORMWATER MANAGEMENT AND SHALL HAVE A BLANKET STORM SEWER, PUBLIC STORMWATER DETENTION, PUBLIC DRAINAGE EASEMENT. OUTLOT Z SHALL BE USED FOR STORMWATER MANAGEMENT AND SHALL HAVE AN EASEMENT FOR PUBLIC STORMWATER DETENTION AND STORM SEWER AND A BLANKET EASEMENT OVER ALL OF OUTLOT Z FOR CHANNEL BUFFER AND PUBLIC DRAINAGE EASEMENT. OUTLOT W, OUTLOT Y & OUTLOT Z SHALL BE OWNED AND MAINTAINED BY HOME OWNER ASSOCIATION.
- OUTLOT W SHALL BE USED FOR STORMWATER MANAGEMENT AND SHALL HAVE A BLANKET EASEMENT FOR TREE CONSERVATION.
- LOT D IS TO BE DEDICATED TO THE CITY OF JOHNSTON FOR PARKLAND, BASED ON THE EXISTING VEGETATION BEING CONSERVED. WE ARE ASKING FOR THE 50' BUFFER REQUIREMENT TO BE WAIVED.
- CLASS 'E' RIP RAP MAY BE REQUIRED BY CITY OF JOHNSTON.

CERTIFICATIONS

	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. MELISSA M. HILLS, IOWA LIC. NO. 16023 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 - 6
	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022 SHEETS 1 - 3

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 · Des Moines, Iowa 50322
515.276.4884 · mail@cecinc.com



DATE: Mar. 30, 2022
1ST SUBMIT - 11/22/2021
2ND SUBMIT - 02/16/2022
3RD SUBMIT - 03/18/2022
DATE OF SURVEY: JUNE 24, 2021
DESIGNED BY: MHH
DRAWN BY: CM

PRELIMINARY
 THE ENCLAVE AT WOODED POINTE
 NW 70TH AVENUE & NW 86TH STREET, JOHNSTON, IOWA 50131
 COVER

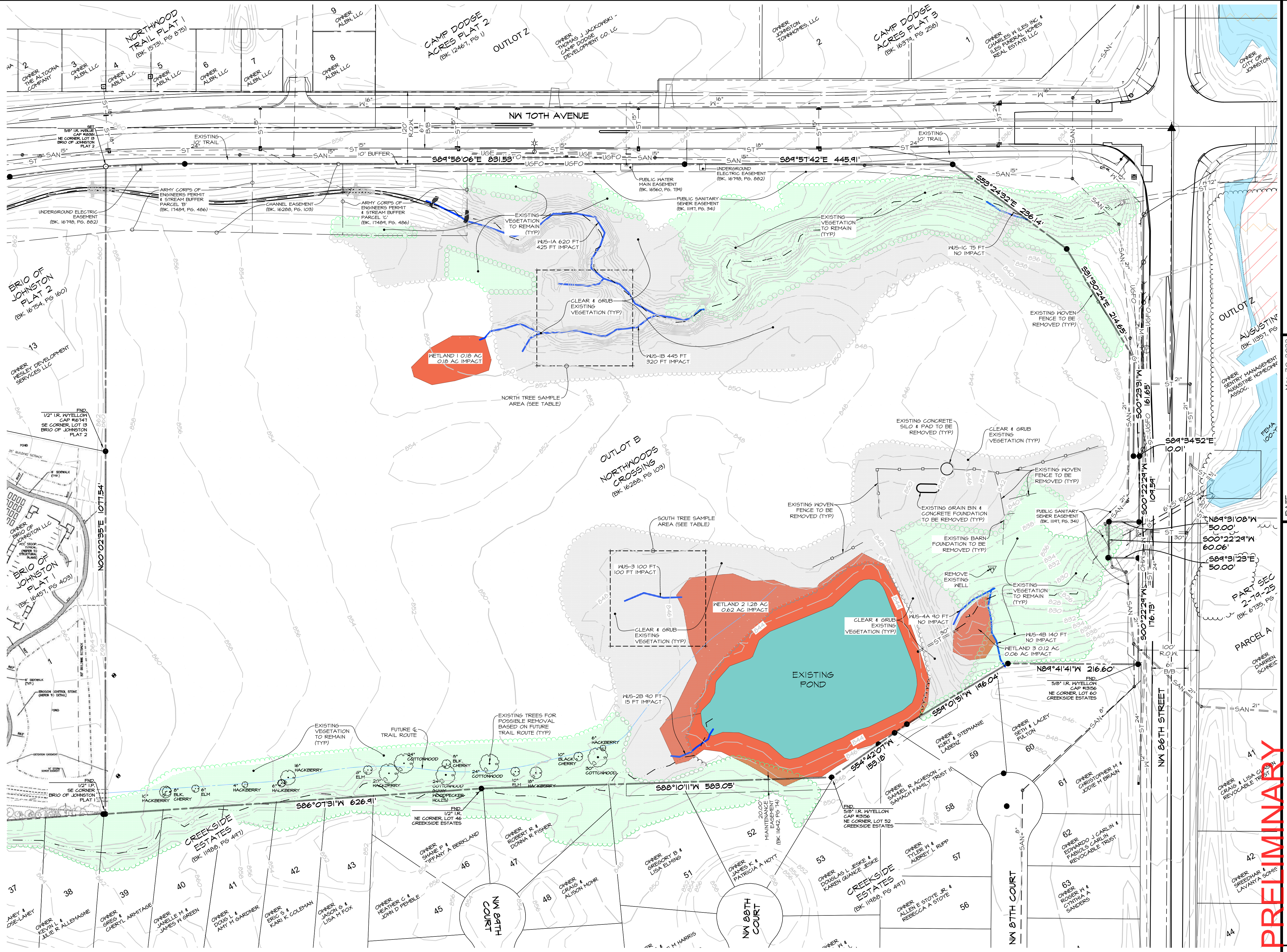
SHEET
OF 6



NORTH SAMPLE AREA				
TREE TYPE	SIZE	SAMPLE QUANTITY	QUANTITY EXTRAPOLATED TO NORTH CLEARING	
ELM	6"	5	33.3	
	8"	1	6.7	
	12"	3	20	
	15"	5	33.3	
	18"	2	13.3	
	20"	2	13.3	
	24"	2	13.3	
HACKBERRY	6"	1	6.7	
	10"	2	13.3	
	12"	1	6.7	
	18"	1	6.7	
	20"	2	13.3	
	24"	1	6.7	
COTTONWOOD	8"	12	80	
	12"	1	6.7	
	16"	1	6.7	
	22"	1	6.7	
	24"	1	6.7	
	30"	2	13.3	

SOUTH SAMPLE AREA				
TREE TYPE	SIZE	SAMPLE QUANTITY	QUANTITY EXTRAPOLATED TO SOUTH CLEARING	
ELM	12"	17	113.3	
	18"	2	13.3	
	20"	1	6.7	
MAPLE	10"	1	6.7	
COTTONWOOD	8"	9	60	
	10"	1	6.7	
	12"	6	40	
	14"	8	53.3	
	20"	1	6.7	
	22"	5	33.3	
	24"	3	20	
ASH	6"	1	6.7	
	10"	1	6.7	
BOXELDER	8"	1	6.7	

FOOTNOTES:
 *Tree quality is generally fair to poor.
 *There is ample evidence of the two dereches and downdrafts in the area.
 *Many trees are leaning greater than 10-15 deg from vertical.
 *The trees have high canopy origins which tells us that when exposed to winds, the trees are vulnerable to blowing over.
 *This is due to the fact that trees need a full canopy closer to the ground to increase trunk girth for greater stability.



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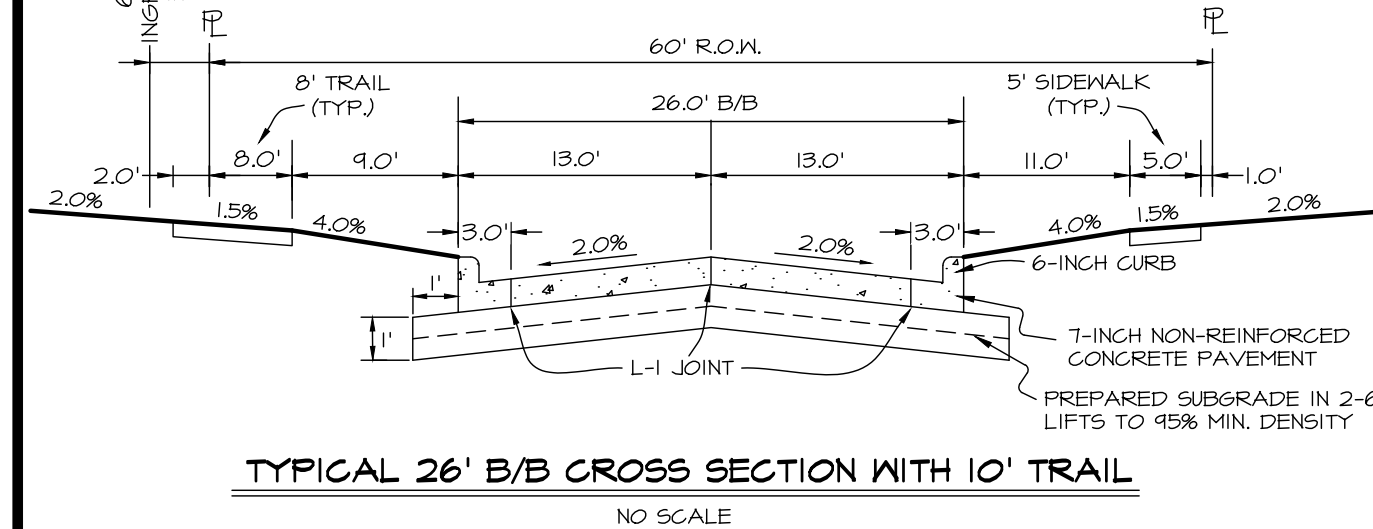
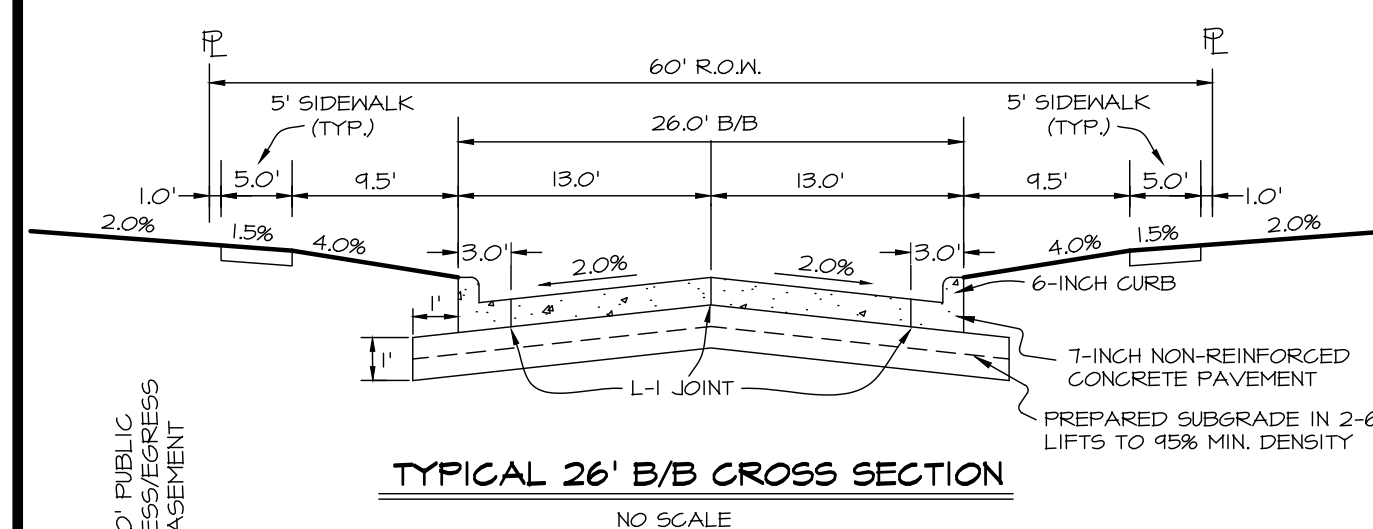
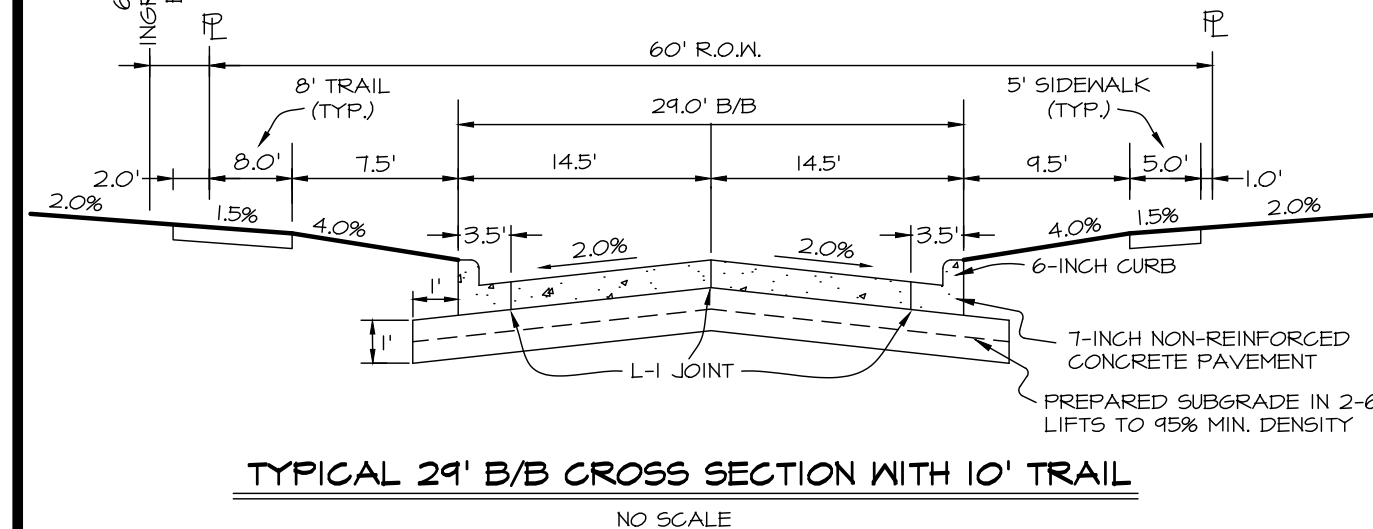
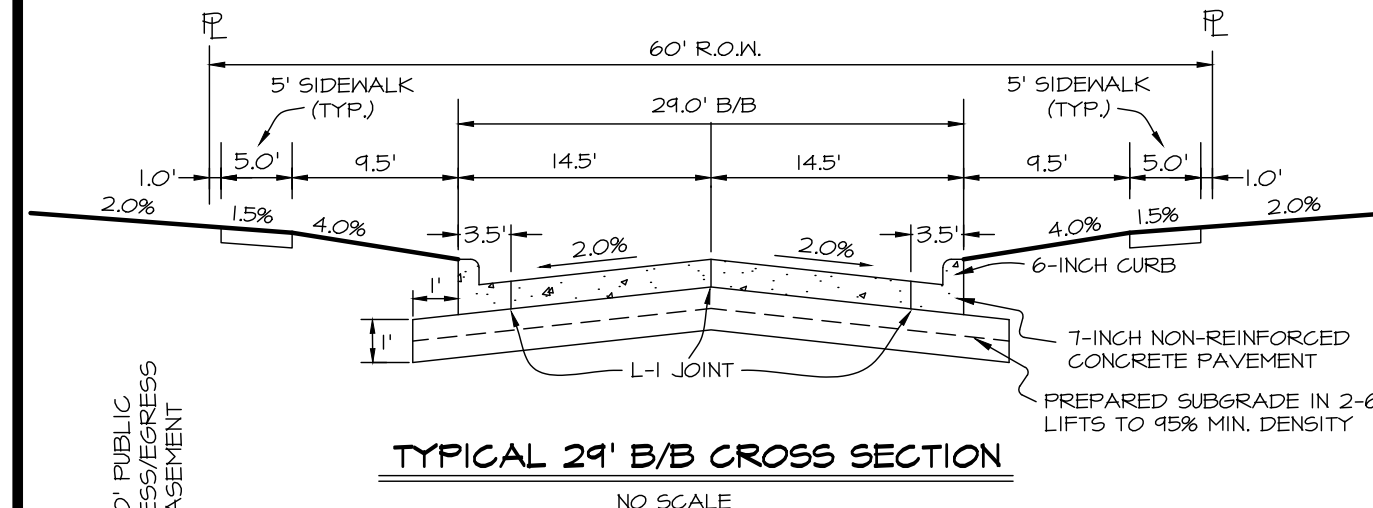
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PRELIMINARY

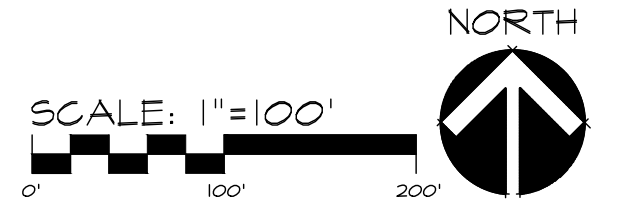
THE ENCLAVE AT WOODED POINTE
 NW 70th Avenue & NW 86th Street, JOHNSTON, IOWA 50131

EXISTING CONDITIONS

SHEET 6
 NORTH
 SCALE: 1"=80'
 A-2112



CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	030°05'58"	300.00'	157.60'	80.66'	155.71'	N74°34'48"W
C2	080°48'19"	500.00'	705.16'	425.57'	648.16'	S80°04'01"W
C3	050°22'02"	500.00'	434.54'	235.11'	425.52'	S64°50'53"W
C4	090°00'41"	50.00'	78.55'	50.01'	70.72'	N44°51'46"W
C5	090°00'00"	50.00'	78.54'	50.00'	70.71'	N45°01'54"E
C6	007°31'43"	500.00'	65.70'	32.40'	65.65'	S03°43'57"E
C7	039°10'14"	460.00'	314.48'	163.67'	308.39'	S27°04'56"E



PRELIMINARY

THE ENCLAVE AT WOODED POINTE
 NW 10TH AVENUE & NW 86TH STREET, JOHNSTON, IOWA 50131
GEOMETRIC PLAN

SHEET
 9 of 6
 A-2112

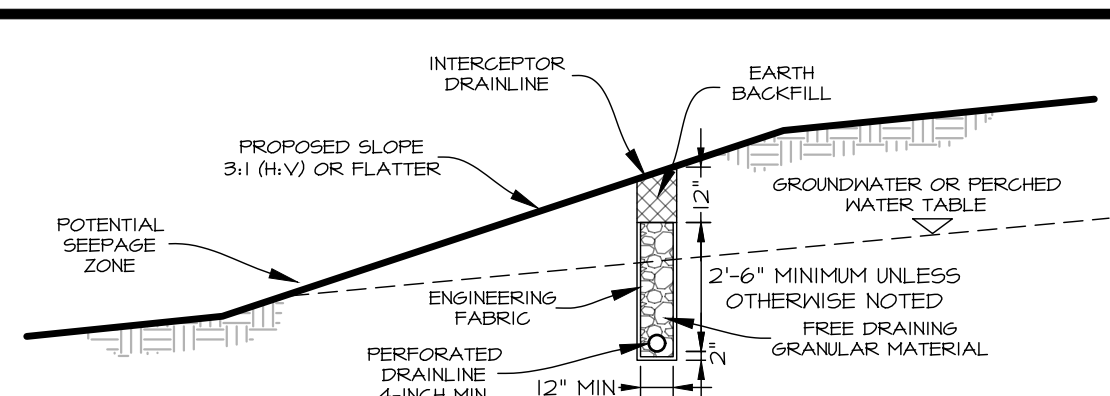
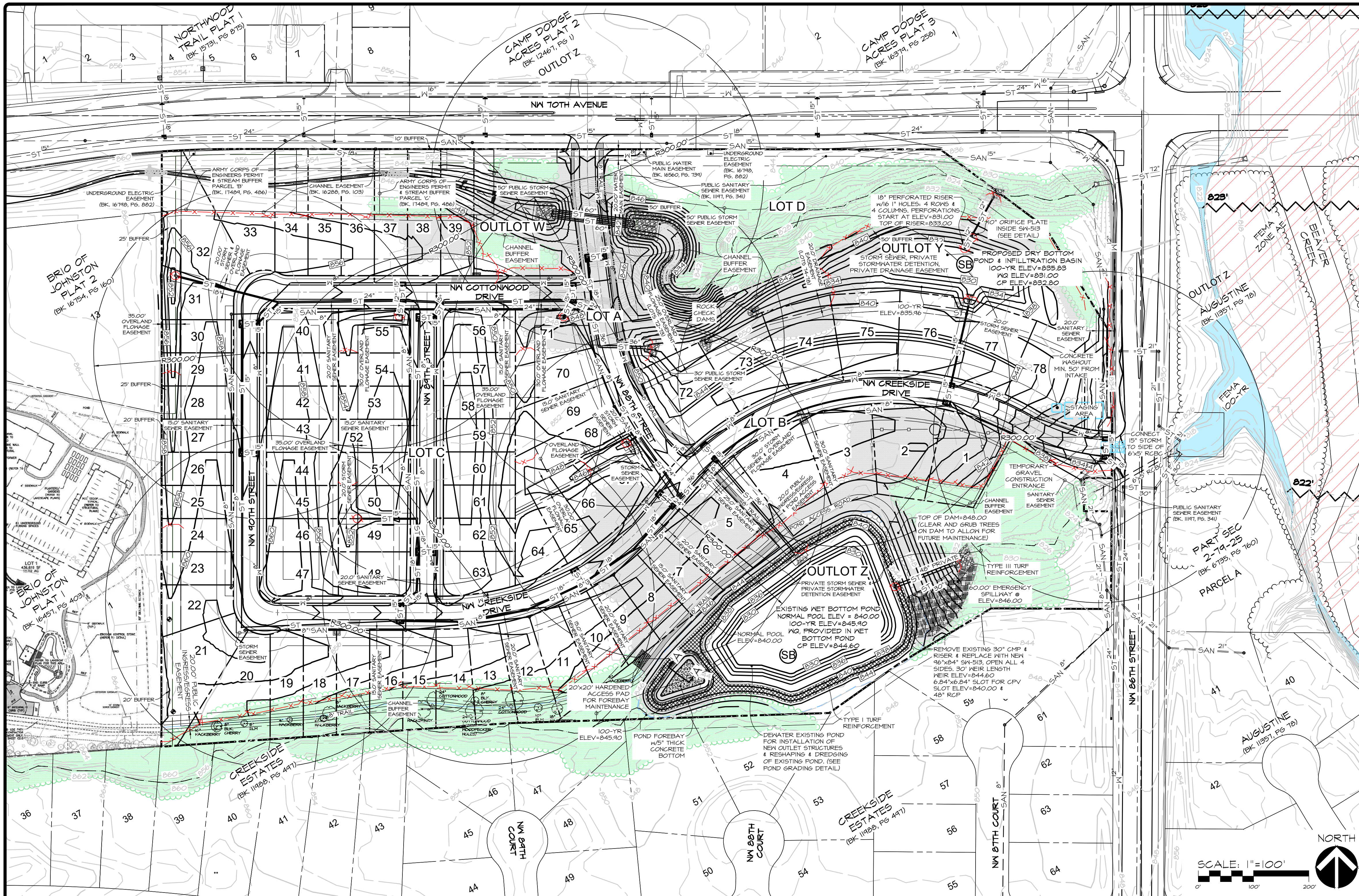
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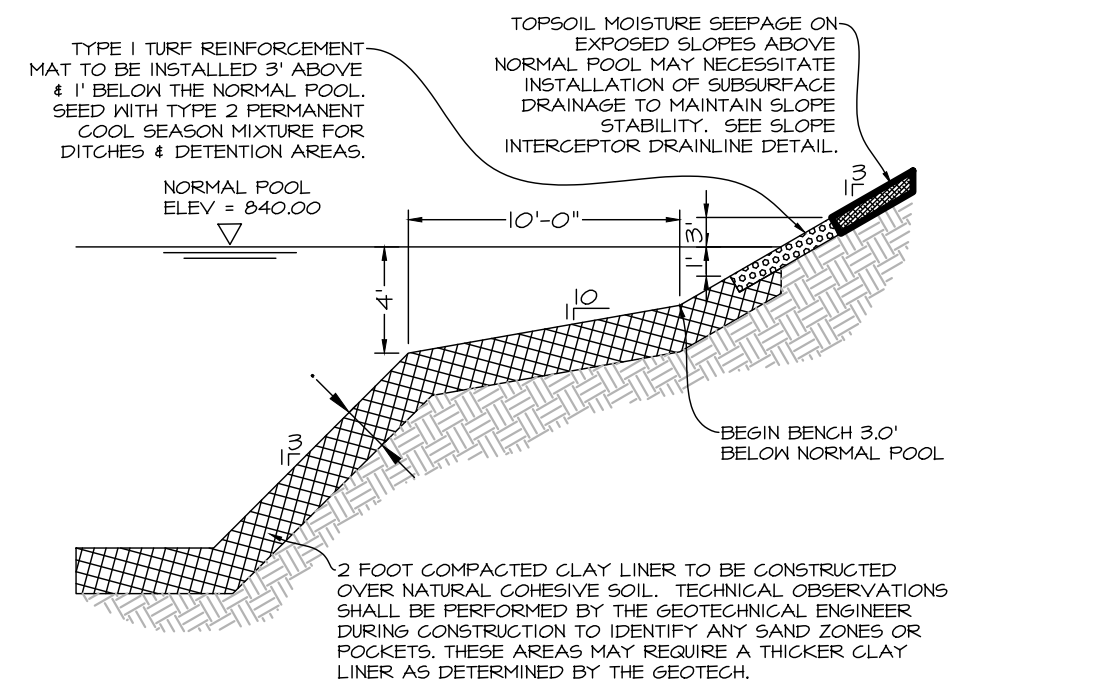
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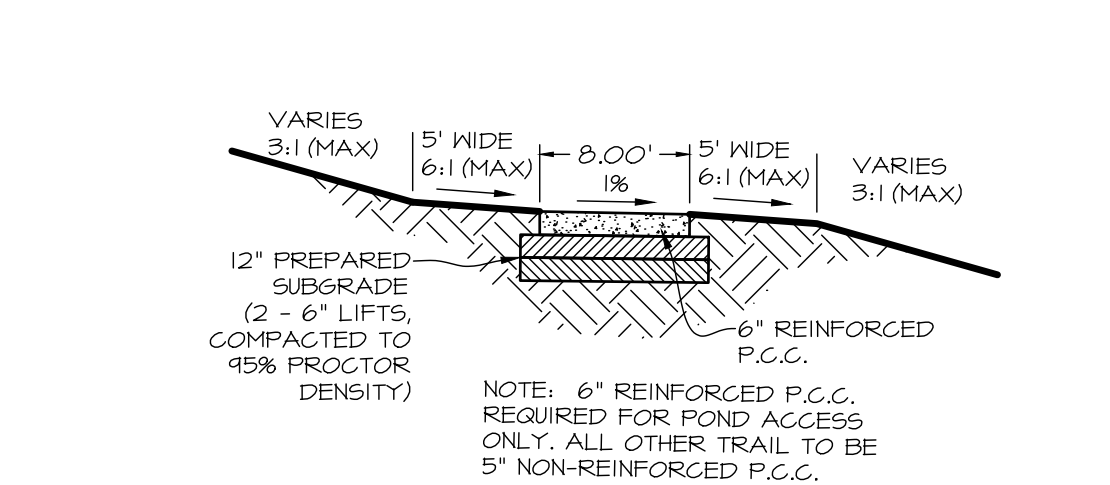
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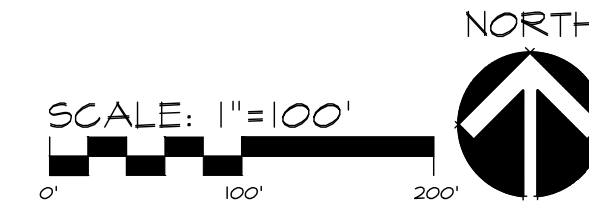
SLOPE INTERCEPTOR DRAINLINE
NO SCALE



POND SIDE SLOPE DETAIL
NOT TO SCALE

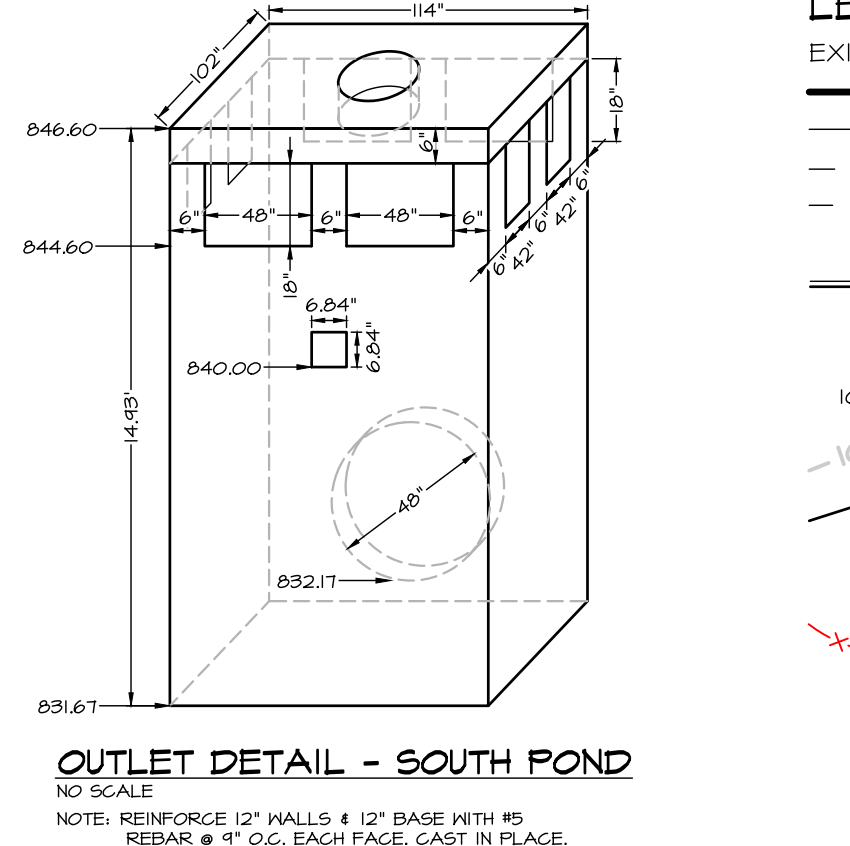
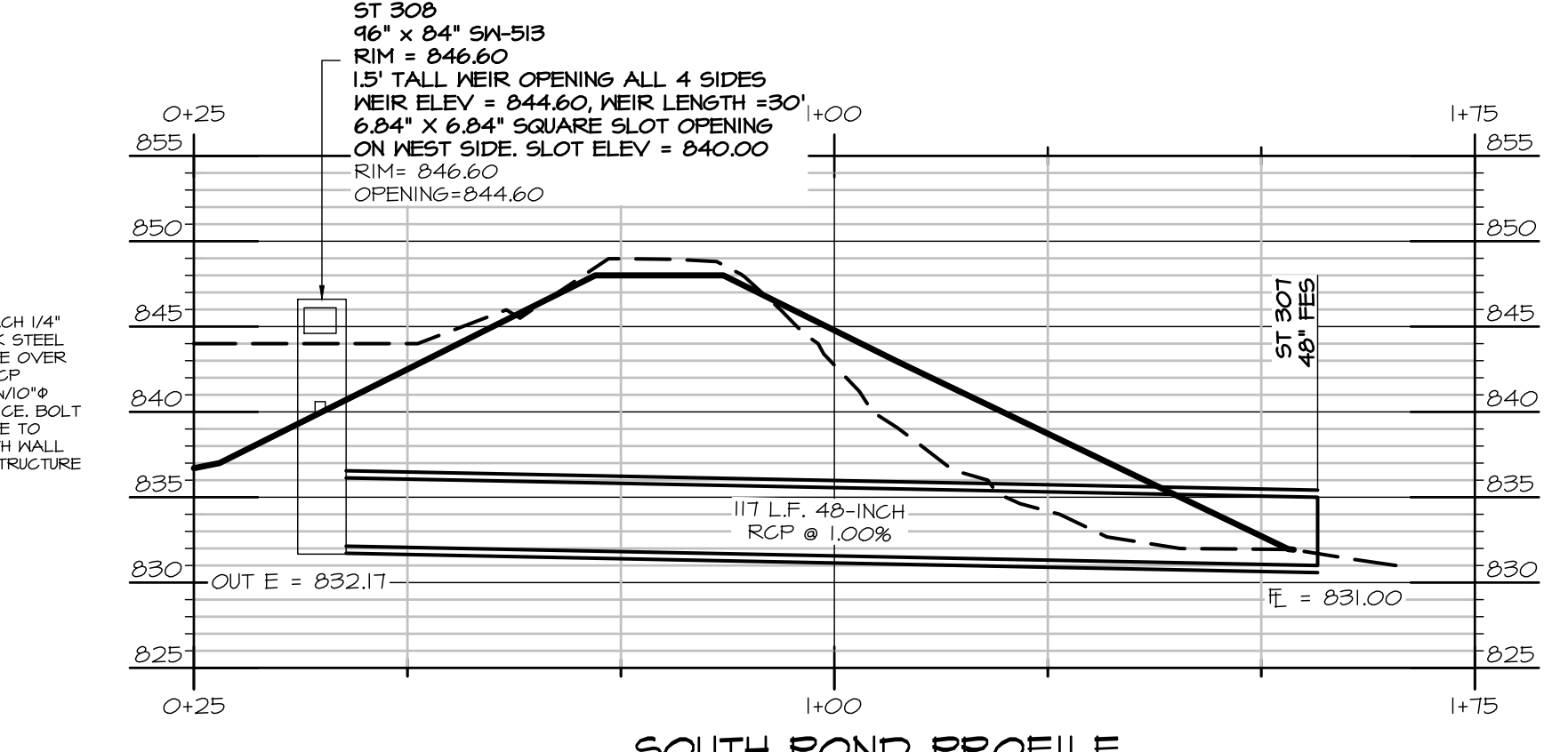
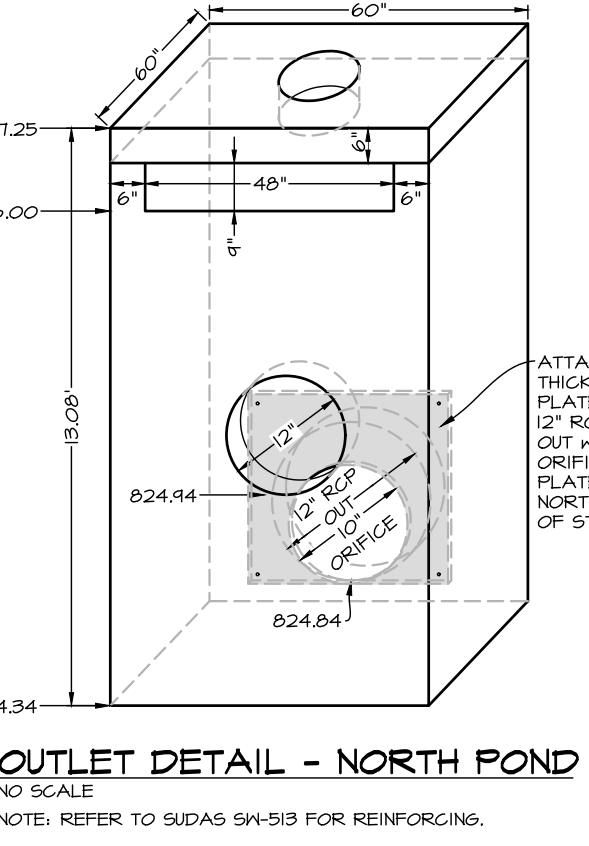
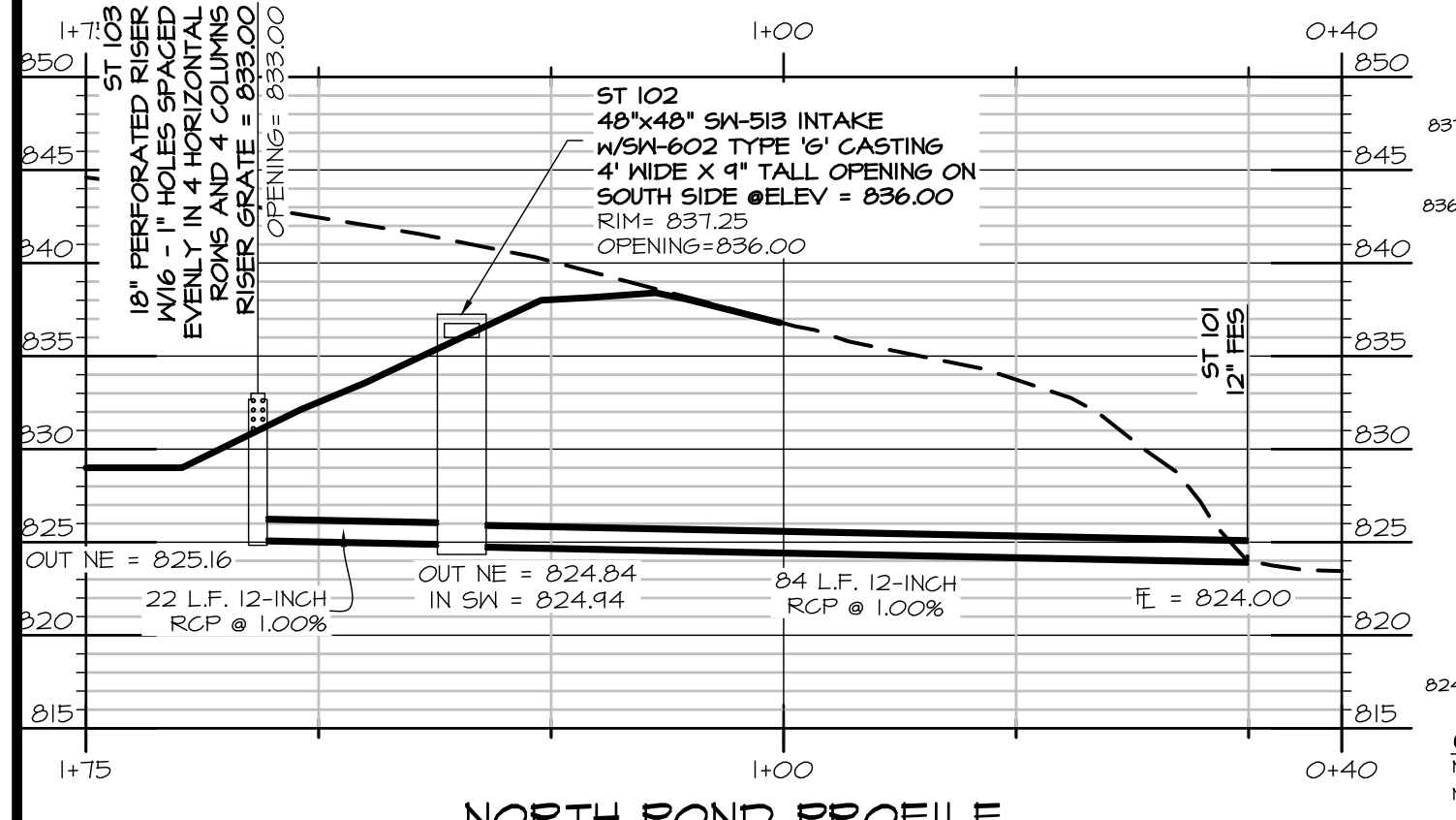


8' TRAIL & POND ACCESS ROAD DETAIL 'A'-A'



LEGEND

	EXISTING/PROPOSED		SLOPE INTERCEPTOR AREA
	FLAT BOUNDARY		SEDIMENT BASIN
	SANITARY SEWER & SIZE		TEMPORARY SEDIMENT TRAP
	WATER MAIN & SIZE		MINIMUM OPENING ELEVATION
	STORM SEWER & SIZE		MINIMUM PROTECTION ELEVATION
	MANHOLE		FEMA FLOODWAY ZONE AE
	STORM INTAKE		FEMA FLOODWAY ZONE AE WITHOUT BFE
	FIRE HYDRANT		FEMA BASE FLOOD ELEVATION
	VALVE		TREES/VEGETATION TO REMAIN
	EDGE OF WATER		TREES/VEGETATION TO BE REMOVED
	100-YR ELEVATION		
	RIP RAP		
	TYPE I TURF REINFORCEMENT MAT (TRM)		
	TYPE III TURF REINFORCEMENT MAT (TRM)		
	FEMA FLOODWAY ZONE AE		
	FEMA FLOODWAY ZONE AE WITHOUT BFE		
	FEMA BASE FLOOD ELEVATION		



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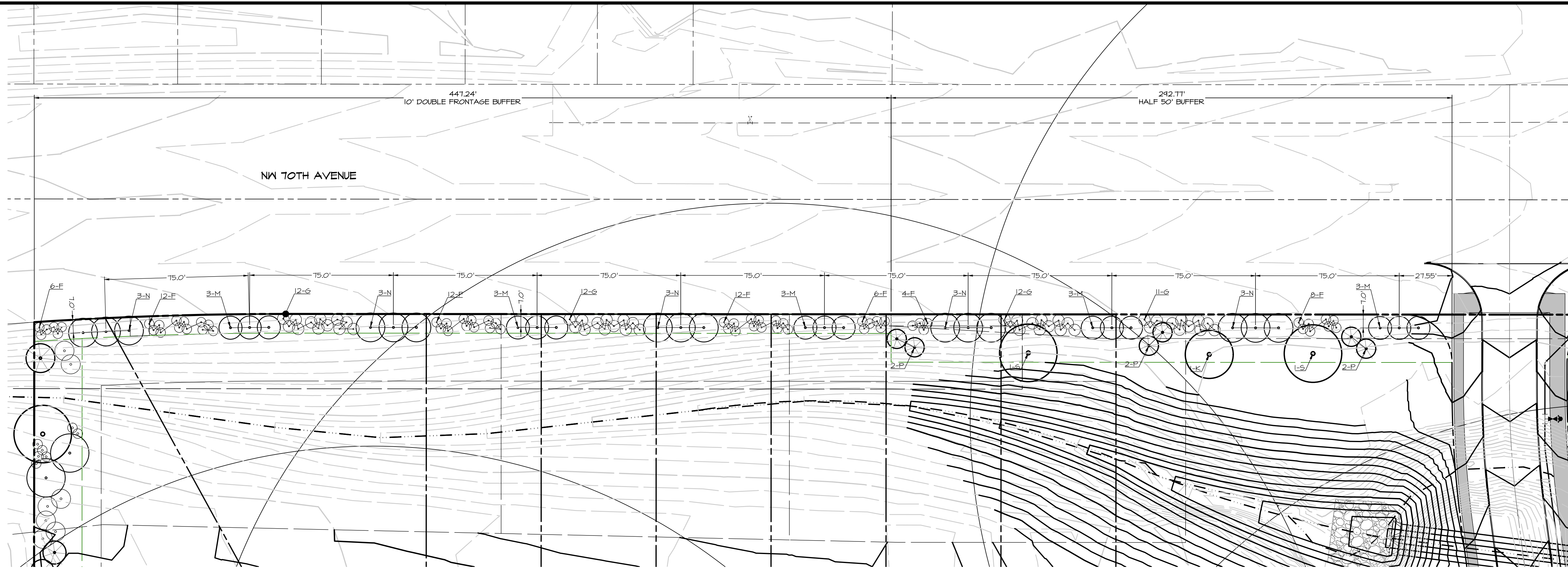
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PRELIMINARY

THE ENCLAVE AT WOODED POINTE
NW 10TH AVENUE & NW 86TH STREET, JOHNSTON, IOWA 50131

GRADING & UTILITY PLAN

SHEET 4 OF 6
A-2112



DOUBLE FRONTAGE BUFFER PLANT SCHEDULE

NORTH 10' BUFFER					
MARK	Botanical name	QUAN.	SIZE	ROOT TYPE	COMMENTS
F	<i>Cornus sanguinea</i> 'Winter Beauty' COMMON NAME: WINTER BEAUTY BLOODWIG DOGWOOD	48	30" HT.	CONT.	MATCHED, SPECIMEN 4' OC, MULCH BED
G	<i>Cotoneaster divaricatus</i> COMMON NAME: SPREADING COTONEASTER	24	2' HT.	CONT.	MATCHED, SPECIMEN 5' OC, MULCH BED
M	<i>Malus 'Hozam'</i> COMMON NAME: HOLIDAY GOLD CRABAPPLE	9	1.5" CAL.	CONT.	MATCHED, SPECIMEN 10' OC
N	<i>Malus 'Sutyzam'</i> COMMON NAME: SUGAR TYME CRABAPPLE	12	1.5" CAL.	CONT.	MATCHED, SPECIMEN 12' OC

NORTH HALF 50' BUFFER PLANT SCHEDULE

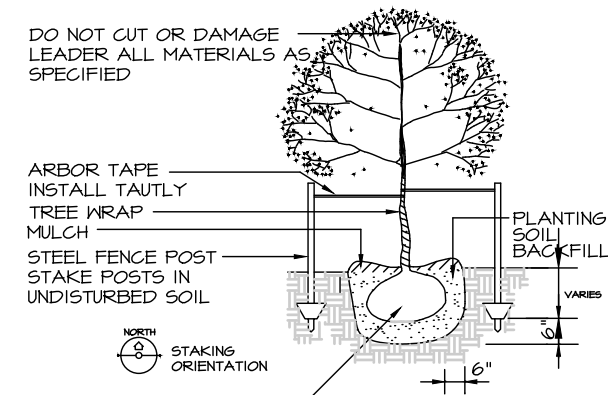
NORTH HALF 50' BUFFER					
MARK	Botanical name	QUAN.	SIZE	ROOT TYPE	COMMENTS
F	<i>Cornus sanguinea</i> 'Winter Beauty' COMMON NAME: WINTER BEAUTY BLOODWIG DOGWOOD	12	30" HT.	CONT.	MATCHED, SPECIMEN
G	<i>Cotoneaster divaricatus</i> COMMON NAME: SPREADING COTONEASTER	23	2' HT.	CONT.	MATCHED, SPECIMEN 5' OC, MULCH BED
K	<i>Liquidambar styraciflua</i> 'Rotundiloba' COMMON NAME: ROUND-LOBED SWEET GUM	1	1.5" CAL.	B&B	MATCHED, SPECIMEN
M	<i>Malus 'Hozam'</i> COMMON NAME: HOLIDAY GOLD CRABAPPLE	6	1.5" CAL.	CONT.	MATCHED, SPECIMEN 10' OC
N	<i>Malus 'Sutyzam'</i> COMMON NAME: SUGAR TYME CRABAPPLE	6	1.5" CAL.	CONT.	MATCHED, SPECIMEN 12' OC
P	<i>Picea glauca</i> 'Densata' COMMON NAME: BLACK HILLS SPRUCE	6	6' HT.	B&B/TS	MATCHED, SPECIMEN 10' OC
S	<i>Quercus bicolor</i> COMMON NAME: SWAMP WHITE OAK	2	1.5" CAL.	B&B	MATCHED, SPECIMEN

WEST HALF 50' BUFFER PLANT SCHEDULE

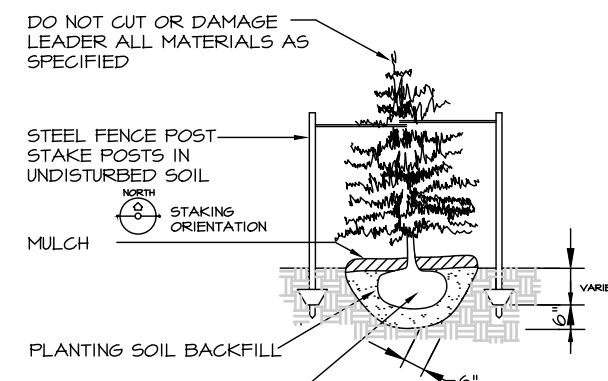
WEST HALF 50' BUFFER					
MARK	Botanical name	QUAN.	SIZE	ROOT TYPE	COMMENTS
A	<i>Abies concolor</i> COMMON NAME: WHITE FIR	5	6' HT.	B&B/TS	MATCHED, SPECIMEN 11' OC
C	<i>Cercis canadensis</i> COMMON NAME: EASTERN REDBUD	5	1.5" CAL.	B&B	MATCHED, SPECIMEN 17' OC
D	<i>Clethra alnifolia</i> COMMON NAME: SWEET PEPPERBUSH	9	2' HT.	CONT.	MATCHED, SPECIMEN 4' OC, MULCH BED
E	<i>Cornus alternifolia</i> COMMON NAME: PAGODA DOGWOOD	4	1.5" CAL.	B&B	MATCHED, SPECIMEN 17' OC
L	<i>Liriodendron tulipifera</i> COMMON NAME: TULIP TREE	2	1.5" CAL.	B&B	MATCHED, SPECIMEN
R	<i>Pseudotsuga menziesii</i> 'glauca' COMMON NAME: DOUGLAS FIR	4	6' HT.	B&B/TS	MATCHED, SPECIMEN 11' OC
S	<i>Quercus bicolor</i> COMMON NAME: SWAMP WHITE OAK	2	1.5" CAL.	B&B	MATCHED, SPECIMEN
T	<i>Quercus coccinea</i> COMMON NAME: SCARLET OAK	1	1.5" CAL.	B&B	MATCHED, SPECIMEN
V	<i>Viburnum dentatum</i> 'Ralph Senior' COMMON NAME: AUTUMN JAZZ VIBURNUM	17	3' HT.	CONT.	MATCHED, SPECIMEN 7.5' OC, MULCH BED
W	<i>Viburnum prunifolium</i> COMMON NAME: BLACKHAW VIBURNUM	10	3' HT.	CONT.	MATCHED, SPECIMEN 7.5' OC, MULCH BED
X	<i>Weigela florida</i> 'Palma' COMMON NAME: POLKA WEIGELA	20	2' HT.	CONT.	MATCHED, SPECIMEN 4' OC, MULCH BED

20' BUFFER PLANT SCHEDULE

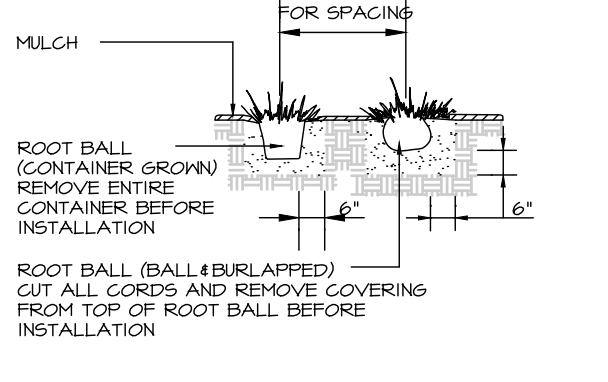
WEST 20' BUFFER					
MARK	Botanical name	QUAN.	SIZE	ROOT TYPE	COMMENTS
A	<i>Abies concolor</i> COMMON NAME: WHITE FIR	3	6' HT.	B&B/TS	MATCHED, SPECIMEN 11' OC
B	<i>Amelanchier arborea</i> COMMON NAME: SERVICEBERRY	13	1.5" CAL.	B&B	MATCHED, SPECIMEN 12' OC
C	<i>Cercis canadensis</i> COMMON NAME: EASTERN REDBUD	13	1.5" CAL.	B&B	MATCHED, SPECIMEN 17' OC
D	<i>Clethra alnifolia</i> COMMON NAME: SWEET PEPPERBUSH	22	2' HT.	CONT.	MATCHED, SPECIMEN 4' OC, MULCH BED
E	<i>Cornus alternifolia</i> COMMON NAME: PAGODA DOGWOOD	10	1.5" CAL.	B&B	MATCHED, SPECIMEN 17' OC
J	<i>Hamamelis vernalis</i> 'Autumn Embers' COMMON NAME: AUTUMN EMBERS OZARK WITCHHAZEL	27	3' HT.	CONT.	MATCHED, SPECIMEN 6' OC, MULCH BED
L	<i>Liriodendron tulipifera</i> COMMON NAME: TULIP TREE	2	1.5" CAL.	B&B	MATCHED, SPECIMEN
R	<i>Pseudotsuga menziesii</i> 'glauca' COMMON NAME: DOUGLAS FIR	3	6' HT.	B&B/TS	MATCHED, SPECIMEN 11' OC
S	<i>Quercus bicolor</i> COMMON NAME: SWAMP WHITE OAK	2	1.5" CAL.	B&B	MATCHED, SPECIMEN
T	<i>Quercus coccinea</i> COMMON NAME: SCARLET OAK	2	1.5" CAL.	B&B	MATCHED, SPECIMEN
U	<i>Taxus x media</i> 'Nigra' COMMON NAME: BLACK YEW	19	30" HT.	CONT.	MATCHED, SPECIMEN 5' OC, MULCH BED
X	<i>Weigela florida</i> 'Palma' COMMON NAME: POLKA WEIGELA	28	2' HT.	CONT.	MATCHED, SPECIMEN 4' OC, MULCH BED



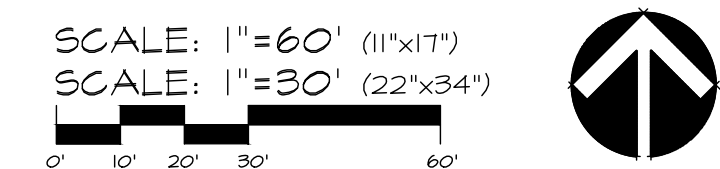
DECIDUOUS TREE PLANTING AND STAKING DETAIL
NO SCALE



EVERGREEN TREE PLANTING AND STAKING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



SCALE: 1"=60' (11"x17")
SCALE: 1"=30' (22"x34")

BUFFER-YARD REQUIREMENTS
10' DOUBLE FRONTAGE NORTH BUFFER: 447.24 LF. / 100=4.47 PLANT UNITS - ONE PLANT UNIT=4 UNDERSTORY TREES + 16 SHRUBS PER 100 LF. 18 UNDERSTORY TREES + 12 SHRUBS REQUIRED. 18 UNDERSTORY TREES SHOWN + 12 SHRUBS SHOWN.
HALF 50' NORTH BUFFER: 242.77 / 100=2.43 PLANT UNITS - ONE PLANT UNIT=2 EVERGREEN TREES + 1 SHADE TREE + 2 UNDERSTORY TREES + 12 SHRUBS. 6 EVERGREEN TREES + 3 SHADE TREES + 6 UNDERSTORY TREES + 35 SHRUBS REQUIRED. 6 EVERGREEN TREES + 3 SHADE TREES + 12 UNDERSTORY TREES + 35 SHRUBS SHOWN.
HALF 50' WEST BUFFER: 466.06 LF. / 100=4.66 PLANT UNITS - ONE PLANT UNIT=2 EVERGREEN TREES + 1 SHADE TREE + 2 UNDERSTORY TREES + 12 SHRUBS PER 100 LF. 4 EVERGREEN TREES + 5 SHADE TREES + 4 UNDERSTORY TREES + 56 SHRUBS REQUIRED. 4 EVERGREEN TREES + 5 SHADE TREES + 4 UNDERSTORY TREES + 56 SHRUBS SHOWN.
20' BUFFER ADJOINING BRIO: 601.60 LF. / 100=6.02 PLANT UNITS - ONE PLANT UNIT=1 EVERGREEN TREE + 1 SHADE TREE + 6 UNDERSTORY TREES + 16 SHRUBS PER 100 LF. 6 EVERGREEN TREES + 16 SHADE TREES + 36 UNDERSTORY TREES + 46 SHRUBS REQUIRED. 6 EVERGREEN TREES + 6 SHADE TREES + 36 UNDERSTORY TREES + 46 SHRUBS SHOWN.

TOTAL REQUIREMENTS
BUFFERYARD EVERGREEN TREES: 21
BUFFERYARD SHADE TREES: 14
BUFFERYARD UNDERSTORY TREES: 69
BUFFERYARD SHRUBS: 254
TOTAL PROVIDED
BUFFERYARD EVERGREEN TREES: 21
BUFFERYARD SHADE TREES: 14
BUFFERYARD UNDERSTORY TREES: 15
BUFFERYARD SHRUBS: 254

SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.
MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.
ALL TREE WRAP TO BE ATTACHED WITH COTTON STRINGS, TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.

Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 mail@cecinc.com

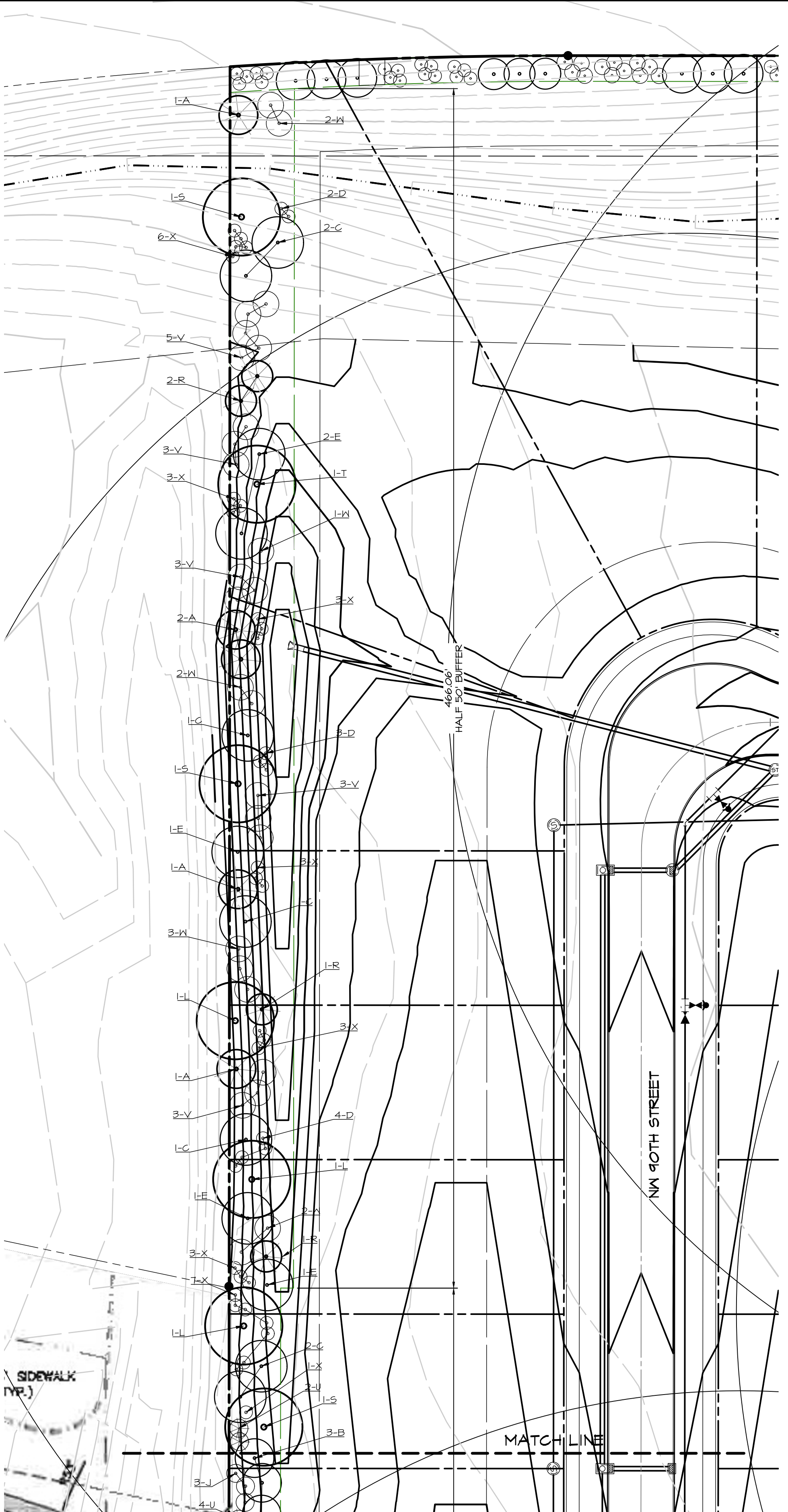
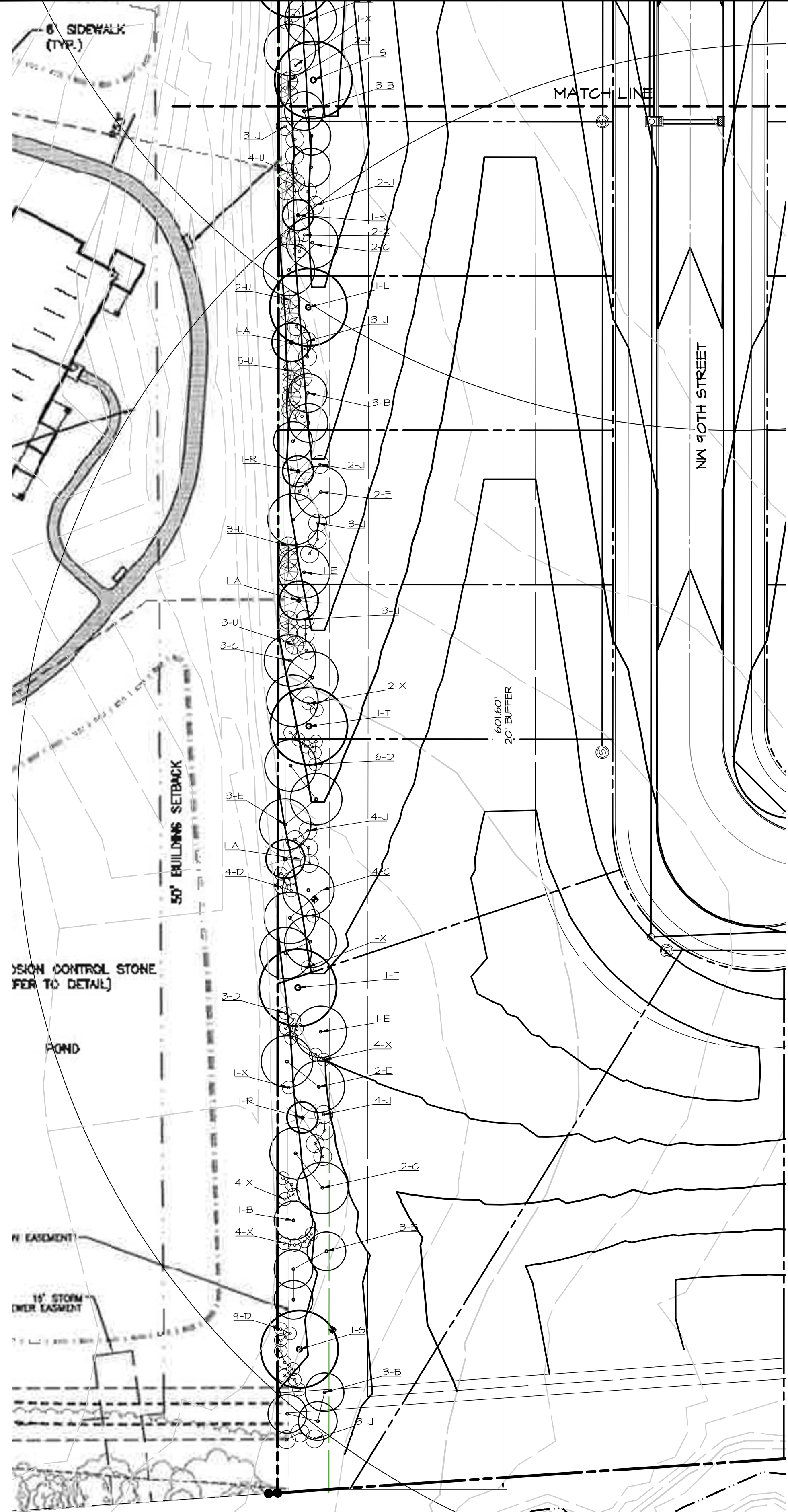
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DATE: Mar. 30, 2022
1ST SUBMIT - 11/2/2021
2ND SUBMIT - 02/16/2022
3RD SUBMIT - 03/18/2022
DATE OF SURVEY: JUNE 24, 2021
DESIGNED BY: MHH
DRAWN BY: CM

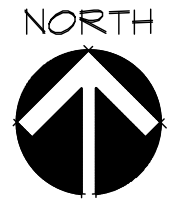
PRELIMINARY

THE ENCLAVE AT WOODED POINTE
NW 70TH AVENUE & NW 86TH STREET, JOHNSTON, IOWA 50131
NORTH LANDSCAPE BUFFER

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SCALE: 1"=60' (11"x17")
 SCALE: 1"=30' (22"x34")

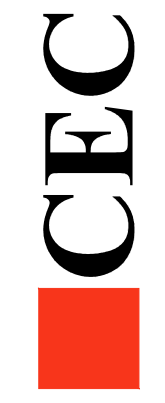


PRELIMINARY

THE ENCLAVE AT WOODED POINTE
 NW 70TH AVENUE & NW 86TH STREET, JOHNSTON, IOWA 50131
WEST LANDSCAPE BUFFER

SHEET
 OF 6
 A-2112

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