

COUNCIL ACTION FORM

**SUBJECT: SITE PLAN AMENDMENT TO DEERY BROTHERS DEVELOPMENT AGREEMENT**

**BACKGROUND:**

On October 23, 2012, the City of Ames approved a development agreement and Urban Revitalization Plan for approximately 23.5 acres on SE 16<sup>th</sup> Street in support of the construction of the Deery Brothers automobile dealership. (A location map is included in Attachment 1.) The urban revitalization area includes a 6.37 acre Lot 1 for the Deery Brothers automotive dealership, Lots 2 and 3 for future commercial development (2.77 & 3.34 acres, respectively), and an 11.10 acre Outlot A encompassing the floodway portion of the site. The adopted Urban Revitalization Plan included six qualifying criteria (Attachment 2) and the site plan for development of the site. A project must conform to the requirements of the Urban Revitalization Plan to receive tax abatement.

The City also entered into a Development Agreement with the legal entity known as Deery, Deery and Deery, LLC, herein referred to as "Deery." The development agreement included provisions in addition to the requirements of the Urban Revitalization Plan. **Notably, it included a requirement that all of the improvements shown in Exhibit "C" of development agreement are to be completed within two years of approval of the agreement, i.e. October 23, 2014. These improvements include the buildings, grading, landscaping, parking, borrow pit, and channel straightening.**

The applicant has opened the Deery Brothers automotive dealership while continuing to work on overall site improvements. The required Skunk River channel straightening work is underway at this time. The applicant believes they will complete the required improvements, including the seeding, by the October 23, 2014 deadline of the development agreement.

City staff has met with representatives of Deery to review the Development Agreement requirements and ensure compliance with the approved site plan. During those discussions, **Deery indicated that the "borrow pit" on the west outlot was not excavated as initially approved. It is about 8-10 feet shallower than originally presented to the City Council. While the borrow pit still meets the site's stormwater management requirements, it does not have the original**

**estimated water storage capacity. The applicant explains that the projected amount of borrow from the pit to fill other parts of the site was overestimated and not necessary to be fully excavated to meet their interests.** Staff identified this as a potentially significant change from the approved site plan and, in order to ensure that the Deery remains eligible for the abatement, the applicant is asking that the City Council approve a new Exhibit “C” to the Development Agreement reflecting the constructed improvements of the site.

An additional change is to the landscape plan for a required wetland mitigation imposed by the Army Corps of Engineers to allow for the channel straightening. As part of the Corps permit, Deery must provide approximately 0.75 acres of forest wetlands adjacent to the Skunk River that were previously identified as prairie plantings.

Since the discovery of the change in depth of the borrow pit and the wetland mitigation requirements, the applicant has identified other minor features of the site improvements that have changed. Some of the minor differences between the approved site plan and the as-built drawings include, the applicant has provided a full list, which is included in Attachment 3:

1. The building is about 700 square feet smaller in area than originally approved (now 23,611 square feet).
2. Parking islands were changed, but still meet zoning requirements.
3. Landscaping was changed, but still meets zoning requirements
4. Outdoor storage area dimensions have been changed.
5. Dumpster is now outside and properly screened rather than inside the building.

**The enumerated changes are minor and do not affect zoning standards or the terms of the development agreement. These changes would not have been brought to the City Council for their consideration as they are “field changes” that most larger development projects experience and do not affect the performance measures of the development agreement.**

If Council agrees to the Exhibit “C” changes described above, a corresponding amendment to the urban revitalization plan of Deery site plan Attachment A will follow at a later date as a noticed public hearing. This is necessary as both the development agreement and the Urban Revitalization Plan have the same exhibits.-

**The proposed change to the exhibits of the Development Agreement does not change the performance standards for flood mitigation required by the Urban Revitalization Plan. The applicant will still need to demonstrate compliance with the qualifying criteria to be eligible for tax abatement even with the proposed changes to the site improvements. Conformance to the Urban Revitalization Plan will be determined at the time Deery requests tax abatement in February of 2015.**

In 2012, Deery provided the analysis that the entire project (e.g. channel straightening, borrow-pit excavation, and the import of fill to build the site) resulted in “No-Rise” to the water surface level of a 100-year flood event and that the water surface level of a 100-year flood event fell 0.05 feet with the channel straightening. Within this analysis the borrow pit depth was very nearly the same elevation as the Skunk River surface water elevation and likely had minimal effect on the flood mitigation as a result of the water levels of the river. Staff believes that further review of the as-built drawings will be needed and potentially Deery will need to provide another hydraulic analysis to certify a “No-Rise” demonstrating that the channel straightening will “mitigate flooding” as originally intended. **A determination of compliance to the No Rise expectation will be made by the City Council in February 2015 prior to granting tax abatement.**

**ALTERNATIVES:**

1. City Council can approve the resolution amending the development agreement by substituting a new Exhibit C and adding a list of changes as Exhibit D.

This option will allow for Deery to meet the performance requirement of completing site improvements by October 23, 2014. A subsequent formal determination of conformance to all requirements of the urban revitalization plan will occur in February of 2015. This option will also require the City Council to amend the Urban Revitalization Plan at a later date to include the revised exhibits after the required notices have been published.

2. City Council can choose not to amend the development agreement in regards to the major change of the borrow pit excavation.

This option will require Deery to complete the excavation of the borrow pit to the approved depth by October 23 in order to remain eligible for the tax abatement.

## **MANAGER'S RECOMMENDED ACTION:**

City Council balanced multiple interests of commercial development and flood mitigation in 2012 when creating the S.E 16<sup>th</sup> Street Urban Revitalization Area. This was done in support of prior City investment in paving and improving S.E 16<sup>th</sup> street and to account for additional development costs of creating developable sites fronting on S.E 16<sup>th</sup> Street. Additionally, Council required that there be a benefit from development related to mitigation of potential flooding impacts from a 100-year flood.

At the time that the City Council approved the urban revitalization plan in 2012, Deery had supplied an analysis that the excavation, fill, and channel straightening would result in no rise to the water surface level of a 100-year flood event. Further, the analysis indicated that the water surface level of a 100-year flood would drop by 0.05 feet. **That analysis was based on the Exhibit "C" site improvements, which included the channel straightening, fill to elevate the building and parking lot, and the capacity of the borrow pit.**

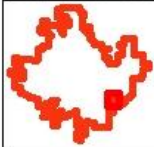
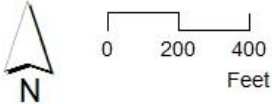
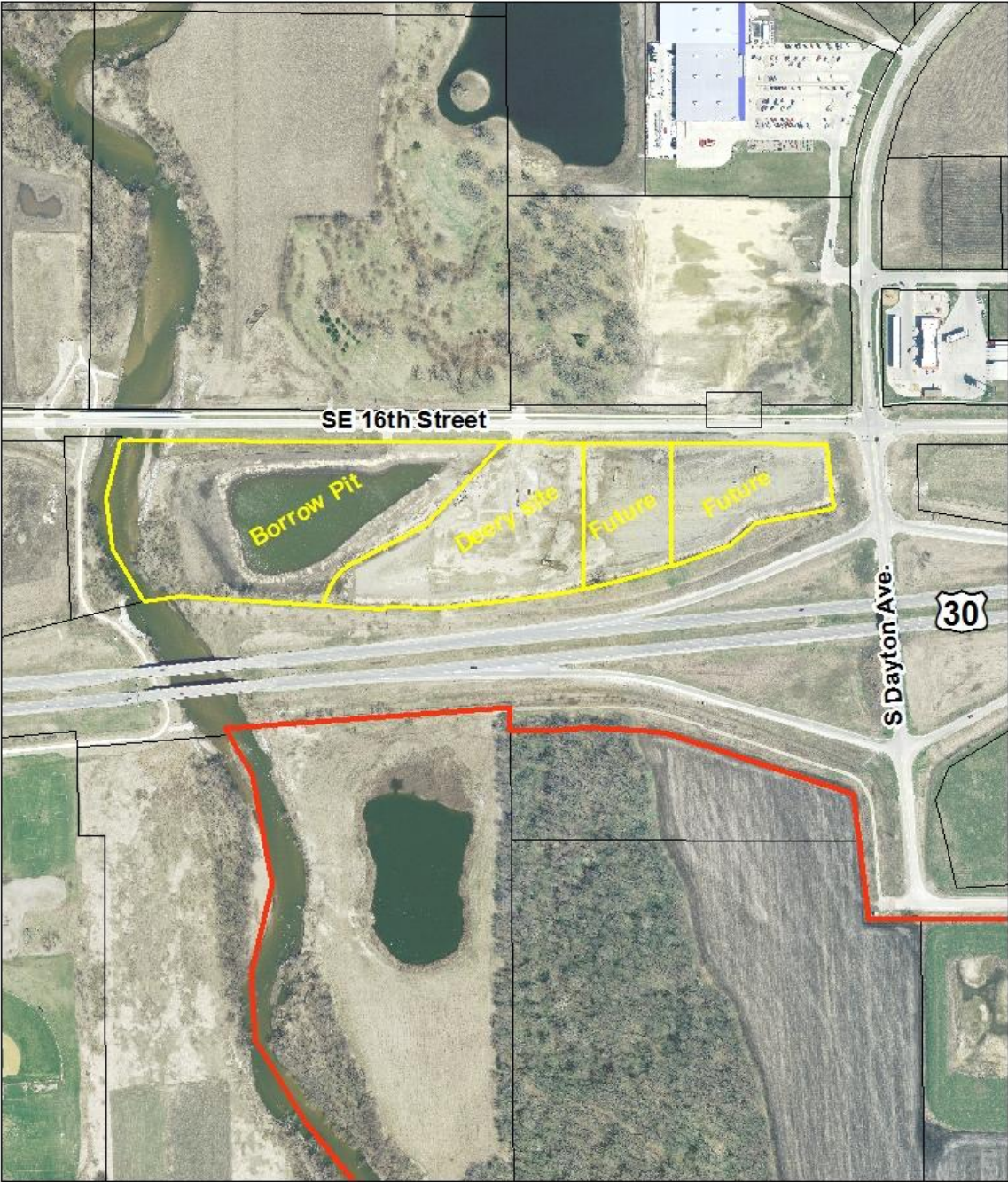
The applicant contends that the change in storage capacity of the borrow pit will have a de minis effect on the project's ability to mitigate flooding. The borrow pit is located in the floodway, it would be filled with water quickly in both its original form and depth and at the proposed depth. The applicant further maintains that the channel straightening work provides the required flood mitigation benefit of the project.

**If the City Council approves the amendment to the development agreement by substituting a new Exhibit "C," Deery must still meet the qualifying criteria to obtain the tax abatement. Proof of this compliance must be provided to the City prior to making a final decision on tax abatement.**

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby amending the development agreement with Deery.

The requested action is only to amend the Development Agreement by substituting a new site plan. However, the site plan is also a component of the urban revitalization plan which also must be amended. If the City Council approves the amendment to the Development Agreement, staff will provide the notifications necessary for an amendment to the Urban Revitalization Plan and return for Council action at a later date.

ATTACHMENT 1: LOCATION MAP



## **ATTACHMENT 2: QUALIFYING CRITERIA (AND STAFF COMMENTS)**

The Urban Revitalization Policy for this area established six criteria that must be met in order for the City Council to consider designation of an Urban Revitalization Area. Below are the criteria, followed by City staff comments.

- 1. The properties have frontage on Southeast 16<sup>th</sup> Street between South Duff Avenue and South Dayton Avenue.**

Staff Comments. The four properties associated with the site all have frontage on Southeast 16<sup>th</sup> Street between S. Duff Avenue and S. Dayton Avenue.

- 2. Fill or other flood proofing will be placed on the site up to an elevation of, at least, 887 feet (NGVD 29), when an engineer registered in Iowa provides written certification that raising the land would result in “no rise” to the Base Flood Elevation (100 year flood levels).**

Staff Comments. The development agreement and approved plan indicates that the finished floor elevation of the Deery Brothers building will be at 888 (NGVD 29). An Elevation Certificate has been presented showing the lowest floor of the finished building as meeting that elevation.

The engineer for the project has provided a letter in 2012 certifying that the proposed improvements (the fill being placed on the site, the excavation within the Floodway, and channel straightening) will result in “no-rise” to the Base Flood Elevation. This certification was based on the initially approved grading and excavation. A new certificate will need to accompany the request for tax abatement.

- 3. The cost incurred after making the request for tax abatement for the placement of fill for flood proofing up to an elevation of 887 feet or above and/or channel improvements (See Criterion 6), if applicable, is expected to be equal to or greater than the value of the City’s portion of the tax abatement.**

Staff Comments. This criterion requires the project to expend as much or more for the placement of fill and/or channel improvements than for the benefits received by the exemption (specifically, the value of the City’s portion of the exemption). The Development Agreement accompanying this Plan specifies that the final costs of fill will need to be greater than the final value of the exemption or the “claw back” provisions will be initiated. Deery must submit a letter of credit in the amount of \$300,000 along with the application

for tax abatement to allow the city to claw back the city's value of the abatement, if Deery fails to meet this criterion.

**4. A public sidewalk is to be constructed along the south side of the Southeast 16<sup>th</sup> Street adjacent to the property.**

Staff Comments. The sidewalk is installed adjacent to Deery. Sidewalks adjacent to the other lots will be installed in the usual manner—prior to the occupancy of any buildings on the lot as allowed by the Agreement for Sidewalks and Street Trees included as part of the final plat documents.

The City Council approved a covenant in 2012 that defers the placement of the sidewalk adjacent to Outlot A until such time as the City builds a shared use path on the south side of the SE 16<sup>th</sup> Street bridge. This covenant waives the owner's rights to protest an assessment for the sidewalk when the time comes for the sidewalk to be installed.

**5. The property will be used for uses permitted in the applicable zoning district except for the following as further defined and described in the Ames Zoning Ordinance:**

- a. Wholesale trade
- b. Mini-storage warehouse facilities
- c. Transportation, communications, and utility uses
- d. Institutional uses
- e. Adult entertainment businesses
- f. Detention facilities
- g. Agricultural or industrial equipment sales
- h. Agricultural and farm related activities

Staff Comments. The development agreement restricts these uses in order to receive property tax exemption. These restrictions will remain after the term of the exemption.

**6. Owners of property abutting a river must perform channel improvements (widening, straightening, clearing, etc.) and provide certification from an engineer registered in Iowa that the improvements will mitigate flooding. These improvements must be approved by the DNR, Army Corps of Engineers, and the City of Ames.**

Staff Comments The applicant obtained the necessary approvals from the Army Corps of Engineers, Iowa Department of Natural Resources, and the

City and has commenced the straightening of the east bank of the Skunk River adjacent to their property. In 2012, the engineer for Deery stated in his certification letter that the “project will mitigate flooding by providing an improved and stabilized channel in addition to the no-rise condition.” Calculations submitted with that no-rise certificate indicate that although there would be up to 0.08 increase in the 100 year water surface elevation (WSEL) resulting from the fill alone, the river channel realignment in combination with the fill and borrow pit will result in a 0.05 decrease in the WSEL.

Because of the differences in the depth of the borrow pit and the resultant decrease in storage capacity, Deery will be required confirm meeting this standard. This will likely require a hydraulic analysis of the 100 year water surface level based on the actual grading and excavation. This will need to be submitted at the time that an application is made for the tax abatement.



RETURN TO:  
BRIAN D. TORRESI  
2605 NORTHRIDGE PKWY., STE. 101  
AMES, IOWA 50010

M  
D  
G  
R  
Instrument: 2012- 00014224  
Date: Nov 28, 2012 01:21:00P  
Rec Fee: 125.00 E-Com Fee: 1.00  
Aud Fee: .00 Trans Tax: .00  
Rec Management Fee: 1.00  
Non-Standard Page Fee: .00  
Filed for record in Story County, Iowa  
Susan L. Vande Kamp, County Recorder

---

**DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER**

Prepared by: Douglas R. Marek, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010 (515-239-5146)  
Return recorded document to: ~~City Clerk, City of Ames, 515 Clark Avenue, Ames, Iowa 50010~~

---

AN AGREEMENT PERTAINING TO THE DEVELOPMENT  
OF LAND IN THE CITY OF AMES CALLED  
DEERY SUBDIVISION

THIS AGREEMENT PERTAINING TO THE DEVELOPMENT OF LAND IN THE CITY OF AMES CALLED DEERY SUBDIVISION (this "Agreement") is made and entered into this 23 day of October, 2012, by and between the CITY OF AMES, IOWA (the "City"), and Deery, Deery, and Deery, LLC, its successors and assigns (collectively, the "Developer"). The City and the Developer are sometimes collectively referred to herein as the "Parties" or individually as a "Party". This Agreement shall be effective on the date that the last of the Parties hereto executes same (the "Effective Date").

RECITALS:

WHEREAS, the Parties desire to improve and develop that certain real property (the "Site") legally described on the attached Exhibit A; and,

WHEREAS, the City has made a significant financial investment in the infrastructure along Southeast 16<sup>th</sup> Street in Ames, Iowa (the "Corridor") in order to promote commercial development activity within the Corridor; and,

WHEREAS, the Corridor is deemed by the City as important in that it serves as a major entryway to the City; and,

WHEREAS, as of the Effective Date, there has not been any major private sector development within the Corridor; and,

WHEREAS, the Site is located within the Corridor; and,

WHEREAS, pursuant to Iowa Code Section 404.1(4), the City may, by ordinance, designate an area which is appropriate as an "economic development area" (as that term is defined in Iowa Code Section 403.17) as an urban revitalization area; and,

WHEREAS, the Developer seeks the City's approval and designation of the Site as an

urban revitalization area under Iowa Code Sec. 404.1 subject to the satisfaction of the Qualifying Criteria (as defined Section I(A)(1) herein) and in accordance with the Plan (as defined in Section I(A)(1) herein); and,

WHEREAS, the City desires to designate the Site as an urban revitalization area and approve the Plan, and the Developer desires to perform its required obligations under this Agreement as a condition of the approval of the Plan.

NOW, THEREFORE, in consideration of the above Recitals and the mutual covenants contained herein, and reliance on the same, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto have agreed and do agree as follows:

## I. PURPOSES

A. The purposes of this Agreement are to:

1. Assure that the Developer satisfies six (6) qualifying criteria (the "Qualifying Criteria") for the Urban Revitalization Area Plan titled the Southeast 16<sup>th</sup> Street First Urban Revitalization Area (the "Plan"), said criteria being set forth on the attached Exhibit B which is incorporated herein by this reference as if fully set forth.

2. Provide remedies to the City, including payments in lieu of taxes (all the "Clawback Payments" and each a "Clawback Payment") by the Developer to the City, all in accordance with Section VII herein, in the event the Developer is not able to satisfy the Qualifying Criteria.

B. This Agreement does not create or vest in any person, firm, or organization, other than the City, any rights or causes of action with respect to any performance, obligation, plan, schedule, or undertaking of the Developer as stated in this Agreement. This Agreement does not prevent the City from amending, modifying, or releasing the Developer from some or all of the terms and conditions of this Agreement with the mutual consent of the Developer. No person shall have any cause of action or recourse against the City or the Developer by reason of any such amendment, modification, or release.

C. Notwithstanding anything in this Agreement to the contrary, the Parties hereby understand, acknowledge, and agree that the primary purposes of this Agreement are: (i) to ensure that the Site is developed in compliance with the Qualifying Criteria and to ensure that, in the event the Developer is unable to satisfy the Qualifying Criteria, the City is able to recoup the value of the City's Tax Portion (as defined in Section IV(B)); and (ii) to obtain urban revitalization tax exemption for Lot-1 (as defined in Section III(C) herein) and to provide that any future failure of Lot-2 or Lot-3 (as those terms are defined in Section IV(B) herein) to satisfy Paragraphs 2, 3, or 5 of the Qualifying Criteria as enumerated on Exhibit B, shall in no way affect the benefits received by the Developer as to Lot-1 and shall not trigger any Clawback Payment or impact the Security (as defined in Section VIII(A) herein) given by the Developer as to Lot-1.

## II. IMPROVEMENTS

A. The Developer agrees to construct the improvements on the Site as shown on the attached Exhibit C and in accordance therewith within two (2) years of the Effective Date.

## III. FLOOD MITIGATION/NO RISE IN WATER LEVEL

A. The Developer agrees to complete the improvements to the river channel and the borrow pit/storm water management area (collectively, the "Flood Mitigation Improvements") as illustrated on Exhibit C within two (2) years of the Effective Date.

B. The Developer shall secure the necessary approvals for the completion of the Flood Mitigation Improvements from the appropriate governmental agencies, including, but not limited, to the City, the Iowa Department of Transportation, the Iowa Department of Natural Resources, and the U.S. Army Corps of Engineers, in order to ensure that the Flood Mitigation Improvements can be completed.

C. The Developer further agrees that the Developer, or the current titleholder of that certain parcel of real property within the Site identified on the attached Exhibit C as Lot One (1), Deery Subdivision, Ames, Story County, Iowa ("Lot-1"), in the event the Developer does not hold title to Lot-1, will have the continuing responsibility to maintain and ensure the continued existence of the Flood Mitigation Improvements (the "Flood Mitigation Improvement Maintenance"). The Flood Mitigation Improvement Maintenance shall include the dredging or removing of any silt or debris that might settle or alter the finished grades of the river channel and the borrow pit/storm water management area, and the maintenance of any erosion control/bank stabilization measures associated with the river channel and borrow pit, including vegetation and/or installed rip-rap.

D. The Parties hereby understand, acknowledge, and agree that the completion of the Flood Mitigation Improvements by the Developer in accordance with this Section III shall result in the satisfaction of the criterion described in Paragraph 6 of the Qualifying Criteria as attached hereto as Exhibit B.

## IV. PLACEMENT OF FILL ON THE PROPERTY

A. The Developer shall place fill dirt (the "Fill Improvements") to achieve a finished-floor elevation of eight hundred eighty-eight (888) feet or above, or flood-proofing to an elevation of eight hundred eighty-eight (888) feet (National Geodetic Vertical Datum 1929) or above, on Lot-1. The Fill Improvements shall be completed within two (2) years of the Effective Date and in accordance with the attached Exhibit C.

B. The Developer understands and agrees that in order for the Site to be eligible as an "economic development area" for urban revitalization tax exemption purposes, the total costs incurred for the Fill Improvements on or related to Lot-1, Lots Two (2) and Three (3), Deery Subdivision, Ames, Story County, Iowa (respectively, "Lot-2" and "Lot-3") (Lot-1, Lot-2, and Lot-3 are hereinafter collectively referred to as the "Lots" or individually as a "Lot"), and the Flood Mitigation Improvements (hereinafter collectively referred to as the "Total Fill Cost")

must be equal to or greater than the City's portion of the total tax exemption realized on each of the Lots once the Lots are graded and developed (the "City's Tax Portion"). If the Total Fill Cost does not exceed the City's Tax Portion, the Developer agrees to reimburse the City for the value of any or all such exemption realized by the Developer and foregone by the City by making Clawback Payments to the City in accordance with Section VII herein.

1. In order to verify that the "economic development area" eligibility requirement set forth in Section IV(B) has been met, the Developer agrees as follows:

a. to provide documentation to the City within two (2) years of the Effective Date, in a form satisfactory to the City Finance Director, which shall consist of actual invoices and proof of payment for the Total Fill Cost;

b. that, for the purpose of determining whether Paragraph 3 of the Qualifying Criteria has been satisfied as required by Section IV(B) for each of the Lots, the Total Fill Cost shall be allocated as follows: (i) one-third (1/3) of the Total Fill Cost will be allocated to Lot-1; (ii) one-third (1/3) of the Total Fill Cost will be allocated to Lot-2; and (iii) one-third (1/3) of the Total Fill Cost will be allocated to Lot-3;

c. that at the end of the tax exemption period for the improvements on each Lot, a comparison will be made between the City's Tax Portion of the tax exemption received for each Lot and the per Lot allocation of the Total Fill Cost described in Section IV(B)(1)(b) herein.

C. For purposes of this Agreement, the term "Total Fill Cost" shall include any and all costs related to the Fill Improvements from and after February 14, 2012, including, but not limited to, costs for engineering, surveying, and transporting the dirt and/or fill, in addition to the actual costs for the dirt and/or fill itself.

D. The Parties hereby understand, acknowledge, and agree that the completion of the Fill Improvements by the Developer in accordance with this Section IV shall result in the satisfaction, as to Lot-1, of the criteria described in Paragraphs 2 and 3 of the Qualifying Criteria as attached hereto as Exhibit B.

#### V. RESTRICTIONS ON USES PERMITTED ON THE SITE

A. The Developer covenants and agrees that the following uses, as described in the City's Municipal Zoning Ordinance, are prohibited on the Lots:

- a. Wholesale trade;
- b. Mini-storage warehouse facilities;
- c. Transportation, communications and utility uses;
- d. Institutional uses;

- e. Adult entertainment businesses;
- f. Detention facilities;
- g. Agricultural or industrial equipments sales; and
- h. Agricultural and farm related activities.

B. For purposes of satisfying the Qualifying Criteria, the Parties hereby understand, acknowledge, and agree that, as long as none of the uses or activities enumerated in Section V(A) occur on the Lots, the criterion described in Paragraph 5 of the Qualifying Criteria as attached hereto as Exhibit B shall be considered satisfied.

C. The Parties hereby further understand, acknowledge, and agree that the restrictions on uses permitted on the Site enumerated in Section V(A) apply to the Lots at all times regardless of the eligibility of the Lots for urban revitalization tax exemption as contemplated herein.

## VI. BASIS OF EXEMPTION

The Developer agrees that in the event that the Site qualifies as an "economic development area" and receives urban revitalization tax exemption as contemplated by this Agreement, the Developer shall request a one hundred percent (100%) exemption from taxation on the actual value added by the improvements on the Lots for a period of three (3) years, as provided in Iowa Code Section 404.3(3).

## VII. PAYMENTS IN LIEU OF TAXES

A. In the event of the occurrence of any of the following Disqualifying Conditions (as defined in this Section VII(A)) after the City's approval of the request for tax exemption, the Developer shall make Clawback Payments as herein described. If a Disqualifying Condition occurs, the Developer shall make annual payments to the City that equal the difference between the real property taxes that would have been received by the City from each Lot and the real property taxes actually received by the City from each Lot. The Disqualifying Conditions are as follows:

1. The Developer is unable to obtain necessary approvals from the Iowa Department of Natural Resources, the Iowa Department of Transportation, the U.S. Army Corps of Engineers, and the City, to perform the Flood Mitigation Improvements; or

2. The Developer fails to provide to the City, within two (2) years of the Effective Date, certification from an engineer registered in the State of Iowa that the Flood Mitigation Improvements completed by the Developer pursuant to Section III will mitigate flooding; or

3. The Total Fill Cost, as allocated to the Lots as provided in Section IV(B)(1)(c), is not equal to or greater than the value of the City's Tax Portion. A separate

determination whether this third Disqualifying Condition has occurred will be made for each Lot.

B. Subject to Section VIII herein, the Clawback Payments shall be due and payable to the City in accordance with the statutory schedule for payment of real property taxes to the Story County Treasurer in equal installments over three (3) years immediately following the occurrence of any of the Disqualifying Conditions. Any and all rights of the City related to Clawback Payments hereunder shall be extinguished and waived only upon a determination made in writing by the City Finance Director, after the end of the third (3<sup>rd</sup>) full assessment year in which exemption was claimed for Lot-1, that no Disqualifying Condition has occurred or that all Clawback Payments due as to Lot-1 have been received.

### VIII. SECURITY

A. In order to secure the obligation to make Clawback Payments in the event of the occurrence of a Disqualifying Condition as to Lot-1, the Developer shall provide to the City, contemporaneous with the Developer's initial application for urban revitalization tax exemption, a letter of credit in the amount of Three Hundred Thousand Dollars and 00/00 (\$300,000.00) (the "Security") in a form approved by the City Attorney. Upon request of the Developer, the City annually may reduce the amount of the Security required to satisfy this obligation. The Security shall be released by the City only upon a determination made in writing by the City Finance Director, after the end of the third (3<sup>rd</sup>) full assessment year in which exemption was claimed for Lot-1, that no Disqualifying Condition has occurred or that all Clawback Payments due as to Lot-1 have been received.

B. Notwithstanding anything in this Agreement to the contrary, prior to the City exercising any of its rights hereunder as to the Security, the City shall provide reasonable notice to the Developer identifying the Disqualifying Condition that has occurred and providing the Developer with the option to provide the City with the Clawback Payments as provided in Section VII herein in lieu of the City exercising its rights as to the Security.

C. The Parties hereby understand, acknowledge, and agree that before any improvements may be installed or constructed on Lot-2 or Lot-3, the Developer or then current titleholder of Lot-2 or Lot-3, as the case may be, must first obtain approval from the City of a revised site plan, a condition of which may be the requirement to enter into a supplemental development agreement that may include provisions for Clawback Payments, Security, and other terms and conditions consistent with the terms of this Agreement.

### IX. CITY'S REMEDIES

A. In that the Developer seeks to persuade and induce the City to approve the Plan, it is understood and agreed that the City shall not issue any permits with respect to any portion or Lot on the Site for which a final plat of subdivision has not been approved and filed for record.

B. The City shall not issue a building permit, zoning permit, or any other permit of the City with respect to any excavation, construction, reconstruction, or remodeling on the Site unless said work is undertaken in accordance with the provisions of this Agreement.

C. All ordinances, regulations, and policies of the City now existing, or as may hereafter be enacted, shall apply to activity or uses of the Site.

D. The City shall be able to obtain an order for specific performance against the Developer for performance of the Flood Mitigation Improvement Maintenance in the event the Developer breaches Section III(C) of this Agreement, and the City shall be able to obtain an order for injunctive relief against the Developer in the event any of the restricted uses or activities occur on the Lots in violation of Section V(A) of this Agreement.

#### X. SATISFACTION/WAIVER OF CRITERIA

A. The Parties hereby understand, acknowledge, and agree that the criterion described in Paragraph 1 of the Qualifying Criteria as attached hereto as Exhibit B has already been satisfied.

B. The Parties hereby understand, acknowledge, and agree that the criterion described in Paragraph 4 of the Qualifying Criteria as attached hereto as Exhibit B has been waived by the City pursuant to the terms and conditions of that certain Covenant for Assessment of Costs of Sidewalk Improvements between the Parties of even date herewith.

#### XI. COVENANT WITH THE LAND

This Agreement shall run with the Site and shall be binding upon the Developer and any and all future titleholders of record of the Lots.

#### XII. GENERAL APPLICABILITY OF OTHER LAWS AND ORDINANCES

The Developer understands and agrees that all work done by or on behalf of the Developer with respect to public streets, sidewalks, shared use paths, building design and construction, and utilities (both on-site and off-site) shall be made in compliance with the Iowa Code, the Ames Municipal Code, Iowa Statewide Urban Design and Specifications, and all other federal, state, and local laws and policies of general application, whether or not such requirements are specifically stated in this Agreement.

#### XIII. AMENDMENTS

Any and all provisions of this Agreement may be amended, cancelled or extended only by the mutual agreement of the Parties in writing.

#### XIV. INCORPORATION OF RECITALS AND EXHIBITS

The Recitals, together with any and all exhibits attached hereto, are confirmed by the Parties as true and correct and incorporated herein by reference as if fully set forth verbatim. The Recitals and exhibits are a substantive, contractual part of this Agreement.

XV. JURY TRIAL WAIVER

THE PARTIES HERETO, AFTER CONSULTING OR HAVING HAD THE OPPORTUNITY TO CONSULT WITH COUNSEL, KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE ANY RIGHT THEY MAY HAVE TO A TRIAL BY JURY IN ANY LITIGATION BASED ON OR ARISING OUT OF THIS AGREEMENT OR INSTRUMENT, OR ANY RELATED INSTRUMENT OR AGREEMENT, OR ANY OF THE TRANSACTIONS CONTEMPLATED HEREBY OR ANY COURSE OF CONDUCT, DEALING, STATEMENTS, WHETHER ORAL OR WRITTEN, OR ACTION OF ANY PARTY HERETO. NO PARTY SHALL SEEK TO CONSOLIDATE BY COUNTERCLAIM OR OTHERWISE, ANY SUCH ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED. THESE PROVISIONS SHALL NOT BE DEEMED TO HAVE BEEN MODIFIED IN ANY RESPECT OR RELINQUISHED BY ANY PARTY HERETO EXCEPT BY A WRITTEN INSTRUMENT EXECUTED BY ALL PARTIES.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective as of the date first above written.

CITY OF AMES, IOWA

By: Ann H. Campbell  
Ann H. Campbell, Mayor

Attest by: Diane R. Voss  
Diane R. Voss, City Clerk

STATE OF IOWA, COUNTY OF STORY, ss:

On this 23<sup>rd</sup> day of October, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Ann H. Campbell, Mayor, and Diane R. Voss, City Clerk, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Jill L. Ripperger  
Notary Public in and for Story County, Iowa

DEERY, DEERY, AND DEERY, LLC

By: Brad Deery  
Brad Deery, Manager



STATE OF IOWA, COUNTY OF Story, ss:

This instrument was acknowledged before me on this 23 day of October, 2012, by Brad Deery, the Manager of Deery, Deery and Deery, LLC.

Brian Torresi  
Notary Public in and for the State of Iowa





**Exhibit A**  
**LEGAL DESCRIPTION OF THE SITE**

A subdivision of Parcel E, as shown on the Plat of Survey filed on September 3, 1998 at Inst. No. 98-12413, and Parcel G and Parcel H, as shown on the Plat of Survey (Corrected) filed on February 8, 2001 at Inst. No. 01-01457, all being in the North Half of Section 13, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, all together containing 23.58 acres.

**Exhibit B**

**QUALIFYING CRITERIA FOR URBAN REVITALIZATION AREA PLAN TITLED  
THE SOUTHEAST 16<sup>TH</sup> STREET FIRST URBAN REVITALIZATION AREA**

1. The properties have frontage on Southeast 16<sup>th</sup> Street between South Duff Avenue and South Dayton Avenue.
2. Fill or other flood proofing will be placed on the site up to an elevation of at least 887 feet (NGVD29) when an engineer registered in Iowa provides written certification that raising the land would result in “no rise” to the Base Flood Elevation (100 year flood level).
3. The cost incurred after making the request for tax abatement for the placement of fill for flood proofing up to an elevation of 887 feet or above and/or channel improvements (see criterion 6), if applicable, is expected to be equal to or greater than the value of the City’s portion of the tax abatement.
4. A public sidewalk is to be constructed along the south side of Southeast 16<sup>th</sup> Street adjacent to the property.
5. The property will be used for uses permitted in the applicable zoning district except for the following, as further defined and described in the Ames Zoning Ordinance:
  - a. Wholesale trade
  - b. Mini-storage warehouse facilities
  - c. Transportation, communications and utility uses
  - d. Institutional uses
  - e. Adult entertainment businesses
  - f. Detention facilities
  - g. Agricultural or industrial equipment sales
  - h. Agricultural and farm related activities
6. Owners of property abutting a river must perform channel improvements (widening, straightening, clearing, etc.) and provide certification from an engineer registered in Iowa that the improvements will mitigate flooding. These improvements must be approved by the DNR, Army Corps of Engineers and the City of Ames.

Exhibit C  
DEERY BROTHERS' MOTORS SITE PLAN





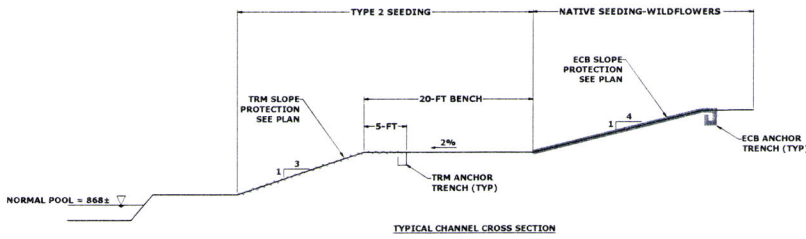
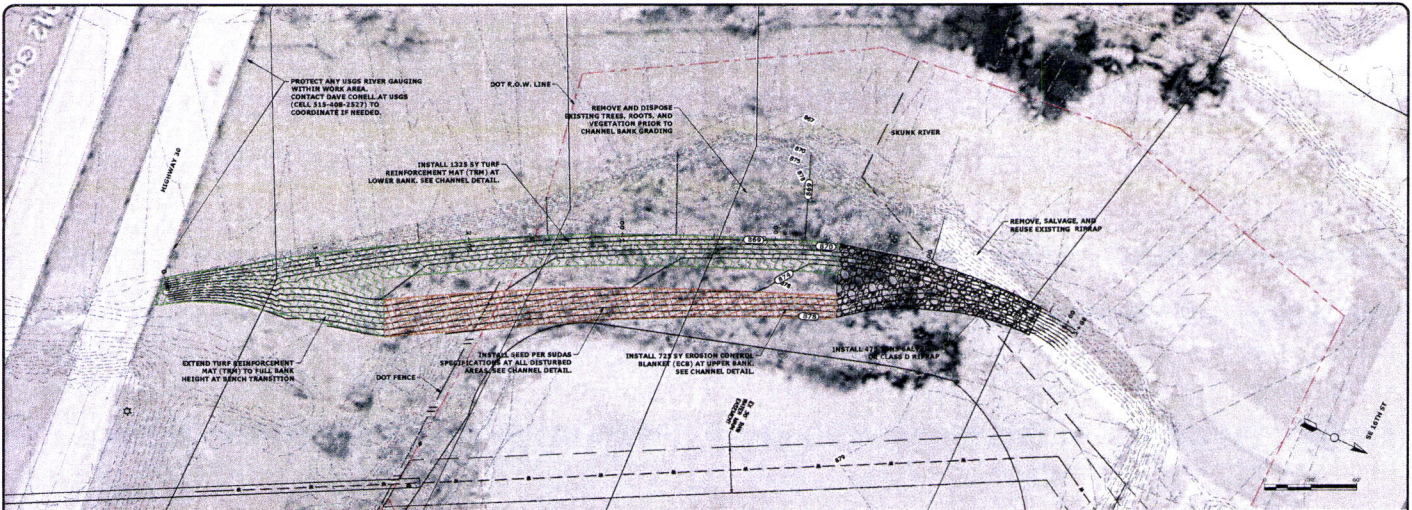












**NOTES:**

1. EROSION CONTROL BLANKET (ECB) SHALL BE NORTH AMERICAN GREEN SC150 OR APPROVED EQUIVALENT. INSTALL PER MANUFACTURERS RECOMMENDATIONS FOR CHANNELS.
2. TURF REINFORCEMENT MAT (TRM) SHALL BE PROPEX LANDLOK 450 OR APPROVED EQUIVALENT. INCREASE ANCHOR LENGTH AT TOE OF SLOPE NEAR WATER EDGE. EXTEND TRM 5-FT BEYOND TOP OF BANK. INSTALL PER MANUFACTURERS RECOMMENDATIONS FOR CHANNELS.
3. INSTALL TYPE 2 SEEDING AT LOWER BANKS AND BENCHES AND NATIVE SEEDING WITH WILDFLOWERS AT UPPER BANKS AND ADJACENT TO CHANNELS. MULCH SHALL BE INSTALLED AT ALL LOCATIONS NOT COVERED BY ECB OR TRM.
4. SEEDING SHALL BE COMPLETED DURING SEEDING DATES SPECIFIED BY SUDAS. IF DORMANT SEEDING (PRIOR TO DECEMBER 25) OR FROST SEEDING (FEBRUARY 1-APRIL 1) IS NECESSARY, SPECIFIED SEEDING RATES SHALL BE DOUBLED.

ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES.  
 UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE TO FACE.  
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

NO.	DATE	BY	CHKD.	DESCRIPTION

FOX ENGINEERING ASSOCIATES, INC.  
 414 SOUTH 17TH STREET, SUITE 107  
 PHOENIX, ARIZONA 85004  
 PHONE: (602) 252-0000  
 FAX: (602) 252-0000

**FOX Engineering**  
 ENGINEERING

CHANNEL PLAN (SKUNK RIVER REPAIR)  
 UNDER PROPOSED NOTOR STATE PLAN  
 SOUTH 16TH STREET  
 PHOENIX, ARIZONA

5174-128  
 0001

**C3.2**

p. 18

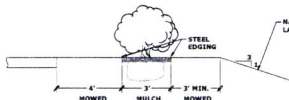




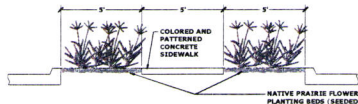




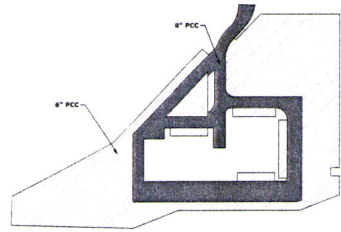




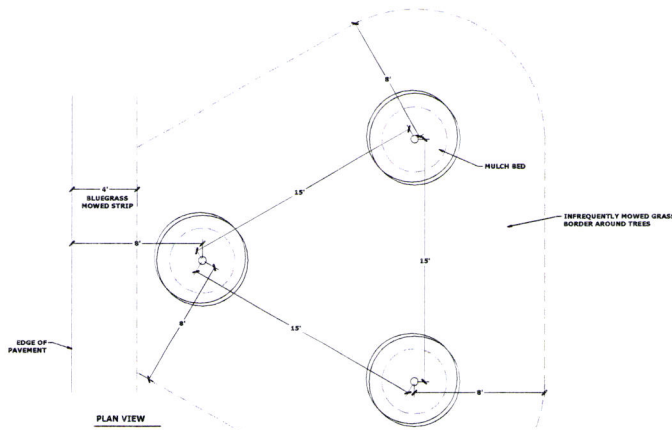
TYPICAL SHRUB PLANTING DETAIL  
NOT TO SCALE



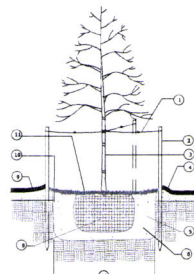
ENTRY SIDEWALK MEDIAN DETAIL  
NOT TO SCALE



PAVEMENT THICKNESS DETAIL  
NOT TO SCALE



PLAN VIEW



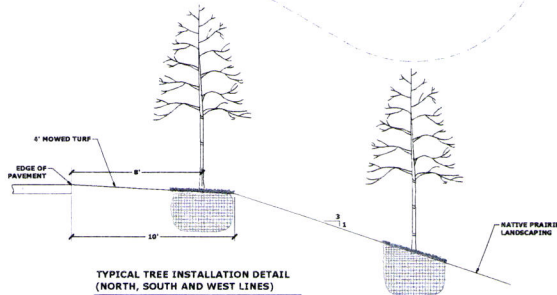
TYPICAL TREE PLANTING DETAIL  
NOT TO SCALE

- 1 TREE TIE - 1" JUTTER TO TREE TRUNK W/ RUBBER TUBE ABOUT 3" ABOVE BRANCHES
- 2 WOOD STAKE OR WOOD BRANCHES 18-24" (OPPOSITE) STAKE ON THREE SIDES SPACED 120 DEGREES APART
- 3 TREE TRUNK W/ WRAP
- 4 3" WATERING BASIN
- 5 FERTILIZER TABLETS (1" DIA)
- 6 PLANTING BACKFILL
- 7 THREE TIMES ROOTBALL DIAMETER (MINIMUM)
- 8 ROOTBALL
- 9 FINISH GRADE
- 10 PLANT PIT W/ ROUGHENED SIDES
- 11 3/4" SPHAGNUM BARK/HARDWOOD MULCH

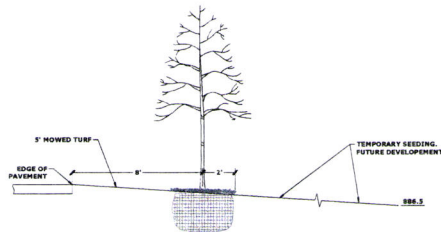
NOTES:  
1. THE PLANTING HOLE SHOULD BE SHALLOW AND WIDE TO ALLOW FOR RAPID GROWTH AFTER PLANTING.  
2. DO NOT TIE TRUNK CROWN. FAILURE DAMAGED OR BROKEN BRANCHES AS NEEDED.  
3. SET TREE 2-3 INCHES ABOVE FINISHED GRADE.  
4. APPLY WATER TO HOLE WHILE BACKFILLING TO ASSURE AIR POCKETS DO NOT FORM.



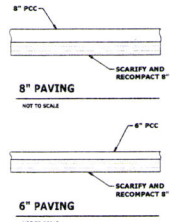
TOPSOIL PLACEMENT DETAIL  
NOT TO SCALE



TYPICAL TREE INSTALLATION DETAIL (NORTH, SOUTH AND WEST LINES)  
NOT TO SCALE



TYPICAL TREE INSTALLATION DETAIL (EAST LINE)  
NOT TO SCALE



PAVEMENT THICKNESS DETAIL (continued)  
NOT TO SCALE

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
 2. ALL MATERIALS SHALL BE AS SHOWN OR APPROVED BY THE ENGINEER.  
 3. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER.  
 4. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER.  
 5. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER.

NO. 101	DATE	BY	CHKD.
101	11/14/12	JLW	ML
102			
103			
104			
105			
106			
107			
108			
109			
110			
111			
112			
113			
114			
115			
116			
117			
118			
119			
120			
121			
122			
123			
124			
125			
126			
127			
128			
129			
130			
131			
132			
133			
134			
135			
136			
137			
138			
139			
140			
141			
142			
143			
144			
145			
146			
147			
148			
149			
150			

FOX Engineering Associates, Inc.  
 414 South 17th Street, Omaha, NE 68102  
 Phone: (402) 233-2000  
 Fax: (402) 233-2000

DETAILS:  
 GERRY BROWN, PROJECT MANAGER, SITE PLAN  
 CUSTODY WITH AMENDMENT  
 11/14/12  
 C6.0

p. 24





# DEERY BROTHERS' MOTORS

## SITE PLAN SE 16TH STREET AMES, IOWA

LEGEND	
•	Open Intake
•	Boxed
—	Building
—	Buried Power
•	Bushes
•	Cable Pedestal
•	Cleanout
—	Culvert
•	Curb Stop
•	Electric Pedestal
—	Fence
—	Fiber Optic
—	Force Main
—	Gas Line
•	Gas Meter
•	Gas Valve
•	Hydrant
•	Electric Junction Box
•	Light Post
•	Mailbox
•	Manhole
—	Overhead Communication
—	Overhead Power
•	Power Pole
•	Property Pin
•	Property/Right-Of-Way Line
+++++	Railroad Tracks
•	Sanitary Manhole
—	Sanitary Sewer
•	Sign
•	Storm Intakes
•	Storm Sewer
•	Storm Sewer Manhole
•	Slump
—	Buried Communication
•	Telephone Manhole
•	Telephone Pedestal
•	Telephone Pole
•	Traffic Pole
—	Tree Line
•	Trees
—	Water Line
•	Water Manhole
•	Water Meter
•	Water Valve
•	Witness Post
•	Yard Hydrant

**Applicant**  
The Rose Companies  
ATTN: Fred Rose  
915 Technology Parkway  
Cedar Falls, IA 50613

**Owner**  
Deery, Deery, and Deery  
7404 University Avenue  
Cedar Falls, IA 50613

**Plan Preparation**  
FOX Engineering Associates, Inc.  
414 South 17th Street, Suite 107  
Ames, IA 50010  
Contact: Scott Renaud, P.E.  
ph (515) 233-0000  
fax (515) 233-0103

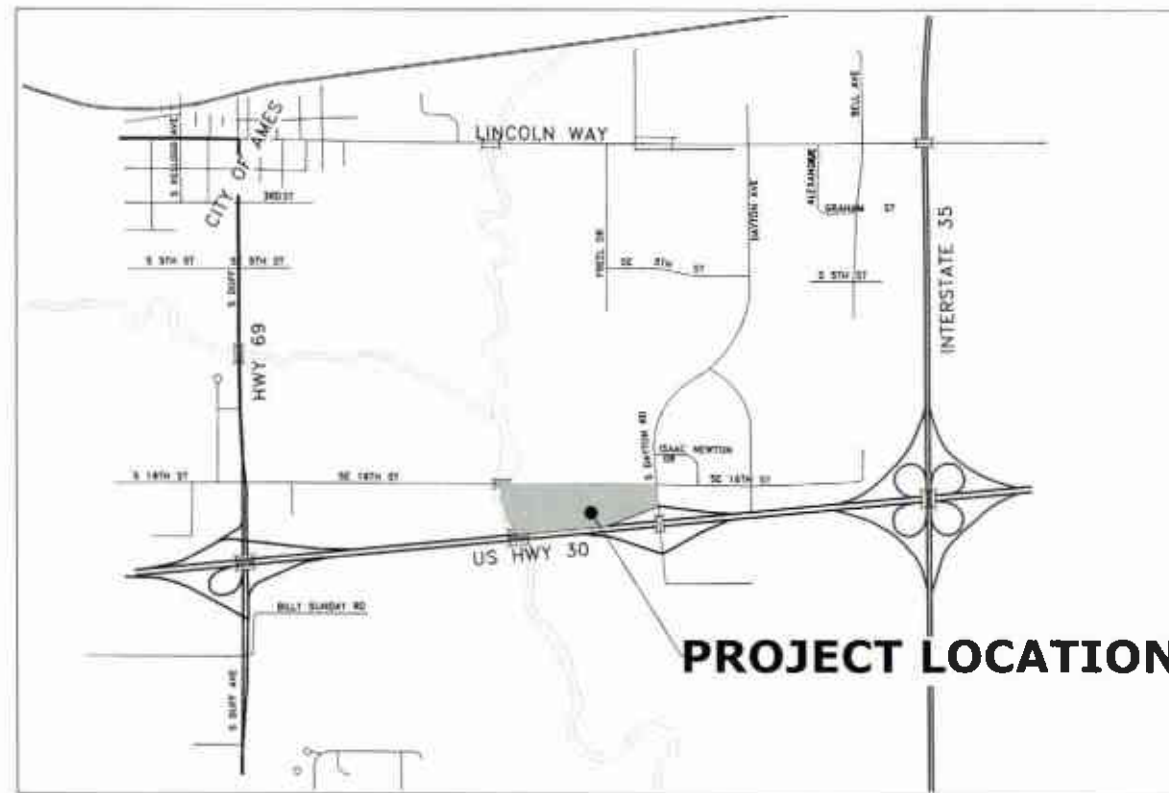
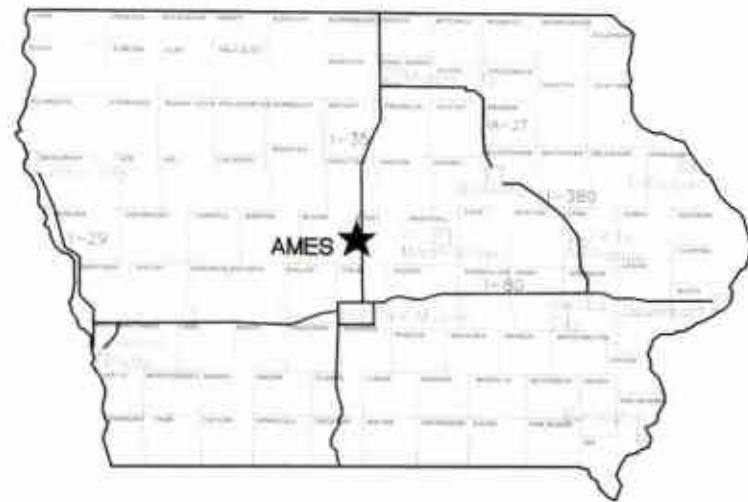
**Legal Description**  
LOT 1 Deery Subdivision  
Ames, Story County, Iowa

**Site Area**  
6.37 Acres

**Site Address**  
1620 SE 16th Street

**Zoning**  
hOC-Highway Oriented Commercial  
O-GSE-Southeast Entryway Gateway  
Overlay District

**Setbacks**  
Front 20ft  
Side 5ft  
Rear 10ft



INDEX OF SHEETS	
No.	Description
G1.0	COVER SHEET/ LOCATION MAP/LEGEND
C1.0	EXISTING CONDITIONS
C2.0	SITE LAYOUT AND DIMENSIONING PLAN
C2.1	PARKING SUMMARY
C3.0	SITE GRADING PLAN
C3.1	SITE GRADING PLAN
C3.2	GRADING PLAN (SKUNK RIVER REPAIR)
C4.0	UTILITY PLAN (SAN, WATER, AND ELEC)
C4.1	UTILITY PLAN (STORM SEWER)
C5.0	SITE LANDSCAPING PLAN
C5.1	LANDSCAPING SPECIES TABLES
C5.2	POND AREA SEEDING PLAN
C6.0	DETAILS
C6.1	DETAILS
MIT.01	WETLAND MITIGATION PLAN
MIT.02	WETLAND MITIGATION DETAILS

### LOCATION MAP

THIS PROJECT IS COVERED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2. THE CONTRACTOR SHALL CARRY OUT THE TERMS AND CONDITIONING OF GENERAL PERMIT NO. 2 AND STORM WATER POLLUTION PREVENTION PLAN WHICH IS PART OF THESE CONTRACT DOCUMENTS. REFER TO SECTION 2602 OF THE DOT STANDARD SPECIFICATION FOR ADDITIONAL INFORMATION.

**SITE NOTE:**  
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.



**GENERAL NOTE:** ALL UTILITIES ARE ONLY GENERALLY LOCATED. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION BEFORE CONSTRUCTION BEGINS.



RECEIVED

OCT 01 2014

CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

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.

*Scott Renaud* Sept 30, 2014  
SCOTT L. RENAUD, P.E.  
License number 12109 DATE

My license renewal date is December 31, 2014

Pages or sheets covered by this seal  
ALL LISTED IN INDEX ON THIS PAGE

DATE: 09/24/14  
BY: [Signature]  
SR: [Signature]  
SRS: [Signature]  
CHECKED: [Signature]  
LAST UPDATE: 09/24/14

REVISED BUILDING SIZE

DATE: 09/24/14

FINAL CONSTRUCTION PLANS  
SEPT 2014

FOX Engineering Associates, Inc.  
414 South 17th Street, Suite 107  
Ames, Iowa 50010  
Phone: (515) 233-0000  
FAX: (515) 233-0103

FOX engineering

COVER SHEET/ LOCATION MAP/ LEGEND  
DEERY BROTHERS' MOTORS SITE PLAN  
SE 16TH AND DAYTON  
AMES, IOWA

PROJECT NO:  
5174-12A

SHEET  
G1.0







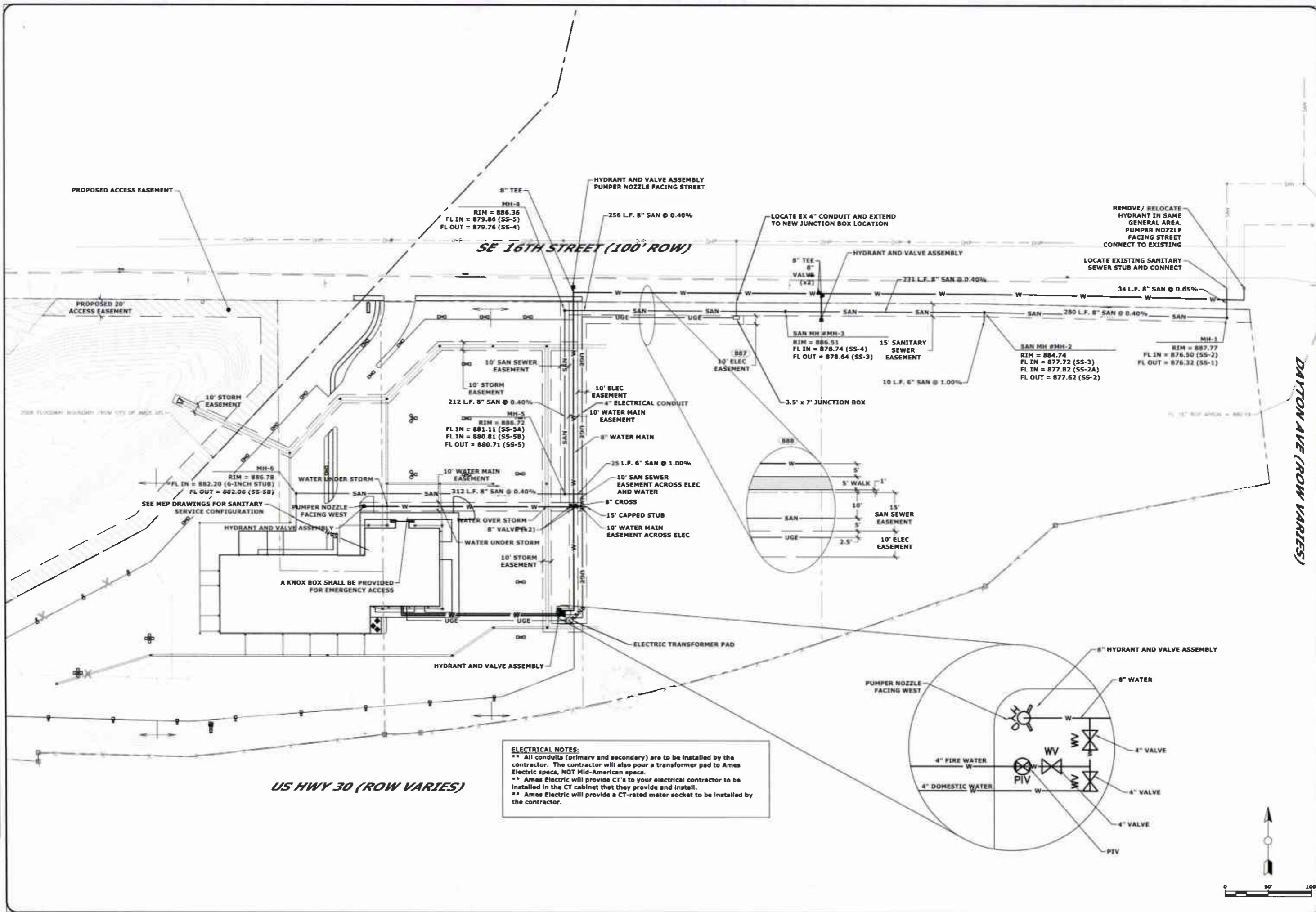








DRAWING FILE NAME: S:\PROJECTS\5174-12A\UTILITY\PACKAGE.dwg  
 PLOT STATE TABLE: LAYER COLOR NAME  
 LAYOUT NAME: C4.0  
 PLOT DATE: 09/14/14  
 PLOT TIME: 10:00:00 AM



DATE	BY	REVISION
09/14	SJA	ADDED HYDRANT BURNING LOT 1 & 3
09/14	SLS	REVISED SANITARY SERVICE
09/14	SLS	REVISED BURNING LOT 1 & 3
04/22/15		LAST UPDATE

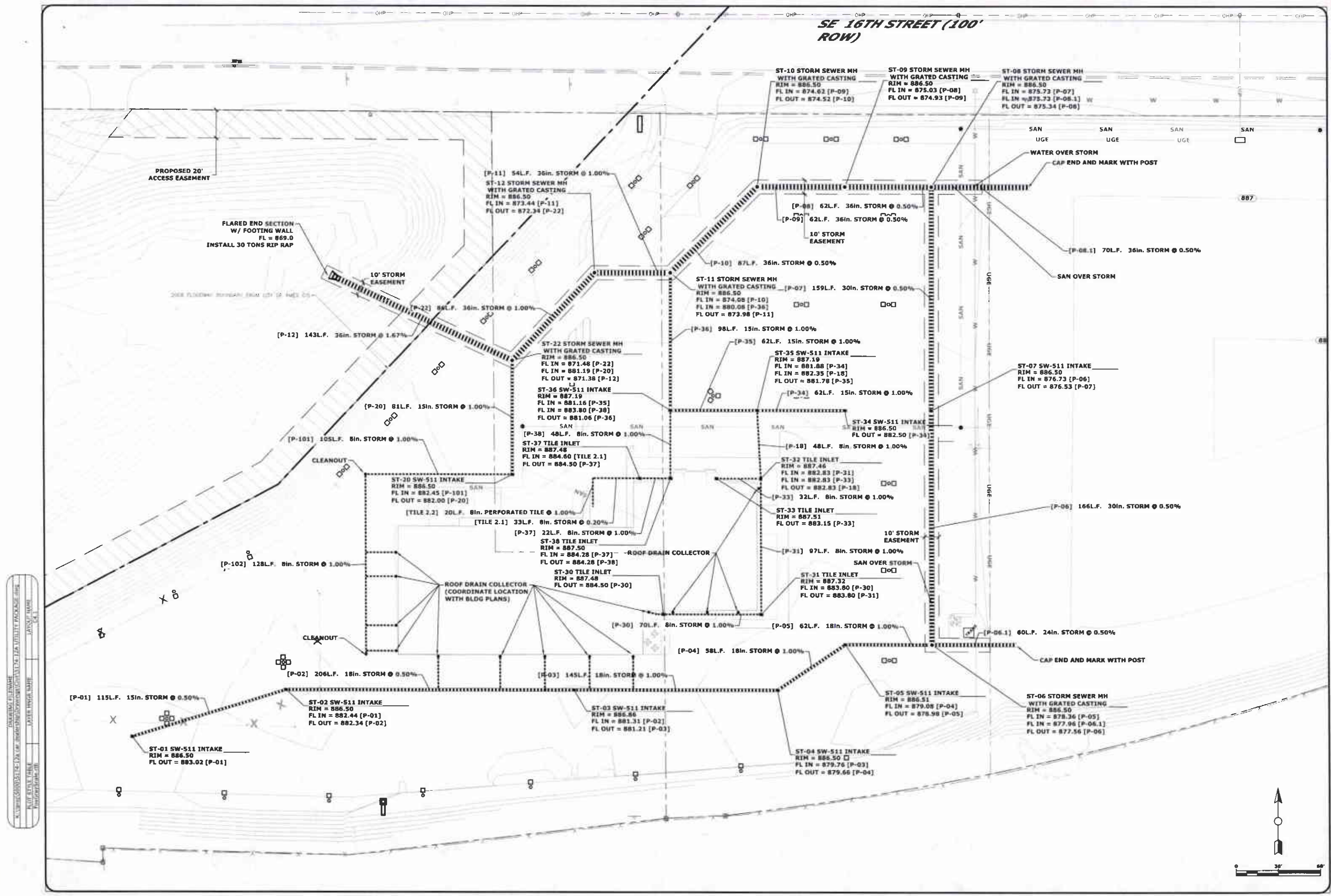
**FINAL CONSTRUCTION PLANS**  
**SEPT 2014**

FOX Engineering Associates, Inc.  
 414 South 17th Street, Suite 107  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
 FAX: (515) 233-0103

**UTILITY PLAN (SAN AND WATER)**  
 DEERY BROTHERS SITE PLAN  
 SE 16TH AND DAYTON  
 AMES, IOWA

PROJECT NO.: 5174-12A  
 SHEET: C4.0

**SE 16TH STREET (100' ROW)**



DRAWING BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]  
 PROJECT NO.: [Number]  
 SHEET NO.: [Number]

DATE	BY	REVISION
09/14	SLK	ISSUED FOR PERMIT
09/14	SAS	DESIGN
04/02/14		LAST UPDATE

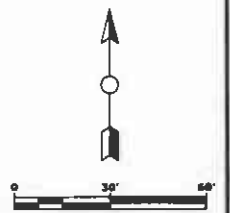
**FINAL CONSTRUCTION PLANS  
SEPT 2014**

FOX Engineering Associates, Inc.  
 414 South 17th Street, Suite 107  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
 FAX: (515) 233-0103



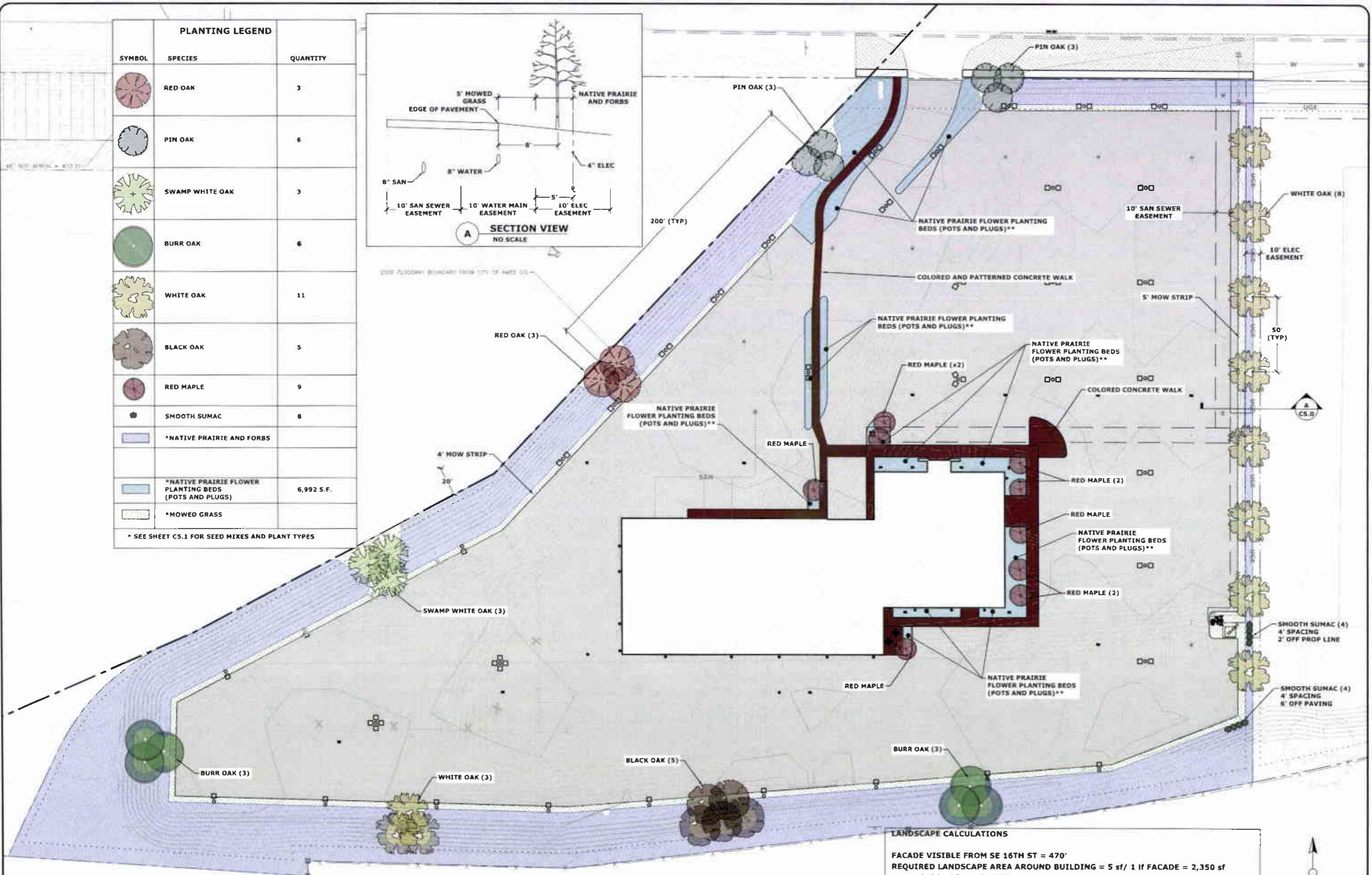
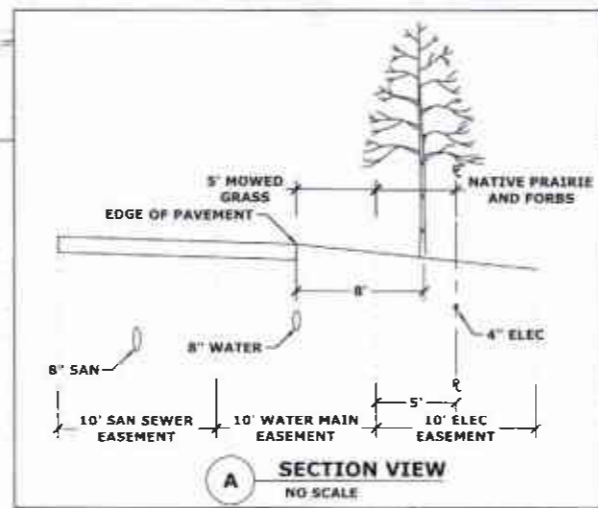
UTILITY PLAN (STORM SEWER)  
 DEERY BROTHERS SITE PLAN  
 SE 16TH AND DAYTON  
 AMES, IOWA

PROJECT NO.: 5174-12A  
 SHEET: C4.1



PLANTING LEGEND		
SYMBOL	SPECIES	QUANTITY
	RED OAK	3
	PIN OAK	6
	SWAMP WHITE OAK	3
	BURR OAK	6
	WHITE OAK	11
	BLACK OAK	5
	RED MAPLE	9
	SMOOTH SUMAC	8
	*NATIVE PRAIRIE AND FORBS	
	*NATIVE PRAIRIE FLOWER PLANTING BEDS (POTS AND PLUGS)	6,992 S.F.
	*MOWED GRASS	

\* SEE SHEET C5.1 FOR SEED MIXES AND PLANT TYPES



**POTS AND PLUGS PLANTING BEDS NOTE:**  
 \*\* - PLAN TO BE APPROVED BY PLANNING DEPARTMENT PRIOR TO INSTALLATION.

**LANDSCAPE CALCULATIONS**  
 FACADE VISIBLE FROM SE 16TH ST = 470'  
 REQUIRED LANDSCAPE AREA AROUND BUILDING = 5 sf / 1 lf FACADE = 2,350 sf  
 LANDSCAPE AREA PROVIDED = 2,780 sf  
 TREES REQUIRED AROUND BUILDING = 1 TREE / 50 lf FACADE = 9 TREES  
 TREES PROVIDED = 9 TREES

ENTRY WALK LENGTH = 292 ft FROM PUBLIC WALK TO 20 ft FROM BUILDING  
 LENGTH OF LANDSCAPING ALONG ENTRY WALK = 203 ft = 70% OF TOTAL LENGTH

PROJECT NO. 5174-12A  
 SHEET C5.0  
 DATE 09/24/14  
 DESIGNED BY SJK  
 DRAWN BY SRS  
 CHECKED BY  
 PROJECT NAME SE 16TH AND DAYTON AMES, IOWA  
 LAYOUT NAME SITE PLAN

DATE	09/24/14
DESIGNED BY	SJK
DRAWN BY	SRS
CHECKED BY	
PROJECT NO.	5174-12A
SHEET	C5.0

FOX Engineering Associates, Inc.  
 414 South 17th Street, Suite 107  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
 FAX: (515) 233-0103

**FOX** engineering

SITE LANDSCAPING PLAN  
 DEERY BROTHERS' MOTORS SITE PLAN  
 SE 16TH AND DAYTON  
 AMES, IOWA

**FINAL CONSTRUCTION PLANS**  
**SEPT 2014**

DIVISION: LANDSCAPE  
 DATE: 09/24/14  
 REVISION BUILDING PERM

LAST UPDATE: 09/24/14

**NATIVE PRAIRIE FLOWER PLANTING BEDS (SEED)**

Genus	Species	Common Name	Seeds/lot
Amorpha	canescens	Lead Plant	16,000
Anaphalis	margaritacea	Pearly Everlasting	218,000
Andropogon	gerardi	Big Bluestem	10,000
Andropogon	scoparius	Little Bluestem	15,000
Anemone	virginiana	Tall Thimbleweed	28,000
Aquilegia	canadensis	Columbine	38,000
Artemisia	ludoviciana	Prairie Sage	250,000
Asclepias	tuberosa	Butterfly Weed	4,300
Asclepias	syriaca	Common Milkweed	4,000
Aster	ericoides	Heath Aster	200,000
Aster	azureus	Sky Blue Aster	80,000
Aster	oblongifolius	Aromatic Aster	51,000
Aster	sericeus	Silky Aster	26,000
Aster	laevis	Smooth Blue Aster	55,000
Astragalus	canadensis	Canadian Milk Vetch	17,000
Baptisia	alba	White Wild Indigo	1,700
Bouteloua	curtipendula	Side-oats Grama	6,000
Carex	vulpinoidea	Brown Fox Sedge	100,000
Cassia	fasciculata	Partridge Pea	2,700
Coreopsis	tripteris	Tall Coreopsis	14,000
Desmanthus	illinoensis	Illinois Bundle Flower	4,200
Desmodium	canadense	Showy Tick Trefoil	5,500
Echinacea	pallida	Pale Purple Coneflower	5,200
Elymus	canadensis	Canada Wild Rye	5,200
Eryngium	yuccifolium	Rattlesnake Master	7,500
Gentiana	flavida	Cream Gentian	140,000
Helianthus	helianthoides	Early Sunflower	6,300
Heuchera	nicholsonii	Prairie Alumroot	700,000
Hypericum	punctatum	Dotted St. John's Wort	580,000
Liatris	aspera	Button Blazing Star	16,000
Monarda	punctata	Spotted Bee Balm	90,000
Monarda	fistulosa	Wild Bergamot	70,000
Oenothera	biennis	Common Evening Primrose	90,000
Panicum	virgatum	Switch Grass	14,000
Penstemon	digitalis	Foxglove Beardtongue	130,000
Petalostemum	canadum	White Prairie Clover	19,000
Petalostemum	purpureum	Purple Prairie Clover	15,000
Potentilla	arguta	Prairie Cinquefoil	230,000
Pycnanthemum	tenaxifolium	Slender Mountain Mint	178,000
Pycnanthemum	virginianum	Mountain Mint	220,000
Ratibida	pinnata	Yellow Coneflower	30,000
Rudbeckia	hirta	Sweet Black-eyed Susan	43,000
Rudbeckia	triloba	Brown-eyed Susan	34,000
Rudbeckia	hirta	Black-eyed Susan	92,000
Ruellia	humilis	Wild Petunia	5,200
Silphium	integrifolium	Rosin Weed	1,200
Silphium	laciniatum	Compass Plant	660
Solidago	nemoralis	Old Field Goldenrod	300,000
Solidago	rigida	Stiff Goldenrod	41,000
Solidago	speciosa	Showy Goldenrod	95,000
Sorghastrum	nutans	Indian Grass	12,000
Sporobolus	asper	Rough Dropseed	30,000
Sporobolus	heterolepis	Prairie Dropseed	16,000
Teucrium	canadense	Germander	20,000
Tradescantia	bracteata	Prairie Spiderwort	10,000
Verbena	stricta	Hoary Vervain	28,000
Veronicastrum	virginicum	Culver's Root	800,000
Zizia	aptera	Heart-leaf Golden Alexanders	12,000
Zizia	aurea	Golden Alexanders	11,000

**NATIVE PRAIRIE AND FORBS (SUNNY AREAS)**

Genus	Species	Common Name	Seeds/lot
Amorpha	canescens	Lead Plant	16,000
Anaphalis	margaritacea	Pearly Everlasting	218,000
Andropogon	gerardi	Big Bluestem	10,000
Andropogon	scoparius	Little Bluestem	15,000
Anemone	virginiana	Tall Thimbleweed	28,000
Aquilegia	canadensis	Columbine	38,000
Artemisia	ludoviciana	Prairie Sage	250,000
Asclepias	tuberosa	Butterfly Weed	4,300
Asclepias	syriaca	Common Milkweed	4,000
Aster	ericoides	Heath Aster	200,000
Aster	azureus	Sky Blue Aster	80,000
Aster	oblongifolius	Aromatic Aster	51,000
Aster	sericeus	Silky Aster	26,000
Aster	laevis	Smooth Blue Aster	55,000
Astragalus	canadensis	Canadian Milk Vetch	17,000
Baptisia	alba	White Wild Indigo	1,700
Bouteloua	curtipendula	Side-oats Grama	6,000
Carex	vulpinoidea	Brown Fox Sedge	100,000
Cassia	fasciculata	Partridge Pea	2,700
Coreopsis	tripteris	Tall Coreopsis	14,000
Desmanthus	illinoensis	Illinois Bundle Flower	4,200
Desmodium	canadense	Showy Tick Trefoil	5,500
Echinacea	pallida	Pale Purple Coneflower	5,200
Elymus	canadensis	Canada Wild Rye	5,200
Eryngium	yuccifolium	Rattlesnake Master	7,500
Gentiana	flavida	Cream Gentian	140,000
Helianthus	helianthoides	Early Sunflower	6,300
Heuchera	nicholsonii	Prairie Alumroot	700,000
Hypericum	punctatum	Dotted St. John's Wort	580,000
Liatris	aspera	Button Blazing Star	16,000
Monarda	punctata	Spotted Bee Balm	90,000
Monarda	fistulosa	Wild Bergamot	70,000
Oenothera	biennis	Common Evening Primrose	90,000
Panicum	virgatum	Switch Grass	14,000
Penstemon	digitalis	Foxglove Beardtongue	130,000
Petalostemum	canadum	White Prairie Clover	19,000
Petalostemum	purpureum	Purple Prairie Clover	15,000
Potentilla	arguta	Prairie Cinquefoil	230,000
Pycnanthemum	tenaxifolium	Slender Mountain Mint	178,000
Pycnanthemum	virginianum	Mountain Mint	220,000
Ratibida	pinnata	Yellow Coneflower	30,000
Rudbeckia	hirta	Sweet Black-eyed Susan	43,000
Rudbeckia	triloba	Brown-eyed Susan	34,000
Rudbeckia	hirta	Black-eyed Susan	92,000
Ruellia	humilis	Wild Petunia	5,200
Silphium	integrifolium	Rosin Weed	1,200
Silphium	laciniatum	Compass Plant	660
Solidago	memoralis	Old Field Goldenrod	300,000
Solidago	rigida	Stiff Goldenrod	41,000
Solidago	speciosa	Showy Goldenrod	95,000
Sorghastrum	nutans	Indian Grass	12,000
Sporobolus	asper	Rough Dropseed	30,000
Sporobolus	heterolepis	Prairie Dropseed	16,000
Teucrium	canadense	Germander	20,000
Tradescantia	bracteata	Prairie Spiderwort	10,000
Verbena	stricta	Hoary Vervain	28,000
Veronicastrum	virginicum	Culver's Root	800,000
Zizia	aptera	Heart-leaf Golden Alexanders	12,000
Zizia	aurea	Golden Alexanders	11,000

**NATIVE PRAIRIE AND FORBS (SHADED AREAS)**

Genus	Species	Common Name	Seeds/lot
Carex	rostrata	Curly-stalked Wood Sedge	53,000
Panicum	virgatum	Switch Grass PLS	14,000
Carex	brevicornis	Prairie Oval Sedge	29,000
Carex	molesta	Field Oval Sedge	25,000
Carex	muskingumensis	Prairie Sedge	7,500
Carex	sparganoides	Long beaked Sedge	10,000
Carex	harpachne	Long beaked Lake Sedge	7,500
Sporobolus	heterolepis	Northern Dropseed PLS	16,000
Koeleria	cristata	June Grass PLS	200,000
Elymus	villosus	Silky Wild Rye PLS	5,500
Sporobolus	asper	Rough Dropseed	30,000
Hystrix	patula	Butterbrush Grass PLS	7,600
Elymus	virginicus	Virginia Wild Rye PLS	4,200
Andropogon	scoparius	Little Bluestem PLS	15,000
Bouteloua	curtipendula	Side-oats Grama PLS	6,000

Plant List for Landscaping Adjacent to the Building  
Potential list of plants that will be used.  
Variety based on availability and time of planting.  
Detailed plan to be reviewed by the City prior to installation.

scientific name	common name	ht	sun			moisture			shade	sun	
			S	W		M	DM	D			
Hystrix patula	Butterbrush grass	3'		S	W		M	DM	D	98	
Schizanthus scapanus	Little bluestem	3'	P	B			M	DM	D		294
Sporobolus heterolepis	Prairie dropseed	3'	P	S		WM	M	DM	D		98
Amorpha canescens	Lead plant	3'	P	S		WM	M	DM	D	196	
Anemone canadensis	Canada anemone	1'	P	S		WM	M			196	
Aquilegia canadensis	Columbine	2'	P	S	W		M	DM	D	294	
Artemisia ludoviciana	Prairie sage	2'	P	B					D		98
Asclepias tuberosa	Butterfly weed	2'	P	B			M	DM	D	294	
Aster azureus	Silky blue aster	2'	P	B			M	DM	D		196
Aster oblongifolius	Aromatic aster	2'	P	B				DM	D		98
Baptisia leucophylla	Cream indigo	2'	P	B			M	DM	D		98
Coreopsis palmata	Prairie coreopsis	2'	P	B			M	DM	D		98
Echinacea pallida	Pale purple coneflower	3'	P	B			M	DM	D		98
Euphorbia corollata	Flowering spurge	3'	P	B			M	DM	D		98
Liatris punctata	Dotted blazingstar	2'	P	B				DM	D		98
Liatris scariosa	Northern blazingstar	2'	P	B			M	DM	D		98
Liatris squarrosa	Scaly blazingstar	2'	P	B				DM	D		98
Oenothera macrocarpa	Missouri evening primrose	1'	P	B				DM	D		196
Oxytropis lamberti	Locoweed	1'	P					DM	D		98
Penstemon cobaea	Showy beardtongue	2'	P	B				DM	D		98
Penstemon grandiflorus	Large-flowered beardtongue	2'	P	B				DM	D		196
Prinos pilosa	Prairie phlox	2'	P	B				DM	D		106
Ruellia humilis	Wild petunia	1'	P	B			M	DM	D		98
Solidago nemoralis	Gray goldenrod	2'	P	B				DM	D		98
Solidago ulmifolia	Elm-leaved goldenrod	2'	P	B	W		M	DM		98	
Zizia aptera	Heart-leaved golden alexanders	2'	P	B			M	DM		98	
										882	2752

DRAWING FILE NAME: C:\PROJECTS\5174-12A\5174-12A.DWG  
 PLOT FILE NAME: 5174-12A.PLOT  
 LAYER TABLE: 5174-12A.LAY  
 PLOT DATE: 05/24/14

DATE	BY	REVISION
07/12	SJR	
07/12	SAS	
07/12	DRM	
07/12	DRM	
05/24/14	DRM	LAST UPDATE

**FINAL CONSTRUCTION PLANS  
SEPT 2014**

FOX Engineering Associates, Inc.  
 414 South 17th Street, Suite 107  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
 FAX: (515) 233-0183

LANDSCAPING SPECIES TABLES  
 DEERY BROTHERS SITE PLAN  
 SE 16TH AND DAYTON  
 AMES, IOWA



**Pyle Land LLC, Floodway Seeding Specification**

**Floodway Area**  
Area subject to short term flooding on infrequent basis.  
**Seeding Dates**  
Before June 1: Seed Mix 1A  
After June 1: Seed Mix 1B ASAP after final grading followed by Seed Mix 1C after Oct. 15  
**Seeding Method** - Broadcast seed - no drilling.  
**Fertilizer** - None.  
**Mulch** - Straw Mulch for temporary and permanent as needed.  
**Permanent Seed Mix** - Seed Mix No. 1A (if seeded prior to June 1) or combined Seed Mix 1B and 1C

**Pond Slope**  
3:1 (H:V) slopes of pond subject to occasional flooding on infrequent basis. Flooding may be short or long term. Level of flooding is at the same level as the Skunk River  
**Seeding Dates**  
Before June 1: Seed Mix 2A  
After June 1: Seed Mix 2B ASAP after final grading followed by Seed Mix 2C after Oct. 15  
**Seeding Method** - Broadcast seed - no drilling.  
**Fertilizer** - None  
**Mulch** - Temporary will be straw mulch if needed. Permanent will be Geo-Jute netting installed in accordance with the manufacturer's recommendation.  
**Permanent Seed Mix** - Seed Mix No. 2A (if seeded prior to June 1) or combined Seed Mix 2B & 2C

**Pond Edge**  
10:1 (H:V) pond edge subject to frequent variation of water level. Designed to grow vegetation to provide a vegetative edge to the pond for erosion control. 1-2 feet of water over the bottom of the edge. The top 2 feet is considered the normal variable level of the Skunk River.  
**Seeding Dates**  
Before June 1: Seed Mix 2A  
After June 1: Seed Mix 2B ASAP after final grading followed by Seed Mix 2C after Oct. 15  
**Seeding Method** - Broadcast seed - no drilling.  
**Fertilizer** - None  
**Mulch** - Temporary will be straw mulch if needed. Permanent will be Geo-Jute netting installed in accordance with the manufacturer's recommendation.  
**Permanent Seed Mix** - Seed Mix No. 2A (if seeded prior to June 1) or combined Seed Mix 2B & 2C

**Water Surface**  
Will cover 10-20 of the pond edge. Area below sloped at 3:1 (H:V). Depth of pond estimated at 8-10 feet. No seeding in this area.

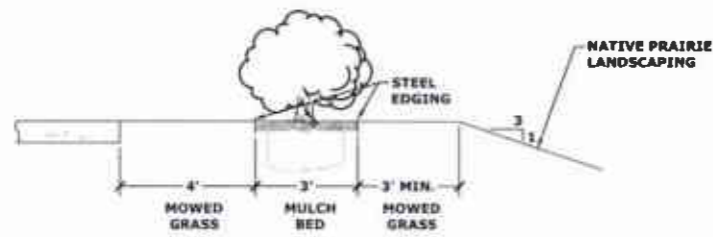
**Additional General Requirements**  
No substitutions or deletions of seed varieties without permission of FOX Engineering.  
Onsite observation during installation by Inger Lamb, Prairie Landscapes of Iowa is required.

Genus	Species	Common Name	Seeds/ft. sq/ft
Agropyron	trichocladum	Slender Wheat Grass PLS	6,000 4.00
Agropyron	smithii	Western Wheat Grass PLS	6,000 4.00
Andropogon	gerardi	Big Bluestem PLS	10,000 4.00
Andropogon	scoparius	Little Bluestem PLS	10,000 4.00
Alopecurus	pratensis	Thimblerweed	20,000 0.50
Amorpha	subcoccinea	Prank Sage	250,000 0.25
Aster	spicatus	Common Milkweed	4,000 4.00
Aster	erectoides	Heath Aster	200,000 0.50
Aster	novae-angliae	New England Aster	40,000 0.50
Aster	acutus	Six Bar Aster	80,000 1.00
Aster	diversus	Smooth Blue Aster	55,000 3.00
Astragalus	canadensis	Canada Milk Vetch	17,000 4.00
Brachiaria	gracilis	Blue Grama PLS	40,000 4.00
Brachiaria	rutipendula	Side-leaf Grama PLS	6,000 16.00
Carex	vulpina	Brown Fox Sedge	500,000 1.00
Carex	arvensis	Small Yellow Fox Sedge	60,000 1.00
Carex	testiculata	Partridge Pea	2,700 24.00
Carex	spikes	Straw Bluestem	40,000 1.00
Delphinium	triflorum	Trillium Larkspur	40,000 1.00
Desmodium	illinoense	Illinois Bundle Flower	4,200 8.00
Desmodium	canadense	Shiny Top Trifolium	5,300 2.00
Desmodium	illinoense	Illinois Top Trifolium	4,300 2.00
Echinochloa	crispata	Pink Purple Coneflower	5,200 4.00
Elymus	canadensis	Canada Wild Rye PLS	5,200 8.00
Eragrostis	includens	Sand Lane Grass PLS	80,000 2.00
Eryngium	yaucoussii	Rattlesnake Master	7,500 2.00
Eupatorium	purpureum	Sweet Joe Pye Weed	42,000 2.00
Gentiana	ovata	Crean Gentian	140,000 1.00
Glycerhiza	leptocladia	Wild Licorice	3,900 2.00
Helenium	autumnale	Maximilian's Sunflower	11,000 4.00
Helianthus	scaberrimus	Early Sunflower	6,300 4.00
Koeleria	crispata	June Grass PLS	200,000 0.50
Lupinus	albiflorus	Fava Beans	33,000 1.00
Lupinus	latifolius	Round-headed Bush Clover	8,000 1.00
Lupinus	albus	Northern Blazing Star	10,800 1.00
Lupinus	variegatus	Pink Spotted Lotus	900,000 0.18
Morone	virginiana	Wild Bergamot	70,000 1.00
Morone	purshiana	Spotted Bee Balm	90,000 1.00
Panicum	capitatum	Common Evening Primrose	30,000 1.00
Panicum	virgatum	Switch Grass PLS	14,500 4.00
Panicum	polystachyon	Frogfoot Beardtongue	130,000 1.00
Panicum	capitatum	Purple Prairie Clover	10,000 4.00
Panicum	virgatum	Purple Prairie Clover	15,000 16.00
Panicum	capitatum	Purple Prairie Clover	230,000 0.50
Panicum	virgatum	Stemmed Mountain Mint	378,000 0.25
Panicum	capitatum	Mountain Mint	220,000 0.50
Panicum	virgatum	Long-headed Coneflower	47,000 2.00
Panicum	capitatum	Yellow Coneflower	30,000 2.00
Panicum	virgatum	Brown-eyed Susan	34,000 2.00
Panicum	capitatum	Black-eyed Susan	62,000 4.00
Panicum	virgatum	Sweet Black-eyed Susan	43,000 4.00
Panicum	capitatum	Late Eupatorium	170,000 1.00
Panicum	virgatum	Rain Weed	1,200 3.00
Panicum	capitatum	Dud's Field Goldenrod	300,000 0.25
Panicum	virgatum	Shiny Goldenrod	95,000 1.00
Panicum	capitatum	Stiff Goldenrod	41,000 2.00
Panicum	virgatum	Illinois Grass PLS	12,000 4.00
Panicum	capitatum	Sand Chrysanthemum	200,000 0.50
Panicum	virgatum	Self-Drooping	30,000 4.00
Panicum	capitatum	Prank Sage	30,000 1.00
Panicum	virgatum	Prairie Spiderwort	10,000 1.00
Panicum	capitatum	Ohio Spiderwort	8,000 2.00
Panicum	virgatum	Blue Veronica	93,000 1.00
Panicum	capitatum	Moory Veronica	28,000 2.00
Panicum	virgatum	Golden Alexander	11,000 2.00

Genus	Species	Common Name	Seeds/ft. sq/ft
Agropyron	trichocladum	Slender Wheat Grass PLS	6,000 4.00
Agropyron	smithii	Western Wheat Grass PLS	6,000 4.00
Andropogon	gerardi	Big Bluestem PLS	10,000 4.00
Andropogon	scoparius	Little Bluestem PLS	10,000 4.00
Alopecurus	pratensis	Thimblerweed	20,000 0.50
Amorpha	subcoccinea	Prank Sage	250,000 0.25
Aster	spicatus	Common Milkweed	4,000 4.00
Aster	erectoides	Heath Aster	200,000 0.50
Aster	novae-angliae	New England Aster	40,000 0.50
Aster	acutus	Six Bar Aster	80,000 1.00
Aster	diversus	Smooth Blue Aster	55,000 3.00
Astragalus	canadensis	Canada Milk Vetch	17,000 4.00
Brachiaria	gracilis	Blue Grama PLS	40,000 4.00
Brachiaria	rutipendula	Side-leaf Grama PLS	6,000 16.00
Carex	vulpina	Brown Fox Sedge	500,000 1.00
Carex	arvensis	Small Yellow Fox Sedge	60,000 1.00
Carex	testiculata	Partridge Pea	2,700 24.00
Carex	spikes	Straw Bluestem	40,000 1.00
Delphinium	triflorum	Trillium Larkspur	40,000 1.00
Desmodium	illinoense	Illinois Bundle Flower	4,200 8.00
Desmodium	canadense	Shiny Top Trifolium	5,300 2.00
Desmodium	illinoense	Illinois Top Trifolium	4,300 2.00
Echinochloa	crispata	Pink Purple Coneflower	5,200 4.00
Elymus	canadensis	Canada Wild Rye PLS	5,200 8.00
Eragrostis	includens	Sand Lane Grass PLS	80,000 2.00
Eryngium	yaucoussii	Rattlesnake Master	7,500 2.00
Eupatorium	purpureum	Sweet Joe Pye Weed	42,000 2.00
Gentiana	ovata	Crean Gentian	140,000 1.00
Glycerhiza	leptocladia	Wild Licorice	3,900 2.00
Helenium	autumnale	Maximilian's Sunflower	11,000 4.00
Helianthus	scaberrimus	Early Sunflower	6,300 4.00
Koeleria	crispata	June Grass PLS	200,000 0.50
Lupinus	albiflorus	Fava Beans	33,000 1.00
Lupinus	latifolius	Round-headed Bush Clover	8,000 1.00
Lupinus	albus	Northern Blazing Star	10,800 1.00
Lupinus	variegatus	Pink Spotted Lotus	900,000 0.18
Morone	virginiana	Wild Bergamot	70,000 1.00
Morone	purshiana	Spotted Bee Balm	90,000 1.00
Panicum	capitatum	Common Evening Primrose	30,000 1.00
Panicum	virgatum	Switch Grass PLS	14,500 4.00
Panicum	polystachyon	Frogfoot Beardtongue	130,000 1.00
Panicum	capitatum	Purple Prairie Clover	10,000 4.00
Panicum	virgatum	Purple Prairie Clover	15,000 16.00
Panicum	capitatum	Purple Prairie Clover	230,000 0.50
Panicum	virgatum	Stemmed Mountain Mint	378,000 0.25
Panicum	capitatum	Mountain Mint	220,000 0.50
Panicum	virgatum	Long-headed Coneflower	47,000 2.00
Panicum	capitatum	Yellow Coneflower	30,000 2.00
Panicum	virgatum	Brown-eyed Susan	34,000 2.00
Panicum	capitatum	Black-eyed Susan	62,000 4.00
Panicum	virgatum	Sweet Black-eyed Susan	43,000 4.00
Panicum	capitatum	Late Eupatorium	170,000 1.00
Panicum	virgatum	Rain Weed	1,200 3.00
Panicum	capitatum	Dud's Field Goldenrod	300,000 0.25
Panicum	virgatum	Shiny Goldenrod	95,000 1.00
Panicum	capitatum	Stiff Goldenrod	41,000 2.00
Panicum	virgatum	Illinois Grass PLS	12,000 4.00
Panicum	capitatum	Sand Chrysanthemum	200,000 0.50
Panicum	virgatum	Self-Drooping	30,000 4.00
Panicum	capitatum	Prank Sage	30,000 1.00
Panicum	virgatum	Prairie Spiderwort	10,000 1.00
Panicum	capitatum	Ohio Spiderwort	8,000 2.00
Panicum	virgatum	Blue Veronica	93,000 1.00
Panicum	capitatum	Moory Veronica	28,000 2.00
Panicum	virgatum	Golden Alexander	11,000 2.00

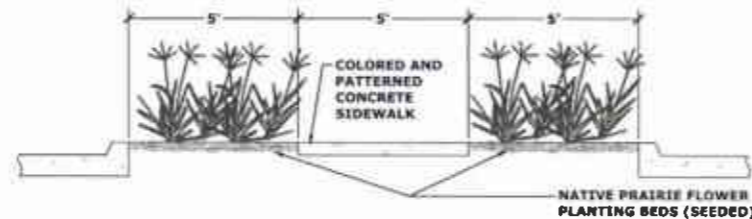
Genus	Species	Common Name	Seeds/ft. sq/ft
Agropyron	trichocladum	Slender Wheat Grass PLS	6,000 4.00
Agropyron	smithii	Western Wheat Grass PLS	6,000 4.00
Andropogon	gerardi	Big Bluestem PLS	10,000 4.00
Andropogon	scoparius	Little Bluestem PLS	10,000 4.00
Alopecurus	pratensis	Thimblerweed	20,000 0.50
Aster	spicatus	Common Milkweed	4,000 4.00
Aster	erectoides	Heath Aster	200,000 0.50
Aster	novae-angliae	New England Aster	40,000 0.50
Aster	acutus	Six Bar Aster	80,000 1.00
Aster	diversus	Smooth Blue Aster	55,000 3.00
Astragalus	canadensis	Canada Milk Vetch	17,000 4.00
Brachiaria	gracilis	Blue Grama PLS	40,000 4.00
Brachiaria	rutipendula	Side-leaf Grama PLS	6,000 16.00
Carex	vulpina	Brown Fox Sedge	500,000 1.00
Carex	arvensis	Small Yellow Fox Sedge	60,000 1.00
Carex	testiculata	Partridge Pea	2,700 24.00
Carex	spikes	Straw Bluestem	40,000 1.00
Delphinium	triflorum	Trillium Larkspur	40,000 1.00
Desmodium	illinoense	Illinois Bundle Flower	4,200 8.00
Desmodium	canadense	Shiny Top Trifolium	5,300 2.00
Desmodium	illinoense	Illinois Top Trifolium	4,300 2.00
Echinochloa	crispata	Pink Purple Coneflower	5,200 4.00
Elymus	canadensis	Canada Wild Rye PLS	5,200 8.00
Eragrostis	includens	Sand Lane Grass PLS	80,000 2.00
Eryngium	yaucoussii	Rattlesnake Master	7,500 2.00
Eupatorium	purpureum	Sweet Joe Pye Weed	42,000 2.00
Gentiana	ovata	Crean Gentian	140,000 1.00
Glycerhiza	leptocladia	Wild Licorice	3,900 2.00
Helenium	autumnale	Maximilian's Sunflower	11,000 4.00
Helianthus	scaberrimus	Early Sunflower	6,300 4.00
Koeleria	crispata	June Grass PLS	200,000 0.50
Lupinus	albiflorus	Fava Beans	33,000 1.00
Lupinus	latifolius	Round-headed Bush Clover	8,000 1.00
Lupinus	albus	Northern Blazing Star	10,800 1.00
Lupinus	variegatus	Pink Spotted Lotus	900,000 0.18
Morone	virginiana	Wild Bergamot	70,000 1.00
Morone	purshiana	Spotted Bee Balm	90,000 1.00
Panicum	capitatum	Common Evening Primrose	30,000 1.00
Panicum	virgatum	Switch Grass PLS	14,500 4.00
Panicum	polystachyon	Frogfoot Beardtongue	130,000 1.00
Panicum	capitatum	Purple Prairie Clover	10,000 4.00
Panicum	virgatum	Purple Prairie Clover	15,000 16.00
Panicum	capitatum	Purple Prairie Clover	230,000 0.50
Panicum	virgatum	Stemmed Mountain Mint	378,000 0.25
Panicum	capitatum	Mountain Mint	220,000 0.50
Panicum	virgatum	Long-headed Coneflower	47,000 2.00
Panicum	capitatum	Yellow Coneflower	30,000 2.00
Panicum	virgatum	Brown-eyed Susan	34,000 2.00
Panicum	capitatum	Black-eyed Susan	62,000 4.00
Panicum	virgatum	Sweet Black-eyed Susan	43,000 4.00
Panicum	capitatum	Late Eupatorium	170,000 1.00
Panicum	virgatum	Rain Weed	1,200 3.00
Panicum	capitatum	Dud's Field Goldenrod	300,000 0.25
Panicum	virgatum	Shiny Goldenrod	95,000 1.00
Panicum	capitatum	Stiff Goldenrod	41,000 2.00
Panicum	virgatum	Illinois Grass PLS	12,000 4.00
Panicum	capitatum	Sand Chrysanthemum	200,000 0.50
Panicum	virgatum	Self-Drooping	30,000 4.00
Panicum	capitatum	Prank Sage	30,000 1.00
Panicum	virgatum	Prairie Spiderwort	10,000 1.00
Panicum	capitatum	Ohio Spiderwort	8,000 2.00
Panicum	virgatum	Blue Veronica	93,000 1.00
Panicum	capitatum	Moory Veronica	28,000 2.00
Panicum	virgatum	Golden Alexander	11,000 2.00

Genus	Species	Common Name	Seeds/ft. sq/ft
Agropyron	trichocladum	Slender Wheat Grass PLS	6,000 4.00
Agropyron	smithii	Western Wheat Grass PLS	6,000 4.00
Andropogon	gerardi	Big Bluestem PLS	10,000 4.00
Andropogon	scoparius	Little Bluestem PLS	10,000 4.00
Alopecurus	pratensis	Thimblerweed	20,000 0.50
Aster	spicatus	Common Milkweed	4,000 4.00
Aster	erectoides	Heath Aster	200,000 0.50
Aster	novae-angliae	New England Aster	40,000 0.50
Aster	acutus	Six Bar Aster	80,000 1.00
Aster	diversus	Smooth Blue Aster	55,000 3.00
Astragalus	canadensis	Canada Milk Vetch	17,000 4.00
Brachiaria	gracilis	Blue Grama PLS	40,000 4.00
Brachiaria	rutipendula	Side-leaf Grama PLS	6,000 16.00
Carex	vulpina	Brown Fox Sedge	500,000 1.00
Carex	arvensis	Small Yellow Fox Sedge	60,000 1.00
Carex	testiculata	Partridge Pea	2,700 24.00
Carex	spikes	Straw Bluestem	40,000 1.00
Delphinium	triflorum	Trillium Larkspur	40,000 1.00
Desmodium	illinoense	Illinois Bundle Flower	4,200 8.00
Desmodium	canadense	Shiny Top Trifolium	5,300 2.00
Desmodium	illinoense	Illinois Top Trifolium	4,300 2.00
Echinochloa	crispata	Pink Purple Coneflower	5,200 4.00
Elymus	canadensis	Canada Wild Rye PLS	5,200 8.00
Eragrostis	includens	Sand Lane Grass PLS	80,000 2.00
Eryngium	yaucoussii	Rattlesnake Master	7,500 2.00
Eupatorium	purpureum	Sweet Joe Pye Weed	42,000 2.00
Gentiana	ovata	Crean Gentian	140,000 1.00
Glycerhiza	leptocladia	Wild Licorice	3,900 2.00
Helenium	autumnale	Maximilian's Sunflower	11,000 4.00
Helianthus	scaberrimus	Early Sunflower	6,300 4.00
Koeleria	crispata	June Grass PLS	200,000 0.50
Lupinus	albiflorus	Fava Beans	33,000 1.00
Lupinus	latifolius	Round-headed Bush Clover	8,000 1.00
Lupinus	albus	Northern Blazing Star	10,800 1.00
Lupinus	variegatus	Pink Spotted Lotus	900,000 0.18
Morone	virginiana	Wild Bergamot	70,000 1.00
Morone	purshiana	Spotted Bee Balm	90,000 1.00
Panicum	capitatum	Common Evening Primrose	30,000 1.00
Panicum	virgatum	Switch Grass PLS	14,500 4.00
Panicum	polystachyon	Frogfoot Beardtongue	130,000 1.00
Panicum	capitatum	Purple Prairie Clover	10,000 4.00
Panicum	virgatum	Purple Prairie Clover	15,000 16.00
Panicum	capitatum	Purple Prairie Clover	230,000 0.50
Panicum	virgatum	Stemmed Mountain Mint	378,000 0.25</



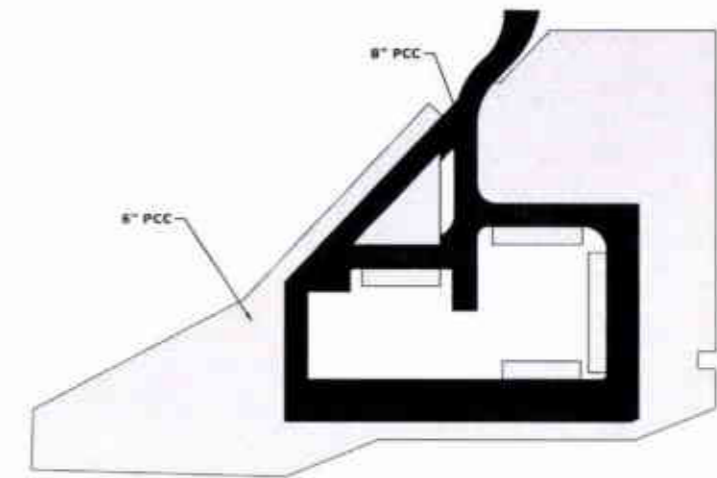
TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE



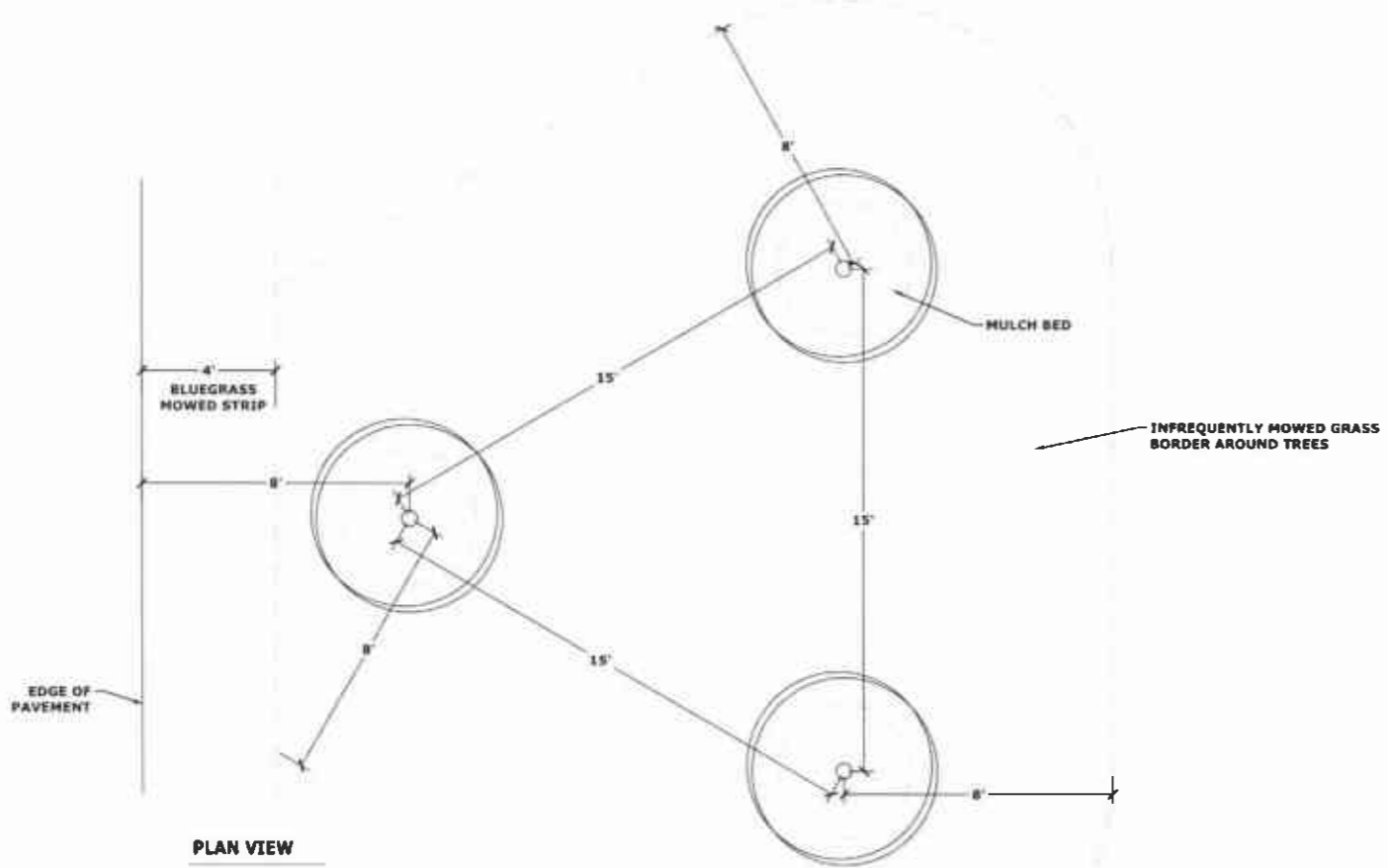
ENTRY SIDEWALK MEDIAN DETAIL

NOT TO SCALE

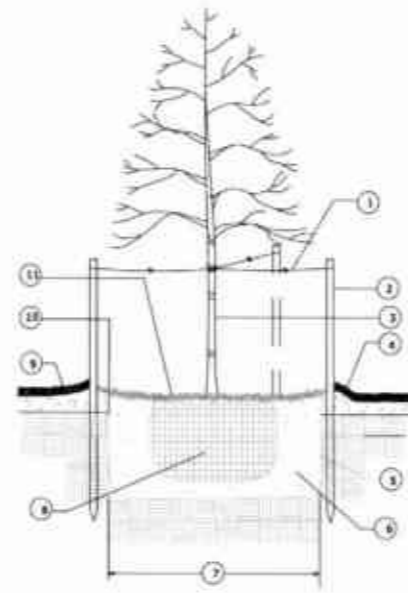


PAVEMENT THICKNESS DETAIL

NOT TO SCALE



PLAN VIEW

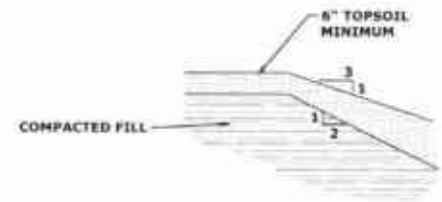


TYPICAL TREE PLANTING DETAIL

NOT TO SCALE

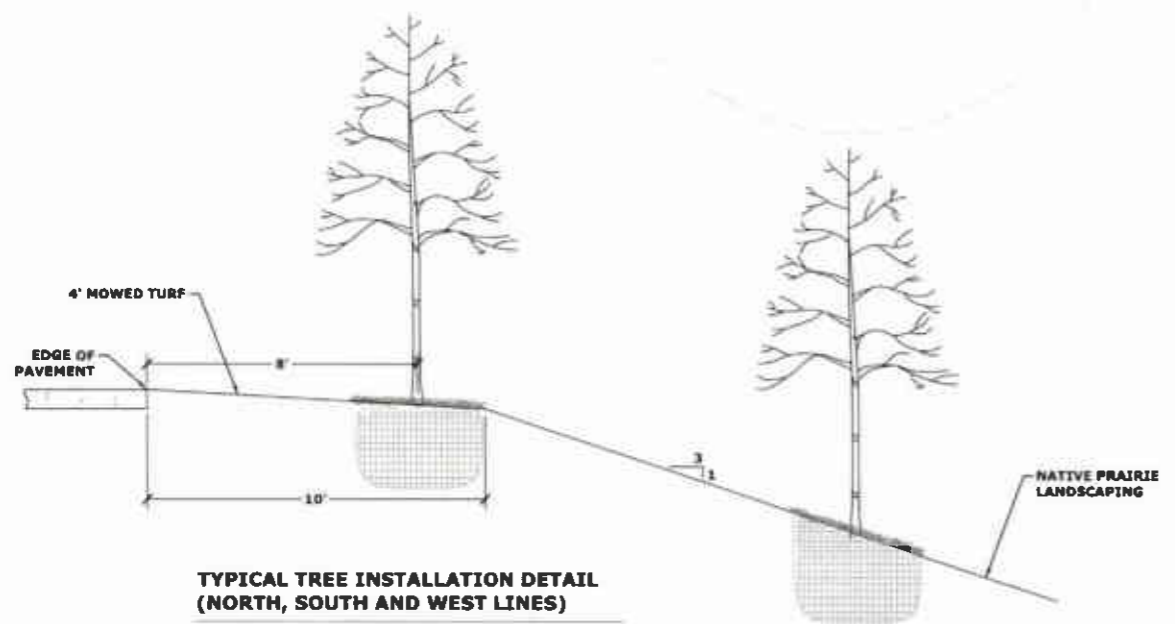
- 1 TREE TIE - FASTEN TO TREE TRUNK W/ RUBBER HOSE ABOUT SCAFFOLD BRANCHES
- 2 WOOD STAKE OR WOOD DEADMEN (8-10" EXPOSED) STAKE ON THREE SIDES SPACED 120 DEGREES APART
- 3 TREE TRUNK W/ WRAP
- 4 5" WATERING BASIN
- 5 FERTILIZER TABLETS (3" DEEP)
- 6 PLANTING BACKFILL
- 7 THREE TIMES ROOTBALL DIAMETER (MINIMUM)
- 8 ROOTBALL
- 9 FINISH GRADE
- 10 PLANT PIT W/ ROUGHENED SIDES
- 11 3-4" SHREDDED BARK/HARDWOOD MULCH

- NOTES:
1. THE PLANTING HOLE SHOULD BE SHALLOW AND WIDE TO ALLOW FOR RAPID GROWTH AFTER PLANTING.
  2. DO NOT THIN CROWN. PRUNE DAMAGED OR BROKEN BRANCHES AS NEEDED.
  3. SET TREE 2-3 INCHES ABOVE FINISHED GRADE.
  4. APPLY WATER TO HOLE WHILE BACKFILLING TO ASSURE AIR POCKETS DO NOT FORM.



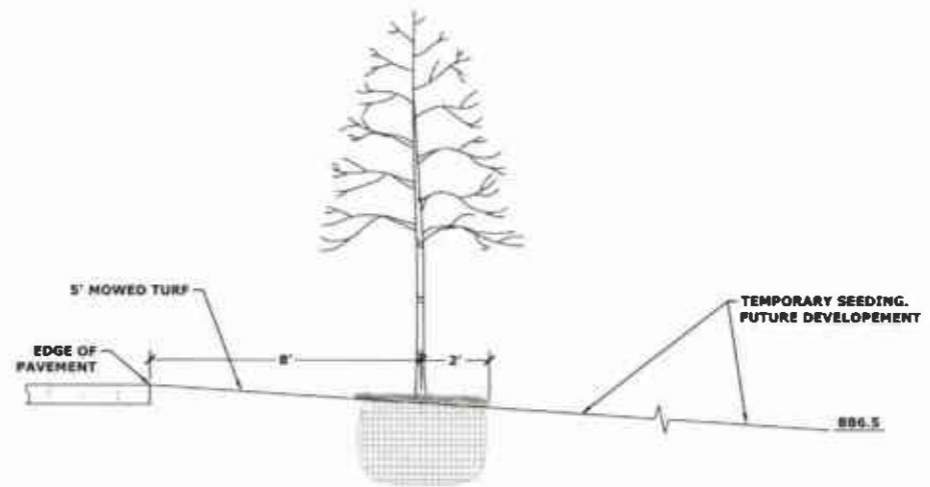
TOPSOIL PLACEMENT DETAIL

NOT TO SCALE



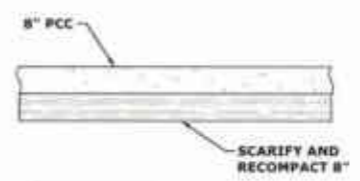
TYPICAL TREE INSTALLATION DETAIL (NORTH, SOUTH AND WEST LINES)

NOT TO SCALE



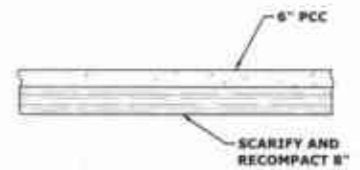
TYPICAL TREE INSTALLATION DETAIL (EAST LINE)

NOT TO SCALE



8" PAVING

NOT TO SCALE



6" PAVING

NOT TO SCALE

DATE	12/12
BY	SLR
DESIGNED	SLR
CHECKED	SAS
DATE	12/12
BY	SAS
DESIGNED	SAS
CHECKED	SAS
DATE	9/24/14
BY	SAS
DESIGNED	SAS
CHECKED	SAS
DATE	9/24/14

DATE	12/12
BY	SLR
DESIGNED	SLR
CHECKED	SAS
DATE	12/12
BY	SAS
DESIGNED	SAS
CHECKED	SAS
DATE	9/24/14
BY	SAS
DESIGNED	SAS
CHECKED	SAS
DATE	9/24/14

FINAL CONSTRUCTION PLANS  
SEPT 2014

FOX Engineering Associates, Inc.  
414 South 17th Street, Suite 107  
Ames, Iowa 50010  
Phone: (515) 233-0000  
FAX: (515) 233-0103



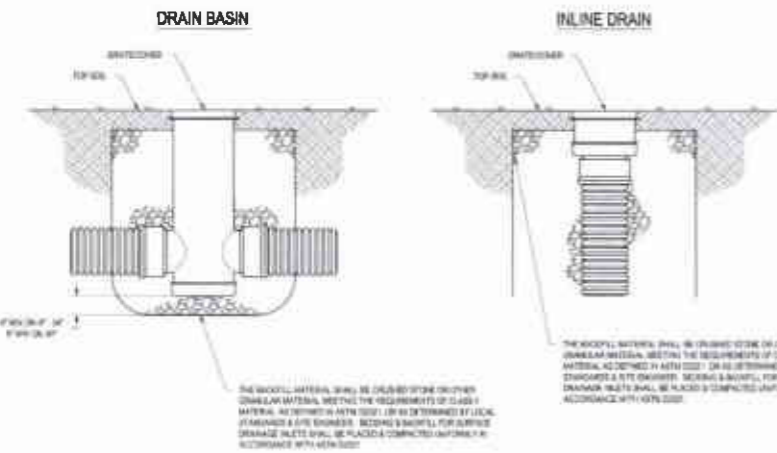
DETAILS  
DEERY BROTHERS' MOTORS SITE PLAN  
DEERY BROTHERS' SUBDIVISION  
SOUTH 16TH AND DAYTON  
AMES, IOWA

PROJECT NO.  
5174-12A

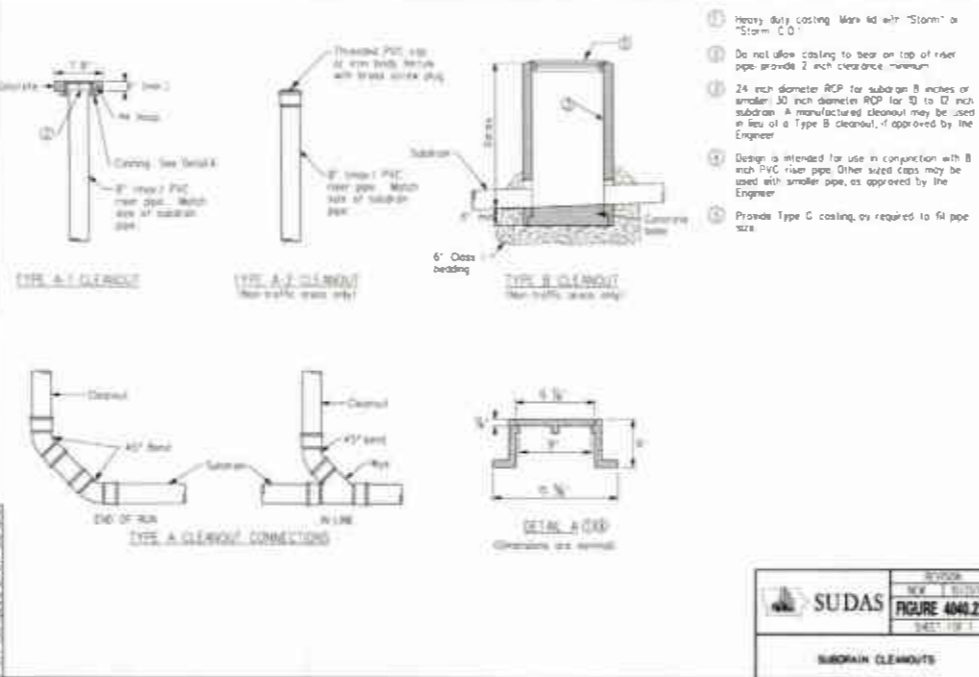
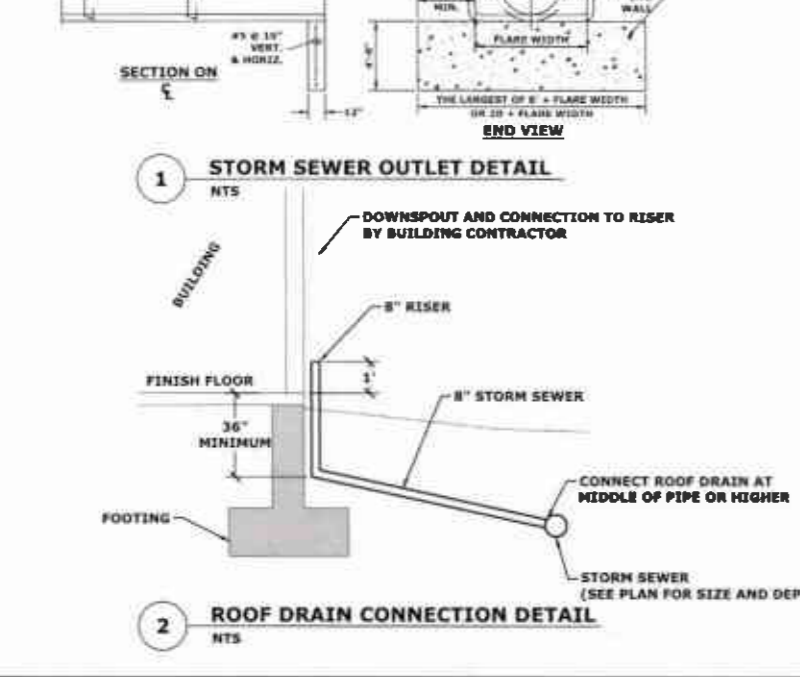
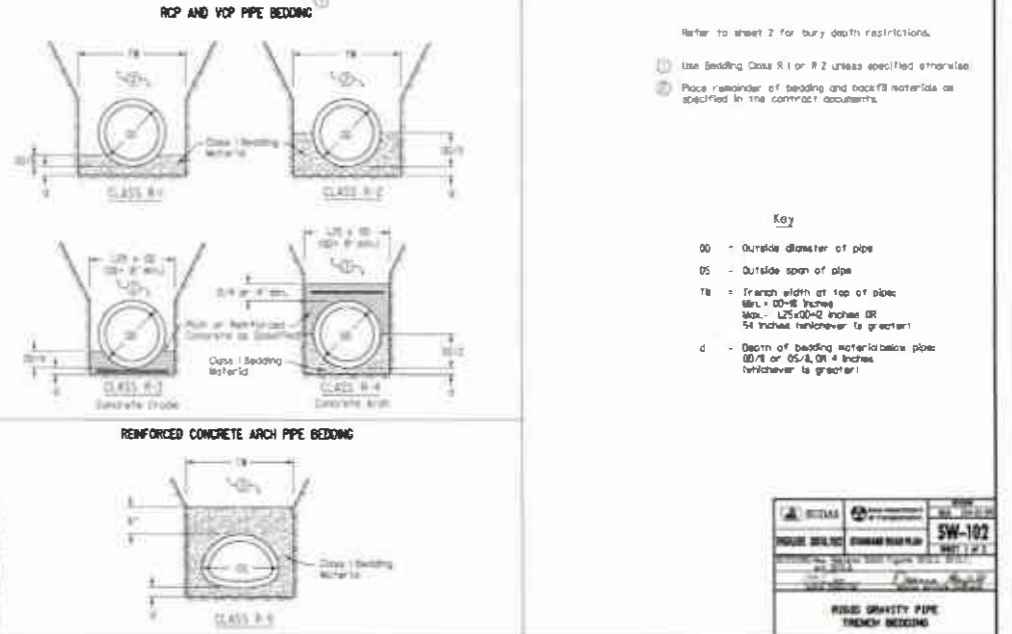
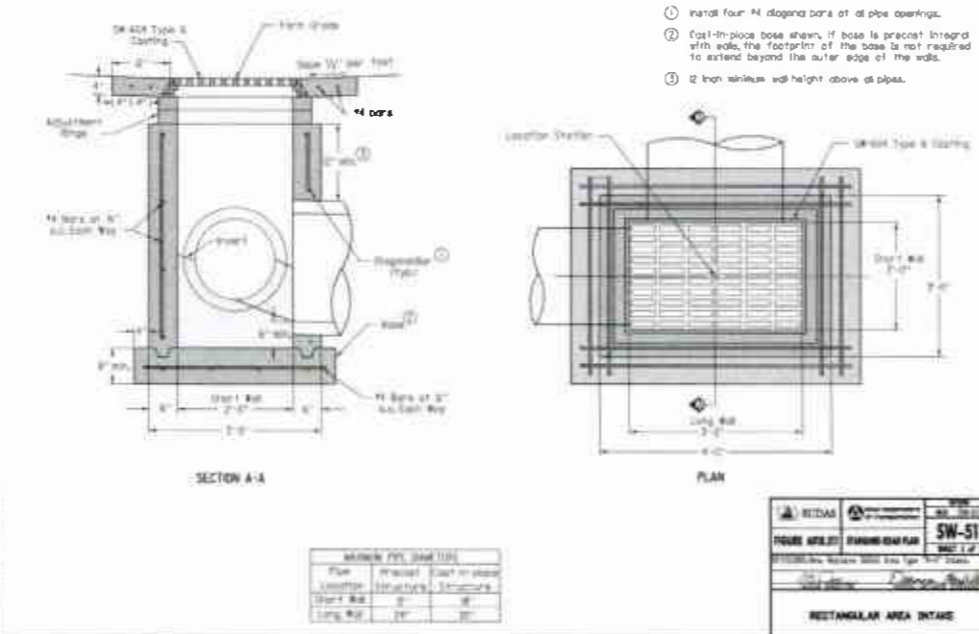
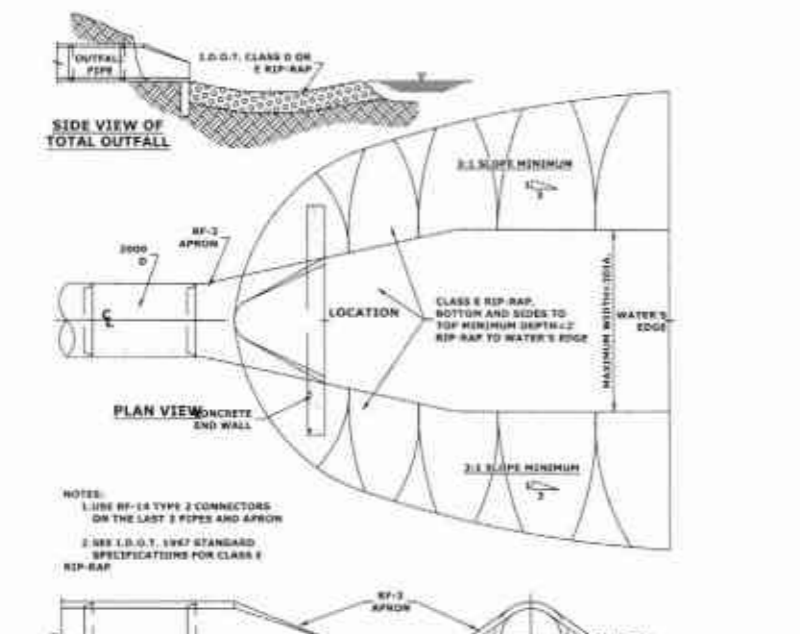
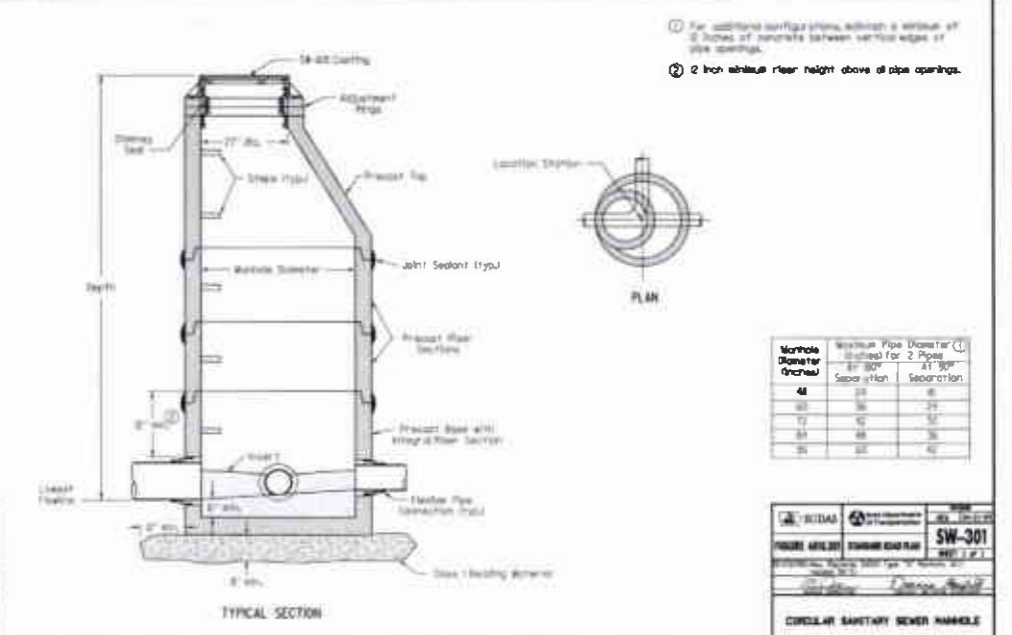
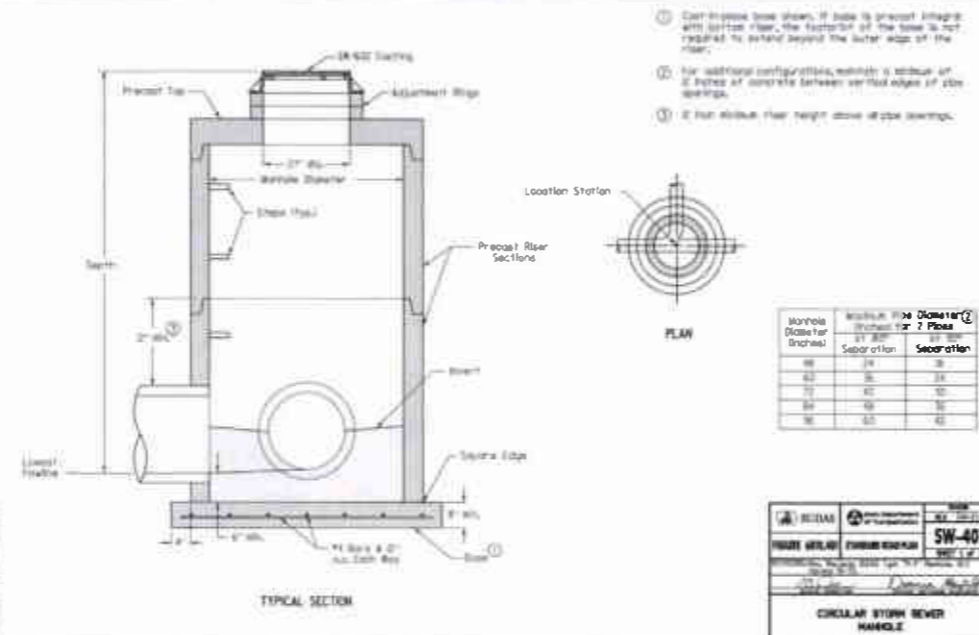
SHEET

C6.0

NON TRAFFIC INSTALLATION



NO.	DATE	DESCRIPTION
1	08/14/14	ISSUED FOR PERMIT
2	09/24/14	REVISED TO ADD NYLOPLAST



**ALLOWABLE BURY DEPTH**

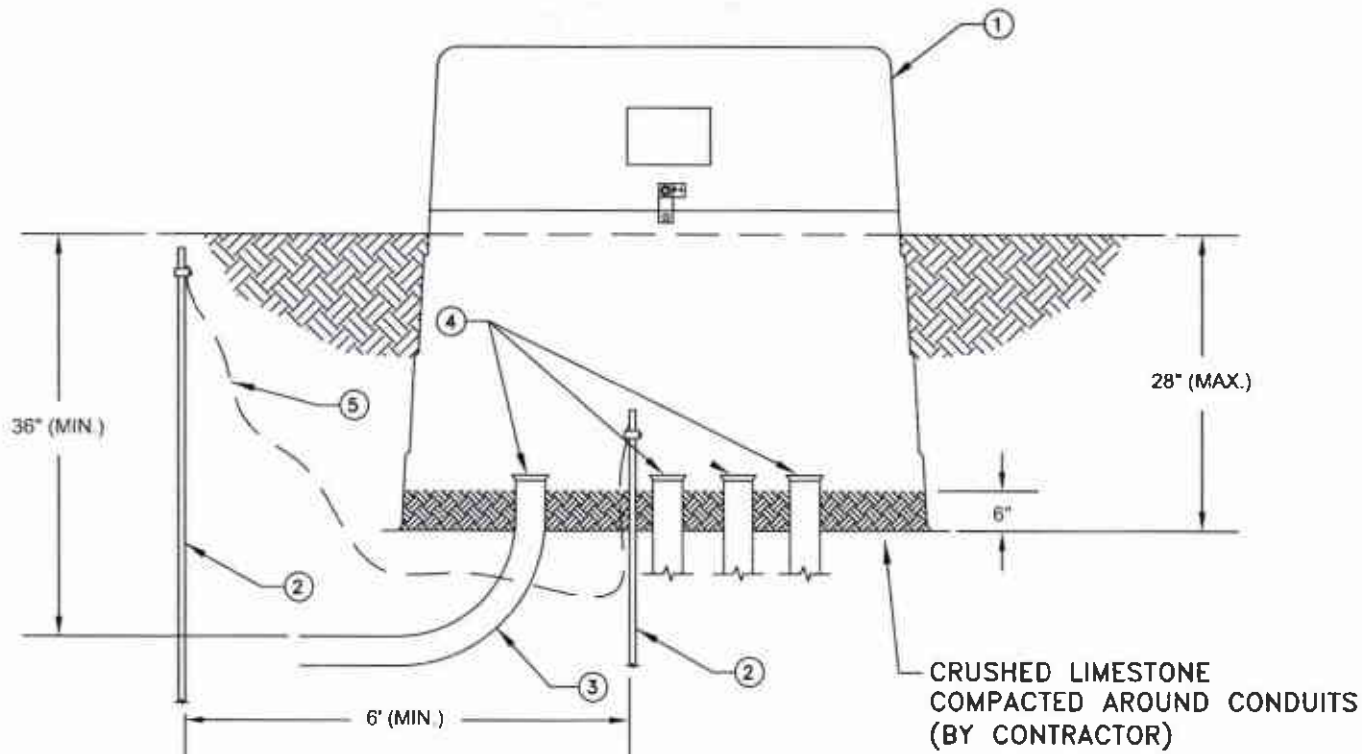
Pipe Diameter (Inches)	CLASS II RCP		CLASS V RCP	
	Class B-1 Bedding	Class R-2 Bedding	Class R-1 Bedding	Class R-2 Bedding
18	2'	2'	2'	2'
24	3'	3'	3'	3'
30	4'	4'	4'	4'
36	5'	5'	5'	5'
42	6'	6'	6'	6'
48	7'	7'	7'	7'
54	8'	8'	8'	8'
60	9'	9'	9'	9'
66	10'	10'	10'	10'
72	11'	11'	11'	11'
78	12'	12'	12'	12'
84	13'	13'	13'	13'
90	14'	14'	14'	14'
96	15'	15'	15'	15'
102	16'	16'	16'	16'
108	17'	17'	17'	17'
114	18'	18'	18'	18'
120	19'	19'	19'	19'
126	20'	20'	20'	20'
132	21'	21'	21'	21'
138	22'	22'	22'	22'
144	23'	23'	23'	23'
150	24'	24'	24'	24'
156	25'	25'	25'	25'
162	26'	26'	26'	26'
168	27'	27'	27'	27'
174	28'	28'	28'	28'
180	29'	29'	29'	29'
186	30'	30'	30'	30'
192	31'	31'	31'	31'
198	32'	32'	32'	32'
204	33'	33'	33'	33'
210	34'	34'	34'	34'
216	35'	35'	35'	35'
222	36'	36'	36'	36'
228	37'	37'	37'	37'
234	38'	38'	38'	38'
240	39'	39'	39'	39'
246	40'	40'	40'	40'
252	41'	41'	41'	41'
258	42'	42'	42'	42'
264	43'	43'	43'	43'
270	44'	44'	44'	44'
276	45'	45'	45'	45'
282	46'	46'	46'	46'
288	47'	47'	47'	47'
294	48'	48'	48'	48'
300	49'	49'	49'	49'
306	50'	50'	50'	50'
312	51'	51'	51'	51'
318	52'	52'	52'	52'
324	53'	53'	53'	53'
330	54'	54'	54'	54'
336	55'	55'	55'	55'
342	56'	56'	56'	56'
348	57'	57'	57'	57'
354	58'	58'	58'	58'
360	59'	59'	59'	59'
366	60'	60'	60'	60'
372	61'	61'	61'	61'
378	62'	62'	62'	62'
384	63'	63'	63'	63'
390	64'	64'	64'	64'
396	65'	65'	65'	65'
402	66'	66'	66'	66'
408	67'	67'	67'	67'
414	68'	68'	68'	68'
420	69'	69'	69'	69'
426	70'	70'	70'	70'
432	71'	71'	71'	71'
438	72'	72'	72'	72'
444	73'	73'	73'	73'
450	74'	74'	74'	74'
456	75'	75'	75'	75'
462	76'	76'	76'	76'
468	77'	77'	77'	77'
474	78'	78'	78'	78'
480	79'	79'	79'	79'
486	80'	80'	80'	80'
492	81'	81'	81'	81'
498	82'	82'	82'	82'
504	83'	83'	83'	83'
510	84'	84'	84'	84'
516	85'	85'	85'	85'
522	86'	86'	86'	86'
528	87'	87'	87'	87'
534	88'	88'	88'	88'
540	89'	89'	89'	89'
546	90'	90'	90'	90'
552	91'	91'	91'	91'
558	92'	92'	92'	92'
564	93'	93'	93'	93'
570	94'	94'	94'	94'
576	95'	95'	95'	95'
582	96'	96'	96'	96'
588	97'	97'	97'	97'
594	98'	98'	98'	98'
600	99'	99'	99'	99'
606	100'	100'	100'	100'

**EXTRA STRENGTH RCP**

Pipe Diameter (Inches)	Class B-1 Bedding	Class R-2 Bedding	Class R-1 & R-4 Bedding
18	2'	2'	2'
24	3'	3'	3'
30	4'	4'	4'
36	5'	5'	5'
42	6'	6'	6'
48	7'	7'	7'
54	8'	8'	8'
60	9'	9'	9'
66	10'	10'	10'
72	11'	11'	11'
78	12'	12'	12'
84	13'	13'	13'
90	14'	14'	14'
96	15'	15'	15'
102	16'	16'	16'
108	17'	17'	17'
114	18'	18'	18'
120	19'	19'	19'
126	20'	20'	20'
132	21'	21'	21'
138	22'	22'	22'
144	23'	23'	23'
150	24'	24'	24'
156	25'	25'	25'
162	26'	26'	26'
168	27'	27'	27'
174	28'	28'	28'
180	29'	29'	29'
186	30'	30'	30'
192	31'	31'	31'
198	32'	32'	32'
204	33'	33'	33'
210	34'	34'	34'
216	35'	35'	35'
222	36'	36'	36'
228	37'	37'	37'
234	38'	38'	38'
240	39'	39'	39'
246	40'	40'	40'
252	41'	41'	41'
258	42'	42'	42'
264	43'	43'	43'
270	44'	44'	44'
276	45'	45'	45'
282	46'	46'	46'
288	47'	47'	47'
294	48'	48'	48'
300	49'	49'	49'
306	50'	50'	50'
312	51'	51'	51'
318	52'	52'	52'
324	53'	53'	53'
330	54'	54'	54'
336	55'	55'	55'
342	56'	56'	56'
348	57'	57'	57'
354	58'	58'	58'
360	59'	59'	59'
366	60'	60'	60'
372	61'	61'	61'
378	62'	62'	62'
384	63'	63'	63'
390	64'	64'	64'
396	65'	65'	65'
402	66'	66'	66'
408	67'	67'	67'
414	68'	68'	68'
420	69'	69'	69'
426	70'	70'	70'
432	71'	71'	71'
438	72'	72'	72'
444	73'	73'	73'
450	74'	74'	74'
456	75'	75'	75'
462	76'	76'	76'
468	77'	77'	77'
474	78'	78'	78'
480	79'	79'	79'
486	80'	80'	80'
492	81'	81'	81'
498	82'	82'	82'
504	83'	83'	83'
510	84'	84'	84'
516	85'	85'	85'
522	86'	86'	86'
528	87'	87'	87'
534	88'	88'	88'
540	89'	89'	89'
546	90'	90'	90'
552	91'	91'	91'
558	92'	92'	92'
564	93'	93'	93'
570	94'	94'	94'
576	95'	95'	95'
582	96'	96'	96'
588	97'	97'	97'
594	98'	98'	98'
600	99'	99'	99'
606	100'	100'	100'

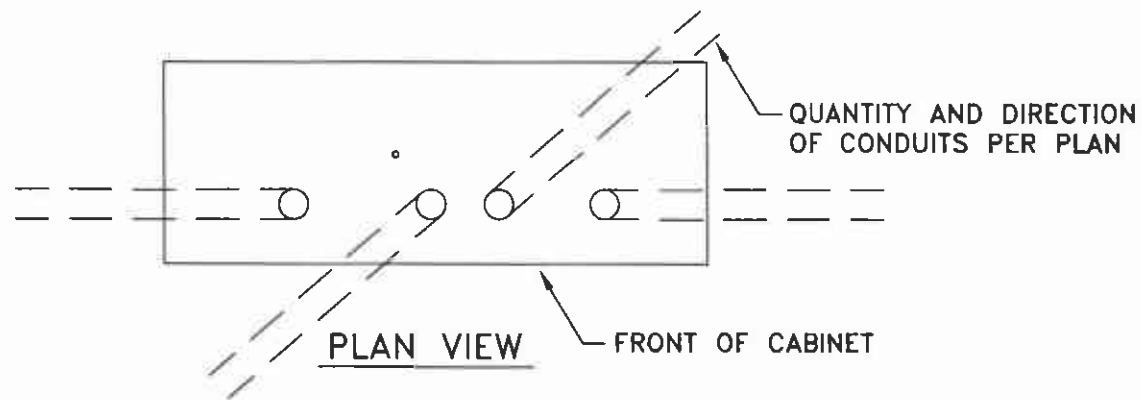
**REINFORCED CONCRETE ARCH PIPE**

Pipe Size (Inches)	Class B-1 Bedding	Class R-2 Bedding	Class R-1 & R-4 Bedding
18	2'	2'	2'
24	3'	3'	3'
30	4'	4'	4'
36	5'	5'	5'
42	6'	6'	6'
48	7'	7'	7'
54	8'	8'	8'
60	9'	9'	9'
66	10'	10'	10'
72	11'	11'	11'
78	12'	12'	12'
84	13'	13'	13'
90	14'	14'	14'
96	15'	15'	15'
102	16'	16'	16'
108	17'	17'	17'
114	18'	18'	18'
120	19'	19'	19'
126	20'	20'	20'
132	21'	21'	21'
138	22'	22'	22'
144	23'	23'	23'
150	24'	24'	24'
156	25'	25'	25'
162	26'	26'	26'
168	27'	27'	27'



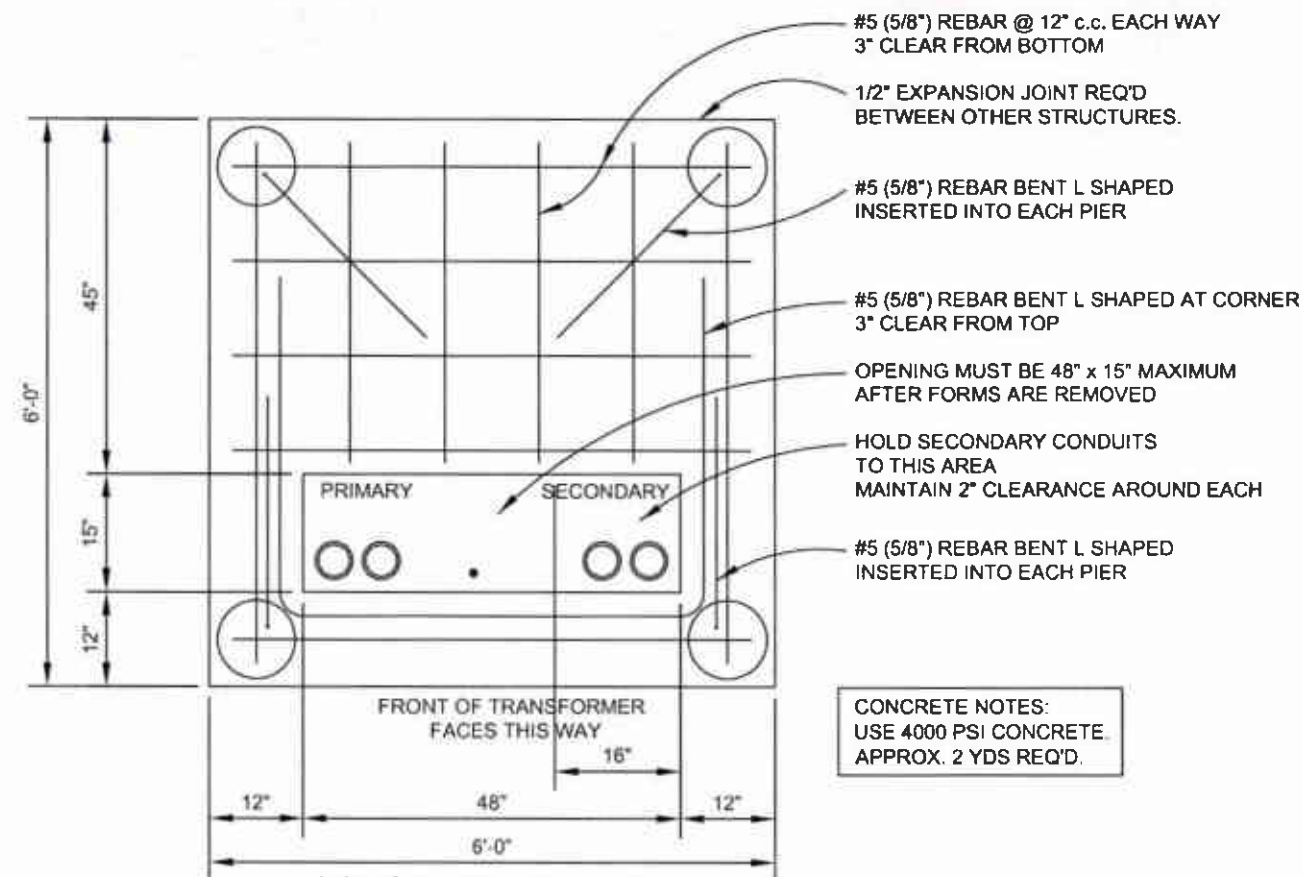
**NOTES:**

INSTALL THE ENCLOSURE SUCH THAT THE DOOR HAS 10' MIN. CLEARANCE TO OTHER FACILITIES



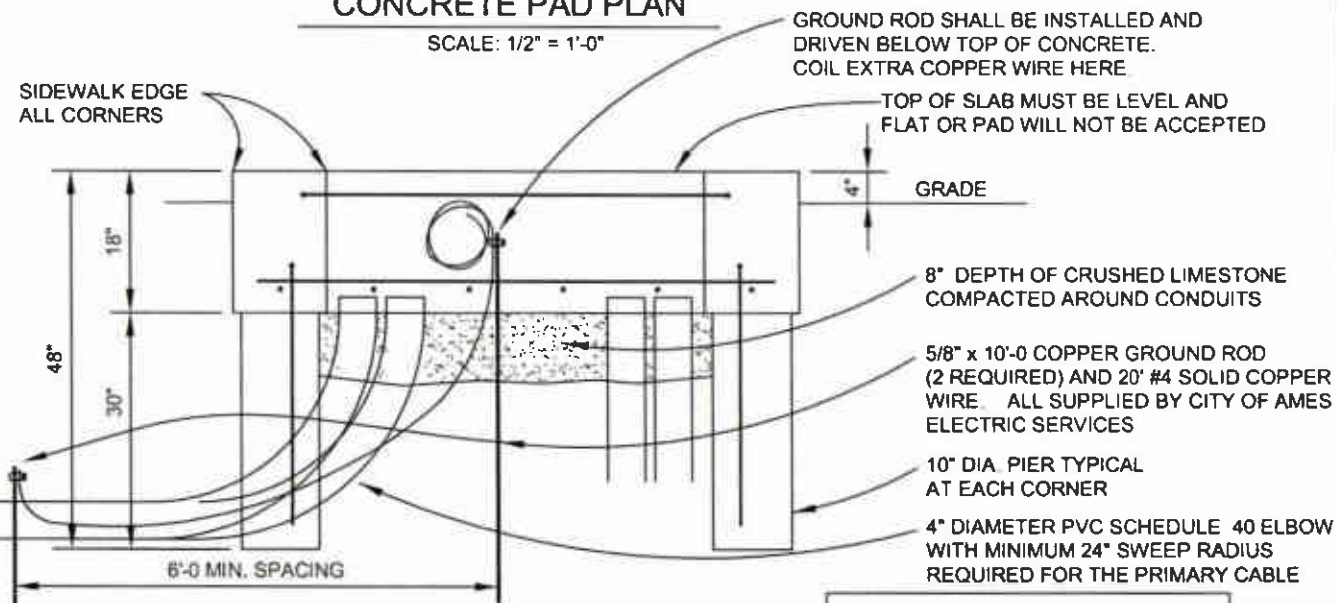
ITEM	QTY.	MATERIAL
1	1	Fiberglass three phase primary cable enclosure
2	2	Ground rod, Copper, 5/8" x 10'-0"
3	*	Elbow, Sch 40 PVC, 4" Dia., 24" Rad, 90° Sweep
4	*	End Bell, PVC, 4" Dia.
5	20	#4 CU Wire
6	2	Ground rod clamp, 5/8" Rod Size

\* Quantity may vary



**CONCRETE PAD PLAN**

SCALE: 1/2" = 1'-0"



**CONCRETE PAD SECTION**

SCALE: 1/2" = 1'-0"

**NOTES:**

- \*6" HEAVY STEEL PROTECTIVE POSTS WILL BE REQUIRED WHERE TRANSFORMER IS SUBJECT TO MECHANICAL DAMAGE.
- \*MAINTAIN 10' CLEARANCE FROM WINDOWS, DOORS, OR COMBUSTIBLE SURFACES.
- \*MAINTAIN 10' CLEARANCE IN FRONT OF PAD FOR OPERATING ROOM. MAINTAIN 3' CLEARANCE ON ALL OTHER SIDES.
- \*PROVIDE 4" PRIMARY & SECONDARY CONDUITS AS NECESSARY. CONDUITS SHALL BE AT A MINIMUM DEPTH OF 36".
- \*PVC END BELLS REQUIRED ON ALL CONDUITS.
- \*ALL FORMS MUST BE REMOVED, GROUND ROD INSTALLED, AND CONDUITS CUT DOWN BEFORE TRANSFORMER WILL BE SET.

CALL ENGINEERING AT 239-5175 FOR INSPECTION BEFORE POURING.

<b>AMES MUNICIPAL ELECTRIC SYSTEM</b> REVISED: MEI 12/19/11 APPROVED:	<b>THREE PHASE PRIMARY CABLE ENCLOSURE (FIBERGLASS)</b>	UNDERGROUND DISTRIBUTION
		U310

<b>CITY OF AMES ELECTRIC SERVICES</b> REVISED: MEI 12/19/11 APPROVED:	<b>3PH PAD MOUNT TRANSFORMER FOUNDATION</b> <b>500 kVA AND LESS</b>	UNDERGROUND DISTRIBUTION
		U300 PAGE 1 OF 1

DRAWING TITLE: UNDERGROUND DISTRIBUTION  
 PROJECT NO.: 5174-12A  
 SHEET: C6.2  
 DATE: 12/12  
 BY: SKS  
 CHECKED: SKS  
 DATE: 12/12  
 DRAWN: SKS  
 SHEETED: SKS  
 DATE: 12/12  
 LAST UPDATE: 9/24/14  
 REVISION:

**FINAL CONSTRUCTION PLANS**  
**SEPT 2014**

FOX Engineering Associates, Inc.  
 414 South 17th Street, Suite 107  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
 FAX: (515) 233-0103

**FOX Engineering**

DETAILS  
 DEERY BROTHERS' PROJECTS SITE PLAN  
 DEERY BROTHERS' SUBDIVISION  
 SOUTH 19TH AND DAYTON  
 AMES, IOWA





