Attachment 'C'

PRIMUS BROADWAY DENTAL ADDITION

2612 W BROADWAY
COUNCIL BLUFFS, IA 51501

OWNER INFORMATION:
BROADWAY DENTAL
2612 W. BROADWAY
COUNCIL BLUFFS, IA 51501
CONTACT: DR. CARY JACKSON
PH: 712-323-3615

PROJECT TEAM:

CIVIL ENGINEER:
OLSSON
1717 INGERSOLL AVE. SUITE 111
DES MOINES, IA 50309
CONTACT: TYLER ANDERSON
PH: (515)331.6517
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SURVEYOR:
OLSSON
1717 INGERSOLL AVE. SUITE 111
DES MOINES, IA 50309
CONTACT:SCOTT CATRON
PH: (515)331.6517

ARCHITECT
PRIMUS DENTAL
401 8TH AVENUE SE
CEDAR RAPIDS IA, 52401
CONTACT:
PH: (319)393.4831

UTILITIES:

WATER
COUNCIL BLUFFS WATER WORKS
2000 NORTH 25TH ST
COUNCIL BLUFFS IA, 51501
CONTACT: DOUG ADKINS
PH: (712)328-1006

SANITARY SEWER
COUNCIL BLUFFS PUBLIC WORKS
1001 10TH AVE
COUNCIL BLUFFS IA, 51501
CONTACT: DENNIS DOFNER
PH: (712)328-1006

STORM SEWER
COUNCIL BLUFFS PUBLIC WORKS
1001 10TH AVE
COUNCIL BLUFFS IA, 51501
CONTACT: DENNIS DOFNER
PH: (712)328-1006

TELECOM
OMAHA COMMUNICATIONS
3610 DODGE ST
OMAHA NE, 68131
CONTACT:
PH: (402)346-0200

TELECOM
PIERCE COMMUNICATIONS
35 MAIN PLACE, STE 150
COUNCIL BLUFFS IA, 51501
CONTACT:
PH: (712)388-6230

TELECOM
CENTURYLINK
1045 WRIGHT RD
COUNCIL BLUFFS IA, 51501
PH: (866)206-1640

TELECOM
COX
3808 METRO DRIVE
COUNCIL BLUFFS IA, 51501
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ELECTRIC & GAS
MIDAMERICAN ENERGY
7215 NAVAJO ST
COUNCIL BLUFFS IA, 51501
PH: (800)799-4443

ELECTRIC & GAS
BLACK HILLS ENERGY
1023 S 7TH ST
COUNCIL BLUFFS IA, 51501
PH: (800)890-5554



SITE LOCATION MAP
SCALE: 1"=200'

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Sheet List Table	
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C6.1	CONSTRUCTION DETAILS

SITE DATA		
PROPOSED USE		DENTAL OFFICE
PROPOSED LOT SIZE		±0.47 ACRES ±20,469 SF
BUILDING HEIGHT		±25'-0"
REQUIRED PARKING	2 SPACES PER OFFICE, EXAM AND TREATMENT ROOM	
	TOTAL	X SPACES
	ADA	X SPACES
PROPOSED PARKING	STANDARD	20 SPACES
	COMPACT	1 SPACE
	ADA	2 SPACES
	TOTAL	23 SPACES
BUILDING AREA		5,516 SF
PAVEMENT/PARKING/SIDEWALK AREA		10,752 SF
TOTAL IMPERVIOUS AREA		16,268 SF (79.48%)
TOTAL PERVIOUS AREA		4,201 SF (20.52%)

COMPREHENSIVE / ZONING INFORMATION

ZONING: C-2 (COMMERCIAL DISTRICT)	
COMPREHENSIVE	EXISTING – C-2 COMMERCIAL DISTRICT PROPOSED – C-2 COMMERCIAL DISTRICT
FRONT YARD SETBACK	15'
SIDE YARD SETBACK	5'
REAR YARD SETBACK	10'
MAXIMUM BUILDING HEIGHT	50' (PRIMARY STRUCTURE)

SITE CONTROL:

CONTROL POINT 100	CONTROL POINT 101	CONTROL POINT 102
N: 6968909.430'	N: 6968743.386'	N: 6968769.850'
E: 16458100.712'	E: 16458308.904'	E: 16458127.298'
ELEV: 979.994'	ELEV: 980.562'	ELEV: 980.440'
DESCRIPTION: BMK CHSLD X N RIM	DESCRIPTION: CPT PK NAIL	DESCRIPTION: CPT PK NAIL

FLOOD ZONE:
THE SITE IS LOCATED IN ZONE X – AREAS DETERMINED TO HAVE REDUCED FLOOD RISK DUE TO LEVEE
MAP NUMBER: 19155C0394E
EFFECTIVE DATE: 02/04/2005

811 Know what's **below.** **Call** before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LICENSED PROFESSIONAL ENGINEER
TYLER M. ANDERSON
23176
IOWA

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.

SIGNATURE:
NAME: TYLER M. ANDERSON DATE

LICENSE NUMBER 23176

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS: C0.0–C6.1

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REVISIONS
REV. NO. | DATE | REVISIONS DESCRIPTION

COVER SHEET

PRIMUS BROADWAY DENTAL ADDITION
CONSTRUCTION DOCUMENTS

COUNCIL BLUFFS, IA

2023

drawn by: RMG
checked by: CSM
approved by: TMA
QA/QC by: CSM
project no.: 023-04080
drawing no.: C_TTL01_02304080
date: 06.11.2023

SHEET
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DWG: \\ca.ad.oaconsulting.com\fnts-ns1\projects\2023\04001-04500\023-04080\40-design\AutoCAD\final plans\Sheets\GNCV\C_TTL01_02304080.dwg USER: cmoyo
DATE: Jul 11, 2023 1:02pm XREFS: C_PTBLK_02304080

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
2. ALL WORK AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, THE 2023 IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), THE CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS, AND THE PLANS AND DETAILS SHOWN HEREIN. IN THE CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
3. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY AND OWNER. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ENGINEER, AND GOVERNING AGENCY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY ON THE PROJECT. THIS SHALL INCLUDE THE SAFETY OF HIS OWN PERSONNEL, SUBCONTRACTORS, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC. ALL JOB SITE SAFETY SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, AND ENSURE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
5. THE CONTRACTOR SHALL CONTACT IOWA ONE-CALL AT #811 OR 800-292-8989 A MINIMUM OF 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) IN ADVANCE OF ANY EXCAVATION.
6. THE LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE AND HAVE BEEN SHOWN FROM AVAILABLE SURVEYS AND/OR RECORDS. THERE MAY BE ADDITIONAL UTILITIES PRESENT, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE, EXACT LOCATION/SIZE, ADEQUATELY PROTECT/SUPPORT, AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL INCLUDE, AT NO ADDITIONAL COST, ANY POTHOLING OR EXPLORATORY EXCAVATIONS NECESSARY TO LOCATE EXISTING UTILITIES. UTILITIES SHALL BE LOCATED SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING FACILITIES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE GOVERNING AGENCY AND/OR THE UTILITY OWNER.
7. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE INDICATED IN THE PLANS, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES SHOWN IN THE PLANS AND/OR SPECIFICATIONS. DO NOT SCALE DRAWINGS – USE ONLY DIMENSIONS PROVIDED ON THESE PLANS.
9. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES, AND SHALL PROVIDE ALL WORK AND MATERIALS NECESSARY TO CONSTRUCT THE PROJECT IN ITS ENTIRETY.
10. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL AND THOSE IMPROVEMENTS THAT ARE OUTSIDE THE LIMITS OF THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE THERETO AND SHALL PROVIDE TEMPORARY FENCING, BARRICADES, SUPPORTS, RESTRAINTS, AND /OR BRACING WHERE REQUIRED TO PROTECT EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED AND/OR REPLACED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
11. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE OWNER'S PROPERTY, PUBLIC RIGHT-OF-WAY, PERMANENT EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES, AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING AGENCIES AND LOCAL FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS/FIRE SUPPRESSION TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY AND SHALL PROPERLY PROTECT AND BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE. STORAGE, LOSS DUE TO THEFT, OR VANDALISM OF MATERIALS AND EQUIPMENT (SECURED OR UNSECURED) WILL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
15. TEMPORARY POWER, TELEPHONE, AND WATER FOR THE SITE IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED.
16. CONTRACTOR SHALL REFER TO OTHER DRAWINGS ISSUED BY ARCHITECT, STRUCTURAL, ELECTRICAL, AND MECHANICAL ENGINEERS. ENSURE COORDINATION OF EXACT LOCATION AND DIMENSIONS OF BUILDINGS, EXITS, RAMPS, UTILITY ENTRANCE LOCATIONS AND GRADES AROUND THE BUILDING. IMMEDIATELY NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES.
17. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NECESSARY TO COMPLETE THE WORK. ALL TRAFFIC CONTROL DEVICES AND METHODS OF CONTROLLING TRAFFIC THROUGH CONSTRUCTION ZONES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD, AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS. ADDITIONAL WORK IN THE RIGHT-OF-WAY OR TRAFFIC CONTROL PERMITS MAY BE NECESSARY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
18. IF UNANTICIPATED HAZARDOUS MATERIALS OF ANY KIND ARE ENCOUNTERED IN THE WORK, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL CONSTRUCTION OPERATIONS AND NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR FURTHER DIRECTION.
19. ALL DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY.
20. DURING DEMOLITION OPERATIONS, THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES USING MEANS OF THEIR CHOICE.
21. THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE ADEQUATE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND CONSTRUCTION STORMWATER PERMIT. THE CONTRACTOR(S) MUST ADHERE TO GOOD HOUSEKEEPING BEST MANAGEMENT PRACTICES AT ALL TIMES. GOOD HOUSEKEEPING BEST MANAGEMENT PRACTICES FOCUS ON KEEPING THE WORK SITE CLEAN AND ORDERLY WHILE HANDLING MATERIALS AND WASTE IN A MATER THAT ELIMINATES THE POTENTIAL FOR POLLUTANT RUNOFF.
22. IN ORDER TO ATTAIN FINAL CERTIFICATION OF OCCUPANCY APPROVAL, DOCUMENTATION WILL BE REQUIRED FROM THE GENERAL CONTRACTOR VIA THE GRADING CONTRACTOR/SOIL EROSION CONTROL CONTRACTOR/OR THE PROJECT CIVIL ENGINEER THAT THE PROJECT MEETS THE CURRENT TOPSOIL PERSERVATION REQUIREMENTS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR).
23. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC RIGHT R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY OF COUNCIL BLUFFS TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
24. ANY CHANGES TO THE PLANS SHALL BE APPROVED IN WRITING BY THE CITY OF COUNCIL BLUFFS. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE WITHOUT CITY APPROVAL.
25. THE CONTRACTOR SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING CONCRETE SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

EXISTING CONDITONS NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THEIR OWN INVESTIGATIONS AND MAKING THEIR OWN ASSUMPTIONS REGARDING SITE SURFACE AND SUBSURFACE CONDITIONS. THIS INCLUDES THE LOCATION AND CONSISTENCY OF ANY EXISTING ROCK LAYERS UNDERLYING THE PROJECT SITE. CONTACT THE ENGINEER REGARDING ANY DISCREPANCIES THAT MAY AFFECT THE ABILITY TO CONSTRUCT FROM THESE PLANS AS DESIGNED.
3. EXISTING CONDITIONS WERE DETERMINED THROUGH A VARIETY OF METHODS THAT MAY INCLUDE SURVEY, AERIAL IMAGERY, AVAILABLE RECORDS, GIS DATA, ETC. SUBSURFACE CONDITIONS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES AND OTHER SITE IMPROVEMENTS PRESENT ON SITE. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS WHEN CONFLICTS AND DISCREPANCIES ARE FOUND.

DEMOLITION NOTES:

1. PRIOR TO ANY DEMOLITION EROSION CONTROL MEASURES AND CONSTRUCTION FENCING SHALL BE INSTALLED.
2. THE CONTRACTOR SHALL COORDINATE ALL ITEMS TO BE SALVAGED AND/OR PROTECTED WITH SITE OWNER AND UTILITY OWNERS.
3. THE CONTRACTOR SHALL NOT INTERRUPT ANY UTILITY SERVICES TO ANY ADJACENT PROPERTIES. SHOULD ANY INTERRUPTIONS BECOME NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THE ADJACENT PROPERTY AND UTILITY OWNER AND MINIMIZE THE LENGTH OF TIME THE UTILITY IS INTERRUPTED TO THE GREATEST EXTENT POSSIBLE.
4. SECONDARY WIRING, SERVICES, IRRIGATION AND OTHER MINOR SITE IMPROVEMENTS THAT ARE NOT TO REMAIN IN SERVICE ARE TO BE DEMOLISHED AND REMOVED.
5. ALL PAVEMENT SAWCUTS ARE TO BE MADE IN STRAIGHT, CLEAN LINES LEAVING A CLEAN AND STABLE EDGE AT FULL PAVEMENT DEPTH.
6. ALL PCC PAVEMENT AND ALL CURB SHALL BE REMOVED TO NEAREST JOINT.
7. ALL MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN STRICT CONFORMANCE WITH LOCAL CODES AND ORDINANCES.
8. ALL TREE REMOVAL SHALL INCLUDE STUMPS AND ROOTS. DEPRESSIONS CREATED SHALL BE FILLED TO PROVIDE DRAINAGE.

SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL WORK AND CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS AND THE 2023 IOWA STATEWIDE URBAN DESIGN AND SPECIFICATION (SUDAS). IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
3. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
4. PAVEMENT CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE 2023 IOWA STATEWIDE URBAN DESIGN AND SPECIFICATION MANUAL (SUDAS) AND ALL CITY CODES, SPECIFICATIONS, AND REGULATIONS.
5. ALL PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE 4" WIDE WHITE MARKING, CONFORMING TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD, FEDERAL HIGHWAY ADMINISTRATION) AND ALL REVISIONS THERE TO INCLUDING LOCAL AND STATE SUPPLEMENTS.
6. ALL SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO THE PUBLIC STREETS NEED TO BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MUTCD AND ALL REVSIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS.
7. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCES.
8. MONUMENT SIGN SHALL REQUIRE A SIGN PERMIT AND BE APPROVED UNDER SEPARATE REVIEW.

PAVING NOTES:

1. PROVIDE PORTLAND CEMENT CONCRETE (P.C.C.) AT THICKNESS INDICATED ON PLANS WITH 12-INCH SPECIAL SUBGRADE COMPACTION. ALL EARTHEN SOILS MOISTURE AND DENSITY TO BE BETWEEN OPTIMUM AND +4% OF OPTIMUM.
2. UNLESS PROVIDED FOR IN THE PLANS, CONTRACTOR SHALL DEVELOP A CONCRETE PAVEMENT JOINTING PLAN USING THE PROPOSED SITE PLAN AND SITE CONDITIONS. JOINT LAYOUT SHALL BE IN ACCORDANCE WITH ACI 330R 'GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS," AND STANDARD CONSTRUCTION PRACTICES. JOINT DETAILS SHALL BE IN ACCORDANCE WITH THE CITY OF COUNCIL BLUFFS SPECIFICATIONS. CONTRACTOR SHALL PROVIDE A PAVEMENT JOINTING PLAN FOR OWNER APPROVAL.
3. ALL SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON PROJECT TO BE IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS AND ROUTES ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN". THE SITE MAY BE INSPECTED BY CITY PERSONNEL FOR COMPLIANCE WITH THE STANDARDS.
5. ADA ACCESSIBLE PARKING STALLS AND AISLES SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION. ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00% (UNLESS RAMPS AND LANDINGS ARE PROVIDED PER ADA STANDARDS). CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (12:1). ACCESSIBLE MANEUVERING AREAS AT DOORS SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION. CONTRACTOR SHALL FIELD VERIFY ADA GRADES AND FORM WORK PRIOR TO PLACING ANY CONCRETE. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY SHOWN ON THE PLANS.
6. CONTRACTOR TO COORDINATE ALL PAVEMENT TESTING.
7. PAVING CONTRACTOR TO PLACE TRAFFIC RATED CAPS ON ALL CLEAN-OUTS WITHIN PAVED AREAS.
8. ALL ACCESSIBLE STALLS TO BE PAINTED AND SIGNS INSTALLED.
9. MAINTAIN 2% MAXIMUM CROSS SLOPE ON SIDEWALKS UNLESS OTHERWISE NOTED. ALL SIDEWALKS TO BE 4" P.C.C. PAVEMENT UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL BOX OUT AND ADJUST UTILITY RIMS TO GRADE PER CITY OF COUNCIL BLUFFS SPECIFICATIONS.
11. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES IN THE PLANS CONCERNING PLACEMENT OF PAVEMENT MARKING AND/OR SIGNS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR APPROVAL BEFORE PROCEEDING WITH WORK.
12. ALL ACCESSIBLE PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO ADA GUIDELINES.
13. ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.

GRADING NOTES:

1. PRIOR TO ANY GRADING OPERATIONS, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADEQUATELY IN PLACE. REFER TO THE EROSION AND SEDIMENT CONTROL PLAN FOR REQUIREMENTS.
2. THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR SUBGRADE ELEVATIONS.
3. ALL TOP OF CURB ELEVATIONS SHALL BE 6" ABOVE GUTTER ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.
4. THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN THREE FEET HORIZONTAL.
5. CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE. SLOPE SHALL BE A 2% MINIMUM.
6. UNLESS OTHERWISE IDENTIFIED IN THE CONTRACT DOCUMENTS, SITE AND BUILDING PAD PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT (PROVIDED BY OWNER).
7. IN CASE OF ANY DISCREPANCIES REGARDING EARTHWORK BETWEEN THE GEOTECHNICAL REPORT (PROVIDED BY OWNER) AND THE SPECIFICATIONS SHOWN IN THESE PLANS, NOTIFY THE ENGINEER IMMEDIATELY.
8. A MINIMUM OF 8" OF TOPSOIL IS TO BE PLACED ON ALL NON-PAVED SURFACES WITHIN THE LIMITS OF CONSTRUCTION EXISTING TOPSOIL SHALL BE STOCKPILED FOR REUSE. CONTRACTOR SHALL BE RESPONSIBLE TO IMPORT ADDITIONAL SUITABLE TOPSOIL AS REQUIRED. REFER TO SPECIFICATIONS AND THE 2023 SUDAS SPECIFICATION 2010.
9. ALL EXISTING PAVEMENT, UTILITIES, BURIED DEBRIS, RUBBLE, AND/OR STRUCTURES/FOUNDATIONS ENCOUNTERED WITHIN AREAS OF DISTURBANCE SHALL BE COMPLETELY REMOVED PRIOR TO OR DURING EARTHWORK OPERATIONS. WASTED MATERIAL SHALL NOT BE BURIED ONSITE WITHOUT THE PRIOR APPROVAL OF THE OWNER.
10. THE UPPER 24" OF ALL UTILITY TRENCHES IN UNPAVED AREAS SHALL BE BACKFILLED WITH COMPACTED COHESIVE SOILS. SEE GEOTECHNICAL REPORT FOR COMPACTION AND MOISTURE RECOMMENDATIONS.
11. FINAL PAVEMENT SUBGRADES SHALL BE PROOFROLLED IMMEDIATELY PRIOR TO THE PLACEMENT OF THE PAVEMENT TO DETECT LOCALIZED AREAS OF INSTABILITY WHICH WILL BE REMOVED AND REPLACE.
12. SUITABLE FILL MATERIALS SHALL BE PLACED IN THIN LIFTS OF 4 TO 8 INCHES LOOSE MEASUREMENT, UNLESS OTHERWISE ALLOWED IN THE GEOTECHNICAL REPORT.
13. IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AND AUTHORIZATION TO DISCHARGE FROM DEWATERING ACTIVITIES.
14. THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS AND TRENCHES NEEDED FOR THE CONSTRUCTION OF THE PROJECT USING MEANS/METHODS OF HIS CHOICE. ALL DEWATERING ACTIVITIES SHALL MEET THE GENERAL PERMIT #2 REQUIREMENTS. REFER TO THE GEOTECHNICAL REPORT FOR ANTICIPATED LEVELS OF GROUNDWATER AND DEWATERING.
15. ALL EXCAVATIONS AND TRENCHES SHALL BE SLOPED/SHORED/BRACED FOR PROTECTION OF PERSONNEL IN ACCORDANCE WITH OSHA REGULATIONS AND AT THE CONTRACTORS FULL DISCRETION BASED ON THE SITE CONDITIONS. OPEN EXCAVATIONS SHALL BE ADEQUATELY PROTECTED AND/OR FENCED AS NECESSARY AND FOR THE SAFETY OF THE PUBLIC.
16. ALL FLOOR SLABS SHALL BEAR ON CONTROLLED FILL.
17. CONTRACTOR WILL BE HELD RESPONSIBLE FOR SETTLEMENT DUE TO IMPROPER COMPACTION.
18. THE CONTRACTOR SHALL NOTIFY THE OWNER/ENGINEER IMMEDIATELY IF ANY GRADING WILL TAKE PLACE BEYOND THE LIMITS OF DISTURBANCE.
19. IF THERE ARE TREES ON SITE THAT DO NOT SHOW UP ON THE PLANS, THE CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE OR ENGINEER FOR REMOVAL OR RELOCATION, IF REQUIRED.
20. CONTRACTOR SHALL GRADE ALL LOW SPOTS TO DRAIN. THE CONTRACTOR SHALL INFORM THE APPROPRIATE GOVERNING AGENCY, OWNER AND/OR OWNING REPRESENTATIVE PRIOR TO BEGINNING OF PROOFROLLING.
21. ANY GEOTECHNICAL/TESTING REPORTS SOLICITED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE OWNER AND THE ENGINEER.
22. GRADING TOLERANCES: BUILDING PAD: -0.0' TO +0.1'; PAVED AREAS -0.0' TO +0.2'; ALL OTHER AREAS: -0.1' TO +0.1'.
23. SEE SITE LAYOUT PLAN FOR ADA ACCESSIBLE ROUTES AND PAVING REQUIREMENTS. ALL ADA ACCESSIBLE STALLS/ROUTES SHALL BE CONSTRUCTED PER ADA STANDARDS.
24. BACKFILL TO TOP OF CURB AND BACK OF WALK.
25. CONTRACTOR SHALL READ AND FOLLOW THE GEOTECHNICAL SOILS REPORT PROVIDED BY OWNER.
26. PROOF ROLL THE EXPOSED SUBGRADE AND REPLACE WITH COMPACTED FILL TO BOTTOM OF CONCRETE DRIVES, CURBS, WALKS AND BUILDING FLOOR ELEVATION.
27. NATIVE SOILS, AS APPROVED BY GEOTECHNICAL ENGINEER, MAY BE REUSED FOR COMMON FILL AFTER THEY ARE SORTED TO REMOVE ALL DELETERIOUS MATERIALS SUCH AS CONCRETE, BRICKS AND OTHER RUBBLE. DELETERIOUS MATERIALS SHALL BE REMOVED FROM PROJECT SITE. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
28. THE UPPER 9-INCHES OF PAVEMENT SUBGRADE FILL SHOULD BE COMPACTED TO A MINIMUM OF 98% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY. FILL PLACED BELOW THIS LEVEL SHOULD BE COMPACTED TO A MINIMUM OF 95% LOW-PLASTICITY, COHESIVE FILL SHALL BE COMPACTED AND MAINTAINED AT A WATER CONTENT BETWEEN OPTIMUM AND +4% OF OPTIMUM.

DRY UTILTY PLAN NOTES:

1. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL NOTIFY AND COORDINATE CONSTRUCTION WITH UTILITY OWNER.
2. ALL ON-SITE WIRING AND CABLES SHALL BE PLACED UNDERGROUND AND WITHIN CONDUIT UNLESS OTHERWISE SPECIFIED IN THESE PLANS. IF NOT SPECIFIED, ALL CONDUIT SHALL BE IN CONFORMANCE WITH UTILITY OWNER STANDARDS AND SPECIFICATIONS.
3. TELEPHONE AND COMMUNICATION SERVICE ROUTING AND CONDUITS, IF SHOWN AT ALL, ARE SUGGESTED ALIGNMENTS ONLY. CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AS REQUIRED BY MEP AND RELATED PLANS AS WELL AS SERVICE PROVIDER PRIOR TO PAVEMENT INSTALLATION.
4. ALL CONDUIT SHALL BE SCHEDULE 40 PVC PIPE AND SIZED PER MEP PLANS OR AS NOTED. CONDUIT SHALL BE SUFFICIENTLY FLEXIBLE TO ALLOW IT TO CONFORM TO MINOR CHANGES IN TRENCH DIRECTION OR ELEVATION. ALL OTHER BENDS SHALL BE MADE USING PRE-FORMED SWEEPS.

EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR SHALL CONSIDER ANY EROSION AND/OR SEDIMENT CONTROL SHOWN IN THIS PLAN SET, THE SWPPP, OR ANY RELATED PLAN SET AS A MINIMUM REQUIREMENT. CONTRACTOR IS RESPONSIBLE FOR EVALUATING SITE CONDITIONS AND INSTALLING ANY ADDITIONAL CONTROLS AS NECESSARY.
2. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES THROUGHOUT THE PROJECT. ANY AND ALL FINES ASSOCIATED WITH EROSION CONTROL VIOLATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. AT ANY TIME DURING CONSTRUCTION THE CITY MAY REQUIRE ADDITIONAL EROSION/SILTATION CONTROL MEASURES TO BE INSTALLED. WHEN REQUIRED SUCH MEASURES SHALL BE INSTALLED WITHIN 48 HOURS OF HOURS OF NOTICE (VERBAL OR WRITTEN).
4. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SCHEDULE. ALL COSTS ASSOCIATED WITH REPAIR OR RE-INSTALLATION, INCLUDING RELATED INCIDENTALS, WILL BE THE CONTRACTOR'S RESPONSIBILITY.
5. ALL DISTURBED AREAS SHALL BE LANDSCAPED, SEEDED OR SODDED, AS SHOWN ON THE LANDSCAPE PLAN.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED WITH A HEALTHY STAND OF PERMANENT VEGETATION. AREAS DISTURBED BY DEVICE REMOVAL SHALL BE IMMEDIATELY STABILIZED. SEED BLENDS OR SOD SHALL MATCH WHAT WAS USED IN AREAS SURROUNDING DISTURBANCE.
7. PRIOR TO LEAVING THE SITE THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, GUTTERS, ETC. ARE CLEANED OUT AND WORKING PROPERLY.

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GENERAL NOTES

PRIMUS BROADWAY DENTAL ADDITION
CONSTRUCTION DOCUMENTS

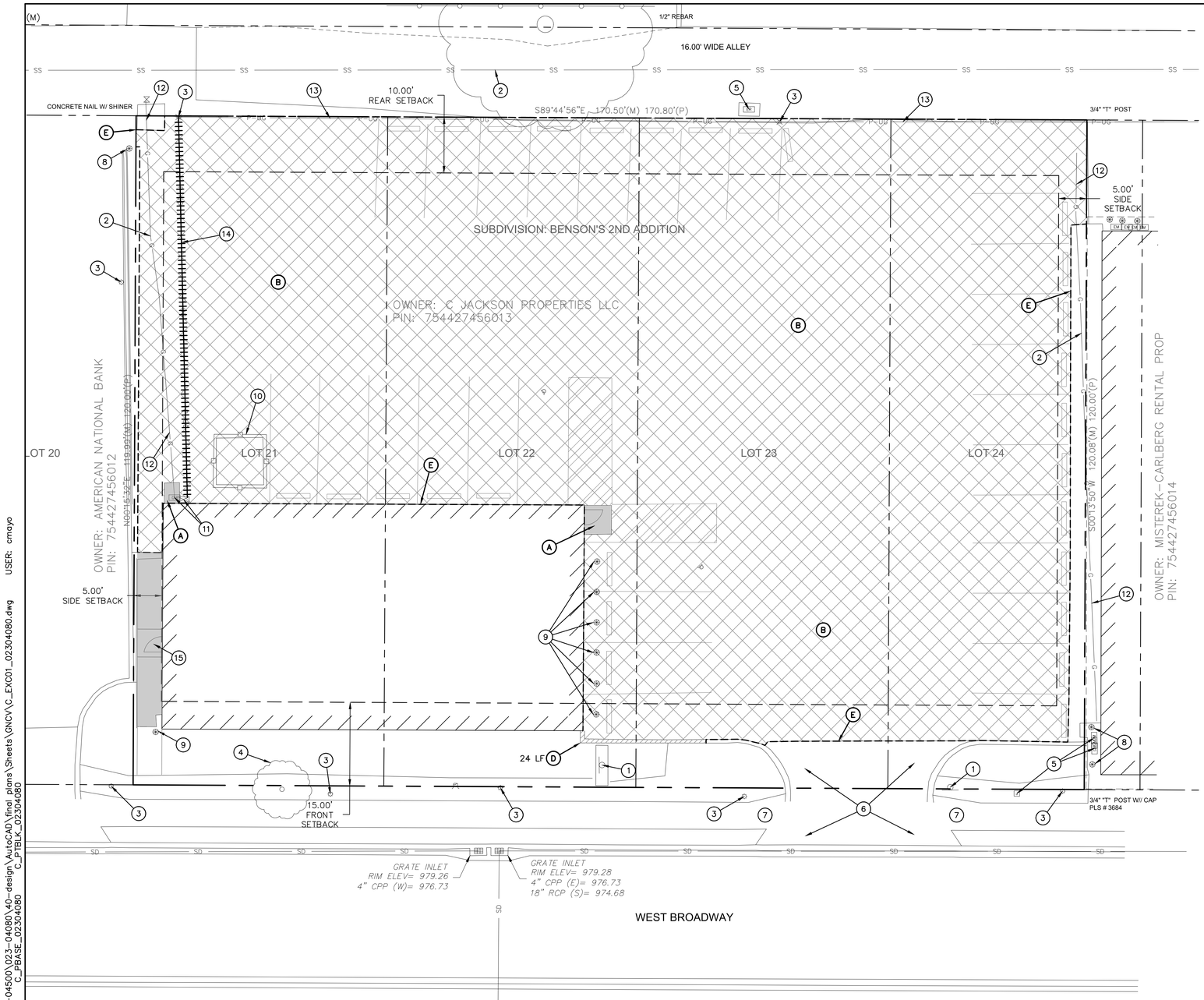
COUNCIL BLUFFS, IA

2023

drawn by: RMG
checked by: CSM
approved by: TMA
QA/QC by: CSM
project no.: 023-04080
drawing no.: C_GEN01_02304080
date: 06.11.2023

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DATE: Jul 11, 2023 1:16pm XREFS: C_PTBLK_02304080



LEGEND:

- PROPERTY BOUNDARY LINE
- PROPERTY LOT LINE
- BUILDING SETBACK
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND GAS
- EXISTING CHAIN LINK FENCE
- EXISTING WOODEN FENCE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING OUTLINE
- (A) REMOVE EXISITNG PCC PAVEMENT
- (B) REMOVE EXISITNG ACC PAVEMENT
- (C) REMOVE EXISITNG LANDSCAPING
- (D) REMOVE EXISTING PCC CURB
- (E) SAWCUT EXISTING PAVEMENT TO FULL DEPTH
- (F) REMOVE EXISTING UTILITY LINE
- (1) REMOVE EXISTING SIGNAGE
- (2) PROTECT EXISTING UTILITY LINE
- (3) PROTECT EXISTING POWER/LIGHT POLE
- (4) PROTECT EXISTING TREE
- (5) PROTECT EXISTING UTILITY STRUCTURE
- (6) PROTECT EXISTING PCC ACCESS DRIVE PAVEMENT AND CURB
- (7) PROTECT EXISTING ADA RAMPS
- (8) PROTECT EXISTING BOLLARD
- (9) REMOVE EXISTING BOLLARD
- (10) REMOVE EXISTING WOODEN TRASH ENCLOSURE
- (11) EXISTING UTILITY SERVICE LINES TO BE RELOCATED (REF. MEP PLANS)
- (12) GAS LINE, OPERATE WITH CAUTION
- (13) OVERHEAD POWER LINE, OPERATE WITH CAUTION
- (14) REMOVE EXISTING OVERHEAD POWER SERVICE LINE, COORDINATE WITH UTILITY PROVIDER.
- (15) REMOVE EXISTING CONCRETE STOOP AND RAMP

NOTE:
ALL PAVEMENT MARKINGS AND WHEEL STOPS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

N

0' 5' 10' 20'
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EXISTING CONDITIONS & DEMOLITION PLAN

PRIMUS BROADWAY DENTAL ADDITION
CONSTRUCTION DOCUMENTS

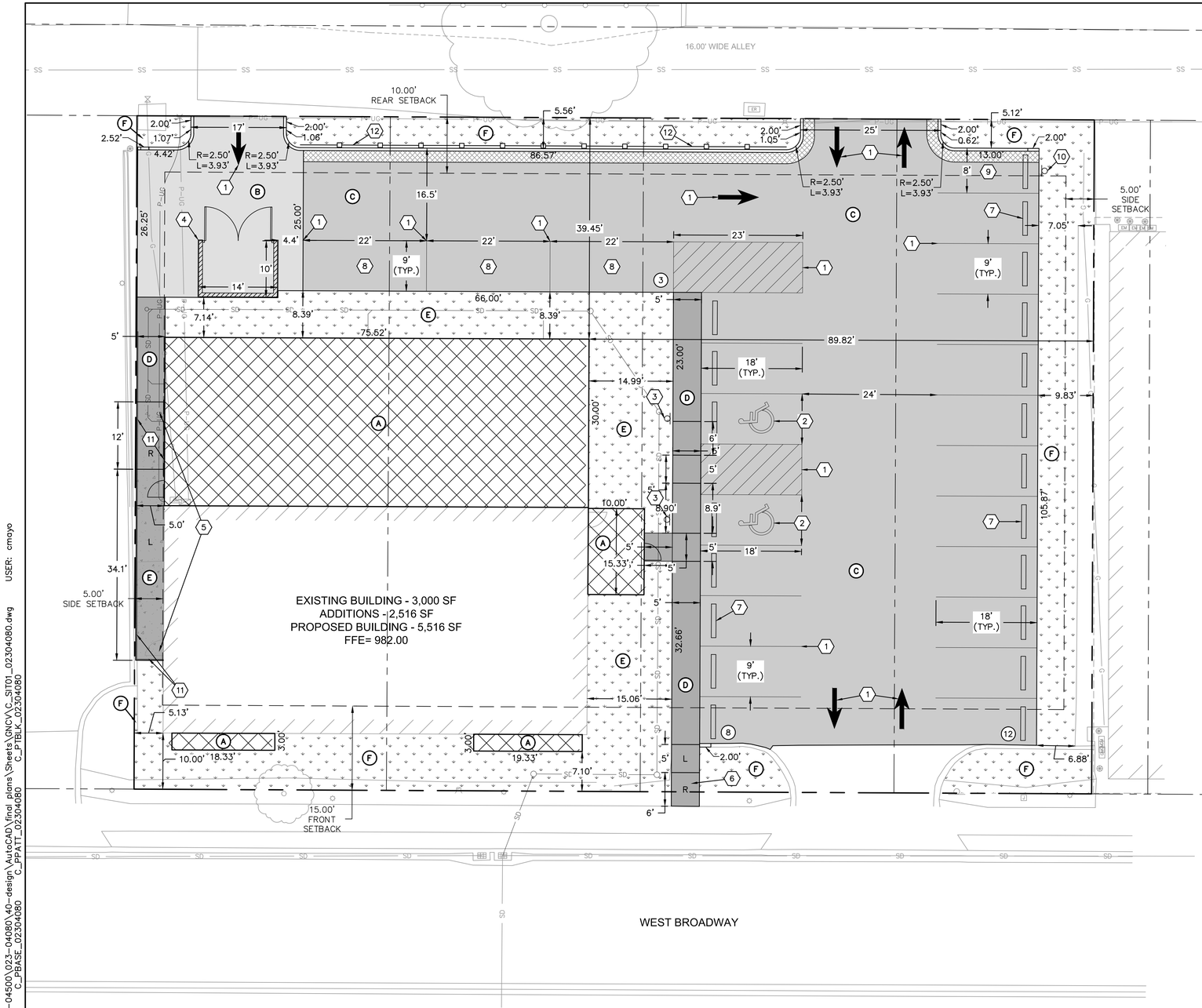
COUNCIL BLUFFS, IA

2023

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approved by: TMA
QA/QC by: CSM
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C_PBASE_02304080
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LEGEND:

- PROPERTY BOUNDARY LINE
- PROPERTY LOT LINE
- BUILDING SETBACK
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND GAS
- EXISTING CHAIN LINK FENCE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING OUTLINE
- (A) PROPOSED BUILDING ADDITIONS (REF: ARCH. PLANS)
- (B) PROPOSED 7" CONCRETE PAVEMENT (REF: DETAIL SHEET C6.0)
- (C) PROPOSED ASPHALT PAVEMENT (REF: DETAIL SHEET C6.0)
- (D) PROPOSED 4" CONCRETE SIDEWALK (REF: DETAIL SHEET C6.0)
- (E) PROPOSED STRUCTURAL STOOP (REF: ARCH. PLANS)
- (F) PROPOSED LANDSCAPE AREA (REF: LANDSCAPE SHEET L1.0)
- INSTALL 6" INTEGRAL CURB WITH CONCRETE PAVEMENT (REF: DETAIL SHEET C6.0)
- INSTALL 2'-6" CURB AND GUTTER UNIT WITH 6" STANDARD CURB (REF: DETAIL SHEET C6.0)
- (#) PARKING STALL COUNT
- R ADA RAMP
- L ADA LANDING

KEYNOTES: (#)

1. PROPOSED WHITE PAVEMENT STRIPPING, TYP. (CONFORM TO LATEST MUTCD VERSION STANDARDS AND SPECIFICATIONS)
2. PROPOSED ADA PAVEMENT MARKING (REF: DETAIL SHEET C6.0)
3. PROPOSED ADA SIGNAGE (REF: DETAIL SHEET C6.0)
4. PROPOSED TRASH ENCLOSURE (REF: ARCH. PLANS)
5. PROPOSED CONCRETE STOOP AND RAMP. (REF: ARCH. PLANS)
6. PROPOSED PERPENDICULAR RAMP (REF: DETAIL SHEET C6.0)
7. PROPOSED CONCRETE WHEEL STOP, TYP. (REF: DETAIL SHEET C6.0)
8. PROPOSED 9'X22' PARALLEL PARKING SPACE
9. PROPOSED 8'X16' COMPACT PARKING SPACE
10. PROPOSED COMPACT PARKING SPACE SIGNAGE (REF: DETAIL SHEET C6.0)
11. PROPOSED HANDRAIL (REF: ARCH. PLANS)
12. PROPOSED 6' OPAQUE SCREENING FENCE (REF: ARCH. PLANS)

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SITE PLAN

PRIMUS BROADWAY DENTAL ADDITION
CONSTRUCTION DOCUMENTS

COUNCIL BLUFFS, IA

2023

drawn by:	RMG
checked by:	CSM
approved by:	TMA
QA/QC by:	CSM
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C_PBASE_02304080
C_PPATT_02304080
C_PTBLK_02304080

GRADING PLAN LEGEND:

	PROPERTY BOUNDARY LINE
	PROPERTY LOT LINE
	BUILDING SETBACK
950	PROPOSED MAJOR CONTOUR
951	PROPOSED MINOR CONTOUR
950	EXISTING MAJOR CONTOUR
951	EXISTING MINOR CONTOUR
ME	MATCH EXISTING
TC	TOP OF CURB
TS	TOP OF STRUCTURE
SW	SIDEWALK
HP	HIGH POINT
LP	LOW POINT
FFE	FINISHED FLOOR ELEVATION
RIDGE	RIDGE
VALLEY	VALLEY
R	ADA RAMP
L	ADA LANDING

KEYNOTES: (#)

1. INSTALL STRUCTURAL STOOP AND RAMP (REF: ARCHITECTURAL DRAWINGS)
2. EXISTING SIDEWALK LANDING TO REMAIN.

16.00' WIDE ALLEY

10.00' REAR SETBACK

5.00' SIDE SETBACK

5.00' SIDE SETBACK

15.00' FRONT SETBACK

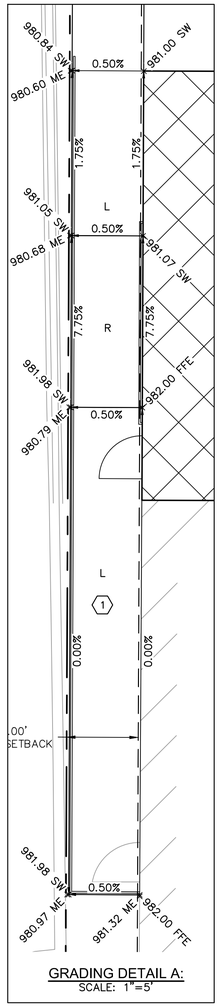
SEE GRADING DETAIL A

SEE GRADING DETAIL B

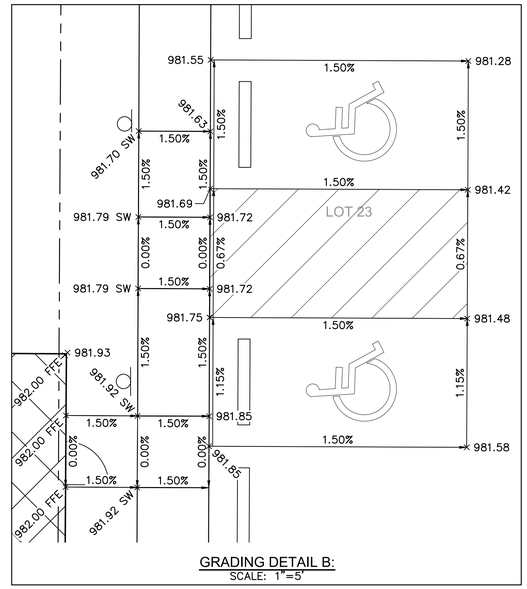
SEE GRADING DETAIL C

EXISTING BUILDING - 3,000 SF
ADDITIONS - 2,516 SF
PROPOSED BUILDING - 5,516 SF
FFE= 982.00

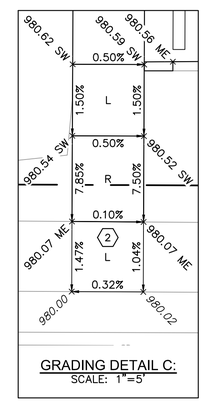
WEST BROADWAY



GRADING DETAIL A:
SCALE: 1"=5'



GRADING DETAIL B:
SCALE: 1"=5'



GRADING DETAIL C:
SCALE: 1"=5'

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GRADING PLAN

PRIMUS BROADWAY DENTAL ADDITION
CONSTRUCTION DOCUMENTS

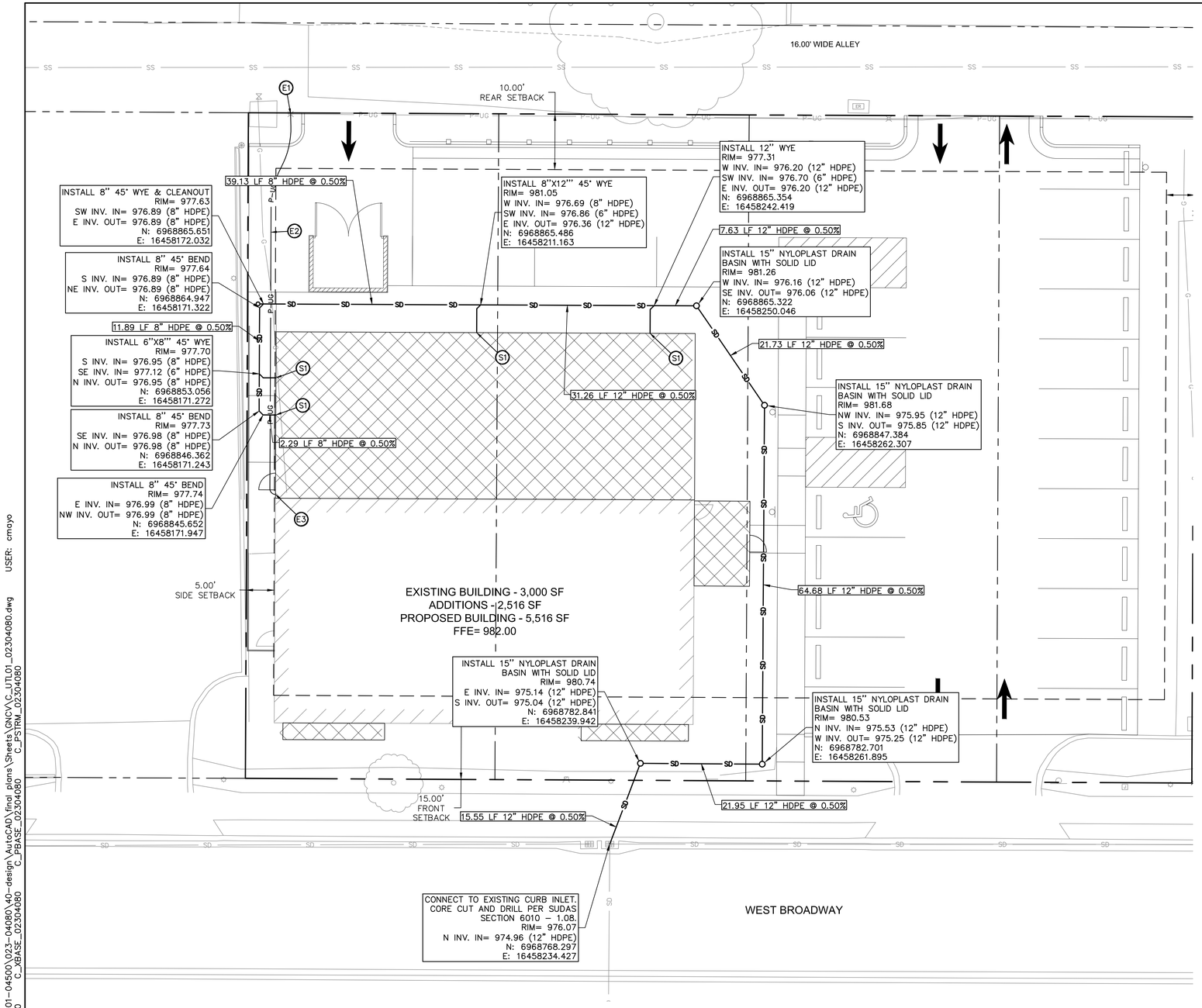
COUNCIL BLUFFS, IA

2023

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QA/QC by: CSM
project no.: 023-04080
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LEGEND:

- PROPERTY BOUNDARY LINE
- PROPERTY LOT LINE
- BUILDING SETBACK
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND GAS
- EXISTING CHAIN LINK FENCE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING OUTLINE
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC LINE

STORM SEWER KEYNOTES

(S1) ROOF DRAIN CONNECTION, REFERENCE ARCHITECTURAL PLANS FOR CONTINUATION. INV.=977.00

ELECTRICAL KEYNOTES

(E1) CONNECT TO EXISTING POWER SOURCE, COORDINATE WITH UTILITY PROVIDER

(E2) INSTALL 70.0 LF OF 4" PVC CONDUIT FOR PRIMARY ELECTRICAL SERVICE PER UTILITY COMPANY STANDARDS & SPECIFICATIONS. COORDINATE WITH UTILITY COMPANY BEFORE INSTALLING

(E5) CONNECT TO BUILDING AND REFERENCE ELECTRICAL PLANS FOR CONTINUATION

UTILITY WARNING:

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. NO PRIVATE UTILITIES LOCATED, UTILITIES WERE ORDERED TO BE LOCATED PER ONE-CALL.

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UTILITY PLAN

PRIMUS BROADWAY DENTAL ADDITION
CONSTRUCTION DOCUMENTS

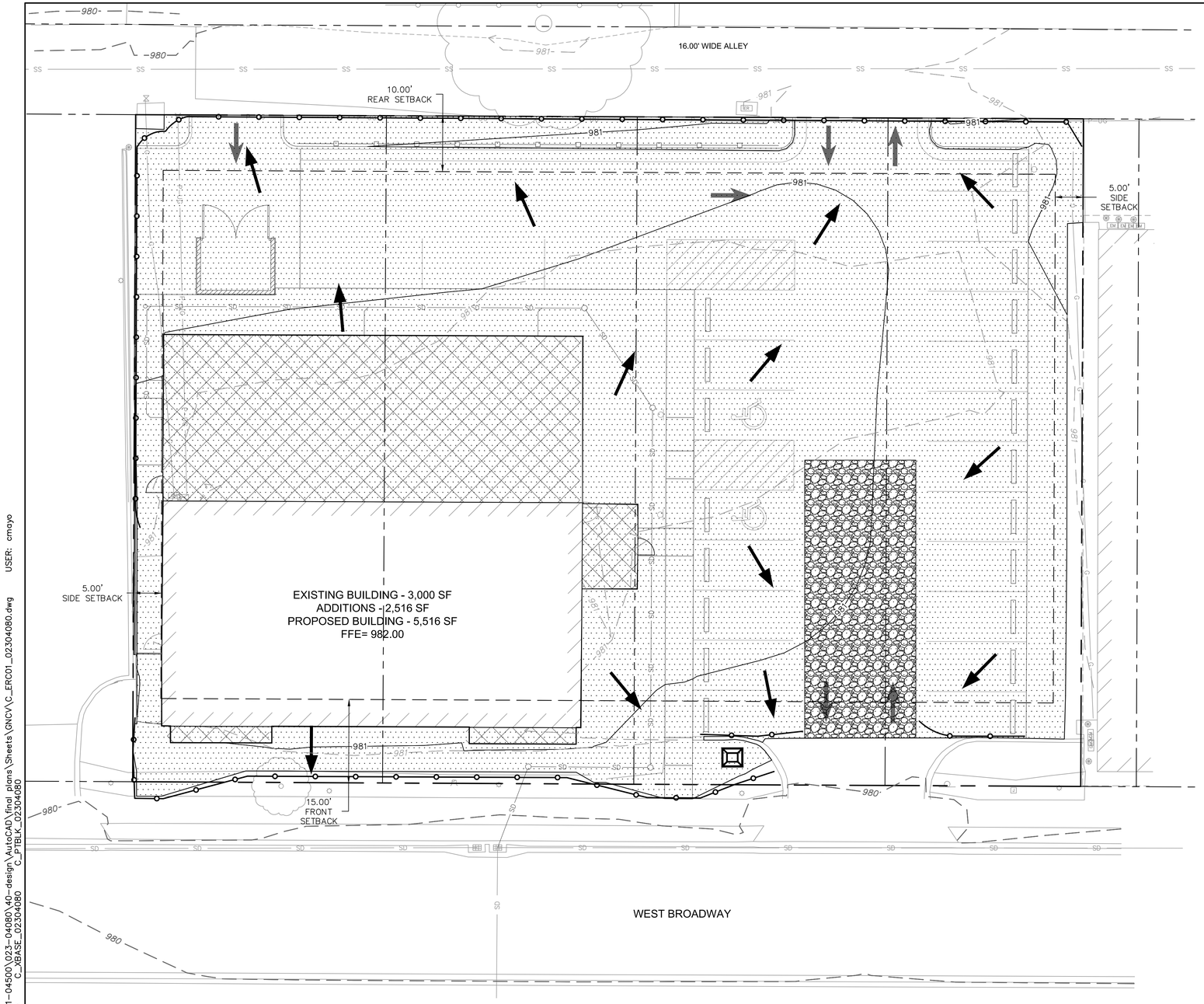
COUNCIL BLUFFS, IA

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C_PBASE_02304080
C_PSTRM_02304080



LEGEND:

- PROPERTY BOUNDARY LINE
- PROPERTY LOT LINE
- BUILDING SETBACK
- SD — EXISTING STORM SEWER
- SS — EXISTING SANITARY SEWER
- P-OH — EXISTING OVERHEAD POWER
- G — EXISTING UNDERGROUND GAS
- EXISTING CHAIN LINK FENCE
- EXISTING BUILDING OVERHANG
- EXISTING BUILDING OUTLINE
- 950 — PROPOSED MAJOR CONTOUR
- 951 — PROPOSED MINOR CONTOUR
- 950 — EXISTING MAJOR CONTOUR
- 951 — EXISTING MINOR CONTOUR

EROSION CONTROL PLAN LEGEND:

- STABILIZED CONSTRUCTION ENTRANCE PER 2023 SUDAS DETAIL 9040.120 (REF: DETAIL SHEET C6.1)
- FILTER SOCK PER 2023 SUDAS DETAIL 9040.102 (REF: DETAIL SHEET C6.1)
- CONCRETE WASHOUT AREA (REF: DETAIL SHEET C6.1)
- FLOW ARROW
- TOTAL DISTURBED AREA (0.39 AC.)

CONSTRUCTION AND EROSION CONTROL SCHEDULE

1. FILTER SOCK SHALL BE INSTALLED IN THE PROPOSED LOCATIONS FOR PERIMETER CONTROL. INSTALL UPSTREAM DIVERSIONS, DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS.
2. DEMO, CLEARING AND GRUBBING SHALL BE COMPLETED.
3. SITE GRADING SHALL BE COMPLETED AND FOLLOWED UP BY UTILITY AND PAVING CONSTRUCTION ALONG WITH REDISTRIBUTION OF STRIPPINGS.
4. EROSION CONTROL SHALL BE INSPECTED AND MAINTAINED UNTIL FINAL GRADING, LANDSCAPING AND STABILIZATION IS ACHIEVED AND APPROVED BY CITY. ONCE FINAL STABILIZATION HAS BEEN ACHIEVED AND APPROVED, SEDIMENT CONTROLS SHALL BE REMOVED.

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EROSION CONTROL PLAN

PRIMUS BROADWAY DENTAL ADDITION
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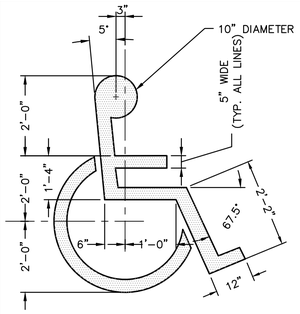
COUNCIL BLUFFS, IA

2023

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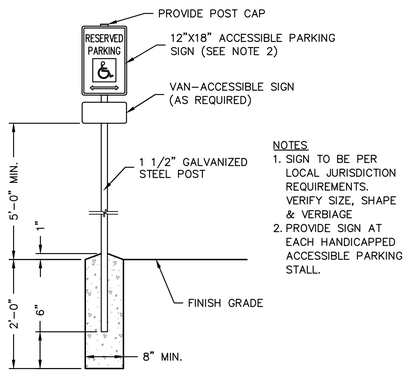
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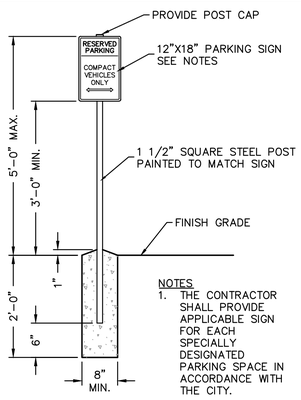
PROVIDE PAINTED SYMBOL AT EACH DESIGNATED ACCESSIBLE PARKING STALL. CENTER SYMBOL IN EACH STALL.

ADA PAVEMENT MARKING DETAIL
N.T.S.



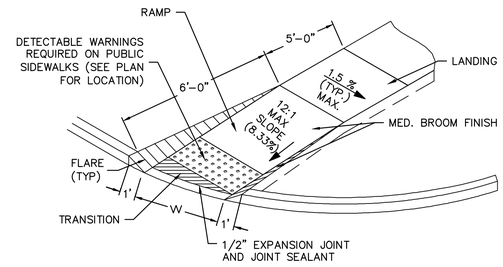
NOTES
1. SIGN TO BE PER LOCAL JURISDICTION REQUIREMENTS. VERIFY SIZE, SHAPE & VERBIAGE
2. PROVIDE SIGN AT EACH HANDICAPPED ACCESSIBLE PARKING STALL.

ADA SIGNAGE DETAIL
N.T.S.

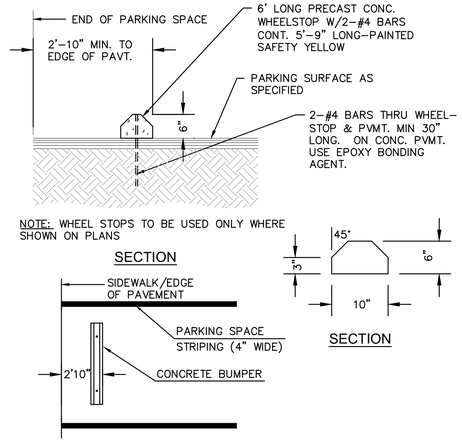


NOTES
1. THE CONTRACTOR SHALL PROVIDE APPLICABLE SIGN FOR EACH SPECIALLY DESIGNATED PARKING SPACE IN ACCORDANCE WITH THE CITY.

COMPACT PARKING SIGNAGE DETAIL
N.T.S.

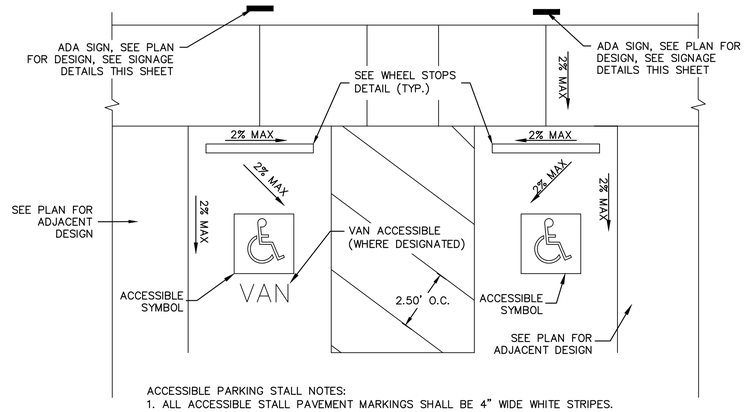


PERPENDICULAR ADA RAMP DETAIL
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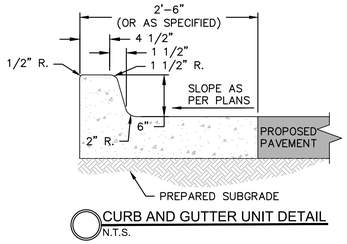
PLACEMENT PLAN

CONCRETE WHEEL STOP DETAIL
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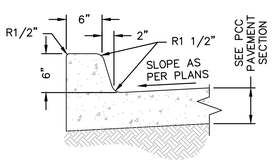


ACCESSIBLE PARKING STALL NOTES:
1. ALL ACCESSIBLE STALL PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE STRIPES.
2. ACCESSIBLE AISLE SHALL BE 8' WIDE MINIMUM FOR VANS.
3. ACCESSIBLE PARKING AREA SURFACE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
4. A SIGN MUST MARK ACCESSIBLE PARKING. THE SYMBOL ON THE PAVEMENT IS NOT ADEQUATE.
5. ACCESSIBLE SYMBOL SHALL BE WHITE WITH BLUE BACKGROUND.
6. ALL PAVEMENT MARKING PER MUTCD STANDARDS, 2009 EDITION, REVISIONS 1 & 2, MAY 2012

ADA PARKING DETAIL
N.T.S.

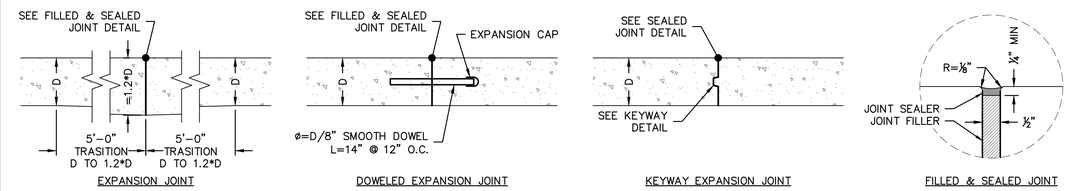


CURB AND GUTTER UNIT DETAIL
N.T.S.



GENERAL NOTES:
1. 3/4" ISOLATION JOINTS WITH 5/8" DIA. X 2' SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 1" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. FIX DOWEL BARS WITH BAR SUPPORTS.
4. DEPTH OF CURB SHALL BE A MINIMUM OF 8" THROUGH HANDICAP ACCESSRAMP.

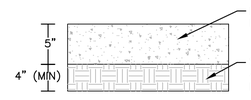
INTEGRAL CURB DETAIL
N.T.S.



TOOLED JOINT NOTE

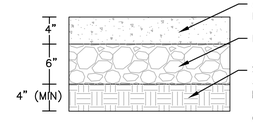
RETOOL JOINTS AFTER BROOMING TO PROVIDE UNIFORM WIDTH FROM CENTER OF JOINT, ON BOTH SIDES, AND IN A SMOOTH BAND AT EDGES OF EACH PANEL.

CONCRETE JOINT DETAILS
N.T.S.



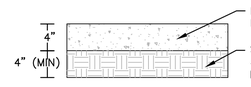
OPTION 2: MOISTURE-CONDITINED BETWEEN -2 TO +3 PERCENT OPTIMUM, AND RECOMPACTED TO 95% MAXIMUM DENSITY PER ASTM D-698 (STANDARD PROCTOR))

PCC PAVEMENT DETAIL
N.T.S.



OPTION 2: MOISTURE-CONDITINED BETWEEN -2 TO +3 PERCENT OPTIMUM, AND RECOMPACTED TO 95% MAXIMUM DENSITY PER ASTM D-698 (STANDARD PROCTOR))

ACC PAVEMENT DETAIL
N.T.S.



OPTION 2: MOISTURE-CONDITINED BETWEEN -2 TO +3 PERCENT OPTIMUM, AND RECOMPACTED TO 95% MAXIMUM DENSITY PER ASTM D-698 (STANDARD PROCTOR))

SIDEWALK PAVEMENT DETAIL
N.T.S.

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1717 Ingersoll Ave
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Des Moines, IA 50309
TEL 515.331.6517
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REVISIONS

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PRIMUS BROADWAY DENTAL ADDITION
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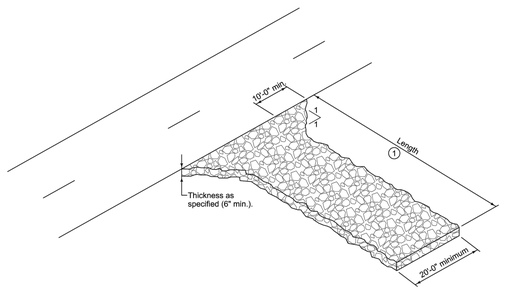
COUNCIL BLUFFS, IA

2023

drawn by:	RMG
checked by:	CSM
approved by:	TMA
QA/QC by:	CSM
project no.:	023-04080
drawing no.:	C_DTL01_02304080
date:	06.11.2023

SHEET
C6.0

DWG: \\oa.oaconsulting.com\fnts-ns1\projects\2023\04001-04500\023-04080\40-design\AutoCAD\final plans\Sheets\GNCV\C_DTL01_02304080.dwg USER: cmoyo
DATE: Jul 11, 2023 1:23pm XREFS: C_PTBLK_02304080



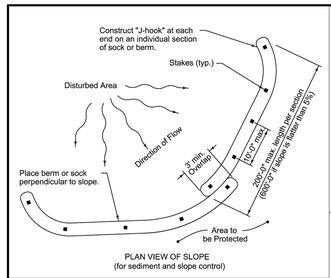
1 Entrance length: 50 foot minimum (30 foot for single family residential), or as specified in the contract documents. Length of entrance may be increased if sediment track-out occurs.

FIGURE 9040.120
SHEET 1 OF 1

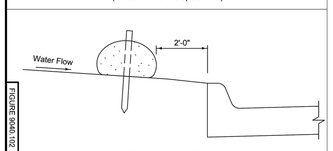
SUDAS 9040.120
REVISION 2 10-21-14
SHEET 1 of 1

SUDAS Standard Specifications

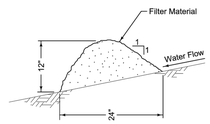
STABILIZED CONSTRUCTION ENTRANCE



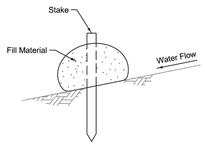
PLAN VIEW OF SLOPE
(for sediment and slope control)



SECTION VIEW AT STREET
(for perimeter control along street)



FILTER BERM



FILTER SOCK

Berm shown is typical for slopes flatter than 3:1. For steeper slopes, increase berm size as directed by the Engineer.

Place berm in uncompacted windrow perpendicular to the slope at locations specified in the contract documents.

Filter sock diameter as specified in the contract documents.

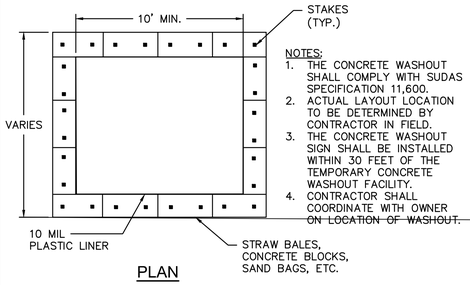
TYPICAL PLACEMENT OF BERM OR SOCK

FIGURE 9040.102
SHEET 1 OF 1

SUDAS 9040.102
REVISION 4 10-21-17
SHEET 1 of 1

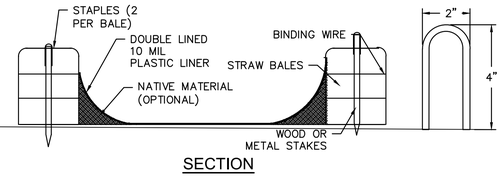
SUDAS Standard Specifications

FILTER BERM AND FILTER SOCK



PLAN

NOTES:
1. THE CONCRETE WASHOUT SHALL COMPLY WITH SUDAS SPECIFICATION 11.600.
2. ACTUAL LAYOUT LOCATION TO BE DETERMINED BY CONTRACTOR IN FIELD.
3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
4. CONTRACTOR SHALL COORDINATE WITH OWNER ON LOCATION OF WASHOUT.



SECTION

CONCRETE WASHOUT DETAIL
N.T.S.

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1717 Ingersoll Ave
Suite 111
Des Moines, IA 50309
TEL 515.331.6517
www.olsson.com

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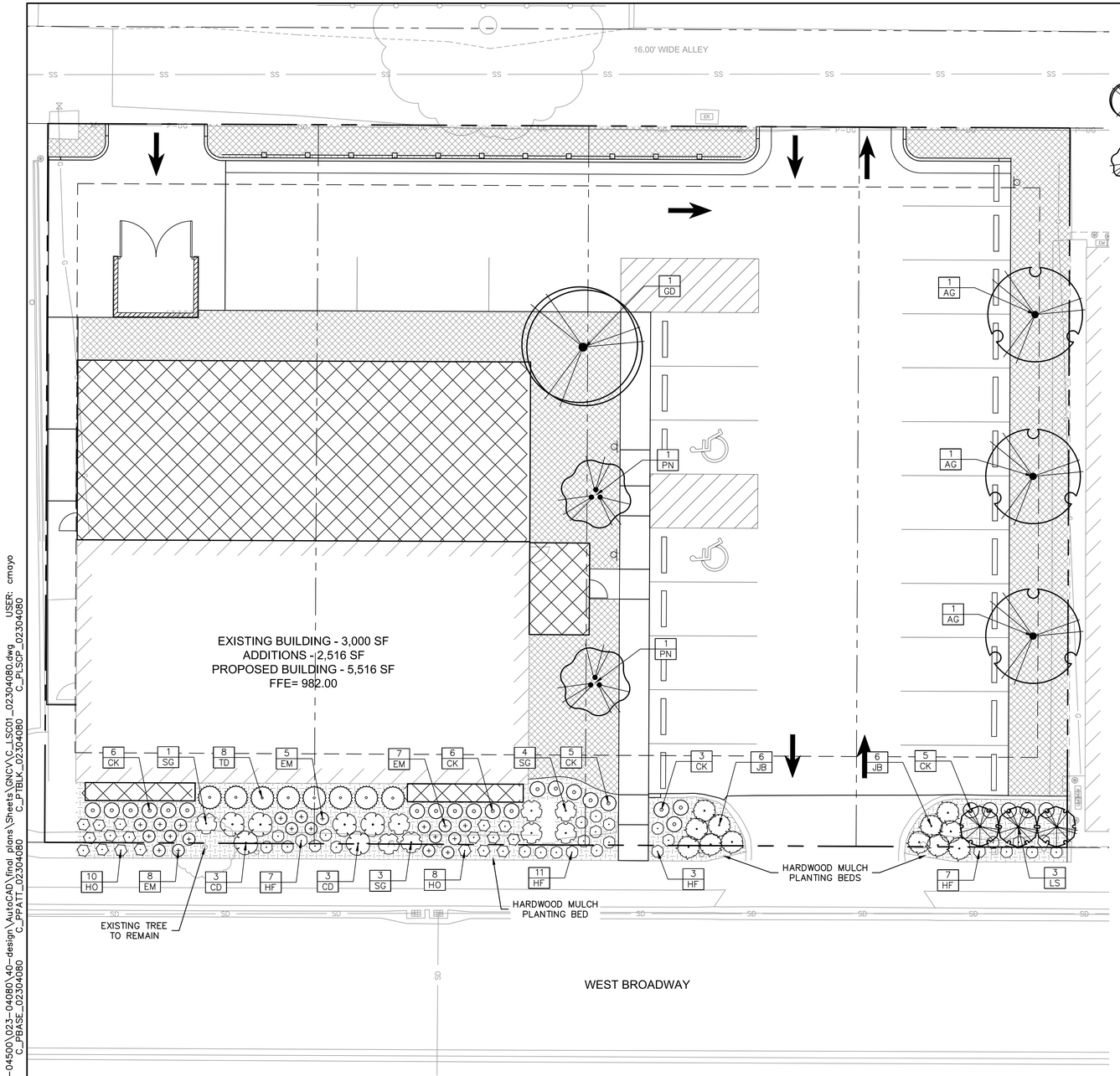
COUNCIL BLUFFS, IA

2023

drawn by:	RMG
checked by:	CSM
approved by:	TMA
QA/QC by:	CSM
project no.:	023-04080
drawing no.:	C_DTL01_02304080
date:	06.11.2023

SHEET
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DATE: Jul 11, 2023 1:24pm XREFS: C_PTBLK_02304080



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	CALIPER
	AG	3	ACER GRISEUM / PAPERBARK MAPLE	N/A	B & B	2"
	GD	1	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	N/A	B & B	2"
	LS	3	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEET GUM	N/A	B & B	2"
	PN	2	POPULUS TREMULOIDES 'CLUMP FORM' / CLUMP FORM QUAKING ASPEN	N/A	B & B	2"

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CK	25	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	3 GAL
	CD	6	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD	3 GAL
	EM	20	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	1 GAL
	HF	28	HEMEROCALLIS X 'ALL AMERICAN CHIEF' / ALL AMERICAN CHIEF DAYLILY	1 GAL
	HO	18	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL
	JB	12	JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER	3 GAL
	SG	8	SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND JAPANESE SPIREA	3 GAL
	TD	8	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO–JAPANESE YEW	3 GAL

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	TS	3,343 SF	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SQFT
		712 SF	HARDWOOD MULCH 2"–4" SHREDDED BROWN –	

LANDSCAPE PLAN NOTES:

1. ALL DISTURBED AREA NOT OTHERWISE SPECIFIED WITH GROUNDCOVER SHALL BE PLANTED WITH TURF SEED – DROUGHT TOLERANT DWARF FESCUE BLEND.
2. COMPLETE COVERAGE IRRIGATION SHALL BE PROVIDED FOR ALL MULCHED PLANTING AREAS AND TURF SOD. IRRIGATION PLANS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
3. QUANTITIES LISTED IN THE PLANT LIST SCHEDULE ARE FOR ESTIMATES ONLY. TREES, SHRUBS, AND GROUND COVER OF CONTRACT QUANTITIES SHALL BE THE NUMBER OF ITEMS SHOWN ON THE DRAWINGS.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
5. CONTRACTOR SHALL REFER TO ENGINEERING DRAWINGS FOR ANY AND ALL EXISTING AND/OR PROPOSED UTILITIES. IF THERE ARE ANY DISCREPANCIES, CONFLICTS AND/OR DEVIATIONS BETWEEN THE LANDSCAPE DRAWINGS AND THE EXISTING OR PROPOSED CONDITIONS, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
6. ALL UNDERGROUND UTILITIES ARE TO BE FIELD–VERIFIED PRIOR TO COMMENCEMENT OF WORK.

LANDSCAPE CALCULATIONS

CATEGORY	RATIO	REQUIRED	PROVIDED
15.32A.090.A.1 FRONTAGE STRIP	5'–WIDE LANDSCAPE STRIP	5' MIN. WIDTH	7'+ WIDTH
15.32A.090.A.2 FOUNDATION PLANTINGS	1 SHRUB PER 1 LF FACADE	75 LF FACADE = 75 SHRUBS	75 SHRUBS
15.32A.090.A.3 FRONTAGE STRIP	1 TREE PER 20 LF FRONTAGE	59 LF FRONTAGE = 3 TREES	3 TREES
	10 SHRUBS PER 20 LF FRONTAGE	59 LF FRONTAGE = 30 SHRUBS	50 SHRUBS
15.32A.090.B.1 PARKING LOT LANDSCAPE	1 TREE PER 3000 SF PAVED AREA	9380 SF PAVED AREA = 4 TREES	8 TREES (INCL. 2 FROM FRONTAGE STRIP) (ALL COUNTED AT 1/2 CREDIT)

N

0' 5' 10' 20'
SCALE IN FEET

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LANDSCAPE PLAN

PRIMUS BROADWAY DENTAL ADDITION
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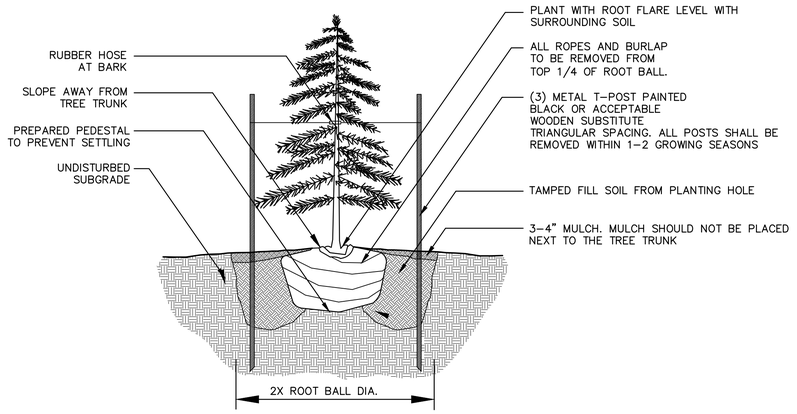
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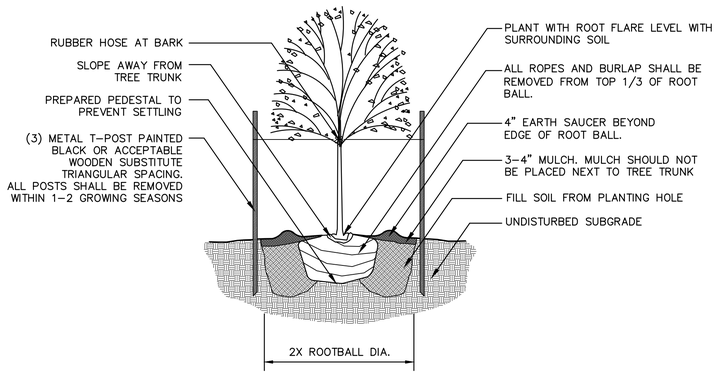
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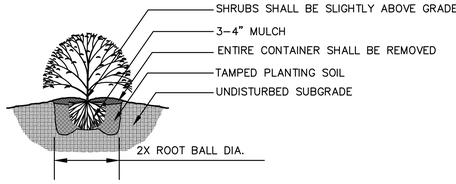
NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

1 Evergreen Tree Planting Detail
not to scale



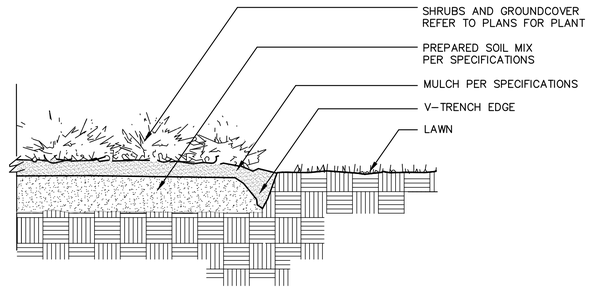
NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

2 Deciduous Tree Planting Detail
not to scale



NOTES:
1. MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH ANLA STANDARDS
2. PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
3. MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
4. SOAK GENEROUSLY TO COMPACT AND SETTLE

3 Shrub Planting Detail
not to scale



4 V-Trench Edging Detail
not to scale

PLANTING NOTES

1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
2. LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
3. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
4. PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF COUNCIL BLUFFS, IA AND THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL TREES SHALL BE CALIPERED AND ANY UNDERSIZED TREES SHALL BE REJECTED. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 12" ABOVE THE GRADE.
7. PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15–JUNE 15) OR FALL (SEPTEMBER 1 – OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
8. CONTRACTOR SHALL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE THE LANDSCAPE ARCHITECT APPROVE ALL STAKING PRIOR TO INSTALLATION. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOT BALL AND DROP INLET CONFLICT). ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
10. A PRE–EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
11. BACKFILL ALL PLANTING BEDS TO A MINIMUM 12–INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.
12. ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A MINIMUM OF 3–4" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON PLANS.
13. CULTIVATED LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED OR SEEDED AREAS.
14. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
17. THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

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LANDSCAPE DETAILS & NOTES

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