RECREATION COMPLEX FACILITY MAINTENANCE YARD IMPROVEMENTS

Project R-23-14 and R-25-03 | City of Council Bluffs

2900 Richard Downing Avenue | Council Bluffs, Iowa

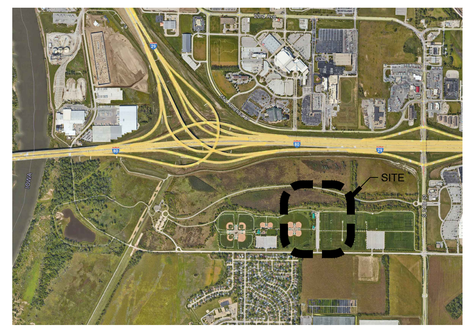


CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G000	COVER SHEET
G001	SITE SURVEY
C100	UTILITY PLAN
L100	DEMOLITION PLAN
L200	KEYNOTE PLAN
L201	LAYOUT PLAN
L300	GRADING & DRAINAGE PLAN
L500	SITE DETAILS
L501	SITE DETAILS
L502	SITE DETAILS
A1.0	ARCHITECTURAL SHEET - PHASE 1
A1.1	ARCHITECTURAL SHEET - PHASE 2

VICINITY MAP



ARCHITECT
PAUL J. KELLY ARCHITECTURE
440 N 61ST STREET
OMAHA, NE 68132
PH: (402) 320-4131
PAUL J. KELLY

NAME REGISTRATION #00000 DATE
MY REGISTRATION DATE IS:
SHEETS COVERED BY THIS SEAL:

LANDSCAPE ARCHITECT
CONFLUENCE
1111 N 13TH STREET, STUDIO 203
OMAHA, NE 68102
PH: (402) 973-9908
www.thinkconfluence.com
CONTACT: Dolores Silkworth

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

09/10/2024
NAME REGISTRATION #337 DATE:

SHEETS COVERED BY THIS SEAL: G100, L100, L200, L201, L300, L500, L501, L502

ISSUED FOR
CONSTRUCTION
100% BID DOCUMENTS

811 Know what's below. Call before you dig.

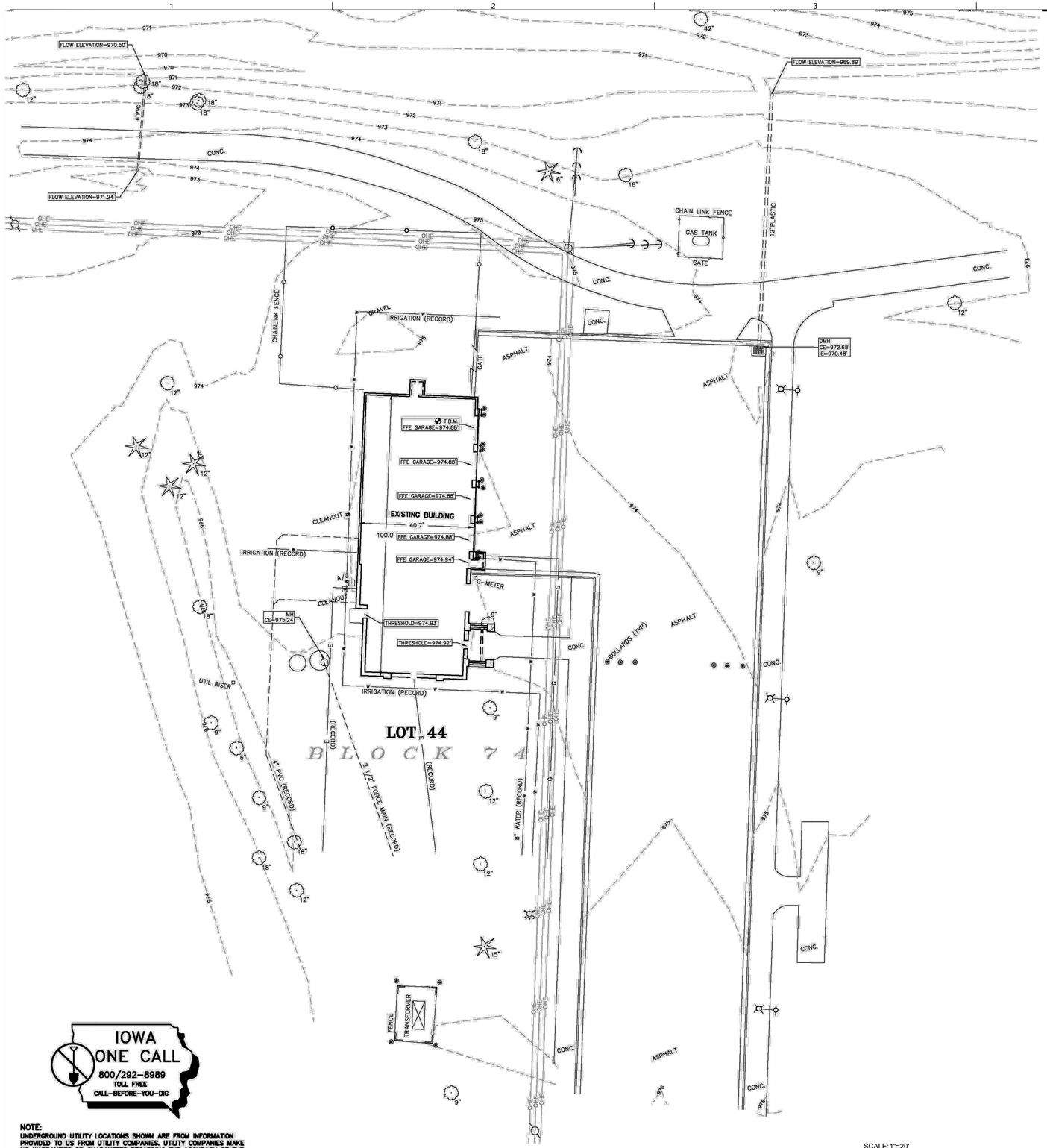
COVER SHEET

CONFLUENCE PROJECT # 20430

G000

COPYRIGHT © 2020 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE , AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

File Location: N:\1 PROJECTS\2020\20430_CB Rec Complex Maintenance Facility\20430_WORKING\AUTOCAD\SHEETS\G000 COVER SHEET / Drawn by: XX / Checked by: XX



NOTE:
UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED TO US FROM UTILITY COMPANIES. UTILITY COMPANIES MAKE NO WARRANTIES OR GUARANTEES REGARDING THE ACCURACY OF THE INFORMATION CONTAINED IN THEIR DOCUMENTS AND PROVIDES IT ONLY AS GENERAL INFORMATION TO THE RECEIVER. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL "IOWA ONE CALL" 800/292-8989 PRIOR TO DIGGING.

IOWA ONE CALL
800/292-8989
TOLL FREE
CALL-BEFORE-YOU-DIG

01
L000
SURVEY (CREATED BY EHRHART GRIFFIN & ASSOCIATES)

SCALE: 1"=20'
0' 10' 20' 40'

LEGEND

- △ – SET 5/8" REBAR W/CAP (U.N.O.)
- ● – FOUND SURVEY POINT
- ⚠ – TEMPORARY CONTROL POINT (T.C.P.) (12" LANDSCAPE SPIKE) (U.N.O.)
- B&C – BAR & CAP
- C.T.P. – CRIMPED TOP PIPE
- O.T.P. – OPEN TOP PIPE
- S.D.H. – STAR DRILL HOLE
- "X" – CHISELED "X" IN CONCRETE
- P – PLAT DISTANCE
- A – ACTUAL DISTANCE
- R – RECORDED DISTANCE
- C – COMPUTED DISTANCE
- U.N.O. – UNLESS NOTED OTHERWISE
- T.B.M. – TEMPORARY PROJECT BENCH MARK
- 1050.3 – SPOT ELEVATION
- F.F.E. – FINISHED FLOOR ELEVATION
- T.E. – THRESHOLD ELEVATION
- – UTILITY LINES OVERHEAD (SOLID)
- – UTILITY LINES BURIED (DASHED)
- – PIPES (TYPE NOTED)
- – SMALL SIGN
- – FENCES (TYPES NOTED)
- L.S. – LANDSCAPING AREA
- – TREE LINE
- – DECIDUOUS TREE
- – CONIFEROUS TREE
- – SHRUB/BUSH
- OHE – OVERHEAD ELECTRIC
- UGE – UNDERGROUND ELECTRIC
- EMH – ELECTRIC MANHOLE
- – POWER POLE
- – GUY WIRE
- – LIGHT POLE
- – LAMP POST
- – SPOT LIGHT
- – TRANSFORMER
- – TRAFFIC SIGNAL
- – PEDESTRIAN WALK SIGNAL
- – UTILITY FEATURE AS NOTED
- OHT – OVERHEAD TELEPHONE
- T – UNDERGROUND TELEPHONE
- TMH – TELEPHONE MANHOLE
- FO – FIBER OPTIC CABLE
- CTV – CABLE TELEVISION
- MH – MANHOLE
- SMH – SANITARY MANHOLE
- S – SANITARY SEWER
- DMH – STORM DRAIN MANHOLE
- D – STORM SEWER
- C.E. – COVER ELEVATION (NORTH RIM U.N.O.)
- I.E. – INVERT ELEVATION
- F.L. – FLOW LINE (NOT INVERT)
- WMH – WATER MANHOLE
- W – WATER
- – WATER VALVE
- – FIRE HYDRANT
- – WATER SHUTOFF
- – POST INDICATOR VALVE
- G – GAS
- – GAS VALVE
- GMH – GAS MANHOLE

LEGAL DESCRIPTION

LOT 44, BLOCK 74 IN THE CITY OF COUNCIL BLUFFS, AS SURVEYED, PLATTED ND RECORDED IN POTTAWATTAMIE COUNTY, IOWA.

SURVEYOR'S NOTES:

- NOTE 1 – LIMITED BOUNDARY RECOVERY WAS USED TO REGISTER THIS SURVEY; ANY QUESTIONS REGARDING SPECIFIC PROPERTY LINES SHOULD BE ADDRESSED BY A THOROUGH BOUNDARY SURVEY.
- NOTE 2 – THE ADDRESS FOR THE SUBJECT PROPERTY IS AS SHOWN HEREON.
- NOTE 3 – THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY WAS DETERMINED BY EXAMINING THE AVAILABLE RECORDS AND FLOOD MAPS FOUND AT THE OFFICIAL WEB SITE FOR F.E.M.A. HTTPS://MSC.FEMA.GOV/PORTAL/HOME

  FLOOD ZONE OF SUBJECT PROPERTY – PER POTTAWATTAMIE COUNTY, IOWA FLOOD INSURANCE RATE MAP, COMMUNITY OF THE CITY OF COUNCIL BLUFFS (COMMUNITY NUMBER – 190235), MAP NUMBER 19155C0560E, DATED FEBRUARY 4, 2005:

  ZONE: X – OTHER FLOOD AREAS – AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD.
- NOTE 4 – ELEVATIONS SHOWN HEREON ARE NAVD88 DATUM DETERMINED BY RTK GPS OBSERVATION USING NGS GEOID 12A.
  T.B.M.: FINISHED FLOOR ELEVATION OF GARAGE(CONCRETE)
  ELEVATION = 974.88'

  THRESHOLD ELEVATIONS INDICATE ELEVATION DIRECTLY OUTSIDE INDICATED ENTRANCE.
- NOTE 5 – THE CURRENT ZONING FOR THE SUBJECT PROPERTY (PER PUBLIC RECORD) IS: A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT

(15.05.050 – SITE DEVELOPMENT REGULATIONS)
MINIMUM LOT SIZE

REGULATOR	REQUIREMENTS
LOT AREA	3 ACRES
LOT WIDTH	150 FEET MINIMUM
LOT DEPTH	200 FEET MINIMUM

MIN. SETBACKS	PRINCIPLE STRUCTURE	ACCESSORY STRUCTURE
FRONT YARD	50 FEET	GREATER OF 50 FEET OR EXISTING FRONT SETBACK LINE OF PRINCIPAL STRUCTURE
STREET SIDE YARD	20 FEET	20 FEET
SIDE YARD	10% OF LOT WIDTH OR 10 FEET WHICHEVER IS GREATER	10% OF LOT WIDTH OR 10 FEET WHICHEVER IS GREATER
REAR YARD	20 FEET	20 FEET
MAX. HEIGHT	35 FEET	25 FEET
LOT COVERAGE	10% MAXIMUM	

AS THERE ARE MULTIPLE POSSIBLE USAGE CONFIGURATIONS, PLEASE REFER TO 15.05 ADDITIONAL REGULATIONS AND VERIFY CURRENT OR FUTURE REQUIREMENTS WITH CITY PLANNING.

SPECIFIC SETBACK DISTANCES SHOULD BE VERIFIED WITH THE CITY OF COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT 712-328-4629, PARTICULARLY FOR NEW DESIGN/CONSTRUCTION TO ELIMINATE ANY PROBLEMS CAUSED BY "INTERPRETATIONS" OF ZONING LANGUAGE.

- NOTE 6 – ALL VISIBLE BUILDINGS ARE AS SHOWN AND MEASURED HEREON.
- NOTE 7 – UTILITIES ON, SERVING, AND NEARBY THIS SITE, WERE SHOWN AS REASONABLY POSSIBLE. VISUAL INSPECTION, UTILITY MARKINGS AND MAPS PROVIDED TO THE SURVEYOR WERE USED TO SHOW UTILITIES AS NOTED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR UTILITY ITEMS NOT DISCLOSED BY UTILITY COMPANIES, UTILITY LOCATION COMPANIES, PREVIOUS AND CURRENT PROPERTY OWNERS, ADJACENT PROPERTY OWNERS, MAINTENANCE PERSONNEL AND ANY OTHERS WITH DOCUMENTATION, RECEIPTS OR ANY OTHER TYPE OF KNOWLEDGE OF POSSIBLE UTILITY FACILITIES ON, OR ADJOINING, THE SUBJECT PROPERTY.

  ALL SANITARY AND STORM PIPE SIZES (DIAMETERS) WERE ESTIMATED AT THE SURFACE OF THE STRUCTURE, OR, ARE BASED ON DESIGN, ASBUILT OR GEOGRAPHIC INFORMATION SYSTEMS INFORMATION PROVIDED BY STATE AND/OR LOCAL AGENCIES. "CONFINED SPACE ENTRY" WAS NOT EMPLOYED TO MEASURE PIPE DIAMETERS DIRECTLY. ALL PIPE DIAMETERS ARE SUBJECT TO VERIFICATION BY THE CONTRACTOR.

  A DESIGN INFORMATION ONE-CALL REQUEST WAS MADE FOR THIS SURVEY, TICKET NUMBER 552105250.

  THE UTILITY LOCATIONS ON THIS PLAT ARE THE RESULT OF A COMBINATION OF FIELD LOCATED POSITIONS AND/OR AS-BUILT DRAWINGS PROVIDED BY THE UTILITY COMPANIES AT OUR REQUEST AND ARE THEREFORE SUBJECT TO INTERPRETATION. THE LOCATIONS ARE APPROXIMATE AND NO GUARANTEE IS MADE OR IMPLIED AS TO THEIR ACCURACY. FURTHER VERIFICATION MAY BE REQUIRED TO IDENTIFY UTILITIES NOT SHOWN HEREIN. CONTACT IOWA ONE-CALL AT 1-800-292-8989 OR 811, OR VISIT THEIR WEB SITE "WWW.IOWAONECALL.COM".

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MARK E. EHRHART

DATE 9/21/21 LICENSE NO. 11416

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.

LICENSED LAND SURVEYOR
MARK E. EHRHART
11416 LS
IOWA

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
1111 N 13TH STREET, STUDIO 203
OMAHA, NE 68102
PH: (402) 973-9908
www.thinkconfluence.com

ARCHITECT
PAUL J. KELLY ARCHITECTURE
440 N 61ST STREET
OMAHA, NE 68132
PH: (402) 320-4131

Recreation Complex Facility Maintenance Yard Improvements

Project R-23-14 and R-25-03 | City of Council Bluffs, Council Bluffs, Iowa

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
-	9/10/2024	ISSUE FOR BID

ISSUED FOR
CONSTRUCTION
100% BID
DOCUMENTS

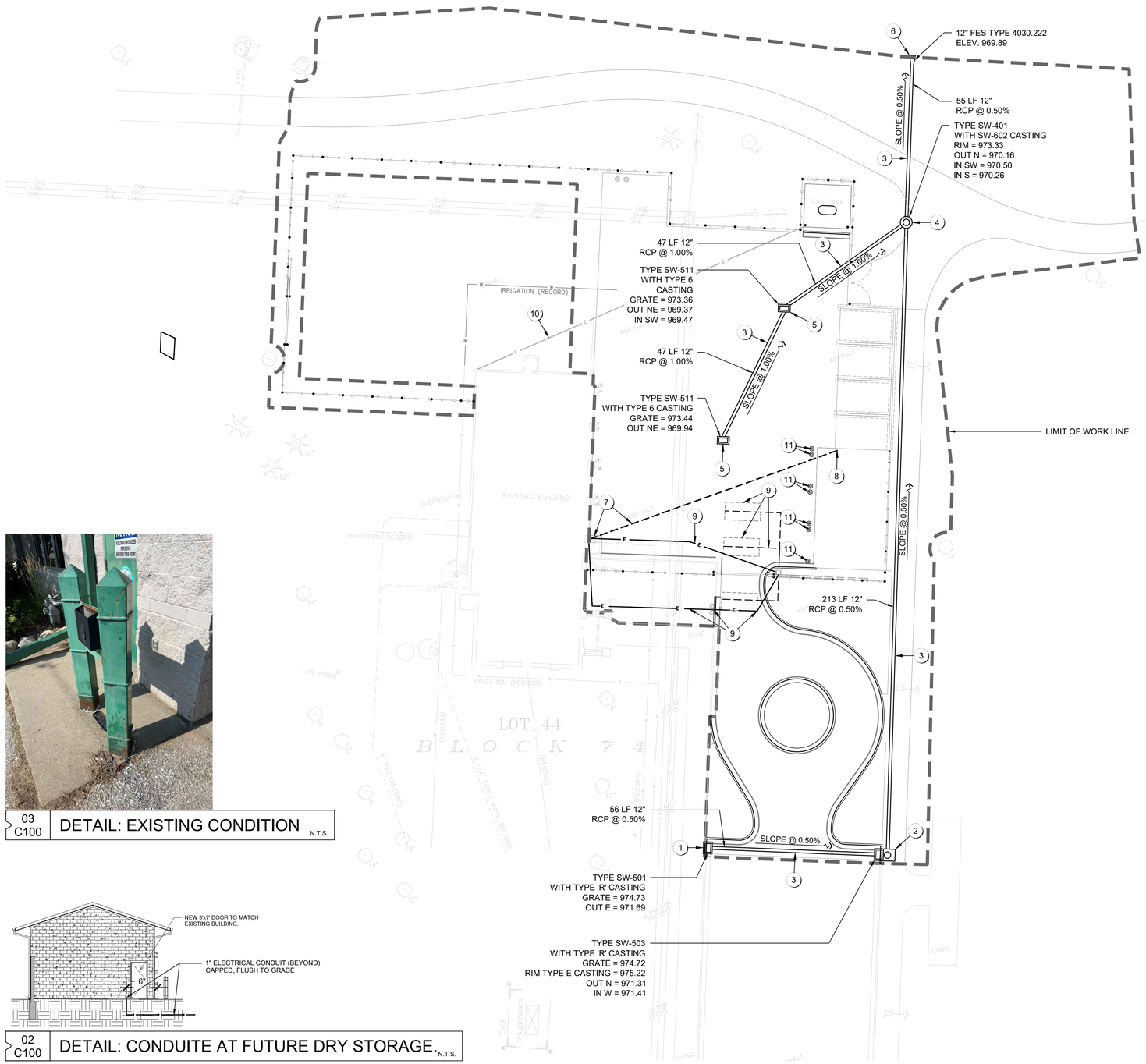
COPYRIGHT © 2024 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

SITE SURVEY

CONFLUENCE PROJECT # 20430

G001

File Location: N:\1 PROJECTS\2020\20430_CB Rec Complex Maintenance Facility\20430_WORKING\AUTOCAD\SHEETS\G001 SITE SURVEY / SAVE DATE: 8/8/2024 1:06 PM BY: jsharon / PLOT DATE: 8/19/2024 1:54 PM BY: John Sharon



03 C100 DETAIL: EXISTING CONDITION N.T.S.

02 C100 DETAIL: CONDUITE AT FUTURE DRY STORAGE. N.T.S.

01 L200 UTILITY PLAN

SCALE: 1"=20'
0' 10' 20' 40'

UTILITY NOTES

A. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:

A.A CITY OF COUNCIL BLUFFS.

A.B CONFLUENCE.

B. ALL STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH SUDAS INCLUDING THE CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS.

C. LOCATION OF EXISTING UTILITIES ON PLANS ARE APPROXIMATE AND SHOULD BE LOCATED BY UTILITY COMPANIES PRIOR TO CONSTRUCTION.

D. INSTALL TEMPORARY SILT FENCE AROUND ALL PERMANENT STORM SEWER INLETS FOR EROSION CONTROL.

E. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLES RIMS, INLET, WATER VALVES, AND LIGHT BASES.

F. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES, DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES.

G. ALL CONNECTIONS TO PUBLIC WATER, SANITARY, AND STORM SEWER TO BE INSPECTED BY CITY OF COUNCIL BLUFFS PUBLIC WORKS WITH A MINIMUM 48-HOUR NOTICE.

H. USE PAVEMENT REPLACEMENT MIX PER CITY OF COUNCIL BLUFFS, IOWA SPECIFICATIONS.

I. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE DESIGN AND ENGINEERING OF THE ELECTRICAL SYSTEM, INCLUDING BUT NOT LIMITED TO POWER DISTRIBUTION, ELECTRICAL GATE OPERATOR, GROUNDING, CONDUITS, AND SLEEVES. CONTRACTOR SHALL SUBMIT ELECTRICAL DRAWINGS AND SPECIFICATION FOR OWNER'S REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.

(#) KEYNOTES

1. INSTALL INTAKE TYPE SW-501 WITH TYPE 'R' CASTING'. SEE SUDAS FIGURE 6010.501.
2. INSTALL NEW COMBINATION INTAKE SW-503 WITH TYPE 'R' CASTING. SEE SUDAS FIGURE 6010.503
3. INSTALL 12" REINFORCED CONCRETE PIPE, INSTALL PER SUDAS.
4. INSTALL MANHOLE TYPE SW-401 WITH TYPE SW-602 CASTING, INSTALL PER SUDAS. SEE SUDAS FIGURE 6010.401
5. INSTALL INTAKE TYPE SW-511 WITH TYPE '6' CASTING'. SEE SUDAS FIGURE 6010.511.
6. INSTALL 12" DIA FLARED END SECTION WITH TYPE 1 APRON, SEE SUDAS FIGURE 4030.222.
7. CONTRACTOR TO PROVIDE 1" ELECTRICAL CONDUIT FROM WALL OF EXISTING BUILDING RE: DETAIL 03/C100
8. CONTRACTOR TO PROVIDE 1" ELECTRICAL CONDUIT TO THE INTERIOR SIDE OF THE WALK THROUGH DOOR OF THE FUTURE DRY STORAGE BUILDING - INTERIOR TO THE TRENCH FOOTING. CAP CONDUIT AT THE SURFACE WITHIN 6" OF THE INTERIOR SIDE OF THE PLANNED BUILDING WALL. SEE DETAIL 02/C100.
9. THE CONTRACTOR SHALL SUBMIT A DELEGATED DESIGN FOR THE COMPLETE OPERATION OF THE AUTOMATIC GATE ASSEMBLY AND VEHICLE DETECTION LOOPS. THE DESIGN MUST INCLUDE, BUT IS NOT LIMITED TO, THE ELECTRICAL POWER SUPPLY AND DATA COMMUNICATIONS COMPONENTS. ELECTRICAL POWER AND DATA CONNECTIONS ARE ALREADY AVAILABLE IN THE EXISTING BUILDING. THE CONTRACTOR MUST PROVIDE DIAGRAMMATIC DRAWINGS ILLUSTRATING THE PROPOSED SYSTEM DESIGN FOR REVIEW DURING THE SHOP DRAWING SUBMITTAL PROCESS. ROUTING SHOWN IS DIAGRAMMATIC IN NATURE.
10. APPROXIMATE LOCATION OF EXISTING UNDERGROUND ELECTRICAL UTILITY LINE. CONTRACTOR SHALL FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION.
11. FUTURE BOLLARD, N.I.C., FOR INFORMATION ONLY.

LEGEND

- LIMIT OF CONSTRUCTION
- 1" ELECTRICAL CONDUIT IN TRENCH BELOW PAVING. COORDINATE WITH OWNER ON EXACT LOCATION PRIOR TO TRENCHING
- STORM SEWER
- ELECTRICAL SUPPLY

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
1111 N 13TH STREET, STUDIO 203
OMAHA, NE 68102
PH: (402) 973-9908
www.thinkconfluence.com

ARCHITECT
PAUL J. KELLY ARCHITECTURE
440 N 61ST STREET
OMAHA, NE 68132
PH: (402) 320-4131

Recreation Complex Facility Maintenance Yard Improvements

Project R-23-14 and R-25-03 | City of Council Bluffs

Council Bluffs, Iowa

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
-	9/10/2024	ISSUE FOR BID

ISSUED FOR CONSTRUCTION

100% BID DOCUMENTS

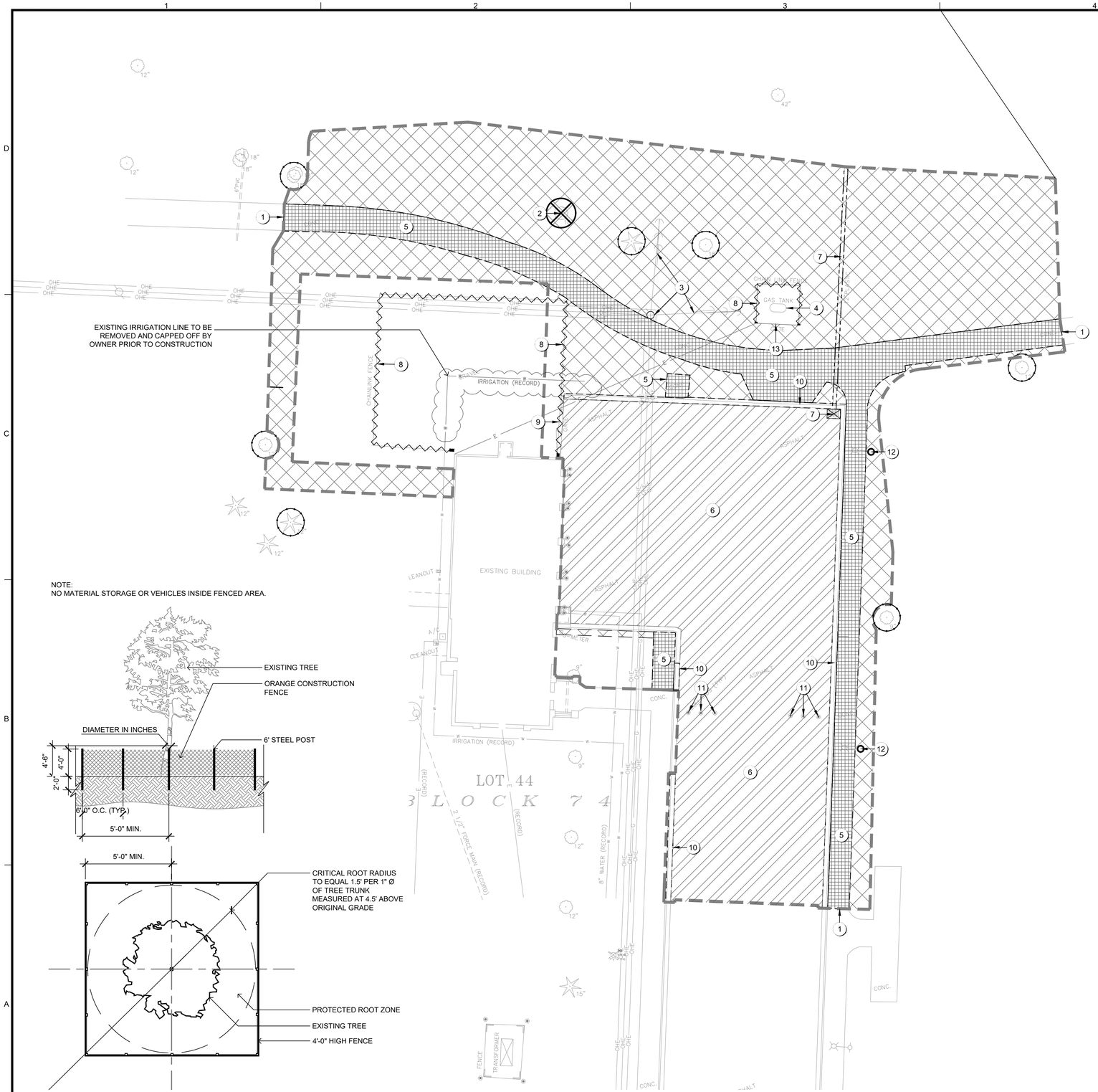
COPYRIGHT © 2024 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

UTILITY PLAN

CONFLUENCE PROJECT # 20430

C100

File Location: N:\1 PROJECTS\2020\20430_CB Rec Complex Maintenance Facility\20430_WORKING\AUTOCAD\SHEETS\C100 UTILITY PLAN / SAVE DATE: 8/16/2024 5:28 PM BY: jsharon / PLOT DATE: 8/19/2024 1:55 PM BY: John Sharon



02 L100 TREE PROTECTION FENCE 1/8"=1'-0"

01 L100 SITE DEMOLITION PLAN

SCALE: 1"=20'

0' 10' 20' 40'

DEMOLITION NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

(#) KEYNOTES

1. REMOVE CONCRETE TRAIL TO NEAREST JOINT.
2. REMOVE AND LEGALLY DISPOSE OF EXISTING TREE.
3. PRESERVE AND PROTECT UTILITY POLE AND GUY WIRES.
4. PRESERVE AND PROTECT EXISTING GAS TANK, CONCRETE PAD AND CHAIN LINK GATES.
5. REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE.
6. REMOVE AND LEGALLY DISPOSE OF EXISTING ASPHALT.
7. REMOVE AND LEGALLY DISPOSE OF 12" STORM SEWER PIPE, DRAIN AND INLET STRUCTURE.
8. REMOVE AND LEGALLY DISPOSE OF EXISTING CHAIN LINK FENCE AND FOOTINGS.
9. REMOVE AND LEGALLY DISPOSE OF EXISTING GATE AND FOOTINGS.
10. REMOVE AND LEGALLY DISPOSE OF EXISTING CURB AND GUTTER.
11. REMOVE AND LEGALLY DISPOSE OF EXISTING BOLLARDS AND FOOTINGS.
12. PRESERVE AND PROTECT EXISTING LIGHT POLES.
13. PRESERVE AND SAVE EXISTING GATES FOR OWNER.

SYMBOL LEGEND

- EXISTING ASPHALT REMOVAL
- EXISTING CONCRETE REMOVAL
- EXISTING SOFTSCAPE REMOVAL AS NEEDED FOR GRADING
- EXISTING FENCE REMOVAL
- EXISTING CURB AND GUTTER REMOVAL
- EXISTING STORM PIPE REMOVAL
- TREE PROTECTION FENCE RE: 02/L100
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- TREE REMOVAL
- LIMITS OF CONSTRUCTION

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
1111 N 13TH STREET, STUDIO 203
OMAHA, NE 68102
PH: (402) 973-9908
www.thinkconfluence.com

ARCHITECT
PAUL J. KELLY ARCHITECTURE
440 N 61ST STREET
OMAHA, NE 68132
PH: (402) 320-4131

Recreation Complex Facility Maintenance Yard Improvements

Project R-23-14 and R-25-03 | City of Council Bluffs
Council Bluffs, Iowa

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
-	9/10/2024	ISSUE FOR BID

ISSUED FOR CONSTRUCTION

100% BID DOCUMENTS

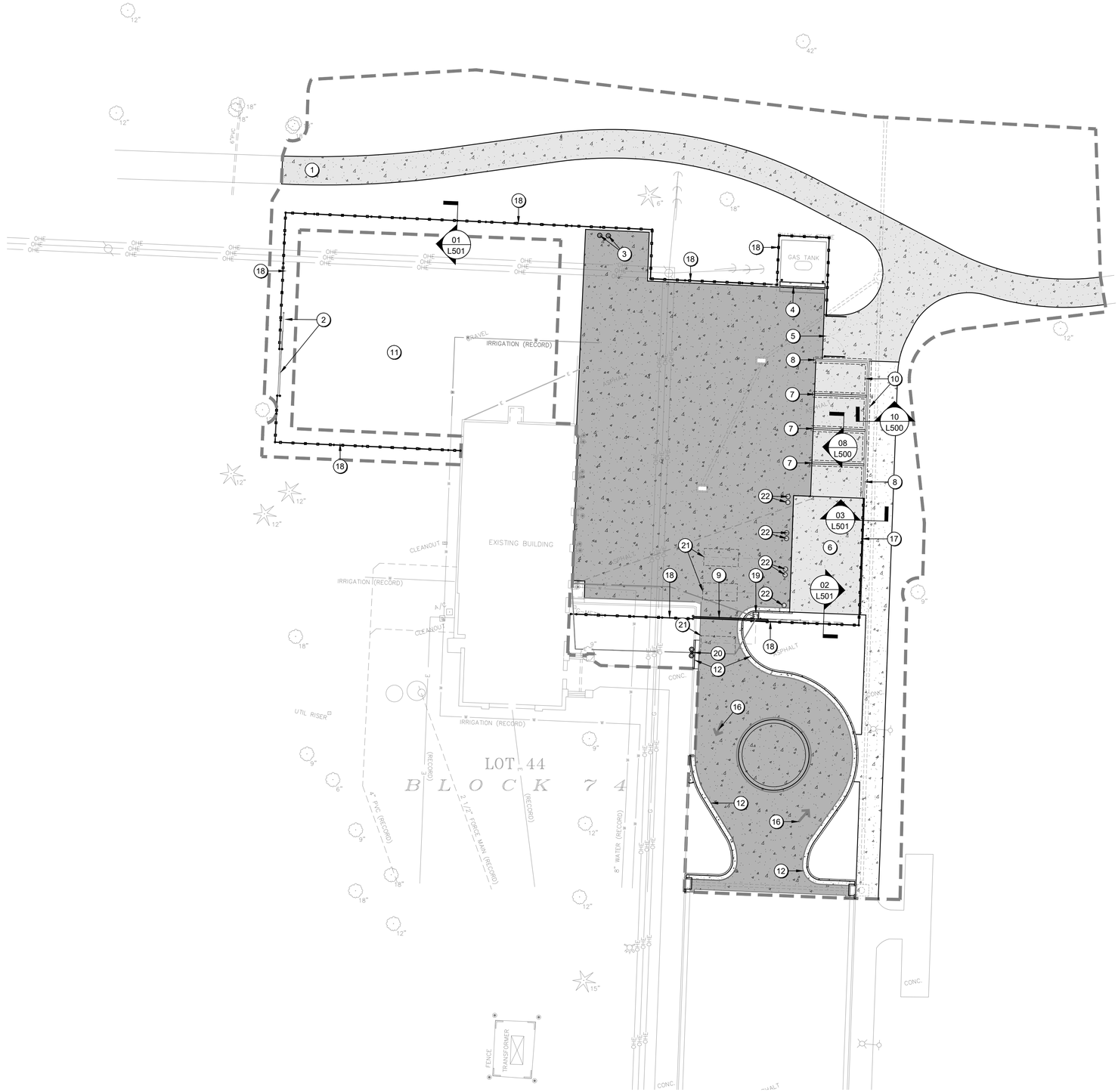
COPYRIGHT © 2024 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

DEMOLITION PLAN

CONFLUENCE PROJECT # 20430

L100

File Location: N:\1 PROJECTS\2020\20430_CB Rec Complex Maintenance Facility\20430_WORKING\AUTOCAD\SHEETS\L100 DEMOLITION PLAN / SAVE DATE: 8/19/2024 11:32 AM BY: jsharon / PLOT DATE: 8/19/2024 1:55 PM BY: John Sharon



SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS, AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

(#) KEYNOTES

1. INSTALL 6" THICK CONCRETE TRAIL.
2. INSTALL MANUAL SLIDING GATE WITH 16' OPENING RE: 01/L502, SLIDE NORTH TO OPEN. MATCH PROPOSED CHAIN LINK FENCE MATERIAL AND HEIGHT.
3. INSTALL NEW BOLLARDS RE: 07/L502.
4. INSTALL MOUNTABLE CURB TO EXISTING CONCRETE PAD AND FENCED GAS TANK RE: 05/L500.
5. INSTALL 14' WIDE DOUBLE SWING GATE, OPEN TO EAST. MATCH FENCE MATERIAL AND HEIGHT.
6. INSTALL CONCRETE FOOTINGS AND SLAB FOR FUTURE DRY STORAGE BUILDING; RE: DRAWING A1.0.
7. INSTALL 5' HT. MASONRY WALL RE: 08/L500.
8. INSTALL 8' HT. MASONRY WALL RE: 10/L500.
9. INSTALL AUTOMATIC SLIDING GATE RE: 01/L502 WITH 18' OPENING, SLIDE EAST TO OPEN. MATCH FENCE MATERIAL AND HEIGHT. PROVIDE CARD ACTIVATION.
10. WALL FOOTING RE: DETAIL 8/L500 AND 10/L500.
11. GRAVEL PAD AND SURFACE LOT (BY OTHERS).
12. INSTALL NEW CURB AND GUTTER RE: 04/L500.
13. NOT USED
14. NOT USED
15. NOT USED
16. PAINTED DIRECTIONAL ARROW, WHITE. BY OWNER.
17. INSTALL 8' HT. BLACK PVC-COATED CHAIN LINK FENCE IN CONCRETE RE: 03/L501
18. INSTALL 8' HT. BLACK PVC-COATED CHAIN LINK FENCE RE: 01/L501.
19. MECHANICAL GATE OPERATOR: LIFTMASTER SL3000UL RE: 02/L502. INSTALL ON 6" CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR RESPONSIBLE FOR DELEGATED DESIGN SUBMITTAL.
20. ACCESS CONTROL.
21. DIRECT BURY VEHICLE LOOPS.
22. FUTURE BOLLARD, N.I.C., FOR INFORMATION ONLY.

SYMBOL LEGEND

- 5" THICK CONCRETE PAVING RE: 01/L500
- 6" THICK CONCRETE PAVING RE: 02/L500
- 8" THICK CONCRETE PAVING RE: 03/L500
- 8' HT. BLACK PVC-COATED CHAIN LINK FENCE
- 5' HT. MASONRY WALL
- 8' HT. MASONRY WALL
- LIMIT OF CONSTRUCTION
- ELECTRICAL CONDUIT
- STORM SEWER

01 L200 | KEYNOTE PLAN

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
1111 N 13TH STREET, STUDIO 203
OMAHA, NE 68102
PH: (402) 973-9908
www.thinkconfluence.com

ARCHITECT
PAUL J. KELLY ARCHITECTURE
440 N 61ST STREET
OMAHA, NE 68132
PH: (402) 320-4131

Recreation Complex Facility Maintenance Yard Improvements

Project R-23-14 and R-25-03 | City of Council Bluffs, Iowa

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
-	9/10/2024	ISSUE FOR BID

ISSUED FOR CONSTRUCTION

100% BID DOCUMENTS

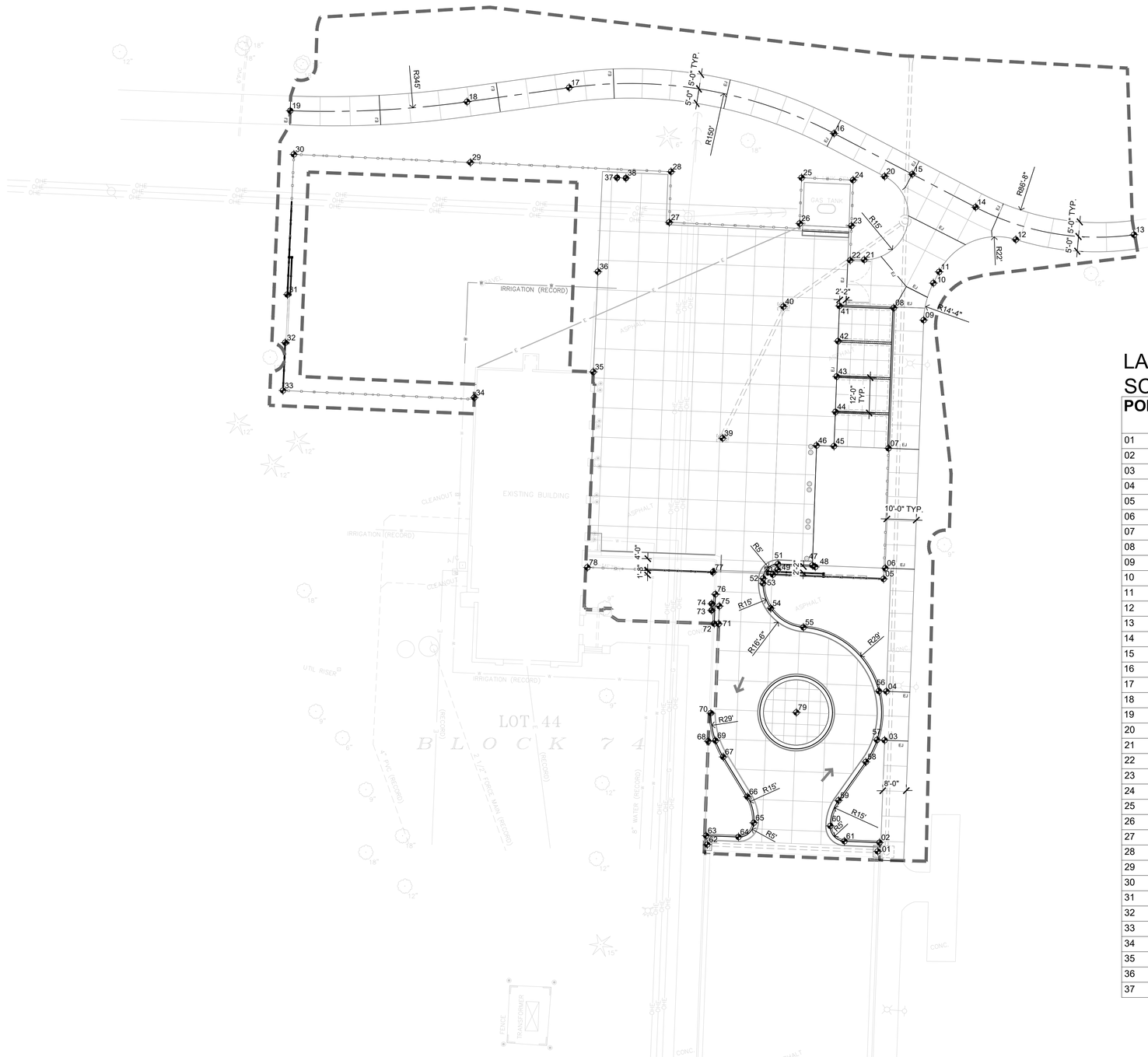
COPYRIGHT © 2024 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

KEYNOTE PLAN

CONFLUENCE PROJECT # 20430

L200

File Location: N:\1 PROJECTS\2020\20430_CB Rec Complex Maintenance Facility\20430_WORKING\AUTOCAD\SHEETS\L200 KEYNOTE PLAN / SAVE DATE: 8/19/2024 11:54 AM BY: jsharon / PLOT DATE: 8/19/2024 1:55 PM BY: John Sharon



SITE LAYOUT NOTES

A. LANDSCAPING BY OTHERS. CONTRACTOR TO FINE GRADE AND PREPARE TURF AREAS FOR SEEDING BY OTHERS.

B. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

C. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

D. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

E. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

F. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

G. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

LAYOUT POINT SCHEDULE

POINT	M	EASTING
01	983723.96	456347.06
02	983724.59	456350.03
03	983726.30	456384.77
04	983726.91	456401.34
05	983725.96	456439.51
06	983726.53	456443.15
07	983727.62	456483.84
08	983729.39	456531.49
09	983739.55	456527.33
10	983742.85	456539.91
11	983744.81	456543.72
12	983770.84	456554.67
13	983810.95	456556.31
14	983757.19	456565.66
15	983735.67	456576.87
16	983709.16	456590.69
17	983619.25	456606.24
18	983584.59	456601.44
19	983524.57	456598.40
20	983726.31	456576.11
21	983719.38	456547.81
22	983714.61	456547.63
23	983715.04	456559.34
24	983715.61	456574.86
25	983698.12	456575.66
26	983697.47	456560.14
27	983653.22	456560.51
28	983653.82	456577.70
29	983585.75	456580.84
30	983525.81	456583.60
31	983523.61	456536.00
32	983522.87	456519.69
33	983522.12	456503.45
34	983587.06	456501.05
35	983627.43	456509.77
36	983629.00	456543.77
37	983635.51	456575.66
38	983638.50	456575.54
39	983671.32	456487.27
40	983691.97	456531.95
41	983710.97	456532.17
42	983710.51	456520.20
43	983710.04	456508.18
44	983709.65	456496.19
45	983709.13	456484.57
46	983703.20	456484.80
47	983701.79	456444.12
48	983702.77	456443.59
49	983689.99	456442.58
50	983688.38	456440.97
51	983690.10	456444.56
52	983685.09	456439.67
53	983685.04	456438.00
54	983687.66	456429.57
55	983698.76	456423.09
56	983724.37	456401.43
57	983723.74	456384.87
58	983719.94	456377.42
59	983710.66	456364.34
60	983707.88	456355.69
61	983712.68	456350.51
62	983666.11	456349.36
63	983665.73	456352.38
64	983676.71	456351.95
65	983681.90	456356.76
66	983679.74	456365.61
67	983671.52	456379.11
68	983666.43	456384.44
69	983668.91	456384.62
70	983667.29	456393.98
71	983669.96	456424.27
72	983668.47	456424.33
73	983667.55	456428.85
74	983667.62	456431.10
75	983670.20	456430.27
76	983668.86	456434.32
77	983668.06	456441.77
78	983625.43	456443.43
79	983696.36	456394.19

01 L200 SITE LAYOUT PLAN

SCALE: 1"=20'

0' 10' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
1111 N 13TH STREET, STUDIO 203
OMAHA, NE 68102
PH: (402) 973-9908
www.thinkconfluence.com

ARCHITECT
PAUL J. KELLY ARCHITECTURE
440 N 61ST STREET
OMAHA, NE 68132
PH: (402) 320-4131

Recreation Complex Facility Maintenance Yard Improvements

Project R-23-14 and R-25-03 | City of Council Bluffs

Council Bluffs, Iowa

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
-	9/10/2024	ISSUE FOR BID

ISSUED FOR CONSTRUCTION

100% BID DOCUMENTS

COPYRIGHT © 2024 BY CONFLUENCE
ALL RIGHTS RESERVED. THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY CONFLUENCE, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF CONFLUENCE IS STRICTLY PROHIBITED.

LAYOUT PLAN

CONFLUENCE PROJECT # 20430

L201

File Location: N:\1 PROJECTS\2020\20430_CB Rec Complex Maintenance Facility\20430_WORKING\AUTOCAD\SHEETS\L201 LAYOUT PLAN / SAVE DATE: 8/19/2024 1:47 PM BY: jsharon / PLOT DATE: 8/19/2024 1:55 PM BY: John Sharon