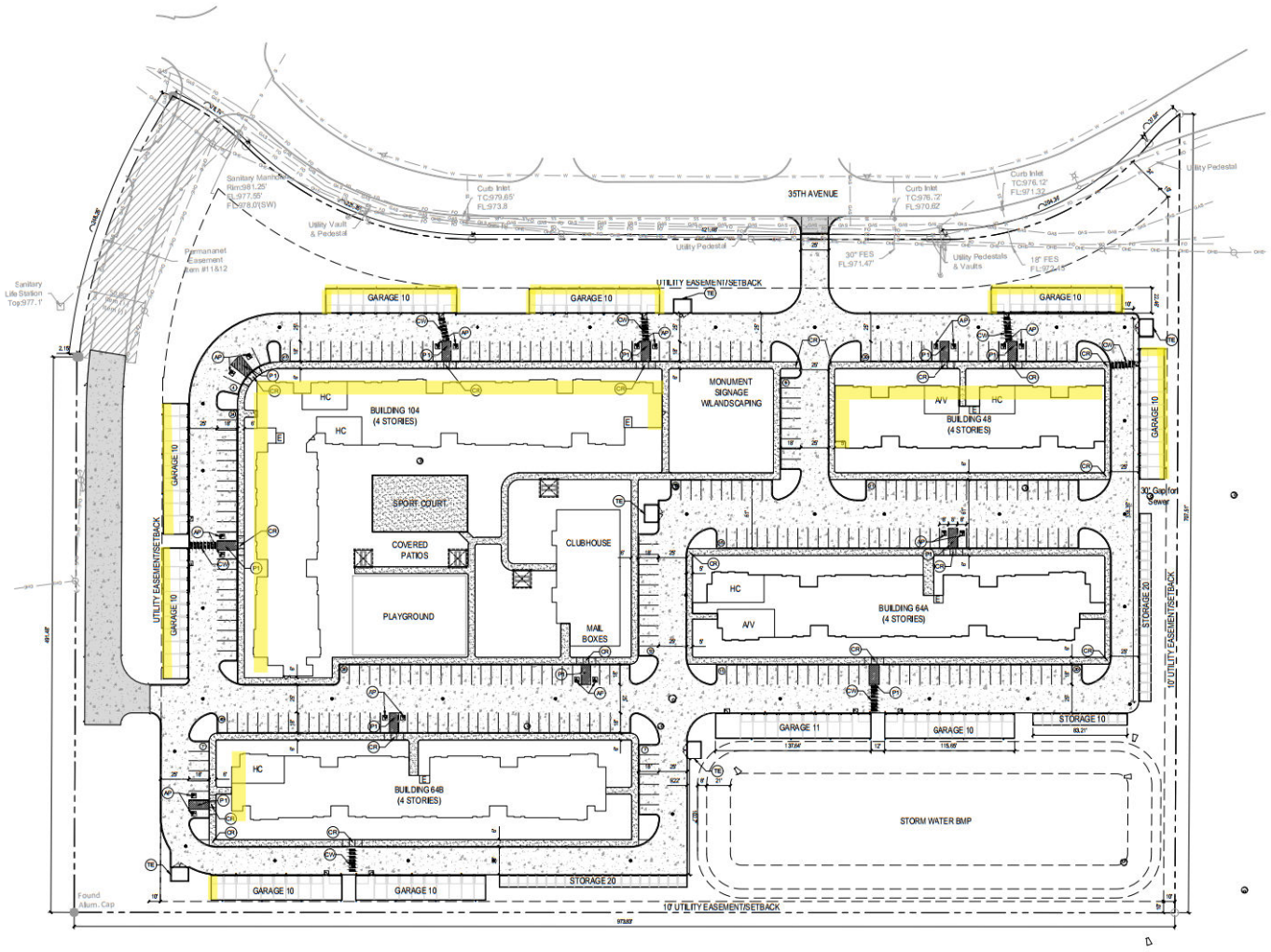
ATTACHMENT G



SITE LAYOUT PLAN

SITE LAYOUT LEGEND

- 5" CONCRETE SIDEWALK
- 7" CONCRETE PAVEMENT
- 8" CONCRETE PAVEMENT
- 6" CONCRETE INTEGRAL CURB

SITE IMPROVEMENTS LEGEND

- CR — ACCESSIBLE CURB RAMP
- AP — ADA ACCESSIBLE PAINT STRIPING
- P1 — DIAGONAL (45°) 4" WIDE YELLOW PAINT STRIPING AT 2' OC
- CW — CROSS WALK STRIPING
- TE — TRASH ENCLOSURE (SEE ARCHITECTURAL & STRUCTURAL PLANS FOR DETAILS)

SITE REGULATORY INFORMATION

ZONING
CURRENT = P-C/PLANNED COMMERCIAL
PROPOSED = P-C/PLANNED COMMERCIAL

COVERAGE (SF)
SITE AREA = 525,105 SF +/-
BUILDING FLOOR AREA = 113,118 SF
(32.85% OF THIS TOTAL IS GARAGE & STORAGE BUILDINGS)

PARKING STALLS - 280 UNITS
REQUIRED = 364 (DEHC)
PROVIDED = 296 STANDARD, 108 GARAGE (28HC)

PARKING LOT LANDSCAPING (%)
REQUIRED = 5%
PROVIDED = 5%

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SUDAS SPECIFICATIONS. I.E. ANY CITY OF COUNCIL BLUFFS SUPPLEMENTAL STANDARDS APPLICABLE TO THE PROJECT SHALL SUPERCEDE THE SUDAS STANDARDS FOR CONSTRUCTION.
2. THE CONTRACTOR SHALL CHECK WITH THE OWNER TO VERIFY CITY APPROVAL OF THE PROJECT BEFORE STARTING WORK.
3. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF-SITE AND DEPOSED OF PROPERLY AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS, AND FLAGMEN AS PER THE CITY OF COUNCIL BLUFFS REQUIREMENTS. COST SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
5. THE CONTRACTOR SHALL PAY ALL PERMIT AND OTHER ASSOCIATED FEES AND COSTS REQUIRED BY LOCAL, STATE, AND FEDERAL AGENCIES.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS AND INVERTS PRIOR TO ANY CONSTRUCTION, AND IF ANY VARY SIGNIFICANTLY FROM THOSE SHOWN, CONTACT THE ENGINEER IMMEDIATELY.
7. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY RELOCATION OF EXISTING UTILITIES.
8. UTILITIES ARE SHOWN AS A CONVENIENCE FOR THE CONTRACTOR. THE LOCATIONS OF ALL AERIAL AND UNDERGROUND UTILITY FACILITIES MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND UTILITIES, WHETHER INDICATED OR NOT, WILL BE LOCATED AND FLAGGED BY THE UTILITY COMPANIES AT THE CONTRACTOR'S REQUEST. NO EXCAVATION SHALL BE PERMITTED IN THE AREA OF THE UNDERGROUND UTILITIES UNTIL ALL FACILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGES TO THE EXISTING FACILITIES.
9. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT FROM DAMAGE ANY EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE INSPECTOR AND THE UTILITY COMPANY/OWNER AT THE EXPENSE OF THE CONTRACTOR.
10. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. COST SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
11. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A "CONSTRUCTION RECORD" SET OF DRAWINGS SHOWING TIES AND DEPTHS OF ALL BOULES, BENDS, AND FITTINGS.
12. MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ELEMENTS SHOWN ON THE CIVIL PLANS ARE FOR REFERENCE ONLY. REFER TO THE APPROPRIATE DISCIPLINE DRAWINGS FOR ADDITIONAL INFORMATION.

PROGRESS PRINT (NOT FOR CONSTRUCTION)

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Revisions to the drawing set

No.	Date	Description

Project Number:	241271
Drawn by:	CM/DH
Checked by:	KC
Sheet Name:	SITE LAYOUT PLAN

C2.1

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