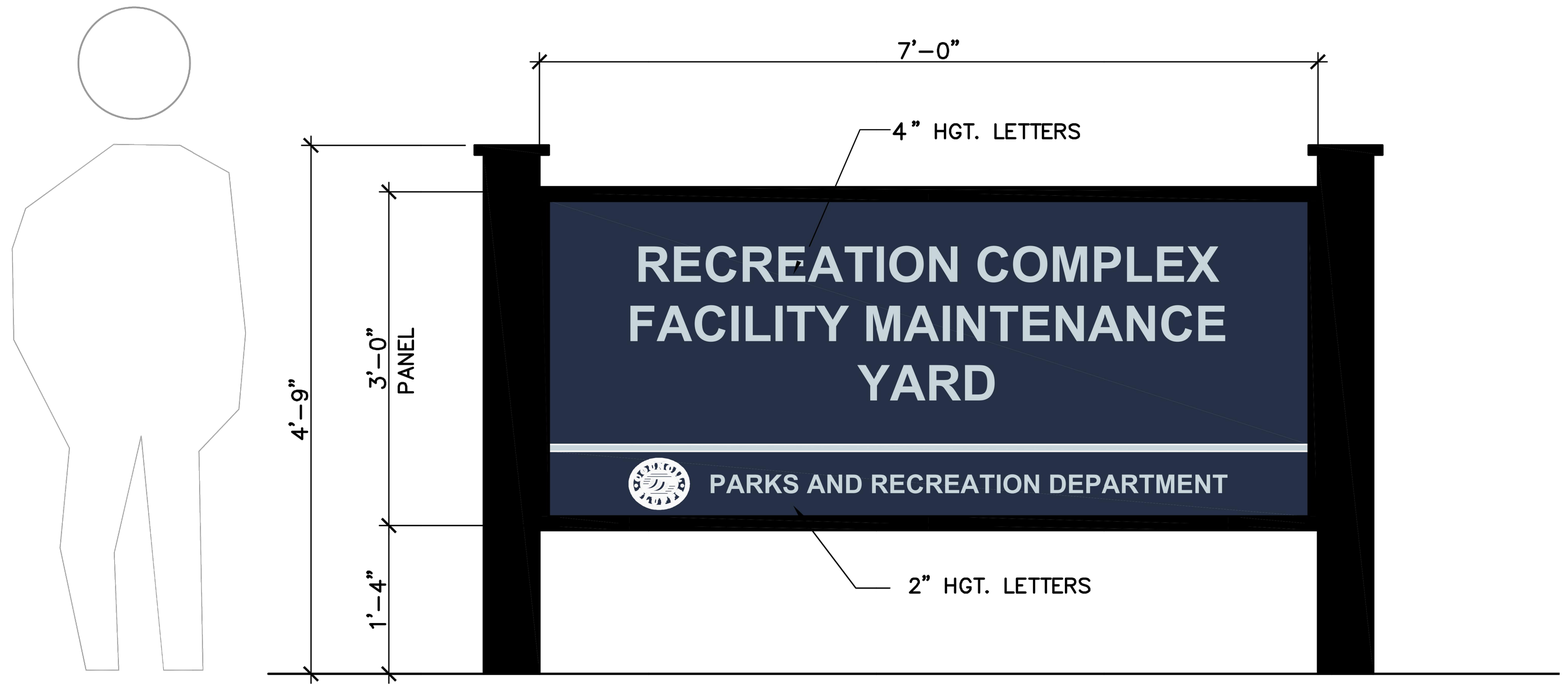
RECREATION COMPLEX FACILITY MAINTENANCE YARD IMPROVEMENTS

Project R-23-14 | City of Council Bluffs

2900 Richard Downing Avenue | Council Bluffs, Iowa



CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G100	COVER SHEET
	LANDSCAPE SHEETS
L000	SITE SURVEY
L100	DEMOLITION PLAN
L200	SITE PLAN
L300	GRADING & DRAINAGE PLAN
L400	LANDSCAPE PLAN
L500	SITE DETAILS
L501	SITE DETAILS
L502	LANDSCAPE DETAILS

VICINITY MAP



LANDSCAPE ARCHITECT
CONFLUENCE
1111 N 13TH STREET, STUDIO 204
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.

Dolores D. Silkworth 06/20/2022

NAME REGISTRATION #337 DATE:

SHEETS COVERED BY THIS SEAL: G100, L100, L200, L300, L400, L500, L501, L502

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

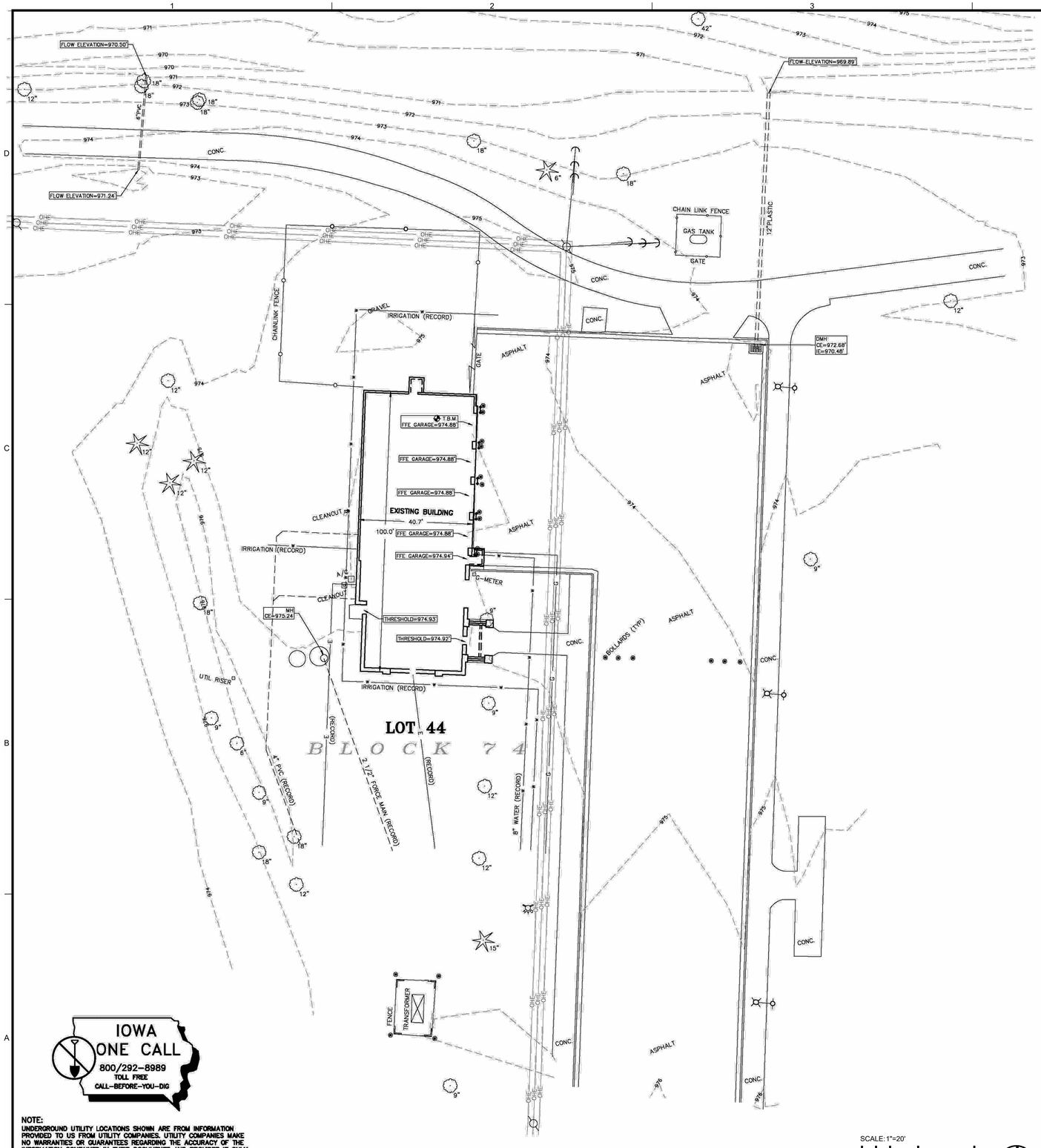
COVER SHEET

CONFLUENCE PROJECT # 20430

G100

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File Location: N:\1 PROJECTS\2020\20430_CB Rec Complex Maintenance Facility\20430_WORKING\AUTOCAD\SHEETS\20430 L0.0 COVER SHEET / Drawn by: XX / Checked by: XX



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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
- E – UNDERGROUND ELECTRIC
- EMH – ELECTRIC MANHOLE
- – POWER POLE
- – GUY WIRE
- – LIGHT POLE
- – LAMP POLE
- – 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

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CONFLUENCE
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Recreation Complex Facility Maintenance Yard Improvements

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

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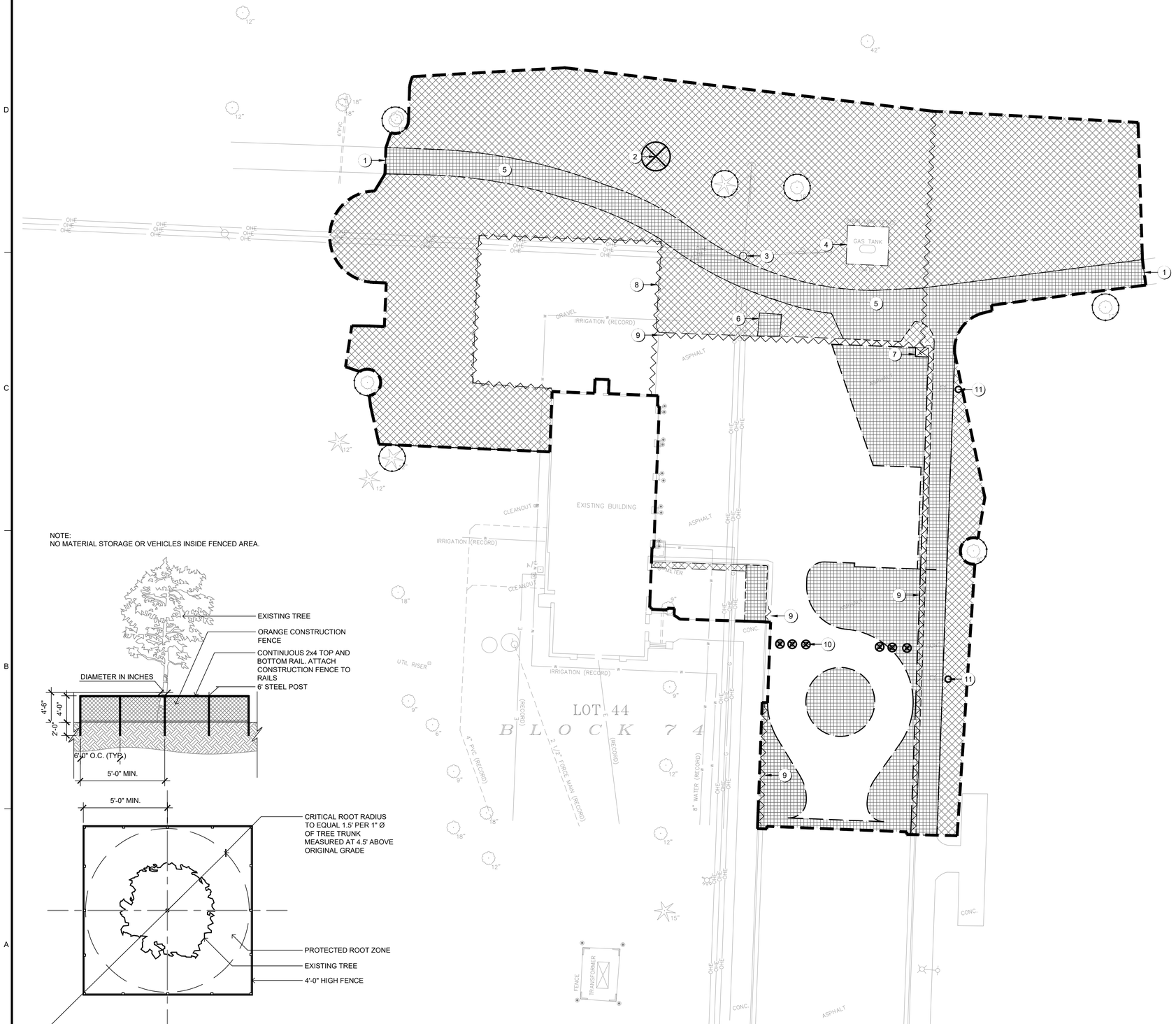
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Site Survey

CONFLUENCE PROJECT # 20430

L000

File Location: N:\1 PROJECTS\2020\20430_CB Rec Complex Maintenance Facility\20430_WORKING\AUTOCAD\SHEETS\20430 L0.0 SURVEY / SAVE DATE: 6/17/2022 10:01 AM BY: rachel.anderson / PLOT DATE: 6/17/2022 12:41 PM BY: Rachel Anderson



NOTE:
NO MATERIAL STORAGE OR VEHICLES INSIDE FENCED AREA.

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. SAW CUT CONCRETE TRAIL TO NEAREST JOINT.
2. REMOVE AND LEGALLY DISPOSE OF EXISTING TREE.
3. PRESERVE AND PROTECT UTILITY POLE.
4. PRESERVE AND PROTECT EXISTING GAS TANK, CONCRETE PAD AND CHAIN LINK FENCE.
5. REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE TRAIL.
6. REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE PAD.
7. REMOVE AND LEGALLY DISPOSE OF STORM SEWER PIPE.
8. REMOVE AND LEGALLY DISPOSE OF EXISTING CHAIN LINK FENCE AND GATE AND FOOTINGS.
9. GRIND AND REMOVE AND LEGALLY DISPOSE OF EXISTING CURB AND GUTTER.
10. REMOVE AND LEGALLY DISPOSE OF EXISTING BOLLARDS AND FOOTINGS.
11. PRESERVE AND PROTECT EXISTING LIGHT POLES.

SYMBOL LEGEND

- EXISTING HARDSCAPE REMOVAL
- EXISTING SOFTSCAPE REMOVAL
- EXISTING STRUCTURE REMOVAL
- TREE PROTECTION FENCE RE: 02/L100
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- TREE REMOVAL
- LIMITS OF CONSTRUCTION

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Recreation Complex Facility Maintenance Yard Improvements

Project R-23-14 | City of Council Bluffs

Council Bluffs, Iowa

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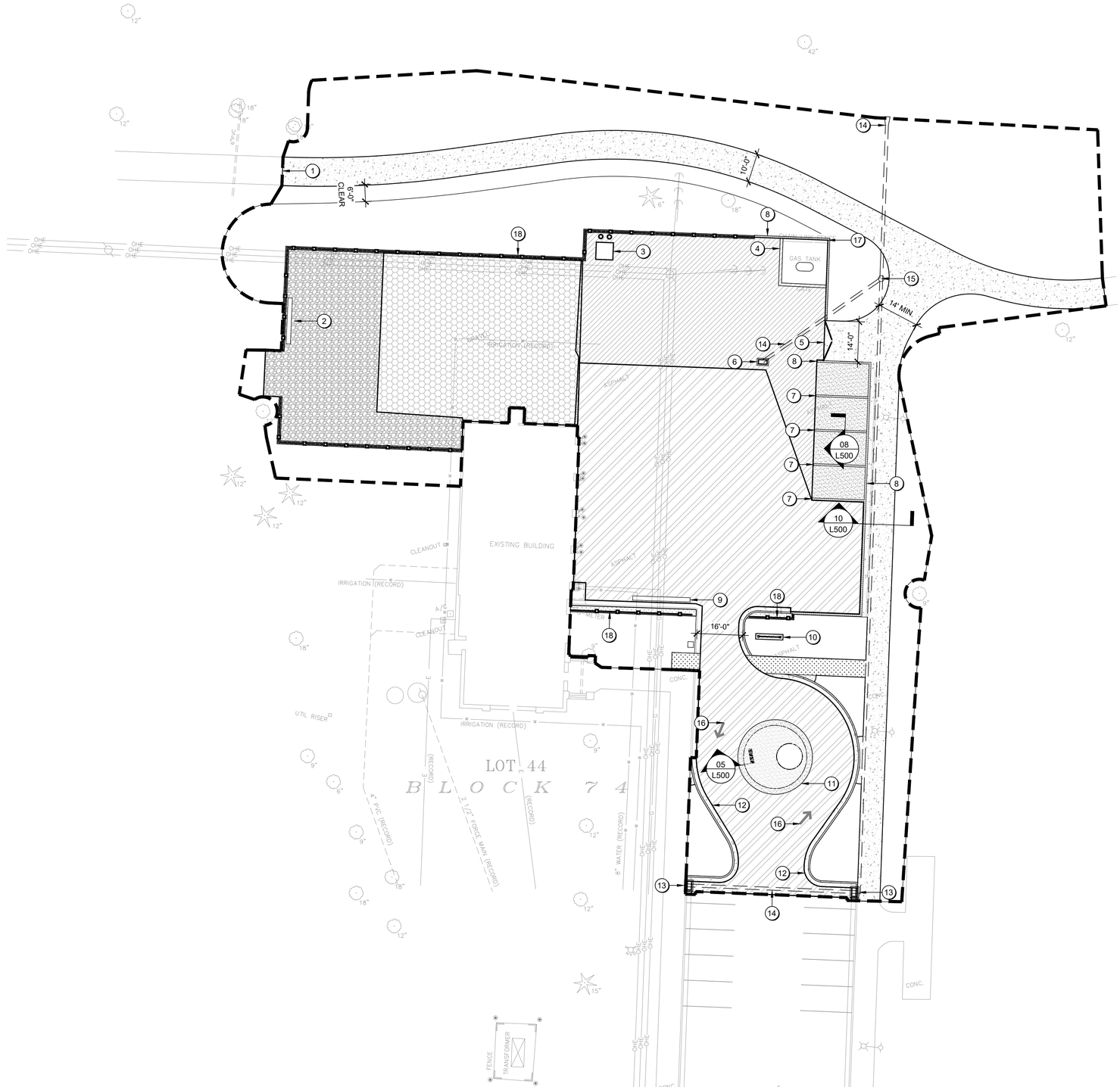
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Demolition Plan

CONFLUENCE PROJECT # 20430

L100

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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" CONCRETE TRAIL.
2. INSTALL 16' SLIDING GATE, SLIDE TO SOUTH. MATCH FENCE MATERIAL AND HEIGHT.
3. INSTALL NEW BOLLARDS RE: 02/L501.
4. INSTALL ROLL OVER ASPHALT CURB TO EXISTING CONCRETE PAD AND FENCED GAS TANK RE: 06/L500.
5. INSTALL 14' DOUBLE SWING GATE, OPEN TO EAST. MATCH FENCE MATERIAL AND HEIGHT.
6. INSTALL GRATE INTAKE TYPE Q PER SUDAS RE: 04/L501 AND 06/L501.
7. INSTALL 5' MASONRY WALL RE: 08/L500.
8. INSTALL 8' MASONRY WALL RE: 10/L500.
9. INSTALL 20' AUTOMATIC SLIDING GATE, SLIDE TO WEST. MATCH FENCE MATERIAL AND HEIGHT. PROVIDE CARD ACTIVATION.
10. INSTALL MONUMENT SIGN. FRAME, POST AND SIGN OWNER PROVIDED, FOOTING AND PAD BY CONTRACTOR RE: 01/L501.
11. INSTALL ROLL OVER CONCRETE CURB RE: 05/L500.
12. INSTALL NEW CURB AND GUTTER RE: 04/L500.
13. INSTALL NEW GRATE INTAKE TYPE R PER SUDAS RE: 04/L501 AND 06/L501.
14. INSTALL 12" PVC PIPE FOR DRAINAGE.
15. INSTALL DRAIN CLEANOUT WITH CAST IRON COVER.
16. INSTALL PAINTED DIRECTIONAL ARROW, WHITE.
17. LEAVE 1-BLOCK GAP AT BOTTOM OF WALL CORNER TO ALLOW WATER TO DRAIN THROUGH.
18. INSTALL 8' BLACK PVC-COATED CHAIN LINK FENCE WITH THEFT DETERRENT RE: 03/L501 AND 05/L501.

SYMBOL LEGEND

- REPLENISH EXISTING GRAVEL AS NECESSARY TO PROVIDE LEVEL DRIVING SURFACE WITH CONSISTENT DRAINAGE.
- GRAVEL, MATCH EXISTING.
- 2" MILL AND OVERLAY EXISTING ASPHALT
- ASPHALT PAVING RE: 07/L500
- 4" CONCRETE PAVING RE: 01/L500
- 6" CONCRETE PAVING RE: 02/L500
- 8" CONCRETE PAVING RE: 03/L500
- 8' BLACK PVC-COATED CHAIN LINK FENCE WITH THEFT DETERRENT RE: 03/L501 AND 05/L501
- MASONRY WALL

01 L200 SITE LAYOUT PLAN

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

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Site Plan

CONFLUENCE PROJECT # 20430

L200

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GRADING NOTES

A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES.

B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.

C. WALK CROSS SLOPE MAY NOT EXCEED 2%. RUNNING SLOPE MAY NOT EXCEED 5%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2% IN ANY DIRECTION.

D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.

E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.

F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.

G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.

H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEPT AT THE END OF EACH WORKING DAY.

I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.

J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

KEYNOTES

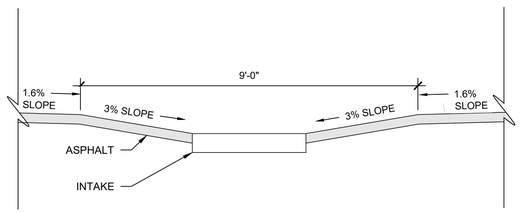
(#)

1. FEATHER ASPHALT LIFTS AS NECESSARY TO ACHIEVE POSITIVE DRAINAGE TO INTAKE.
2. SLOPE AT 3% WITHIN 3' OF INTAKE RE: 03/L300.
3. SLOPE AWAY FROM DOOR.
4. EXTEND TRAIL CROSS SLOPE 2' IN BOTH DIRECTIONS RE: 02/L300.
5. MINIMIZE GRADING WITHIN TREE PROTECTION ZONE.
6. TAPER CURB FROM 6 TO 0" IN LAST 2'.

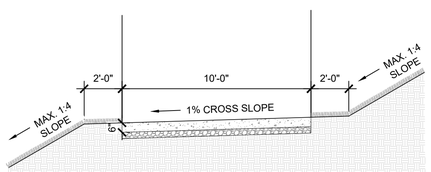
SYMBOL LEGEND

ME = MATCH EXISTING
TC = TOP OF CURB
BC = BOTTOM OF CURB
HP = HIGH POINT
LP = LOW POINT

TREE PROTECTION FENCE RE: 02/L100



03 L300 SECTION: TRAIL CROSS SLOPE 1/4"=1'-0"



02 L300 SECTION: SLOPE TO INTAKE 1/2"=1'-0"

01 L300 SITE GRADING AND DRAINAGE PLAN

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

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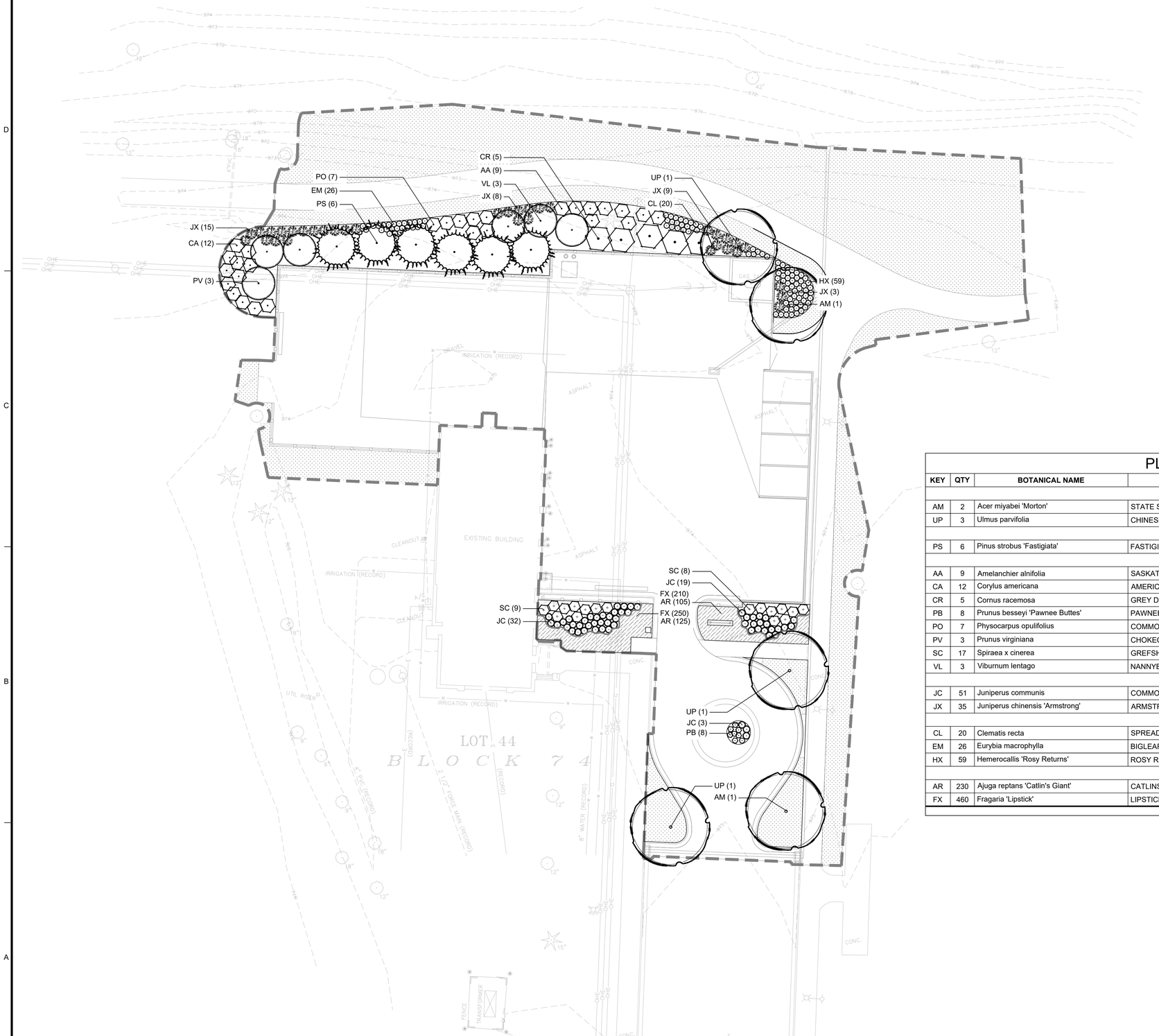
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Site Grading and Drainage

CONFLUENCE PROJECT # 20430

L3.0

File Location: N:\1 PROJECTS\2020\20430_CB Rec Complex Maintenance Facility\20430_WORKING\AUTOCAD\SHEETS\20430 L4.0 GRADING / SAVE DATE: 6/17/2022 10:24 AM BY: rachel.anderson / PLOT DATE: 6/17/2022 12:41 PM BY: Rachel Anderson



PLANTING NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/REMARKS
			CANOPY TREES			
AM	2	Acer miyabei 'Morton'	STATE STREET MAPLE	1.5" CAL	B&B	AS PER PLAN
UP	3	Ulmus parvifolia	CHINESE ELM	1.5" CAL	B&B	AS PER PLAN
			CONIFER TREES			
PS	6	Pinus strobus 'Fastigiata'	FASTIGIATE WHITE PINE	#10	CONT.	AS PER PLAN
			DECIDUOUS SHRUBS			
AA	9	Amelanchier alnifolia	SASKATOON	#2	CONT.	AS PER PLAN
CA	12	Corylus americana	AMERICAN HAZELNUT	#2	CONT.	AS PER PLAN
CR	5	Cornus racemosa	GREY DOGWOOD	#5	CONT.	AS PER PLAN
PB	8	Prunus besseyi 'Pawnee Buttes'	PAWNEE BUTTES SANDCHERRY	#2	CONT.	AS PER PLAN
PO	7	Physocarpus opulifolius	COMMON NINEBARK	#2	CONT.	AS PER PLAN
PV	3	Prunus virginiana	CHOKECHERRY	#5	CONT.	AS PER PLAN
SC	17	Spiraea x cinerea	GREFSHEIM SPIREA	#5	CONT.	AS PER PLAN
VL	3	Viburnum lentago	NANNYBERRY VIBURNUM	#5	CONT.	AS PER PLAN
			CONIFER SHRUBS			
JC	51	Juniperus communis	COMMON JUNIPER	#2	CONT.	AS PER PLAN
JX	35	Juniperus chinensis 'Armstrong'	ARMSTRONG JUNIPER	#5	CONT.	AS PER PLAN
			PERENNIALS			
CL	20	Clematis recta	SPREADING CLEMATIS	QT	CONT.	AS PER PLAN
EM	26	Eurybia macrophylla	BIGLEAF ASTER	QT	CONT.	AS PER PLAN
HX	59	Hemerocallis 'Rosy Returns'	ROSY RETURNS DAYLILY	QT	CONT.	AS PER PLAN
			GROUNDCOVER MIX			
AR	230	Ajuga reptans 'Catlin's Giant'	CATLINS GIANT BUGLEWEED	3"	CONT.	1'-0" O.C.
FX	460	Fragaria 'Lipstick'	LIPSTICK STRAWBERRY	3"	CONT.	1'-0" O.C.

SYMBOL LEGEND

- TURFGRASS, FINE GRADE AND PREPARE (OWNER TO SEED SUDAS TYPE 1 TURFGRASS SEED MIX)
- GROUNDCOVER MIXTURE 1' O.C. RE: 05/L502 AND 07/L502
- PERENNIAL RE: 05/L502 AND 06/L502
- EVERGREEN SHRUB RE: 03/L502, 04/L502 AND 06/L502
- DECIDUOUS SHRUB RE: 03/L502, 04/L502 AND 06/L502
- EVERGREEN TREE RE: 02/L502, 03/L502 AND 06/L502
- DECIDUOUS TREE RE: 01/L502, 02/L502 AND 03/L502

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

01 L400 LANDSCAPE PLAN

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Recreation Complex Facility Maintenance Yard Improvements

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

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	00/00/20	ISSUE OR REVISION DESCRIPTION

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CONSTRUCTION
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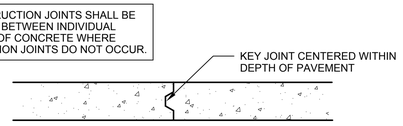
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Landscape Plan

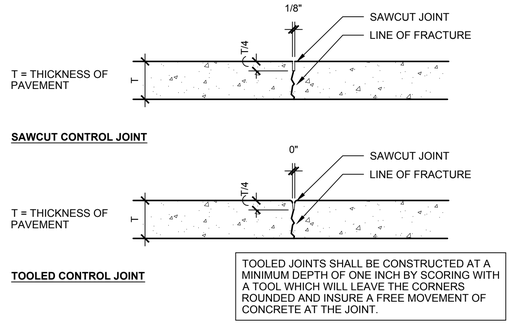
CONFLUENCE PROJECT # 20430

L400

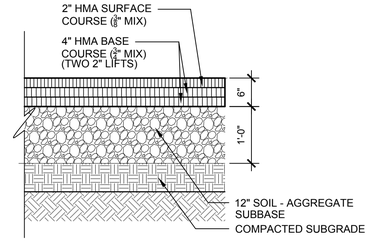
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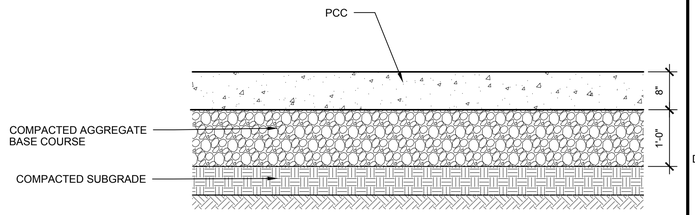
12 L500 SECTION: CONSTRUCTION JOINT 1-1/2" = 1'-0"



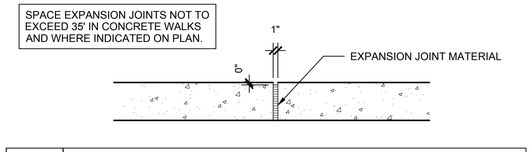
09 L500 SECTION: EXPANSION JOINT 1-1/2" = 1'-0"



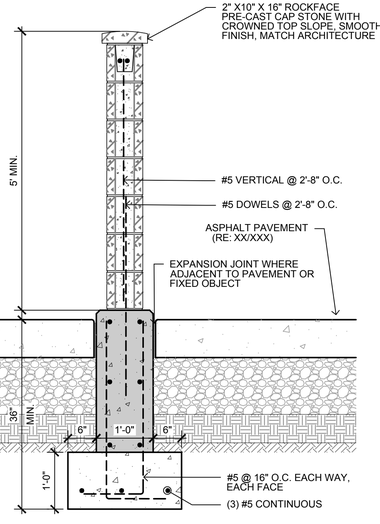
07 L500 ASPHALT PAVING 3/4"=1'-0"



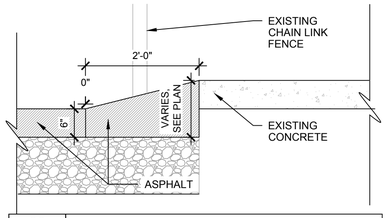
03 L500 8" CONCRETE PAVING 3/4"=1'-0"



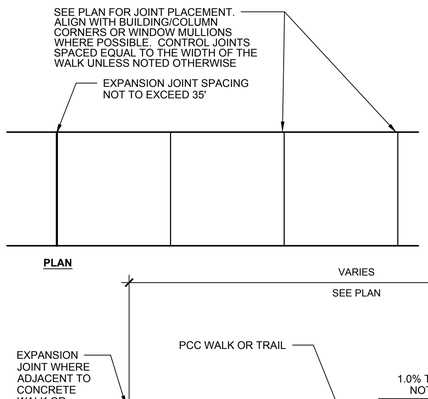
11 L500 SECTION: EXPANSION JOINT 1-1/2" = 1'-0"



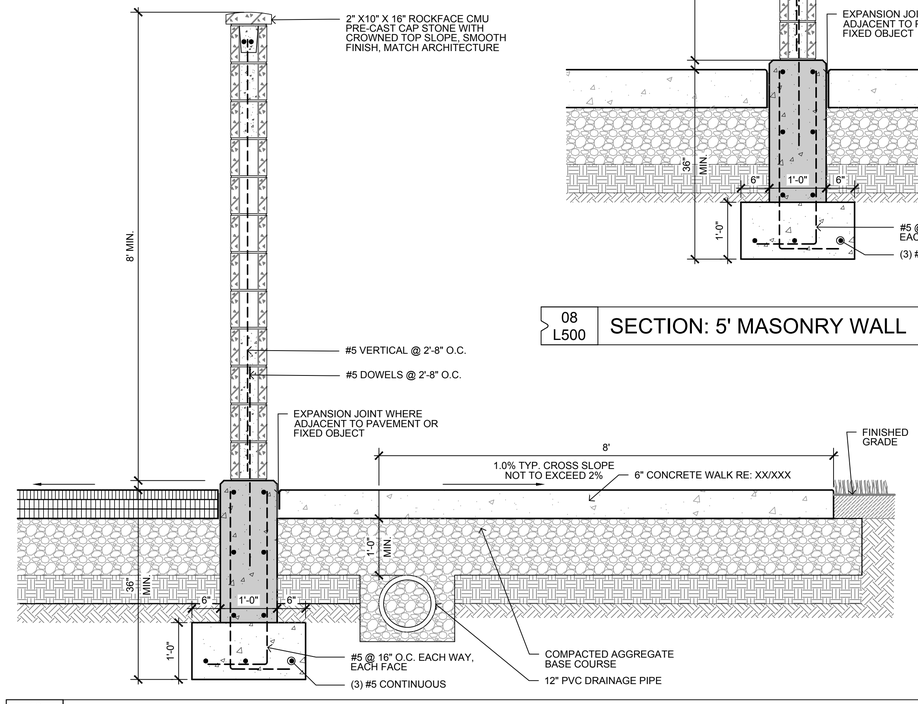
08 L500 SECTION: 5' MASONRY WALL 3/4"=1'-0"



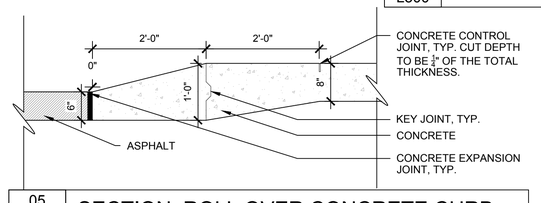
06 L500 SECTION: ASPHALT CURB 3/4"=1'-0"



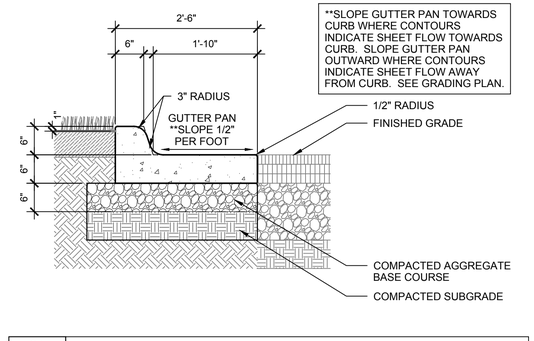
02 L500 6" CONCRETE PAVING 3/4"=1'-0"



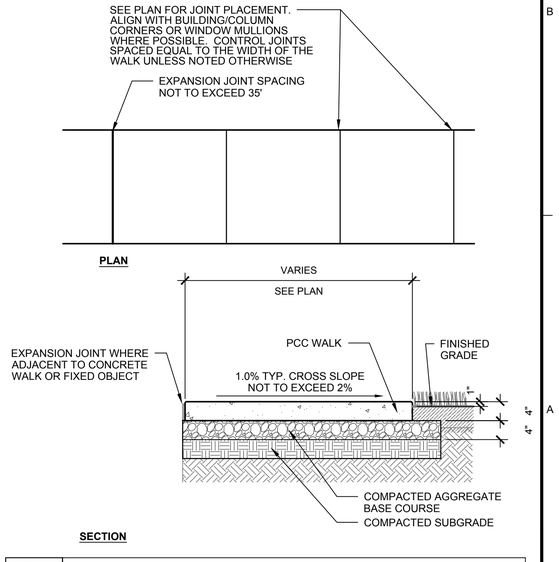
10 L500 SECTION: 8' MASONRY WALL 3/4"=1'-0"



05 L500 SECTION: ROLL OVER CONCRETE CURB 3/4"=1'-0"



04 L500 CURB AND GUTTER 3/4"=1'-0"



01 L500 4" CONCRETE PAVING 3/4"=1'-0"

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Recreation Complex Facility Maintenance Yard Improvements

Project R-23-14 | City of Council Bluffs

City of Council Bluffs, Iowa

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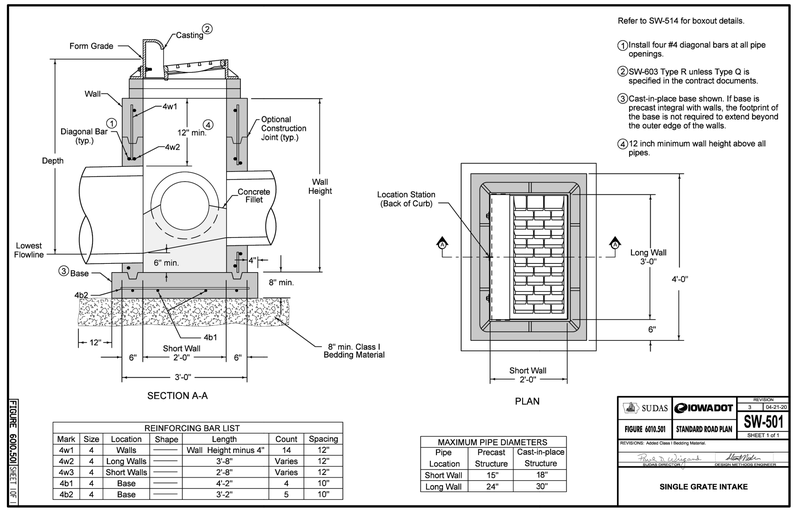
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Site Details

CONFLUENCE PROJECT # 20430

L500

File Location: \\om-free1\omdata1 PROJECTS\2020\20430_CB Rec Complex Maintenance Facility\20430_WORKING\AUTOCAD\SHEETS\20430 L5.0 DETAILS / SAVE DATE: 6/17/2022 1:05 PM BY: dcolte / PLOT DATE: 6/17/2022 1:08 PM BY: Caitlin Bolte



Refer to SW-514 for boxout details.

(1) Install four #4 diagonal bars at all pipe openings.

(2) SW-603 Type R unless Type Q is specified in the contract documents.

(3) Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.

(4) 12 inch minimum wall height above all pipes.

REINFORCING BAR LIST						
Mark	Size	Location	Shape	Length	Count	Spacing
4w1	4	Walls	——	Wall Height minus 4"	14	12"
4w2	4	Long Walls	——	3'-8"	Varies	12"
4w3	4	Short Walls	——	2'-8"	Varies	12"
4b1	4	Base	——	4'-2"	4	10"
4b2	4	Base	——	3'-2"	5	10"

MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"

SUDAS | IOWA DOT | REVISION 3 | 04-21-20

FIGURE 6010.501 | STANDARD ROAD PLAN | SW-501 | SHEET 1 of 1

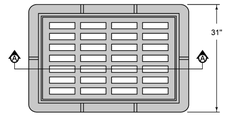
REVISIONS: Added Class I Bedding Material.

Thad Wilgenbusch, PUBLIC WORKS DIRECTOR | Mark Hanson, MUNICIPAL ENGINEER

SINGLE GRATE INTAKE

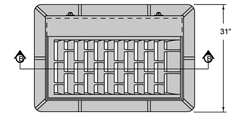
FIGURE 6090.603 SHEET 1 OF 2

TYPE Q (1)
Driveway Grate
(Minimum open area 370 in^2)



TYPICAL SECTION

TYPE R (2)
Curb Inlet Grade
(Minimum open area 180 in^2)



TYPICAL SECTION

(1) For use at curb drops for driveways. Use only when specified in the contract documents.

(2) Provide bicycle-safe vane-style grate. At low points, grates with vanes facing both directions of flow are allowed.

(3) For details of boxout pavement, refer to SW-514.

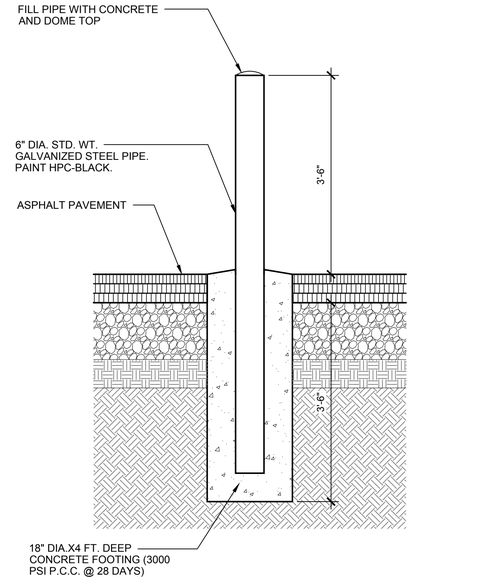
SUDAS | IOWA DOT | REVISION 4 | 10-16-18

FIGURE 6010.603 | STANDARD ROAD PLAN | SW-603 | SHEET 1 of 2

REVISIONS: Corrected typo on page two that said SHEET 1 of 2.

Thad Wilgenbusch, PUBLIC WORKS DIRECTOR | Shaun Smith, MUNICIPAL ENGINEER

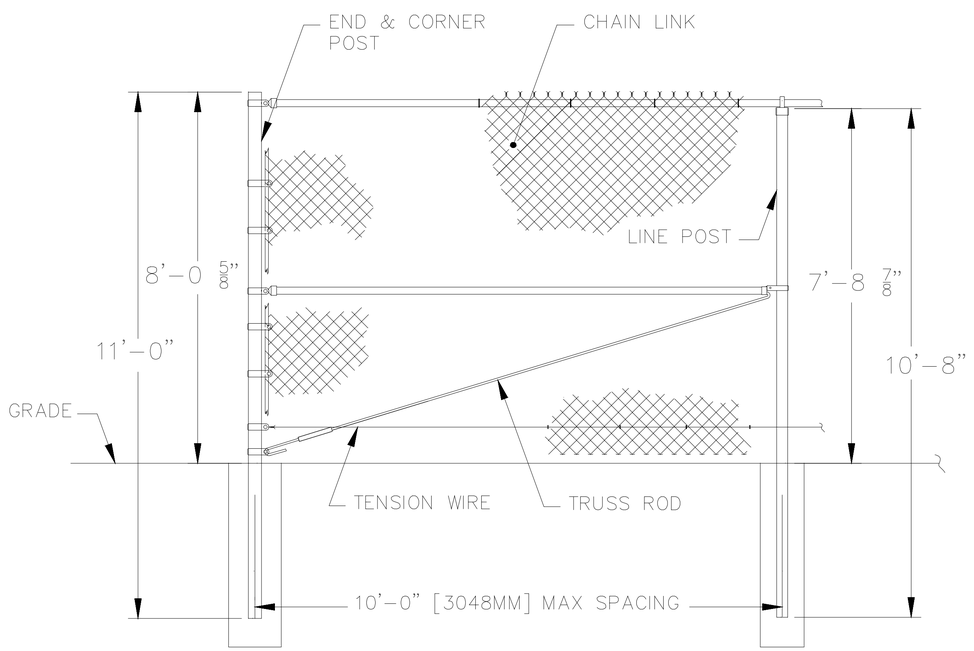
CASTINGS FOR GRATE INTAKES

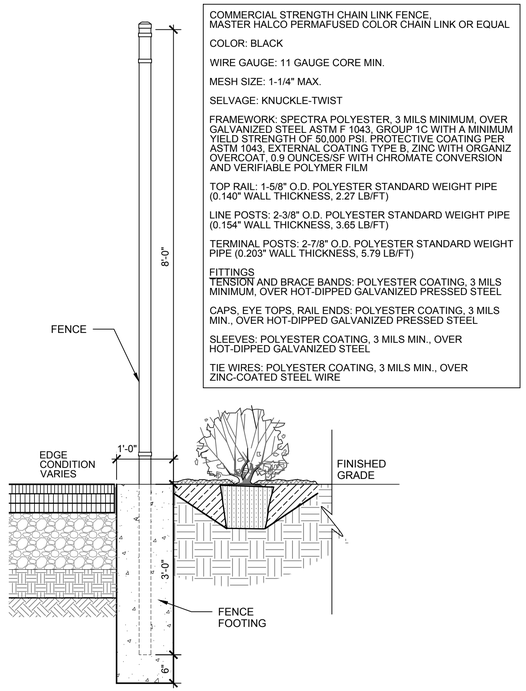


06 L501 | SINGLE GRATE INTAKE (SUDAS) N.T.S.

04 L501 | CASTINGS FOR GRATE INTAKES (SUDAS) N.T.S.

02 L501 | SECTION: PIPE BOLLARD 3/4"=1'-0"





COMMERCIAL STRENGTH CHAIN LINK FENCE, MASTER HALCO PERMAFUSED COLOR CHAIN LINK OR EQUAL

COLOR: BLACK

WIRE GAUGE: 11 GAUGE CORE MIN.

MESH SIZE: 1-1/4" MAX.

SELVAGE: KNUCKLE-TWIST

FRAMEWORK: SPECTRA POLYESTER, 3 MILS MINIMUM, OVER GALVANIZED STEEL ASTM F 1043, GROUP 1C WITH A MINIMUM YIELD STRENGTH OF 50,000 PSI, PROTECTIVE COATING PER ASTM 1043, EXTERNAL COATING TYPE B, ZINC WITH ORGANIZ OVERCOAT, 0.9 OUNCES/SF WITH CHROMATE CONVERSION AND VERIFIABLE POLYMER FILM

TOP RAIL: 1-5/8" O.D. POLYESTER STANDARD WEIGHT PIPE (0.140" WALL THICKNESS, 2.27 LB/FT)

LINE POSTS: 2-3/8" O.D. POLYESTER STANDARD WEIGHT PIPE (0.154" WALL THICKNESS, 3.65 LB/FT)

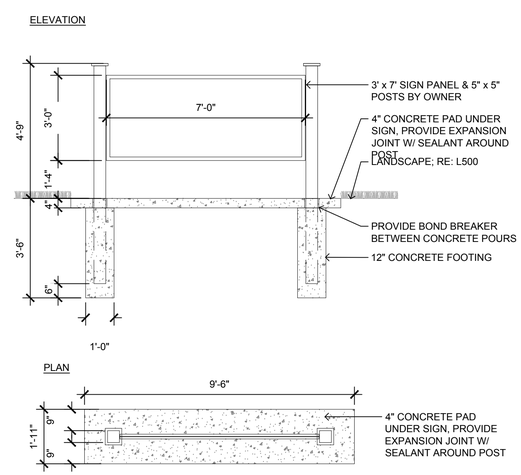
TERMINAL POSTS: 2-7/8" O.D. POLYESTER STANDARD WEIGHT PIPE (0.203" WALL THICKNESS, 5.79 LB/FT)

FITTINGS
TENSION AND BRACE BANDS: POLYESTER COATING, 3 MILS MINIMUM, OVER HOT-DIPPED GALVANIZED PRESSED STEEL

CAPS, EYE TOPS, RAIL ENDS: POLYESTER COATING, 3 MILS MIN., OVER HOT-DIPPED GALVANIZED PRESSED STEEL

SLEEVES: POLYESTER COATING, 3 MILS MIN., OVER HOT-DIPPED GALVANIZED STEEL

TIE WIRES: POLYESTER COATING, 3 MILS MIN., OVER ZINC-COATED STEEL WIRE



NOTES:
1. NO EXPOSED FASTENERS. OWNER SHALL BE ABLE TO REMOVE AND REPLACE SIGN PANEL IF NECESSARY.
2. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
3. VERIFY LOCATIONS FOR LEVEL INSTALLATION, IF ON SLOPE EXTEND DOWNHILL LEG.
4. SIGN POST, FRAME, AND PANEL TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.

05 L501 | SECTION ELEVATION: 8' CHAIN LINK FENCE N.T.S.

03 L501 | SECTION: 8' CHAIN LINK FENCE 3/4"=1'-0"

01 L501 | MONUMENT SIGN 3/8"=1'-0"

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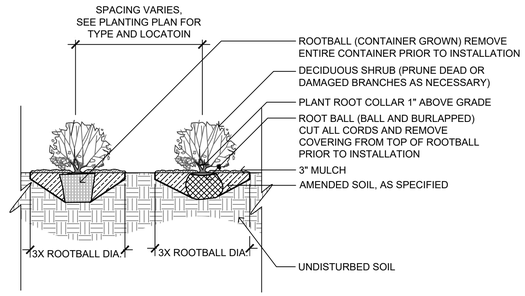
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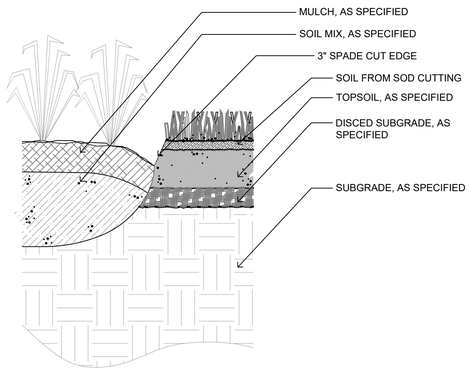
CONFLUENCE PROJECT # 20430

L501

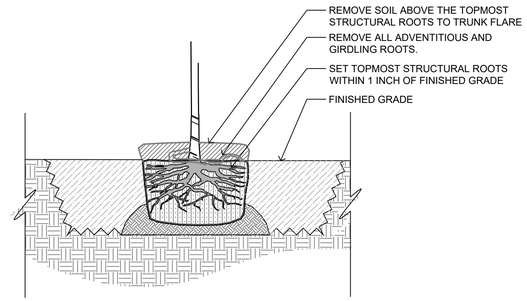
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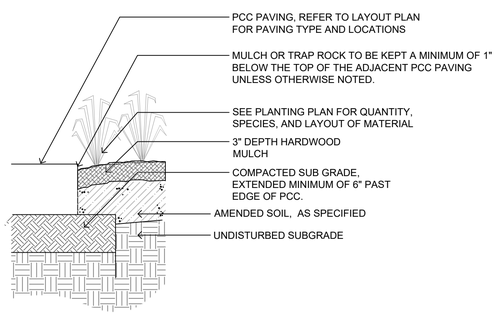
04 L502 SHRUB PLANTING, TYP. 1/2"=1'-0"



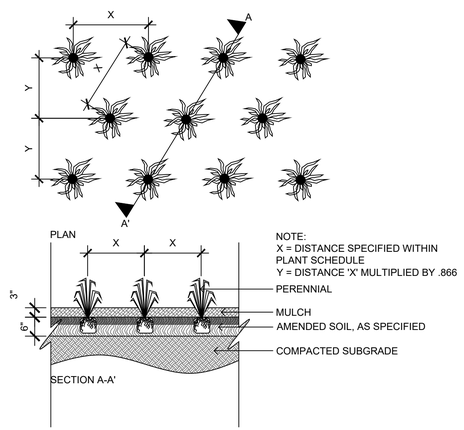
06 L502 SPADED LANDSCAPE EDGE 1 1/2"=1'0"



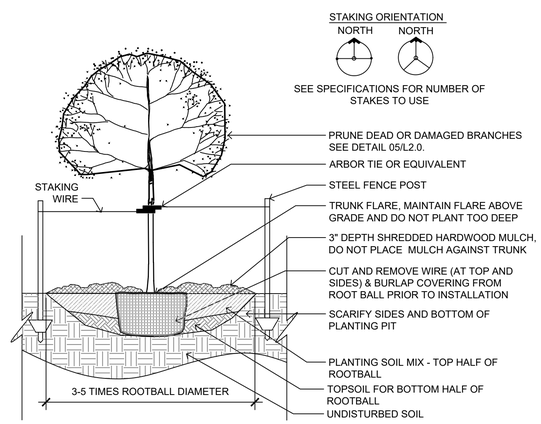
03 L502 ROOTBALL PLANTING, TYP. 3/4"=1'-0"



07 L502 SECTION: LANDSCAPE AT PAVEMENT N.T.S

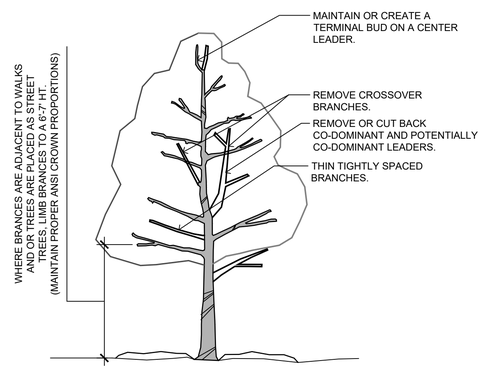


05 L502 PERENNIAL PLANTING, TYP. 1/2"=1'-0"



NOTE: CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.

02 L502 TREE PLANTING, TYP. N.T.S



01 L502 ELEVATION: TREE LIMBING 1/2"=1'-0"

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Recreation Complex Facility Maintenance Yard Improvements

Project R-23-14 | City of Council Bluffs

Council Bluffs, Iowa

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION
1	00/00/20	ISSUE OR REVISION DESCRIPTION

ISSUED FOR

CONSTRUCTION

100%
CDS

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Landscape Details

CONFLUENCE PROJECT # 20430

L502

File Location: N:\1 PROJECTS\2020\20430_CB Rec Complex Maintenance Facility\20430_WORKING\AUTOCAD\SHEETS\20430 L5.0 DETAILS / SAVE DATE: 6/17/2022 10:29 AM BY: rachel.anderson / PLOT DATE: 6/17/2022 12:42 PM BY: Rachel Anderson