PROJECT GREEN

CIVIL SITE PLANS



VICINITY MAP – NO SCALE

LOCATION MAP
COUNCIL BLUFFS, IOWA
NO SCALE

▨ – INDICATES PROJECT LOCATION

CIVIL ENGINEER:

HGM ASSOCIATES INC.
640 FIFTH AVENUE
COUNCIL BLUFFS, IOWA 51501

ZONING:

EXISTING ZONING IS P-C

EXISTING FLOOD PLAIN:

NOT IN A FLOOD PLAIN
FEMA FLOOD ZONE "X"
NO FLOODWAY OR FRINGE ENCROACHMENT

STORM WATER DETENTION:

STORM SEWER WILL BE DIVERTED TO PROPOSED DETENTION BASIN WITH CONTROLLED RELEASE RATE INTO EXISTING PUBLIC STORM SEWER.

WETLANDS:

NO WETLANDS INDICATED ON U.S. FISH & WILDLIFE NATIONAL WETLANDS INVENTORY MAP.

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

SPECIFICATIONS

THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2019, AND CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS 2019, SHALL APPLY TO THIS PROJECT.

THESE DOCUMENTS SHALL NOT BE SCANNED, COPIED, OR DUPLICATED IN ANY MANNER.

INDEX

PAGE NO.	DESCRIPTION
C.01	CIVIL COVER
C.02	OVERALL SITE PLAN
C.03	SITE LAYOUT PLAN

LICENSED PROFESSIONAL ENGINEER
SCOTT D. REELFS
14659
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.

SCOTT D. REELFS DATE

My license renewal date is December 31, 2018

Pages or sheets covered by this seal:
C.01-C.03

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN

RDG PLANNING & DESIGN

ARCHITECT
STRUCTURAL
MECH'L ELEC'L PLUMB
INTERIORS
LANDSCAPE
CIVIL
hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IA
PHONE: 712-325-0530

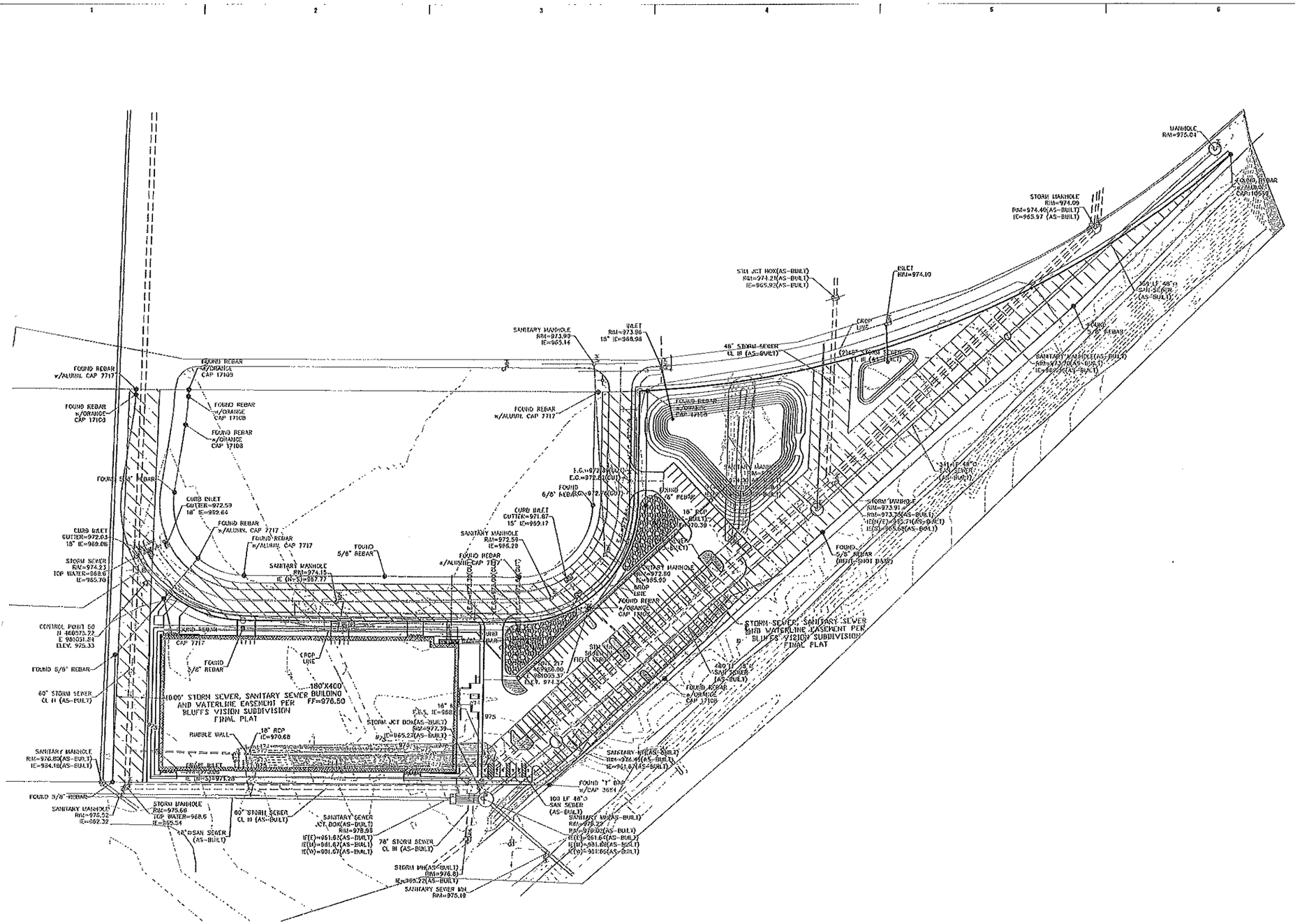
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT GREEN

CIVIL COVER SHEET

C.01

ATTACHMENT B



PRELIMINARY

NOT FOR CONSTRUCTION

12-11-18

SCHEMATIC DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT GREEN

RDG PLANNING + DESIGN

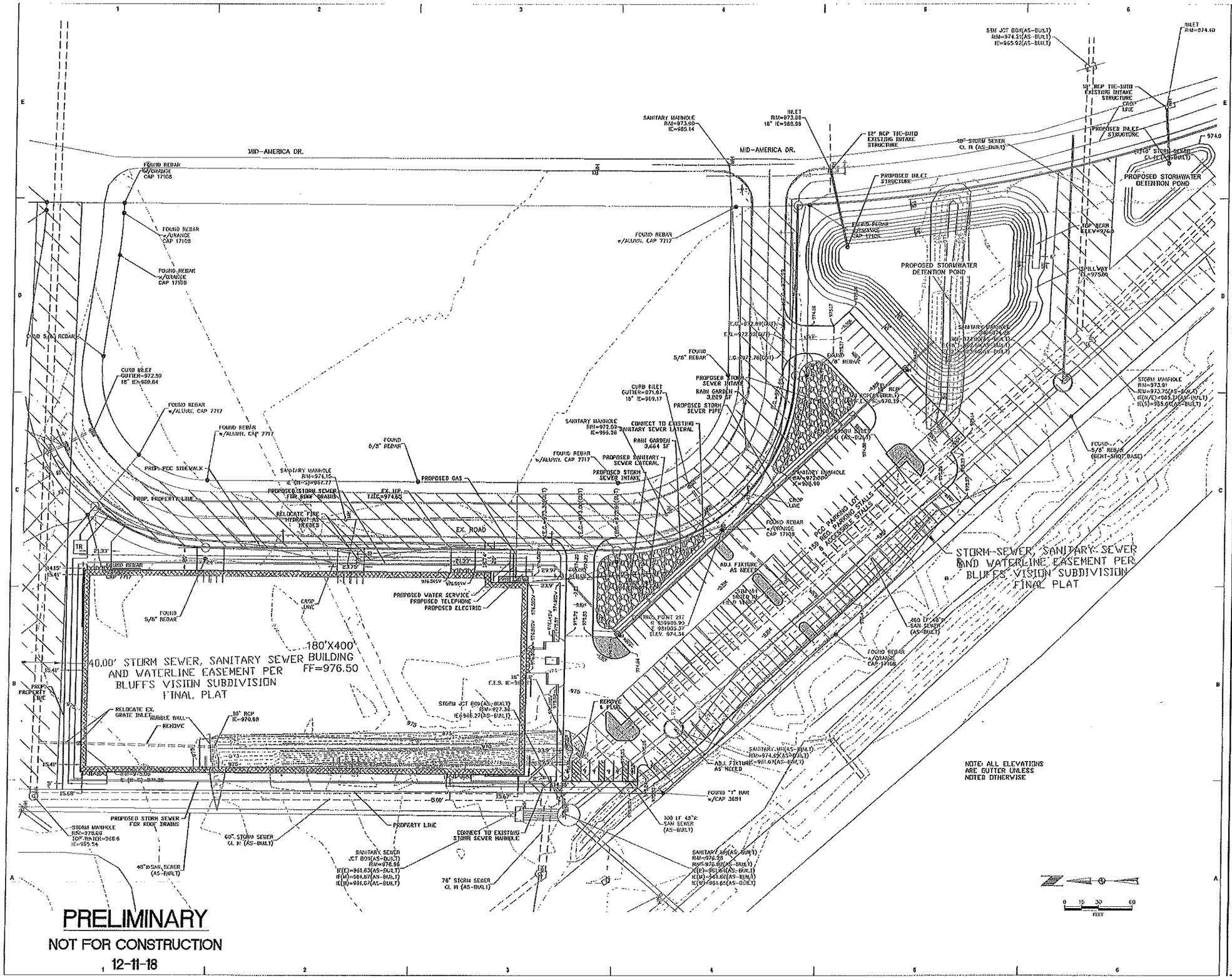
ARCHITECT
STRUCTURAL
MECH/ELECT/PLUMB
INTERIORS
LANDSCAPE
CIVIL

hgm ASSOCIATES INC.
540 FIFTH AVENUE COUNCIL BLUFFS, IA
PHONE: 712-323-0530

RDG Planning & Design

OVERALL SITE PLAN VIEW

C.02



PRELIMINARY

NOT FOR CONSTRUCTION

12-11-18

SCHEMATIC DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT GREEN

RDG PLANNING • DESIGN

ARCHITECT
RDG Planning & Design
625 Grand Avenue, Suite 200
Des Moines, IA 50309
(515) 288-3667

CIVIL
hgm associates inc.
640 Fifth Avenue
Council Bluffs, IA 51503
(712) 322-0330

STRUCTURAL
Simpson, Gumpertz & Heger, Inc.
2727 Allen Parkway, Suite 1700
Houston, TX 77019
(713) 962-5800

MECH/ELEC/PLUMB
Spring Engineering
2900 Ingersoll Avenue, Suite 200
Des Moines, IA 50312
(515) 274-1450

INTERIORS
RDG Planning & Design
625 Grand Avenue, Suite 200
Des Moines, IA 50309
(515) 288-3667

LANDSCAPE
RDG Planning & Design
625 Grand Avenue, Suite 200
Des Moines, IA 50309
(515) 288-3667

PROFESSIONAL ENGINEER — FOR CONSTRUCTION — STATE OF IOWA

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1" = 30'-0"

PROJECT NUMBER: 2018

RDG Planning & Design

SITE LAYOUT

C.03

ATTACHMENT B



SOUTH-EAST CORNER

PROJECT GREEN

12/11/2018

RDg...
PLANNING • DESIGN

ATTACHMENT C

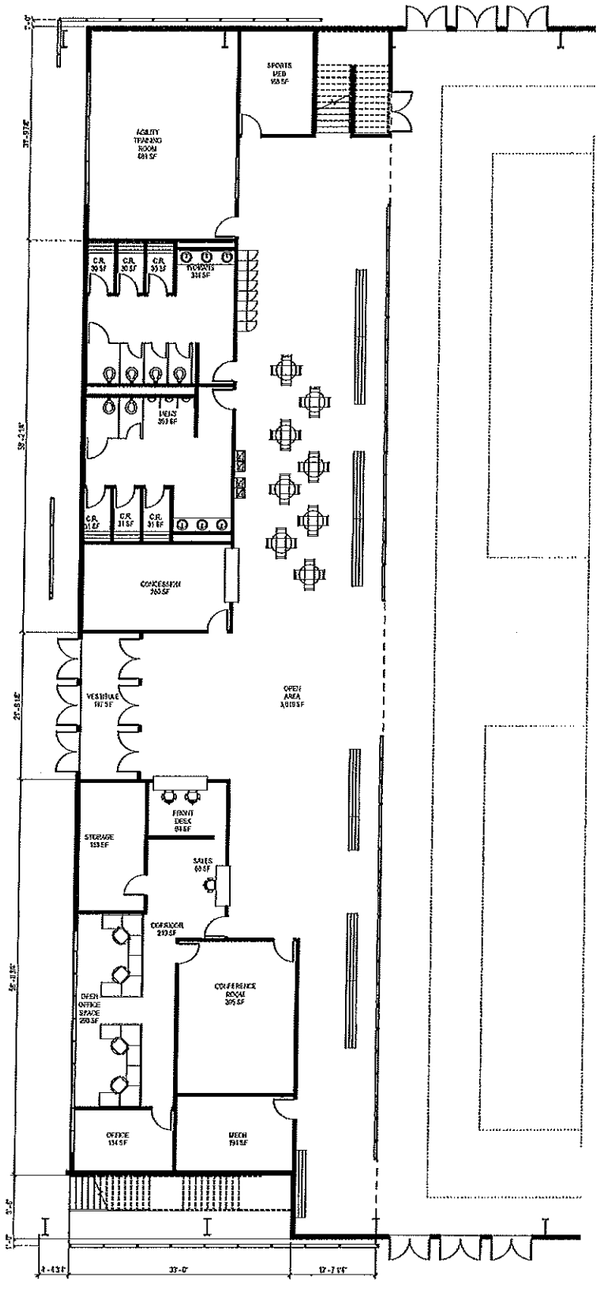


SOUTH-WEST CORNER

PROJECT GREEN

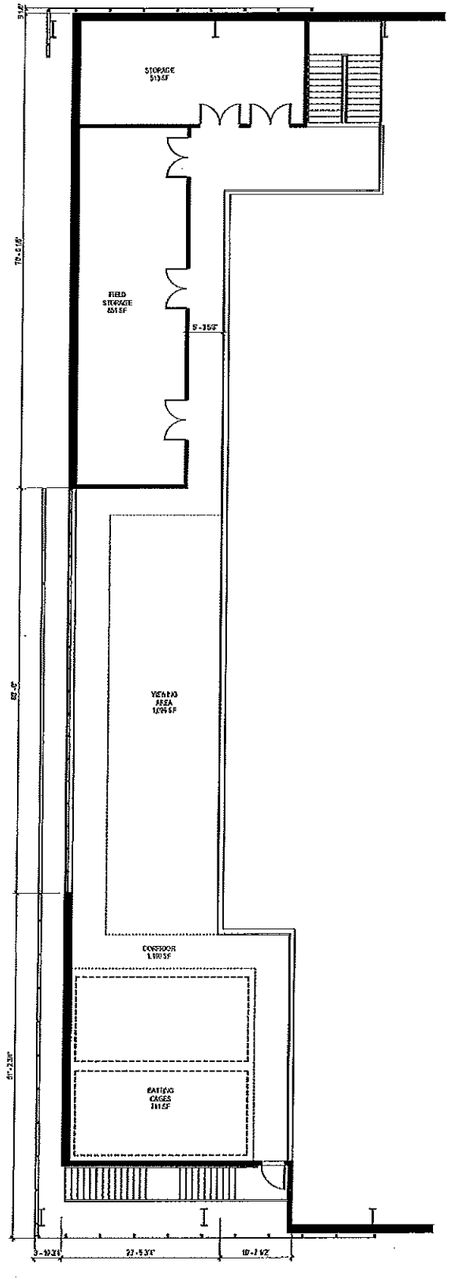
12/11/2018

RDg...
PLANNING • DESIGN



LEVEL 1

1/8" = 1'-0"



LEVEL 2 - MEZZANINE

1/8" = 1'-0"

SCHEMATIC DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION

RDG.. PLANNING ● DESIGN

ARCHITECT
RDG Planning & Design
400 Locust Street, Suite 200
Des Moines, IA 50309
(515) 288-3667 Phone
(515) 288-5070 Fax

STRUCTURAL
Structural Design Group, Inc.
1800 Grand Avenue
Des Moines, IA 50309
(515) 244-4461 Phone

CIVIL
HDR Engineering, Inc.
8404 Indian Hills Drive
Omaha, NE 68114
(402) 399-1000 Phone

INTERIORS
RDG Planning & Design
400 Locust Street, Suite 200
Des Moines, IA 50309
(515) 288-3667 Phone

LANDSCAPE
RDG Planning & Design
400 Locust Street, Suite 200
Des Moines, IA 50309
(515) 288-3667 Phone

MECH/ELECT/PLUMB
Design Group Partnership, Inc.
1716 Locust
Des Moines, IA 50309
(515) 288-2772 Phone

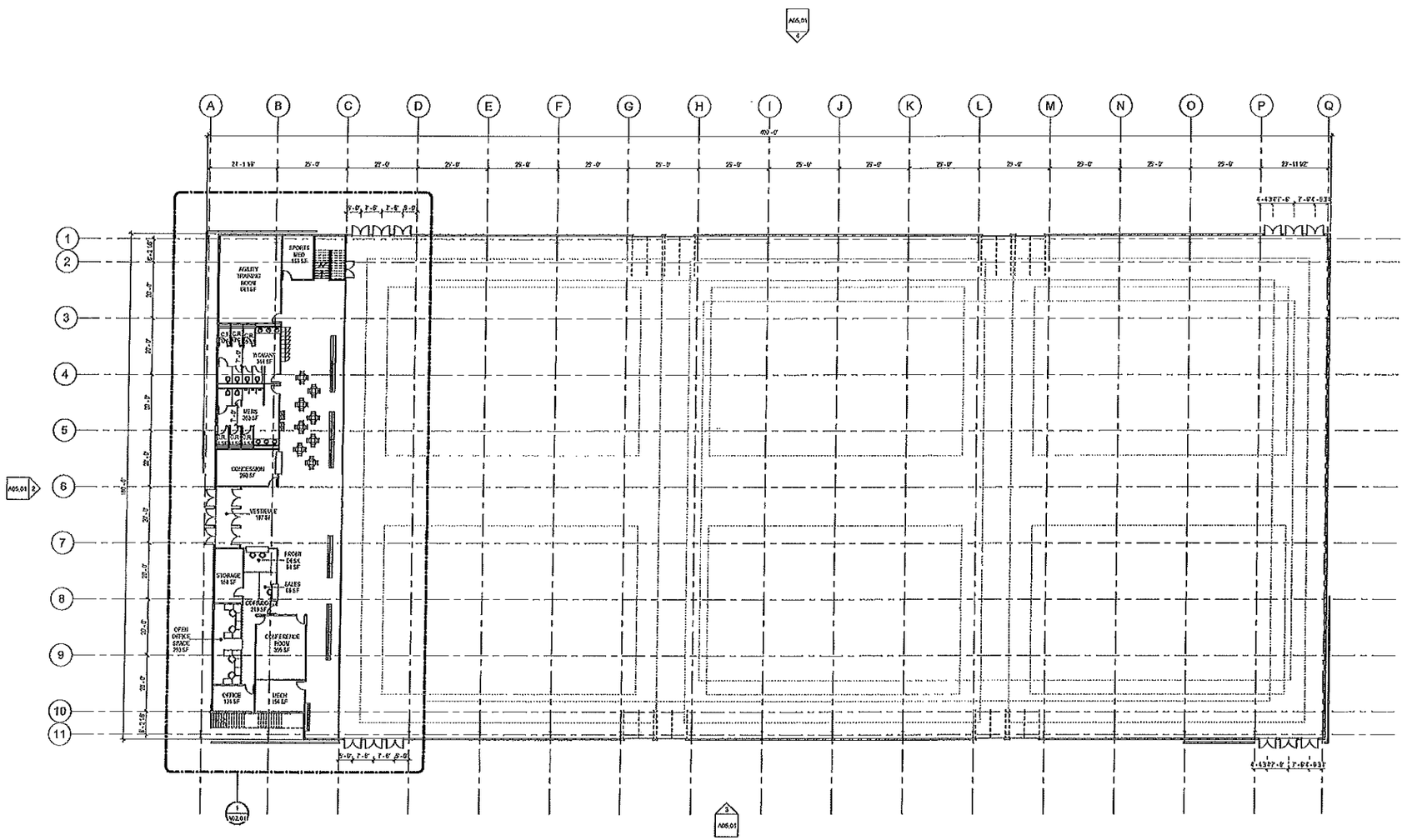
PROJECT GREEN

MORRIS SUB LOT 3, COUNCIL BLUFFS, IOWA 51501

ENLARGED PLANS

A02.01

ATTACHMENT C



FLOOR PLAN LEVEL 1

1/16" = 1'-0"

SCHEMATIC DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT GREEN

MORRIS SUB LOT 3, COUNCIL BLUFFS, IOWA 51501

FLOOR PLAN LEVEL 1

A01.01

RDG PLANNING & DESIGN

ARCHITECT
RDG Planning & Design
100 Second Avenue South
Suite 900
Des Moines, IA 50309
(402) 884-2000 Phone

STRUCTURAL
To Come - Omaha Consultants
1516 Dodge St.
Omaha, NE 68102
(402) 884-2000 Phone

MECH/ELEC/PLUMB
To Come - Omaha Consultants
1516 Dodge St.
Omaha, NE 68102
(402) 884-2000 Phone

INTERIORS
RDG Planning & Design
100 Second Avenue South
Suite 900
Des Moines, IA 50309
(402) 884-2000 Phone

LANDSCAPE
RDG Planning & Design
100 Second Avenue South
Suite 900
Des Moines, IA 50309
(402) 884-2000 Phone

CIVIL
HDR Engineering
8404 Indian Hills Dr.
Omaha, NE 68114
(402) 399-1000 Phone

RDG PLANNING ● DESIGN

PLANTING SCHEDULE

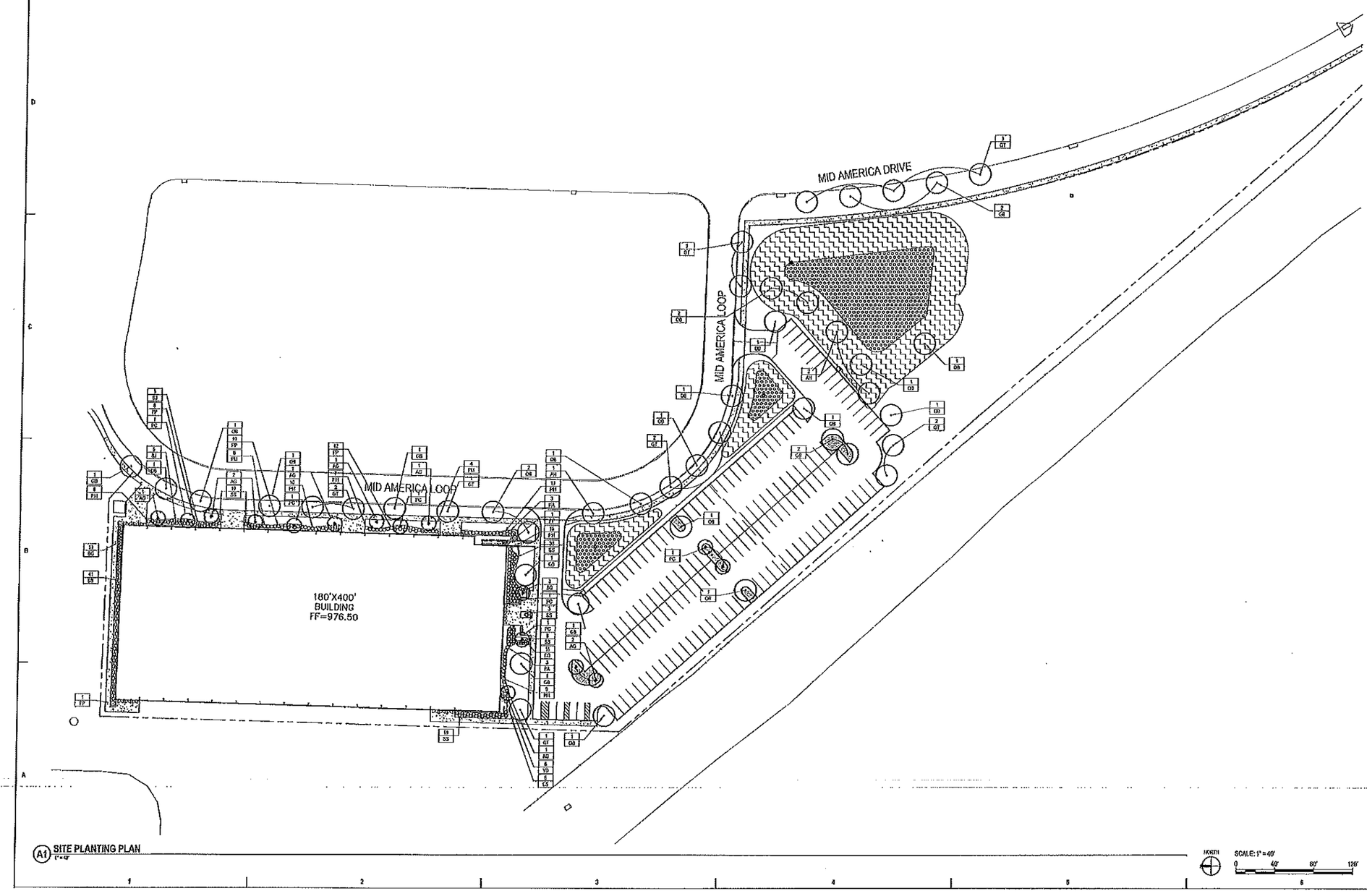
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
9	AG	*Amelanchier grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	B.B.
3	AH	*Aesculus hippocastanum*	Horse Chestnut	B.B.
10	GB	*Ginkgo biloba*	Ginkgo	B.B.
13	GI	*Gleditsia triacanthos*	Thornless Honeylocust	B.B.
7	PC	*Pyrus calleryana*	Calleryana Pear	B.B.
17	QB	*Quercus bicolor*	Swamp White Oak	B.B.
SHRUBS & GRASSES				
33	DG	*Buddleja x 'godo'*	Glad Garvo	1 GAL
5	CS	*Cornus sericea*	Red Osier Dogwood	1 GAL
7	FA	*Picea abies 'Pumila'*	Dwarf Norway Spruce	1 GAL
72	FH	*Pennisetum 'Hameln'*	Hameln Fountain Grass	1 GAL
30	PP	*Picea pungens 'Globosa'*	Dwarf Globe Blue Spruce	1 GAL
9	RJ	*Rhus typhina*	Staghorn Sumac	1 GAL
111	SS	*Schizachyrium scoparium*	Little Bluestem	1 GAL
4	VD	*Viburnum dentatum*	Arrowwood Viburnum	1 GAL
PERENNIALS				
156	HE	*Hemerocallis x 'Stella'*	Stella D'oro Daylily	1 GAL

SITE PLANTING LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- WATER, DIKES, SLOPE, & GRASS MIX SEE SPECS
- SLOPE & GRASS MIX SEE SPECS
- BIKE PATH
- PROPERTY LINE

SITE PLANTING PLAN NOTES

1. Finish grades in all landscape areas are to be defined by the Landscape Architect prior to any grading, adding, or planting. The Contractor shall submit a written request for review five (5) days prior to the desired date of review. No compensation for re-seeding, re-sodding, or re-planting of an improperly graded area shall be allowed resulting from failure to comply with this requirement.
2. The Contractor shall preserve areas of existing vegetation, including grass, that occur within the Contract limits but are not scheduled for construction. Repair all of these existing areas to their original condition that exists before the Contractor moved onto the Owner.
3. Prior to planting, verify that soils have been prepared as the correct depths in the areas shown on the drawings and that the soil is free of debris, lime, concrete, or any other foreign material that is detrimental to plant growth. Any unacceptable conditions are to be brought to the attention of the Owner's Representative in writing before any planting is done. Failure to do so will imply acceptance of the existing conditions and the Contractor will be responsible for any corrective work required.
4. Quantities shown in the Plant Schedule are for the Contractor's convenience. The Contractor shall provide all plants shown on the drawings. Any discrepancies between the Plant Schedule and the drawings shall be brought to the attention of the Landscape Architect.
5. Verify that all underground utilities have been located and marked prior to the start of any excavation. Repair any damage to utilities resulting from failure to comply with this requirement.
6. Plant labels shall be placed on the plants and left until after the final inspection by the Landscape Architect.
7. The Landscape Contractor shall be responsible for all trees and shrubs for the duration of the contract. Any trees or shrubs that are dead or in poor condition at the end of the one year warranty period shall be replaced by the Contractor at no additional cost to the Owner. Trees, shrubs, and ground cover shall be alive and in satisfactory growth at the end of the one year warranty period. Dead plant material shall be removed immediately and replaced during the next planting season. The Contractor is responsible for removing and off-site disposal of all dead trees, shrubs, and associated debris during the one year warranty period.



A1 SITE PLANTING PLAN
1" = 40'

SCHEMATIC DESIGN

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT GREEN

NOT FOR CONSTRUCTION

RDG PLANNING • DESIGN

ARCHITECT
RDG Planning & Design
400 Locust Street, Suite 380
Des Moines, IA 50309
(402) 399-1000 Phone
(402) 399-1143 Fax

CIVIL
RDG Associates Inc.
1501 Farnam Street
Council Bluffs, IA 51501
(712) 322-4200 Phone
(712) 322-4200 Fax

STRUCTURAL
Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154
(402) 330-8860 Phone

MECH/ELEC/PLUMB
Engineering Technologies Inc.
13535 Blondo
Omaha, NE 68164
(402) 333-1053 Phone

LANDSCAPE
RDG Planning & Design
1501 Farnam St., Suite 300
Omaha, NE 68102
(402) 399-1000 Phone
(402) 399-1143 Fax

INTERIORS
RDG Planning & Design
400 Locust Street, Suite 380
Des Moines, IA 50309
(402) 399-1000 Phone
(402) 399-1143 Fax

MORRIS SUB LOT 3
COUNCIL BLUFFS, IOWA 51501

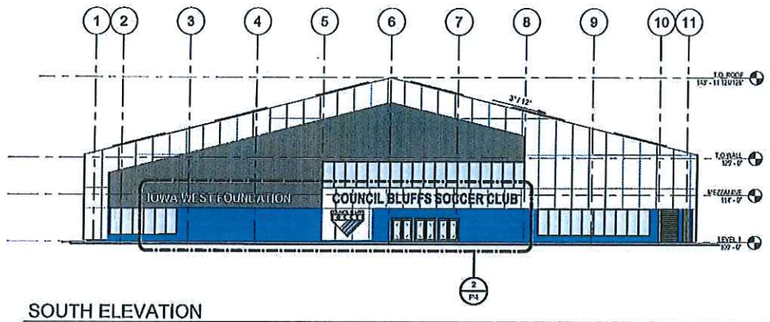
ISSUE	
DATE	12/10/2019
PROJECT NO.	3001.01.18

ISSUE
RDG Planning & Design

SITE PLANTING PLAN

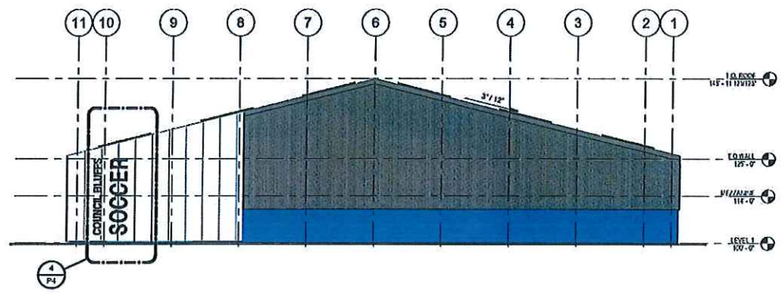
L04.01

ATTACHMENT D



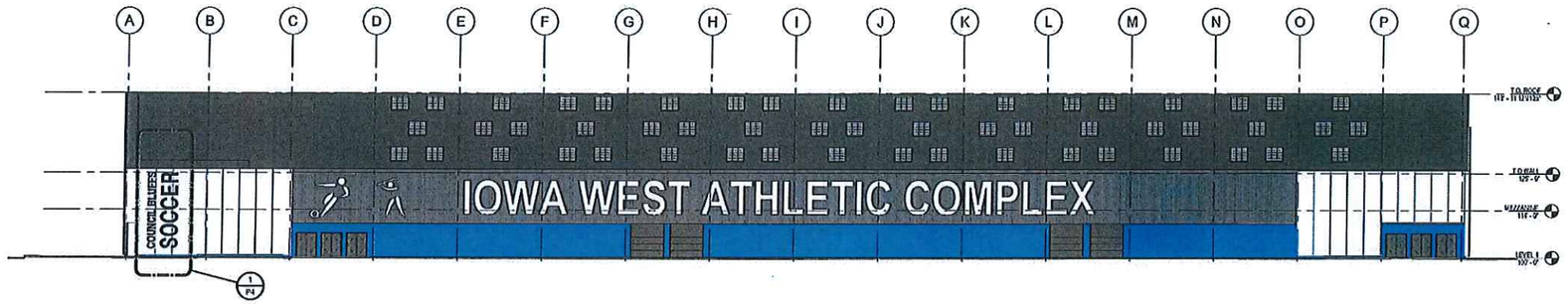
SOUTH ELEVATION

1/16" = 1'-0"



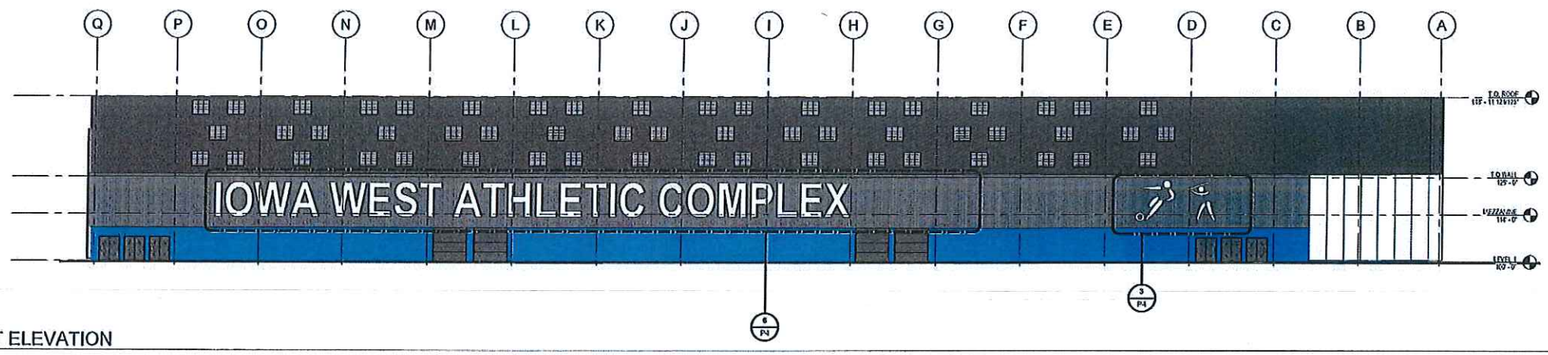
NORTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"

SCHEMATIC DESIGN

RDG PLANNING + DESIGN

ARCHITECT

STRUCTURAL

MEP/FP/ELEC/PLUMB

INTERIORS

LANDSCAPE

CIVIL

PRELIMINARY - NOT FOR CONSTRUCTION

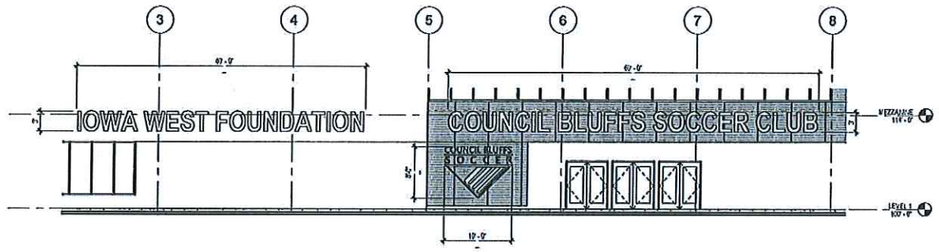
PROJECT GREEN

MORRIS SUB LOT 3, COUNCIL BLUFFS,
IOWA 51501

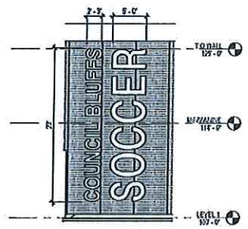
EXTERIOR ELEVATIONS

A05.01

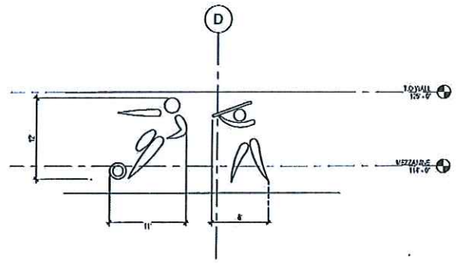
ATTACHMENT E



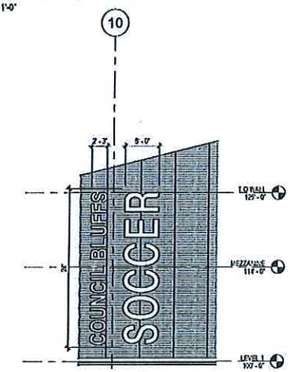
2 SOUTH ELEVATION - ENTRY
1/8" = 1'-0"



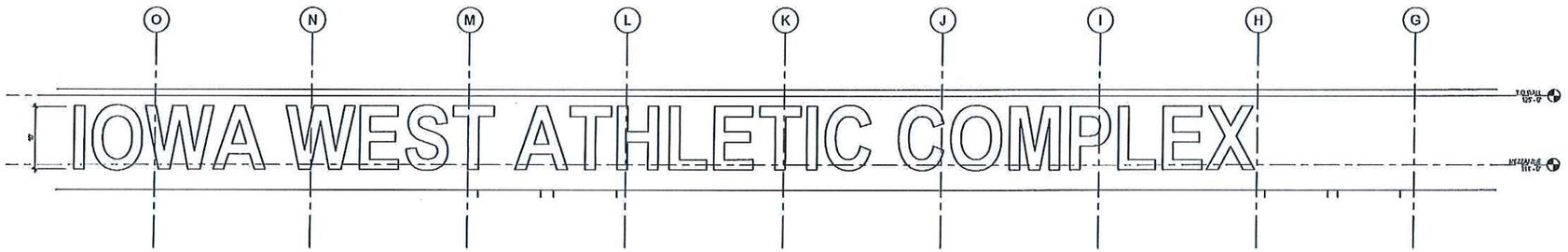
1 EAST ELEVATION - CBS SIGNAGE
1/8" = 1'-0"



3 ELEVATION - ICONS
1/8" = 1'-0"



4 NORTH ELEVATION - CBS SIGNAGE
1/8" = 1'-0"



6 WEST ELEVATION - COMPLEX NAME
1/8" = 1'-0"

PROJECT GREEN

SIGNAGE PLAN

RDg PLANNING DESIGN

MORRIS SUB LOT 3, COUNCIL BLUFFS, IOWA 51501

SCHEMATIC DESIGN 11/20/18