



**ZONING BOARD OF ADJUSTMENTS
AGENDA**

**Tuesday, February 20, 2024 - 4:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ADOPTION OF AGENDA**
- 5. APPROVAL OF MINUTES**
- 6. PROOF OF PUBLICATION/POSTING**
- 7. REVIEW OF MEETING PROCEDURES**
- 8. PUBLIC HEARINGS**

A. CASE #CU-23-005(M)

Public hearing on the request of Shala Tolle, d/b/a Shine with Shala's Kiddos, to modify an approved conditional use permit (CUP) for a 'daycare service' in an R-1/Single-Family Residential District on property legally described as part of Lot 1, Block 2, Lincoln Acres Annex, City of Council Bluffs, Pottawattamie County, Iowa. Location: 162 North Linden Avenue.

B. CASE #CU-24-001

Public hearing on the request of Jose Perez for a conditional use permit to allow a 'storage yard' in an I-2/General Industrial District on property legally described as Lot 4 through 14, Block 25, Fleming and Davis Addition, along with the portion of the vacated east/west alley adjoining said Lots 4 through 14, and Lots 1 through 4, Block G, Riddle's Subdivision, along with the portion of the vacated east/west alley adjoining said Lots 1 through 4, City of Council Bluffs, Pottawattamie County, Iowa. Location: Undeveloped land lying north of 14th Avenue and west of Indian Creek.

C. CASE #CU-04-001(M)

Public hearing on the request of Crown Castle Fiber, LLC, represented by Marcos Morales, to modify an existing conditional use permit (CASE #CU-04-001) to allow a new 'data center' and associated ground and tower equipment on an existing cell tower site on property legally described as Lots 10 and 11, Block 2, Twin City Place and the north ½ of the vacated alley adjacent, City of Council Bluffs, Pottawattamie County, Iowa. Location: 2735 1st Avenue.

D. CASE #CU-17-003(M)

Public hearing on the request of Steve and Jane Morris, represented by Andrew Morris, to modify an approved conditional use permit #CU-17-003 on property legally described as part of the NW ¼ SW ¼ (excluding state right of way) of Section 17-74-43, Council Bluffs, Pottawattamie County, Iowa. Location: 13500 South 192nd Street.

9. OTHER BUSINESS

10. ADJOURNMENT

Any questions or concerns regarding this agenda and/or requests for special accommodations at this meeting should be directed to the Community Development Department at (712) 890-5350 or email at cgibbons@councilbluffs-ia.gov.

Zoning Board of Adjustment Communication

Department: Community

Development

Case/Project No.: CU-23-005(M)

CASE #CU-23-005(M)

Council Action: 2/20/2024

Submitted by: Christopher N.

Gibbons, AICP, Planning Manager

Description

Public hearing on the request of Shala Tolle, d/b/a Shine with Shala's Kiddos, to modify an approved conditional use permit (CUP) for a 'daycare service' in an R-1/Single-Family Residential District on property legally described as part of Lot 1, Block 2, Lincoln Acres Annex, City of Council Bluffs, Pottawattamie County, Iowa. Location: 162 North Linden Avenue.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description

Type

Upload Date

Staff Report & Attachments

Other

2/15/2024

TO: Zoning Board of Adjustment
FROM: Community Development Department
DATE: February 20, 2024
RE: **CASE #CU-23-005(M)**
REQUEST: Public hearing on the request of Shala Tolle, d/b/a Shine with Shala's Kiddos, to modify an approved conditional use permit for a 'daycare service' in an R-1/Single-Family Residential District.

APPLICABLE

CODE SECTIONS: **Section 15.02.020 Zoning Board of Adjustment**
The Zoning Board of Adjustment shall have the following powers, pursuant to this ordinance:

B. To make final decisions on applications for conditional uses.

Section 15.08B.030 Conditional Uses in the R-1/Single-Family Residential District

B. Day care services.

LEGAL

DESCRIPTION: The North 35 feet of the West 50 feet of the South 135 feet of Lot 1, Block 2, Lincoln Acres Annex AND that part of said Lot 1 described as follows, to-wit: beginning at a point which is 238 feet South of and 50 feet East of the Northwest corner of said Lot 1, thence due South parallel to the Westerly line of said Lot 1 to the North side of North Linden Avenue right-of-way, same being the South side of said Lot 1, thence Easterly and Northerly along the Southerly and Easterly side of said Lot 1, same being the Westerly side of Raymond Avenue right-of-way, to a point directly East of the place of beginning, thence West to the place of beginning, City of Council Bluffs, Pottawattamie County, Iowa.

LOCATION: 162 North Linden Avenue, Council Bluffs, IA 51503

APPLICANT: Shala Tolle, 162 North Linden Avenue, Council Bluffs, IA 51503

OWNER: Brianna Oberhelman, 54 East Ridge Drive, Council Bluffs, IA 51503

BACKGROUND INFORMATION – The Community Development Department has received a request from Shala Tolle, d/b/a Shine with Shala's Kiddos, to modify an approved conditional use permit (CASE #CU-23-005) for a 'daycare service' in an R-1/Single-Family Residential District on property located at 162 N. Linden Avenue and being legally described above (Attachments A & B).

On November 21, 2023, the applicant was granted a conditional use permit (CUP) from the Council Bluffs Zoning Board of Adjustment to operate a 'daycare service' on the subject property (Attachment C). Included in the applicant's CUP was a specified timeframe of 60 days from the date of approval that the applicant had to construct off-street parking for their business and submit architectural drawings to the City that addresses applicable building and fire codes for the change of use to the structure. The deadline

to complete said items was January 20, 2024 and the applicant was unable to adhere said deadline due to winter weather conditions and having to hire an architect and contractor to assist with completing the required improvements. Since the date of CUP approval, the applicant has implemented a parent pick-up/drop-off schedule to alleviate the on-street parking issues caused by employees and/or parents parking on N. Linden Avenue. They have also hired an architect, Rick Emswiler, to prepare the necessary parking and architectural plans for the building's change of use. The parking lot and building plans were submitted to the City on January 31, 2024 and are under review by staff. All construction will be completed by April 30, 2024, as per the applicant's letter of intent.

The following conditions were approved as part of conditional use permit CU-23-005:

- A. *The applicant shall secure all necessary permits and licenses for the operation of the conditional use and shall comply with all applicable Federal, State and local codes. This shall include retaining the childcare center's registration with the State of Iowa and submitting a set of plans prepared and sealed by an architect/design professional to the Council Bluffs Permits and Inspections Division for the change of use of the building from a residential single-family home to a childcare center within 60 days of the Board's decision.*
- B. *The hours of operation shall be Monday through Friday 6:30 A.M. to 5:30 P.M., as indicated in the applicant's letter of intent.*
- C. *Any new buildings or building additions constructed on the subject property shall comply with R-1 District site development standards.*
 - 1. *Any new buildings or building additions proposed to be constructed on the subject property in association with the operation of the childcare center shall be considered substantial modifications to the conditional use permit and thus shall be reviewed and approved by the Zoning Board of Adjustment prior to the commencement of any construction.*
- D. *All off-street parking areas, drive aisles, circulation routes and exterior storage areas shall be constructed of hard surface pavement and shall be designed to comply with the standards stated in Section 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance).*
 - 1. *The portion of the existing driveway contained within the private property shall be widened in accordance with Parking Alternative #1. The driveway approach located in the public right-of-way may only be widened in accordance with Public Works standards.*
 - 2. *The applicant shall submit a fully-dimensioned parking plan and complete the proposed driveway expansion within 60 days of the Board's decision.*
- E. *The applicant shall implement a drop off/pick up schedule that ensures all parking associated with the childcare center is contained on site and does not spill over onto Linden Avenue.*
- F. *The existing privacy fence is considered acceptable to enclose the outdoor playground area. The applicant is responsible for the continued maintenance of the fence, in accordance with Section 15.24.040(F) of the Council Bluffs Municipal Code (Zoning Ordinance). Additionally, the fence shall remain in place while the childcare center is in operation. If the fence has to be removed, the applicant*

shall be required to replace it within 30 days of removal. Any new fences proposed to be installed on the subject property shall comply with the standards in Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).

- G. All signage shall be permitted separately prior to installation and shall comply with the standards in Chapter 15.33, Signs, of the Council Bluffs Municipal Code (Zoning Ordinance).*
- H. All outdoor lighting shall comply with the standards in Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance).*
- I. The applicant shall obtain a waste bin/smoking receptacle for cigarette disposal.*
- J. Employees shall use public parking available at Kimball Park during drop off/pick up to allow parents to park on the existing driveway at this site until required parking improvements are completed.*
- K. Any modifications to the approved conditional use permit which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed and approved by the Zoning Board of Adjustment prior to such changes being made. Minor modifications to the approved conditional use permit that result in a design that is considered compatible with the overall development may be administratively approved by the Community Development Director or their designee.*

The applicant is compliant with all conditions, except for Items A and D. Since the Zoning Board of Adjustment established a specific 60-day timeframe for the applicant to complete Items A & D, the Board must grant approval of the applicants request to complete said items by April 30, 2024.

The submitted building plans show construction of a new exterior handicap accessible ramp and retrofitting interior/exterior doors and one bathroom to comply with building/fire code requirements for the daycare. The submitted parking lot plan shows a new 12 foot-wide driveway approach (maximum allowed by Public Works) and construction of two off-street parking spaces (1 space being for handicap accessible parking). The garage will be cleaned out the applicant and used a third parking stall.

In December 2023, the applicant provided the City a parent pick-up/drop-off schedule that staggers timeframes for parents utilizing the daycare (see Attachment D). Additionally, the schedule staggers employee working hours so that the off-street parking area can be utilized by parents. Employees are supposed to park their vehicles at Kimball Park during pick-up/drop-off hours. This schedule has reduced the amount of parking complaints received by the City from the neighborhood since approval of the CUP.

CURRENT ZONING AND LAND USE – The subject property is zoned R-1/Single-Family Residential District. Surrounding properties to the north, south, east and west are also zoned R-1 District and primarily consist of single-family homes. The future land use map of the Bluffs Tomorrow: 2030 Comprehensive Plan designates the subject property as ‘Low-Density Residential.’ A location/zoning map is included with this report as Attachment ‘E’.

The following photographs show the existing conditions of the subject property:

Exhibit A: Front facing view of subject property 2/14/24



Exhibit B: Side facing view of subject property 2/14/24



Exhibit C: Off-street parking on subject property 2/14/24



NEIGHBORHOOD RESPONSE – All property owners within 200 feet were notified of the conditional use permit modification request. The following comments were received:

- A. Rob Boes, 267 Linden Avenue, sent an opposition email and photographs to the Community Development Department, City Council, and Zoning Board of Adjustment members for the daycare extension request (see Attachment F). Also, Mr. Boes provided photographs that show parents parking their vehicles in the street during pick-up/drop-off times (see Attachment F). It should be noted the pictures are not date stamped, so it's not certain when the photographs were taken.
- B. Bruce Mathre, 2301 Raymond Avenue, stated he is opposed to the daycare being located in his neighborhood due to traffic concerns caused by parent's parking along Linden Avenue and because the daycare is not a compatible land use with the residential neighborhood.
- C. John Marshall, 125 Gunn Avenue, emailed City staff a question regarding ownership status of the subject property. City staff responded to the email stating the applicant provided a signed and notarized purchase agreement to the City at the time of their original conditional use permit application submittal and the owner (Brianna Oberhelman) also submitted a signed and notarized letter stating the applicant is allowed to make any necessary improvements to the property for the daycare business.

CITY DEPARTMENTS AND UTILITIES – All City departments and local utility providers were notified of the proposed conditional use permit request. The following comments were received:

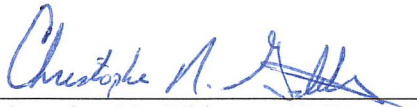
- A. Council Bluffs Community Development Department has the following comments:
 - 1. The minimum number of required parking spaces for 'day care services' is based on a calculation of one space per six children, as per Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance). Since the existing childcare center provides care for up to 15 children, a minimum of three off-street parking spaces are required on the subject property. The submitted parking lot plan shows three parking spaces (including one handicap accessible space) will be provided by April 30, 2024. The applicant shall work with the City's Public Works Department on obtaining any necessary permits to modify the width of the driveway where it connects with Linden Avenue.
 - 2. The timeframe for completing the handicap accessible ramp and building modifications is acceptable. In order to ensure the parking and building modifications are completed in a timely manner, the Community Development Department recommends the Zoning Board of Adjustment require all improvements (i.e., building and parking) to be completed, inspected, and approved by the City no later than April 30, 2024; otherwise the day care must cease operating until the work is completed.
 - 3. The applicant shall continue to implement their parent pick-up/drop-off schedule, as provided to the City in December 2023.
 - 4. The Zoning Board of Adjustment is being asked to consider an extension of time for the applicant to complete the required building and off-street parking lot improvements. The Board is not taking action on whether a conditional use permit to allow a 'day care service' on the subject property should be approved; therefore it not necessary to it is not necessary to complete the eight

findings of fact for a conditional use permit, as outlined 15.02.090.E. of the Council Bluffs Municipal Code (Zoning Ordinance).

- B. Council Bluffs Public Works Department stated one ADA parking stall must be provided in the parking lot and parking shall not be allowed parallel to the curb along Linden Avenue. All parking shall be on private property.
- C. Council Bluffs Police Department stated they have no comments or objections to the request.
- D. Council Bluffs Water Works stated that they have no comments on the request.
- E. MidAmerican Energy stated they have no conflicts or concerns for the request.

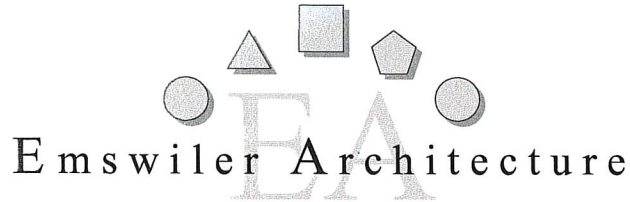
RECOMMENDATION – The Community Development Department recommends approval of the request to modify an approved conditional use permit (CASE #CU-23-005) for a ‘day care service’ in an R-1/Single-Family Residential District on property located at 162 N. Linden Avenue, being legally described above, subject to the following conditions:

1. The applicant shall adhere to all previously approved conditions stated in the conditional use permit CU-23-005
2. The applicant shall secure all necessary permits to complete the proposed building modifications and off-street parking and said improvements shall be constructed by the applicant and approved by the City prior to April 30, 2024; otherwise the day care shall cease operate until said all said improvements are completed.



Christopher N. Gibbons, AICP
Planning Manager
Community Development Department

- Attachment A: Letter of intent
- Attachment B: Proposed development plans
- Attachment C: Copy of conditional use permit #CU-23-005
- Attachment D: Parent pick-up/drop-off schedule
- Attachment E: Location/zoning map
- Attachment F: Opposition email from Rob Boes and photographs



City of Council Bluffs, Iowa
Application for a Conditional Use Permit

January 22, 2024

Change of Use - Daycare
162 Linden Avenue North
Council Bluffs, Iowa

I am writing on behalf of Shala Tolle, owner of the daycare at 162 Linden Avenue North. She regrets not getting the facility up to code before the established deadline.

I have reviewed the existing facility and researched code requirements. I have also consulted with city officials about what is needed to meet code requirements.

Our plan is to: (see attached plan)

1. Add to the existing concrete driveway and create three acceptable parking stalls, one of which will be accessible.
2. Infill the approach to the entry door to make an accessible path into the daycare.
3. Designate rooms by age of children.
4. Widen all doors and openings to make all spaces accessible.
5. Construct a new accessible restroom.
6. Construct an accessible ramp from the south exit door to grade.

Plans for the proposed changes to the facility will be submitted to the city no later than January 31, 2024. Assuming a building permit will be issued within 2 weeks of plan submittal, we anticipate all construction to be completed by April 30, 2024.

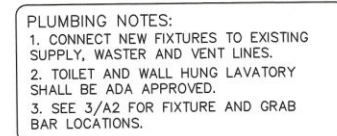
If you have further questions about our proposed plan to bring the facility into code compliance, please call.

Thank you,

Rick Emswiler

CONSTRUCTION DOCUMENT PACKAGE

A1



SCALE: $1/4" = 1' - 0"$

SCALE: 1/4"=1'-0"



2729 Kraft Lane, Heritage Hills
Missouri Valley, Iowa 51555
Phone 402-934-1907

EMSWILER ARCHITECTURE

Shala Tolle

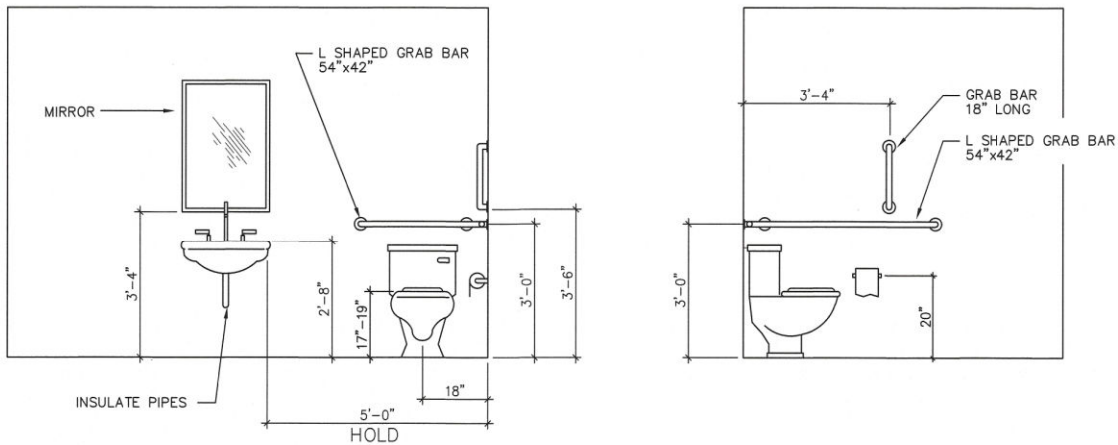
DAYCARE CENTER

162 Linden Ave. N.
Council Bluffs, Iowa

January 30, 2024

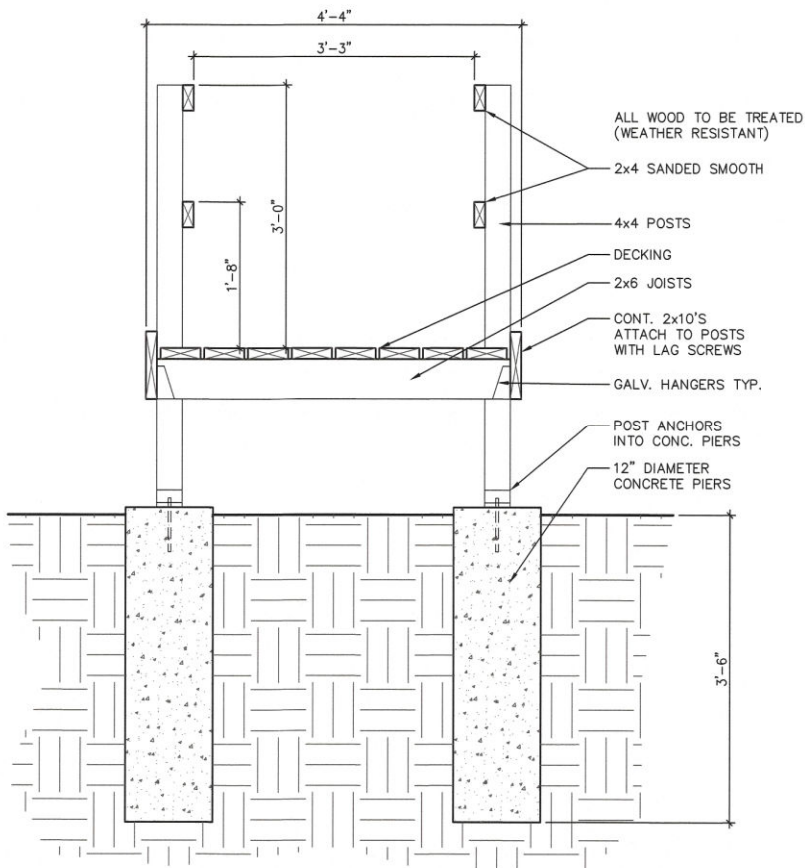
RAMP DETAILS

A2



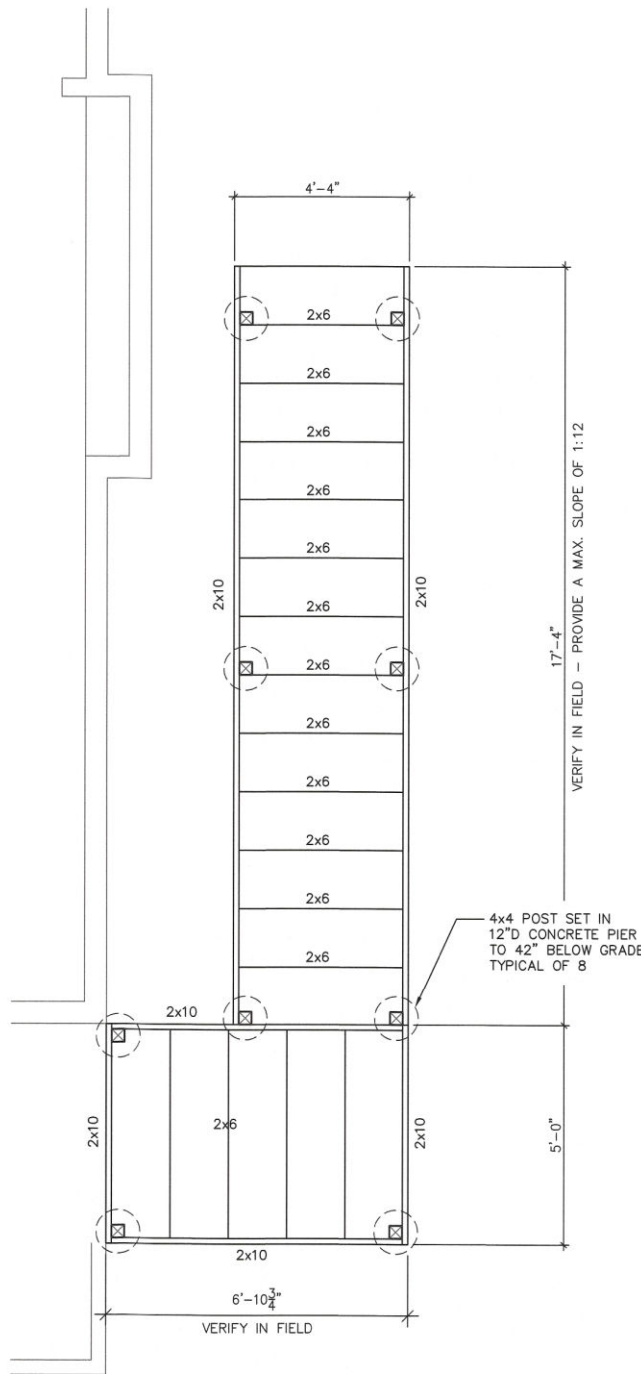
RESTROOM ELEVATIONS

SCALE: 1/2"=1'-0"



TYPICAL SECTION THRU RAMP AND PLATFORM


SCALE: 1"=1'-0"



RAMP FRAMING PLAN

SCALE: 1/2"=1'-0"

SHALA TOLLE
162 LINDEN AVENUE N. - COUNCIL BLUFFS, IOWA
DAYCARE CENTER



I hereby certify that this document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Architect under the laws of the State of Iowa.

Rick L. Emswiler 1-30-24
RICK L. EMSWILER

My license renewal date is June 30, 2024

Pages or sheets covered by this seal:
ALL SHEETS

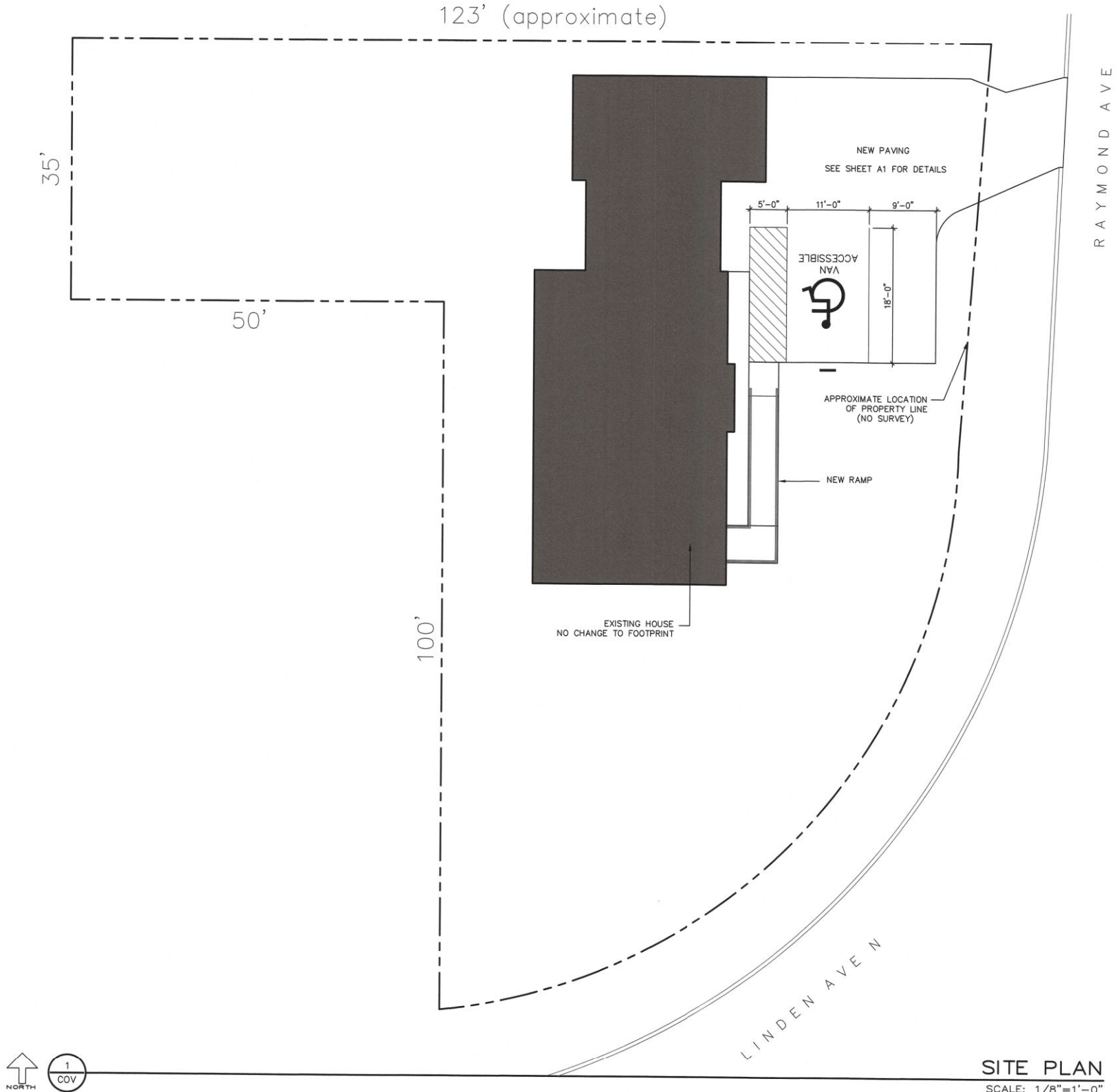
PROJECT DESCRIPTION

DESIGN CODES:
2015 INTERNATIONAL BUILDING CODE
2009 LIFE SAFETY CODE
2015 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2010 ADA STANDARDS

OCCUPANCY CLASSIFICATION: GROUP E, DAYCARE CENTER
TYPE OF CONSTRUCTION: TYPE "V-B"
SPRINKLER: NO
FIRE ALARM SYSTEM: NO
NUMBER OF FLOORS: 1
AREA OF DAYCARE: 950 sf
IBC TABLE 506: 950 < 9500 - OK

DRAWING INDEX

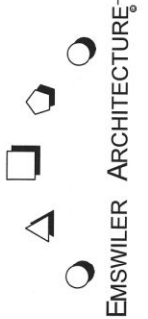
COV	DRAWING INDEX SITE PLAN
A1	FLOOR PLANS
A2	RAMP DETAILS



CONSTRUCTION
DOCUMENT
PACKAGE



2729 Kraft Lane Heritage Hills
Missouri Valley, Iowa 51555
Phone 402-934-1907



Shala Tolle

DAYCARE CENTER

162 Linden Ave. N.
Council Bluffs, Iowa

January 30, 2024

COVER SHEET
SITE PLAN

COV

**DECISION OF
THE COUNCIL BLUFFS ZONING BOARD OF ADJUSTMENT
CASE #CU-23-005**

On the 21st day of November, 2023, the request of Shala Tolle for a conditional use permit to allow a ‘day care services’ establishment, as defined in Section 15.03.180 of the Council Bluffs Municipal Code (Zoning Ordinance), in an R-1/Single-Family Residential District on property legally described as the North 35 feet of the West 50 feet of the South 135 feet of Lot 1, Block 2, Lincoln Acres Annex AND that part of said Lot 1 described as follows, to-wit: beginning at a point which is 238 feet South of and 50 feet East of the Northwest corner of said Lot 1, thence due South parallel to the Westerly line of said Lot 1 to the North side of North Linden Avenue right-of-way, same being the South side of said Lot 1, thence Easterly and Northerly along the Southerly and Easterly side of said Lot 1, same being the Westerly side of Raymond Avenue right-of-way, to a point directly East of the place of beginning, thence West to the place of beginning, City of Council Bluffs, Pottawattamie County, Iowa, coming before this Board for public hearing, and after hearing the recommendation of the Community Development Department, and after hearing the applicant’s presentation, and after hearing comments from the general public, and being fully advised, this Board makes the following findings of fact:

A. There is on file herein proof of publication of Notice of this public hearing by the Council Bluffs Nonpareil showing such Notice to have been published **5 days** prior to the date of this public hearing.

B. The following members of the public appeared before this Board or sent letters in favor of the applicant’s request:

Greg Mueller, 1805 Highway 127, Mondamin, IA 51557.
Shala Tolle, 3805 Avenue D, Council Bluffs, IA 51501

C. The following members of the public appeared before this Board or sent letters in opposition to the applicant’s requests:

Rob Boes, 267 Linden Avenue, Council Bluffs, IA 51503.
Bruce Mathre, 2301 Raymond Avenue, Council Bluffs, IA 51503.

D. The proposed conditional use will comply with all applicable regulations of this Ordinance, including lot requirements, bulk regulations, use limitations and all other standards or conditions contained in the provisions authorizing such use.

The subject property contains 10,275 square feet in area, which exceeds the minimum lot size requirement in the R-1 District. The size of the subject property is adequate for the operation of a neighborhood-scale childcare center facility.

E. Adequate utility, drainage and other necessary facilities or improvements have been or will be provided.

The subject property is an existing lot of record with adequate facilities. No other utility service extensions and/or infrastructure improvements are necessary for the childcare center to continue operations at this location.

F. Adequate access roads or entrance and exit drives will be designed and built to prevent traffic hazards and to minimize traffic conflicts and congestion in public streets and alleys.

The subject property has direct access onto Linden Avenue and Raymond Avenue, which are public roadways. The applicant presented three alternatives to address traffic congestion concerns relative to the operation of the childcare center. The Community Development and Public Works Departments find that the applicant’s proposal to widen the existing driveway (Parking Alternative #1) is acceptable as it would allow her to address traffic concerns relative to the childcare center by providing a sufficient amount of off-street parking on the subject property to meet minimum requirements. The portion of the existing driveway contained within the private property shall be widened in accordance with Parking Alternative #1. However, the driveway approach located in the public right-of-way may only be widened in accordance with Public Works standards. The applicant shall submit a fully-dimensioned parking plan and complete the proposed driveway expansion within 60 days of the Board’s decision.

In addition to the proposed expansion of the driveway, the Community Development Department recommends that the applicant implement a drop off/pick up schedule that ensures all parking associated with the childcare center is contained on site and does not spill over onto Linden Avenue.

G. All necessary permits and licenses required for the operation of the conditional use have been obtained, or it clearly appears that such permits are obtainable for the proposed conditional use on the subject property.

The existing childcare center is already registered with the State of Iowa. The applicant shall also comply with all other federal, state and local laws and requirements for the use. This shall include submitting a

set of plans prepared and sealed by an architect/design professional to the Council Bluffs Permits and Inspections Division for the change of use of the building from a residential single-family home to a childcare center within 60 days of the Board's decision.

- H. All exterior lighting shall be shaded as necessary to direct the light away from neighboring residential properties.

All outdoor lighting shall comply with the standards in Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance).

- I. The location and size of the conditional use, the nature and intensity of the activities to be conducted in connection with it, the size of the site, and the relationship of the site to adjacent roadways shall be considered to assure the use is in harmony with the appropriate and orderly development of the district and the neighborhood in which it is located.

The existing childcare center is compatible with the surrounding neighborhood as this type of business provides an essential service that supports residential development. If operated in accordance with the comments and conditions outlined in this report, the existing childcare center will have no adverse impact on the surrounding neighborhood.

- J. The location, nature and height of buildings, structures, walls and fences on the site, and the nature and extent of landscaping and screening on the site shall be designed so that the use will not reasonably hinder or discourage the appropriate development, use and enjoyment of the adjacent land, buildings and structures.

The applicant has not proposed to construct any new buildings or building additions as part of the operation of the childcare center. Any new buildings or building additions constructed on the subject property shall comply with R-1 District site development standards. Any new buildings or building additions proposed to be constructed on the subject property in association with the operation of the childcare center shall be considered substantial modifications to the conditional use permit and thus shall be reviewed and approved by the Zoning Board of Adjustment prior to the commencement of any construction.

The existing privacy fence is considered acceptable to enclose the outdoor playground area. The applicant is responsible for the continued maintenance of the fence, in accordance with Section 15.24.040(F) of the Council Bluffs Municipal Code (Zoning Ordinance). Additionally, the fence shall remain in place while the childcare center is in operation. If the fence has to be removed, the applicant shall be required to replace it within 30 days of removal. Any new fences proposed to be installed on the subject property shall comply with the standards in Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).

- K. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is located and will contribute to and promote the convenience and welfare of the public.

If operated in accordance with the comments and conditions outlined in this report, the existing childcare center will have no adverse impact on the property values of existing residential uses in the surrounding area.

WHEREFORE, the Council Bluffs Zoning Board of Adjustment by the concurring vote of at least three (3) of its members does hereby **approve** the request of **Shala Tolle** for a conditional use permit to allow a 'day care services' establishment, as defined in Section 15.03.180 of the Council Bluffs Municipal Code (Zoning Ordinance), in an R-1/Single-Family Residential District on property legally described as the North 35 feet of the West 50 feet of the South 135 feet of Lot 1, Block 2, Lincoln Acres Annex AND that part of said Lot 1 described as follows, to-wit: beginning at a point which is 238 feet South of and 50 feet East of the Northwest corner of said Lot 1, thence due South parallel to the Westerly line of said Lot 1 to the North side of North Linden Avenue right-of-way, same being the South side of said Lot 1, thence Easterly and Northerly along the Southerly and Easterly side of said Lot 1, same being the Westerly side of Raymond Avenue right-of-way, to a point directly East of the place of beginning, thence West to the place of beginning, City of Council Bluffs, Pottawattamie County, Iowa, subject to the following conditions:

- A. The applicant shall secure all necessary permits and licenses for the operation of the conditional use and shall comply with all applicable Federal, State and local codes. This shall include retaining the childcare center's registration with the State of Iowa and submitting a set of plans prepared and sealed by an architect/design professional to the Council Bluffs Permits and Inspections Division for the change of use of the building from a residential single-family home to a childcare center within 60 days of the Board's decision.
- B. The hours of operation shall be Monday through Friday 6:30 A.M. to 5:30 P.M., as indicated in the applicant's letter of intent.

- C. Any new buildings or building additions constructed on the subject property shall comply with R-1 District site development standards.
1. Any new buildings or building additions proposed to be constructed on the subject property in association with the operation of the childcare center shall be considered substantial modifications to the conditional use permit and thus shall be reviewed and approved by the Zoning Board of Adjustment prior to the commencement of any construction.
- D. All off-street parking areas, drive aisles, circulation routes and exterior storage areas shall be constructed of hard surface pavement and shall be designed to comply with the standards stated in Section 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance).
1. The portion of the existing driveway contained within the private property shall be widened in accordance with Parking Alternative #1. The driveway approach located in the public right-of-way may only be widened in accordance with Public Works standards.
 2. The applicant shall submit a fully-dimensioned parking plan and complete the proposed driveway expansion within 60 days of the Board's decision.
- E. The applicant shall implement a drop off/pick up schedule that ensures all parking associated with the childcare center is contained on site and does not spill over onto Linden Avenue.
- F. The existing privacy fence is considered acceptable to enclose the outdoor playground area. The applicant is responsible for the continued maintenance of the fence, in accordance with Section 15.24.040(F) of the Council Bluffs Municipal Code (Zoning Ordinance). Additionally, the fence shall remain in place while the childcare center is in operation. If the fence has to be removed, the applicant shall be required to replace it within 30 days of removal. Any new fences proposed to be installed on the subject property shall comply with the standards in Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).
- G. All signage shall be permitted separately prior to installation and shall comply with the standards in Chapter 15.33, Signs, of the Council Bluffs Municipal Code (Zoning Ordinance).
- H. All outdoor lighting shall comply with the standards in Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance).
- I. The applicant shall obtain a waste bin/smoking receptacle for cigarette disposal.
- J. Employees shall use public parking available at Kimball Park during drop off/pick up to allow parents to park on the existing driveway at this site until required parking improvements are completed.
- K. Any modifications to the approved conditional use permit which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed and approved by the Zoning Board of Adjustment prior to such changes being made. Minor modifications to the approved conditional use permit that result in a design that is considered compatible with the overall development may be administratively approved by the Community Development Director or their designee.

Dated and filed this 21st day of November, 2023

THE COUNCIL BLUFFS ZONING BOARD OF ADJUSTMENT



David Tritsch, Chair

cc: Shala Tolle, 3805 Avenue D, Council Bluffs, IA 51501
Brianna Oberhelman, 54 East Ridge Drive, Council Bluffs, IA 51503
Permits and Inspections Division

Shine With Shala's Kiddos

162 N Linden Ave ~ Council Bluffs Ia 51503 ~712-406-6388

Drop off/Pick Up Schedule

Monday – Friday 6:30 AM – 5:30 PM

	<u>Drop Off</u>	<u>Pick Up</u>
Boggs Family -	6:30am-6:37am	3:50pm – 4:00pm
McConnell Family -	6:30am-6:37am	2:45pm – 3:00pm
Blum Family -	6:40am – 6:47am	4:00pm – 4:10pm
Vornbrock Family -	6:40am – 6:47am	4:15pm – 4:25pm
Hansen Family -	6:50am – 7:00am	4:30pm – 4:40pm
Lewis Family-	7:15am – 7:22am	4:45pm – 4:55pm
Alburtes Family-	7:25am – 7:35am	4:45pm – 4:55pm
Vaughan Family-	7:37am – 7:45am	5:15pm – 5:25pm
Stinman Family-	7:50am – 8:00am	5:00pm – 5:15pm
Fallet Family-	8:30am – 8:40am	3:15pm – 3:25pm
Spidel Family-	8:45am – 9:00am	3:30pm – 3:40pm

Employee #1 Arrival 6:00am – Leaves 3:15pm

Employee #2 Arrival 6:45am – Leaves 5:30pm

Employee #3 Arrival 8:00am – Leaves when last child leaves

CITY OF COUNCIL BLUFFS - ZONING BOARD OF ADJUSTMENT CASE #CU-23-005 LOCATION/ZONING MAP

Attachment E

Legend

 Subject Property

0 15 30

1 Inch = 29 Feet



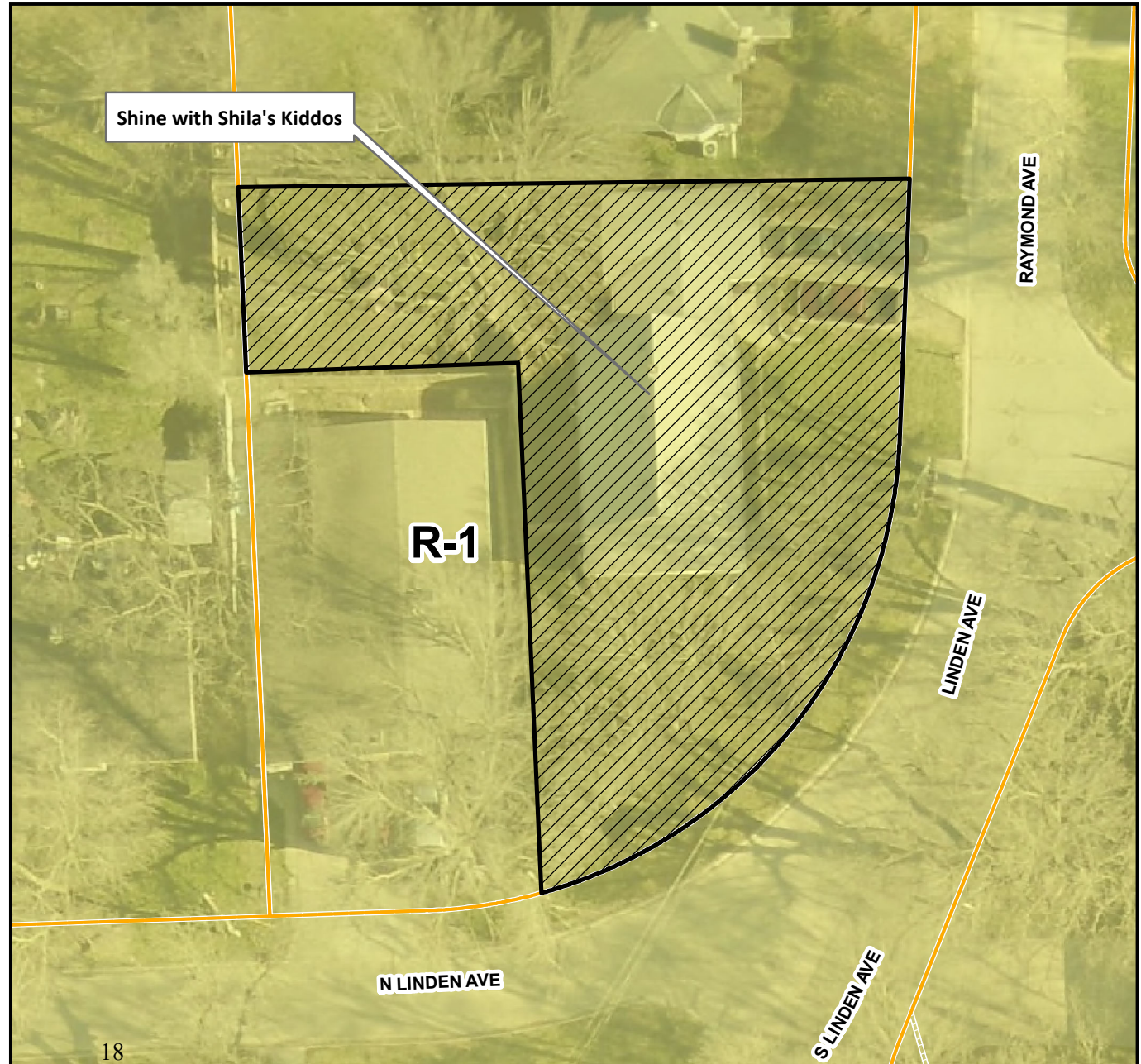
Last Amended: 10/30/2023



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

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From: Rob and Janell Boes <rjboes93@gmail.com>
Sent: Saturday, February 10, 2024 4:07 PM
To: Christopher Gibbons; jkisalvo@councilbluffs-ia.go; sgorman@councilbluffs-ia.go; cpeterson@councilbluffs-ia.go; rsandau@councilbluffs-ia.go; Chad Hannan; mayor; bbehrens@councilbluffs-ia.go; jolson@councilbluffs-ia.go; pvargas@councilbluffs-ia.go; dtitsch@councilbluffs-ia.go; jskudler@councilbluffs-ia.go
Subject: CUP Opposition - 162 N. Linden Avenue

THIS MESSAGE IS FROM AN EXTERNAL SENDER.

Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking.

[Learn to spot a phishing message](#)

Mr. Gibbons,

Recently, some kind and concerned neighbors made us aware of a letter they had received from your office regarding the daycare business at 162 N. Linden Ave. This is the business that your office gave approval to operate in our neighborhood through your recommendation to the zoning board. Your letter along with first hand experiences of actual homeowners in the neighborhood prove that your decision was not in the best interest of our neighborhood.

The business owner, Shala Tolle, was given a timeline to complete the work. She has failed to do this. Regardless of excuses, this should be worrisome to all concerned. Moreover, your letter states that Ms. Tolle has implemented a pick-up/drop-off schedule. Either the parking plan is ineffective, or it is a plan on paper only. This past week alone, while driving up our street past the business at 162, my wife and I have encountered the following 4 incidents: daycare parents and employees parked in areas designated as no parking or parked illegally (wrong way) on N. Linden Ave., patron cars parked on Linden Ave., children being removed/placed in cars parked on both streets, and clients/employees making illegal u-turns in the street in order to drive down North Linden. The attached photos are from yesterday (Feb. 9, 2024) afternoon and represent daily occurrences at the intersection. Do the CUP criteria put forth by your office rely on an honor system on the part of the business owner? Is the burden now on residents of the neighborhood to constantly be contacting the city when issues arise even though the city caused the issue? Has your office seen the pick-up/drop-off plan? Have any employees from the CDD recently come to our neighborhood and observed during the times of day when parents are picking up and dropping off to verify the schedule is actually being implemented? Have first hand accounts been sought by the CDD from affected neighbors? What recourse do neighborhood homeowners have if the plan is not working or being followed?

After your decision in November, another concerned neighbor and I were interested in finding out the thoughts and feelings of the people living within 200 ft. of the daycare business and who had received your initial zoning letter. We found it hard to believe that those most affected by your decision weren't more vocal. In a single morning, we visited close to 90% of the homes within that 200 ft. perimeter. Here's what we discovered in our discussions with those neighbors:

- 3 of the homes we visited had some idea that the operator, Shala Tolle, was not the owner or resident of the property. One of those neighbors also spoke at the November zoning board meeting. All others were totally unaware of the facts of the situation.

- 100% of the residents we talked with were opposed to the CUP allowing a business to operate in the neighborhood, especially after learning the facts about ownership of the property/business, the number of clients using the daycare, and the planned parking lot.
- Several stated they would have attended the November meeting, had they known the facts at the time. Some felt the city should have been more forthright.
- Several neighbors described negative experiences due to traffic at the intersection.
- 5 neighbors told of unpleasant verbal encounters and/or rude gestures they had received from customers dropping off children and blocking/impeding traffic as the neighbors were coming home or leaving for work.
- None of the neighbors are actually clients of the daycare, which is contrary to what was stated by the business owner at the November zoning meeting when asked by a board member.
- Several homeowners mentioned concern over fire and rescue squad access to the neighborhood because of the increased traffic and already narrow streets.
- At the time, the possible impact of heavy snow coupled with the added daycare traffic and already narrow streets/intersection was also discussed. After the recent snowfalls, we learned first hand of the negative results of the CUP decision.


In talking with neighbors, many of us are troubled that a city department of unelected employees has the power to make recommendations to an unelected zoning board without input from an elected city council and mayor. One question that came up in our conversations was "Who is responsible for hiring the CDD staff and appointing the zoning board members?"

The staff of your department as well as the members of the zoning board have been given the ability to make such an impactful decision on our neighborhood, but then enjoy the comfort of never having to be bothered with or held accountable for the consequences of the decision. Meanwhile, the homeowners that chose to live in an R1/Single Family Residential District get to experience each day the rotten egg that has been dropped in the middle of our neighborhood.


When I spoke at the November meeting, I stated correctly that many of the people that recommended the CUP and then voted to let this happen in our neighborhood are likely fortunate enough to be insulated from a similar fate in their own far removed neighborhoods. This is because neither the property values, nor the planners along with the rubber stamp zoning board would make it possible.


- Attached are the opposing notes I presented at the November zoning board meeting and also your most recent letter sent to the neighbors within the 200 ft.
- I have included members of the city council, zoning board and mayor's office in this email.

Rob Boes
267 Linden Ave.

 4CFF4030-6A32-4330-83D3-DFB33AE7D953.JPG

 Daycare Zoning Notes

 162 N. Linden looking west (1).jpg

 162 N.Linden intersection of N. Linden and Linden.jpg



162 N. Linden looking north #2 .jpg



162 N. Linden Ave. looking north #3.jpg







Zoning Board of Adjustment Communication

Department: Community

Development

Case/Project No.: CU-24-001

CASE #CU-24-001

Council Action: 2/20/2024

Submitted by: Christopher

Gibbons, Planning Manager, and

Moises Monrroy, Planner

Description

Public hearing on the request of Jose Perez for a conditional use permit to allow a 'storage yard' in an I-2/General Industrial District on property legally described as Lot 4 through 14, Block 25, Fleming and Davis Addition, along with the portion of the vacated east/west alley adjoining said Lots 4 through 14, and Lots 1 through 4, Block G, Riddle's Subdivision, along with the portion of the vacated east/west alley adjoining said Lots 1 through 4, City of Council Bluffs, Pottawattamie County, Iowa. Location: Undeveloped land lying north of 14th Avenue and west of Indian Creek.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description

Type

Upload Date

Staff Report & Attachments

Other

2/15/2024

TO: Zoning Board of Adjustment
FROM: Community Development Department

DATE: February 20, 2024

RE: **CASE #CU-24-001**
REQUEST: Public hearing on the request of Jose Lorenzo Perez for a conditional use permit to allow a ‘storage yard’ in an I-2/General Industrial District on property legally described as Lots 4 through 14, Block 25, Fleming and Davis Addition, along with the portion of the vacated east/west alley adjoining said Lots 4 through 14, and Lots 1 through 4, Block G, Riddle’s Subdivision, along with the portion of the vacated east/west alley adjoining said Lots 1 through 4, City of Council Bluffs, Pottawattamie County, Iowa.

APPLICABLE

CODE SECTIONS: **Section 15.02.020 Zoning Board of Adjustment**
The Zoning Board of Adjustment shall have the following powers, pursuant to this ordinance:

B. To make final decisions on applications for conditional uses.

Section 15.21.030 Conditional Uses in the I-2/General Industrial District

H. Storage Yard

LEGAL

DESCRIPTION: Lots 4 through 14, Block 25, Fleming and Davis Addition, along with the portion of the vacated east/west alley adjoining said Lots 4 through 14, and Lots 1 through 4, Block G, Riddle’s Subdivision, along with the portion of the vacated east/west alley adjoining said Lots 1 through 4, City of Council Bluffs, Pottawattamie County, Iowa.

LOCATION: Undeveloped land lying north of 14th Avenue and west of Indian Creek

APPLICANT/OWNER: Jose Lorenzo Perez, 1717 27th Avenue, Council Bluffs, IA 51501

BACKGROUND INFORMATION – The Community Development Department has received a request from Jose Lorenzo Perez for a conditional use permit to allow a ‘storage yard’ in an I-2/General Industrial District on property located north of 14th Avenue and west of Indian Creek.

The subject property consists of three undeveloped parcels of land (Parcels #754435455001, #754435455002, and #754435455003). The purpose of this request is to allow the outdoor storage of conduit reels and underground plastic vaults on the subject property. As per the applicant’s letter of intent, seven employees would have access to the site. Hours of operations would be from 7:00 A.M. to 7:00 P.M. Employees would be on-site for approximately an hour in the morning and another hour in the evening. The applicant is also proposing to build a 4,800-square foot contractor shop on the subject property to be serviced with a private septic system and a water well.

The following attachments have been included for your reference:

Attachment A: Location/Zoning Map
Attachment B: Letter of Intent
Attachment C: Site Plan

CURRENT ZONING AND LAND USE – The subject property is zoned I-2/General Industrial District. Surrounding properties to the north, south, and west are also zoned I-2 District. Properties to the east are zoned A-2/Parks, Estates, and Agricultural District and R-1/Single-Family Residential District. Land uses in the vicinity include single-family residential homes, automobile repair shops (Central Body Company, Inc. and Jones Transmission & Auto Repair), storage/contractor yards, a concrete supplier (Ready Mixed Concrete Co.), the Southside Trail, and railroad tracks. The future land use map of the Bluffs Tomorrow: 2030 Comprehensive Plan designates the subject property as ‘Light Industrial.’

NEIGHBORHOOD RESPONSE – All property owners within 200 feet were notified of the conditional use permit request. The Community Development Department has not received any responses regarding this request as of the date of this report.

CITY DEPARTMENTS AND UTILITIES – All City departments and local utility providers were notified of the proposed conditional use permit request. The following comments were received:

A. The Community Development Department had the following comments:

1. A ‘storage yard’ use is defined in Section 15.03.609, Definitions, of the Council Bluffs Municipal Code (Zoning Ordinance) as “a facility engaged in the surface storage of operating or non-operating vehicles, other large items and containers for storing or collecting goods or material while awaiting sale, resale, transfer, redemption or use, excluding dismantling or salvage.” The proposed use would fall under this definition.
2. The minimum lot size requirement for a property zoned I-2/General Industrial District is 15,000 square feet. The subject property contains 59,863 square feet in area, which exceeds the minimum lot size requirement for the I-2 District.
3. The Bluffs Tomorrow: 2030 Comprehensive Plan designates the subject property as ‘Light Industrial.’ The plan defines ‘Light Industrial’ as areas “*used for industrial purposes that create minimal impacts on surrounding uses.*” Light industrial activities “*tend to occur inside structures, with outdoor areas limited to storage or distribution.*” The proposed ‘storage yard’ would be generally consistent with the ‘Light Industrial’ designation.
4. Outdoor storage shall be limited to conduit reels, underground plastic vaults, and other similar equipment/materials, as indicated in the applicant’s letter of intent. No junk, solid waste, inoperable vehicles, scrap metal, storage/shipping containers, or other similar materials shall be stored on-site.
 - a. Equipment/materials stored at this site may be stacked up to 18 feet in height.
5. As per the submitted site plan in Attachment ‘C,’ the applicant is proposing to construct a 4,800-square foot contractor shop on the subject property. All structure(s) constructed on the subject property shall be subject to I-2 District site development standards (i.e., minimum setback requirements, maximum building height, and maximum lot coverage for all structures).
 - a. In the submitted letter of intent in Attachment ‘B,’ the applicant stated that he intends to install a water well on the subject property to service the proposed building. The City of Council Bluffs typically does not allow water wells within City limits unless water service is not readily available. Water service is available within 110 feet east of the site on 14th Avenue. Another water line on 14th Avenue is located approximately 225 feet west of the site. Since water service is available within a reasonable distance of the site, the applicant will be required to connect into

one of the existing water lines along 14th Avenue to service the proposed building. Due to existing conditions, extending water service to this site will require boring underneath the railroad tracks or Indian Creek.

6. All off-street parking areas, drive aisles, vehicle circulation routes, and outdoor storage areas shall be constructed of hard surface pavement and shall be designed to comply with the standards stated in Section 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance).
 7. Off-street parking for the proposed storage yard shall comply with Chapter 661—18, Parking for Persons with Disabilities, of the Iowa Administrative Code.
 8. A 10-foot wide landscape buffer shall be planted along the southerly and easterly boundaries of the subject property to properly screen the proposed storage yard from view. No equipment/material shall not be stacked within the required 10-foot wide landscape buffer.
 9. Any fences and/or walls proposed to be installed on the subject property shall be permitted separately and shall comply with the standards in Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).
 10. Any signage proposed to be installed on the subject property shall be permitted separately and shall comply with the standards in Chapter 15.33, Signs, of the Council Bluffs Municipal Code (Zoning Ordinance).
 11. Any outdoor lighting proposed to be installed on the subject property shall comply with the standards in Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance).
 - a. The applicant shall be required to submit a photometric plan that demonstrates that all light will be contained on-site if any outdoor lighting is proposed to be installed at this site.
- B. The Council Bluffs Permits and Inspections Division stated that a full set of construction, architectural, and civil plans will need to be submitted for the proposed building.
- C. The Council Bluffs Public Works Department had the following comments:
1. Stormwater management shall be required for this site.
 2. Sanitary sewer connection shall be the responsibility of the property owner. Since the proposed building will be located within 200 feet of existing infrastructure, the applicant will be required to connect into the City's sanitary sewer system.
- D. The Council Bluffs Parks and Recreation Department noted that a planned future trail along Indian Creek will be installed to the east of the subject property.
- E. The Council Bluffs Police Department stated that they have no comments or objections to the request.
- F. MidAmerican Energy stated that they have no conflicts with the request.

COMMENTS – The development and execution of the Ordinance (Title 15) is based upon the division of the City into districts. Within each district the use of land and buildings, and the bulk and location of buildings

and structures in relation to the land, are substantially uniform. It is recognized, however, that there are specific uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location. Such uses may be either public or private, and are of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities. (§15.02.090(A) – *Conditional Uses*)

The Zoning Board of Adjustment shall make findings of fact, based upon the evidence presented at the public hearing, with respect to each of the applicable standards in Section 15.02.090(E), *Findings of Fact*.

The Zoning Board of Adjustment may impose such conditions and restrictions upon the location, construction, design and use of the property benefitted by a conditional use as may be necessary or appropriate to protect the public interest, adjacent property and property values. Failure to maintain such conditions or restrictions as may be imposed shall constitute grounds for revocation of the conditional use. The terms of relief granted, including any conditions or restrictions, shall be specifically set forth in the concluding statement separate from the findings of fact. No conditional use shall be approved unless the Zoning Board of Adjustment makes findings of fact based directly on the standards and conditions imposed by this section. The findings of fact are presented below in *italics*:

- A. *The proposed conditional use will comply with all applicable regulations of this Ordinance, including lot requirements, bulk regulations, use limitations, and all other standards or conditions contained in the provisions authorizing such use. The subject property is zoned I-2/General Industrial District. The subject property contains 59,863 square feet in area, which exceeds the minimum lot size requirement for the I-2 District. The size of the property is adequate for the proposed ‘storage yard.’*

Outdoor storage shall be limited to conduit reels, underground plastic vaults, and other similar equipment/materials, as indicated in the applicant’s letter of intent. Equipment/materials stored at this site may be stacked up to 18 feet in height. No equipment/material shall not be stacked within the required 10-foot wide landscape buffer. No junk, solid waste, inoperable vehicles, scrap metal, storage/shipping containers, or other similar materials shall be stored on-site.

- B. *Adequate utility, drainage, and other necessary facilities or improvements have been or will be provided. The applicant is proposing to construct a 4,800-square foot contractor shop on the subject property. The applicant also intends to install a water well on the subject property to service the proposed building. The City of Council Bluffs typically does not allow water wells within City limits unless water service is not readily available. Water service is available within 110 feet east of the site on 14th Avenue. Another water line on 14th Avenue is located approximately 225 feet west of the site. Since water service is available within a reasonable distance of the site, the applicant will be required to connect into one of the existing water lines along 14th Avenue to service the proposed building. Due to existing conditions, extending water service to this site will require boring underneath the railroad tracks or Indian Creek.*

Sanitary sewer connection shall be the responsibility of the property owner. Since the proposed building will be located within 200 feet of existing infrastructure, the applicant will be required to connect into the City’s sanitary sewer system. Stormwater management shall be required for this site.

- C. *Adequate access roads or entrance and exit drives will be designed and built to prevent traffic hazards and to minimize traffic conflicts and congestion in public streets and alleys. The subject property has direct frontage onto 14th Avenue. All off-street parking areas, drive aisles, vehicle circulation routes, and outdoor storage areas shall be constructed of hard surface pavement and shall be designed to comply with*

the standards stated in Section 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance).

No traffic conflicts or congestion on the adjacent public streets are anticipated to occur. No additional improvements are necessary for the request.

- D. *All necessary permits and licenses required for the operation of the conditional use have been obtained, or it clearly states that such permits are obtainable for the proposed conditional use on the subject property. The applicant shall be required to obtain all necessary permits for the operation of the proposed 'storage yard.' The applicant shall also comply with all federal, state, and local laws and requirements for the proposed use.*

The applicant is proposing to construct a 4,800-square foot contractor shop on the subject property. All structure(s) constructed on the subject property shall be subject to I-2 District site development standards (i.e., minimum setback requirements, maximum building height, and maximum lot coverage for all structures). A full set of construction, architectural, and civil plans shall be required at the time of building permit submittal for the proposed building.

- E. *All exterior lighting shall be shaded as necessary to direct the light away from neighboring residential properties. If any outdoor lighting is proposed to be installed on the subject property, it shall comply with the standards in Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance, and the applicant shall be required to submit a photometric plan that demonstrates that all light will be contained on-site.*

- F. *The location and size of the conditional use, the nature and intensity of the activities, to be conducted in connection with it, the size of the site, and the relationship of the site to adjacent roadways shall be considered to assure the use is in harmony with the appropriate and orderly development of the district and the neighborhood in which it is located. The subject property is zoned I-2/General Industrial District. The subject property contains 59,863 square feet in area, which exceeds the minimum lot size requirement for the I-2 District. Land uses in the vicinity include automobile repair shops (Central Body Company, Inc. and Jones Transmission & Auto Repair), storage/contractor yards, a concrete supplier (Ready Mixed Concrete Co.), and railroad tracks. The proposed 'storage yard' will be compatible with the surrounding land uses if conducted in accordance with the comments and conditions outlined in this report.*

- G. *The location, nature and height of buildings, structures, walls, and fences on the site, and the nature and extent of landscaping and screening on the site shall be designed so that the use will not reasonably hinder or discourage the appropriate development, use, and enjoyment of the adjacent land, buildings and structures. The applicant is proposing to construct a 4,800-square foot contractor shop on the subject property. All structure(s) constructed on the subject property shall be subject to I-2 District site development standards (i.e., minimum setback requirements, maximum building height, and maximum lot coverage for all structures).*

A 10-foot wide landscape buffer shall be planted along the southerly and easterly boundaries of the subject property to properly screen the proposed storage yard from view. Any fences and/or walls proposed to be installed on the subject property shall be permitted separately and shall comply with the standards in Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).

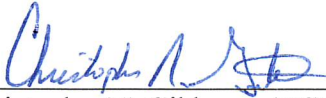
- H. *The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is located and will contribute to and promote the convenience and welfare of the public. The proposed 'storage yard' is not anticipated to have an adverse impact on the property values*

of existing industrial uses in the surrounding area if conducted in accordance with the comments and conditions outlined in this report.

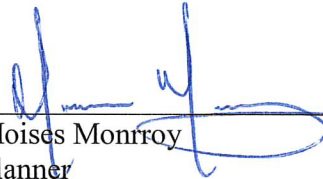
RECOMMENDATION – The Community Development Department recommends approval of the request for a conditional use permit to allow a ‘storage yard,’ as defined in Section 15.03.609 of the Council Bluffs Municipal Code (Zoning Ordinance), in an I-2/General Industrial District on property legally described as Lots 4 through 14, Block 25, Fleming and Davis Addition, along with the portion of the vacated east/west alley adjoining said Lots 4 through 14, and Lots 1 through 4, Block G, Riddle’s Subdivision, along with the portion of the vacated east/west alley adjoining said Lots 1 through 4, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following conditions:

- A. The applicant shall secure all necessary permits and licenses for the operation of the conditional use and shall comply with all applicable Federal, State, and local codes.
- B. The hours of operation shall be Monday through Friday from 7:00 A.M. to 7:00 P.M., as indicated in the applicant’s letter of intent.
- C. Outdoor storage shall be limited to conduit reels, underground plastic vaults, and other similar equipment/materials, as indicated in the applicant’s letter of intent. No junk, solid waste, inoperable vehicles, scrap metal, storage/shipping containers, or other similar materials shall be stored on-site.
 - 1. Equipment/materials stored at this site may be stacked up to 18 feet in height.
- D. All structure(s) constructed on the subject property shall be subject to I-2 District site development standards (i.e., minimum setback requirements, maximum building height, and maximum lot coverage for all structures).
 - 1. The applicant shall be required to connect into one of the existing water lines along 14th Avenue to service the proposed building.
 - 2. A full set of construction, architectural, and civil plans shall be required at the time of building permit submittal for the proposed building.
- E. All off-street parking areas, drive aisles, and vehicle circulation routes shall be constructed of hard surface pavement and shall be designed to comply with the standards stated in Section 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance).
- F. Off-street parking for the proposed storage yard shall comply with Chapter 661—18, Parking for Persons with Disabilities, of the Iowa Administrative Code.
- G. Stormwater management shall be required for this site.
- H. Sanitary sewer connection shall be the responsibility of the property owner. The applicant shall be required to connect into existing sanitary sewer to service the proposed building.
- I. A 10-foot wide landscape buffer shall be planted along the southerly and easterly boundaries of the subject property to properly screen the proposed storage yard from view. No equipment/material shall not be stacked within the required 10-foot wide landscape buffer.

- J. Any fences and/or walls proposed to be installed on the subject property shall be permitted separately and shall comply with the standards in Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance).
- K. Any signage proposed to be installed on the subject property shall be permitted separately and shall comply with the standards in Chapter 15.33, Signs, of the Council Bluffs Municipal Code (Zoning Ordinance).
- L. Any outdoor lighting proposed to be installed on the subject property shall comply with the standards in Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance).
 - 1. The applicant shall be required to submit a photometric plan that demonstrates that all light will be contained on-site if any outdoor lighting is proposed to be installed at this site.
- M. Any modifications to the approved conditional use permit which substantially alters the design, layout, configuration, and/or appearance of the project shall be reviewed and approved by the Zoning Board of Adjustment prior to such changes being made. Minor modifications to the approved conditional use permit that result in a design that is considered compatible with the overall development may be administratively approved by the Community Development Director or their designee.



Christopher N. Gibbons, AICP
Planning Manager
Community Development Department



Moises Monrroy
Planner
Community Development Department

CITY OF COUNCIL BLUFFS - ZONING BOARD OF ADJUSTMENT CASE #CU-24-001 LOCATION/ZONING MAP

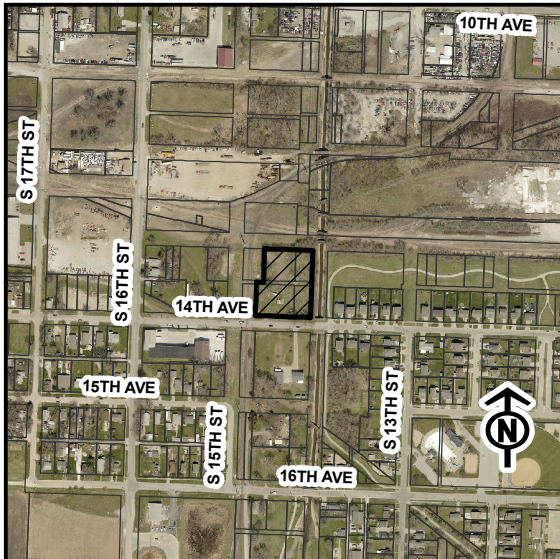
Legend

 Subject Property

0 40 80



1 Inch = 83 Feet



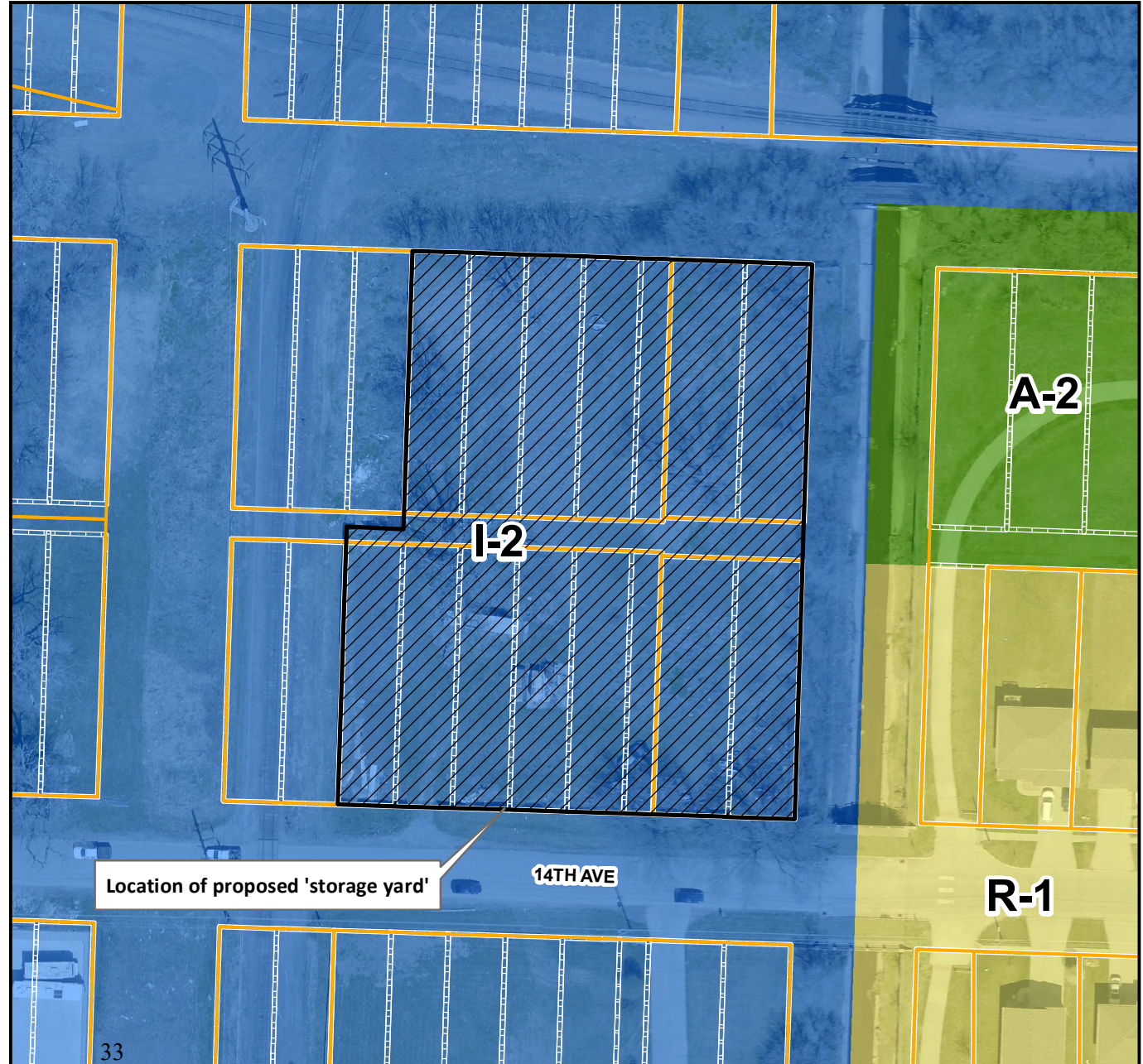
Last Amended: 1/29/2024



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

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Attachment 'B'

I am going to be using 1400 14th Ave as a contractor's yard (storage yard). I will be storing conduit reels and underground plastic vaults. If I am allowed to put a septic and a well, I will be adding a building 60x80 with a 60x20 heated area for future heated bathrooms and workplace. The current number of employees with access would be 7 and the time of operations would be 7am and they would return at 5pm or 6pm. They would be there for one hour approximately in the morning and afternoon when they returned. Some weekdays they would only be there in the morning.



Zoning Board of Adjustment Communication

Department: Community

Development

Case/Project No.: CU-04-001(M)

CASE #CU-04-001(M)

Council Action: 2/20/2024

Submitted by: Christopher N.

Gibbons, AICP, Planning Manager

Description

Public hearing on the request of Crown Castle Fiber, LLC, represented by Marcos Morales, to modify an existing conditional use permit (CASE #CU-04-001) to allow a new 'data center' and associated ground and tower equipment on an existing cell tower site on property legally described as Lots 10 and 11, Block 2, Twin City Place and the north ½ of the vacated alley adjacent, City of Council Bluffs, Pottawattamie County, Iowa. Location: 2735 1st Avenue.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report & Attachments	Other	2/15/2024

TO: Zoning Board of Adjustment
FROM: Community Development Department

DATE: February 20, 2024

RE: **CASE #CU-04-001(M)**
REQUEST: Modify an approved conditional use permit (CASE #CU-04-001) to allow a new 'data center' and associated ground and tower equipment on an existing cell tower site located at 2735 1st Avenue.

APPLICABLE

CODE SECTIONS: §15.02.020 - Zoning Board of Adjustment
The Zoning Board shall have the following powers:
B. To make final decisions on applications for conditional uses.
§15.31 – Communication Towers

LEGAL

DESCRIPTION: Lots 10 and 11, Block 2, Twin City Place and the north ½ of the vacated alley adjacent, City of Council Bluffs, Pottawattamie County, Iowa

LOCATION: 2735 1st Avenue, Council Bluffs, Iowa 51501

OWNER: Kathy S. Scott, 2704 E. Kanesville #71, Council Bluffs, IA 51503

APPLICANT: Crown Castle Fiber, LLC, 6325 Ardrey Kell Road, Suite 600
Charlotte, NC 28277

REPRESENTATIVE: Marco Morales, Crown Castle Fiber, LLC
6325 Ardrey Kell Road, Suite 600, Charlotte, NC 28277

BACKGROUND INFORMATION – The Community Development Department has received an application from Crown Castle Fiber, LLC, represented by Marcos Morales, to modify an existing conditional use permit (CASE #CU-04-001) to allow a new fiber PoP hut and associated ground and tower equipment on an existing cell tower site located at 2735 1st Avenue, being legally described as Lots 10 and 11, Block 2, Twin City Place and the north ½ of the vacated alley adjacent, City of Council Bluffs, Pottawattamie County, Iowa. Per the applicant's letter of intent, the purpose of the fiber PoP hut is to house several racks of Google Fiber's digital electronic equipment, which will be used to provide high-speed internet/broadband access in Council Bluffs (see Attachment A).

Included in the request are the following items (see Attachment B):

- A 30'x50' chain-link (w/barb wire) fenced compound area for the new data center
- One 11'8" x 37'4" (434.5 square feet) prefabricated fiber PoP hut building;
- One 4'4" x 12'4" concrete pad with a Generac SD080 Generator attached;
- Four underground fiber vaults;
- New conduit for future fixed wireless antennas on the cell tower; and

- Increase the existing tower lease area by 1,500 square feet to allow new fiber PoP hut to be built east of the existing cell tower.

The subject tower was originally permitted in 1996 under the City's former TO/Tower Overlay (CASE #TO-96-001). In 2004, the applicant (Sprint Spectrum, LP) received a conditional use permit (CASE #CU-04-001) from the Zoning Board of Adjustment to modify the height of the existing tower from 60 feet to 97 feet and to repeal the underlying Tower Overlay appended to the property. The following conditions were approved as part of their conditional use permit:

1. *Repeal of the existing Tower Overlay District.*
2. *Approval of a conditional use permit to allow a communication tower on the above legally described real property to allow the increase in height from 60 feet to 97 feet.*
3. *Subject to the following conditions, an increase in height of the communication tower as requested by Sprint Spectrum, LP will not adversely affect adjacent properties and is consistent with the purpose and intent of the Zoning Ordinance:*
 - a. *This conditional use permit shall supersede the Tower Overlay District established by Ordinance No. 5288 approved on September 23, 1996.*
 - b. *At the time of building permit, the applicant shall submit all information necessary accurately describing the maximum height of 97 feet. The height and type of fencing shall also be verified.*
 - c. *A statement from a licensed professional engineer shall be submitted confirming the existing condition of the tower as recommended by PiROD, the author of the 'Tower Reanalysis Report'. If conditions are not suitable for extending the height, no building permit shall be issued.*
 - d. *Future cabinets must meet the setback requirements of the I-1/Light Industrial District and shall be limited to a maximum of 240 square feet of additional cabinet and/or equipment shelter space.*
 - e. *The applicant shall secure all applicable permits and licenses required for operation of the conditional use and comply with all applicable City building, fire and health codes, including signage, fencing and lighting regulations.*
 - f. *Tower citing shall meet OSHA and the National Electric Safety Code minimum standards for placement in relation to existing power lines. All relocation costs shall be at the owner's expense.*
 - g. *The applicant shall provide the Community Development Department with documentation of the revision to the current FAA registration indicating that the tower will be in compliance with all siting requirements by the Federal Aviation Administration (FAA) prior to the issuance of any building permit.*
 - h. *Exterior storage is not permitted on the site*

At this time, the communication tower site is in compliance with all of the above conditions, except the setback requirements stated in Item #3.d must be modified from I-1 District to C-2 District requirements. This is necessary as the subject property was rezoned in 2020 by the City from I-1 District to C-2 District to implement West Broadway Corridor Design Overlay code updates and the vision of First Avenue being a future transit oriented development corridor. The I-1 District requires the following minimum setbacks for all structures: Front yard – 25 feet; Interior yard – 10 feet; Street side yard – 15 feet; and Rear yard – 10 feet. The C-2 District requires the following minimum setbacks for all structures: Front yard - 15 feet, Rear yard – 10

feet, Side yard – 5 feet; and Street side yard – 10 feet. The submitted development plans from the applicant show all ground equipment will be compliant with C-2 District setbacks, except for the north side of the proposed fiber PoP hut building. The plans show the leading edge of the building will be located five feet from the north property line abutting First Avenue. The final plan designs must be modified so that the building is located a minimum of 15 feet from said property line abutting First Avenue.

Also, the maximum allowed 240 square feet of additional cabinet and/or equipment shelter space stated in Item #3.d must be amended in order for the applicant to construct their 434.5 square feet fiber PoP hut building on the property. The Community Development recommends removing all maximum structure square footage requirements and replacing it with C-2 District maximum lot coverage standards (60%). This approach aligns with current development review practices by the City.

Exhibit A: Aerial view of the subject property (May 20, 2023)



Exhibit B: View of expansion area for new fiber PoP hut building.



Exhibit C: View of tower site looking east along First Avenue trail.



Exhibit D: View of tower base and associated ground equipment from First Avenue trail



CURRENT ZONING AND LAND USE – The subject property is zoned C-2/Commercial District and is located within the West Broadway Corridor Design Overlay. Surrounding zoning includes C-2 District to the north, south, east, and west. Land uses in the general vicinity include undeveloped land to the west, First Avenue trail to the north, a communication tower to the east, along with commercial storage and M&R Welding to the south. A location/zoning map is included as Attachment ‘C’.

The future land use plan of the Bluffs Tomorrow: 2030 Plan designates the subject property as Multi-Family/Mixed Use.

NEIGHBORHOOD RESPONSE – All property owners within 200 feet were notified of the conditional use permit request. As of the date of this report, no comments were received.

CITY DEPARTMENTS AND UTILITIES – All City departments and local utility providers were notified of the proposed conditional use permit request. The following comments were received:

Council Bluffs Water Works stated they have no comment on the request.

Council Bluffs Fire Department stated they are working with applicant’s consultant (EBI Consulting) for the diesel tank/generator.

Council Bluffs Parks Department stated the First Avenue trail cannot be used for access, construction, and/or maintenance for the tower. Additionally, the Parks Department has concerns about the proposed underground vaults shown within First Avenue right-of-way and has requested the applicant provide them additional plans as the vaults may be a safety and snow removal concern for the First Avenue trail.

Council Bluffs Public Works Department stated all improvements must be contained within the private property, including the proposed new fencing.

Community Development Department:

1. The fiber PoP hut building will function as an unmanned ‘data center’ and is considered to be an essential part of Google’s infrastructure to bring ‘Google Fiber’ internet service to Council Bluffs. A ‘data center’ is defined in Section 15.03.176 of the Council Bluffs Municipal Code (Zoning Ordinance) as *“a facility, or facilities, that house digital electronic equipment for internet site hosting, electronic data storage and transfer, credit card and financial transaction processing, telecommunications, and other activities that support the electronic information-based economy”*. Data centers are allowed as a permitted use in I-2/General Industrial and P-I/Planned Industrial zoning districts. Since the fiber PoP hut building will be directly connected to the existing communication tower via fiber cables, the Community Development Department considers it to be an ancillary use/structure to the overall communication tower site and recommends approval of its construction on the subject property.

2. The request includes a 30'x50' tower lease area expansion in order to accommodate the proposed fiber PoP hut building and associated ground equipment and diesel generator. The proposed expansion area lies within the confines of the legal description that was approved with conditional use permit CU-04-001 (Lots 10 and 11, Block 2, Twin City Place and the north ½ of the vacated alley adjacent) and does not result in a substantial modification to the land area associated with the approved conditional use permit.
3. The tower site is visible from the City's First Avenue trail. The Community Development Department and the applicant have discussed screening the base of tower and all ground equipment within the lease area from view along First Avenue via fencing and/or landscaping. The applicant is amenable to screening the tower site from view by installing opaque vinyl inserts in the fence that abuts First Avenue and the westerly portion of the tower lease area. The Community Development Department finds this design alternative to be acceptable for screening the site from First Avenue and the neighboring property to the west. All opaque vinyl inserts shall be installed prior to the completion of the fiber PoP hut installation project.
4. The subject property is an existing communication tower site that is secured by an existing chain link fence with three strands of barb wire on top. Per Section 15.24.040(D)(1) of the Council Bluffs Municipal Code (Zoning Ordinance) "no barbed wire or electrically charged security fences shall be allowed in the West Broadway Corridor Design Overlay". Since the site is already secured by an existing chain-link barbed wire fence, the Community Development Department recommends allowing the expansion area to be secured with the same type of fencing. The maximum fence height shall not exceed 10 feet and no more than three strands of barbed wire shall be placed on top of the chain-link fence.
5. All existing conditions associated with conditional use permit CU-04-001 shall remain in effect, except Item #3.d. shall be modified to address C-2 District setbacks and maximum allowed lot coverage.
6. No change to the communication tower's height is proposed with this request.
7. Since there is no change of use or substantial modification to the tower structure and/or land areas associated with the approved conditional use permit; it is not necessary to complete the eight findings of fact for a conditional use permit, as outlined 15.02.090.E. of the Council Bluffs Municipal Code (Zoning Ordinance). The Zoning Board of Adjustment is being asked to review the modification changes in accordance with the existing conditions outlined in the CU-04-001, as stated above.

RECOMMENDATION

The Community Development Department recommends approval of the request to modify an approved conditional use permit #CU-04-001 on property legally described as Lots 10 and 11, Block 2, Twin City Place and the north ½ of the vacated alley adjacent, City of Council Bluffs, Pottawattamie County, Iowa, subject to the following conditions.

1. The applicant shall secure all necessary permits and shall comply with all applicable Federal, State and local codes for the proposed new structures and ground equipment.
2. The applicant shall continue to comply with all previously approved conditions stated in CASE #CU-04-001.
3. Item #3.d. of the approved conditional use permit shall be amended to state "*All new ground mounted equipment, cabinets, and/or structures must meet the setback*

requirements of the C-2/Commercial District and the combined footprint (square feet) of all ground mounted cabinets, equipment, and/or structures associated with the tower site shall not exceed the maximum allowed C-2 District lot structure coverage (60%).

4. The proposed fiber PoP hub building shall be considered an accessory use/structure to the existing tower.
5. A maximum 10 foot tall chain-link fence with three strands of barb-wire shall be allowed to secure the tower site. All fencing shall be located on the subject property and not within any adjacent properties or public rights-of-way. The applicant shall install opaque vinyl inserts along the north and west sides of the fencing to screen the tower compound area from view along First Avenue and the westerly undeveloped parcel of land. Said vinyl inserts shall be installed prior to issues of any final inspection approvals for the new fiber PoP hub.
6. The applicant shall coordinate with the City's Parks Department for any vaults installed within the First Avenue trail area and with the Public Works Department for any infrastructure within the public right-of-ways. Said coordination shall occur prior to any permits being issued for proposed fiber PoP hut building.
7. The conditional use permit shall be subject to an annual review of conditions by the Zoning Board of Adjustment. Any substantial modifications to tower height or land area shall require review and approval from the Zoning Board of Adjustment.



Christopher N. Gibbons, AICP
Planning Manager

January 23, 2024

VIA ELECTRONIC MAIL

Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

Subject: Statement of Intent to Collocate at 2735 1st AVE COUNCIL BLUFFS, IA 51501

Dear Christopher Gibbons,

Crown Castle appreciates our past dialogue concerning our proposed accessory structure at 2735 1st ave, Council Bluffs, Iowa. Crown Castle hopes to continue to work together with Council Bluffs and Google Fiber to bring greater connectivity to your community. Completing this project is very important to Google Fiber (our customer) and I would like to take this opportunity to provide greater detail regarding this project.

Fiber PoP Hut

For this project specifically, Crown Castle will be installing a Fiber PoP/hut at our current tower site to house several racks of Google Fiber's digital electronic equipment. This equipment is integral for various purposes, including internet connectivity, site hosting, electronic data storage, and transfer. It will play a critical role in supporting the fiber cables that travel along utility poles and terminate at a Fiber Jack (an Optical Network Terminal) at each location. The primary objective of this fiber interface equipment is to provide high-speed internet/broadband access for customers in your community. In addition to the fiber PoP installation, our customer is taking proactive measures to ensure uninterrupted service, especially in the event of a power outage. To achieve this, they will be installing a generator that will act as a reliable source of emergency power for the hut. This commitment aligns with their dedication to maintaining seamless connectivity and minimizing any potential service disruptions.

Zoning

Fiber PoP huts are often collocated with a cell tower. Crown Castle always builds with intent to collocate. Not only is collocation encouraged by federal law, but it also benefits your community.¹ Crown Castle owns and manages a cell tower at 2735 1st ave. In the late 1990's, when our tower was built, this address was part of I-2 (light industrial) zoning district. It is our understanding that this area was rezoned to a C-2 (commercial) district in 2020. As our tower precedes the rezoning, it is a legal nonconforming use.

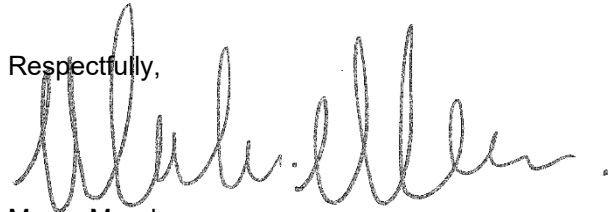
Crown Castle requests approval to collocate the proposed Fiber PoP hut at this existing tower site. Tower sites are the perfect location for Fiber PoP huts as the tower site is already equipped with connectivity and power – two critical factors enabling deployment of Fiber PoP huts. The Fiber PoP hut will also serve as a fixed wireless facility, which is then facilitated by transmission from the tower. The hut will provide diversity for the fixed wireless point. Close proximity to the existing tower is necessary for this use. Additionally, locating Fiber PoP huts near existing cell tower helps to address the growing need for convergence between mobile network providers, cloud service providers, and other digital platforms as 5G deployments.

¹ FCC 20-153 I ("These collocations will allow providers to take advantage of 5G's low latency through, for example, cloud computing capabilities at the edge of the mobile network. In addition, these collocations will enable providers to offer more reliable service, including to first responders, as well as to meet governments' policy goals of ensuring network resiliency.")



Finally, a commercial district is the ideal location for a Fiber PoP hut as so many commercial systems are employing emerging technologies made possible by fixed wireless and fiber technology.

Thank you both for your consideration of the comments summarized here and working so well with Crown Castle on earlier projects. We look forward to working with you and Google Fiber to bring new technology to your community. Should you have any questions, please do not hesitate to contact me at (518) 265-8344 or marco.morales@crowncastle.com.

Respectfully,
A handwritten signature in dark ink, appearing to read 'Marco Morales', with a period at the end.

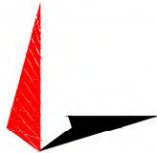
Marco Morales
Sr Manager, Centralized Network Program Management
Crown Castle

Attachment B



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.
ANDREW RAGNAR BERGLUND
License number: P26834
My license renewal date is December 31, 2024
Pages or sheets covered by this seal: ALL

OMA141
2735 1ST AVENUE
COUNCIL BLUFFS, IA 51501
(POTTAWATTAMIE COUNTY)
DATA CENTER SITE



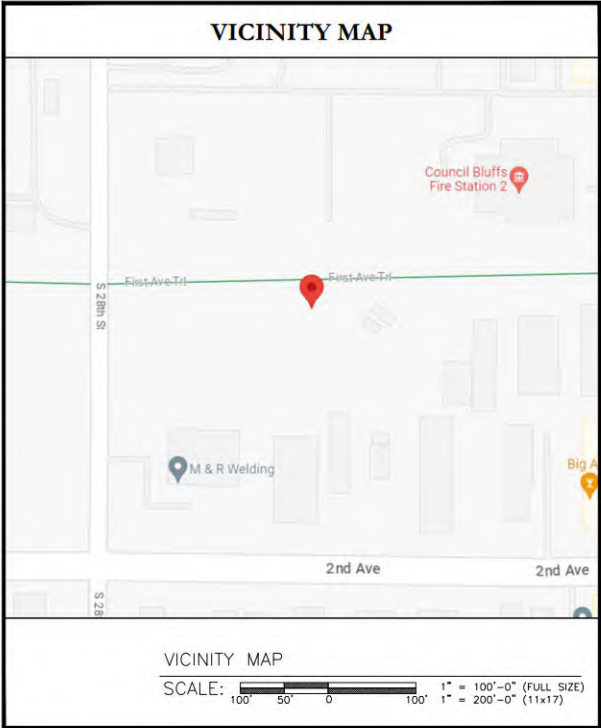
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net



HUT ID: BU879127
LATITUDE: 41° 15' 38.3"N
LONGITUDE: 95° 53' 17.1"W

ADDRESS: 2735 1ST AVENUE
COUNCIL BLUFFS, IA 51501

SITE INFORMATION	
SITE HUT ID:	BU879127
SITE ADDRESS:	2735 1ST AVENUE COUNCIL BLUFFS, IA 51501
COUNTY:	POTTAWATTAMIE
MAP/PARCEL #:	754434203002
AREA OF CONSTRUCTION:	NEW
LATITUDE:	41° 15' 38.3"N (41.260640°)
LONGITUDE:	95° 53' 17.1" (-95.888167°)
LAT/LONG TYPE:	GOOGLE EARTH
GROUND ELEVATION:	1082'
JURISDICTION:	CITY OF COUNCIL BLUFFS
OCCUPANCY CLASSIFICATION:	S-2 (UNMANNED)
TYPE OF CONSTRUCTION:	IIB
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
CURRENT USE:	C-2 - GENERAL COMMERCIAL DISTRICT
PROPOSED USE:	TELECOMMUNICATION DATA CENTER
ELECTRIC PROVIDER:	MID AMERICAN ENERGY (800) 799-4443
TELCO PROVIDER:	CROWN CASTLE (508) 621-9144

DRAWING INDEX	
SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
N-1	GENERAL NOTES
ATTACHED	SITE SURVEY
C-1	OVERALL SITE PLAN
C-2	ENLARGED EQUIPMENT PLAN
C-3	ELECTRIC SITE PLAN
C-4	DETAILED SITE PLAN
C-5A	ELEVATION I
C-5B	ELEVATION II
C-6A	CONSTRUCTION DETAILS I
C-6B	CONSTRUCTION DETAILS II
C-7	ANTENNA MOUNTING DETAILS
C-8	STRUCTURAL SLABS & DETAILS
C-9A	EQUIPMENT PLAN & SPECIFICATIONS I
C-9B	EQUIPMENT PLAN & SPECIFICATIONS II
C-10	EQUIPMENT SHELTER EXTERIOR ELEVATIONS
C-11	HAZARD SIGNAGE PLAN AND DETAILS
C-12	CABLE SUPPORT DETAILS
C-13	SECURITY PLAN AND ELEVATIONS
C-14	SECURITY DETAILS
C-15	ITEM LIST
M-1	GENERATOR SPECIFICATIONS
M-2	GENERATOR SPECIFICATIONS
E-1	ELECTRICAL SYMBOLS, ABBREVIATIONS & NOTES
E-2	ELECTRICAL SPECIFICATIONS
E-3	CONDUIT ROUTING ELEVATION
E-4	AC ELECTRICAL ONE-LINE DIAGRAM & SCHEDULES
E-5	DC ELECTRICAL ONE-LINE DIAGRAM & DC CABINET ELV.
E-6	SECURITY SYSTEM BLOCK DIAGRAM
G-1	GROUNDING SITE PLAN
G-2	GROUNDING ELEVATIONS
G-3	GROUNDING DETAILS
G-4	GROUNDING DETAILS
ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR FULL SIZE. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.	



APPLICABLE CODES/REFERENCE DOCUMENTS	
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:	
CODE TYPE	CODE
INTERNATIONAL BUILDING CODE W/AMENDMENTS	2015
INTERNATIONAL MECHANICAL CODE W/AMENDMENTS	2021
INTERNATIONAL PLUMBING CODE W/AMENDMENTS	2021
INTERNATIONAL FUEL GAS CODE W/AMENDMENTS	2015
INTERNATIONAL FIRE CODE W/AMENDMENTS	2015
INTERNATIONAL ENERGY CONSERVATION CODES W/AMENDMENTS	2012
NATIONAL ELECTRICAL CODE W/AMENDMENTS	2017
 CALL IOWA ONE CALL (800) 222-9989 CALL 3 WORKING DAYS BEFORE YOU DIG! 	


PROJECT DESCRIPTION		
MODIFICATION OF UNMANNED TELECOMMUNICATION FACILITY.		
1) INSTALLATION OF TELECOMMUNICATION DATA CENTER SITE IN PRESCRIBED LEASE AREA, INCLUDES ALL CIVIL CONCRETE WORK, FENCING, AND LANDSCAPING (AS REQUIRED).		
2) INSTALLATION OF UTILITY SUB STRUCTURE INCLUDING, BUT NOT LIMITED TO: UNDERGROUND CONDUIT AND/OR OWNER UTILITY POLE.		
3) INSTALLATION OF BACK-UP GENERATOR ON CONCRETE PAD ADJACENT TO DATA CENTER GENERATOR TO BE FUELED BY NATURAL GAS.		
APPROVALS		
APPROVAL	SIGNATURE	DATE
CROWN CASTLE		
LEASING / LANDLORD		
ZONING		
POWER		
GAS		

PROJECT TEAM	
ENGINEER FIRM:	TOWER ENGINEERING PROFESSIONALS 500 E. 84TH AVE., SUITE C-10 THORNTON, CO 80229 ANDREW R. BERGLUND, P.E. (303) 566-9914
CROWN CASTLE CONTACTS:	1800 W PARK DRIVE WESTBOROUGH, MA 01581 DAN WILLIAMS - PROJECT MANAGER M: (781) 530-0581 / W: (508) 621-9144
SURVEYOR:	GLOBAL LAND SOLUTIONS 9730 N. GREENVILLE RD LAKEVIEW, MI 48850 CAROL G. KASTER (989) 352-4000
PROPERTY OWNER:	KATHY S. SCOTT 2704 E KANESVILLE #71 COUNCIL BLUFFS, IA 51503-1032

BU879127
2735 1ST AVENUE
COUNCIL BLUFFS, IA 51501
(POTTAWATTAMIE COUNTY)
DATA CENTER SITE

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	QA
0	10-10-23	KOO	PRELIMINARY	KEM
1	12-05-23	KOO	PRELIMINARY	KEM
2	12-18-23	KOO	PRELIMINARY	KEM
3	12-19-23	KOO	CONSTRUCTION	KEM
4	01-22-24	KOO	CONSTRUCTION	KEM

SEAL:



ANDREW R. BERGLUND, P.E.
PROFESSIONAL ENGINEER LICENSE #P26834

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T-1
REVISION: 4

TEP #: 70676.408187

GENERAL NOTES:

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED CROWN CASTLE, OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF COLORADO.
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-H, 2017. THIS CONFORMS TO THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION, THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFGOLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION
17. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, LRFD, 3RD EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- A. STRUCTURAL STEEL, ASTM DESIGNATION A36.
- B. ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.
- C. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.
- D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, LRFD, 3RD EDITION.
4. HOLES SHALL NOT BE FLAME CUT THROUGH STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL ITEMS ULESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM, A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTE; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY AND ANCHOR BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-98 STRUCTURAL WELDING CODE - STEEL.

DIVISION 1 - GENERAL REQUIREMENTS

PART 1 GENERAL DESIGN NOTES

1. THIS IS AN UNMANNED STORAGE AND EQUIPMENT SHELTER ONLY
2. SHELTER F'C = 5000PSI @ 28 DAYS.
3. PER IBC 2015 TABLE 705.8 ANY WALL W/10% OR LESS OF UNPROTECTED OPENINGS MAY UTILIZE A SETBACK GREATER THAN 5'-0". ANY WALL W/15% OR LESS OF UNPROTECTED OPENINGS MAY UTILIZE A SETBACK GREATER THAN 10' -0". ANY WALL W/25% OR LESS OF UNPROTECTED OPENINGS MAY UTILIZE A SETBACK GREATER THAN 15' -0". ANY WALL W/ 45% OR LESS OF UNPROTECTED OPENINGS MAY UTILIZE A SETBACK GREATER THAN 20'-0". ANY WALL W/70% OR LESS OF UNPROTECTED OPENINGS MAY UTILIZE A SETBACK GREATER THAN 25' -0".
4. ALL ITEMS NOTED AS "FIELDWORK" SHALL BE INSTALLED AND TESTED AT THE FACTORY THEN REMOVED FOR TRANSPORT AND REINSTALLED AT THE FINAL SITE.
5. MODEL MAY BE BUILT AS "MIRROR IMAGE".
6. DOOR SWING AND WAVEGUIDE LOCATION MAY CHANGE DUE TO SITE REQUIREMENTS.
7. BUILDING SHALL BE PLACED ON A FOUNDATION.
8. BUILDING NOT DESIGNED FOR INSTALLATION IN A FLOOD PRONE AREA.
9. FIRE EXTINGUISHER INSTALLED WHEN NOT SUPPLIED BY HUT MANUFACTURER.
10. ELECTRICAL COMPONENTS SHOWN PER CUSTOMER'S DESIGN REQUIREMENTS
11. THIS BUILDING DOES NOT CONTAIN PLUMBING FACILITIES. PLUMBING FACILITIES SHALL BE PROVIDED ON SITE SUBJECT TO THE LOCAL AUTHORITY HAVING JURISDICTION.
12. BUILDING IS INTENDED TO MEET 2015 IECC C402.1.2.
13. IS INTENDED TO HOUSE ELECTRONIC EQUIPMENT WITH INSTALLED EQUIPMENT POWER TOTALING NOT LESS THAN 7W SF & NOT INTENDED FOR HUMAN OCCUPANCY. MUST BE 7W SF AND ABOVE.
14. HAVE A HEATING SYSTEM CAPACITY NOT GREATER THAN 5KW AND A HEATING THERMOSTAT SET POINT NOT MORE THAN 50F.
15. HAVE AN AVERAGE WALL & ROOF U-FACTOR < 0.200 IN CLIMATE ZONES 1-5.
16. BUILDING NOT IN CLIMATE ZONE 1.
17. PER 2015 IECC C405.2.2 EXCEPTION (3)-WHERE A MANUAL CONTROL PROVIDES LIGHT REDUCTION IN ACCORDANCE WITH SECTION C405.2.2.1 AUTOMATIC CONTROLS SHALL NOT BE REQUIRED FOR SPACES WHERE AN AUTOMATIC SHUTOFF WOULD ENDANGER OCCUPANT SAFETY OR SECURITY.
18. THIS BUILDING NOT DESIGNED FOR OR TO BE USED FOR THE LONG TERM OCCUPANCY. VERIFICATION & APPROVAL TO BE DONE BY THE LOCAL AUTHORITY HAVING JURISDICTION.

CONCRETE THICKNESS (in.)	NON-RATED	1 HOUR	2 HOUR
	2"	2.5"	4"
<ul style="list-style-type: none">ALL VALUES FOR LIGHTWEIGHT CONCRETETABLE 721.1(2) - 4-1.1 (IBC 2015)			

SPECIAL CONDITIONS/LIMITATIONS

- SEE SHEET'S MARKED WITH AN * FOR FIELDWORK.
- SEE GENERAL DESIGN NOTES 1, 3, 6, 7, 8, 9, & 10
- THE USE OF THIS BUILDING IS NOT APPROVED FOR HAZARDOUS MATERIALS IN EXCESS OF THOSE MATERIALS LISTED IN IBC 2021 TABLE 307.1(1), 307.1(2)
- IF BATTERIES WITH AN ELECTROLYTE CAPACITY OF MORE THAN 50 GALLONS ARE INSTALLED, VENT FAN AND HYDROGEN DETECTION MUST ALSO BE INSTALLED TO COMPLY WITH IFC 2021.



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**2735 1ST AVENUE
COUNCIL BLUFFS, IA 51501
(POTTAWATTAMIE COUNTY)**

DATA CENTER SITE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
0	10-10-23	KOO	PRELIMINARY	KEM
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2	12-18-23	KOO	PRELIMINARY	KEM
3	12-19-23	KOO	CONSTRUCTION	KEM
4	01-22-24	KOO	CONSTRUCTION	KEM

SEAL:



January 22, 2024

ANDREW R. BERGLUND, P. E.
PROFESSIONAL ENGINEER LICENSE #P26834

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SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N-1

REVISION:

4

TEP #:

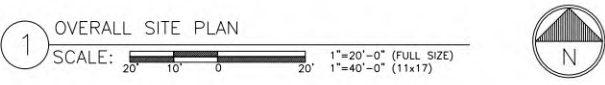
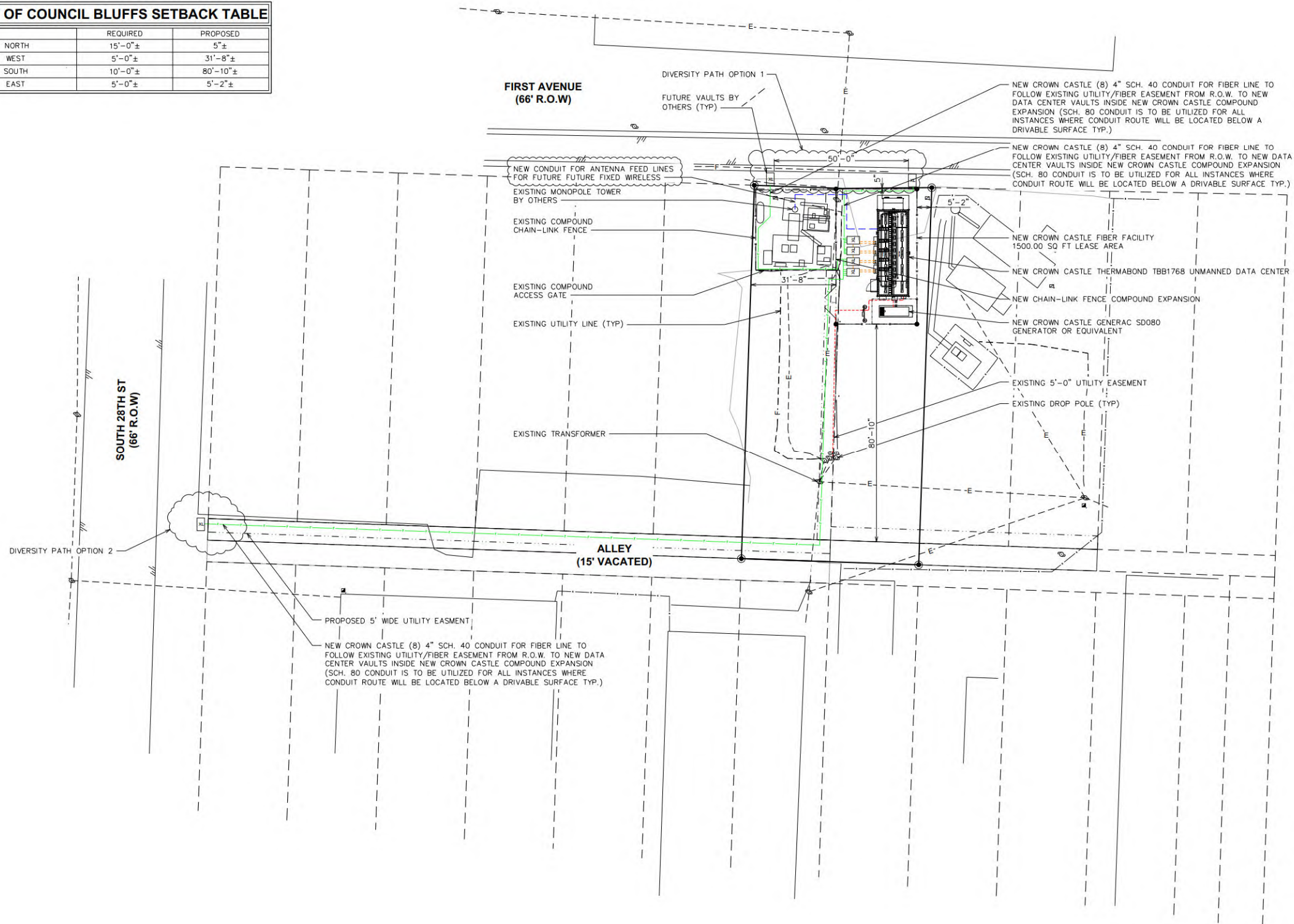
70676.408187

NOTE:

CONTRACTOR NOT TO INSTALL ACCESS CONTROL READER FROM CROWN CASTLE AREA GATE(S). ACCESS CONTROL CONDUIT TO REMAIN.

CITY OF COUNCIL BLUFFS SETBACK TABLE

	REQUIRED	PROPOSED
NORTH	15'-0"±	5'±
WEST	5'-0"±	31'-8"±
SOUTH	10'-0"±	80'-10"±
EAST	5'-0"±	5'-2"±



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SHEET TITLE:

OVERALL
SITE PLAN

SHEET NUMBER:

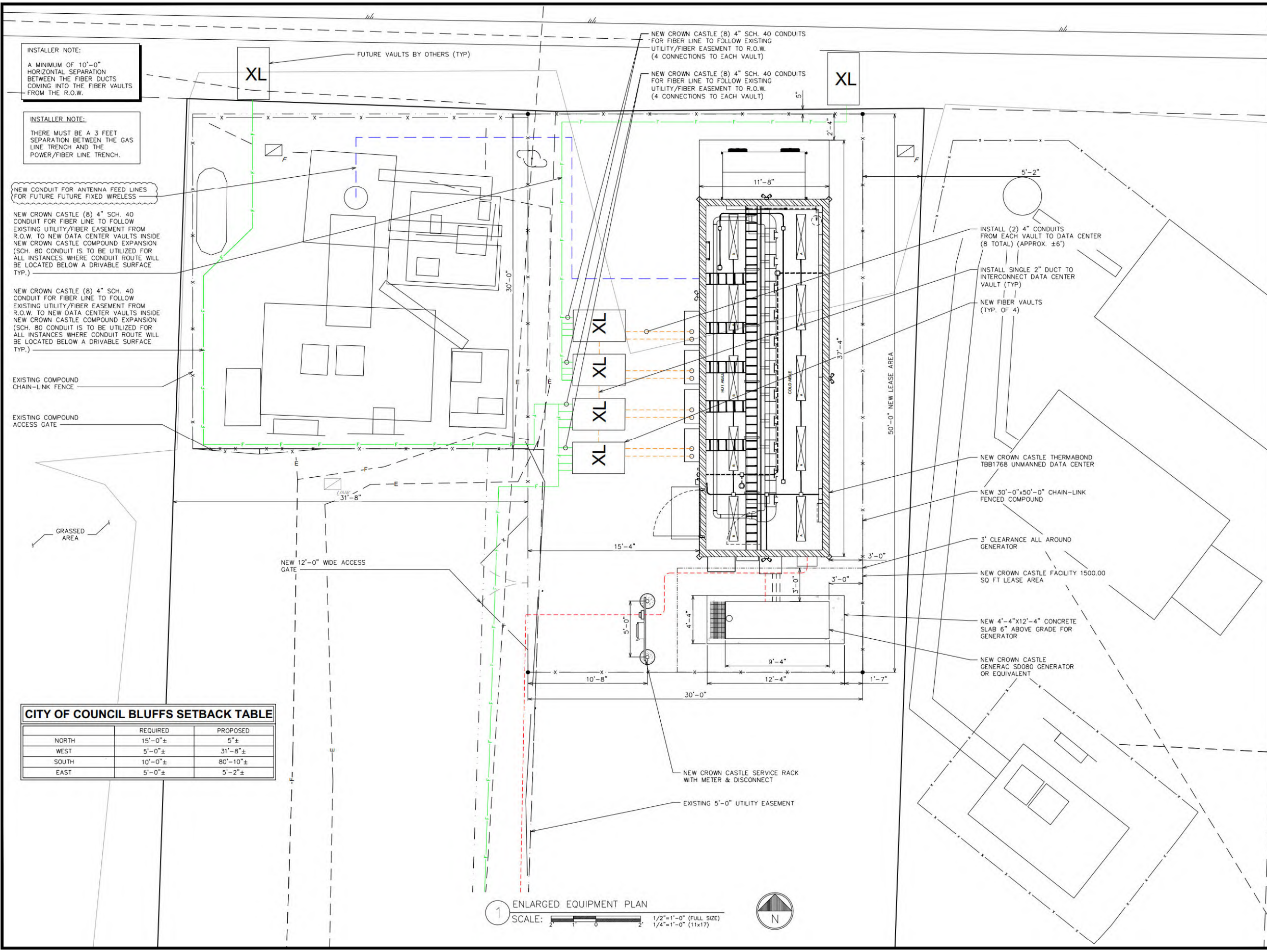
C-1


REVISION:

4


TEP #:

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**CROWN
CASTLE**



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SEAL:



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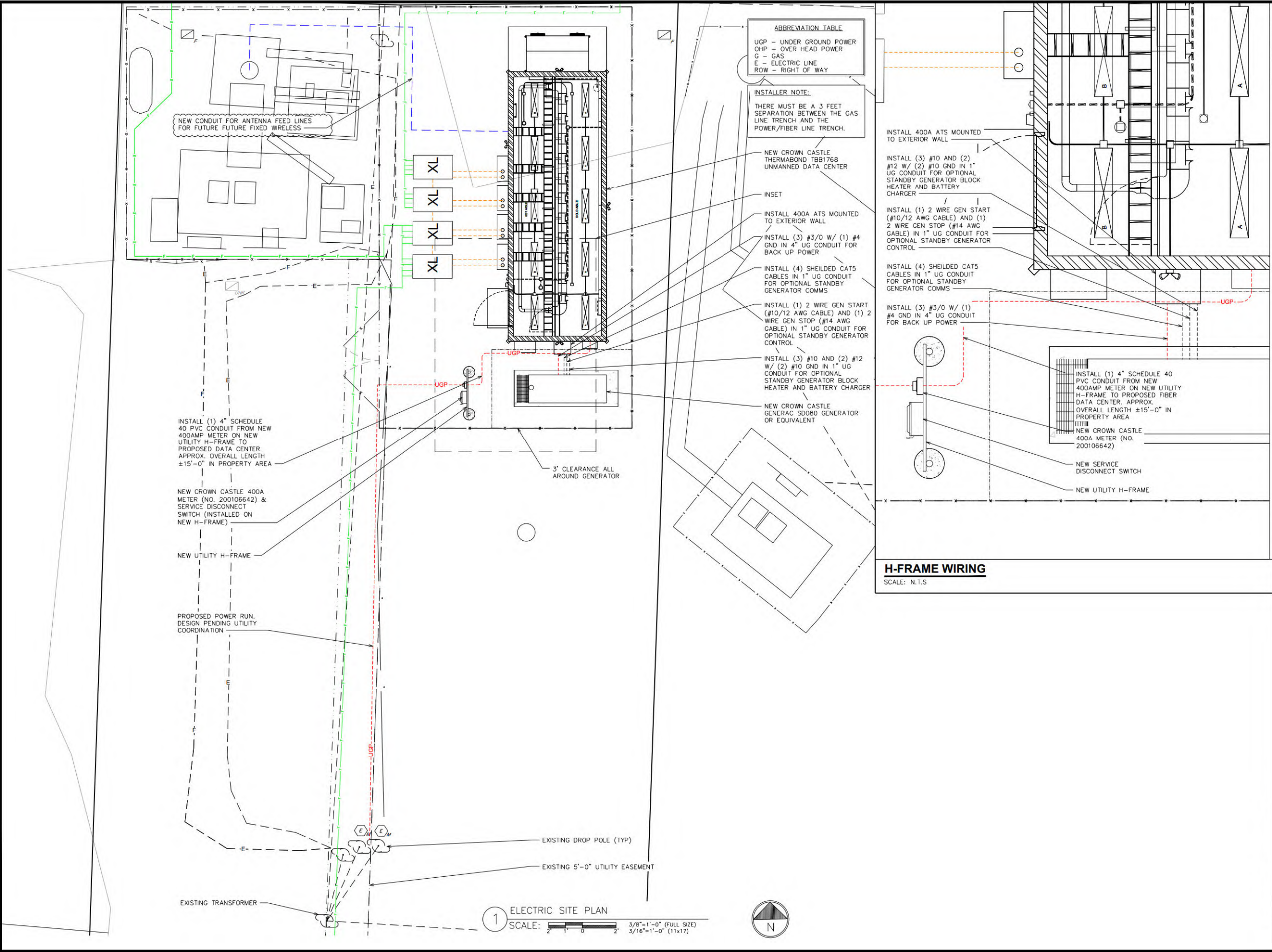
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SHEET TITLE:

**ENLARGED
EQUIPMENT PLAN**

SHEET NUMBER:	REVISION:
C-2	4

TEP #: 70676.408187



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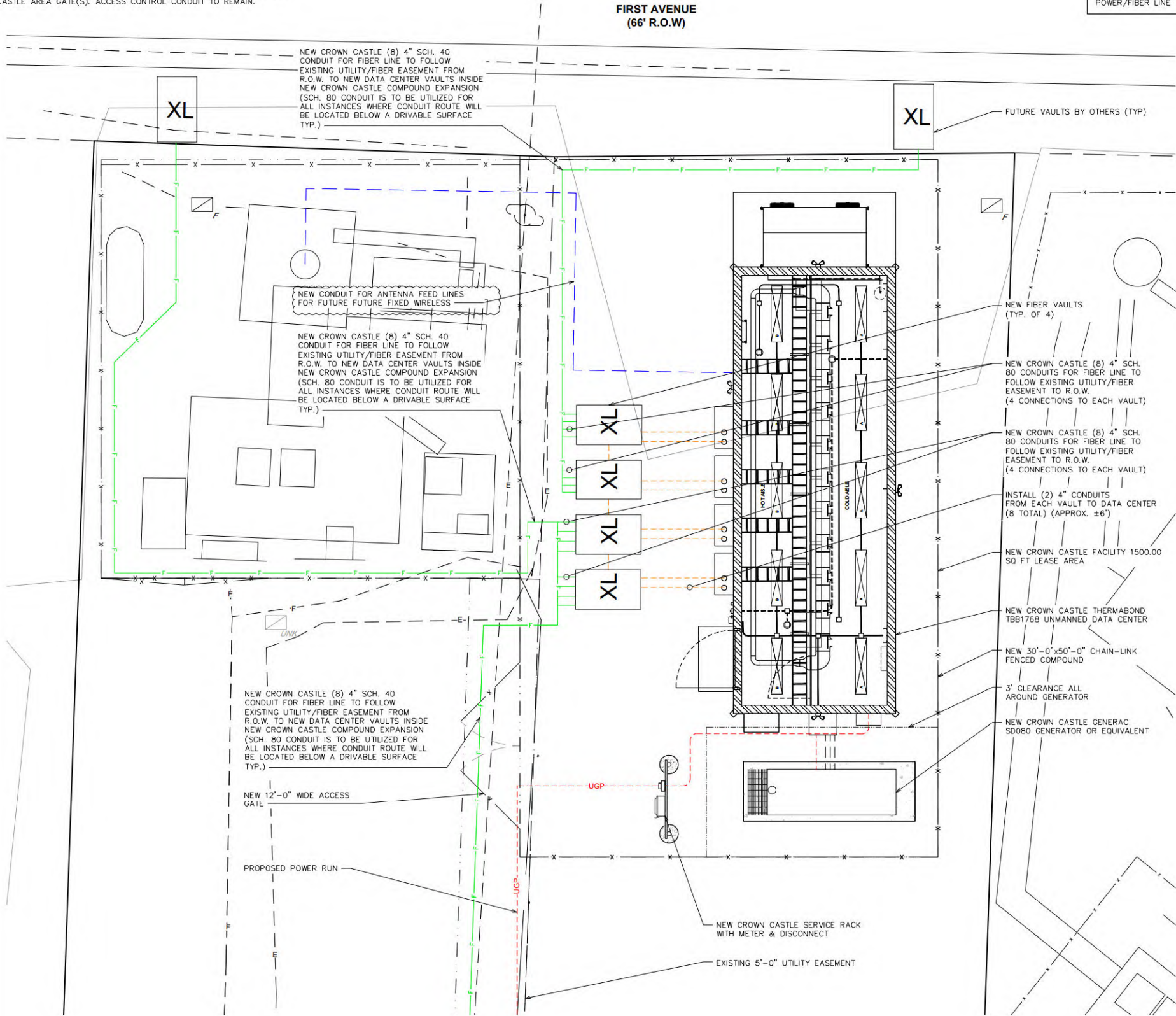
ELECTRIC SITE PLAN

SHEET NUMBER:	REVISION:
C-3	4

TEP #: 70676.408187

NOTE:

CONTRACTOR NOT TO INSTALL ACCESS CONTROL READER FROM CROWN CASTLE AREA GATE(S). ACCESS CONTROL CONDUIT TO REMAIN.



INSTALLER NOTE:

THERE MUST BE A 3 FEET SEPARATION BETWEEN THE GAS LINE TRENCH AND THE POWER/FIBER LINE TRENCH.

GENERAL NOTES

1. HUT DOOR LOCATION AND CONDUIT STUB-UPS INSIDE HUT CANNOT BE CHANGED OR RELOCATED.
2. ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 OR 80 PVC.
3. CONDUITS ARE DIAGMATIC IN NATURE, CONTRACTOR SHALL RUN CONDUITS USING BEST PRACTICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
4. ALL CONDUITS SHALL TRANSITION TO HOT DIP GALVANIZED RIGID STEEL (HDG) ABOVE GRADE. EACH HDG CONDUIT INSIDE THE DATA CENTER SHALL BE FITTED WITH A GROUNDING BUSHING THAT IS CONNECTED TO THE #4/0 MAIN GROUND BUSS WITH #2 GREEN INSULATED COPPER WIRING.
5. ALL ARMORED FIBER CABLES SHALL BE GROUNDED TO THE HUT GROUNDING SYSTEM.
6. ALL UNDERGROUND CONNECTIONS (SPICES, PICTALES AND TAPS) SHALL BE MADE BY EXOTHERMIC WELD (U.O.N.).
7. ALL GROUNDING CONDUCTORS SHALL BE AS SHORT AND STRAIGHT AS POSSIBLE.
8. ALL BENDS SHALL BE MADE WITH SWEEPS, NO SHARP BENDS SHAL BE PERMITTED.
9. ALL CONNECTIONS TO EQUIPMENT SHALL BE WITH 2-HOLE LONG BARREL COMPRESSION LUGS TO EQUIPMENT GROUND BAR.
10. ALL ABOVE GRADE CONNECTIONS (SPICES AND TAPS) SHALL BE MADE WITH "HI PRESS" COMPRESSION CONNECTIONS. NO WIRING SPICES AND PERMITTED.
11. COAT ALL BURIED CONNECTIONS BETWEEN DISSIMILAR METALS WITH A PLASTIC SEALER DESIGNED FOR USING IN GROUNDING SYSTEMS. ALL OTHER BURIED CONNECTIONS SHALL BE COATED WITH KOPRSHIELD OR APPROVED EQUAL.
12. CONNECT REBAR TO 4/0 GROUND WIRE.
13. CONNECT FENCE POSTS (MIN. EACH CORNER) TO GROUND RING WITH EXOTHERMIC WELD.
14. A LOW-RESISTANCE OHMMETER SHALL BE USED TO TEST ALL GROUNDING CONNECTIONS.
15. PERFORM POINT-TO-POINT AND FALL OF POTENTIAL TESTS IN ACCORDANCE WITH ANSI/IEEE 81. RECORD TEST DATA AND PROVIDED TEST REPORT TO CLIENT FOR USE, REVIEW AND ACCEPTANCE. MAX. RESISTANCE TO GROUND SHALL NOT EXCEED 5 OHMS FOR ANY GROUNDING TAP.
16. ALL POWER AND CONTROL WIRING SHALL BE MEGGER TESTED, RECORD TEST DATA AND PROVIDE TEST REPORT TO CLIENT FOR REVIEW AND ACCEPTANCE.

DRAWING NOTES

1. BACKBOARD SHALL BE CONSTRUCTED TO MEET LOCAL UTILITY STANDARDS. LOCATION OF BACKBOARD WILL VARY, CONSULT LOCAL AUTHORITY FOR PREFERRED LOCATION.
2. INSTALL UTILITY METER AND ACCESSORIES IN ACCORDANCE WITH LOCAL UTILITY STANDARDS.
3. GENERATOR DISCONNECT SHALL BE INSTALLED ONLY IF REQUIRED BY LOCAL AHJ. IF DISCONNECT IS NOT REQUIRED, PROVIDE (1) 4" CONDUIT FROM HUT DIRECTLY TO GENERATOR.
4. CAP CONDUITS IF FUTURE VAULTS ARE NOT PRESENT.
5. TURN 2" SECURITY CONDUIT UP AT INSIDE EDGE OF FENCE ON OPENING SIDE OF GATE. TERMINATE CONDUIT AT 48" ABOVE GRADE AND CAP FOR FUTURE CONNECTION TO SECURITY DEVICES MOUNTED ON GATE.
6. PVC CONDUIT TURNS UPWARD AT SLAB, PROVIDE CONDUIT LB AND CONNECT TO CONDUITS THAT EXTEND FROM HUT.
7. 3 GENERATOR CONDUITS (1) 3/4" CONDUIT FOR GENERATOR SECURITY (1) 1" CONDUIT FOR GENERATOR START CIRCUIT AND ACCESSORIES (1) 3/4" CONDUIT FOR GENERATOR CONTROLS.
8. GENERATOR ENCLOSURE DOOR (TYP. OF 5) REQUIRES 3'-6" OF CLEARANCE.
9. FOR CONDUIT PATHS ENTERING & LEAVING DATA CENTER PERIMETER BOUNDARY THAT CANNOT MAINTAIN A MIN. PATH DIVERSITY OF 50FT, REFER TO THE OSP ENGINEERING GUIDELINES FOR PERMITTED ALTERNATIVE PATH DIVERSITY MEASURES.



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SHEET TITLE:

DETAILED SITE
PLAN

SHEET NUMBER:

C-4

REVISION:

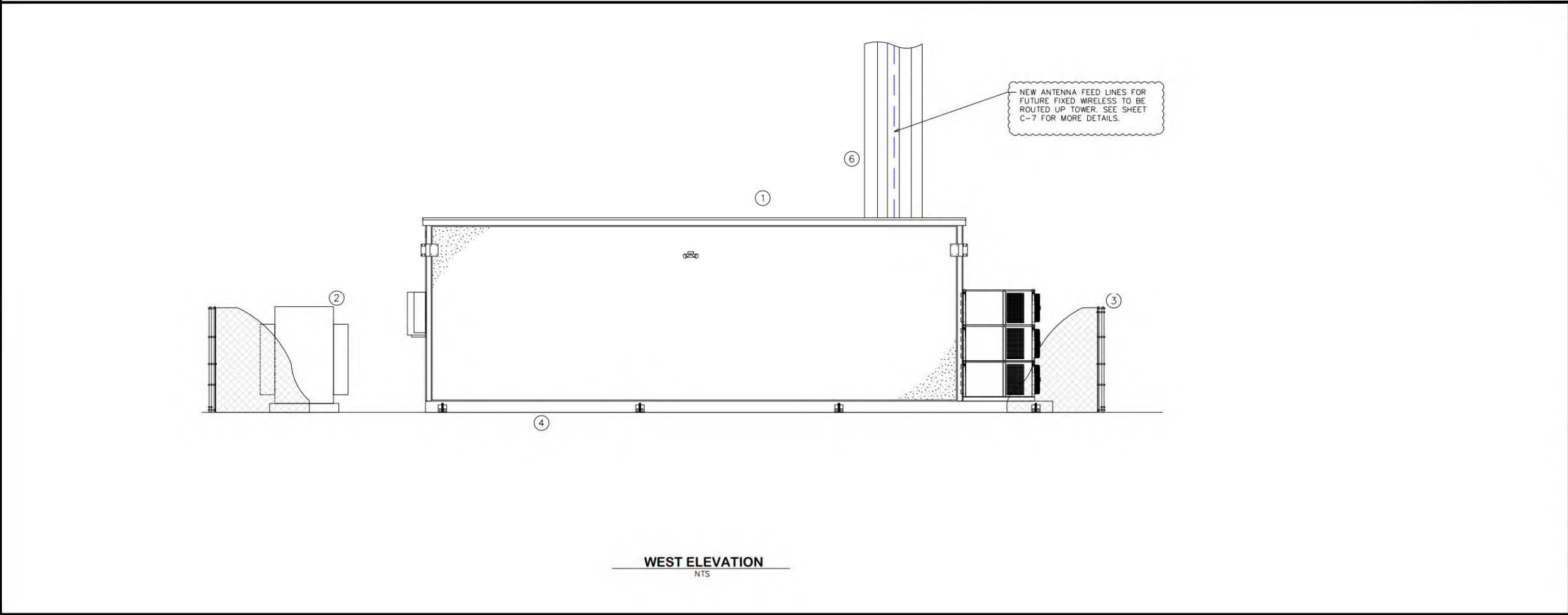
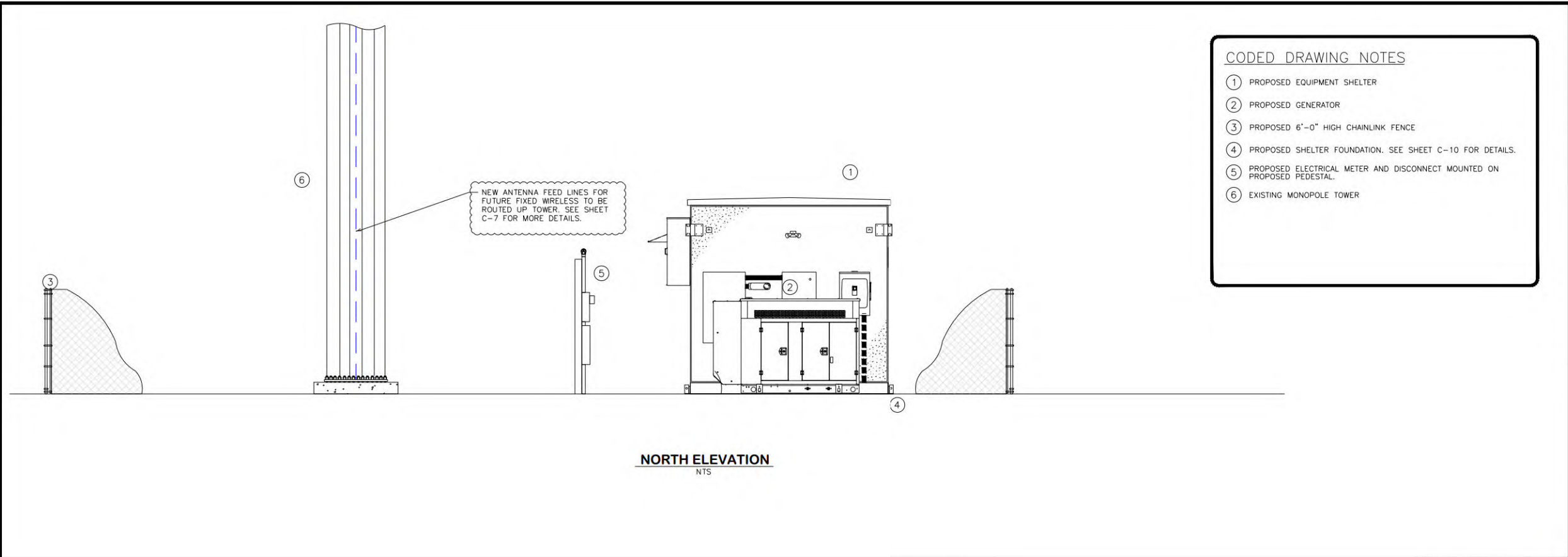
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TEP #:

70676.408187

1 SITE PLAN
SCALE: 1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)





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ELEVATION I

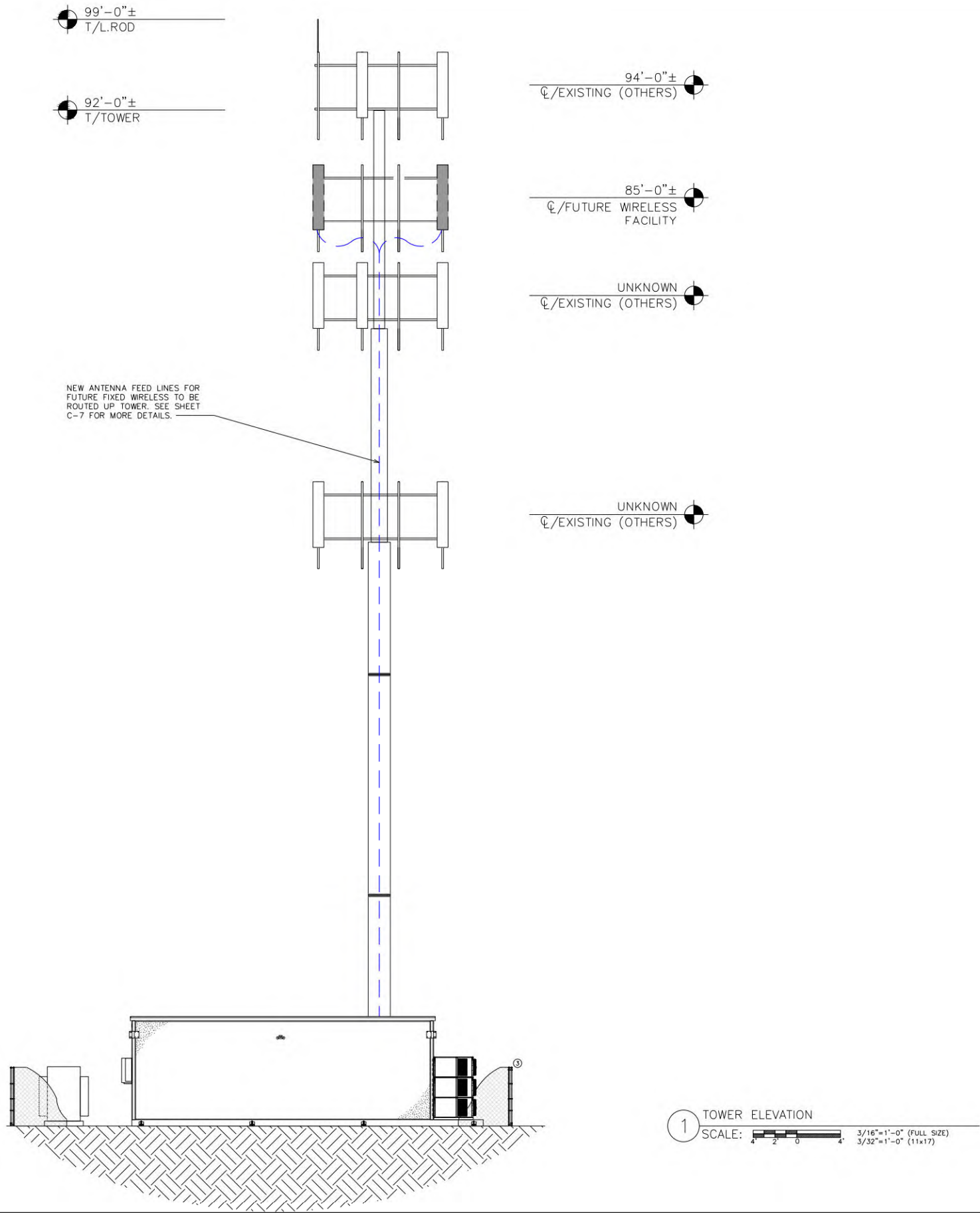
SHEET NUMBER:
C-5A

REVISION:
4

TEP #: 70676.408187

NOTE:

EXISTING ANTENNA MOUNTS AND EQUIPMENT CONFIGURATIONS ARE SHOWN FOR REFERENCE ONLY. TEP DID NOT VERIFY THIS INFORMATION.



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SHEET TITLE:

ELEVATION II

SHEET NUMBER:

C-5B

REVISION:

4

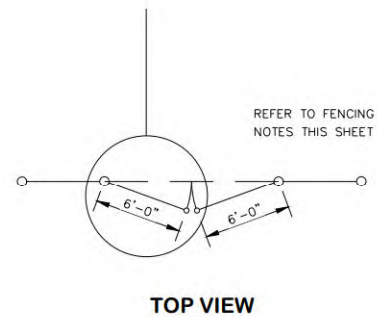
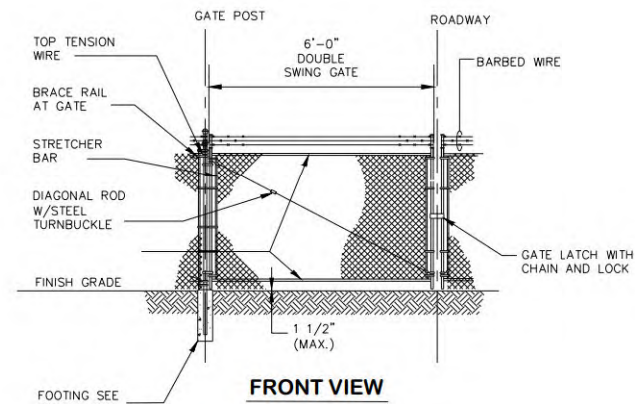
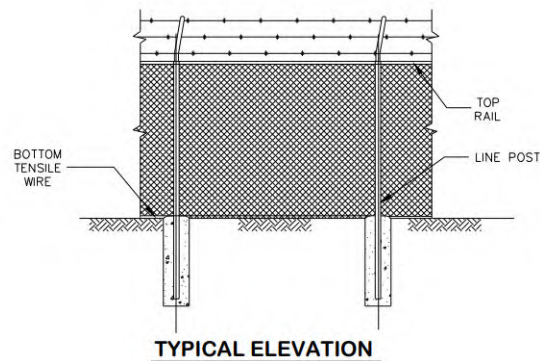
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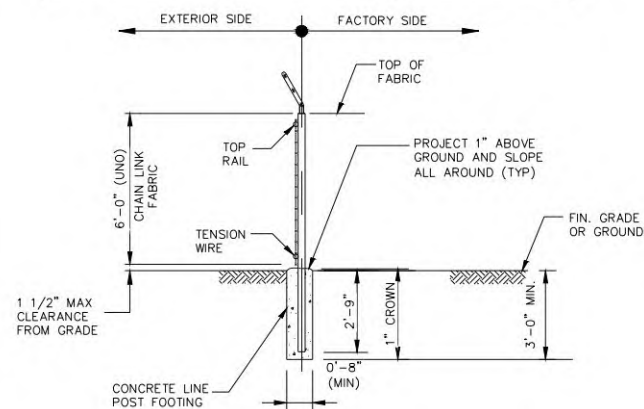
NOTES:

(INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F-900)

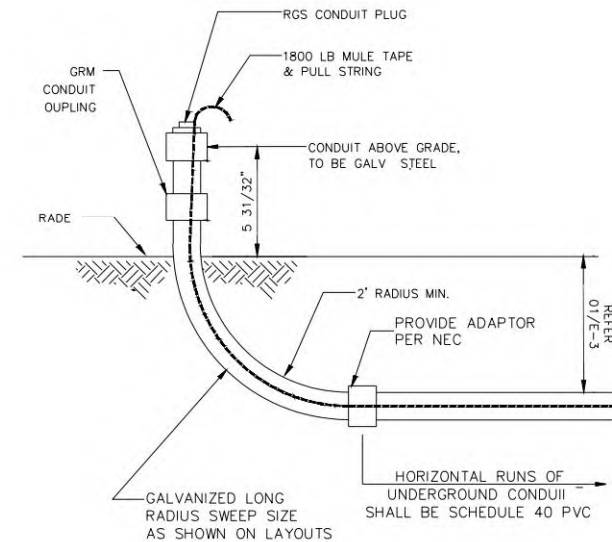
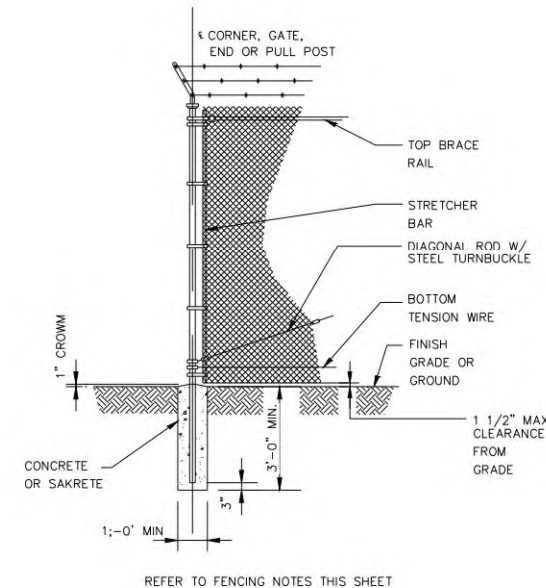
1. GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 2 7/8" SCHEDULE 40 FOR GATE WIDTHS UP THROUGH 6 FEET OR 12 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST: 2-3/8" SCHEDULE 40 PIPE PER ASTM-F1083.
3. GATE FRAME: 1 1/2" SCHEDULE 40 PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1 1/4" SCHEDULE 40 PIPE PER ASTM-F1083.
5. FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392 CLASS 1.
6. THE WIRE: MINIMUM 11 GA GALVANIZED STEEL INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS.
7. TENSION WIRE: 7 GA. GALVANIZED STEEL.
8. GATE LATCH: 1-3/8" O.D. PLUNGER ROD W/MUSHROOM TYPE CATCH AND LOCK
9. HEIGHT = 6' VERTICAL DIMENSION.
10. ALL WORK SHALL CONFORM WITH THE PROJECT SPECIFICATIONS.



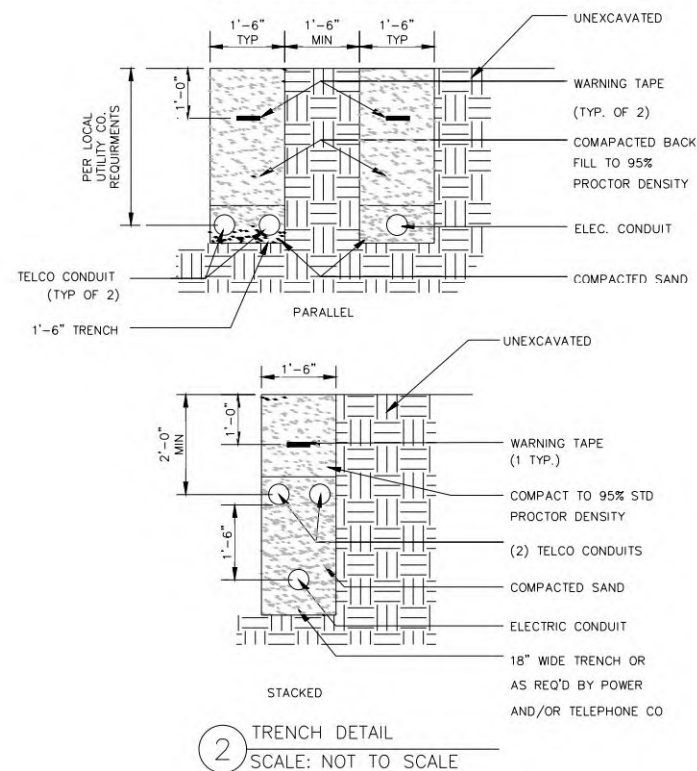
FENCE POST AND FOOTING DIMENSIONS TABLE		
6'-8" HIGH FENCE	STD. PIPE	FOOTING
LINE POST	2-3/8"	8"x36"
CORNER POST	2-7/8"	12"x36"
GATE POST	2-7/8"	12"x36"



1 FENCE DETAIL
SCALE: NOT TO SCALE



NOTE:
ALL DIMENSIONS ARE SUBJECT
TO UTILITY COMPANY REQUIREMENTS



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RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

BU879127

2735 1ST AVENUE
COUNCIL BLUFFS, IA 51501
(POTTAWATTAMIE COUNTY)

DATA CENTER SITE

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REV	DATE	DRWN	DESCRIPTION	QA
0	10-10-23	KOO	PRELIMINARY	KEM
1	12-05-23	KOO	PRELIMINARY	KEM
2	12-18-23	KOO	PRELIMINARY	KEM
3	12-19-23	KOO	CONSTRUCTION	KEM
4	01-22-24	KOO	CONSTRUCTION	KEM

SEAL:



ANDREW R. BERGLUND, P.E.
PROFESSIONAL ENGINEER LICENSE #P26834

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SHEET TITLE:

**CONSTRUCTION
DETAILS I**

SHEET NUMBER:

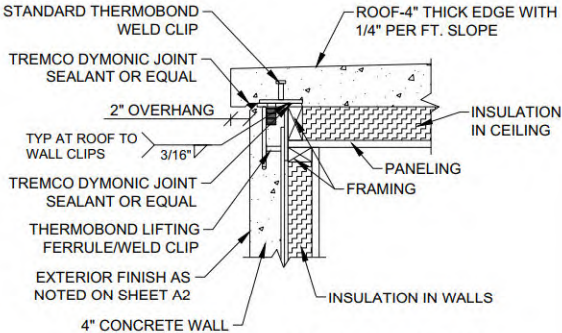
C-6A

REVISION:

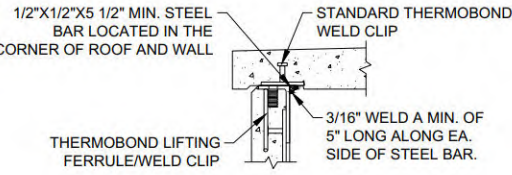
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TEP #:

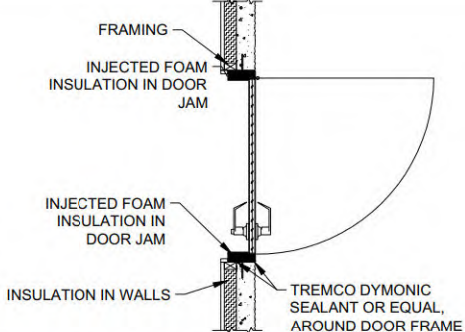
70676.408187



1 ROOF TO WALL SECTION
SCALE: NOT TO SCALE



4 ROOF TO WALL WELD
SCALE: NOT TO SCALE



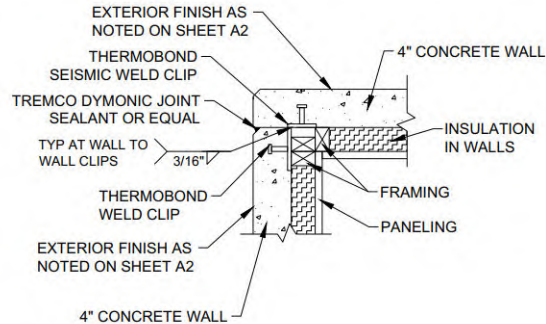
7 TYPICAL DOOR SECTION DETAIL
SCALE: NOT TO SCALE

CONSTRUCTION MATERIALS:

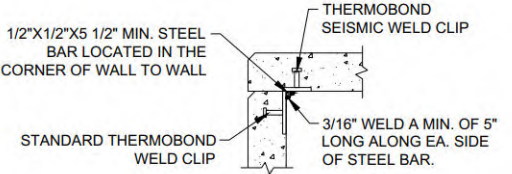
- INTERIOR FINISH:
- FLOOR: 1/8" X 12" X 12" VINYL TILE WITH 4" BASE COVE
 - WALLS: 3/4" PANELING (11/16" OSB W/.030 FRP COATING) (CLASS "C" MINIMUM)
 - CEILING: 3/4" PANELING (11/16" OSB W/.030 FRP COATING) (CLASS "C" MINIMUM)
- INSULATION:
- WALLS: 1 3/4" THERMAX FOAM INSULATION (R-11.4) ESR-1659
 - CEILING: 3" THERMAX FOAM INSULATION (R-19) ESR-1659
- FRAMING:
- WALLS: 2" X 3" FURRING STRIPS ON END AT 24" O.C.
 - CEILING: 2" X 4" FURRING STRIPS ON END AT 24" O.C.
- CONCRETE:
- FLOOR: 5000PSI SAND LIGHTWEIGHT
 - WALLS: 5000PSI SAND LIGHTWEIGHT
 - CEILING: 5000PSI SAND LIGHTWEIGHT

CONSTRUCTION NOTES:

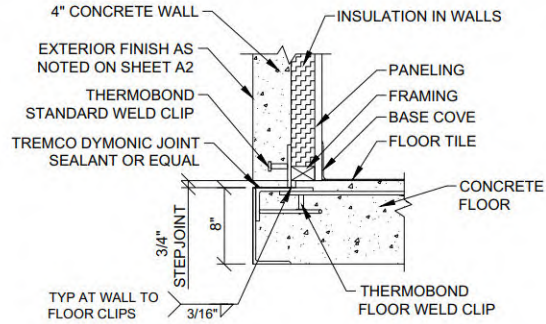
1. FLOORS ARE TO BE WAXED AND SEALED BEFORE SHIPPING.



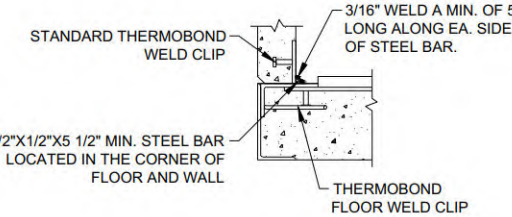
2 WALL TO WALL SECTION
SCALE: NOT TO SCALE



5 WALL TO WALL WELD
SCALE: NOT TO SCALE



3 WALL TO FLOOR SECTION
SCALE: NOT TO SCALE



6 WALL TO FLOOR WELD
SCALE: NOT TO SCALE



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SHEET TITLE:

CONSTRUCTION
DETAILS II

SHEET NUMBER:

C-6B

REVISION:

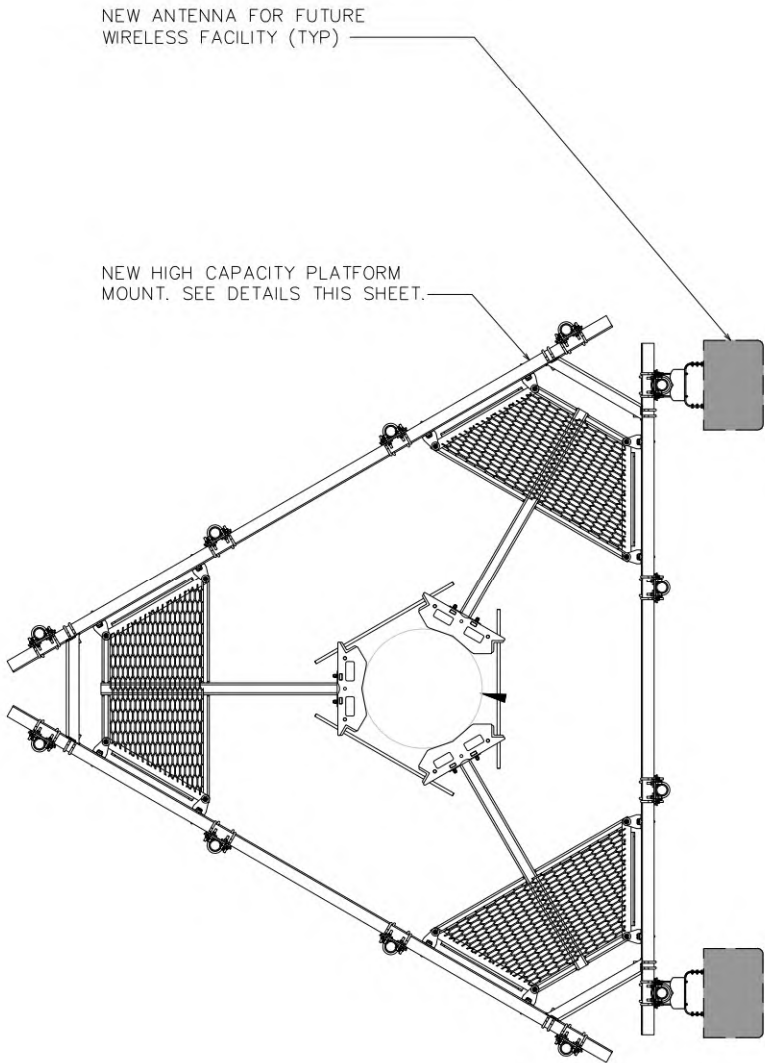
4

TEP #:

70676.408187

NOTE:

NEW MOUNT AND DEPICTED ANTENNA CONFIGURATIONS ARE SHOWN FOR REFERENCE ONLY OF A FUTURE WIRELESS FACILITY



ANTENNA PLAN
NTS

MC-PM10M-12C-H10



ATLAS 10 ft Monopole Platform with (12) 2.88" OD x 120" Antenna Pipes.
Includes Top Rail Kit.

The innovative ATLAS Monopole Platform provides high-load performance, Lower EPA, and reduced weight – all with a single-point tower connection. NOTE: Engineering loading based on Antenna pipes vertically centered on main horizontal face.

Product Classification

Product Type Monopole platform kit

General Specifications

Mounting Monopole, 304.8–1270 mm (12–50 in) OD
Pipe, quantity 12
Sectors, quantity 3

Dimensions

Height 3,048 mm | 120 in
Face Width 3.2 m | 10.5 ft
Platform Width 3,200.4 mm | 126 in
Width 3,200.4 mm | 126 in
Pipe Length 3,048 mm | 120 in
Face Support Pipe Diameter 73.025 mm | 2.875 in
Mounting Diameter, maximum 1,143 mm | 45 in
Mounting Diameter, minimum 304.8 mm | 12 in
Pipe Outer Diameter 73.025 mm | 2.875 in

Material Specifications

Material Type Hot dip galvanized steel

Mechanical Specifications

Wind Rating For Specifications, please contact steelproducts@commscope.com or call 800-255-1479
Wind Rating Test Method TIA/EIA-222

Page 1 of 2

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COMMSCOPE

MC-PM10M-12C-H10

Packaging and Weights

Included Plain end pipes (12) | Platform | Rail | Ring mount
Packaging quantity 1

Regulatory Compliance/Certifications

Agency Classification
CHINA-ROHS Below maximum concentration value
REACH-SVHC Compliant as per SVHC revision on www.commscope.com/ProductCompliance
ROHS Compliant
UK-ROHS Compliant



* Footnotes

Wind Rating BWS—Base Wind Speed; FBC—Florida Building Code

MOUNT DETAILS
NTS



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SEAL:



January 22, 2024

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SHEET TITLE:

ANTENNA MOUNTING
DETAILS

SHEET NUMBER:

C-7

REVISION:

4

TEP #:

70676.408187

GENERAL

1. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION
2. THE CONTRACTOR SHALL REFER TO THE PROJECT GEOTECHNICAL REPORT IF AVAILABLE TO FAMILIARIZE THEMSELVES WITH SUBSURFACE CONDITIONS AND TO ENSURE COMPLIANCE WITH THE RECOMMENDATIONS FOR SITE PREPARATION ALONG WITH FILL REQUIREMENTS.

CONCRETE

1. DESIGN SHALL CONFORM TO THE LATEST BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI-318).
2. UNLESS STATED OTHERWISE, ALL CONCRETE SHALL BE GOVERNED BY ITEMS 2405.03 E (CLASS OF CONCRETE) AND 2405.03 F (PLACING CONCRETE) OF THE IOWA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION 2015.

ITEM	ITCONCRETE CLASS	COMPRESSIVE STRENGTH AT 28 DAYS SHALL NOT BE LESS THAN
ASINDICATED	X	5000 PSI
STRUCTURAL MEMBERS (WALLS, SLABS, CULVERTS)	S	4000 PSI
RAMPS & CHANNEL LINING	C	3600 PSI
GROUT FILL	H	3000 PSI
SEAL SLAB	E	3000 PSI

1. ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 60. ARRANGEMENT AND DETAILS OF REINFORCING STEEL, INCLUDING BAR SUPPORTS AND SPACERS, SHALL BE IN ACCORDANCE WITH LATEST AC DETAILING MANUAL (ACI 315), UNLESS OTHERWISE NOTED.
2. ALL SLAB AND BEAM REINFORCEMENT SHALL HAVE A MINIMUM EXTENSION INTO THE SUPPORT IN ACCORDANCE WITH THE LATEST ACI CODE IF SUCH EXTENSION IS NOT POSSIBLE, BARS SHALL TERMINATE IN STANDARD HOOKS.
3. MINIMUM REINFORCING BARS DEVELOPMENT LENGTH (L_d) AND LAP SPLICES SHALL BE AS FOLLOWS IN INCHES:

MIN. LAP SPlice LENGTH (IN) CLASS B 1.3LD		
BAR SIZE	TOP BAR	OTHER
#3	17	13
#4	23	17
#5	28	22
#6	24	26
#7	49	38
#8	56	43
#9	69	53
#10	85	66
#11	102	79

MIN. LAP SPlice LENGTH (IN) CLASS B 1.3LD		
BAR SIZE	TOP BAR	OTHER
13	12	9
17	13	11
22	17	14
26	20	17
38	29	19
43	33	22
53	41	25
66	51	28
79	61	31

- A) TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 OF CONCRETE CAST UNDER THEM.
B) WALL BARS ARE OTHER BARS.
NO BACKFILL SHALL BE PLACED AGAINST ANY STRUCTURAL WALLS UNTIL WALLS HAVE ATTAINED THE SPECIFIED STRENGTH.

1. HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS SHOWN ON THE PLANS ARE RECOMMENDED. ANY DEVIATION FROM CONSTRUCTION JOINTS INDICATED ON THE DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION
2. USE TYPE C2 JOINT FOR ALL CONSTRUCTION JOINTS IN WALL AND SLABS BELOW GRADE AND WALLS WHICH SEPARATE AREAS OF SOIL OR LIQUID FROM PERMANENTLY DRY AREAS SUCH AS TUNNELS, GALLERIES, BASEMENT ROOMS, ETC. USE TYPE C1 JOINT AT ALL OTHER CONSTRUCTION JOINTS, UNLESS OTHERWISE NOTED ON THE DRAWINGS
3. CONCRETE WALLS AND PARTITIONS SHALL BE POURED IN MAXIMUM LENGTHS OF 40 FEET BETWEEN VERTICAL CONSTRUCTION JOINTS
4. ALL CONCRETE SLABS OVER & IN THICKNESS, REINFORCED WITH BARS, AND POURED AGAINST SOIL SHALL BE POURED IN A STRIP PATTERN OF 40 FEET OR LESS IN EACH DIRECTION.
5. ANY STOP IN FRAMED CONCRETE WORK MUST BE MADE IN THE CENTER OF THE SPAN AND INCORPORATE AN APPROVED KEYWAY REINFORCEMENT SHALL EXTEND THROUGH THESE JOINTS IF REQUIRED FOR CONTINUITY.
6. REFER TO ARCHITECTURAL, PROCESS, MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL SLEEVES, PIPES CONDUITS AND MISCELLANEOUS ANCHORING DEVICES TO BE INCORPORATED IN THE CONSTRUCTION.

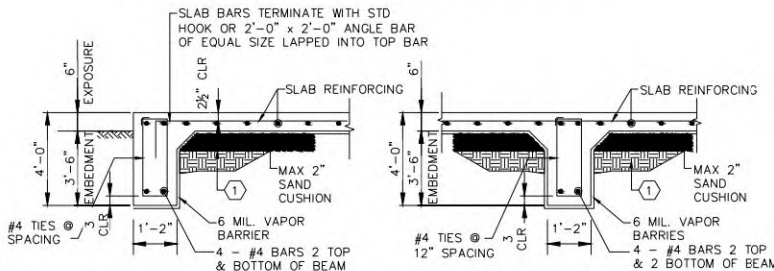
7. CONCRETE COVER FOR REINFORCING BARS SHALL BE AS FOLLOWS UNLESS OTHERWISE INDICATED ON THE PLANS OR DIRECTED BY THE ENGINEER.

SLAB		
	TOP & BOTTOM OF FORMED SLABS	2"
	SURFACE IN CONTACT WITH LIQUID	2"
	BOTTOM OF SLABS ON FILL OR SOIL	3"
FOOTINGS		
	TOP & FORMED FOOTINGS	2"
	BOTTOM & UNFORMED SIDES	3"
WALL		
	LESS THAN 12" THICKNESS	1 1/2"
	12" OR OVER IN THICKNESS	2"
BEAMS & GIRDERS		
	STIRRUPS	2"
	PRINCIPAL REINFORCEMENT	2 1/2"
COLUMNS		
	TIES	2"
	VERTICAL REINFORCEMENT	2 1/2"

8. ALL EXPOSED EDGES SHALL BE CAST WITH A CHAMFER UNLESS MASONRY OR OTHER MEMBERS ARE ERECTED FLUSH WITH THEM, OR NOTED OTHERWISE ON THE DRAWINGS
9. CONTRACTOR TO PROVIDE ENGINEER SHOP DRAWINGS SHOWING REINFORCING LAYOUT, BAR SIZES AND DIMENSIONS.

FOUNDATIONS

1. ALLOWABLE SOIL BEARING PRESSURE, EXCAVATION AND BACKFILL FOR FOUNDATIONS AND STRUCTURES SHALL BE AS RECOMMENDED IN THE GEOTECHNICAL REPORT IF PROVIDED.
2. ALL EXCAVATIONS SHALL BE CARRIED OUT IN THE DRY, AND PROVISIONS SHALL BE MADE TO PREVENT THE BOTTOM OF ALL EXCAVATIONS FROM FREEZING OR FLOODING AT ALL TIMES.
3. ALL FOUNDATIONS SHALL BE CONSTRUCTED IN EXCAVATIONS FREE OF STANDING WATER
4. BACKFILL MATERIAL, PLACING AND COMPACTION OF BACKFILL SHALL BE IN ACCORDANCE WITH THE DRAWINGS, AND THE CONTRACT SPECIFICATIONS, ALONG WITH CITY SPECIFICATIONS.



PERIMETER BEAM

INTERIOR BEAM

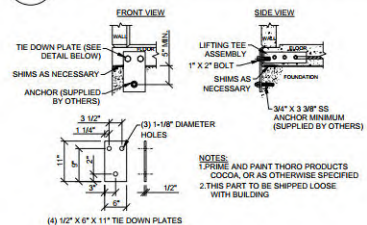
- 1 REMOVE 3 FT. OF EXISTING SOIL & REPLACE WITH STRUCTURAL FILL SPECIFIED IN THE GEOTECH REPORT IF AVAILABLE.
- FILL SHOULD BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 98% OF MODIFIED MAXIMUM DRY DENSITY.
- THE STRUCTURAL FILL SHOULD BE MOISTURE CONDITIONED WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
- EXTEND FILL REGION A MINIMUM 5FT BEYOND PERIMETER OF FOUNDATION

CROWN CASTLE HUT FOUNDATION BEAM DETAILS

B

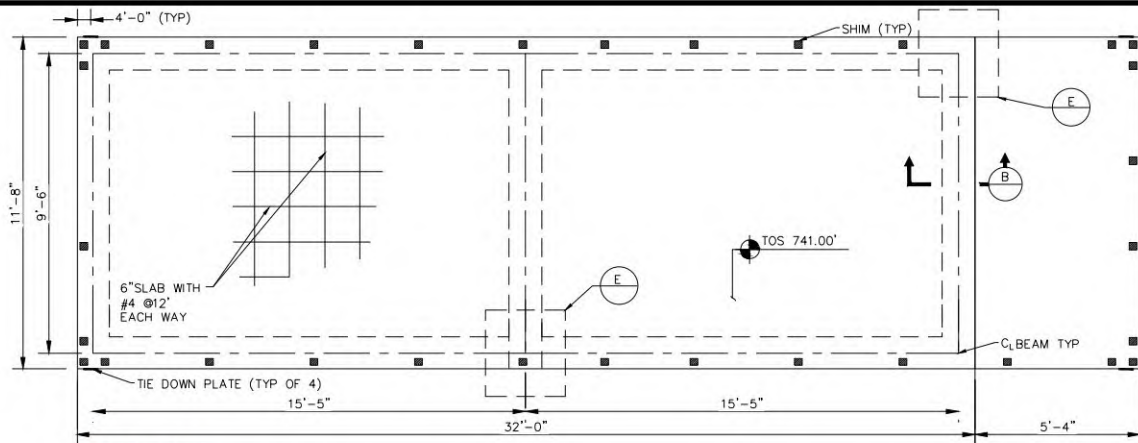
- 1 REMOVE 3 FT. OF EXISTING SOIL & REPLACE WITH STRUCTURAL FILL SPECIFIED IN THE GEOTECH REPORT IF AVAILABLE.
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- THE STRUCTURAL FILL SHOULD BE MOISTURE CONDITIONED WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
- EXTEND FILL REGION A MINIMUM 5FT BEYOND PERIMETER OF FOUNDATION

GENERATOR BEAM DETAILS



TIE DOWN DETAIL

F



NOTES

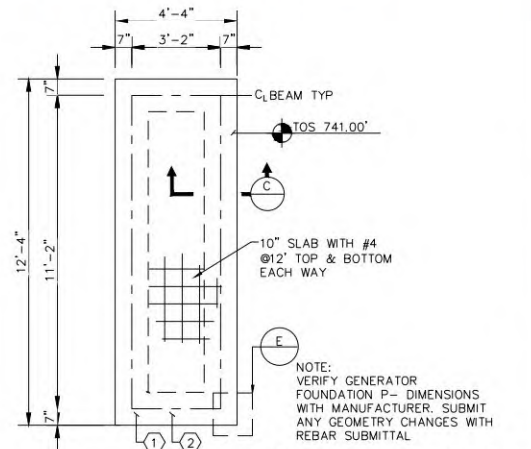
1. SHELTER ANCHORING DEVICES MUST BE ENTIRELY ABOVE GRADE.
2. FOUNDATION MUST BE SQUARE TO WITHIN +/- 1/4".
3. FOUNDATION SUPPORT LOCATIONS MUST BE LEVEL OR SHIMMED TO +/- 1/8" AND FOUNDATION MAY NOT BE CROWNED BETWEEN SUPPORT LOCATIONS.
4. SHIM HARNESS DUROMETER 60 OR COMPRESSIVE STRENGTH OF 9000 PSI (MINIMUM).
5. SHIMS MUST BE 3" SQUARE (MINIMUM).
6. TIE DOWN HARDWARE ATTACHED TO SHELTER MUST BE TORQUED TO 145 +/- 5 FT-LB.
7. FOUNDATION FOOTPRINT PER PLAN +/- 1" EACH DIRECTION UNLESS OTHERWISE NOTED.

CROWN CASTLE-CONCRETE LEVELNESS & FINISH

ACI 302.1R FLOOR CLASSIFICATION CLASS 4 (INSTITUTIONAL/COMMERCIAL) WITH A BROOM FINISH

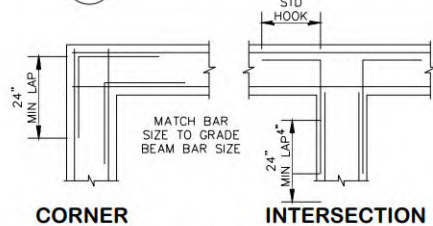
FLOOR FLATNESS NUMBER: F = 25 FLOOR LEVELNESS NUMBER: F-23

CROWN CASTLE HUT FOUNDATION -PLAN VIEW



GENERATOR PAD-CONCRETE FINISH & LE
ACI 302.1R FLOOR CLASSIFICATION: CLASS 4 (INSTITUTIONAL/COMMERCIAL) W/ BROOM FINISH.
FLOOR FLATNESS NUMBER: $F_F = 25$
FLOOR LEVELNESS NUMBER: $F_L = 20$

GENERATOR FOUNDATION -PLAN VIEW



CORNER

INTERSECTION

CORNER BAR DETAILS

E



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SHEET TITLE:

**STRUCTURAL
SLABS & DETAILS**

SHEET NUMBER:

C-8

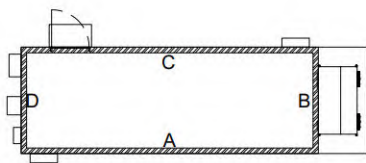
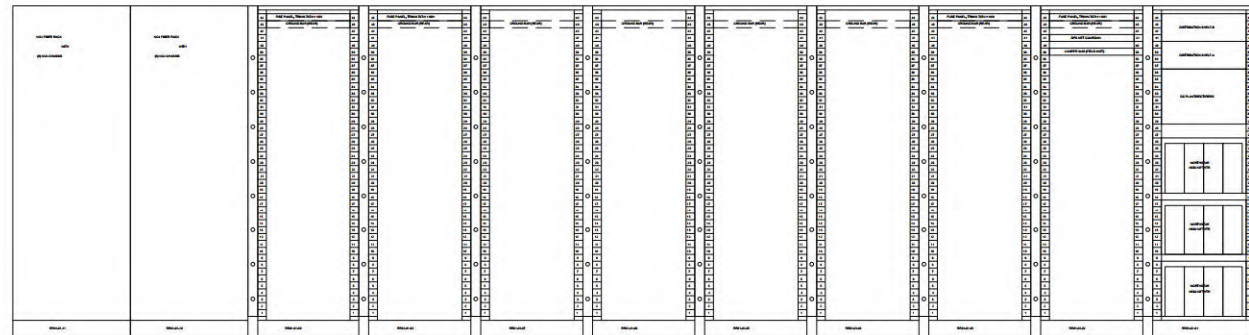
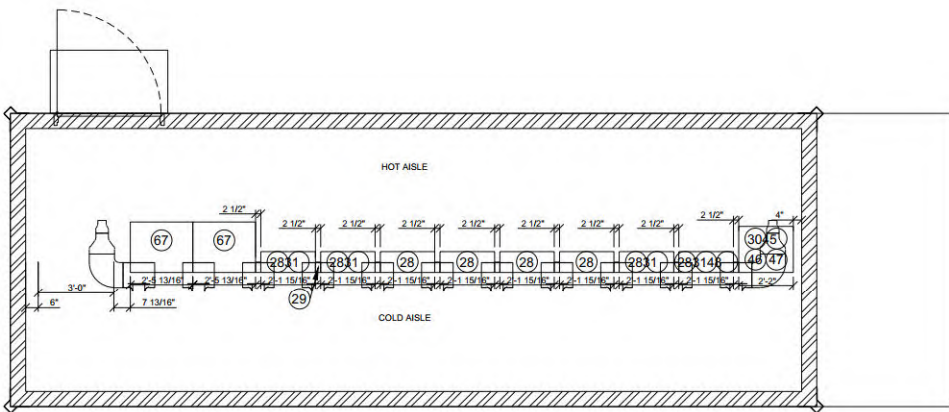
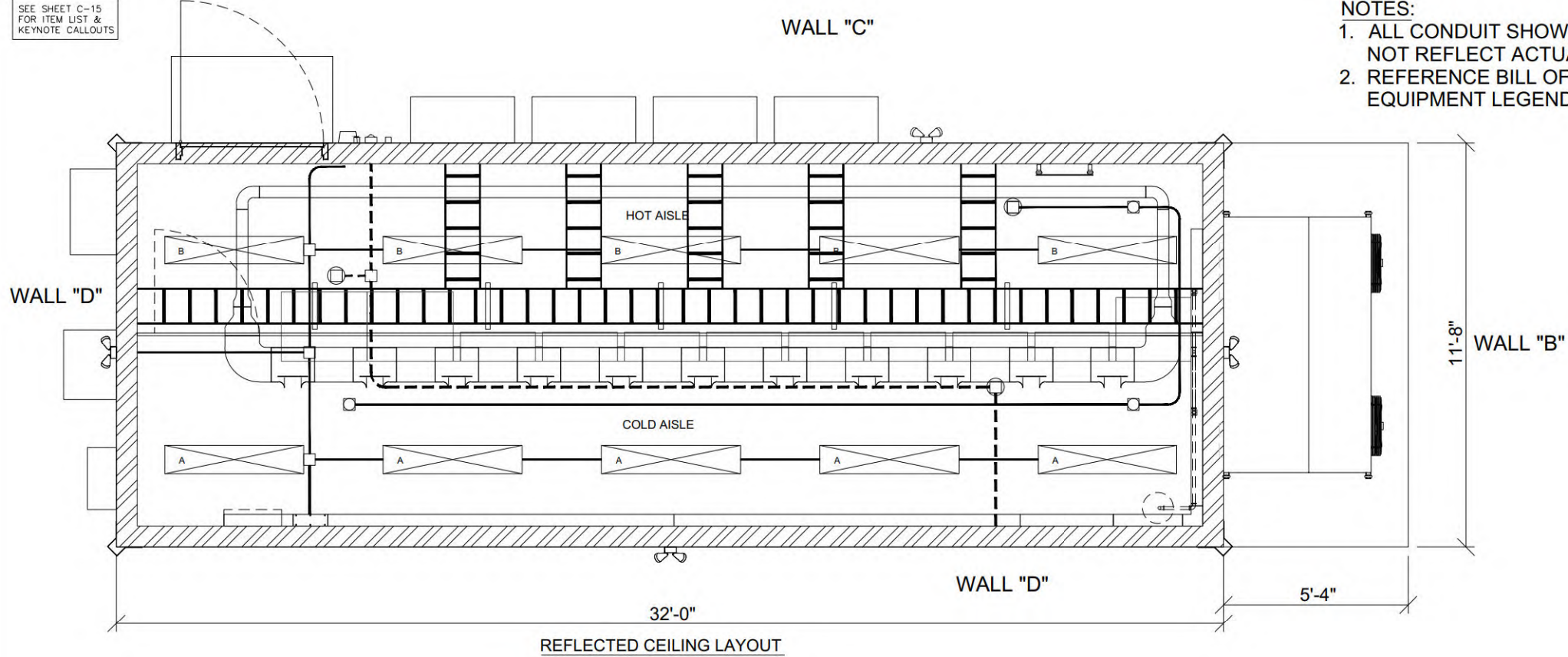
REVISION:

4

TEP #:

70676.408187

SEE SHEET C-15
FOR ITEM LIST &
KEYNOTE CALLOUTS



COMMUNICATION EQUIPMENT LAYOUT

1 EQUIPMENT PLAN
SCALE: NOT TO SCALE



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SHEET TITLE:

EQUIPMENT PLAN &
SPECIFICATIONS I

SHEET NUMBER:

C-9A

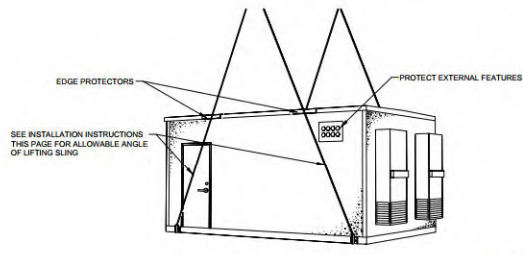
REVISION:

4

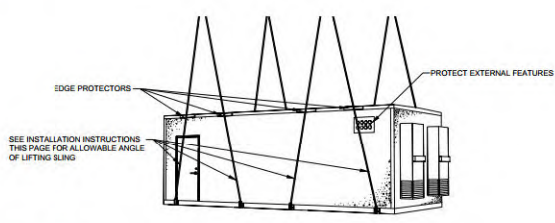
TEP #:

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LIFTING POINT DEVICES WILL BE PROVIDED AS NOTED BELOW. ALL OTHER RIGGING EQUIPMENT AND PLAN IS THE RESPONSIBILITY OF THE RIGGING CONTRACTOR.



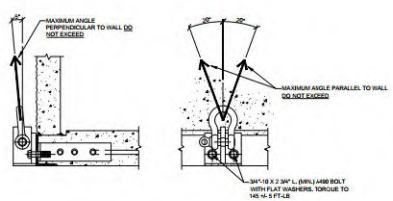
1 4 POINT BUILDING LIFT
SCALE: NONE



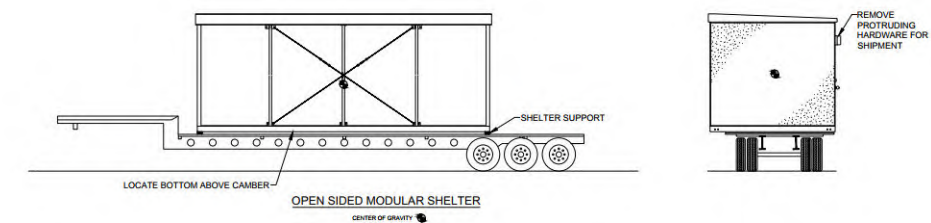
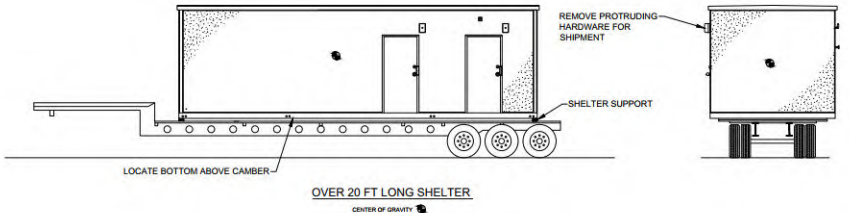
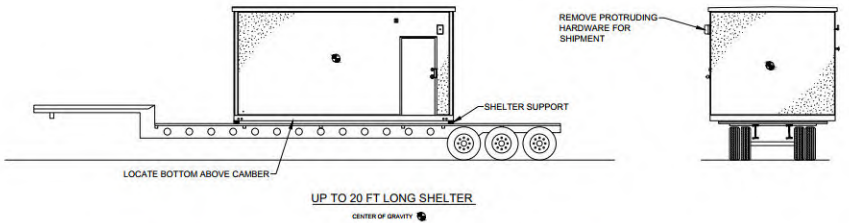
2 8 POINT BUILDING LIFT
SCALE: NONE

1. THESE LIFTING INSTRUCTIONS ARE NOT ENGINEERED BY THERMO BOND BUILDINGS. ANY LIFTING ENGINEERING THAT NEEDS TO BE DONE TO LIFT THE SHELTER IS THE RESPONSIBILITY OF THE CUSTOMER AND/OR RIGGING COMPANY.
2. AN UNBALANCED LOAD SHOULD BE ANTICIPATED. TAKE ALL NECESSARY PRECAUTIONS TO BALANCE THE LOAD PRIOR TO LIFTING THE SHELTER.

- RIGGING NOTES:**
1. THE SHELTER MUST BE LIFTED ONLY AT THE INDICATED LIFTING POINTS.
 2. THE SHELTER MUST BE LIFTED USING ALL INDICATED LIFTING POINTS.
 3. THE SHELTER MUST BE LEVEL WHEN LIFTING.
 4. ANY TEMPORARY STRUCTURE MUST REMAIN IN PLACE DURING THE LIFTING PROCESS.
 5. NO ADDITIONAL ON-SITE EQUIPMENT MAY BE ADDED TO THE SHELTER PRIOR TO LIFTING.
 6. THERMO BOND LIFTING POINT DEVICES MUST BE USED FOR LIFTING. IF OTHER LIFTING DEVICES ARE REQUESTED, CONTACT THERMO BOND FOR APPROVAL.
 7. MODIFICATION OF LIFTING POINT DEVICES IS NOT PERMITTED.
 8. INSPECT LIFTING POINT DEVICES FOR DAMAGE PRIOR TO LIFTING. DO NOT USE DEVICES WITH DAMAGE AND CONTACT THERMO BOND FOR REPLACEMENT.
 9. ROUTE RIGGING AWAY FROM ROOF LINE OR PROTECT FROM DAMAGE PRIOR TO LIFTING.
 10. ROUTE RIGGING AWAY FROM EXTERNAL EQUIPMENT AND PROTRUSIONS OR PROTECT FROM DAMAGE PRIOR TO LIFTING.
 11. DO NOT PLACE THE SHELTER ON UNEVEN OR UNSTABLE SURFACES.
 12. RIGGING CONTRACTOR IS RESPONSIBLE FOR ENSURING SAFETY AND QUALITY REQUIREMENTS ARE MET.
 13. RIGGING CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH ANY LOCAL, STATE, OR FEDERAL REGULATIONS.
 14. INSPECT SHELTER AND EQUIPMENT FOR DAMAGE AFTER PLACEMENT.



3 END INSTALLATION AND SLING LIMITS
SCALE: NONE



- TRANSPORT NOTES:**
1. CARTAGE COMPANY IS TO EXECUTE TIE DOWN, DETERMINE ADEQUACY OF TIE DOWN AND IS RESPONSIBLE FOR LOCATING SHELTER C.G. FOR EQUIPMENT REQUIREMENTS AND DOT COMPLIANCE.
 2. REMOVE AND SHIP LOOSE ALL FIXTURES PROTRUDING OVER WIDTH LIKELY TO BE DAMAGED.
 3. COVER OPENINGS WATERPROOF.
 4. PROVIDE DRIVER WITH SET OF LIFTING DRAWINGS AND INSTRUCTIONS TO DELIVER LIFTING DRAWING WITH SHELTER AT SITE OFF-LOAD.
 5. INSPECT SHELTER FOR DAMAGE BEFORE RELEASING DRIVER.
- DUNNAGE AND TIE DOWN NOTES:**
1. BLOCK SHELTER ONLY AT THE ENDS, UNDER THE END WALLS.
 2. BLOCK SHELTER ABOVE HIGHEST POINT OF TRAILER CAMBER BY AT LEAST 1 1/2\"/>



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BU879127

2735 1ST AVENUE
COUNCIL BLUFFS, IA 51501
(POTTAWATTAMIE COUNTY)

DATA CENTER SITE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
0	10-10-23	KOO	PRELIMINARY	KEM
1	12-05-23	KOO	PRELIMINARY	KEM
2	12-18-23	KOO	PRELIMINARY	KEM
3	12-19-23	KOO	CONSTRUCTION	KEM
4	01-22-24	KOO	CONSTRUCTION	KEM

SEAL:



ANDREW R. BERGLUND, P. E.
PROFESSIONAL ENGINEER LICENSE #P26834

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SHEET TITLE:
EQUIPMENT PLAN & SPECIFICATIONS II

SHEET NUMBER: C-9B
REVISION: 4

TEP #: 70676.408187

SEE SHEET C-15
FOR ITEM LIST &
KEYNOTE CALLOUTS

NOTE:
SEE SHELTER DESIGN DRAWINGS FOR INTERIOR
EQUIPMENT ELEVATIONS AND CONFIGURATIONS.



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SHEET TITLE:

**EQUIPMENT SHELTER
EXTERIOR ELEVATIONS**

SHEET NUMBER:

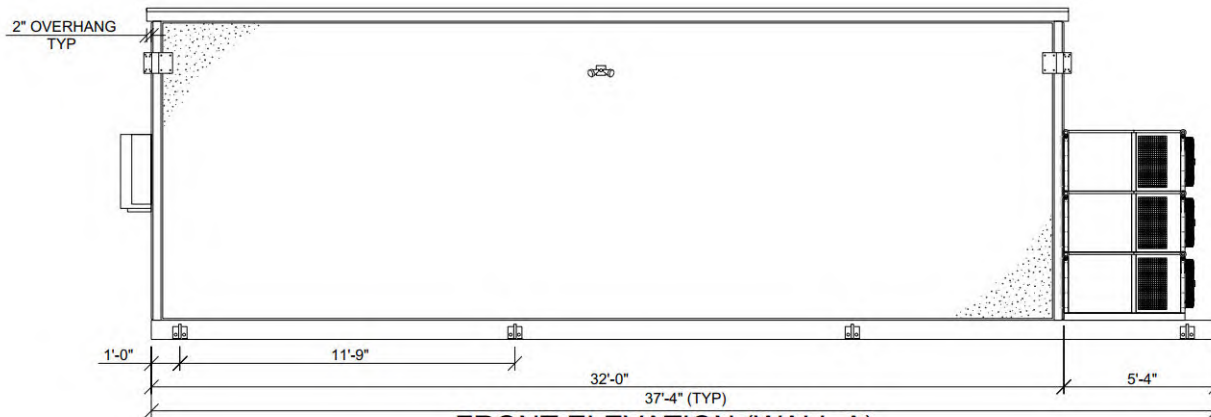
C-10

REVISION:

4

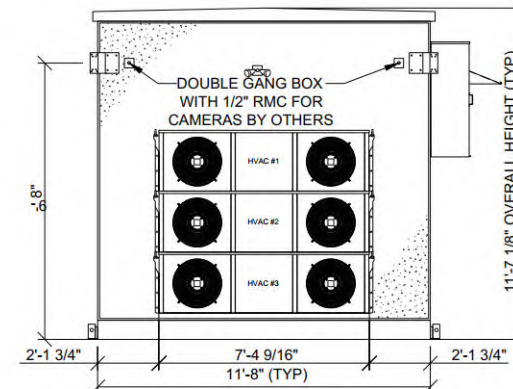
TEP #:

70676.408187



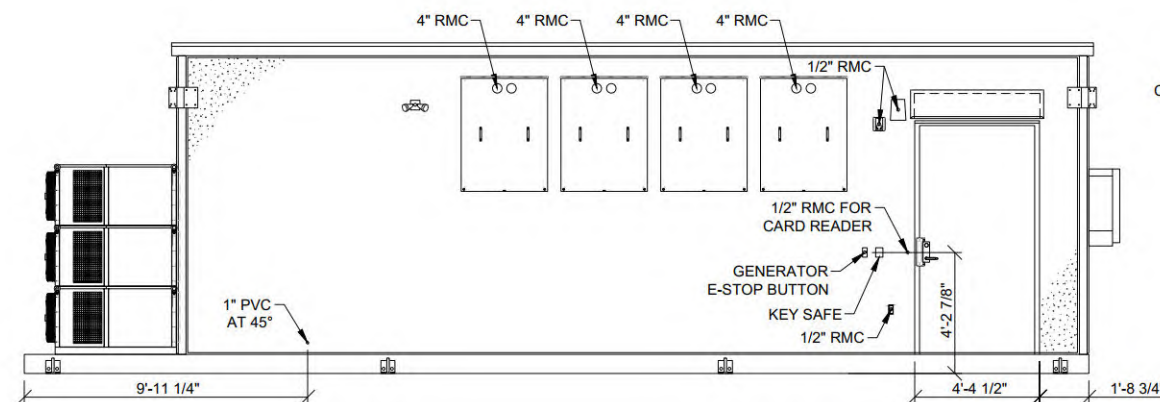
FRONT ELEVATION (WALL A)

SCALE: NONE



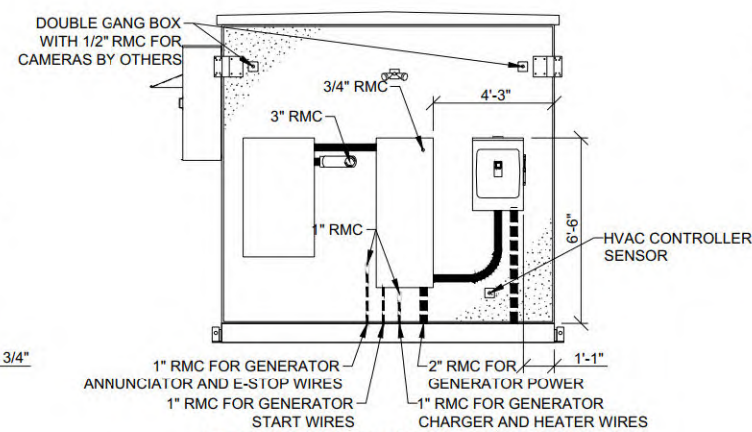
RIGHT ELEVATION (WALL B)

SCALE: NONE



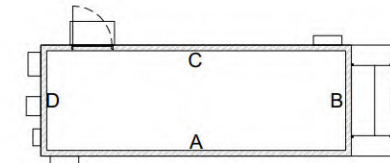
REAR ELEVATION (WALL C)

SCALE: NONE

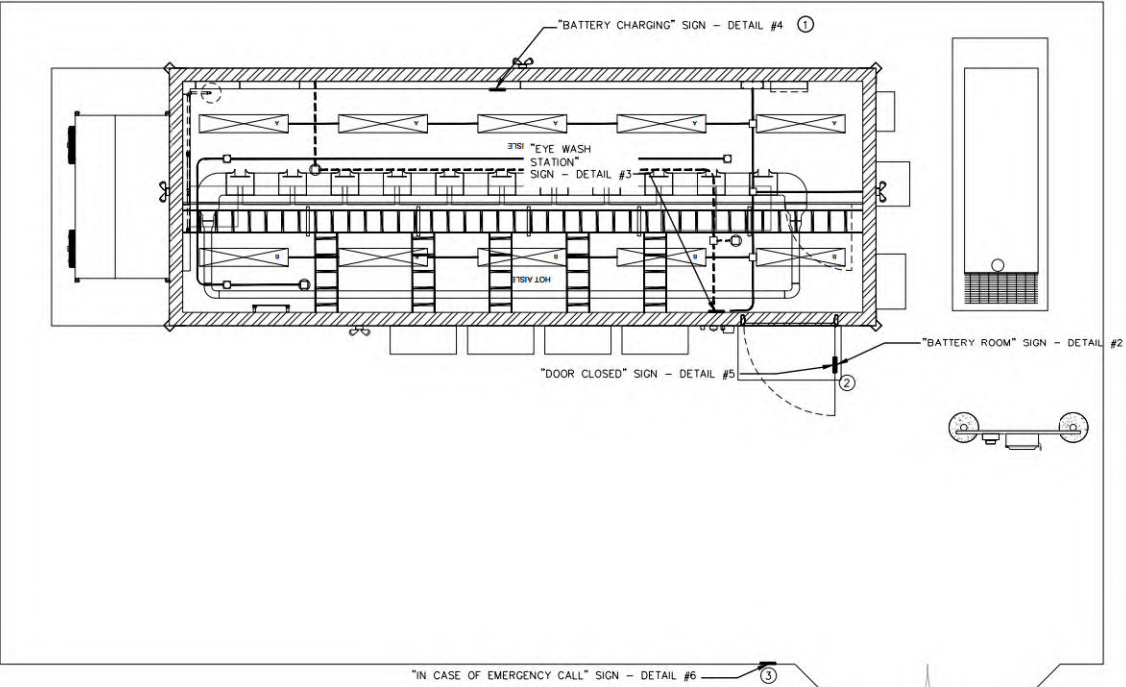


LEFT ELEVATION (WALL D)

SCALE: NONE



1 EQUIPMENT SHELTER EXTERIOR ELEVATIONS
SCALE: NOT TO SCALE



1 HAZARDOUS SIGNAGE PLAN
SCALE: NONE



2 BATTERY ROOM SIGN



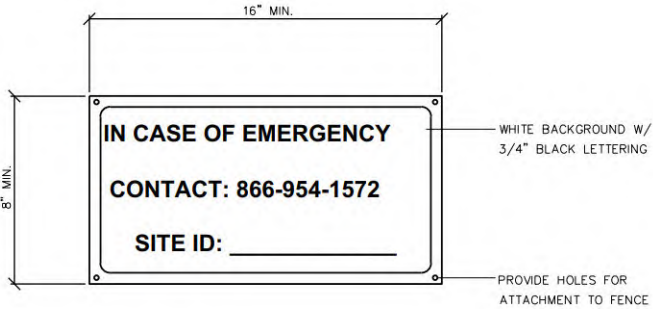
3 EYE WASH STATION SIGN



4 BATTERY CHARGING SIGN



5 DOOR CLOSED SIGN



6 IN CASE OF EMERGENCY CALL SIGN

GENERAL NOTES

1. ELECTRICAL EQUIPMENT SHOWN WITH HEAVY LINES. (U.O.N.)
2. OTHER EQUIPMENT SHOWN WITH LIGHT LINES. (U.O.N.)
3. REFER TO SHEET E-1 FOR SYMBOLS AND ABBREVIATIONS.
4. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANCE COATINGS.
5. SIGNS (EXCEPT WHERE NOTED OTHERWISE SHALL BE MOUNTED TO THE GATE AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

DRAWING NOTES

1. SIGN SHALL BE DISPLAYED ONLY WHILE MAINTENANCE IS BEING PERFORMED AND SHALL BE REMOVED WHEN COMPLETE.
2. PROVIDE "KEEP DOOR CLOSED" NAME PLATE ON DOOR DIRECTLY ABOVE EXTERIOR DOOR HANDLE. NAME PLATE SHALL BE A 1" PHENOLIC NAME PLATE WITH 3/4" LETTERS.
3. PHONE NUMBER SHALL BE PROVIDED BY CLIENT. PHONE NUMBER AND SITE ID SHALL BE MADE WITH A LABEL MAKER AND AFFIXED TO THE SIGN WITH AN ADHESIVE LABEL. PROVIDE LABEL AND AFFIX TO SIGN PRIOR TO SHIPPING HUT SIGN SHALL SHIP LOOSE FOR INSTALLATION IN THE FIELD.



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SEAL:



January 22, 2024

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SHEET TITLE:

HAZARD SIGNAGE PLAN
AND DETAILS

SHEET NUMBER:

C-11

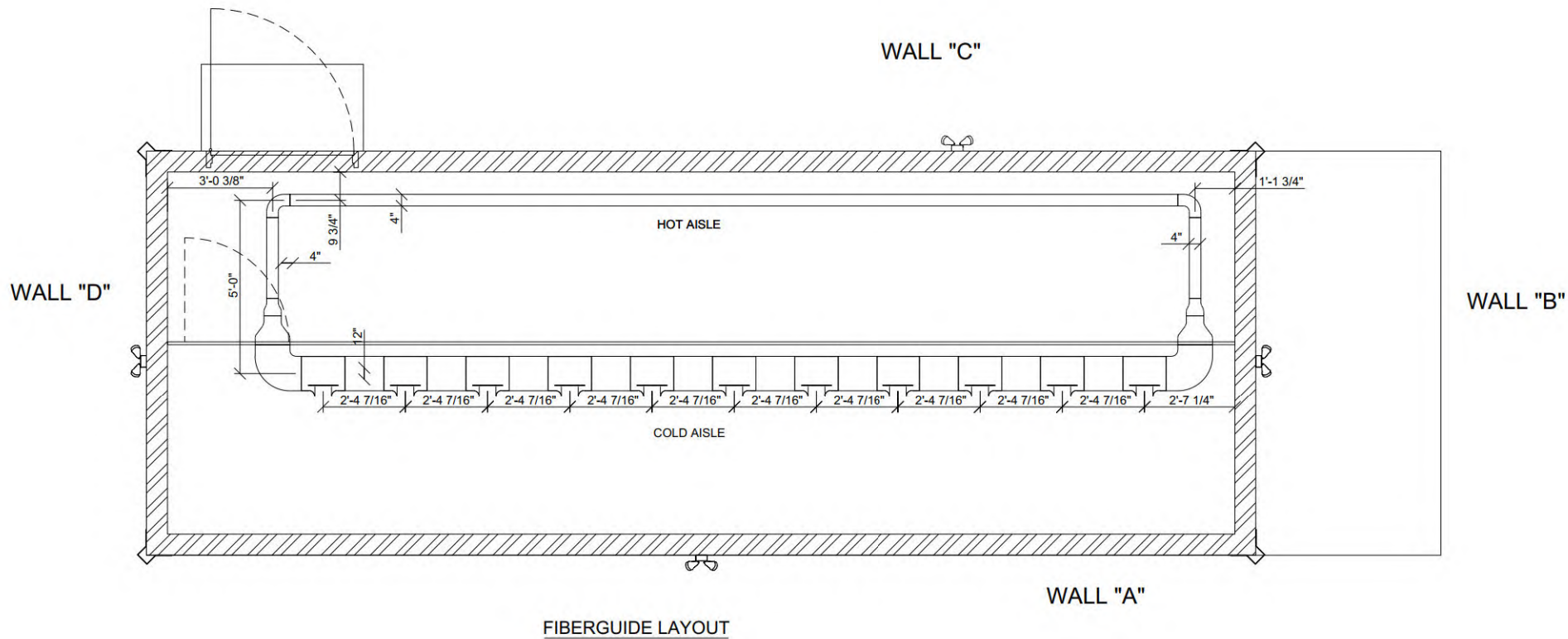
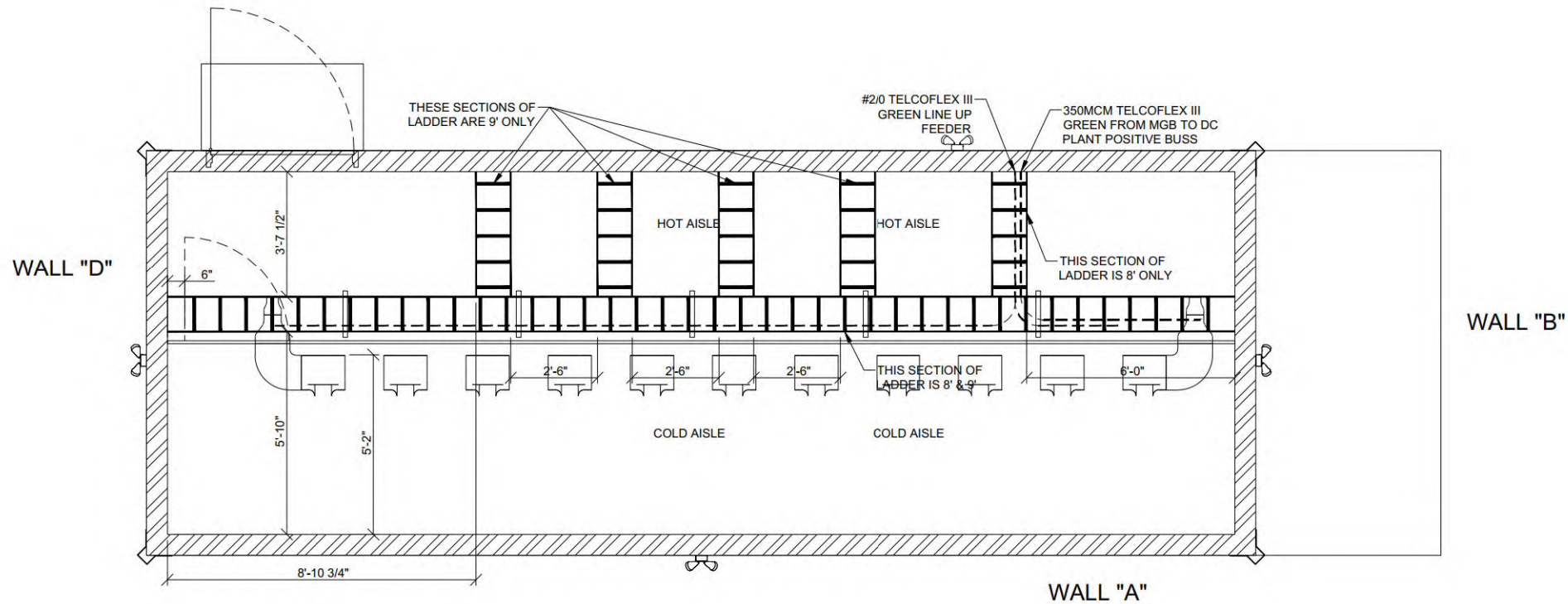
REVISION:

4

TEP #:

70676.408187

SEE SHEET C-17
FOR ITEM LIST &
KEYNOTE CALLOUTS



FIBERGUIDE LAYOUT

1 CABLE SUPPORT DETAIL
SCALE: NOT TO SCALE



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SHEET TITLE:

CABLE SUPPORT
DETAILS

SHEET NUMBER:

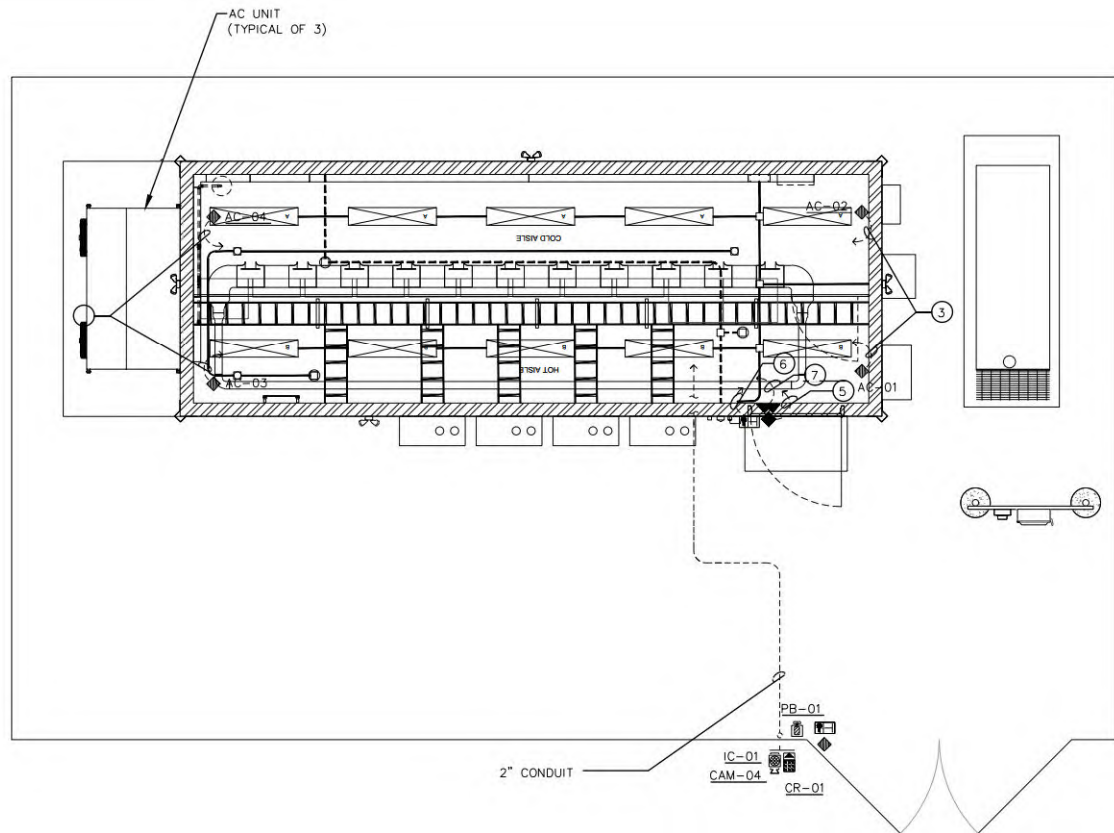
C-12

REVISION:

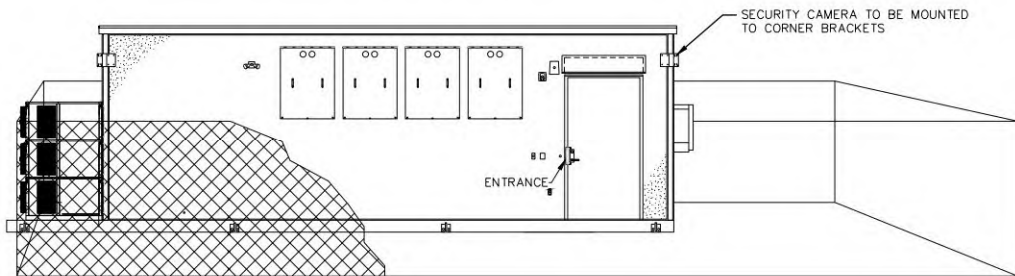
4

TEP #:

70676.408187



1 SECURITY PLAN
SCALE: NONE



2 FRONT WALL EXTERIOR ELEVATION - FLAT ROOF
SCALE: NONE

GENERAL NOTES

1. ELECTRICAL EQUIPMENT SHOWN WITH HEAVY LINES. (U.O.N.)
2. OTHER EQUIPMENT SHOWN WITH LIGHT LINES. (U.O.N.)
3. REFER TO SHEET E-01 FOR SYMBOLS AND ABBREVIATIONS.
4. SITE LAYOUT, INCLUDING FENCE, GENERATOR PAD, VAULTS AND CONCRETE PAD ARE SHOWN FOR INFORMATION.
5. PROVIDE ALL CABLING AND CONDUIT TO ENSURE A COMPLETE SYSTEM. RUN CABLES FROM DEVICES TO HEAD END LOCATION.
6. ALL TERMINATIONS AT THE HEADEND SHALL BE DONE IN THE FIELD. LEAVE 3' OF SLACK AT THE HEAD END FOR ALL CABLES. COIL, TAPE AND MARK THE CABLE FOR IDENTIFICATION IN THE FIELD.
7. REFER TO THE SECURITY EQUIPMENT LIST ON SHEET C-17 FOR CLARIFICATION ON DEVICE INSTALLATION.

DRAWING NOTES

- 1 ACCESS CONTROL/IP VIDEO HEADEND (MERCURY ENCLOSURE) LOCATED IN RACK 0101. SEE DETAILS FOR ELEVATION AND RU REQUIREMENTS ON SHEET E-7.
PROVIDE 120 VOLT FOR POWER FROM INVERTER
- 2 PENDANT MOUNT INTERIOR CAMERA (INSTALLED IN FIELD BY OTHERS). SEE DETAILS ON SHEET C-17. PROVIDE CAT6 CABLE FROM CAMERA LOCATION TO HEAD END EQUIPMENT IN RACK 0101. ROUTE CABLE ALONG CABLE TRAY. LEAVE 3' OF SLACK AT BOTH ENDS AND COIL FOR FIELD CONNECTIONS.
- 3 PROVIDE ALARM CONTACTS AT LOCATIONS SHOWN. ROUTE CABLE FROM CONTACT LOCATION TO HEADEND. ROUTE CABLE ALONG CABLE TRAY.
- 4 PROVIDE 100' CABLE FROM HEAD END UNIT TO TO ALARM CONTACTS IN GENERATOR. ROUTE CABLE ALONG CABLE TRAY. LEAVE SLACK COILED ON TRAY ABOVE ATS.
- 5 PROVIDE FLUSH MOUNTED DOOR CONTACT IN DOOR. ROUTE CONTACT CABLE FROM DOOR TO HEADEND. ROUTE CABLE ALONG CABLE TRAY.
- 6 PROVIDE ELECTRONIC STRIKE (SEE DOOR DESCRIPTION ON APPROVED PARTS LIST). PROVIDE CABLE FROM STRIKE BACK TO HEADEND. ROUTE CABLE ALONG CABLE TRAY.
- 7 PROVIDE REQUEST TO EXIT (REX) DEVICE AT LOCATION SHOWN. PROVIDE CABLE FROM REX BACK TO HEAD END. ROUTE CABLE ALONG CABLE TRAY.
- 8 PROVIDE CABLE FROM CARD READER TO HEADEND. LEAVE 3' OF SLACK AT BOTH ENDS. ROUTE CABLE ALONG CABLE TRAY. PROVIDE SINGLE GANG J-BOX FOR CARD READER, SHIPPED LOOSE FOR CONNECTION IN THE FIELD.
- 9 PROVIDE CAT 6 CABLE FOR EXTERIOR CAMERA FROM EXTERIOR J-BOX TO HEADEND. ROUTE CABLE ALONG CABLE TRAY. PROVIDE 3' OF SLACK IN J-BOX FOR CONNECTION TO CAMERA.
- 10 CAMERA MOUNTS SHALL BE INSTALLED IN THE FIELD. HUT MANUFACTURERS SHALL PROVIDE THE CAMERA MOUNTING AREAS WITH BLOCKING OR OTHER MEANS OF SUPPORT TO ENSURE PROPER INSTALLATION.
- 11 PROVIDE CABLES FOR GATE DEVICES FROM HEADEND ALONG CABLE TRAY TO CONDUIT PENETRATION AREA. PROVIDE 100' OF LENGTH FOR EACH CABLE TYPE REQUIRED. COIL, TAPE, AND MARK CABLES. LEAVE CABLES ON CABLE TRAY ABOVE PENETRATION.



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SHEET TITLE:

**SECURITY PLAN
AND ELEVATIONS**

SHEET NUMBER:

C-13

REVISION:

4

TEP #:

70676.408187

NOTE:

CONTRACTOR NOT TO INSTALL ACCESS CONTROL READER FROM CROWN CASTLE AREA GATE(S). ACCESS CONTROL CONDUIT TO REMAIN.



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SHEET TITLE:

SECURITY
DETAILS

SHEET NUMBER:

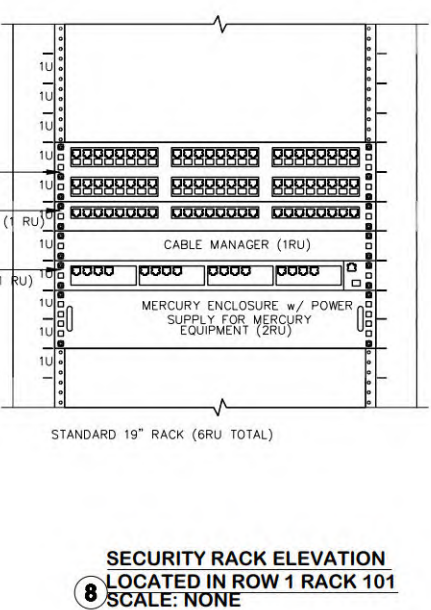
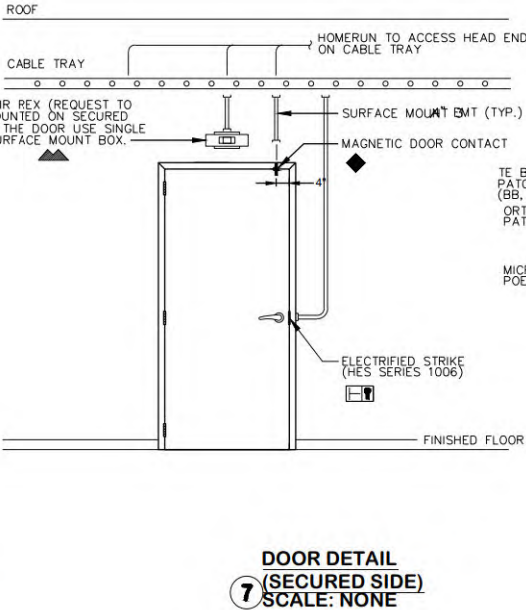
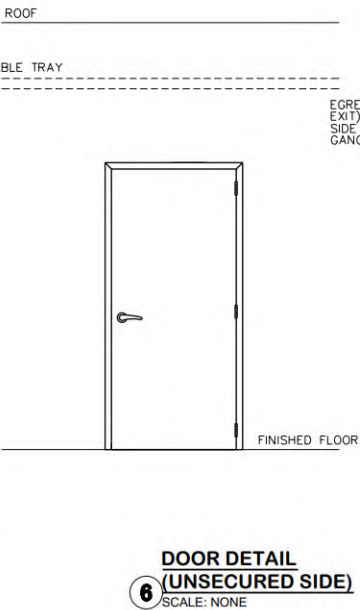
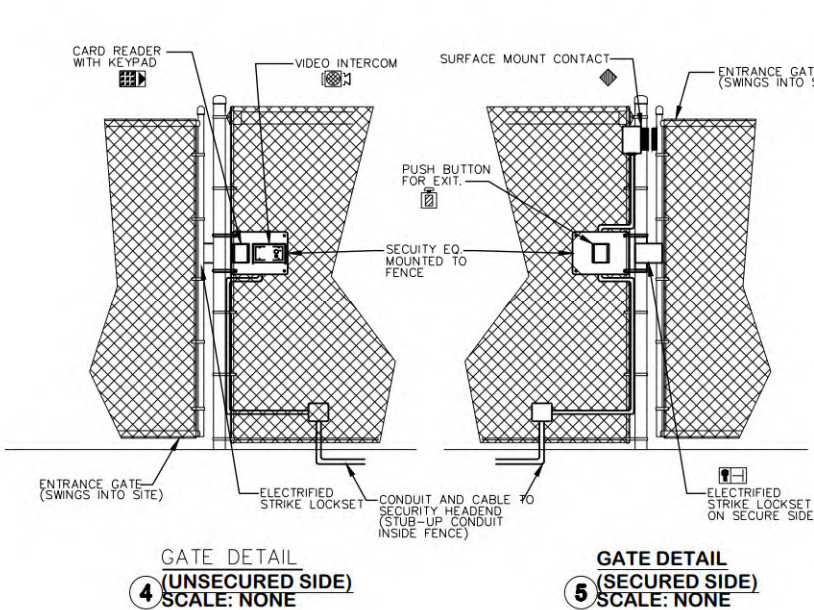
C-14

REVISION:

4

TEP #:

70676.408187



MATERIALS LIST							
ITEM	QTY	UM	DESCRIPTION	MANUFACTURER	MFR PART NUMBER	TBB PART NUMBER	NOTE
1	1	EA	4080 FRAME - RHR	GLOBAL		099-1526	6
	1	EA	4080 DOOR - SPECIAL PREP	GLOBAL		099-1384	6
	1	EA	PAINT 4/0 X 8/0 DOOR/FRAME OLYMPUS WHITE	GLOBAL		099-1985	7
	1	EA	MAGNETIC WEATHER STRIPPING (4080)	PEMCO	2815CM	099-0969	7
	1	EA	48" THRESHOLD	HAGER	415S	099-3330	7
	1	EA	48" THRESHOLD STOP	HAGER	481S	099-0932	7
	1	EA	48" NEOPRENE STYLE DOOR SWEEP	DESIGN HARDWARE	SW-R	099-0933	7
	1	EA	52" DRIP CAP	HAGER	810S	099-0934	7
	4	EA	NRP-SS HINGES	HAGER	ECBB1100NRP	099-0895	7
	1	EA	CONSTRUCTION CORE w/KEY MT-1	CENTRAL IN HARDWARE	1C-7D1-STD-626	099-003	7
	1	EA	STRIKE LATCH GUARD	LATCH-GARD	LG100	099-1390	8
	1	EA	EXIT DEVICE - STOREROOM LEVER TRIM	HAGER	4500	099-3355	8
	1	EA	ELECTRONIC STRIKE	HES	9600	099-1109	8
	1	EA	HYDRAULIC DOOR CLOSER	GLOBAL		099-0205	7
	1	EA	HOLD OPEN ARM	GLOBAL		099-1450	7
	1	EA	56" DOOR CANOPY (4080)	B&T		199-0351-OLYMPS	2,6
2	3	EA	20KW VARIABLE CAPACITY HVAC, RIGHT SUPPLY, ECONOMIZER	AIRSYS	20V1R1MR410AACGXX	899-1057	8
3	1	EA	HVAC CONTROLLER	AIRSYS	ASMUC.6.DC	899-0755	8,12
4	1	EA	WALL MOUNT KEY SAFE	MASTER LOCK	5401D	399-1428	8
5	1	EA	80KW GENERATOR, DIESEL, 510 GALLON BASE TANK	GENERAC	SD0080AG174.5D18DPY	025-1598	8
	1	EA	GENERATOR SECURITY BARS			025-1579	8
6	1	EA	400A ATS	ASCO	J03ATSA20400FGXF,11B5244396EE3	025-1598	8,12
7	1	EA	400A MTS WITH INTEGRATED CAMLOCKS	FOXFAB	FFCC-A2-400-T-U1-G-CRS-LA025-1597		8,12
8	1	EA	400A FUSIBLE DISCONNECT, 3R	SQUARE D	D225NR	200-0210	8,12
	2	EA	400A FUSE	MERSEN	TR400R	200-0636	8
9	1	EA	400A PANELBOARD INTERIOR	SQUARE D	NQ54L4C		8,12
	1	EA	PANELBOARD MCB KIT	SQUARE D	NQMB4LA	200-0467	8
	1	EA	PANELBOARD BOX	SQUARE D	MH68BE		8
	1	EA	PANELBOARD COVER	SQUARE D	NC68VSHR		8
	1	EA	MAIN CKT BKR, 2/400A	SQUARE D	LAL2640UMB	200-0466	8
	1	EA	FILLER PLATE KIT	SQUARE D	NQFP15	700-0075	8
	2	EA	GROUND BAR	SQUARE D	PK27GTA	200-0706	8
	3	EA	CKT BKR, 2/80A, BOLT-ON	SQUARE D	QOB280	200-0111	8
	1	EA	CKT BKR, 2/60A, BOLT-ON	SQUARE D	QOB260	200-0110	8
	9	EA	CKT BKR, 2/30A, BOLT-ON	SQUARE D	QOB230	200-0030	8
	1	EA	CKT BKR, 2/20A, BOLT-ON	SQUARE D	QOB220	200-0029	8
	8	EA	CKT BKR, 1/20A, BOLT-ON	SQUARE D	QOB120	200-0352	8
10	1	EA	SURGE ARRESTOR	TRANSTECTOR	APEX IV X5 120TR	100-0073	8,12
11	4	EA	DUPLEX RECEPTACLE	LEVITON	BR20-GY	800-119	7,12
12							
13	1	EA	WEATHERPROOF GFCI RECEPTACLE	LEVITON	GFWT2-GY	800-0034	8
14	2	EA	SINGLE POLE SWITCH	LEVITON	1221-SGY	800-0058	7
15	10	EA	48" LINEAR LED STRIP LIGHT WITH LENS (34W)	SYLVANIA	WRAP2A/S044UNVD8SC	500-0177	7
16	1	EA	EMERGENCY/EXIT LIGHT WITH BATTERY BACK-UP	LITHONIA	ECR LED	500-0177	7
17	1	EA	LED EXTERIOR LIGHT W/PHOTOCELL	RAB	SLIM18/PC	500-0622	2,7
18	4	EA	48" X 36" X 16" BOX, NEMA 3R	HOFFMAN		300-0640	1,7
19	1	EA	SINGLE PHASE POWER FAIL RELAY - 100-0011	OMRON	G7J-2A2B-B-W1-AC200/240	100-011	7,12
	1	EA	ENCLOSURE, N1, 6 X 6 X 4 - 300-0009	B-LINE	864SCGV		7
	1	EA	ENCLOSURE, N1, 12 X 12 X 6	B-LINE	12126SC NK	300-0210	7
20	1	EA	BACK PLATE				7
	2	EA	CONTACT BLOCK	PHOENIX			7
21	1	EA	GENERATOR E-STOP BUTTON				7
22	1	EA	10LB CO2 FIRE EXTINGUISHER	KIDDE	PRO10CDM	399-0051	2,7
23	1	EA	WALL POCKET	AMAZON BASICS	DHBTB017	001-2048	7
24	1	EA	TELCO BOARD, 4" X 4" X 3/4", WHITE	THERMOBOND		499-005Y	7
25	90	LF	12" CABLE LADDER, 10' GRAY	MTP	CLR-12-2	750-0049	7,13
26	1	EA	BOM, INTERIOR GROUND BAR, 20" STOCK	HARGER	GBI14420TBI	915-054	8
27	1	EA	CONTAINMENT WALL				8
28	8	EA	2-POST RELAY RACK	MORENG	CC7R084231AK	850-0322	8
	8	EA	GROUND BAR	MORENG	CTL1504-D1K	850-0323	8
	8	EA	ISOLATION PAD	MORENG	GP-4-23K	850-0325	8
29	9	EA	VERTICAL CABLE MANAGEMENT	MORENG	CC2010	850-0324	8
	1	EA	DC POWER SYSTEM	ALPHA TECHNOLOGIES	CXPS-W	751-1596	8
30	4	EA	100A 2-POLE BREAKER			751-1094	8
	9	EA	RECTIFIER	CORDEX	CXRF-48	751-1597	8
	3	EA	RECTIFIER BLANK OFF PLATE			751-1083	8
	12	EA	BATTERIES	NORTHSTAR	NSB210FTHTR	350-1296	8

MATERIALS LIST						
ITEM	QTY	UM	DESCRIPTION	MANUFACTURER	MFR PART NUMBER	TBB PART NUMBER NOTE
31	4	EA	FUSE PANEL	TRIMM		8
32	A/R	EA	YELLOW FIBERGUIDE	COMMSCOPE	7074111001	751-1595 8
33						
34	1	EA	SHP-PRO - MOTHERBOARD, TRANSFORMER, BATTERIES			8
	1	EA	CRM4 RELAY MODULE	FIKE	10-2204	8
35	2	EA	PHOTOELECTRIC DETECTOR	FIKE	63-1308	8
	2	EA	DETECTOR BASE PLATE	FIKE	67-1034	8
36	1	EA	MANUAL RELEASE	FIKE	20-1839	8
37	1	EA	ABORT STATION	FIKE	10-2965	202-0169 8
38	1	EA	BELL, 24VDC	COOPER WHEELLOCK	20-110	8
39	1	EA	HORN/STROBE, 24VDC	GENTEX	20-123-48	8
40	1	EA	EXTERIOR STROBE, 24VDC, WITH BOX	GENTEX	20-1851	8
41	1	EA	SIGNS	ETG FIRE	SIGN-PAK	8
42	2	EA	180° DISCHARGE NOZZLE (BRASS)	ETG FIRE	80-0XX-XX	8
43	1	EA				001-3172 8
	1	EA	HVAC BASE - HRZ HDPE			001-3173 8
44	2	EA				001-3174 8
	1	EA	BASE COORDINATOR UNIT	FRANKLIN ELECTRIC	CGBC-350	751-1604 8
45	1	EA	DC/DC CONVERTER	FRANKLIN ELECTRIC	CGBC-DC-60	751-1605 8
46	12	EA	SENSOR - 1 PER BATTERY	FRANKLIN ELECTRIC	CGS3-12VXX	751-1606 8
47	24	EA	M6 TABS - 2 PER SENSOR	FRANKLIN ELECTRIC	429-000006	751-1607 8
48	1	EA	NetGuardian-G6 Dual -24/-48V&NIC,T,RTC,4Plug,NTB	DPS TELECOM	D-PK-NG832-60018.00001	753-2892 8
49	1	EA	RTU Modbus Processing	DPS TELECOM	D-PK-FCMBS-12001.00001	753-2893 8
50	1	EA	Industrial Serial RS232 / 422 to Ethernet Converter, 9-30VDC	DPS TELECOM	D-PK-ECVTR-12001.00001	753-2893 8
51	2	EA	Voltage Sensor 0 to 240 AC Single Phase (analog)	DPS TELECOM	D-PK-SENSR-12016.00001	753-2888 8
52	2	EA	TEMPERATURE ALARM	DAYTON	GRAINGER# 1UHH2	100-0016 8,12
53	2	EA	Current sensor,AC 10,20,50A,0-5V,split-core,self-powered,IT	DPS TELECOM	D-PK-SENSR-12092.00001	753-2895 8
54	1	EA	DPS Sensor Node,Temp & Humidity G2,Alum,RoHS - T1H1	DPS TELECOM	D-PK-DSNSR-12002.00101	753-2283 8
55	2	EA	DPS Sensor Node, Temp, G2, Alum, RoHS - T2 & T3	DPS TELECOM	D-PK-DSNSR-12001.00101	753-0036 8
56	1	EA	Docr Sensor, Surface Mt	GRI	4402-A	CS2729-0004 8
57	1	EA	Water Sensor & Controller	DPS TELECOM	D-PG-2/11-10A-00	753-0064 8
58	1	EA	Water Sensor Only	DPS TELECOM	D-PR-596-10A-00	753-2897 8
59	2	EA	50 Pin Male Amph. to Male Amph 50Ft. RoHS	DPS TELECOM	D-PR-962-10B-50	753-2898 8
60	2	EA	50 Pin Male Amphenol to Male Amphenol, 25 ft, RoHS	DPS TELECOM	D-PR-962-10B-25	753-2899 8
61	2	EA	66 block (split) with Amphenol connector	DPS TELECOM	D-PR-969-10A-00	753-0088 8
62	4	EA	CORNER MOUNT CAMERA BRACKET			CS2729-0001 8
63	1	EA	DOOR CONTROLLER KIT	ALTRONIX	TROVE-1	CS2729-0003 8
64	1	EA	CARD READER			CS2729-0005 8
65	1	EA	REQUEST TO EXIT			CS2729-0006 8
66	1	EA	HVAC VANDAL CAGE			CS2729-0002 8
67	2	EA	FIBER BAY	COMMSCOPE	NG4-FR100000	752-0281 8
	12	EA	NG4 CHASSIS	COMMSCOPE	NG4-CH100000	752-0103 8
68	1	EA	48VDC - 24VDC CONVERTER	DPS TELECOM		753-2900 8
69	4	EA	LED EXTERIOR FLOOD LIGHT W/MOTION (25W)	LITHONIA	HGX LED 2RH 40K 120 MCD	753-0820 2,7
70						

ITEMS DENOTED WITH A 1 OR 2 ARE SHIPPED LOOSE

MATERIAL LIST NOTES:

- 1.SHIP LOOSE
- 2.PRE-INSTALL REMOVE FOR SHIPMENT
- 3.FABRICATED ITEM
- 4.PAINT - TELECOM BROWN
- 5.PAINT - TELECOM GRAY
- 6.PAINT - COLOR DESIGNATED
- 7.OR EQUIVALENT
- 8.NO SUBSTITUTIONS ALLOWED
- 9.NO PART NUMBER SPECIFIED
- 10.MAY BE DELIVERED AT SITE
- 11.PROVIDED BY OTHERS
- 12.LABEL
- 13.QUANTITY ESTIMATED



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RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

BU879127

2735 1ST AVENUE
COUNCIL BLUFFS, IA 51501
(POTTAWATTAMIE COUNTY)

DATA CENTER SITE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
0	10-10-23	KOO	PRELIMINARY	KEM
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2	12-18-23	KOO	PRELIMINARY	KEM
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4	01-22-24	KOO	CONSTRUCTION	KEM

SEAL:



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PROFESSIONAL ENGINEER LICENSE #P26834

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SHEET TITLE:

ITEM LIST

SHEET NUMBER:

C-15

REVISION:

4

TEP #:

70676.408187



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January 22, 2024

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SHEET TITLE:

**GENERATOR
SPECIFICATIONS**

SHEET NUMBER:

M-1

REVISION:

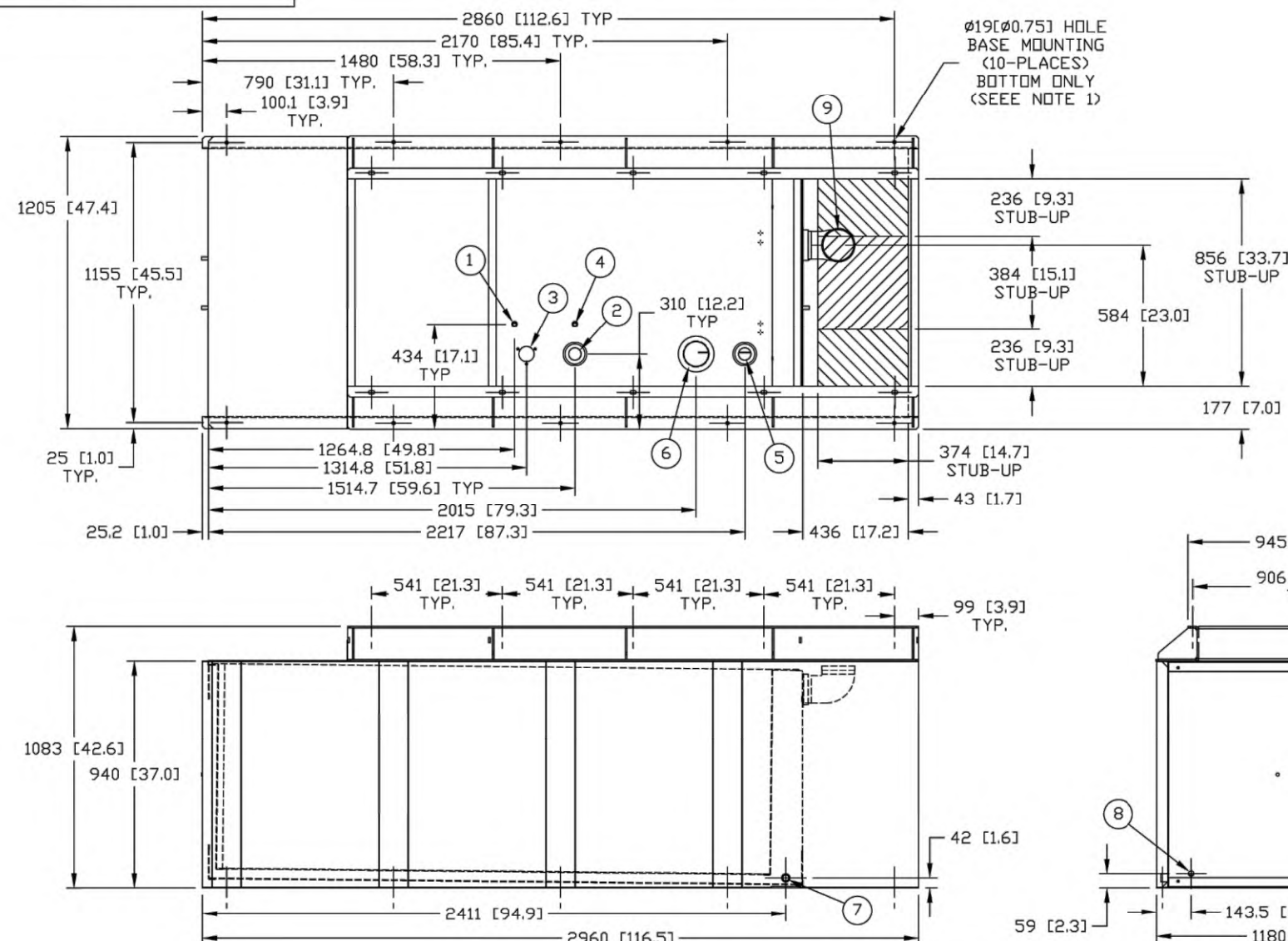
4

TEP #:

70676.408187

0H8552

GROUP "D" FOOTPRINT



ITEM#	TANK FITTING	PROVIDING FUNCTION
1	3/8" NPT COUPLING	FUEL RETURN
2	2" NPT WELD FLANGE	FUEL FILL
3		MECH. / ELEC. FUEL LEVEL
4	3/8" NPT COUPLING	FUEL SUPPLY
5	2" NPT WELD FLANGE	VENT
6	4" NPT WELD FLANGE	EMERGENCY VENT
7	3/4" NPT COUPLING	DRAIN
8	Ø 22 HOLE	LEAK DETECTOR
9	4" NPT WELD FLANGE	OUTER EMERGENCY VENT

TANK P/N - REVISION	0H85500ST03
TOTAL TANK CAPACITY	1972 [521]
USABLE TANK CAPACITY	1930 [510]
DRY WEIGHT	621 Kg. [1365 lbs.]

CAPACITIES SHOWN: LITERS [GALLONS]
WEIGHTS SHOWN: KILOGRAMS [POUNDS]
UL #142 / ULC-S601 LISTED

NOTES:

1. MOUNTING BOLTS OR STUDS FOR MOUNTING BASE TANK TO CONCRETE PAD SHALL BE 3/4-10 GRADE 5. (USE STANDARD SAE TORQUE SPECS.)

LOW VOLTAGE STUB-UP

HIGH VOLTAGE STUB-UP

INSTALLATION DRAWING

INSTALLATION DRAWING

510 GALLON USEABLE

D4.5F G17

ISSUE DATE 4/13/10

**GENERAC POWER
SYSTEMS**
Waukesha
P.O. BOX 8
WAUKESHA, WIS. 53187

FILE NAME	0H8552.DWG	SIZE	B
SCALE	1=20	FIRST USE	C0 1188297
DWG NO.	0H8552	REV	F



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SHEET TITLE:

**GENERATOR
SPECIFICATIONS**

SHEET NUMBER:

M-2

REVISION:

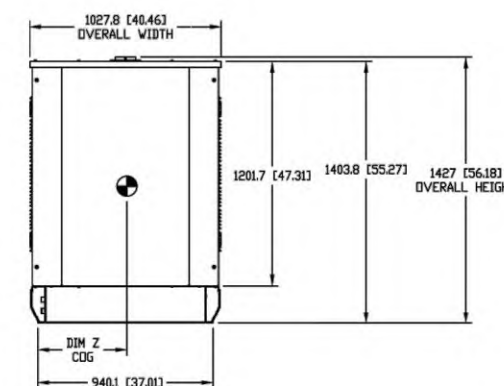
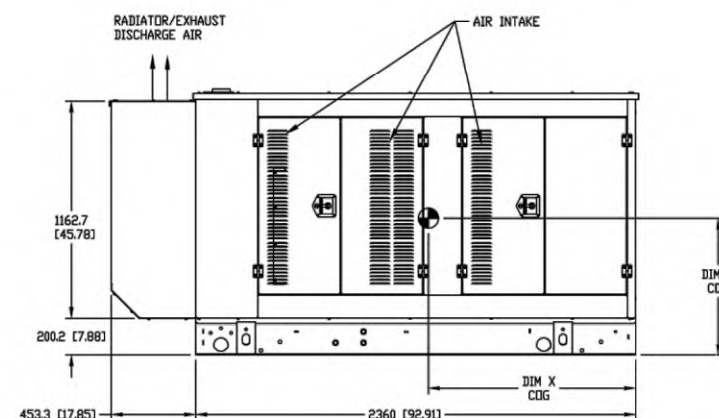
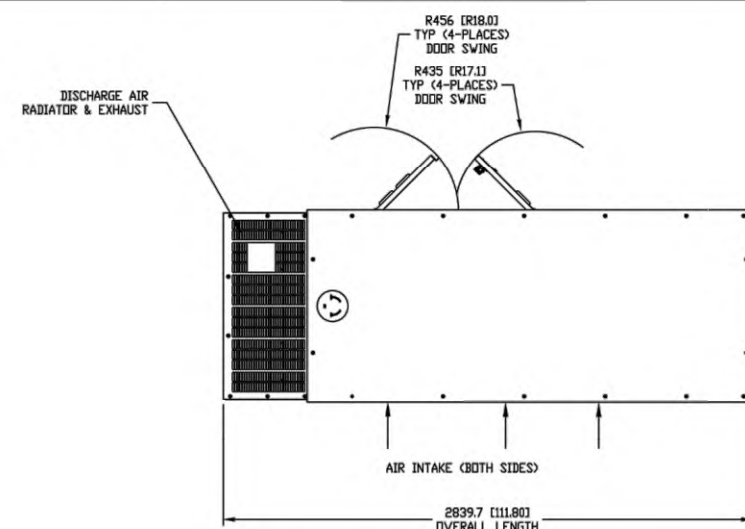
4

TEP #:

70676.408187

SH 1/1 REV D

FOR ALL STUB-UP, WEIGHT, AND COG DETAILS, SEE
CORRESPONDING OPEN SET DRAWING PER UNIT CONFIGURATION.



DIMENSIONS ARE IN MILLIMETERS (INCHES)

DRAWING CREATED FROM PRO/ENGINEER
3D FILE. ECD MODIFICATION TO BE
APPLIED TO SOLID MODEL ONLY.

INSTALLATION DRAWING

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ANY PURPOSE OTHER THAN FOR WHICH IT IS SUPPLIED WITHOUT
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ELECTRONICALLY APPROVED
INSIDE WINDCHILL

GENERAC

TITLE

STD ENCLOSURE
D4.5L, 60HZ: SD080, PD072
SD060, PD054

ISSUE DATE:

6/2/14

SIZE

B

CAGE NO
N/A

DWG NO

0J4189A

REV

D


SCALE

0.035

WT-KG

SHEET 1 of 1

ELECTRICAL ABBREVIATIONS		ELECTRICAL SYMBOLS (NOT ALL SYMBOLS MAY APPLY TO THIS PROJECT)		
A, AMP ABS A/C AC ACR ACU AF / AT AFF AFG AIC AL AS ASID ATS AWG BAS BATT BCB BD BMS BKR BLDG BPS CB CCS CCTV CGR CKT CLF CNTL CO COMM CPU CRIT CT CTR CU DC DIA DIPASS DISC DN DO DP DPASS DWG EC ECP EF EG EGC ELEV EMER EMT ENGR EPO ER ERK ESS ETR EWC EWDS EWH EWS EX, EXIST FA FACP FD FDAS FDR FIRSV FLA FLR FS, FSS FW FXTR G GB GDOR GDGCS GDLKS GDSV GEC GEN GFI GND / GRD GPANS GSS HOAR HP HTR HZ JB KV kVA kW LED LTG	MAX MBP MCB MCC MCCB MECH MFAP MFCP M-G MH MHT MIN MLO MOC MOV MTD MTG MTR MTS MW NC NEC NEMA NIC NO NOC NR NRTL NTS OC OFCI OPD OV P PB PC PDS PDU PH PNL PNT PRI PT PTZ PVC R RASP RECP RECT RM RPS RPU RSC SCHED SEC SEFAP SFOP SIG SMG SP SPD SPANS STR STS SUB SW SWB SWYD SWG T TD TDR TEL TEMP TOC THD TYP UON UPM UPS USS UTC UV V VAC VDC VM VS W W/ WHDM WHM WP WPSS XFMR	GENERAL △ INDICATES A REVISION. CLOUDED AREA CONTAINS THE REVISION. # FEEDER IDENTIFICATION NUMBER. (SEE FEEDER SCHEDULE). A LIGHTING FIXTURE DESIGNATION. A CAPITAL LETTER INDICATES FIXTURE TYPE. (SEE LIGHTING FIXTURE SCHEDULE). ② DETAIL REFERENCE. UPPER NUMERAL INDICATES DETAIL NUMBER, LOWER LETTER AND NUMERAL INDICATE DRAWING ON WHICH DETAIL APPEARS.	RECEPTACLES 1 SINGLE DUPLEX RECEPTACLE, 2P, 3W, 20A, 125V, NEMA 5-20R IN RECESSED OUTLET BOX. GF1 - GROUND FAULT INTERRUPTER, WP - WEATHERPROOF 1G-ISOLATED GROUND. MHT 1"-6" AFF. 2 SPECIAL RECEPTACLE, TYPE AS INDICATED ON PLAN.	DRAWING NOTES CONVENTION DOTTED NUMBERED NOTES ARE GENERAL NOTES. THEY APPLY TO THE ASSOCIATED DRAWING ONLY. GENERAL NOTES ON THIS SHEET APPLY TO THE ENTIRE ELECTRICAL SERIES. ENCIRCLED NUMBERED NOTES ARE SPECIFIC NOTES AND REFER TO THE CORRESPONDING ENCIRCLED NUMBER WITHIN THE ASSOCIATED DRAWING ONLY.
		LIGHTING 4" X 4' FLUORESCENT FIXTURE. LED WALL MOUNTED FIXTURE. SHADED LIGHT INDICATES FIXTURE ON EMERGENCY CIRCUIT. WALL MOUNTED EXIT SIGN WITH SELF-CONTAINED, BATTERY POWERED, TWIN HEAD EMERGENCY LIGHT. SINGLE POLE SWITCH WITH PILOT LIGHT, MHT 4'-0" UON. FRACTIONAL HORSEPOWER THERMAL MANUAL MOTOR STARTER, MOUNT AT UNIT TO BE CONTROLLED WALL MOUNTED LED FLOOD LIGHT WITH DIMMABLE MOTION SENSOR AND PHOTOCCELL.	ONE-LINE GENERATOR DISCONNECT SWITCH, NUMBER INDICATES RATING. FUSED DISCONNECT SWITCH, NUMBER INDICATES RATING. STATIONARY MOUNTED CIRCUIT BREAKER, NUMERAL INDICATES BREAKER SIZE IN AMP. UTILITY WATTHOUR METER. RECTIFIER WITHIN THE BATTERY SYSTEM: ~AC INPUT =DC OUTPUT NON-FUSED DISCONNECT	
110VAC NETWORK DROP (PROVIDED BY OTHERS) CAMERA POE SWITCH ACCESS CONTROL PANEL ELECTRIC STRIKE OR ELECTRIFIED CYLINDER LOCK MAGNETIC DOOR CONTACT CARD READER WITH KEYPAD CONTACT REQUEST-TO-EXIT 360 DEGREE CAMERA - FIXED DOME, IP CAMERA - FIXED DOME, IP VIDEO INTERCOM PUSH BUTTON w/ COVER DOOR PROP ALARM / SOUNDER	SECURITY	CONTROLS PUSH BUTTON, NORMALLY OPEN. PUSH BUTTON, NORMALLY CLOSED. NORMALLY OPEN CONTACT. NORMALLY CLOSED CONTACT. RELAY COIL. SHUNT TRIP COIL. INDICATING LAMP GREEN, RED. SOLENOID COIL.	GROUNDING GROUNDING CONDUCTOR IN OR ON CEILING OR WALLS, SURFACE MOUNTED UNLESS OTHERWISE INDICATED. DOT INDICATES CONNECTION	



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SEAL:



January 22, 2024

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SHEET TITLE:

**ELECTRICAL SYMBOLS,
ABBREVIATIONS & NOTES**

SHEET NUMBER:


E-1


REVISION:

4

TEP #: 70676.408187

GENERAL NOTES	DEVICES	GROUNDING
<div>1. ALL WORK PERFORMED AND MATERIALS PROVIDED SHALL CONFORM TO THE LATEST NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES WHERE FINAL LOCATION OF SHELTER IS PLACED.</div> <div>2. COORDINATE ALL ELECTRICAL WORK WITH THAT OF OTHER TRADES INCLUDING CONTROL SYSTEM MANUFACTURERS FOR PROPER FUNCTION OF SYSTEMS.</div> <div>3. INSPECTION: CAREFULLY INSPECT THE INSTALLED WORK ALL TRADES AND VERIFY THAT ALL SUCH WORK IS COMPLETE TO THE POINT WHERE THE SHELTER MAY BE APPROVED FOR FINAL ACCEPTANCE.</div> <div>4. INTERFERENCES: AVOID INTERFERENCE WITH STRUCTURE AND WITH WORK OF OTHER TRADES, PRESERVING ADEQUATE HEADROOM AND WORKING CLEARANCES FOR ALL EQUIPMENT, DOORS AND PASSAGEWAYS.</div> <div>5. BEFORE ORDERING ANY MATERIALS OR EQUIPMENT, THE MANUFACTURER SHALL SUBMIT ENGINEERING DATA FOR ALL MATERIALS AND EQUIPMENT PROPOSED TO USE AND FURNISH. THE MANUFACTURER SHALL BE RESPONSIBLE FOR CHECKING EQUIPMENT DIMENSIONS OF PROPOSED SUBSTITUTE EQUIPMENT AND SHALL BE RESPONSIBLE FOR ITS FITTING IN THE SPACES ALLOWED. THE COST OF ANY REDESIGN CAUSED BY A SUBSTITUTION NOT APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE BORNE BY THE MANUFACTURER.</div> <div>6. MANUFACTURER SHALL PROVIDE A MINIMUM ONE-YEAR GUARANTEE FOR ITEMS FURNISHED THAT SHALL COVER:<div>A. FAULTY OR INADEQUATE DESIGN BY MANUFACTURER;</div><div>B. IMPROPER ASSEMBLY OR ERECTION;</div><div>C. DEFECTIVE WORKMANSHIP AND MATERIALS.</div></div> <div>7. ALL ELECTRICAL EQUIPMENT SHALL BE NEW AND UL LISTED UNLESS OTHERWISE NOTED.</div> <div>8. MANUFACTURER IS RESPONSIBLE FOR PROVIDING STRUCTURAL AND EQUIPMENT SUPPORT IN COMPLIANCE WITH ALL SEISMIC ZONE REQUIREMENTS FOR THE PROJECT.</div>	<div>1. THE MANUFACTURER SHALL VERIFY COLOR, LOCATION AND MOUNTING HEIGHT OF ALL DEVICES PRIOR TO INSTALLATION.</div> <div>2. RECEPTACLES SHALL BE WHITE, CONSTRUCTION GRADE, 20A, 125V DUPLEX NEMA 5-20R UNLESS INDICATED AS SPECIAL PURPOSE OUTLET. RECEPTACLES SHALL BE DESIGNED TO ACCEPT STANDARD TWO-WIRE PARALLEL CONNECTOR CAPS AND SHALL GRIP BOTH SIDES OF THE CONNECTOR WIRE. RECEPTACLES SHALL BE GROUNDING TYPE REGARDLESS OF SYMBOL SHOWN ON THE DRAWINGS.</div> <div>3. LIGHTING SWITCHES SHALL BE WHITE, CONSTRUCTION GRADE, 20A, 300V, ABLE TO ACCOMMODATE UP TO #10 SOLID CONDUCTORS AND DESIGNED FOR INDUCTIVE LIGHTING LOADS.</div> <div>4. PROVIDE 0.04 INCH THICK SATIN FINISH, TYPE 302, STAINLESS STEEL PLATES AT ALL RECEPTACLE AND SWITCH OUTLETS UNLESS OTHERWISE SPECIFIED.</div> <div>5. RECEPTACLES SHALL BE MOUNTED WITH THE CENTER OF THE RECEPTACLE 18 INCHES ABOVE THE FINISHED FLOOR UNLESS OTHERWISE NOTED.</div> <div>6. SWITCHES SHALL BE MOUNTED VERTICALLY WITH THE CENTER OF THE SWITCH 48 INCHES ABOVE THE FINISHED FLOOR UNLESS OTHERWISE INDICATED. NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE ROUGHING IN OUTLET AND OBTAIN A NEW LOCATION. GANG MULTIPLE SWITCHES AT ONE LOCATION UNDER A SINGLE MULTI-GANG PLATE. LOCATE SWITCHES ON STRIKE SIDE OF DOOR BETWEEN 6" AND 12" FROM EDGE OF DOOR FRAME.</div>	<div>1. PROVIDE A COMPLETE EQUIPMENT SAFETY GROUND SYSTEM ("GREEN-WIRE" GROUND) FOR ALL NEW ELECTRICAL INSTALLATIONS AS SPECIFIED HEREIN.</div> <div>2. ALL GROUNDING WIRES, LUGS, JUMPERS AND BUSSES SHALL BE COPPER.</div> <div>3. ALL FEEDER AND BRANCH CIRCUITS SHALL CONTAIN AN EQUIPMENT GROUND WIRE. NO FLEXIBLE METAL CONDUIT OF ANY KIND OR LENGTH SHALL BE USED AS THE EQUIPMENT GROUNDING CONDUCTOR.</div> <div>4. EQUIPMENT GROUNDING CONDUCTORS AND STRAPS SHALL BE SIZED IN ACCORDANCE WITH THE CODE. REFER TO FEEDER SCHEDULES FOR GROUND WIRE REQUIREMENTS WHICH MAY EXCEED THE CODE. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED WITH GREEN INSULATION EQUIVALENT TO THE INSULATION ON THE ASSOCIATED PHASE CONDUCTORS.</div> <div>5. THE EQUIPMENT GROUNDING SYSTEM SHALL BE INSTALLED SO THAT ALL METALLIC STRUCTURES, ENCLOSURES, RACEWAYS, JUNCTION BOXES, OUTLET BOXES, CABINETS, MACHINE FRAMES AND PORTABLE EQUIPMENT FRAMES OPERATE CONTINUOUSLY AT GROUND POTENTIAL AND PROVIDE A LOW IMPEDANCE PATH FOR GROUND FAULT CURRENTS. THE SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE.</div> <div>6. WHERE PARALLEL FEEDERS ARE USED, EACH RACEWAY SHALL CONTAIN AN EQUIPMENT GROUND CONDUCTOR SIZED FOR THE COMBINED PARALLEL CIRCUIT AMPERAGE.</div> <div>7. GROUNDING CONDUCTORS SHALL BE CONTINUOUS AND NO SPLICING SHALL BE ALLOWED.</div> <div>8. RECEPTACLE SHALL BE BONDED TO THEIR OUTLET BOXES WITH #12 COPPER STRAPS. STRAPS MAY BE OMITTED IF SELF-GROUNDING DEVICES ARE UTILIZED.</div> <div>9. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE TO BE BONDED TO THE GROUNDING LOOP WITH HI-PRESS CONNECTORS. BOND ALL SEPARATELY DERIVED POWER SOURCES TO THE GRID IN ACCORDANCE WITH THE CODE.</div>
BOXES	RACEWAYS	QUALITY CONTROL AND TESTING
<div>1. MANUFACTURER SHALL PROVIDE JUNCTION BOXES AND PULL BOXES AS REQUIRED BY CODE.</div> <div>2. INTERIOR OUTLET BOXES SHALL BE GALVANIZED STEEL, MINIMUM 14 GAUGE, NO LESS THAN 4" SQUARE WITH EXTENSION RINGS AND MOUNTING BRACKETS.</div> <div>3. JUNCTION AND PULL BOXES SHALL HAVE SCREW-ON COVERS OR LOCKING HINGED COVERS. NEMA 1 BOXES SHALL BE USED INDOORS. NEMA 3R BOXES WITH THREADED HUBS SHALL BE USED OUTDOORS.</div> <div>4. OUTLET BOXES SHALL BE RIGIDLY AND SECURELY FASTENED IN PLACE.</div> <div>5. OUTLET BOXES IN FINISHED AREAS SHALL BE SURFACE MOUNTED UNLESS OTHERWISE NOTED.</div> <div>6. BOXES SHALL BE SIZED IN ACCORDANCE WITH CODE.</div> <div>7. ALL CONDUIT CONNECTORS AND ENTRY HUBS SHALL BE INSULATED OR HAVE INSULATED BUSHINGS.</div> <div>8. OUTLETS SHOWN ADJACENT TO ONE ANOTHER ON THE PLANS AT THE SAME MOUNTING HEIGHT SHALL BE GANGED EXCEPT WHERE NOTED.</div> <div>9. OUTLETS SHOWN ADJACENT TO ONE ANOTHER ON THE PLANS AT DIFFERENT MOUNTING HEIGHTS SHALL BE LOCATED WITH THE UPPER OUTLET CENTERED DIRECTLY OVER THE LOWER OUTLET.</div>	<div>1. MINIMUM CONDUIT SIZES SHALL BE 1/2" FOR POWER CIRCUITS AND CONTROL CIRCUITS.</div> <div>2. GALVANIZED RIGID STEEL OR INTERMEDIATE METAL CONDUIT SHALL BE USED IN OUTDOOR LOCATIONS AND INDOOR EXPOSED LOCATIONS SUBJECT TO DAMAGE.</div> <div>3. PVC SHALL NOT BE USED, EXCEPT UNDERGROUND IN CONCRETE ENCASED DUCTBANKS.</div> <div>4. ELECTRICAL RACEWAY CONNECTIONS TO VIBRATING EQUIPMENT SUCH AS A/C UNITS, ETC., SHALL BE MADE WITH FLEXIBLE METAL CONDUIT (LIQUIDTIGHT IN OUTDOOR LOCATIONS). FLEXIBLE CONNECTIONS TO MOTORS SHALL CONTAIN A 90 DEGREE CONNECTOR.</div> <div>5. SURFACE METAL RACEWAYS SHALL BE USED IN AREAS WHERE SPECIFICALLY NOTED ON THE DRAWINGS.</div> <div>6. ELECTRICAL METALLIC TUBING (EMT) SHALL BE USED IN ALL LOCATIONS EXCEPT WHERE NOTED OTHERWISE.</div> <div>7. WHERE CONDUIT ENTERS A BOX OR OTHER FITTING THROUGH A KNOCKOUT, AN APPROVED DOUBLE LOCKNUT AND INSULATING BUSHING SHALL BE PROVIDED. MANUFACTURED CONDUIT CONNECTORS SHALL BE INSULATED THROAT TYPE.</div> <div>8. WHERE CONDUIT PENETRATES ROOF, PROVIDE PITCH POCKET CONSISTENT WITH ROOFING MATERIAL. MECHANICAL EQUIPMENT ON ROOF, PENETRATION SHALL BE WITHIN ROOF CURB, WHERE PROVIDED.</div> <div>9. GROUT AROUND ALL CONDUITS AT CEILING, FLOOR, AND WALL PENETRATIONS TO PROVIDE AIRTIGHT SEAL. ALL FLOOR SLAB AND FIRE-RATED WALL PENETRATIONS SHALL BE SEALED WITH FIREPROOF COMPOUND. PROVIDE WATERTIGHT SEAL FOR EXPOSED ROOF PENETRATIONS.</div> <div>10. GROUP TOGETHER EXPOSED CONDUIT INSOFAR AS POSSIBLE. INSTALL ALL CONDUITS PARALLEL OR PERPENDICULAR TO THE BUILDING SURFACES. MOUNT ON CHANNEL STRUT SUPPORTS.</div> <div>11. ALL CONDUITS SHALL BE RIGIDLY SUPPORTED TO BUILDING STRUCTURE. THE MAXIMUM SPACING OF SUPPORTS SHALL BE AS FOLLOWS:<div>A. VERTICAL RUNS – 10 FOOT</div><div>B. HORIZONTAL RUNS – 8 FOOT</div></div> <div>12. CONDUITS SHALL BE MOUNTED TO OR SUPPORTED FROM THE SHELTER STRUCTURE WALLS AND CEILING.</div> <div>13. ALL CONDUIT BENDS SHALL BE MADE WITH AN APPROVED CONDUIT BENDER AND NO BEND SHALL HAVE A CENTERLINE RADIUS LESS THAN SIX TIMES THE DIAMETER OF THE CONDUIT.</div> <div>14. THE MANUFACTURER IS RESPONSIBLE FOR MAINTAINING STRUCTURAL INTEGRITY OF ALL FLOORS AND WALLS AFTER CORE DRILLS FOR CONDUITS ARE MADE.</div>	<div>1. THOROUGHLY CLEAN THE ELECTRICAL EQUIPMENT AND ASSOCIATED ELECTRICAL MATERIALS BEFORE ENERGIZATION OF ANY PART OF THE ELECTRICAL SYSTEM. IT IS THE MANUFACTURER'S RESPONSIBILITY TO HAVE ALL THE ELECTRICAL EQUIPMENT, RACEWAYS, CABLING, CABLE INSULATION AND OTHER RELATED ELECTRICAL SYSTEMS TESTED. ALL TEST RESULTS SHALL BE RECORDED, DATED AND SUBMITTED TO THE ENGINEER AND OWNER FOR RECORD. TEST PROCEDURES AND RESULTS SHALL BE PER NETA STANDARDS. IN THE ABSENCE OF RELEVANT NETA STANDARDS, THE MANUFACTURER SHALL SUBSTITUTE APPROPRIATE TEST PROCEDURES FROM IEEE OR ANSI. ALL TEST PROCEDURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.</div> <div>2. DURING THE COURSE OF AND AFTER COMPLETION OF INSTALLATION, THE ENGINEER OR CUSTOMER SHALL INSPECT THE INSTALLATION, WORKMANSHIP, TESTING AND OPERATION OF ELECTRICAL SYSTEMS.</div> <div>3. THE MANUFACTURER SHALL VERIFY THAT EACH SYSTEM INTERFACES CORRECTLY WITH ALL RELATED SYSTEMS. THE MANUFACTURER SHALL FURNISH ALL TEST DATA TO THE ENGINEER VERIFYING THAT ALL SYSTEMS HAVE BEEN INSTALLED CORRECTLY AND WORK TOGETHER TO PROVIDE A COMPLETELY OPERATIONAL ELECTRICAL POWER SYSTEM AS DESIGNED.</div>
IDENTIFICATION	WIRE AND CABLE	SIGNAGE
<div>1. COORDINATE NAMES, ABBREVIATIONS AND OTHER DESIGNATIONS USED IN ELECTRICAL WORK WITH CORRESPONDING DESIGNATIONS SHOWN, SPECIFIED OR SCHEDULED. PROVIDE NUMBERS, LETTERING AND WORDING AS RECOMMENDED BY MANUFACTURER OR AS REQUIRED FOR PROPER IDENTIFICATION AND OPERATION/MAINTENANCE OF ELECTRICAL SYSTEMS AND EQUIPMENT.</div> <div>2. INSTALL ENGRAVED PLASTIC-LAMINATE NAMEPLATES AT EACH PROTECTIVE DEVICE IN ALL PANELS IDENTIFYING CIRCUIT SERVICE.</div> <div>3. APPLY SELF-ADHERING VINYL OR HEAT-SHRINK PLASTIC CABLE/CONDUCTOR IDENTIFICATION MARKERS ON EACH CABLE AND CONDUCTOR IN EACH BOX, ENCLOSURE OR CABINET WHERE WIRES OF MORE THAN ONE CIRCUIT ARE PRESENT, EXCEPT WHERE ANOTHER FORM OF IDENTIFICATION (SUCH AS COLOR-CODED CONDUCTORS) IS PROVIDED. MATCH IDENTIFICATION WITH MARKING SYSTEM USED IN PANELBOARDS, SHOP DRAWINGS AND CONTRACT DOCUMENTS.</div> <div>4. ALL CONTROL CIRCUITS SHALL HAVE TUBULAR SLEEVE-TYPE WIRE MARKERS AT EACH END OF THE CIRCUIT AND AT ALL SPLICE POINTS. WIRE MARKERS SHALL BE PERMANENTLY STAMPED WITH A NUMBERING SYSTEM SELECTED BY THE MANUFACTURER. THE NUMBERING SYSTEM SHALL BE THOROUGHLY DOCUMENTED AND PROVIDED TO THE ENGINEER.</div> <div>5. DYMO (OR EQUIVALENT) LABELS SHALL NOT BE USED.</div> <div>6. PROVIDE PRE-PRINTED ADHESIVE LABEL AT EACH RECEPTACLE AND SWITCH TO INDICATE PANEL AND CIRCUIT FED FROM. LABEL SHALL BE BLACK WITH WHITE PRINT.</div>	<div>1. ALL WIRE SHALL BE COPPER WITH INSULATION RATED AT 600 VOLTS, 75 DEGREES CELSIUS MINIMUM.</div> <div>2. MINIMUM WIRE SIZES SHALL BE #12 FOR POWER WIRING, #14 FOR CONTROL WIRING AND AS SPECIFICALLY NOTED FOR SYSTEMS WIRING.</div> <div>3. WIRE SHALL BE STRANDED TYPE THHN OR THWN UP TO SIZE 10 AWG AND STRANDED TYPE THWN, XHHW, OR THHN FOR SIZE 8 AWG AND LARGER, (UNLESS NOTED OTHERWISE.)</div> <div>4. MOLDED CONNECTORS (WIRE NUTS) MAY BE USED FOR SPLICING SIZE 10 AWG OR SMALLER WIRES ON LIGHTING AND RECEPTACLE CIRCUITS ONLY. ALL OTHER WIRING SHALL BE SPLICED ONLY WITH COMPRESSION UNIONS AND/OR LUGS WITH TERMINAL BLOCKS.</div> <div>5. TERMINAL LUGS SHALL BE MECHANICAL CLAMP OR COMPRESSION TYPE UNLESS PART OF A CIRCUIT BREAKER OR SWITCH ASSEMBLY. SET SCREW TYPE LUGS IN WHICH THE SET SCREW, BEARING DIRECTLY ON THE CONDUCTOR SHALL NOT BE USED.</div> <div>6. SPECIAL LUGS MAY BE REQUIRED TO ACCOMMODATE CONDUCTOR SIZES SHOWN ON THE DRAWINGS. MANUFACTURER SHALL VERIFY LUG REQUIREMENTS FOR ALL CIRCUIT BREAKERS AND EQUIPMENT TERMINALS AND SHALL PROVIDE CORRECT LUGS AS REQUIRED.</div> <div>7. PRE-INSULATED CRIMP CONNECTORS AND TERMINALS SHALL BE USED ON ALARM WIRING.</div> <div>8. UNDER NO CIRCUMSTANCES SHALL FEEDERS BE SPLICED UNLESS APPROVED.</div> <div>9. COLOR CODE THE ENTIRE POWER WIRING SYSTEM AS FOLLOWS:<div>120/240 VOLT SYSTEM</div><div>PHASE A – BLACK</div><div>PHASE B – RED</div><div>COMMON – WHITE</div><div>GROUND – GREEN</div></div> <div>1. SHELTER SHALL HAVE POSTED SITE SIGNAGE IN ACCORDANCE WITH NATIONAL, STATE, AND LOCAL JURISDICTIONAL REGULATIONS.</div> <div>2. SIGNAGE SHALL BE CONSPICUOUSLY POSTED TO WARN AGAINST UNAUTHORIZED ACCESS TO THE SITE.</div> <div>3. APPROPRIATE SIGNAGE SHALL BE PRESENT ON DOORS. NOTIFYING PERSONNEL OF EXPLOSION, CHEMICAL, AND ELECTRICAL HAZARDS AS REQUIRED. REFER TO DRAWING E-29.02 FOR APPROVED TYPES AND LOCATIONS.</div> <div>4. DOORS INTO ELECTRICAL EQUIPMENT ROOMS OR BUILDINGS CONTAINING STATIONARY BATTERY SYSTEMS SHALL BE PROVIDED WITH APPROVED SIGNS. THE SIGNS SHALL STATE THAT:<div>– THE ROOM CONTAINS ENERGIZED BATTERY SYSTEMS.</div><div>– THE ROOMS CONTAINS ENERGIZED ELECTRICAL CIRCUITS.</div><div>– HE BATTERY ELECTROLYTE SOLUTIONS, WHERE PRESENT, ARE CORROSIVE LIQUIDS.</div></div> <div>5. CABINETS SHALL HAVE EXTERIOR LABELS THAT IDENTIFY THE MANUFACTURER AND MODEL NUMBER OF THE SYSTEM AND ELECTRICAL RATING OF THE CONTAINED BATTERY SYSTEM. THERE SHALL BE SIGNS WITHIN THE CABINET THAT INDICATED THE RELEVANT ELECTRICAL, CHEMICAL, AND FIRE HAZARDS.</div>	





TOWER ENGINEERING PROFESSIONALS

326 TRYON ROAD

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BU879127

2735 1ST AVENUE

COUNCIL BLUFFS, IA 51501


(POTTAWATTAMIE COUNTY)

DATA CENTER SITE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
0	10-10-23	KOO	PRELIMINARY	KEM
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4	01-22-24	KOO	CONSTRUCTION	KEM

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ANDREW R. BERGLUND, P.E.
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SHEET TITLE:

ELECTRICAL SPECIFICATIONS

SHEET NUMBER:

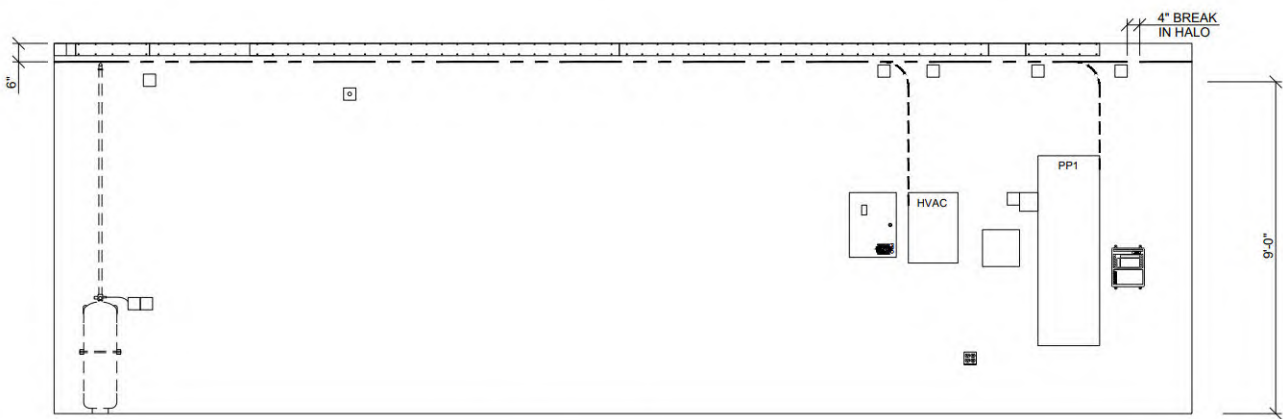
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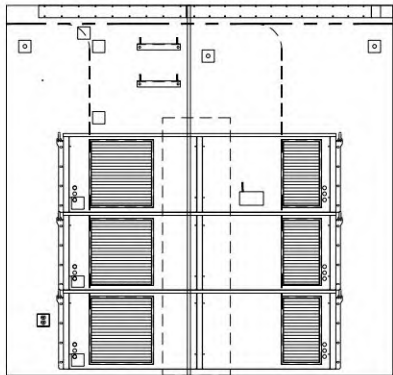
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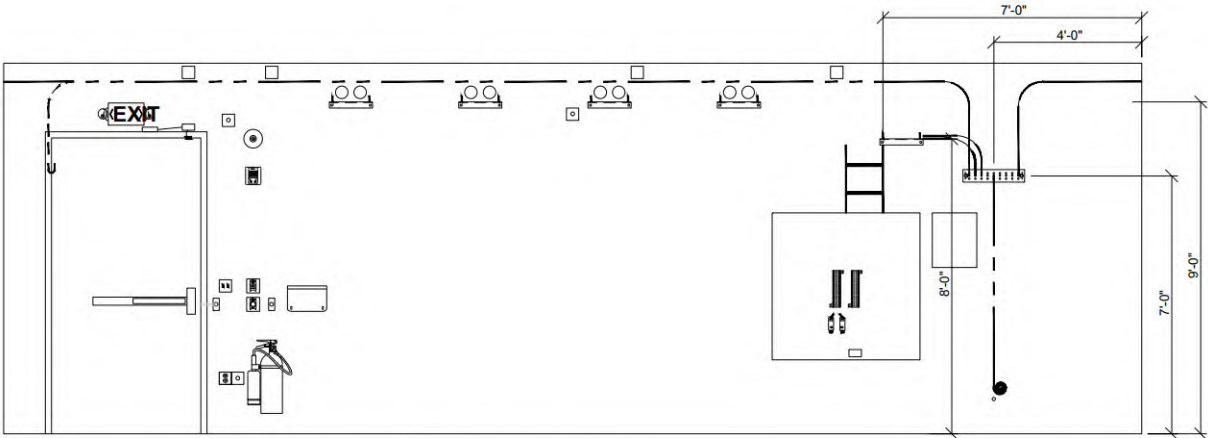
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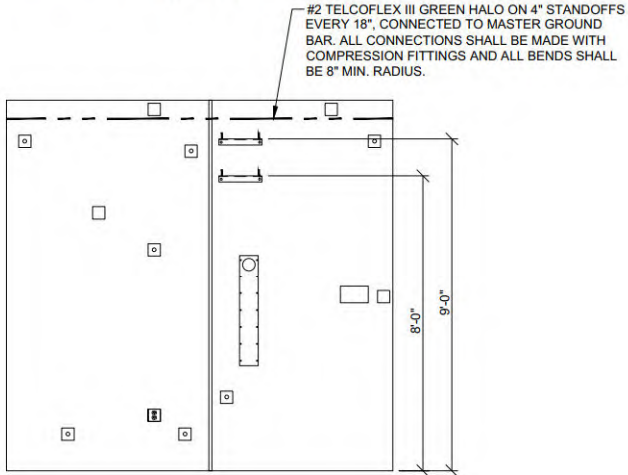
1 WALL A
SCALE: NONE



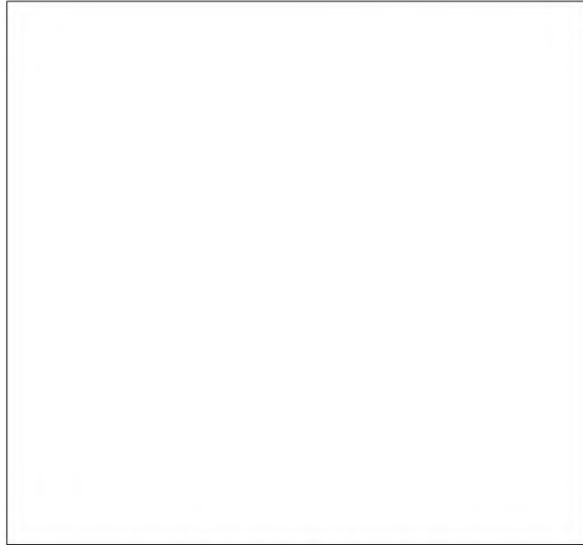
2 WALL B
SCALE: NONE
WALL B



3 WALL C
SCALE: NONE



4 WALL D
SCALE: NONE



3 CABLE RUN SHEET
SCALE: NONE

Missing or invalid reference
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Sheet: 17

Missing or invalid reference
File: C:\Users\komogbeme\Desktop\SHRIM_TBB1768 customer 11-17-23.pdf
Sheet: 17



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SEAL:



January 22, 2024

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SHEET TITLE:

CONDUIT ROUTING
ELEVATION

SHEET NUMBER:

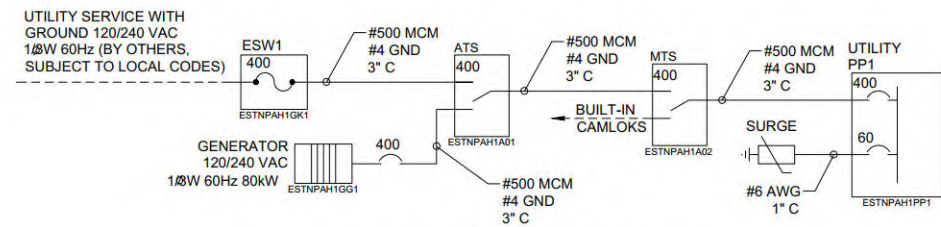
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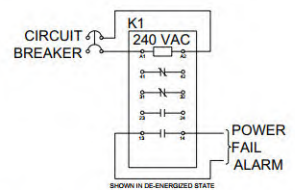
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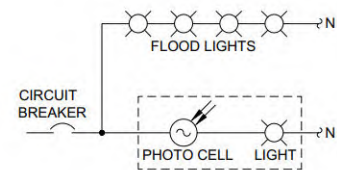
70676.408187



ONE-LINE WIRING DIAGRAM
SCALE: NONE



POWER FAIL DIAGRAM
SCALE: NONE



EXTERIOR LIGHT CIRCUIT
SCALE: NONE

PP1 400A, 120/240VAC, 1Ø/3W, 60Hz, M.BKR													
LOAD	VOLT AMPS			WIRE			BREAKER			TRIP	BREAKER WIRE		
	A	B	P	A	B	P	A	B	P		A	B	LOAD
HVAC #1	4125	4125	4	2	80	1	3	4	2	4	4125	4125	HVAC #2
HVAC #3	4125	4125	4	2	80	5	7	8	20	1	12	570	LIGHTS *
POWER FAIL	120	120	12	2	20	9	11	10	20	1	12	180	RECEPTACLES
RECTIFIER #1	3120	3120	10	2	30	13	15	14	30	2	10	3120	RECEPTACLE GFCI
RECTIFIER #2	3120	3120	10	2	30	17	19	18	30	2	10	3120	FIRE SYSTEM
RECTIFIER #3	3120	3120	10	2	30	21	23	22	30	2	10	3120	RECTIFIER #7
RECTIFIER #4	3120	3120	10	2	30	25	27	26	30	2			RECTIFIER #8
RECTIFIER #5	3120	3120	10	2	30	29	31	30	30	2			RECTIFIER #9
RECTIFIER #6	3120	3120	10	2	30	33	35	34	30	2			FUTURE RECTIFIER #10
POWER MON PH A			12	1	2037	37	39	38	20	1	12		FUTURE RECTIFIER #11
BLOCK HEATER		1500	12	1	2039	41	43	40	60	2	6	10	FUTURE RECTIFIER #12
BATT. CHARGER	120		12	1	2041	45	47	42					POWER MON PH B
FUTURE						49	51	44					SURGE ARRESTOR
FUTURE						53	55	46					FUTURE
FUTURE								48					FUTURE
FUTURE								50					FUTURE
FUTURE								52					FUTURE
FUTURE								54					FUTURE
VA PER PHASE	27090	28590						14235	14335				VA PER PHASE
								41325	42925				TOTAL VA PER PHASE
								344	358				AMPS PER PHASE
									84.3				TOTAL KVA
									358				MAX AMPS PER PHASE

* CALCULATED AT 125% FOR CONTINUOUS LOAD
** WIRING BY OTHERS
25 KA MAIN BREAKER - 10 KA BRANCH BREAKERS

SCHEMATIC LEGEND

- CIRCUIT BREAKER
- FUSE
- CONNECTION
- ON SITE BY OTHERS
- ELECTRICAL EQUIPMENT



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SHEET TITLE:

**AC ELECTRICAL ONE-LINE
DIAGRAM & SCHEDULES**

SHEET NUMBER:

E-4

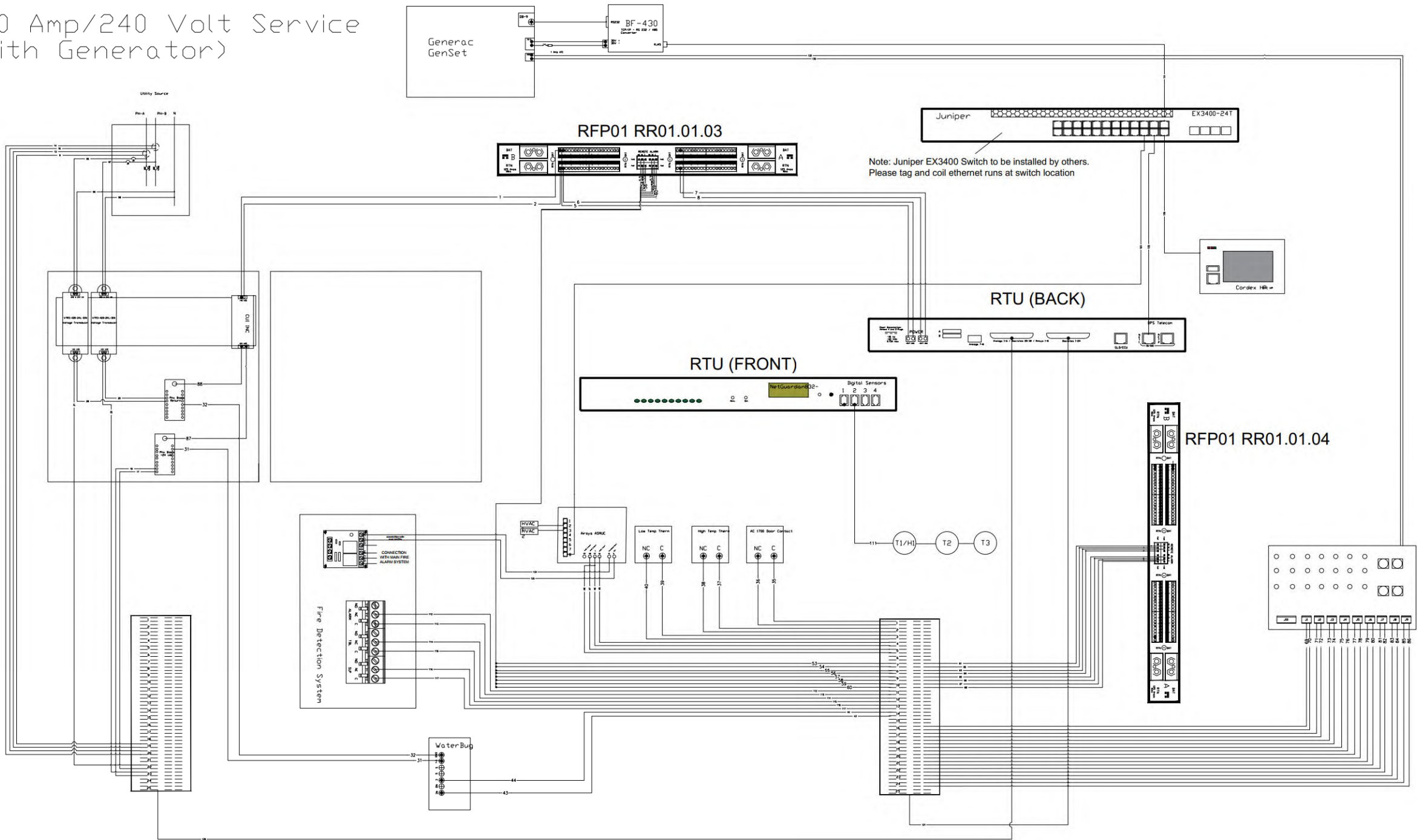
REVISION:

4

TEP #:

70676.408187

400 Amp/240 Volt Service
(With Generator)



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SHEET TITLE:

DPS WIRING

SHEET NUMBER:

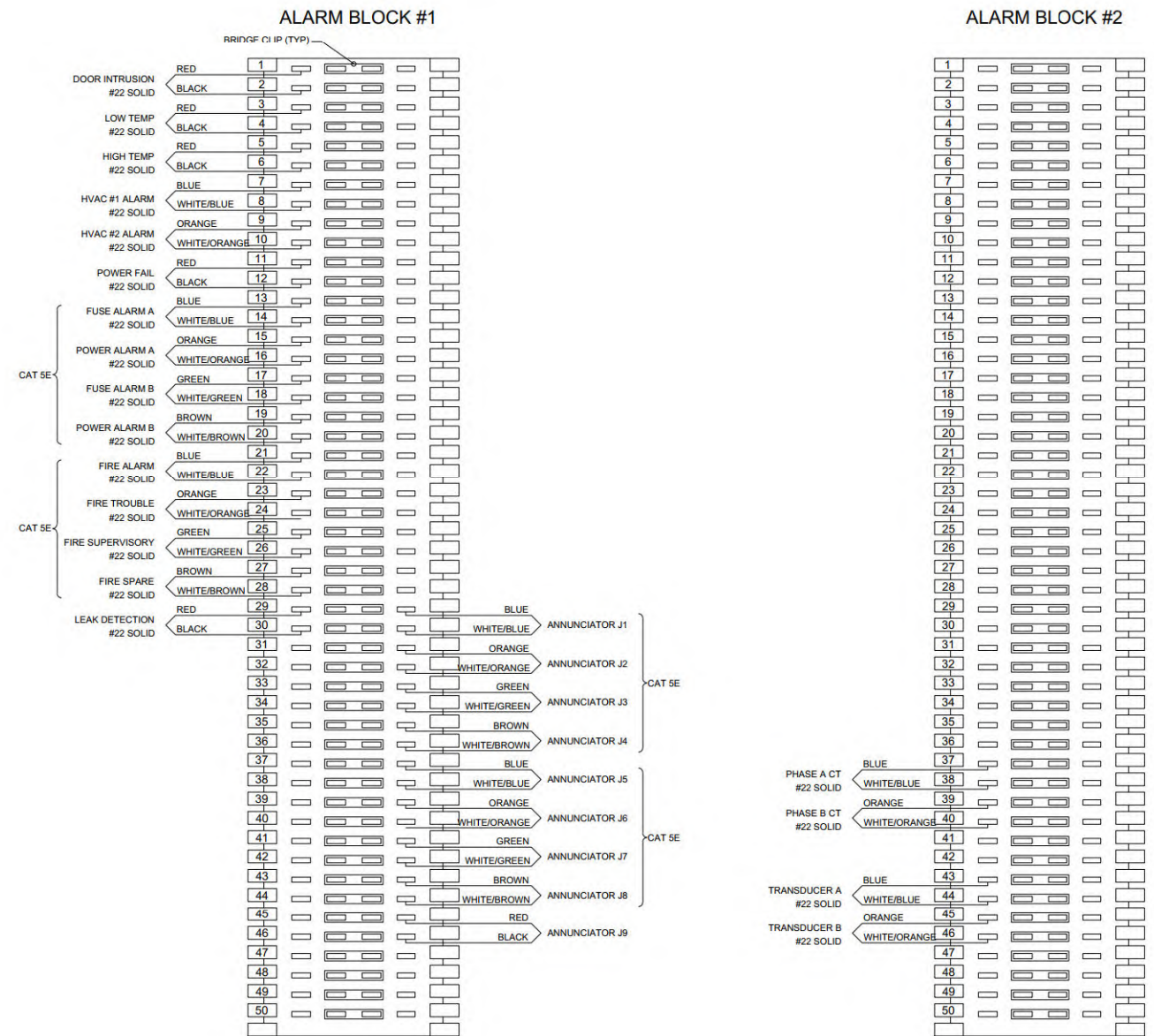
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REVISION:

4

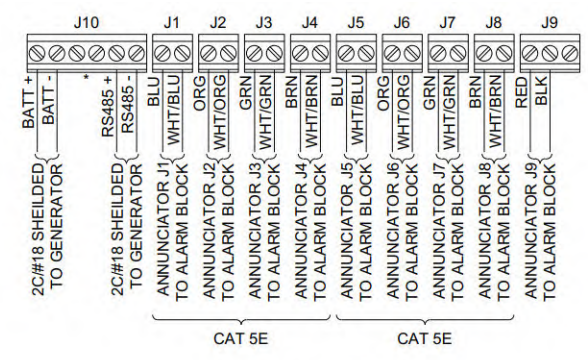
TEP #:

70676.408187



ALARM BLOCKS
SCALE: NONE

- ALARM NOTES:
- 1. ALL ALARMS TO BE NORMALLY CLOSED.
 - 2. UNSHIELDED SINGLE TWISTED PAIR WIRE IS STANDARD.
 - 3. WIRE TO BE #22 AWG SOLID



RRP WIRING
SCALE: NONE
* WRAP SHEILD WIRES AROUND CABLES AND TAPE.



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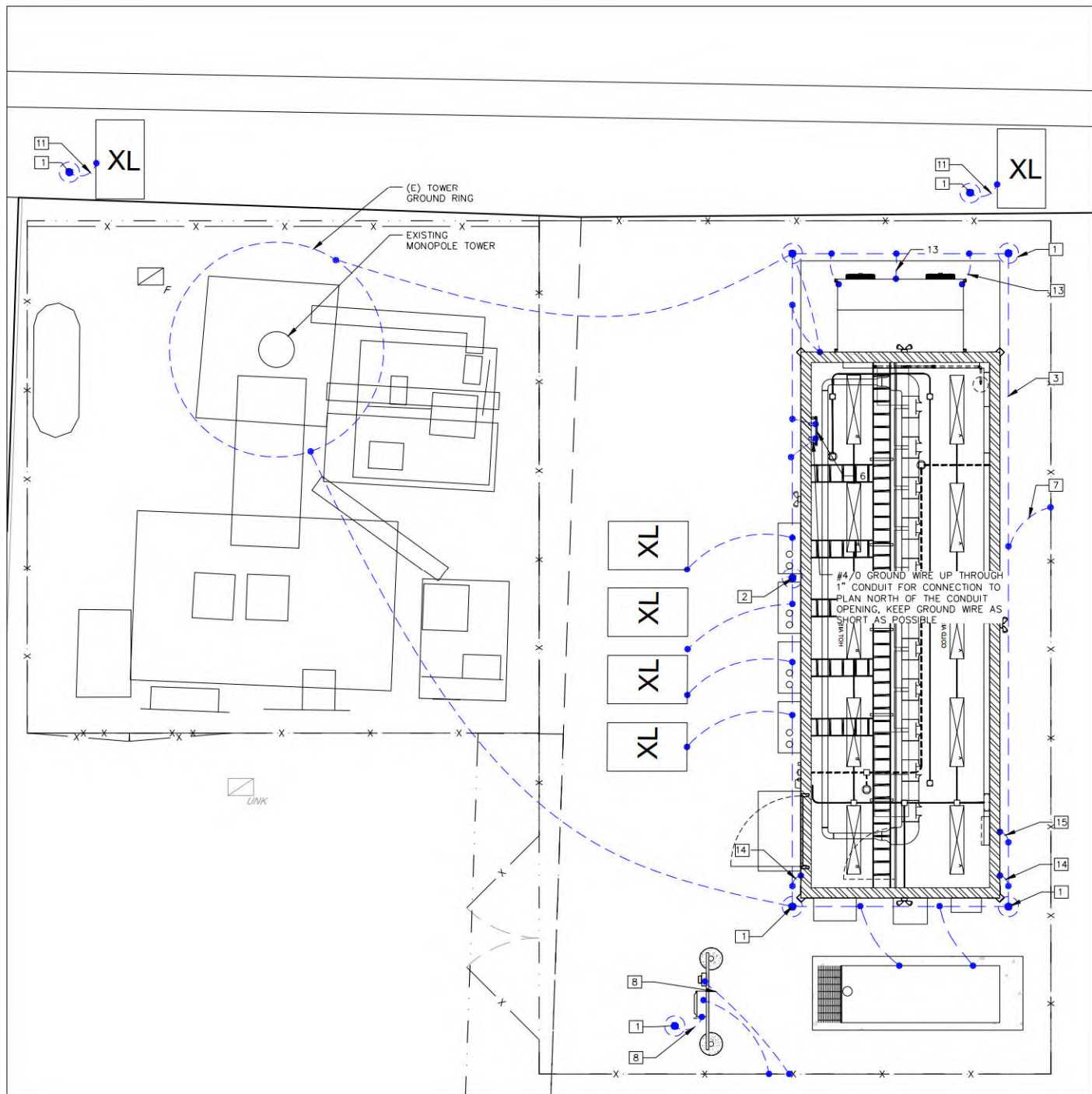
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SHEET TITLE:
ALARM DIAGRAM

SHEET NUMBER: **E-6** REVISION: **4**

TEP #: 70676.408187



1 GROUNDING SITE PLAN
SCALE: 1/2"=1'-0" (FULL SIZE)
1/4"=1'-0" (11x17)



KEYNOTES

- 1 3/4" DIA. X 10' COPPERCLAD STEEL GROUND RD. PROVIDE EXOTHERMIC WELD TO COUNTERPOISE LOOP AT INTERVALS NOT TO EXCEED 25'.
- 2 GROUND TEST WELL. PROVIDE 12" DIA X 24" WITH GRATED CAST IRON COVER, HARGER #363D. PROVIDE #2 SOLID TINNED COPPER LOOP EXOTHERMICALLY WELDED TO COUNTERPOISE LOOP.
- 3 COUNTERPOISE LOOP - #4/0 CU, TINNED, BARE STRANDED AT 30" BELOW FINISHED GRADE.
- 4 EXOTHERMIC WELD, UTILIZED MANUFACTURERS RECOMMENDED MOLDS AND DIES. TYPICAL.
- 5 MECHANICAL CONNECTION CONFORM TO TENANT CRITERIA FOR CONNECTION TYPES. TYPICAL.
- 6 MAIN GROUND BUS (MGB) - PROVIDE MGB WITH 50% EXPANSION CAPACITY. FINAL LOCATION OF NEW MGB TO BE VERIFIED WITH EQUIPMENT SHELTER MANUFACTURER.
- 7 #2 CU, TINNED, BARE STRANDED CONNECTION FROM COUNTERPOISE LOOP TO EACH FENCE POST WHERE THE FENCING IS WITHIN 6' OF THE GROUND RING. INSTALL A BRAIDED, TINNED COPPER GROUNDING STRAP BETWEEN THE FENCE POSTS AND EACH LEAF OF GATES.
- 8 #2 CU, TINNED, BARE STRANDED CONNECTION FROM COUNTERPOISE LOOP TO ELECTRICAL METER AND RELATED EQUIPMENT IN THE ELECTRICAL BACKBOARD.
- 9 #2 CU, TINNED, BARE STRANDED CONNECTION FROM COUNTERPOISE LOOP TO GENERATOR PAD.
- 10 #2 CU, TINNED, BARE STRANDED CONNECTION FROM COUNTERPOISE LOOP TO GATE.
- 11 #2 CU, TINNED, BARE STRANDED CONNECTION FROM GROUND ROD TO VAULT.
- 12 #2 CU, TINNED, BARE STRANDED CONNECTION FROM COUNTERPOISE LOOP TO GAS METER.
- 13 #2 CU, TINNED, BARE STRANDED CONNECTION FROM COUNTERPOISE LOOP TO HVAC UNITS.
- 14 #2 CU, TINNED, BARE STRANDED CONNECTION FROM COUNTERPOISE LOOP TO SHELTER STEEL SKID BEAMS.
- 15 CONNECTION FROM COUNTERPOISE LOOP TO FOUNDATION UNDER GROUND PER NEC CODE 250.52.
- 16 CONNECTION FROM COUNTERPOISE LOOP TO HANDRAIL.
- 17 CONNECTION FROM COUNTERPOISE LOOP TO SOUND WALL.
- 18 CONNECTION FROM COUNTERPOISE LOOP TO MGB UP THROUGH CONDUIT USING #4/0 GROUND WIRE.

NOTES

1. FINAL TELCO AND POWER SOURCE TO BE DETERMINED. ROUTE TO SITE TO BE DETERMINED.
2. METERS MUST BE ACCESSIBLE DURING NORMAL WORK HOURS FOR METER READING AND TESTING.
3. EACH METERED SERVICE MUST HAVE A PERMANENTLY ENGRAVED METAL OR HARD PLASTIC LABEL IDENTIFYING THE CUSTOMER'S ADDRESS. CONSULT ELECTRIC SERVICE UTILITY FOR SPECIFICATIONS.
4. ALL WORK TO CONFORM TO THE N.E.C. THE REQUIREMENTS OF THE SERVING UTILITY AND LOCAL BUILDING CODES. ALL COMPONENTS TO BE U.L. APPROVED.
5. BOND ALL FRAME COMPONENTS TOGETHER AND TO GROUND RING. BOND ALL EQUIPMENT CABINETS TO FRAME.
6. COORDINATE PLACEMENT OF UNISTRUT SUPPORTS WITH ACTUAL LOCATIONS OF MOUNTING HARDWARE ON EQUIPMENT PROVIDED.
7. VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO START OF WORK.
8. COORDINATE THE ROUTING OF UNDERGROUND POWER AND COMMUNICATIONS WITH UTILITY COMPANY AND SITE MANAGER COORDINATING WORK.
9. EXTERIOR GROUNDING CONDUCTORS SHALL BE A MINIMUM SIZE OF #2 AWG CO. NO ALUMINUM CONDUCTORS PERMITTED.
10. COMPLY WITH MANUFACTURERS INSTALLATION INSTRUCTIONS AND INDUSTRY STANDARDS FOR INSTALLATION OF GROUNDING SYSTEM, TAPS, EXOTHERMIC WELDS, GROUND RODS, AND MECHANICAL CONNECTIONS.
11. REFER TO TENANT MANUALS AND CRITERIA FOR ADDITIONAL STANDARDS FOR APPLICATION AND INSTALLATION. CONTRACTOR SHALL CONFIRM TO OR EXCEED THE TENANTS MINIMUM STANDARDS.
12. MAIN GROUND CONNECTIONS TO MGB SHALL BE LABELED "MAIN GROUND LEAD - DO NOT DISCONNECT".
13. PROVIDE MEGGER TESTING AND DOCUMENTATION FOR ALL WIRING PRIOR TO TERMINATING OR ENERGIZING. PROVIDE GROUND RESISTANCE TESTING USING FALL POTENTIAL METHOD PER NETA STANDARDS IN ORDER TO ACHIEVE THE TENANT STANDARD OF 5 OHMS OF LESS.



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

BU879127

**2735 1ST AVENUE
COUNCIL BLUFFS, IA 51501
(POTTAWATTAMIE COUNTY)**

DATA CENTER SITE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
0	10-10-23	KOO	PRELIMINARY	KEM
1	12-05-23	KOO	PRELIMINARY	KEM
2	12-18-23	KOO	PRELIMINARY	KEM
3	12-19-23	KOO	CONSTRUCTION	KEM
4	01-22-24	KOO	CONSTRUCTION	KEM

SEAL:



ANDREW R. BERGLUND, P.E.
PROFESSIONAL ENGINEER LICENSE #P26834

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SHEET TITLE:

**GROUNDING
SITE PLAN**

SHEET NUMBER:

G-1

REVISION:

4

TEP #:

70676.408187



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SEAL:



January 22, 2024

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SHEET TITLE:

**GROUNDING
ELEVATIONS**

SHEET NUMBER:

G-2

REVISION:

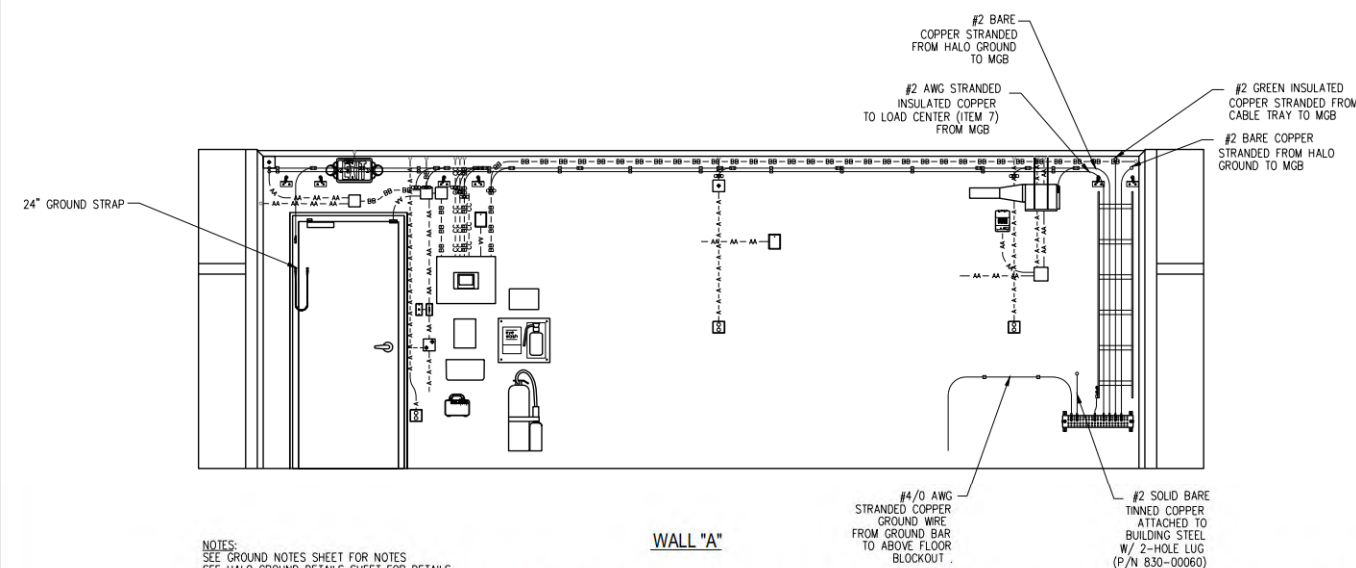
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TEP #:

70676.408187

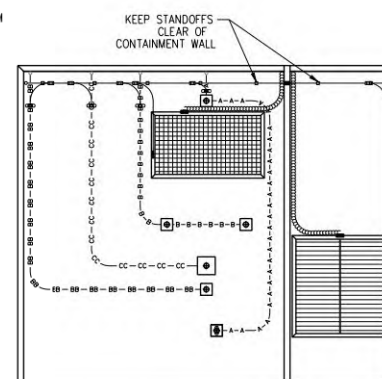
GROUNDING NOTES

- HALO GROUND SHALL BE #2 AWG STRANDED BARE COPPER WIRE.
- ALL BEND SHALL BE MINIMUM OF 8" RADIUS.
- APPLY ANTI-OXIDATION COMPOUND TO ALL CONNECTIONS.
- ALL GROUNDING WIRES FOR HVAC GRILLES, BOXES, DOORS, CABLE TRAY JUMPERS, ETC. SHALL BE #6 AWG GREEN STRANDED COPPER WIRE WITH 2 HOLE COMPRESSION LUG.
- ALL CONNECTIONS TO HALO SHOULD BE PERMANENT AND NON REMOVABLE.
- BARE COPPER CONDUCTORS SHALL NOT BE IN CONTACT WITH ANY DISSIMILAR MATERIAL. PLACE ON STANDOFFS, IF NECESSARY, TO ALLOW FOR PROPER INSTALLATION.
- SHARP BENDS IN GROUNDING CONDUCTORS SHALL BE AVOIDED. 90 DEGREE BEND SHALL NOT BE USED.
- ALL GROUNDING CONDUCTORS SHALL BE KEPT AS SHORT AS POSSIBLE. THE SHORTEST PRACTICAL ROUTE SHALL BE CHOSEN WITH THE LEAST AMOUNT OF BENDS AND SPLICES. USE THIS RULE AT ALL TIMES, EVEN IF ELEVATION PLAN SHOWS OTHERWISE. PLANS ARE SOMETIMES CLUTTERED AND UNCLEAR DUE TO LARGE AMOUNTS OF GROUNDING.
- ALL CONNECTIONS TO GROUND BARS SHALL BE WITH A 2 HOLE COMPRESSION LUG UNLESS OTHERWISE SPECIFIED.
- ALL SOLID WIRE SHALL USE 2 HOLE LONG BARREL COMPRESSION LUG.
- DO NOT GROUND MORE THAN ONE PIECE OF EQUIPMENT PER DROP.
- EACH METALLIC CONDUIT MAY BE CONNECTED TO THE HALO GROUND WITH A CONTINUOUS GROUNDING CONDUCTOR USING REMOVABLE SADDLE CLAMPS OR OTHER CLAMPS THAT SPECIFICALLY PERMIT THE USE OF A SINGLE CONTINUOUS CONDUCTOR FOR GROUNDING MULTIPLE RUNS OF CONDUIT. IF MULTIPLE CONDUITS ARE GROUNDING USING A SINGLE CONDUCTOR, THE CONDUCTOR SHALL BE CLAMPED TO EACH CONDUIT RUN SUCH THAT REMOVAL OF ONE CLAMP DOES NOT INTERRUPT THE PATH TO GROUND FOR THE OTHER CONDUIT RUNS.
- REMOVE ALL PAINT BENEATH THE SURFACE OF THE GROUND LUGS.
- ALL CABLE TRAY BONDING JUMPERS MAY BE INSTALLED ACROSS JUNCTION AS SHOWN OR AT OPPOSITE JUNCTION.
- ALL SECURING HARDWARE FOR MECHANICALLY BOLTED CLAMPS AND LUGS SHALL BE STAINLESS STEEL OR APPROVED FOR THE APPLICATION.
- SEE HALO GROUNDING DETAILS ON SHEET G-2.
- EQUIPMENT GROUND BACKBONE RUN, ON CABLE TRAY, TO BE STOPPED 3" PAST LAST RUNG ON CABLE TRAY.
- RUN GROUND WIRES ON POWER BRACKETS BENEATH CABLE TRAY. INSTALL POWER BRACKETS AT 18" MAXIMUM SPACING.



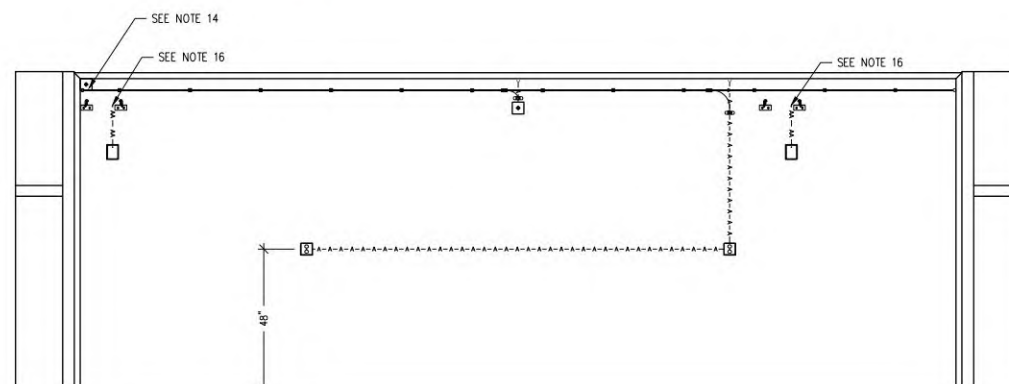
NOTES:
SEE GROUND NOTES SHEET FOR NOTES
SEE HALO GROUND DETAILS SHEET FOR DETAILS

1 INTERIOR WALL ELEVATION - GROUNDING
SCALE: NONE



WALL "B"

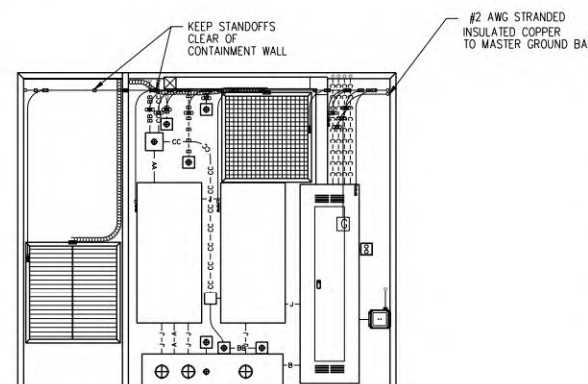
2 INTERIOR WALL ELEVATION - GROUNDING
SCALE: NONE



NOTES:
SEE HALO GROUND NOTES SHEET FOR NOTES.
SEE HALO GROUND DETAILS SHEET FOR DETAILS.

WALL "C"

3 INTERIOR WALL ELEVATION - GROUNDING
SCALE: NONE

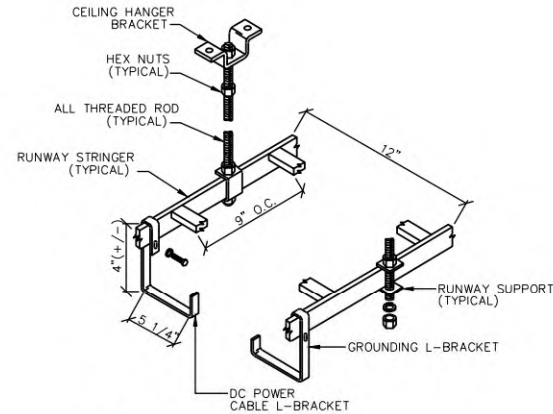


WALL "D"

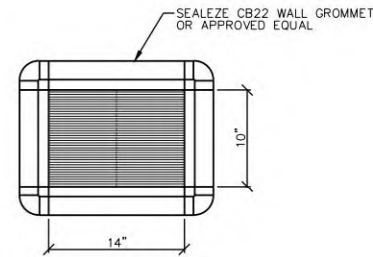
4 INTERIOR WALL ELEVATION - GROUNDING
SCALE: NONE



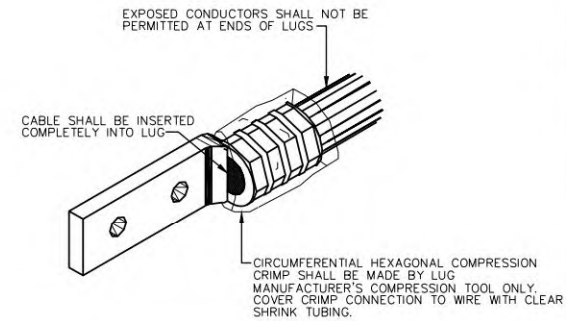
**1 GROUNDING - CABLE TO CABLE
CRIMP CONNECTION - PARALLEL**
SCALE: NONE



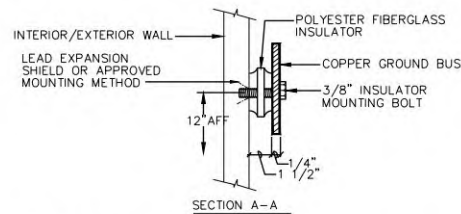
2 CABLE LADDER DETAIL
SCALE: NONE



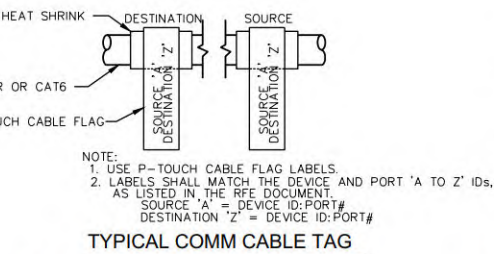
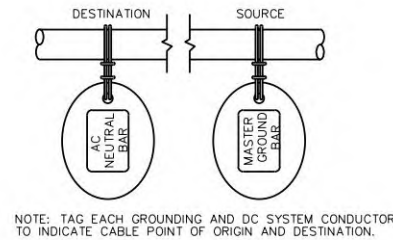
**3 HOT AISLE CABLE LADDER
PENETRATION DETAIL**
SCALE: NONE



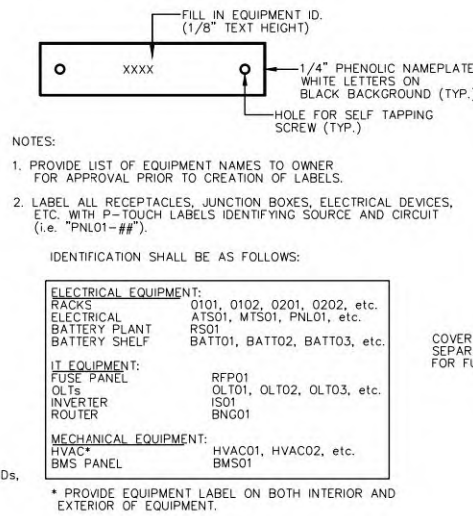
4 COMPRESSION LUG
SCALE: NONE



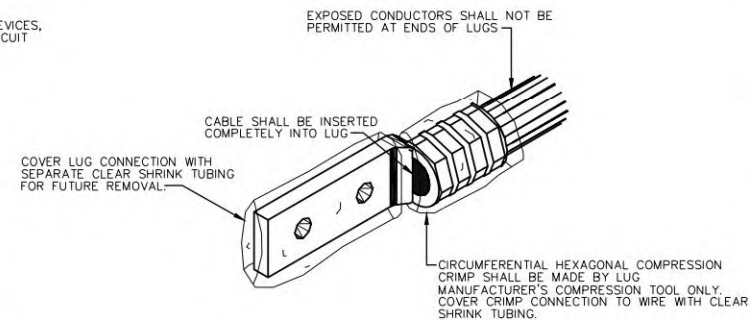
5 TYPICAL GROUND BUS DETAIL
SCALE: NONE



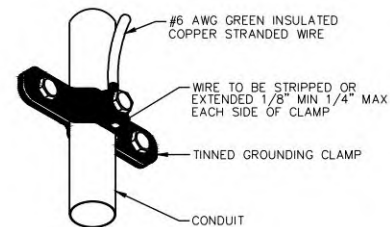
6 TYPICAL CABLE TAG DETAIL
SCALE: NONE



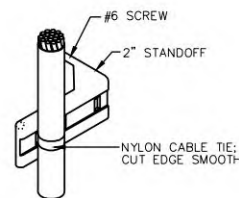
7 TYPICAL EQUIPMENT LABEL DETAIL
SCALE: NONE



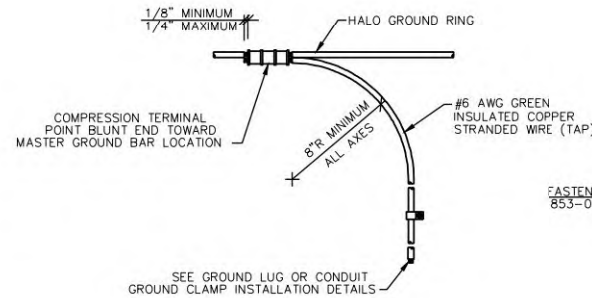
8 FUTURE EQUIPMENT COMPRESSION LUG
SCALE: NONE



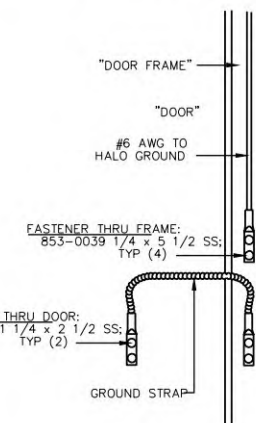
**9 CONDUIT GROUND CLAMP
INSTALLATION DETAIL**
SCALE: NONE



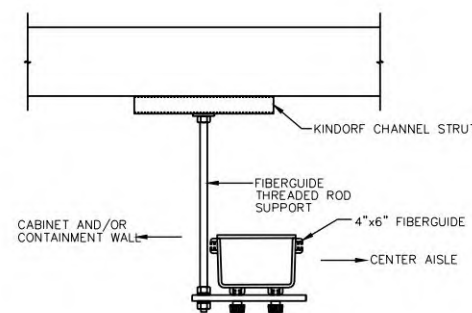
10 HALO WIRE SUPPORT DETAIL
SCALE: NONE
(TYPICAL FOR HALO RINGS & DROPS)



11 HALO GROUND DROP DETAIL
SCALE: NONE



**12 R-56 HALO GROUND DOOR &
DOOR FRAME CONNECTION DETAIL**
SCALE: NONE



13 FIBER TRAY DETAIL
SCALE: NONE



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DETAILS**

SHEET NUMBER:

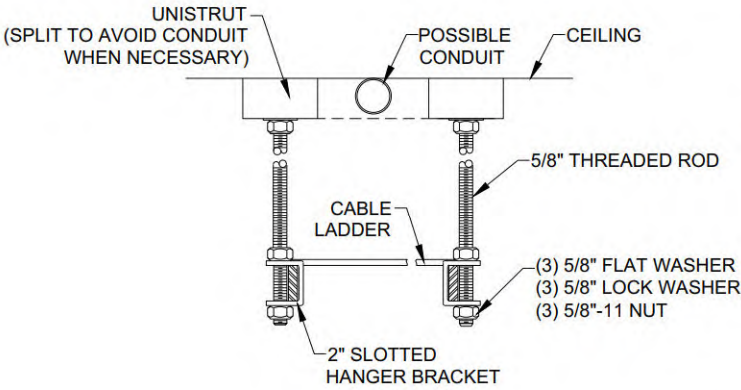
G-3

REVISION:

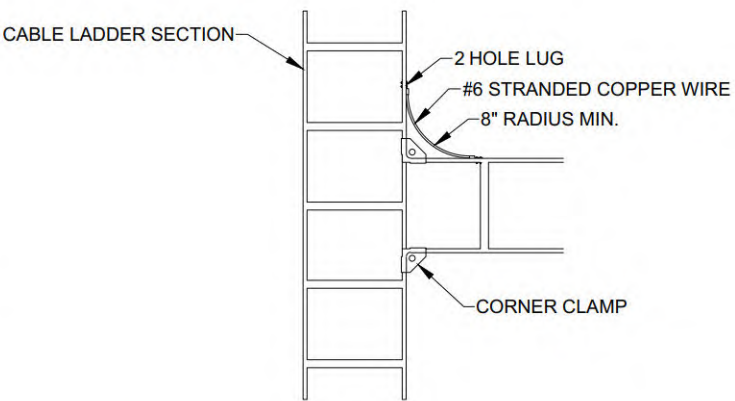
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TEP #:

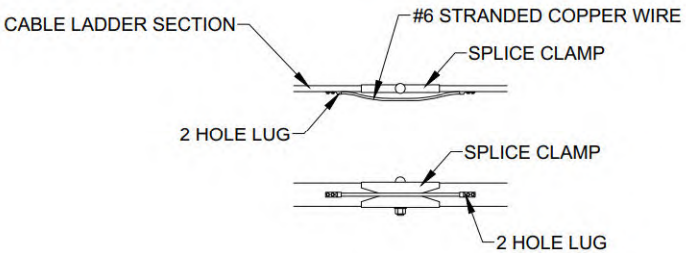
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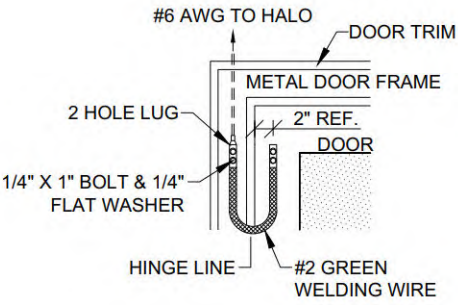
1 CABLE LADDER INSTALLATION DETAIL
SCALE: NONE



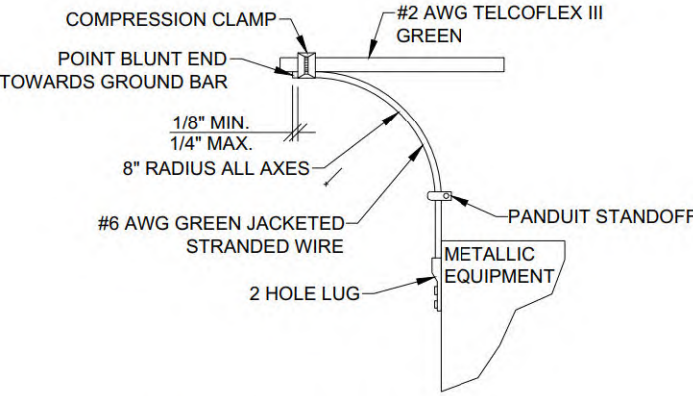
2 CABLE LADDER CORNER BOND DETAIL
SCALE: NONE



3 CABLE LADDER SPLICE BOND DETAIL
SCALE: NONE



4 DOOR BONDING DETAIL
SCALE: NONE



5 EQUIPMENT BOND TO HALO DETAIL
SCALE: NONE

BONDED HALO NOTES:

1. HALO GROUND TO BE #2 TELCOFLEX III GREEN AWG.
2. HALO WILL HAVE A 4" SPARK GAP INSTALLED OPPOSITE THE ENTRANCE PORT.
3. METALLIC PANELS LARGER IN SIZE THAN A 4"x4" OUTLET BOX, DOOR FRAMES, & HVAC GRILLES WILL BE BONDED TO THE PERIMETER HALO GROUND WITH A GREEN #6 WIRE, H-TAP W/COVER, AND TWO HOLE LUG. DO NOT DAISY CHAIN.
4. LADDER RACK SECTIONS TO BE BONDED WITH #6 JUMPERS & BONDED TO MGB.
5. CABLE LADDER TO BE MOUNTED AT 8'-0" & 9'-0" A.F.F.
6. 2/0 TELCOFLEX III GREEN FROM MGB TO DC PLANT FRAME.
7. 350MCM TELCOFLEX III GREEN FROM MGB TO DC PLANT POSITIVE BUSS.



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SHEET TITLE:

**GROUNDING
DETAILS**

SHEET NUMBER:

G-4

REVISION:

4



TEP #:

70676.408187

CITY OF COUNCIL BLUFFS - ZONING BOARD OF ADJUSTMENT

CASE #CU-04-001(M) LOCATION/ZONING MAP

Attachment C

-  CASE #CU-04-001(M)- Subject Property
-  Parcels

0 50 100



1 Inch = 100 Feet



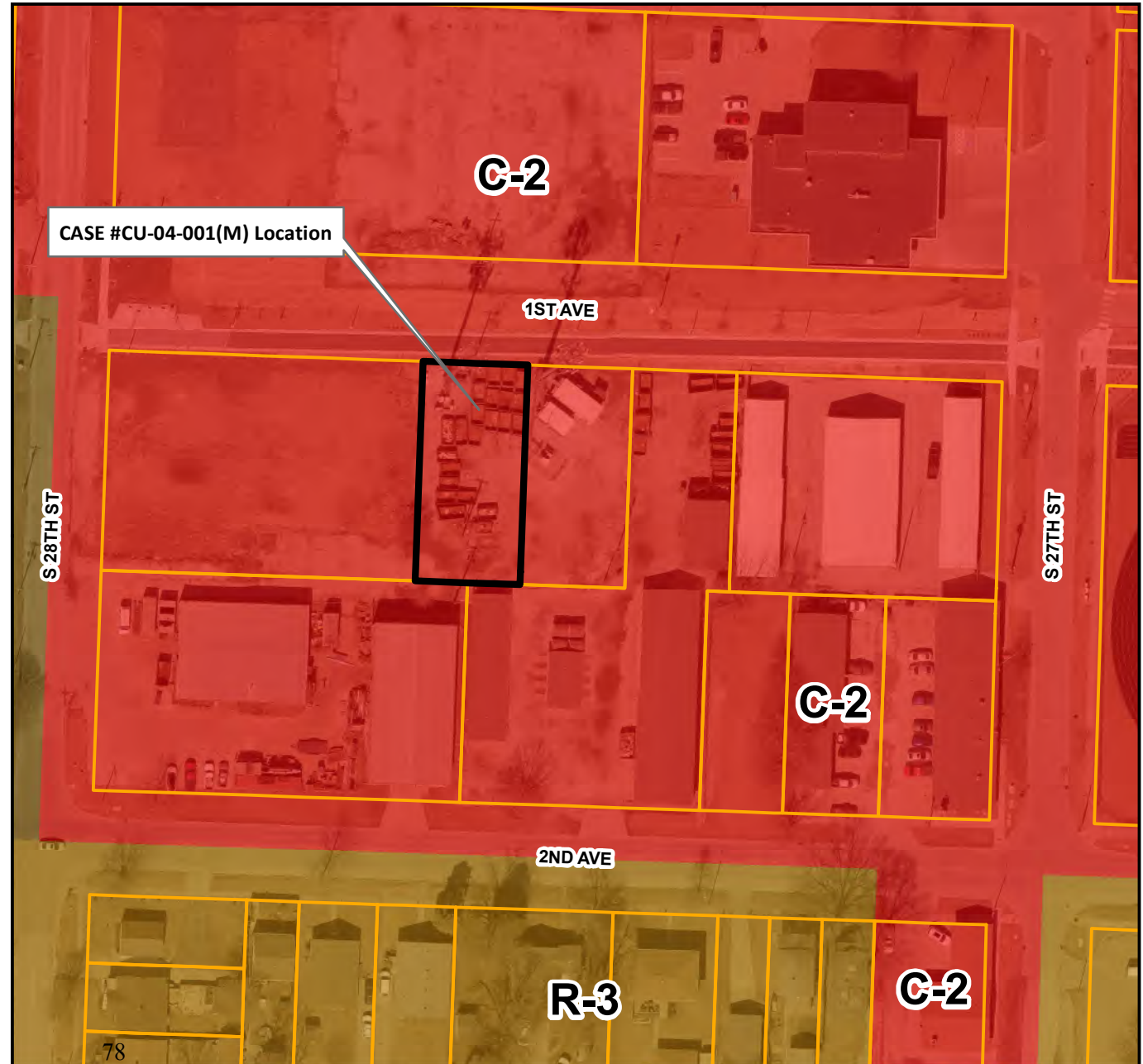
Last Amended: 1/30/2024



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

DISCLAIMER

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Zoning Board of Adjustment Communication

Department: Community
Development

Case/Project No.: CU-17-003(M)

CASE #CU-17-003(M)

Council Action: 2/20/2024

Submitted by: Christopher

Gibbons, Planning Manager, and

Haley Weber, Planner

Description

Public hearing on the request of Steve and Jane Morris, represented by Andrew Morris, to modify an approved conditional use permit #CU-17-003 on property legally described as part of the NW ¼ SW ¼ (excluding state right of way) of Section 17-74-43, Council Bluffs, Pottawattamie County, Iowa. Location: 13500 South 192nd Street.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description

Type

Upload Date

Staff Report & Attachments

Other

2/15/2024

TO: Zoning Board of Adjustment
FROM: Community Development Department

DATE: February 20, 2024

RE: **CASE #CU-17-003(M)**
REQUEST: Modify an approved conditional use permit to allow the expansion of a ‘salvage operation’ in an I-2/Industrial District, including variances to allow for sub-standard pavement and an extended time-period to install hard-surface pavement

APPLICABLE

CODE SECTIONS: §15.02.020 - Zoning Board of Adjustment
The Zoning Board shall have the following powers:
B. To make final decisions on applications for conditional uses.
§15.21.030 – Conditional Uses of the I-2/General Industrial Zoning District.

LEGAL

DESCRIPTION: Part of the Northwest Quarter of the Southwest Quarter (excluding state right of way) of Section 17, Township 74, Range 43, City of Council Bluffs, Pottawattamie County, Iowa

LOCATION: 13500 192nd Street

APPLICANT/

OWNER: Steve and Jane Morris, 10566 Woodland Trail, Council Bluffs, IA 51503

REPRESENTATIVE: Andrew Morris, 25017 Emile Circle, Waterloo, NE 68069

BACKGROUND INFORMATION – On November 21, 2017 the Council Bluffs Zoning Board of Adjustment approved a request by Morris Excavating Co. for a conditional use permit (#CU-17-003) to operate a ‘salvage yard’ in the I-2/General Industrial Zoning District on 15.82 acres of the 34.61 acre property legally described as part of the Northwest Quarter of the Southwest Quarter (excluding state right of way) of Section 17, Township 74, Range 43, City of Council Bluffs, Pottawattamie County, Iowa. The original site plan is included with this report as Attachment ‘A’ and included the following features:

- an 11,500 square foot building;
- storm water detention area along the north and west sides of the site;
- landscaping along all sides of the 15.82 acre area;
- paved drive aisles and parking spaces; and
- unpaved truck parking spaces.

Below are the approved conditions of conditional use permit #CU-17-003:

1. The applicant shall secure all necessary permits and licenses for the operation of the conditional use and shall comply with all applicable Federal, State and local codes.

2. All site development shall comply with all applicable Fire and Building Code(s) requirements.
3. The conditional use shall comply with all site development regulations pertaining to the I-2/General Industrial District.
4. All outdoor storage areas, off-street parking, driveways and drive aisles shall be hard-surface paved with asphalt or concrete cement and shall be designed to comply with the standards stated in Chapter 15.23, *Parking, Loading and Unloading* of the Council Bluffs Zoning Ordinance.
5. All required off-street parking and handicap parking spaces for the commercial storage use shall be provided in accordance with the standards stated in Section 15.23.060, *Parking space required*, of the Council Bluffs Zoning Ordinance.
6. All exterior lighting shall comply with the standards stated in Section 15.24.050, *Lighting Controls*, of the Council Bluffs Zoning Ordinance.
7. All signage shall comply with the standards in Chapter 15.33, *Signs*, of the Council Bluffs Zoning Ordinance.
8. All costs to construct, remove and/or relocate any utilities for the proposed development shall be the responsibility of the applicant and not the City.
9. All proposed fencing shall comply with the standards stated in Section 15.24.040, *Fence regulations* of the Council Bluffs Zoning Ordinance.
10. The amount of material stored on site should be kept to a reasonable level with crushing operations occurring routinely. Material stockpiles should not exceed 30 feet in height. If processing is ever to cease in operation for an extended period of time then no additional material should be brought on to that site. A salvage operation is not intended to be a place for long term storage or disposal of material or debris.
11. The hours of operation for the crushing operation shall be limited to 8:00AM to 5:00PM for a maximum of ten (10) calendar days per month.
12. A landscaping plan shall be submitted to ensure screening of the stockpiles from public view.
13. The site shall have a maximum area of 15.82 acres, as was presented in the site plan.
14. The conditional use permit shall be subject to an annual review of conditions by City Staff.

At this time, the ‘salvage operation’ is deficient in meeting conditions #4, #12, and #13, as listed above.

The applicant is now requesting approval to modify conditional use permit #CU-17-003 to use the entire property for the ‘salvage operation’ and is asking the Zoning Board of Adjustment to approve the following variances as part of their request (see submitted Letter of Intent, included as Attachment ‘B’):

1. Waive the hard-surface pavement requirements of Section 15.23, *Off-Street Parking, Loading and Unloading*, of the Council Bluffs Municipal Code (Zoning Ordinance) to require hard-surface pavement only in the most heavily utilized truck routes, with a sub-standard pavement material (gravel) to be utilized in all other traveled areas, as shown on the submitted site plan (see Attachment ‘C’).
2. Paving of the northerly most circular driveway by the end of 2028; this would allow the applicant to utilize a sub-standard pavement for the northerly drive in the meantime.

The proposed increase in site area, waiver of pavement standards, and extended timeframe to pave requires the approval of the Board.

The proposed site plan, included as Attachment 'C,' utilizes the entire subject property for the 'salvage yard' use and includes a new 21,600 square foot contractor shop building, a concrete crushing machine, ten (10) material stockpiles, six (6) material storage bins, an existing stormwater detention area and landscaping, and notes the pavement types to be utilized in different areas of the property. The applicant is proposing to hard-surface pave the driveway, parking lot, and area around the building, during building construction which is proposed to begin this year. The circular driveway to the north of the building is proposed to be hard-surface paved within four (4) years of building completion, by the end of 2028. The applicant is requesting that the remaining truck routes utilize gravel, as opposed to the required hard-surface pavement, per Section 15.23, *Off-Street Parking, Loading and Unloading*, as shown on the submitted site plan. No specific signage proposals are included at this time.

The following attachments are included with this report:

- Attachment A: Original Site Plan (Case #CU-17-003)
- Attachment B: Letter of Intent
- Attachment C: Site Plan and Building Elevations
- Attachment D: Zoning/Location Map

The following photographs show the existing condition of the subject property and surrounding area.

Exhibit A: Aerial view of the subject property (May 20, 2023)



Exhibit B: Looking west along northerly property line



Exhibit C: Looking west/northwest at subject property towards existing pavement and unpaved parking area



Exhibit D: Looking northwest at subject property towards additional stockpiles/truck parking



Exhibit E: Looking west towards existing stockpiles



CURRENT ZONING AND LAND USE – The subject property is zoned I-2/General Industrial District, as is the property immediately to the south, which is owned by the applicant. The property across 192nd Street to the east is located outside of the City limits of Council Bluffs, and is also owned by the applicant. The adjacent properties to the north are zoned A-2/Parks, Estates and Agricultural, as are the properties to the west across Interstate 29, which abuts the subject property to the west. A location/zoning map is included as Attachment ‘E’.

Existing land uses in the general vicinity are primarily agricultural in nature with an industrial park located to the northeast, outside the City limits of Council Bluffs. The future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan designates the subject property as ‘Rural Residential/Agricultural.’

CITY DEPARTMENTS AND UTILITIES – All City departments and local utility providers were notified of the proposed conditional use permit request. The following comments were received:

Council Bluffs Water Works stated they have no comment on the request.

MidAmerican Energy stated they have no conflicts or concerns with the request.

Community Development Department:

- A. The subject property is comprised of a total of 34.61 acres, of which 15.82 acres were approved by the Board to be used as a salvage operation (CU-17-003) on November 21, 2017. The applicant is now requesting to increase this site area to utilize the entire property for their salvage operation, which requires the approval of the Board, as the existing conditional use permit is specific to the previously approved 15.82 acres. The subject property exceeds the minimum lot size required for properties located in the I-2/General Industrial District, as per Section 15.21, *I-2/General Industrial District* of the Municipal Code (Zoning Ordinance).
- B. The proposed site plan shows the northerly circular driveway off of 192nd Street, southerly driveway, and pavement to the garage doors around the building to be hard-surface paved with eight (8) inches of concrete pavement and the parking lot to be hard-surface paved with six (6) inches of concrete pavement, which meets the minimum concrete pavement thickness requirements of Chapter 15.23, *Off-Street Parking, Loading and Unloading*, of the Municipal

Code (Zoning Ordinance). The remaining truck routes to the material stockpiles and storage bins are proposed to be gravel surfacing with six (6) inches of compacted gravel surfacing between the two hard-surface paved areas, which does not meet the hard-surface pavement requirements of the above mentioned section of the City's Zoning Ordinance. As a part of the request the applicant is requesting the following variances in regards to hard-surface pavement:

1. Allow certain truck routes and circulation areas to utilize a lower quality surface material (gravel), as shown on the submitted site plan (Attachment 'D'); and
2. Allow for an extended timeframe to pave the northerly drive by the end of 2028.

The Community Development Department recommends that the northerly circular drive be hard-surface paved in accordance with the standards of Chapter 15.23, *Off-Street Parking, Loading and Unloading*, of the Municipal Code (Zoning Ordinance) no later than December 31, 2026. All other hard-surface (concrete) paved areas identified on the submitted site plan, including a hard-surface paved connection between the northerly and southerly paved area, shall be installed prior to issuance of a certificate of occupancy for the proposed building. No gravel, including compacted gravel, shall be located between the building and easterly property line. All undisturbed areas between the building and easterly property line shall be landscaped, sodded, or seeded. All employee and visitor parking shall be designed and installed in accordance with Chapter 15.23, *Off-Street Parking, Loading and Unloading*, of the Municipal Code (Zoning Ordinance).

- C. The proposed site plan shows a new approximately 21,600 square foot building, which shall be built to comply with the site development standards listed in Section 15.21, *I-2/General Industrial District* of the Municipal Code (Zoning Ordinance).
- D. The applicant has submitted a permit to install a 14' x 40' electronic billboard for off-premises advertising in the northwest corner of the property. No other signage is proposed at this time. Any other signage proposed at a future date shall be permitted separately and shall comply with the standards stated in Section 15.33, *Signs* of the Municipal Code (Zoning Ordinance).
- E. No outdoor lighting is proposed at this time. Any outdoor signage installed at a future date shall comply with the standards stated in Section 15.24.050, *Lighting Controls* of the Municipal Code (Zoning Ordinance).
- F. The amount of material stored on site shall be kept to a reasonable level with crushing operations occurring routinely. Material stockpiles shall not exceed 30 feet in height. If the salvage operation is to cease for more than sixty (60) consecutive days then no additional material shall be brought on to that site until all existing material has been processed. A salvage operation is not intended to be a place for long-term storage or disposal of material or debris. No material stockpiles shall be located between the building and easterly property line.
- G. The hours of operation for the crushing activity shall be limited to Monday through Friday from 7:00 AM to 5:00 PM.
- H. The current salvage operation is not in compliance with the following approved conditions of approved conditional use permit (Case #CU-17-003):
 4. *All outdoor storage areas, off-street parking, driveways and drive aisles shall be hard-surface paved with asphalt or concrete cement and shall be designed to comply with the standards stated in Chapter 15.23, Parking, Loading and Unloading of the Council Bluffs Zoning Ordinance.*
 12. *A landscaping plan shall be submitted to ensure screening of the stockpiles from public view.*
 13. *The site shall have a maximum area of 15.82 acres, as was presented in the site plan.*

The applicant's current requests addresses the lack of hard-surface pavement and expansion beyond the approved site area. Landscape plantings were installed on the subject property in accordance with their original site plan; however, the plantings are either dead or have not achieved a height which adequately screens the stockpiles from public view.

- I. The original site plan approved with Case #CU-17-003, showed the following landscape plantings along the border of the approved 15.82 acre site area: seven (7) plantings along 192nd Street, five (5) plantings along the southerly border, eight (8) plantings along the westerly border, and six (6) plantings along the northerly boundary. No species types or planting height were identified on the original plan.

The Community Development recommends the following increased landscaping requirements to address screening and dust control of the site from adjacent roadways and properties be installed within six (6) months of approval (*Note: The site's existing tree plantings shall count towards this requirement.*):

- a) A minimum of fifty-two (52) tall, evergreen trees shall be planted along the western property line adjacent to the site area. Each tree shall reach a minimum of six (6) feet in height within three (3) years of planting and shall have a minimum mature height of twelve (12) feet. Tree plantings shall be installed approximately twenty-five (25) feet apart in a staggered double-row along the western property line;
- b) A minimum of forty-seven (47) tall, evergreen trees shall be planted along the northern property line adjacent to the site area. Each tree shall reach a minimum of six (6) feet in height within three (3) years of planting and shall have a minimum mature height of twelve (12) feet. Tree plantings shall be installed approximately twenty-five (25) feet apart in a staggered double-row along the northern property line;
- c) A minimum of forty-seven (47) tall, evergreen trees shall be planted along the eastern property line along 192nd Street. Each tree shall reach a minimum of six (6) feet in height within three (3) years of planting and shall have a minimum mature height of twelve (12) feet. Tree plantings shall be installed approximately twenty-five (25) feet apart in a staggered double-row along the eastern property line;

All required plant materials shall be maintained at all times. All deceased plantings shall be replaced with plant material(s) of the same or like species of equal size within six (6) months of the plant's demise.

- J. The applicant has proposed to develop the site in phases. Proposed phase I consists of constructing the proposed contractor shop and surrounding pavement by the end of 2024 and proposed phase II consists of paving the northerly drive by the end of 2028. The Community Development Department recommends that the northerly circular drive be hard-surface paved in accordance with the standards of Chapter 15.23, *Off-Street Parking, Loading and Unloading*, of the Municipal Code (Zoning Ordinance) no later than December 31, 2026. All other hard-surface (concrete) paved areas identified on the submitted site plan, including a hard-surface paved connection between the northerly and southerly paved area, shall be installed prior to issuance of a certificate of occupancy for the proposed building. No gravel, including compacted gravel, shall be located between the building and easterly property line. All undisturbed areas between the building and easterly property line shall be landscaped, sodded, or seeded. All employee and visitor parking shall be designed and installed in accordance with Chapter 15.23, *Off-Street Parking, Loading and Unloading*, of the Municipal Code (Zoning Ordinance). All required landscaping shall be installed within six (6) months of approval.
- K. No material stockpiles shall be located between the building and easterly property line.

- L. The City's mission is to continuously improve the quality of life and attractiveness of the City of Council Bluffs. As the subject property is highly visible from Interstate 29, the proposed landscaping and hard-surface pavement completion requirements ensure that the City's aesthetic values are upheld and a positive community appearance is maintained at a primary and heavily traveled entrance into our City. Staff feels that the proposed evergreen landscape screening, site layout, and hard-surface pavement requirements will adequately achieve the City's mission while remaining context sensitive to the surrounding agricultural and industrial environment.
- M. Dust and other bi-products shall be minimized at all times. The applicant shall provide a plan to the City that addresses the dust control measures to be used on-site.
- N. The Community Development Department recommends that failure by the applicant to meet the provided deadlines shall result in revocation of the conditional use permit.

Council Bluffs Public Works Department provided the following comments:

- A. Stormwater management is required to current standards and specifications to the ultimate built out condition.
- B. Paving on site for erosion and sediment control are required. The proposed phasing of the plan shall meet City requirements. The requirement to pave by 2028 seems to be an excessively long phase plan.
- C. The City has no plan at this time to serve this site with sanitary sewer. It is the developer's responsibility to connect to the City's existing system or work with the Iowa Department of Natural Resources (IDNR) for approval of an onsite septic system.

Council Bluffs Police Department stated they have no objection or comment on the request.

NEIGHBORHOOD RESPONSE – All property owners within 200 feet were notified of the conditional use permit request. As of the date of this report, no comments were received.

COMMENTS

§15.02.090 Conditional Uses: The development and execution of the Ordinance (Title 15) is based upon the division of the City into districts. Within each district the use of land and buildings, and the bulk and location of buildings and structures in relation to the land, are substantially uniform. It is recognized, however, that there are specific uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location. Such uses may be either public or private, and are of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

The Zoning Board of Adjustment shall make findings of fact, based upon the evidence presented at the public hearing, with respect to each of the applicable standards in Section 15.02.090.E (Findings of Fact).

The Zoning Board of Adjustment may impose such conditions and restrictions upon the location, construction, design and use of the property benefited by a conditional use as may be necessary or appropriate to protect the public interest, adjacent property and property values. Failure to maintain such conditions or restrictions as may be imposed shall constitute grounds for revocation of the conditional use. The terms of relief granted, including any conditions or restrictions, shall be

specifically set forth in the concluding statement separate from the findings of fact. No conditional use shall be approved unless the Zoning Board of Adjustment makes findings of fact based directly on the standards and conditions imposed by this section. The findings of fact are presented below *in italics*:

1. The proposed conditional use will comply with all applicable regulations of this Ordinance, including lot requirements, bulk regulations, use limitations and all other standards or conditions contained in the provisions authorizing such use. *The subject property is comprised of 34.61 acres, all of which is proposed to be used as a 'salvage operation.' The property currently has a singular paved driveway accessing a paved parking pad, along with existing material stockpiles, unpaved truck routes, and crushing equipment. Additional landscaping shall be installed to address screening and dust control of the site from adjacent roadways and properties within six (6) months of approval (Note: The site's existing tree plantings shall count towards this requirement.):*

- a) A minimum of fifty-two (52) tall, evergreen trees shall be planted along the western property line adjacent to the site area. Each tree shall reach a minimum of six (6) feet in height within three (3) years of planting and shall have a minimum mature height of twelve (12) feet. Tree plantings shall be installed approximately twenty-five (25) feet apart in a staggered double-row along the western property line;*
- b) A minimum of forty-seven (47) tall, evergreen trees shall be planted along the northern property line adjacent to the site area. Each tree shall reach a minimum of six (6) feet in height within three (3) years of planting and shall have a minimum mature height of twelve (12) feet. Tree plantings shall be installed approximately twenty-five (25) feet apart in a staggered double-row along the northern property line;*
- c) A minimum of forty-seven (47) tall, evergreen trees shall be planted along the eastern property line along 192nd Street. Each tree shall reach a minimum of six (6) feet in height within three (3) years of planting and shall have a minimum mature height of twelve (12) feet. Tree plantings shall be installed approximately twenty-five (25) feet apart in a staggered double-row along the eastern property line;*

All required plant materials shall be maintained at all times. All deceased plantings shall be replaced with plant material(s) of the same or like species of equal size within six (6) months of the plant's demise.

The northerly circular drive shall be hard-surface paved in accordance with the standards of Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Municipal Code (Zoning Ordinance) no later than December 31, 2026. All other hard-surface (concrete) paved areas identified on the submitted site plan, including a hard-surface paved connection between the northerly and southerly paved area, shall be installed prior to issuance of a certificate of occupancy for the proposed building. No gravel, including compacted gravel, shall be located between the building and easterly property line. All undisturbed areas between the building and easterly property line shall be landscaped, sodded, or seeded. All employee and visitor parking shall be designed and installed in accordance with Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Municipal Code (Zoning Ordinance).

The proposed building is shown to meet I-2/General Industrial District site development requirements. The size of the property is adequate to allow the existing 'salvage operation' to be enlarged from 15.82 acres to the full 34.61 acres.

2. Adequate utility, drainage and other necessary facilities or improvements have been or will be provided. *The site has access to a water main that runs down 192nd Street. However, the site is not*

served with sanitary sewer. The City has no plans to run sanitary sewer down 192nd Street at this time. The applicant shall connect to the City's existing sanitary sewer system or work with the Iowa Department of Natural Resources for approval of an onsite septic system. Any future cost to extend, modify or otherwise relocate any public utilities/facilities shall be at the cost of the owner/applicant and not the financial responsibility of the City of Council Bluffs.

3. Adequate access roads or entrance and exit drives will be designed and built to prevent traffic hazards and to minimize traffic conflicts and congestion in public streets and alleys. *The subject property has access off 192nd Street, which abuts the east side of the property. The subject property has not complied with the hard-surface pavement requirements of approved permit CU-17-003. The northerly circular drive shall be hard-surface paved in accordance with the standards of Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Municipal Code (Zoning Ordinance) no later than December 31, 2026. All other hard-surface (concrete) paved areas identified on the submitted site plan, including a hard-surface paved connection between the northerly and southerly paved area, shall be installed prior to issuance of a certificate of occupancy for the proposed building. No gravel, including compacted gravel, shall be located between the building and easterly property line. All undisturbed areas between the building and easterly property line shall be landscaped, sodded, or seeded. All employee and visitor parking shall be designed and installed in accordance with Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Municipal Code (Zoning Ordinance).*

4. All necessary permits and licenses required for the operation of the conditional use have been obtained, or it clearly appears that such permits are obtainable for the proposed conditional use on the subject property. *The applicant shall obtain all required City permits prior to installation of the proposed site plans. Any exterior signage shall be permitted separately prior to installation.*

5. All exterior lighting shall be shaded as necessary to direct the light away from neighboring residential properties. *No exterior lighting is proposed at this time. Any lighting installed at a future date shall comply with Section 15.24.050, Lighting Controls, of the Council Bluffs Zoning Ordinance.*

6. The location and size of the conditional use, the nature and intensity of the activities to be conducted in connection with it, the size of the site, and the relationship of the site to adjacent roadways shall be considered to assure the use is in harmony with the appropriate and orderly development of the district and the neighborhood in which it is located. *The subject property is zoned I-2/General Industrial District and exceeds the minimum lot size requirements for the district. The property to the immediate south is also zoned I-2/Industrial District and is owned by the applicant. To the immediate west is Interstate 29. The property to the north and west are agricultural in nature. The site does not abut any residential zoning districts and/or established residential uses. Dust and other bi-products shall be minimized at all times. The applicant shall provide a plan to the City that addresses the dust control measures to be used on-site. The proposed 'salvage yard' modification request is not anticipated to have any negative impacts on existing and/or future land uses in the surrounding area if developed in accordance with adopted City standards and the requirements stated in the conditional use permit.*

The location, nature and height of buildings, structures, walls and fences on the site, and the nature and extent of landscaping and screening on the site shall be designed so that the use will not reasonably hinder or discourage the appropriate development, use and enjoyment of the adjacent land, buildings and structures. *The proposed building shall meet all I-2/General Industrial District development standards. Additional landscaping shall be installed to address screening and dust control of the site*

from adjacent roadways and properties within six (6) months of (Note: The site's existing tree plantings shall count towards this requirement.):

- a) A minimum of fifty-two (52) tall, evergreen trees shall be planted along the western property line adjacent to the site area. Each tree shall reach a minimum of six (6) feet in height within three (3) years of planting and shall have a minimum mature height of twelve (12) feet. Tree plantings shall be installed approximately twenty-five (25) feet apart in a staggered double-row along the western property line;*
- b) A minimum of forty-seven (47) tall, evergreen trees shall be planted along the northern property line adjacent to the site area. Each tree shall reach a minimum of six (6) feet in height within three (3) years of planting and shall have a minimum mature height of twelve (12) feet. Tree plantings shall be installed approximately twenty-five (25) feet apart in a staggered double-row along the northern property line;*
- c) A minimum of forty-seven (47) tall, evergreen trees shall be planted along the eastern property line along 192nd Street. Each tree shall reach a minimum of six (6) feet in height within three (3) years of planting and shall have a minimum mature height of twelve (12) feet. Tree plantings shall be installed approximately twenty-five (25) feet apart in a staggered double-row along the eastern property line;*

All required plant materials shall be maintained at all times. All deceased plantings shall be replaced with plant material(s) of the same or like species of equal size within six (6) months of the plant's demise.

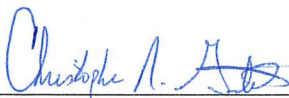
8. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is located and will contribute to and promote the convenience and welfare of the public. *If developed in full compliance with City standards, the proposed request is not anticipated to have a negative impact on property values for existing or future land uses in the surrounding area.*

RECOMMENDATION

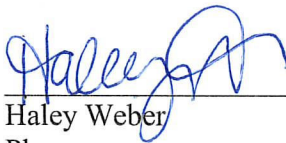
The Community Development Department recommends approval of the request to modify an approved conditional use permit #CU-17-003 on property legally described part of the Northwest Quarter of the Southwest Quarter (excluding state right of way) of Section 17, Township 74, Range 43, City of Council Bluffs, Pottawattamie County, Iowa. The approval of this conditional use permit is subject to the following conditions.

1. The applicant shall secure all necessary permits and licenses for the operation of the conditional use and shall comply with all applicable Federal, State and local codes.
2. The applicant shall comply with all applicable Fire and Building Code(s) requirements.
3. All structures on the subject property shall comply with the site development standards listed in Section 15.21.050, *Site Development Regulations*, for the I-2/General Industrial Districts.
4. The northerly circular drive shall be hard-surface paved in accordance with the standards of Chapter 15.23, *Off-Street Parking, Loading and Unloading*, of the Municipal Code (Zoning Ordinance) no later than December 31, 2026. All other hard-surface (concrete) paved areas identified on the submitted site plan, including a hard-surface paved connection between the northerly and southerly paved area, shall be installed prior to issuance of a certificate of occupancy for the proposed building. No gravel, including compacted gravel, shall be located between the building and easterly property line. All undisturbed areas between the building and easterly property line shall be landscaped, sodded, or seeded. All employee and visitor parking shall be designed and installed in accordance with Chapter 15.23, *Off-Street Parking, Loading and Unloading*, of the Municipal Code (Zoning Ordinance). All required off-street

- parking and handicap parking spaces for the proposed use shall be provided in accordance with the standards stated in Section 15.23.060, *Parking spaces required*, of the Council Bluffs Zoning Ordinance.
5. All exterior lighting shall comply with the standards stated in *Section 15.24.050, Lighting Controls*, of the Council Bluffs Zoning Ordinance.
 6. All signage shall comply with the standards in Chapter 15.33, *Signs*, of the Council Bluffs Zoning Ordinance.
 7. All costs to construct, remove and/or relocate any utilities for the proposed development shall be the responsibility of the applicant and not the City.
 8. Any fencing shall comply with the standards stated in Section 15.24.040, *Fence regulations* of the Council Bluffs Zoning Ordinance.
 9. The amount of material stored on site shall be kept to a reasonable level with crushing operations occurring routinely. Material stockpiles shall not exceed 30 feet in height. If the salvage operation is to cease for more than sixty (60) consecutive days then no additional material shall be brought on to that site until all existing material has been processed. A salvage operation is not intended to be a place for long term storage or disposal of material or debris.
 10. The hours of operation for the crushing operation shall be limited to Monday through Friday from 7:00AM to 5:00PM.
 11. All required landscaping shall be installed within six (6) months of approval. A landscaping plan shall be submitted to the City that addresses all landscape plantings discussed in the comments above. All required plant materials shall be maintained at all times. All deceased plantings shall be replaced with plant material(s) of the same or like species of equal size within six (6) months of the plant's demise.
 12. No material stockpiles shall be located between the building and easterly property line.
 13. Dust and other bi-products shall be minimized at all times. The applicant shall provide a plan to the City that addresses the dust control measures to be used on-site.
 14. The conditional use permit shall be subject to an annual review of conditions by the Zoning Board of Adjustment.



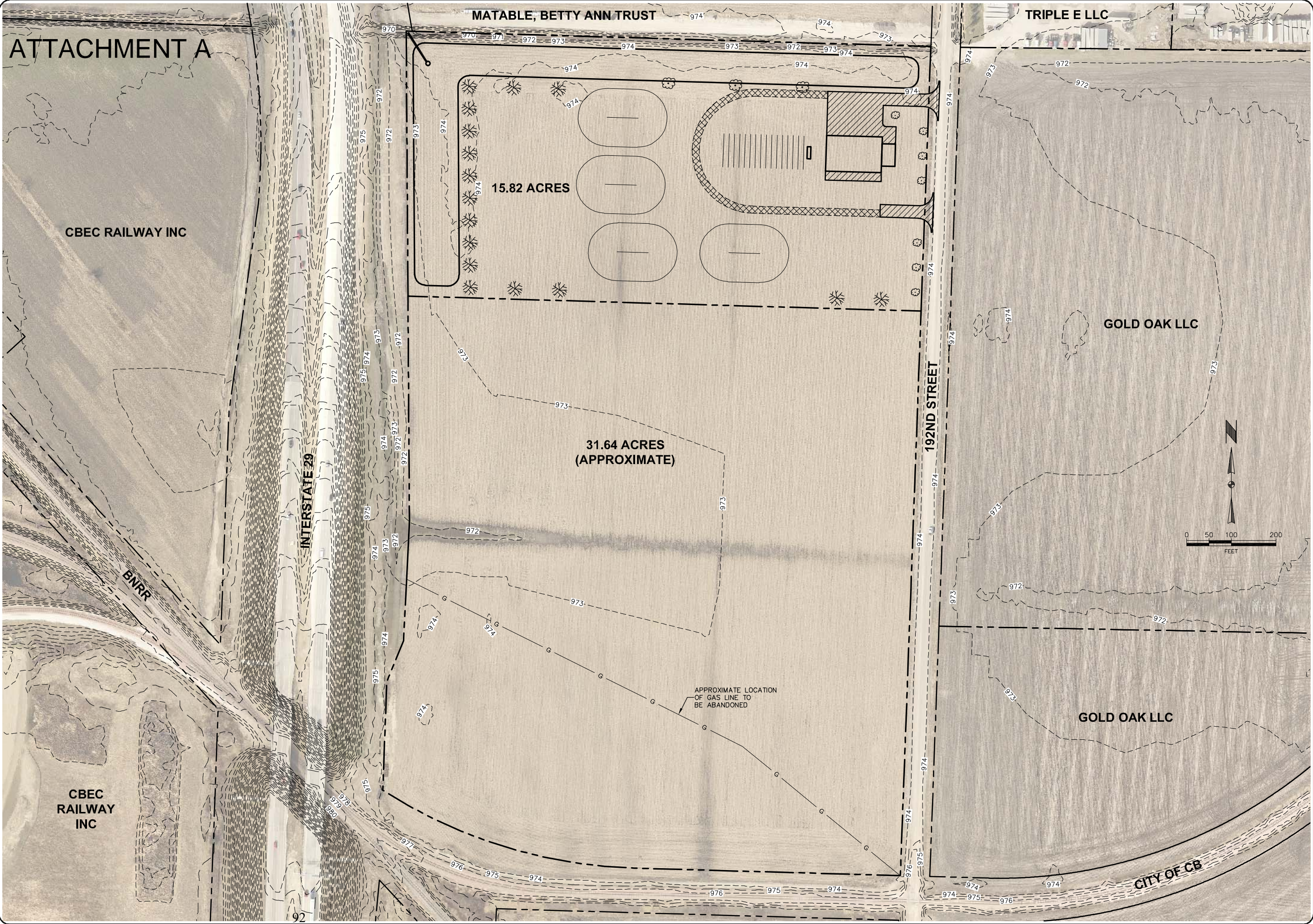
Christopher N. Gibbons, AICP
Planning Manager



Haley Weber
Planner

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ATTACHMENT A



This drawing is being made available by hgm associates inc. for use on this project in accordance with hgm associates inc. agreement for professional services. hgm associates inc. assumes no liability for any use of this drawing or any part thereof except in accordance with the terms of the above agreement.

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

BCL	drawn	date
SDR	designed	revision
SDR	approved	date
AUG. 17		

project 192ND ST. INDUSTRIAL DEVELOPMENT

client MORRIS EXCAVATING

sheet **CONCEPT EXHIBIT - 200 SCALE**

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INTERSTATE 29

I.E. OF CULVERT
UNDER I-29 = 967.87±

DETENTION
OUTLET

STORMWATER
OUTLET
STRUCTURE

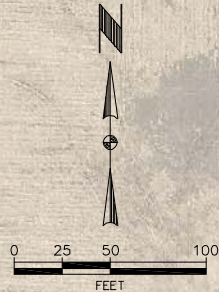
STORM WATER
DETENTION

15.82 ACRES
CURRENT ZONING A-2

100 YEAR FLOOD ELEVATION = APPROXIMATELY 975.5

LEGEND:

- PCC PAVEMENT
- ASPHALT SURFACE



TRUCK PARKING
(15 SPACES @ 12'x75')

SHOP
(10,000 S.F.)
FFE = 976.5

OFFICE
(1,500 S.F.)

192ND STREET

project 192ND ST. INDUSTRIAL DEVELOPMENT

client MORRIS EXCAVATING

sheet **CONCEPT EXHIBIT**

project no.
107517
sheet
2 OF 2

BCL	drawn	date
SDR	designed	
SDR	approved	
AUG. 17	date	

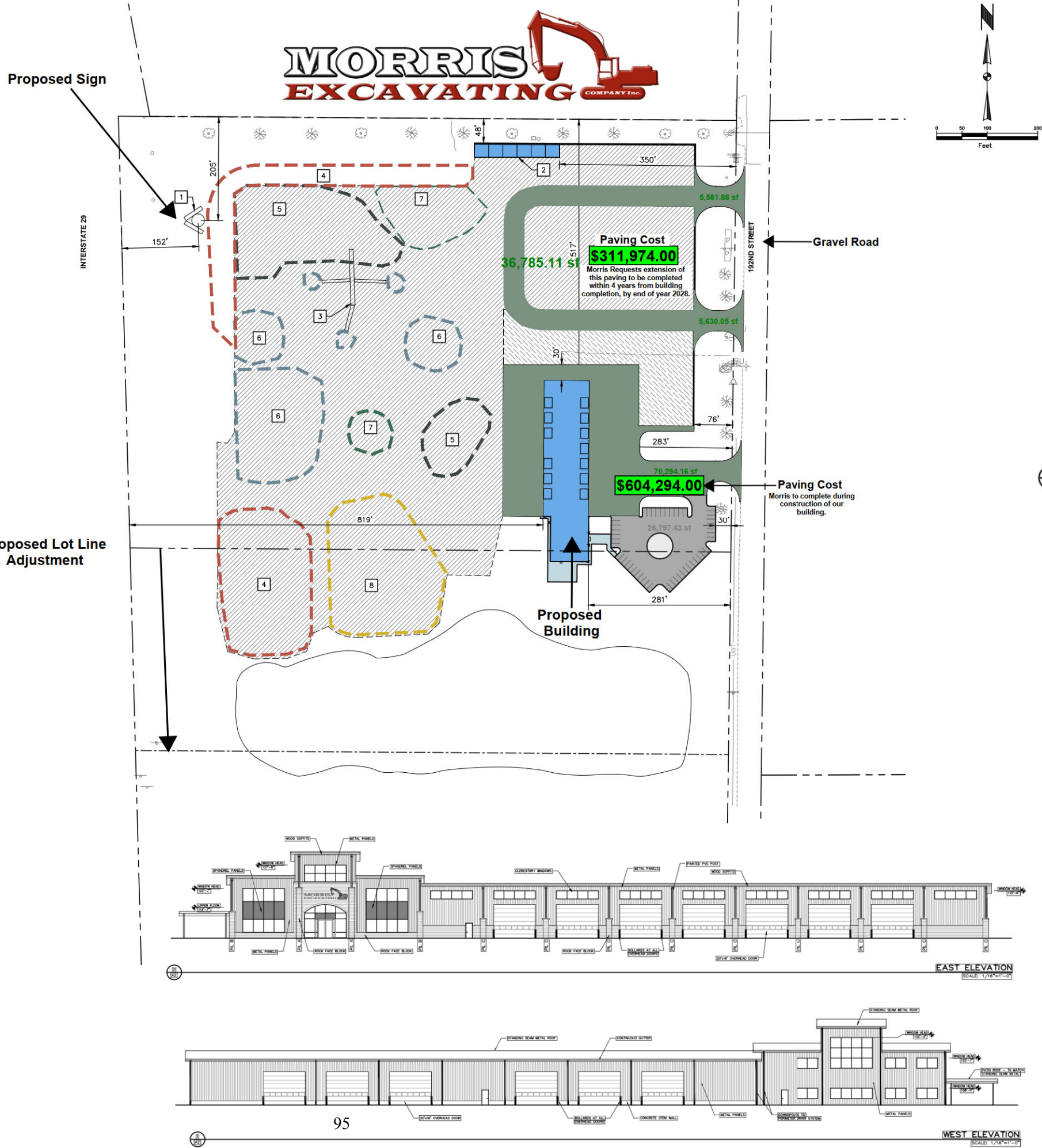
hgm
ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IA
PHONE: 712-323-0530

This drawing is being made available by hgm associates inc. for use on this project in accordance with hgm associates inc. agreement for professional services. It is to be used for the purpose of this drawing or any part thereof except in accordance with the terms of the above agreement.

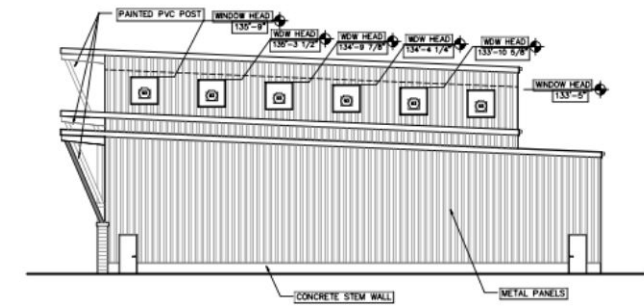
ATTACHMENT B

We are looking to modify our existing conditional use permit in order to include our building being built. Our building will be built further south of the existing operation. We are investing a substantial amount of money in our property with the building being over \$3.5 million, our outside pavement being over \$630,000 and storm sewer and retention pond/fountains, and landscaping being over \$1.1 million. This is a substantial amount of money for us to be investing in the property. More than we would already like to. We are requesting the pavement path for truck traffic on the north be able to be paved by the end of 2028 as this adds a substantial amount more to the outside paving. This property will look great when done and will be a major improvement compared to other properties in the area. We understand the City at their expense will provide sanitary sewer in the right-of-way (ROW).

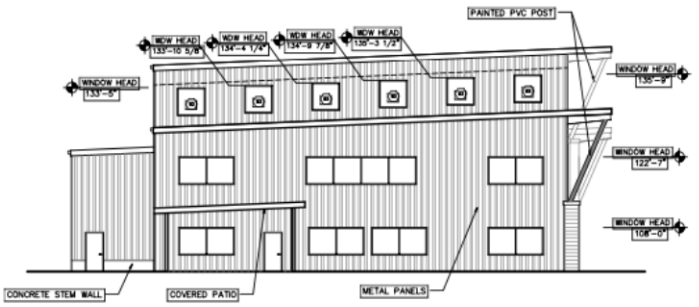
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DRAWN BY: TJS2, SAVE DATE: Dec 13, 2023 11:14 AM, DATE PLOTTED: 12/13/2023 11:51 AM, PLOT SCALE: 1:1



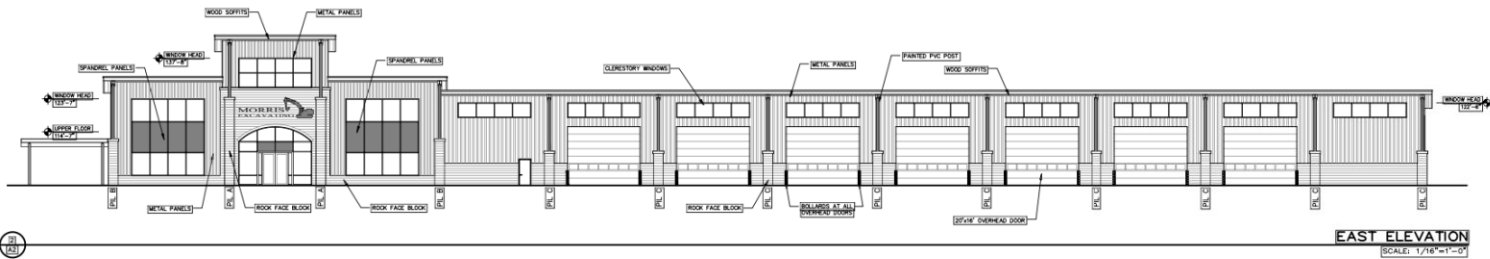
- LEGEND:
- 10" PCC PAVEMENT
 - 8" PCC PAVEMENT
 - 6" PCC PAVEMENT
 - 5" PCC PAVEMENT
 - GRAVEL SURFACING
 - 6" COMPACTED GRAVEL SURFACING
- SITE LAYOUT KEYED NOTES:
- 1 MONUMENT SIGN, SEE STRUCTURAL PLANS.
 - 2 MATERIAL STORAGE BINS, SEE ARCHITECTURAL PLANS.
 - 3 CONCRETE CRUSHING MECHANISM.
 - 4 (MATERIAL) STOCKPILE
 - 5 (MATERIAL) STOCKPILE
 - 6 (MATERIAL) STOCKPILE
 - 7 (MATERIAL) STOCKPILE
 - 8 (MATERIAL) STOCKPILE



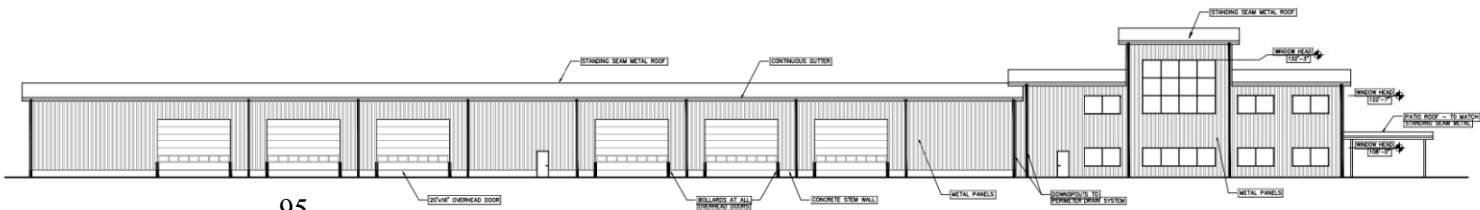
NORTH ELEVATION
SCALE: 1/16"=1'-0"



SOUTH ELEVATION
SCALE: 1/16"=1'-0"



EAST ELEVATION
SCALE: 1/16"=1'-0"



WEST ELEVATION
SCALE: 1/16"=1'-0"

CONSTRUCTION DOCUMENT PACKAGE

2729 Kraft Lane Heritage Hills
Missouri Valley, Iowa 51555
Phone and Fax 402-934-1907

EMSWILER ARCHITECTURE.

Morris Excavating

New Building

13038 - 192nd Street
Council Bluffs, Iowa

December 13, 2023

CIVIL SITE PLAN

C3.0

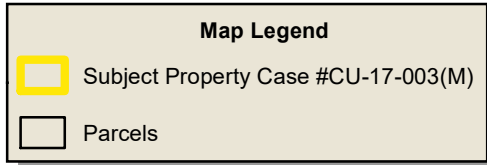
NOT FOR CONSTRUCTION

hgm project no. 109422

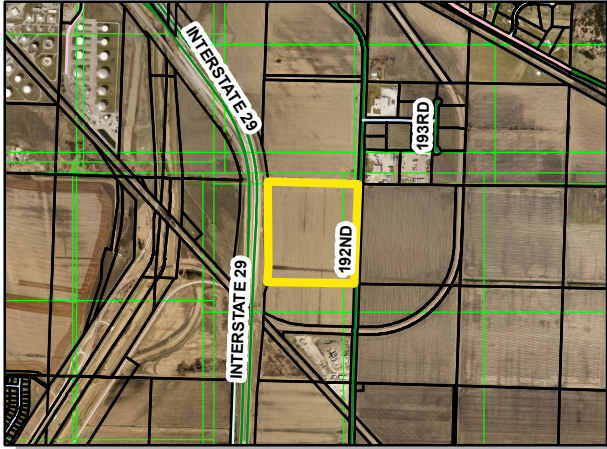
hgm
ASSOCIATES INC.

640 FIFTH AVENUE COUNCIL BLUFFS, IA
PHONE: 712-323-0530

CITY OF COUNCIL BLUFFS - ZONING BOARD OF ADJUSTMENT LOCATION/ZONING MAP CASE # CU-17-003(M)



0 225 450
1 inch = 2,500 feet



Note: Subject property is highlighted in yellow.



Last Amended: 1/26/24



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

DISCLAIMER

This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly denies any and all responsibilities for errors, if any, in the information contained on this map of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.

