



**ZONING BOARD OF ADJUSTMENTS
AGENDA**

**Tuesday, March 19, 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-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

A. 2023 Zoning Board of Adjustment Annual Report

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-17-003(M)

Submitted by: Christopher N.

CASE #CU-17-003(M)

Council Action: 3/19/2024

Gibbons, AICP, Planning & Code

Compliance 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

3/13/2024

TO: Zoning Board of Adjustment
FROM: Community Development Department

DATE: ~~February 20, 2024~~ March 19, 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

NOTE: The subject request was originally scheduled for public hearing by the Zoning Board of Adjustment on February 20, 2024. At the request of the applicant, the public hearing was tabled to the March 19, 2024 meeting to allow modifications to be made to the proposed site plan. New information has been underlined throughout the staff report. Information that is no longer applicable has been struck through. The updated site plan is included as Attachment 'E.' The modifications made to the originally proposed site plan are summarized below:

- The 'horseshoe' drive has been removed. The applicant is now proposing to install additional pavement in the area originally shown as 'compacted gravel.' The northerly most drive is proposed to be an 'entrance only' for customers looking to access the staffed material bins shown along the northerly property line. After obtaining material from the bins, customers would then drive towards a proposed payment kiosk that would be located just north of the building and exit the site from the middle driveway onto 192nd Street. The applicant proposes to demarcate said circulation path with a barrier and directional signage.*
- The landscaped berm along portions of the northerly and westerly property line has been extended further down the westerly property line to enhance screening of the material stockpiles.*

- *The applicant has proposed a revised landscaped plan to include 47 conifer trees along the top of the landscape berm; 38 conifer trees along 192nd Street; and 5 conifer trees along the west side of the stormwater detention pond.*

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 around and adjacent to the proposed building and entrance and exit approaches ~~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 ‘E’).
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 and customized pavement standards for the salvage operation in an industrial/agricultural area of the City, ~~and extended timeframe to pave~~ requires the approval of the Board.

The proposed updated site plan, included as Attachment ‘C E,’ 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, an extended earthen berm along the westerly property line and landscaping, and notes the pavement types to be utilized in different areas of the property. ~~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.~~ As a part of this request, the applicant is asking the Board to consider customized pavement standards specific to the salvage yard use and industrial nature of the property and surrounding area that take into account the daily use of large, heavy equipment and vehicles circulating the site. The parking lot and area around the building is proposed to be hard surface paved with concrete during building construction, which is proposed to begin this year. The applicant is also proposing to hard surface pave the entry and exit approaches to the site. The remaining areas primarily utilized for truck, equipment, and vehicular routes are proposed to 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
- Attachment E: Updated Site Plan

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) – Approximate 15.82 acre area originally approved with Case #CU-17-003 shown in red



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 ‘E’); 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 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). If the proposed building is not constructed by December 31, 2028, the hard-surface pavement originally approved with Case #CU-17-003 and hard-surface paved approaches shall be installed by June 30, 2029.

- C. All unpaved circulation paths to be utilized by the general public shall be demarcated with a barrier and directional signage. The applicant shall coordinate with the Public Works Department on installation of track out control measures to reduce tracking of gravel onto 192nd Street. All track out control measures shall be noted on the site plan prior to issuance of a building permit for the proposed building.
- D. 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).
- E. 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).
- F. 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).
- G. 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.
- H. The hours of operation for the crushing activity shall be limited to Monday through Friday from 7:00 AM to 5:00 PM.
- I. 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.

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.

A revised landscaping plan was submitted and is included on Page L1.0 of Attachment 'E,' and includes the following landscape plantings:

1. Forty-seven (47) conifer trees planted along the top of the extended landscaped berm located along the westerly half of the northerly property line and extends down the majority of the westerly property line;
2. Thirty-eight (38) conifer trees planted along the easterly property line along 192nd Street; and
3. Five (5) conifer trees planted along the westerly side of the detention pond.

The Community Development Department recommends that the all conifer trees be planted and the landscape berm be extended, as shown on the submitted landscaping plan within six (6) months of approval. 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 and shall be evenly distributed, as shown on the submitted landscaping 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 or the earliest available planting season.

- 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 through a combination of perimeter landscaping, on-site water tanks, and sprinklers. Material piles and gravel truck and vehicular routes should be sprayed as much as needed to prevent dust from leaving the site. 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. Forty-seven (47) conifer trees planted along the top of the extended landscaped berm located along the westerly half of the northerly property line and extends down the majority of the westerly property line;*
- b. Thirty-eight (38) conifer trees planted along the easterly property line along 192nd Street; and*
- c. Five (5) conifer trees planted along the westerly side of the detention pond.*

All conifer trees shall be planted and the landscape berm be extended, as shown on the submitted landscaping plan within six (6) months of approval. 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 and shall be evenly distributed, as shown on the submitted landscaping plan.

- ~~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 or the earliest available planting season.

~~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 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. If the proposed building is not constructed by December 31, 2028, the hard-surface pavement originally approved with Case #CU-17-003 and hard-surface paved approaches shall be installed by June 30, 2029.

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 immediate plans to run sanitary sewer down 192nd Street. 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; the means of on-site waste removal shall be determined by the availability of infrastructure along 192nd Street at the time of building permit application. 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). If the proposed building is not constructed by December 31, 2028, the hard-surface pavement originally approved with Case #CU-17-003 and hard-surface paved approaches*

shall be installed by June 30, 2029. All unpaved drives to be utilized by the general public shall be demarcated with a barrier and directional signage. The applicant shall coordinate with the Public Works Department on installation of track out control measures to reduce tracking of gravel onto 192nd Street. All track out control measures shall be noted on the site plan prior to issuance of a building permit for the proposed building.

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 through a combination of perimeter landscaping, on-site water tanks, and sprinklers. Material piles and gravel truck and vehicular routes should be sprayed as much as needed to prevent dust from leaving the 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.*

7. 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. Forty-seven (47) conifer trees planted along the top of the extended landscaped berm located along the westerly half of the northerly property line and extends down the majority of the westerly property line;*
- b. Thirty-eight (38) conifer trees planted along the easterly property line along 192nd Street; and*
- c. Five (5) conifer trees planted along the westerly side of the detention pond.*

All conifer trees shall be planted and the landscape berm be extended, as shown on the submitted landscaping plan within six (6) months of approval. 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 and shall be evenly distributed, as shown on the submitted landscaping plan.

- ~~d) 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;~~
- ~~e) 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;~~
- ~~f) 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 or the earliest available planting season.

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.

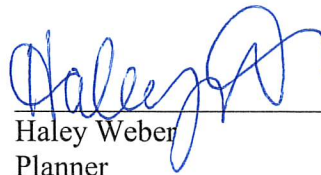
1. The applicant shall secure all necessary permits and licenses for the operation of the conditional use and shall comply with all applicable Federal, State and local codes.
2. The applicant shall comply with all applicable Fire and Building Code(s) requirements.
3. All structures on the subject property 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. If the proposed building is not constructed by December 31, 2028, the hard-surface pavement originally approved with Case #CU-17-003 and hard-surface paved approaches shall be installed by June 30, 2029.

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, as shown on the submitted landscaping plan. ~~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 or the earliest available planting season.
12. All unpaved drives to be utilized by the general public shall be demarcated with a barrier and directional signage. The applicant shall coordinate with the Public Works Department on installation of track out control measures to reduce tracking of gravel onto 192nd Street. All track out control measures shall be noted on the site plan prior to issuance of a building permit for the proposed building.
13. No material stockpiles shall be located between the building and easterly property line.
14. Dust and other bi-products shall be minimized at all times through a combination of perimeter landscaping, on-site water tanks, and sprinklers. Material piles and gravel truck and vehicular routes should be sprayed as much as needed to prevent dust from leaving the site.
15. The conditional use permit shall be subject to an annual review of conditions by the Zoning Board of Adjustment.

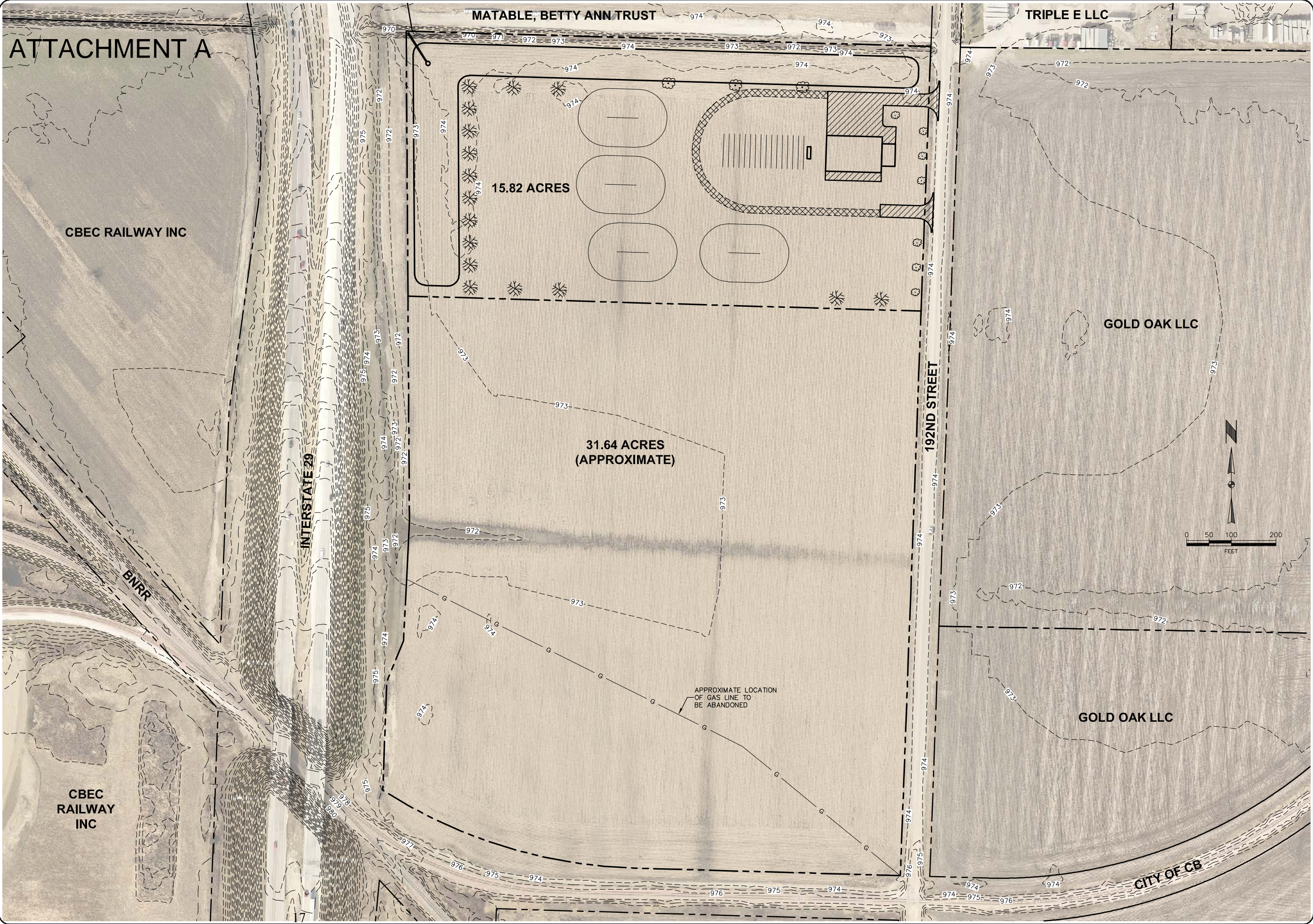


Christopher N. Gibbons, AICP
Planning Manager



Haley Weber
Planner

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

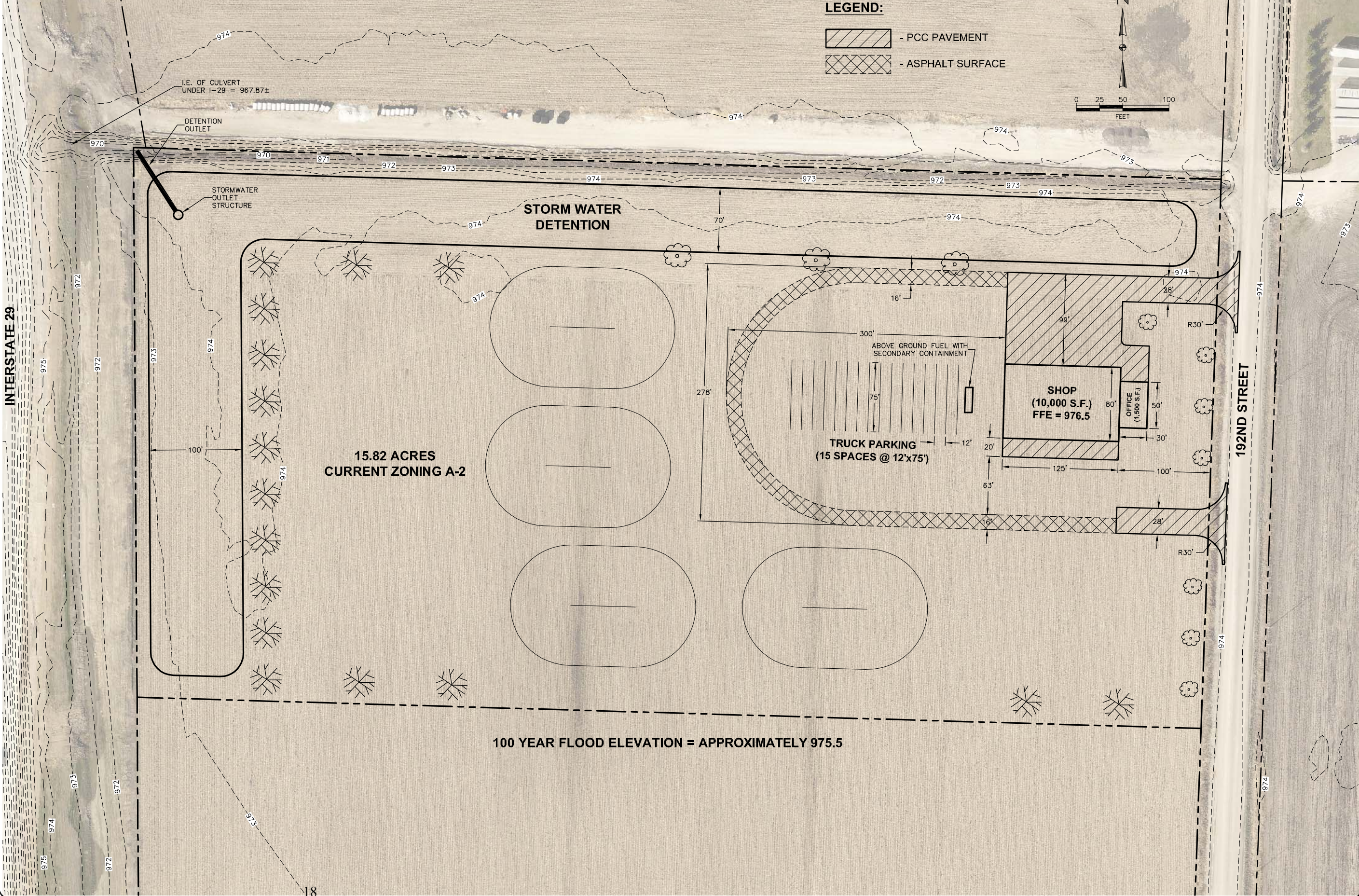
192ND ST. INDUSTRIAL DEVELOPMENT

project 107517

client MORRIS EXCAVATING

sheet **CONCEPT EXHIBIT - 200 SCALE**

INTERSTATE 29



project 192ND ST. INDUSTRIAL DEVELOPMENT

client MORRIS EXCAVATING

sheet **CONCEPT EXHIBIT**

project no.
107517
sheet
2 OF 2

BCL
drawn
SDR
designed
SDR
approved
AUG. 17
date

revision
date

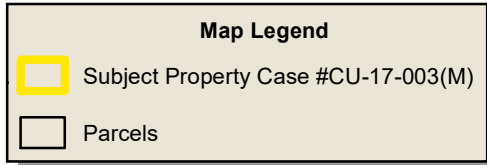
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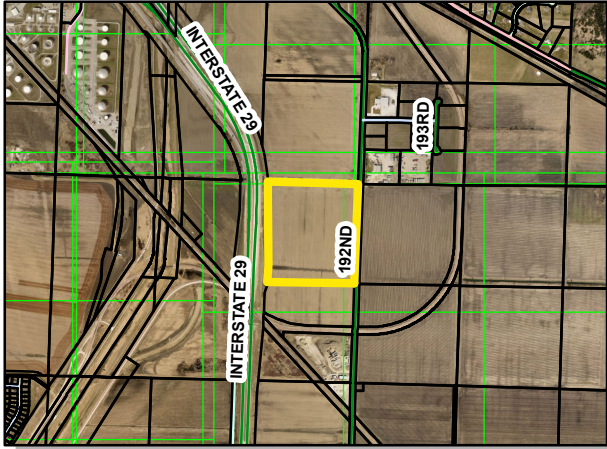
ATTACHMENT B

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).

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.



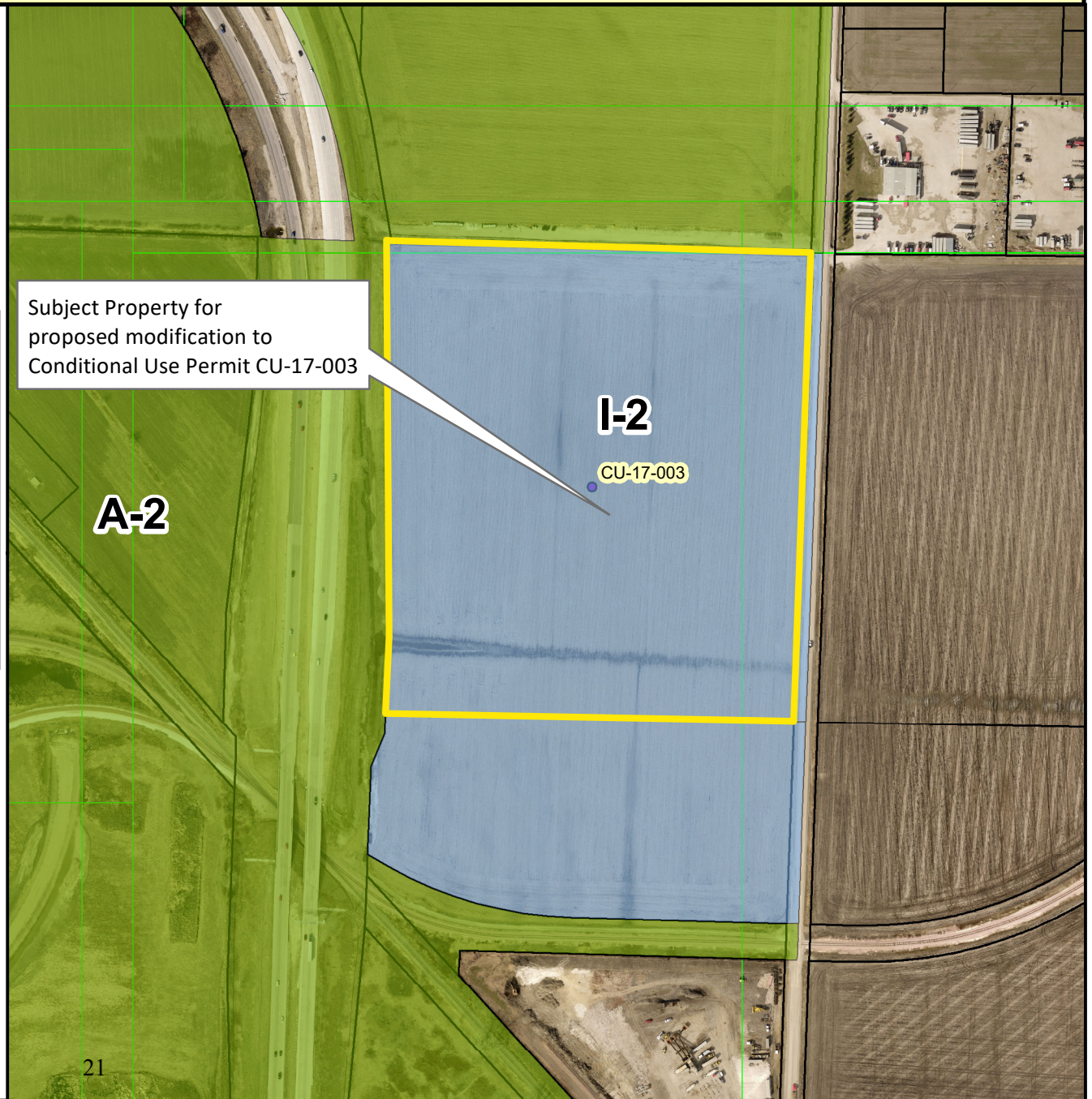
Last Amended: 1/26/24



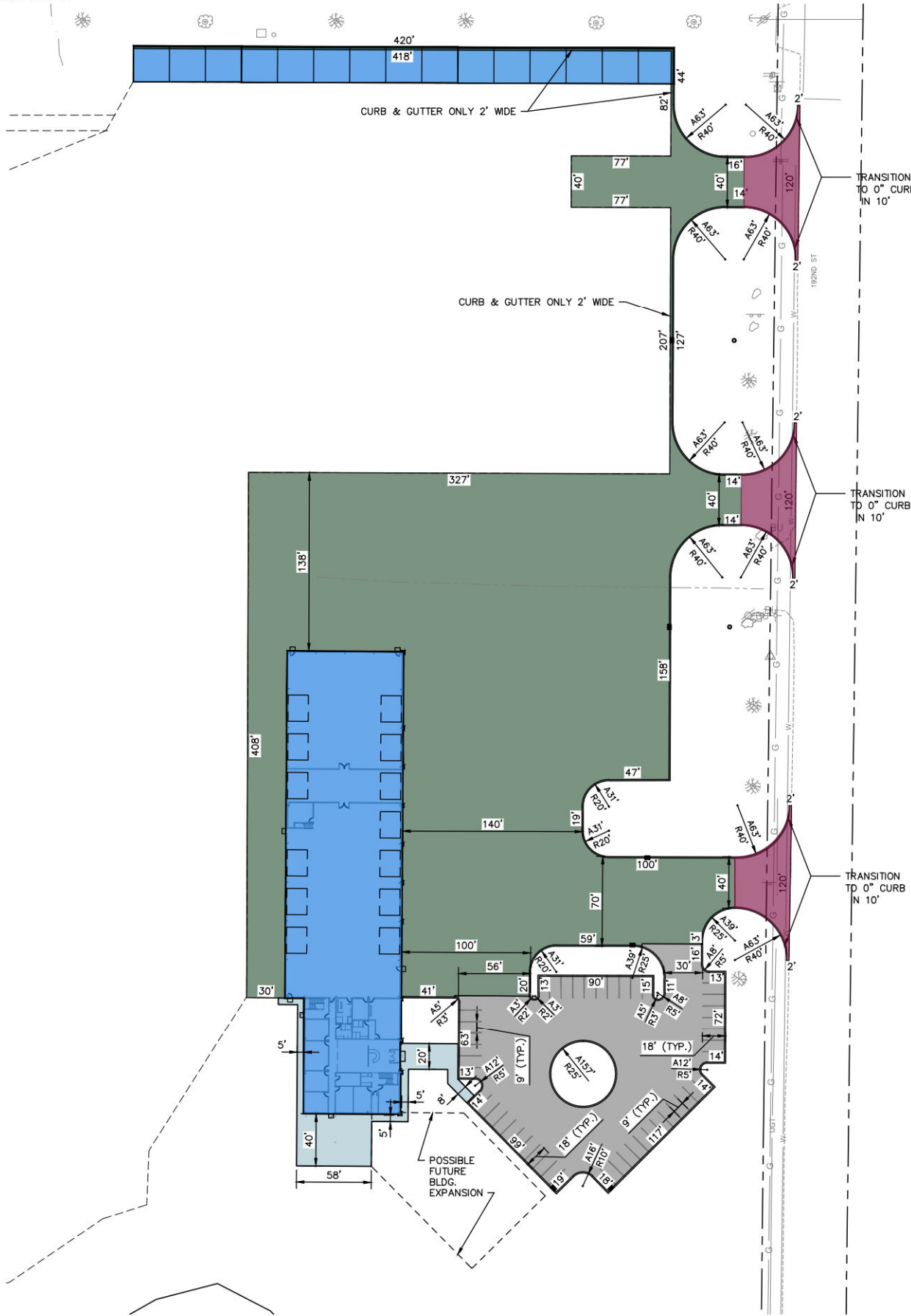
Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

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.



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DRAWN BY: TJS2, SAVE DATE: Feb 20, 2024 2:06 PM, DATE PLOTTED: 2/20/2024 2:21 PM, PLOT SCALE: 1:1



- LEGEND:
- 10" PCC PAVEMENT
 - 8" PCC PAVEMENT
 - 6" PCC PAVEMENT
 - 5" PCC PAVEMENT

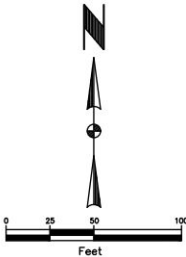
JOINTING NOTES:

- ALL NEW PAVEMENT ABUTTING EXISTING PAVEMENTS SHALL HAVE AN EXPANSION (E) JOINT.
- ALL PAVEMENT ABUTTING THE BUILDING, TRASH ENCLOSURE, STRUCTURAL FOOTING, OR STRUCTURAL BASE SHALL HAVE AN EXPANSION (E) JOINT UNLESS OTHERWISE NOTED.

PAVEMENT CONSTRUCTION NOTES:

- PAVEMENT SUBGRADE SHALL BE PREPARED AND COMPACTED IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) CURRENT EDITION, STANDARDS, AND AS AMENDED BY THE CITY OF COUNCIL BLUFFS PUBLIC WORKS SUPPLEMENTAL SPECIFICATIONS.
- EXTERIOR CONCRETE PAVEMENT: SUBGRADE PREPARATION INCLUDES THE ADJUSTMENT OF THE SUBGRADE UNDER ALL AREAS TO BE SURFACED INCLUDING DRIVEWAYS, INTERSECTIONS, AND THE AREA 24 INCHES BEYOND THE LONGITUDINAL EDGES OF THE PAVEMENT OR THE BACKS OF CURBS FOR PROPER PLACING OF THE PAVEMENT SLAB. THE CONTRACTOR SHALL SCARIFY AND RE-COMPACT THE SUBGRADE TO A DEPTH OF ONE FOOT. THE TOP 8" OF SUBGRADE SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH THE MOST CURRENT EDITION OF ASTM D698 (STANDARD) WITH MOISTURE LIMITS OF 0% TO +3% OF OPTIMUM.
- CONCRETE MIX SHALL BE PER CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS.
- ALL INTEGRAL CURBS SHALL BE 6" STANDARD CURB IN ACCORDANCE WITH SUDAS STANDARD DETAIL PV-102, UNLESS OTHERWISE SHOWN ON PLANS.
- A WATER-REDUCING ADMIXTURE, COMPLIANT WITH IOWA DOT SECTION 4103, SHALL BE ADDED TO ALL HAND-PLACED AND FINISHED CONCRETE.
- PAVING WIDTHS SHALL BE AS SHOWN ON PLANS. ALL DIMENSIONS ARE TO THE BACK OF CURB.
- A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS.
- THE CONTRACTOR SHALL CONSTRUCT, WITH THE OBSERVERS' ASSURANCE OF CONFORMITY, ADA COMPLIANT CURB RAMP AT ALL INTERSECTION RETURNS WHERE NEW SIDEWALK IS CONSTRUCTED, AS WELL AS WHERE EXISTING SIDEWALK HAS BEEN REMOVED. ALL ADA COMPLIANT CURB RAMP SHALL CONFORM TO SUDAS SECTION 7030, AND ANY ADDITIONS THERETO. DETECTIBLE WARNING PLACEMENT PANELS SHALL BE AS SPECIFIED IN THE CITY OF COUNCIL BLUFFS PUBLIC WORKS SUPPLEMENTAL SPECIFICATIONS, SECTION 7030.2.07.
- WITHIN ONE (1) HOUR THE CONCRETE PAVEMENT SHALL BE CURED USING A WHITE PIGMENTED LIQUID MEMBRANE-FORMING CURING COMPOUND THAT IS COMPLIANT WITH IOWA DOT SECTION 4105. APPLY LIQUID MEMBRANE-FORMING CURING COMPOUND AT A UNIFORM CONCENTRATION METHOD AND APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.
- CONTRACTION JOINTS SHALL BE CUT TO A MINIMUM OF 1/4 OF THE SLAB THICKNESS (1/5 OF THE THICKNESS FOR EARLY ENTRY SAW METHOD). JOINTS SHALL BE CUT AS SOON AS PRACTICAL AFTER THE CONCRETE HAS SET SUFFICIENTLY TO SUPPORT FOOT TRAFFIC AND MUST BE CUT BEFORE ANY SHRINKAGE CRACKS FORM. JOINTS SHALL BE SPACED NO MORE THAN 24 TIMES THE THICKNESS OF THE SLAB OR 12 1/2 FEET MAXIMUM. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE, WITH THE LENGTH TO WIDTH RATIO LIMITED TO 125 PERCENT. DOWEL BARS SHALL BE USED FOR LOAD TRANSFER ACROSS CONSTRUCTION JOINTS AND SHOULD BE CONSIDERED FOR CONTRACTION JOINTS SUBJECT TO HEAVY TRUCK TRAFFIC. JOINTS SHALL BE CAREFULLY PLANNED AND LAID OUT TO MEET INLETS, DRAINAGE STRUCTURES, REENTRANT CORNERS, AND RADIIUSES. JOINTS SHOULD BE PERPENDICULAR TO EDGES AND RADII AND SHOULD NOT FORM ANGLES LESS THAN 45 DEGREES OR OVER 225 DEGREES. ISOLATION JOINTS SHOULD BE PROVIDED AROUND ANY STRUCTURES.
- ALL JOINTS SHALL BE SEALED TO REDUCE MOISTURE INFILTRATION AND TO REDUCE THE ACCUMULATION OF NON-COMPRESSIBLE MATERIALS. JOINT SEALING SHOULD BE CONSIDERED AS A TWO PART PROCESS, SEALING OF THE EXPOSED SAWCUT FACE OF THE CONCRETE AND SEALING OF THE JOINT ITSELF. FOLLOWING SAWCUTTING AND CLEANING THE JOINTS WITH COMPRESSED AIR, A PENETRATING CONCRETE SEALER (SILANE, SILICATE, OR SILICONATE BASED) SHOULD BE SPRAY APPLIED TO THE JOINT EXTENDING OUTWARDS A MINIMUM OF 8 INCHES EITHER SIDE OF THE SAWCUT. FOLLOWING THE CURING OF THE SPRAY APPLIED SEALER, A HOT POUR JOINT SEALER CAN BE USED TO FILL THE SAWCUT. USE OF BACKER RODS IS NOT RECOMMENDED.
- EXTERIOR SIDEWALKS: THE UPPER 6 INCHES OF THE SUBGRADE SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AT A MOISTURE CONTENT BETWEEN -3 AND +4 PERCENT OF OPTIMUM (ASTM D698, STANDARD PROCTOR). SUBGRADE PREPARATION SHOULD EXTEND LATERALLY 6 INCHES BEYOND THE EDGE OF THE SIDEWALK.
- ALL INTERSECTIONS SHALL BE WARPED AS DIRECTED BY THE ENGINEER IN THE FIELD TO ENSURE POSITIVE DRAINAGE.
- THICKENED EDGES ARE REQUIRED AT LOCATIONS WHERE PROPOSED PAVING TIES INTO EXISTING PAVING. DOWELED JOINTS WILL BE REQUIRED AS IDENTIFIED IN IOWA SUDAS DETAIL PV-101.
- CURB DROPS TO ACCOMMODATE THE FUTURE CONSTRUCTION OF WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED AT ALL RADIUS RETURNS. NO SEPARATE PAYMENT SHALL BE MADE FOR DROP CURBS, BUT SAID WORK SHALL BE SUBSIDIARY TO THOSE ITEMS FOR WHICH PAYMENT IS MADE.
- ALL PAVEMENT REMOVALS SHALL BE SAWCUT. PAVEMENT REMOVED FOR UTILITY CONNECTIONS SHALL BE REMOVED AND REPLACED IN COMPLETE PANELS. PAVEMENT REMOVAL LIMITS MAY BE ADJUSTED IN THE FIELD TO MATCH EXISTING JOINTS.
- THE LONGITUDINAL SLOPE ON SIDEWALKS SHALL NOT EXCEED 4.8%. THE CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.0%.
- COLD WEATHER PROTECTION, IF REQUIRED PER SUDAS, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- APPLY CALCIUM INHIBITING JOINT SEALER TO ALL EXTERIOR SAWED PCC JOINTS AND ALL EXPOSED STAIR PCC SURFACES PER MANUFACTURER'S METHOD AND RATE.

PRE-APPROVED OPTIONS FOR JOINT SEALANT:
-PROTECTOSIL AQUATRETE 40
-BASF MASTER PROTECT 1000
-L&W AQUAPEL
- WATER SHALL NOT BE ADDED TO CONCRETE ON SITE. ALL WATER SHALL BE ADDED BY THE CONCRETE PLANT OPERATOR DURING INITIAL MIXING. ACCEPTABLE ADMIXTURES SHALL BE PER IDOT'S MAPLE AND/OR AS ACCEPTED BY THE ENGINEER.



NOT FOR CONSTRUCTION

hgm project no. 109422

hgm
ASSOCIATES INC.

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

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

February 16, 2024

PAVING PLAN

C3.1

FILENAME: S:\Blue_Team\Projects\109422_Morris Excavating\Drawings\109422-LANDSCAPE2.dwg
DRAWN BY: TJS2. SAVE DATE: Feb 19, 2024 12:20 PM. DATE PLOTTED: 2/20/2024 3:20 PM. PLOT SCALE: 1:1



1 LANDSCAPE PLAN
SCALE: 1" = 80'-0"



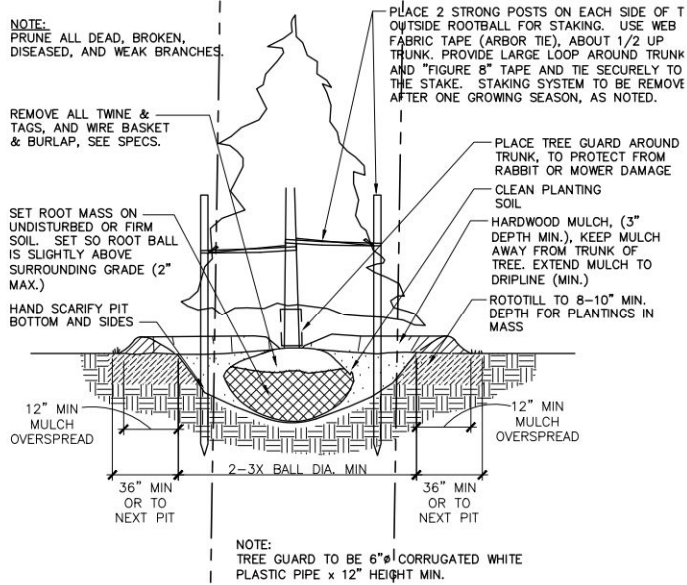
PLANTING NOTES:

1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
2. LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DAMAGE TO UTILITIES OR OTHER SITE IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO COST TO THE OWNER.
3. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.S.N.S.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C.
4. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO THE A.S.N.S. ALL SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. THE LOCATIONS OF PLANT MATERIAL IS CRITICAL AND SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS. STAKE LOCATION OF PLANT MATERIALS AND OBTAIN APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT PLANT TREES OR SHRUBS IN SWALE AREAS.
6. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
7. PROVIDE SHREDDED HARDWOOD MULCH IN ALL PLANT SAUCERS AND PLANTING BEDS TO A 4-INCH MINIMUM DEPTH. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING.
8. SEEDED AREAS TO HAVE EROSION CONTROL BLANKET, AS NOTED IN SPEC. SECTION 329200.
9. OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL TYPE, SIZE, AND/OR QUANTITY.
10. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E., ROOT BALL AND DROP INLET CONFLICT). ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
11. ALL DEMOLISHED AND/OR REMOVED ITEMS SHALL BE HAULED COMPLETELY AWAY FROM THE SITE BY THE CONTRACTOR.

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
CONIFER TREES					
CS	30	Picea pungens	Colorado Spruce	6' HGT.	B&B
WF	30	Abies concolor	White Fir	6' HGT.	B&B
NWS	30	Picea abies	Norway Spruce	6' HGT.	B&B

NOTE: PLANT NEW TREE IN GROUPS OF 3-6 TREES OF THE SAME SPECIES THROUGHOUT PLAN. ADJUST PLACEMENT OF TREES AROUND EXISTING TREES.



2 TREE PLANTING DETAIL
NO SCALE

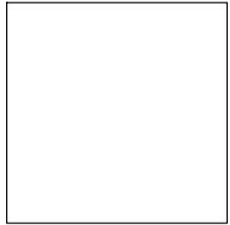
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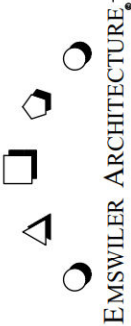
CONSTRUCTION
DOCUMENT
PACKAGE



PROFESSIONAL SEAL

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

ADDRESS



COMPANY LOGO

Morris
Excavating

New Building

13038 - 192nd Street
Council Bluffs, Iowa

February 16, 2024

LANDSCAPE
PLAN

L1.0

CLIENT

PROJECT

LOCATION

DATE

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SHEET