Program Overview

Completed by cbtowpro@gmail.com on 1/31/2022 2:59 PM

Case Id: 31153
Name: BJA Investments, LLC (1) - 2021
Address: 20356 Concord Loop

Program Overview

Please review the below information.

2022 APPLICATION FOR
URBAN REVITALIZATION
INCENTIVES

APPLICATION DEADLINE

This application, along with all required attachments, must be submitted to the City of Council Bluffs-Community Development Department by **February 1, 2022**.

Applications received after this date may not be processed and/or approved.

Urban Revitalization – Project Approval Process

Owners of property who have made improvements within a designation urban revitalization area must apply to receive tax exemption benefits. If an improvement project extends over several years, an application is required for each calendar year that improvements were completed. The following provides a general outline of the City's application and review procedures

1. Application

Applications for tax abatement must be made to the City by February 1st following completion of the improvements. Failure to submit by the February 1st deadline may result in an automatic denial of benefits. Upon approval, the City is required to submit this approval to the County Assessor by March 1st. *In addition, applications must be submitted in each calendar year that improvements are made.* All applications shall be made on forms prepared by the Community Development Department.

2. Fees

A processing fee shall be submitted with each annual project review application. The fee shall be equal to a base fee of $500.00 plus $15.00 per $100,000 in added valuation. However, the processing fee shall not exceed $1,500.00.

This fee must be submitted by check to Community Development by February 1st. Checks should be made out to Council Bluffs City Clerk.

3.Review Procedure

The following procedure will be utilized in reviewing applications:

- The applicant requests a preliminary conference with the Community Development Department to review and explain the application process. Applications along with all required data are due by February 1st to the Community Development Department.
- Complete the application fully; if any questions are left unanswered or required attachments are not submitted, an explanation must be included.
- Additionally, inaccurate information of a significant nature may disqualify the application from consideration.
- As part of the Community Development Department acceptance procedure additional information or data may be required.

4. The Community Development Department shall review the forms and data for completeness. If there is a deficiency, the Department will notify the applicant within seven (7) days. The application will not be processed until completed.

5. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

6. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the application for City Council consideration.

7. The City Council will by resolution accept or reject the application and improvements as conforming to all City codes and State law.

8. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Pottawattamie County Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

A. Applicant Information

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Case Id: 31153
Name: BJA Investments, LLC (1) - 2021
Address: 20356 Concord Loop

A. Applicant Information

Please provide the following information.

APPLICANT INFORMATION

A.1. Name of Business
BJA Investments, LLC

A.2. Mailing Address of Business
20356 Concord Loop Council Bluffs, IA 51503

A.3. Phone Number
(712) 308-2108

A.4. Status
P.O. (Property Owner)

CONTACT INFORMATION

A.5. First Name
Brad

A.6. Last Name
Arrowsmith

A.7. Title and Company name of Contact Person
Owner, BJA Investments, LLC

A.8. Phone Number
(712) 308-2108

A.9. Email Address
cbtowpro@gmail.com

PROPERTY INFORMATION

A.10. Name of company who will be occupying the building
Arrow Towing, Inc.

A.11. Address/Location of property
605 S 15th Street Council Bluffs, IA 51501

A.12. Legal description
EVERETTS ADD LTS 1 THRU 4 BLK 27

A.13. Parcel Number (can be found at PottCo.org)
754435264010

A.14. Present zoning district (call 712-890-5350 if unsure)
I2

B. Project Information

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Case Id: 31153
Name: BJA Investments, LLC (1) - 2021
Address: 20356 Concord Loop

B. Project Information

Please provide the following information.

B.1. Present assessed valuation of property: (can be found at PottCo.org)

Total
$513,300.00

Land
$65,300.00

Dwelling
$0.00

Other Building
$448,000.00

B.2. Project narrative
Arrow Towing is one of the largest towing companies in the country and is headquartered in Council Bluffs. The current project included an office expansion and remodel, addition of employee break room, addition of enclosed climate controlled customer area, remodel of the shop interior, and creation of additional storage. Includes new flooring, LED lighting, HVAC, fire suppression, plumbing, security alarm, painting, framing, drywall, acoustical suppression. The office expansion allows for two additional positions to be hired (additional Dispatcher and an Operations Manager) as well as ability to better serve the public.

B.3. Total project investment (cumulative)
$119,147

B.4. Total project investment (previous calendar year only)
$119,147

B.5. Construction start date
04/05/2021

B.6. Construction completion date
10/29/2021

B.7. Exemption schedule
100% exemption for three years

B.8. Will any persons, including families, business concerns or others be displaced as a result of the improvements made for this project?

No

C. Cost Report

Completed by cbtowpro@gmail.com on 1/31/2022 3:00 PM

Case Id: 31153
Name: BJA Investments, LLC (1) - 2021
Address: 20356 Concord Loop

C. Cost Report

Please provide the following information.

C.1. Type of building or improvement and use
Office expansion and remodel: Manage incoming calls from CBPD, ISP, and CB citizens for all towing and recovery requests. Manage the impound lot (on Arrow Towing-owned property) and all vehicle releases for CBPD.
Employee break room: Allows employees a safe, separate area to take a break from the drain of a 24-7-365 business environment.
Enclosed climate controlled customer area: Customers have a place to wait when they come in to claim their vehicles that are being held in the impound lot; some are simple parking violations, some are family members claiming property as a result of a fatality.
Remodel of the shop interior and creation of additional storage: Goal is to store as much as possible inside the shop and to keep the outside of the facility well groomed and landscaped.

C.2. Basic building or improvement construction
Demolition of existing walls, flooring, ceilings; addition of framing, drywall, fire suppression, HVAC, plumbing, alarm system, LED lighting, painting, acoustical suppression.

C.3. Estimate the percentage of completion as of January 1, 2022
100.00 %

C.4. Builder's Cost Breakdown

ACTIVITIES	AMOUNT
EXCAVATING AND GRADING	$0.00
CONCRETE (foundation/walks/ drive)	$0.00
FRAMING MATERIAL	$41,173.00
FRAMING LABOR	$20,241.00
ROOFING	$0.00
GLASS	$473.00
HEATING AND AIR CONDITIONING	$6,340.00
PLUMBING	$2,288.00
ELECTRICAL	$14,040.00
INSULATION	$998.00
DRY WALL	$0.00
CARPENTER (labor/lumber/hardware)	$4,643.00
PAINTING AND DECORATING	$12,085.00
FLOORING	$10,730.00
LANDSCAPING	$0.00
ARCHITECT	$1,900.00
SURVEY	$0.00

BUILDING PERMITS	$1,080.00
INSURANCE	$0.00
CONSTRUCTION LOAN FEE AND INTEREST	$0.00
OVERHEAD AND PROFIT	$0.00
MISCELLANEOUS	$3,156.00
FIXTURES AND EQUIPMENT	$0.00
TOTAL BUILDING COST	$119,147.00

C.5. Please re-enter the Total Building Cost from above to verify cost
$119,147.00

C.6. Does the above building cost represent cost to date or total project cost when completed?
Project is completed - total cost to date as project is completed

C.7. Purchase price of land (if applicable)
$0.00

C.8. Total (Land + Building Cost)
$119,147.00

C.9. Total Application Fee:
$515.00

☑ **I, the undersigned, representing ownership on the above property, herewith certify that the above statement of amounts and actual value of said property is true and correct, and represents total cost and investment by all parties involved.**

Signature
Brad Arrowsmith
Electronically signed by cbtowpro@gmail.com on 1/31/2022 2:57 PM

Official Use Only

$1.19

$1.00

D. Required Documents

Completed by cbtowpro@gmail.com on 1/31/2022 2:58 PM

Case Id: 31153
Name: BJA Investments, LLC (1) - 2021
Address: 20356 Concord Loop

Please upload the required documentation.

Please provide the following information.

Documentation

☑ **Blueprints** ***Required**
Blue Prints for Remodel from Andersen.pdf

☑ **Plot Plan** ***Required**
2014 Site Plans from Andersen.pdf

☑ **Copy of building permit** ***Required**
Building Permit from Andersen.pdf

☐ **Copy of Certificate of Occupancy (Only Required upon completion of project)**
***No files uploaded*

☐ **Detailed List of Fixtures and Equipment**
***No files uploaded*

Submit

Completed by cbtowpro@gmail.com on 1/31/2022 3:01 PM

Case Id: 31153
Name: BJA Investments, LLC (1) - 2021
Address: 20356 Concord Loop

Submit the Application

Please review and attest to the following:

Total Application Fee:
$515.00

Please submit your application fee to:

City of Council Bluffs, Community Development
209 Pearl St
Council Bluffs, Iowa 51503.
Checks should be made out to Council Bluffs City Clerk.

This application, along with all required attachments and fees, must be submitted by February 1. Applications received after this date may not be processed and/or approved.

WAIVER TO ENTER PROPERTY

☑ **The applicant hereby authorizes the Community Development Department, the Assessor's Office and/or their representatives to enter the property described above for the purpose of verifying all claims and data related to the application. (Note: Failure to sign the authorization may prevent the processing of the application.)**

CERTIFICATIONS

☑ **I certify that all information, representations, or statements provided to the City of Council Bluffs, in connection with this application, are true and correct in all material respects.**

Title
Owner

Date
01/31/2022

Authorized Signature
Brad Arrowsmith
Electronically signed by cbtowpro@gmail.com on 1/31/2022 3:01 PM

Neighborly Software

City of Council Bluffs, IA

Permits and Inspection Division
209 Pearl Street
Council Bluffs, IA 51503
(712)890-5276

Application #: 2100278

Permit Type	Project Address
NON RESIDENTIAL ALTERATION	605 S 15TH ST

Contractor Information

ANDERSEN, MARK
3125 S 11TH ST
COUNCIL BLUFFS, IA 51501

Phone: 712-366-4129

Legal Description

EVERETTS ADD LTS 1 THRU 4 BLK 27

Owner Information	Tenant Information
B J A INVESTMENTS LLC 20356 CONCORD LOOP COUNCIL BLUFFS, IA 51503	
Architect Information	**Engineer Information**

Work Description

ADD 504 ADDITION TO OFFICE AND BREAKROOM

Building Statistics

Occupancy Group:	S-1	Construction Type:	VB
Finished Sq Ft:		Unfinished Sq Ft:	
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	
Zoning Code:	I-2	Building Valuation:	$89,200.00
Fire Sprinkler:			

Permit Information

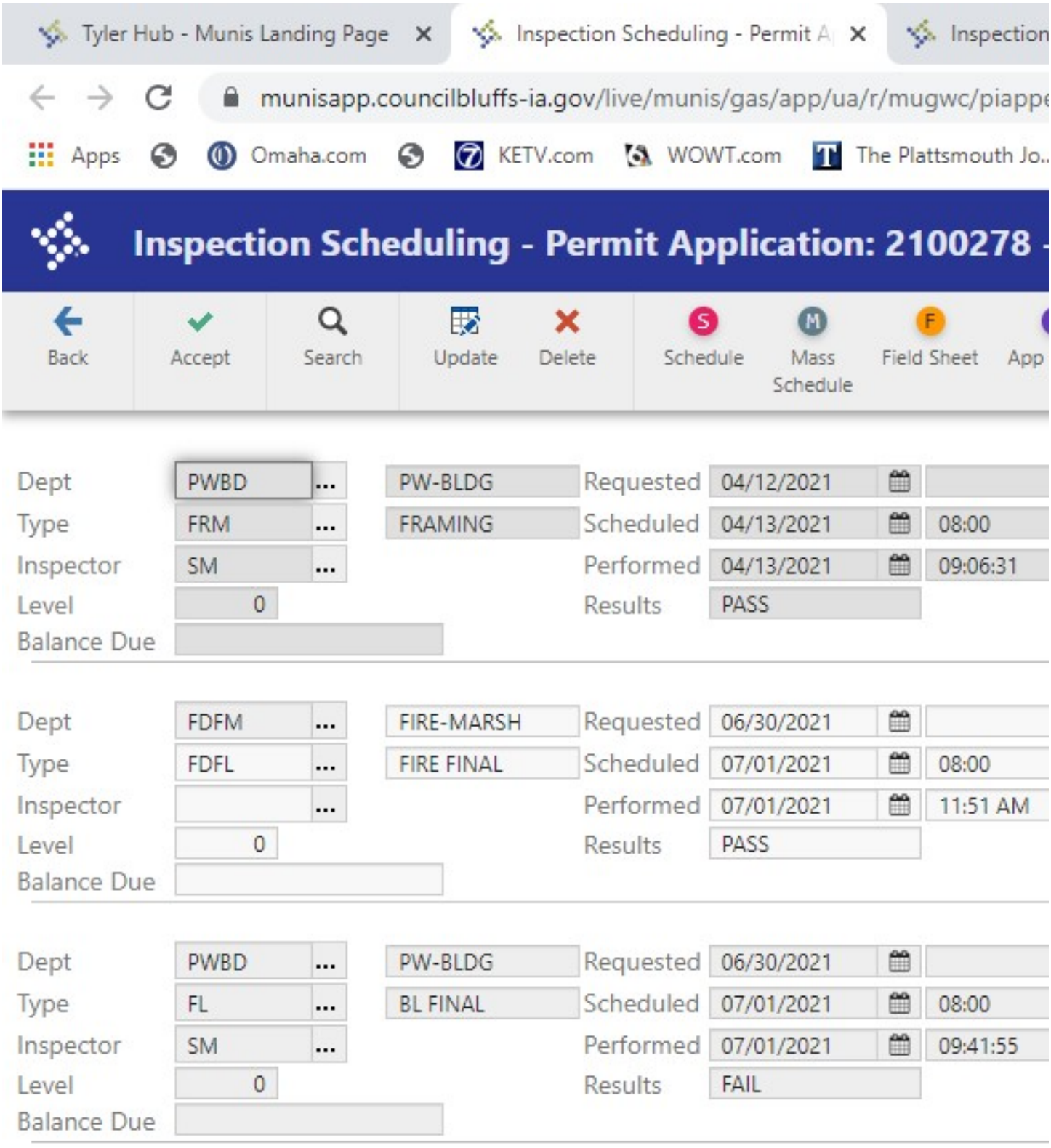
Applied Date:	02/17/2021	Permit Number:	2100716
Issue Date:	03/18/2021	Report Code:	437
		Total Fees:	$1,154.69

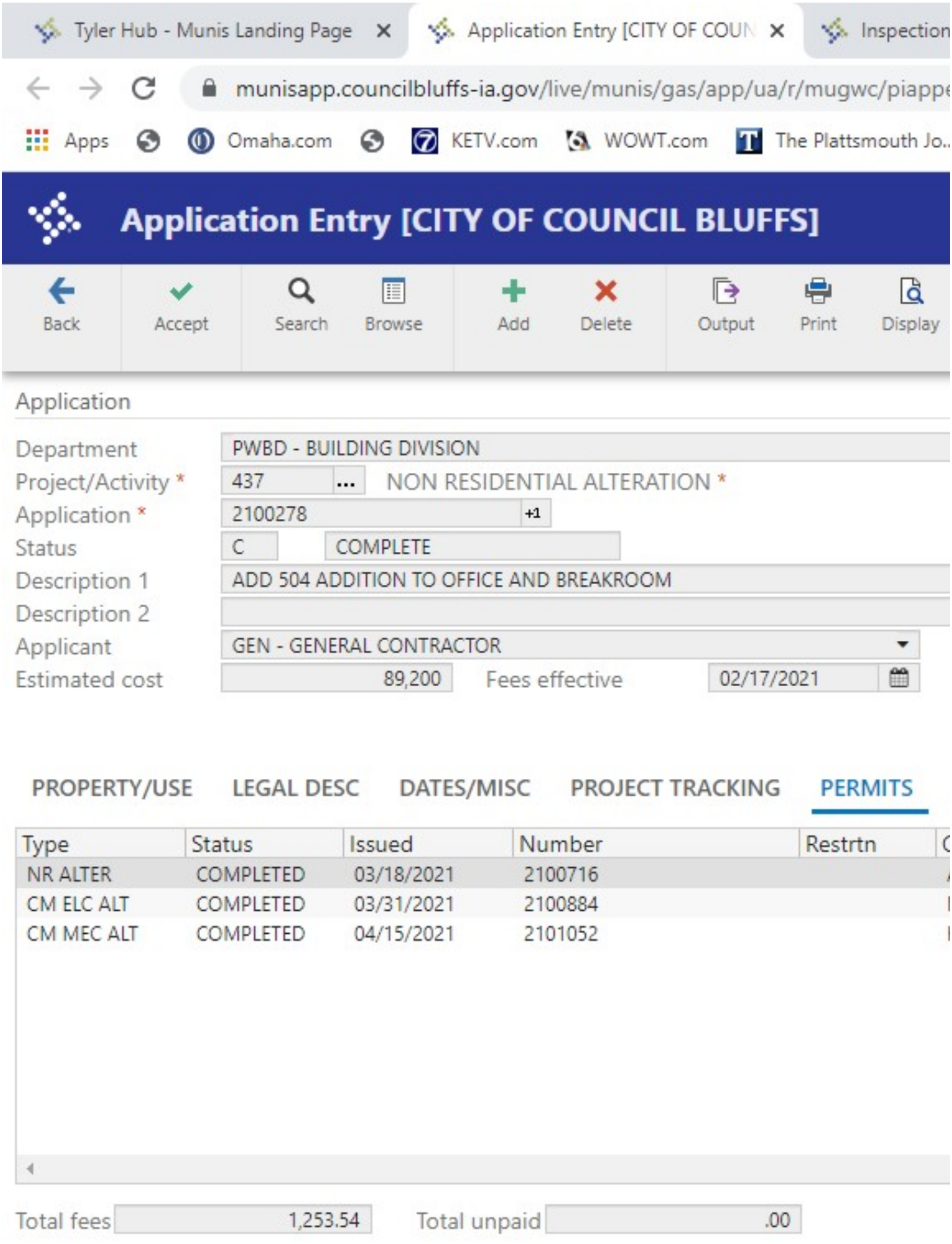
All work shall conform with the City of Council Bluffs construction codes as adopted and amended. Separate permits are required for building, electrical, mechanical, plumbing, right-of-way, sign and utility. A final inspection must be made by the City prior to the occupancy of any new structure. Please call at least 24 hours in advance for your inspections.

This permit becomes null & void if work or construction authorized is not commenced with 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not. The granting of permit does not presume to give authoritory to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Courtney Harter

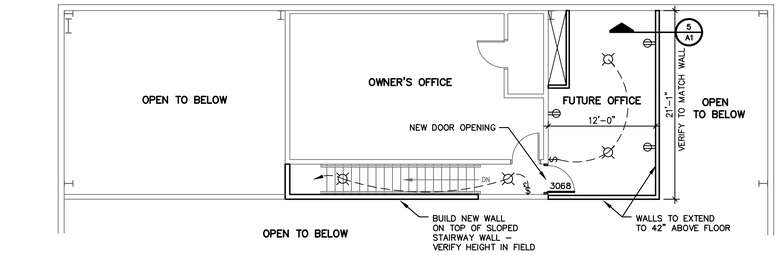
From: Alicia Myers
Sent: Wednesday, February 2, 2022 8:35 AM
To: Courtney Harter




Tyler Hub - Munis Landing Page
Application Entry [CITY OF COUN
Inspection
munisapp.councilbluffs-ia.gov/live/munis/gas/app/ua/r/mugwc/piappe
Apps
Omaha.com
KETV.com
WOWT.com
The Plattsmouth Jo..
Application Entry [CITY OF COUNCIL BLUFFS]
Back
Accept
Search
Browse
Add
Delete
Output
Print
Display
Application
Department
PWBD - BUILDING DIVISION
Project/Activity *
437
NON RESIDENTIAL ALTERATION *
Application *
2100278
+1
Status
C
COMPLETE
Description 1
ADD 504 ADDITION TO OFFICE AND BREAKROOM
Description 2
Applicant
GEN - GENERAL CONTRACTOR
Estimated cost
89,200
Fees effective
02/17/2021
PROPERTY/USE
LEGAL DESC
DATES/MISC
PROJECT TRACKING
PERMITS
Type
Status
Issued
Number
Restrtn
NR ALTER
COMPLETED
03/18/2021
2100716
CM ELC ALT
COMPLETED
03/31/2021
2100884
CM MEC ALT
COMPLETED
04/15/2021
2101052
Total fees
1,253.54
Total unpaid
.00

Thank you,

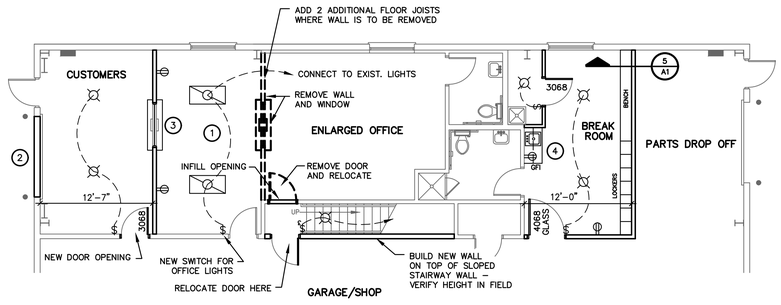
Alicia Myers
Permit Technician
City of Council Bluffs
Permits & Inspections
209 Pearl Street
Council Bluffs, IA 51503
Phone: (712) 890-5284
Fax: (712) 328-7007



NORTH 3 A1

MEZZANINE PLAN

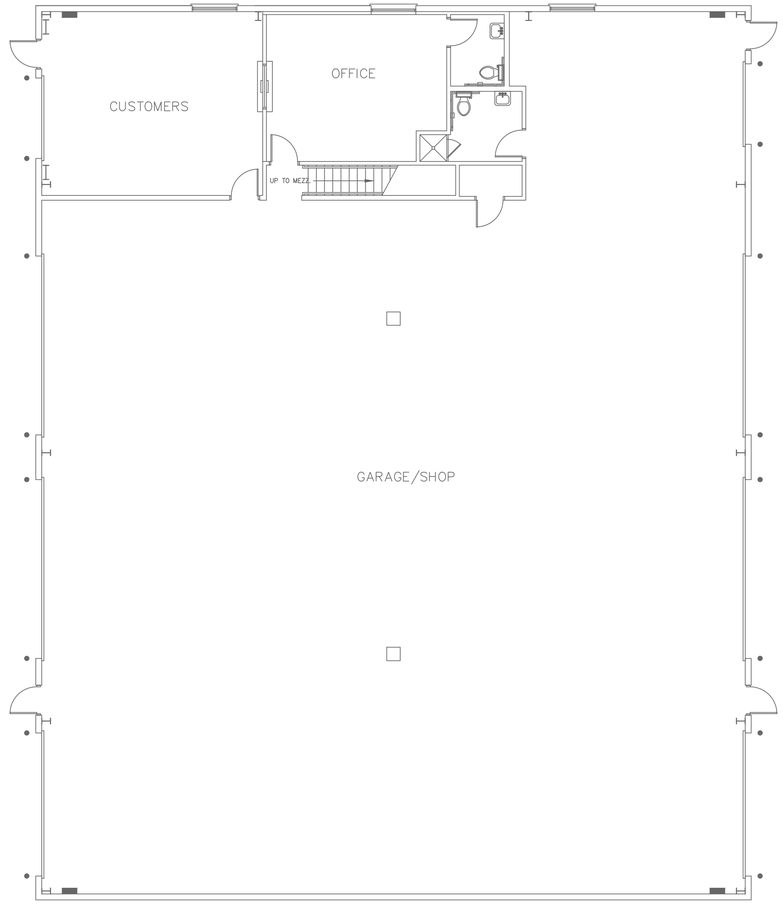
SCALE: 1/8"=1'-0"



NORTH 2 A1

MAIN LEVEL PLAN

SCALE: 1/8"=1'-0"



NORTH 1 A1

EXISTING FLOOR PLAN

SCALE: 1/8"=1'-0"

CONSTRUCTION ITEMS

1. EXTEND EXISTING ACOUSTICAL CEILING INTO EXPANDED OFFICE
2. INFILL OVERHEAD DOOR OPENING
3. RELOCATE CUSTOMER WINDOW TO THIS LOCATION
4. PROVIDE CABINET AND SINGLE BASIN SINK

ELECTRICAL NOTES

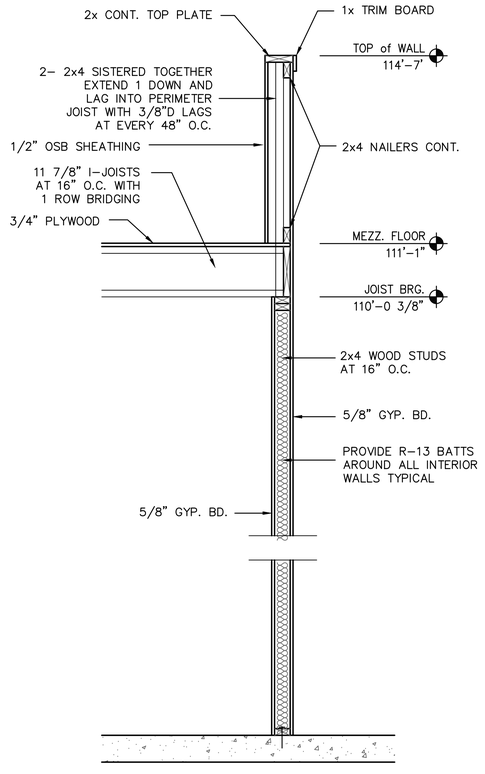
ALL NEW LIGHTS TO BE LED TYPE
CONNECT ALL NEW LIGHTS AND OUTLETS TO NEW CIRCUITS
REPLACE EXSITING OFFICE LIGHTS WITH NEW LED LIGHTS

HVAC NOTES

NO CHANGE

PLUMBING NOTES

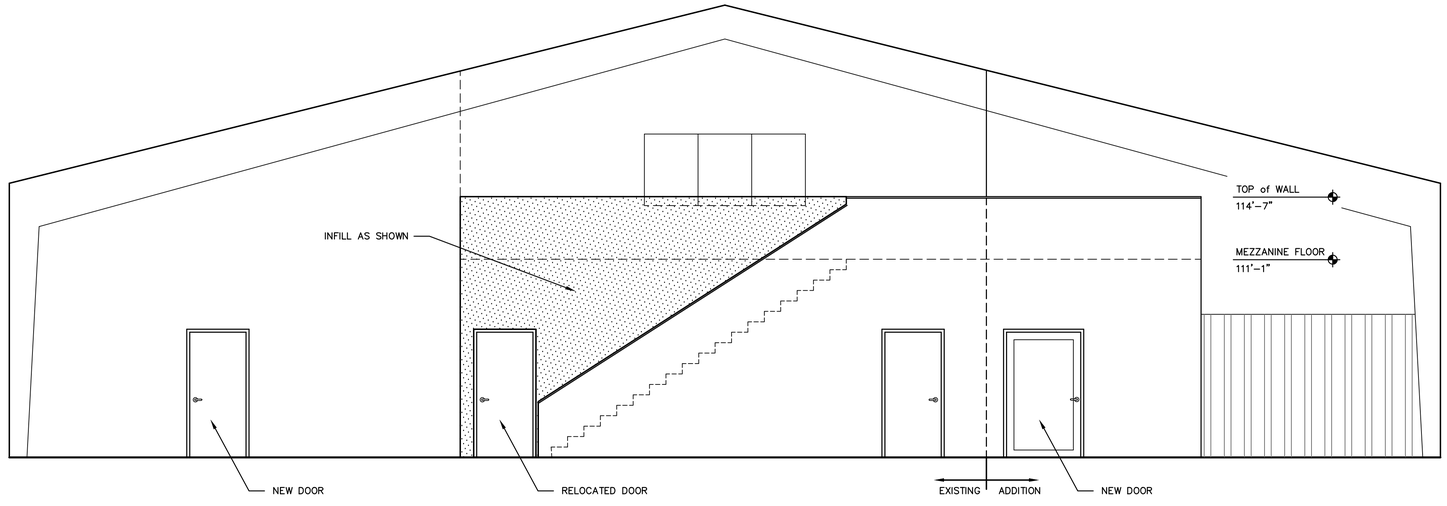
NO CHANGE



5 A1

SECTION THRU ADDITION

SCALE: 3/4"=1'-0"



4 A1

WEST ELEVATION

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

CONSTRUCTION DOCUMENT PACKAGE

RICK L. EMSWILER
STATE OF IOWA
REGISTRATION NO.
03626
PROFESSIONAL ARCHITECT

ARCHITECT
COORDINATING PROFESSIONAL

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 1-19-21

My license renewal date is June 30, 2022

Pages or sheets covered by this seal:

THIS SHEET

PROFESSIONAL SEAL

2729 Kraft Lane Heritage Hills
Missouri Valley, Iowa 51555
Phone and Fax 712-642-4657

ADDRESS

EMSWILER ARCHITECTURE

COMPANY LOGO

Arrow Towing
Vehicle Storage Building

CLIENT

Room Addition

PROJECT

6th Ave. and S. 15th St.
Council Bluffs, Iowa

LOCATION

January 19, 2021

DATE

ADDITION PLANS

CONTENTS

A1

SHEET

ARROW TOWING

VEHICLE STORAGE BUILDING - COUNCIL BLUFFS

SPECIFICATIONS

EXTERIOR MATERIALS:

EXTERIOR WINDOW: GERKIN, HOR. SLIDER W/ SCREENS, LOW-E INSULATING GLASS.

EXTERIOR STEEL DOORS: 18 GA. FACE STEEL, GALVANIZED, INSULATED – PAINT.

OVERHEAD DOORS: INSULATED DOOR WITH OPERATOR. R-7 (MIN.) 2" THICK, 24 GA. OVERHEAD DOORS 426 MODEL WITH LITES AS SHOWN.

OPERATORS: CHAIN DRIVE WITH BRAKE, 3/4 HP, CONTROL STATION MOUNTED AT EACH DOOR (INSIDE) and 2 REMOTE CONTROLS PER DOOR.

WALL PANELS (INT. and EXT.): 26 GA. GALVANIZED, COLOR TO BE SELECTED FROM STDS.

ROOFING: 24 GA. STANDING SEAM, SNAP SEAMED, COLOR TO BE SELECTED FROM STDS. PROVIDE 2 ROWS OF SNOW GUARD CONTINUOUS AT EACH SIDE. BY METAL BLDG. MFG.

PAINT (SPECIFIED AS DIAMOND VOGEL, SUBMIT OTHERS FOR APPROVAL)

EXTERIOR PAINT:
METAL – SPRAY OR ROLLER APPLICATION
PRIMER: VERS-ACRYL 200 ACRYLIC MAINTENANCE PRIMER – MDF 2.0 mils
EACH FINISH COAT: 2 COATS, PERMACRYL EXTERIOR ACRYLIC LATEX SEMI-GLOSS, MDF 1.8 mils

INTERIOR MATERIALS:

INTERIOR STEEL DOORS: 18 GA. HOLLOW METAL IN TYPES SHOWN.

INTERIOR HM FRAMES: 18 GA. FULLY WELDED IN CONFIGURATIONS SHOWN.

ACOUSTICAL CEILING GRID: GRID TO BE USG 15/16" DX/DXL WHITE, STANDARD MOLDING AT ALL EDGES – TYPICAL.

ACOUSTICAL CEILING (ACT-1): USG, OLYMPIA MICRO PERF., 24"x48"x3/4" TEGULAR. PROVIDE 5 EXTRA CEILING PANELS.

FRP PANELS: FIBER REINFORCED PANELS, 4'x8'x.090" THICK BONDED TO INSULATION AS NECESSARY FOR SPANS. PROVIDE 1/2" OSB BACKING IF FOR SOLID WALL. COVER ALL JOINTS WTH MFG'S RECOMMENDED MATERIAL.

GYPSUM BOARD: 5/8" SEE DETAILS.

VINYL BASE (VB-1) AT OFFICE AND RR'S: 4" VINYL BASE – BY JOHNSONITE, COLOR TO BE SELECTED.

RESTROOM ACCESSORIES: (TYPICAL PER RESTROOM)

L-SHAPED GRAB BAR: 42"x54"

GRAB BAR: 18" VERTICAL LOCATED AT END OF L-SHAPED GRAB BAR

TOILET PAPER HOLDER: BRADLEY 5084

PAPER TOWEL DISPENSER: BATTERY POWERED, BRADLEY 2496

MIRROR: 24"X36" FRAMELESS

UNDER LAV GUARD: ANTI-BACTERIAL, MOLDED WHITE PLASTIC

SOAP DISPENSER: BY OWNER

TRASH RECPETACLE: BY OWNER

PAINT (SPECIFIED AS DIAMOND VOGEL, SUBMIT OTHERS FOR APPROVAL)

INTERIOR PAINT:
METAL – ROLLER OR SPRAY APPLICATION
PRIMER: VERS-ACRYL 200 ACRYLIC MAINTENANCE PRIMER – MDF 2.0 mils
EACH FINISH COAT: 2 COATS, PERMACRYL INTERIOR LATEX ENAMEL, SEMI-GLOSS, MDF 1.8 mils

GYPSUM BOARD – ROLLER APPLICATION
PRIMER: PRO MAX INTERIOR PRIMER SEALER, MDF 1.5 mils
EACH FINISH COAT: 2 COATS, PERMACRYL INTERIOR LATEX ENAMEL, SEMI-GLOSS, MDF 1.8 mils

SPECIALTIES:

SECURITY WINDOW: 3/4" POLYCARBONITE GLASS IN 18 HM FRAME – 5 7/8" DEEP.
PASS THRU TRAY: ARMORTEX, ST. STEEL 16 GA., MODEL RMDT-1016 (10"x16")

FIRE EXTINGUISHERS: PROVIDE MP10, MULTI-PURPOSE DRY CHEMICAL EXTINGUISHER, 10LBS, UL RATED – 4A-606B:C

CABINET: ARCHITECTURAL SERIES, SOLID, SEMI-RECESSED, ALUMINUM.

NOTE: HARDWARE SUPPLIER TO VERIFY ALL SPECIFIED ITEMS FOR COMPATIBILITY AND ANTICIPATED USEAGE. CHANGES OR ALTERATIONS SHALL BE SUBMITTED FOR REVIEW.

HARDWARE SUPPLIER TO PROVIDE A KEYING MEETING WITH OWNERS AT APPROPRIATE TIME,

HARDWARE MANUFACTURERS:

	SPECIFIED	APPROVED
HINGES	STANLEY	HAGER, McKINNEY
LOCKS	STANLEY 7KC SERIES	SARGENT, RUSSWIN CORBIN, SCHLAGE AL SERIES
EXIT DEVICES	STANLEY	PRECISION, VON DUPRIN, SARGENT
CLOSERS	STANLEY	NORTON 7500H, LCN 4040 SARGENT 350 P10
FLAT GOODS, STOPS	ROCKWOOD	TRIMCO, IVES
	KICK PLATES	8"x30" LDW x .050 US32D
	WALLSTOP	#403 US32D
WEATHERSTRIPPING	HAGER	REESE, PEMKO
THRESHHOLDS	HAGER	

HARDWARE SETS:

SET NO. 1

3	EACH HINGES	FBB191 4 1/2 x 4 1/2 NRP	US630
1	EACH LOCKSET	7KC-15D-AB (ENTRY FUNCTION)	626
1	EACH CLOSER	D-455 SERIES	626
1	EACH HC THRESHHOLD		US32D
2	EACH KICK PLATES		
WEATHERSTRIPPING			

SET NO. 2

3	EACH HINGES	FBB179 4 1/2 x 4 1/2 NRP	US26D
1	EACH LOCK SET	7KC-15D-L (PRIVACY FUNCTION)	626
2	EACH KICK PLATES		
1	EACH WALL STOP		

SET NO. 3

3	EACH HINGES	FBB179 4 1/2 x 4 1/2 NRP	US26D
1	EACH LOCK SET	7KC-15D-R (CLASSROOM FUNCTION)	626
2	EACH KICK PLATES		
SMOKE SEALS			

SET NO. 4

3	EACH HINGES	FBB179 4 1/2 x 4 1/2 NRP	US26D
1	EACH LOCK SET	7KC-15D-N (PASSAGE FUNCTION)	626
2	EACH KICK PLATES		
SMOKE SEALS			

PROJECT DESCRIPTION

DESIGN CODE: 2006 INTERNATIONAL BUILDING CODE, LIFE SAFETY 2000
OCCUPANCY CLASSIFICATION: GROUP S1, GARAGE
TYPE OF CONSTRUCTION: TYPE "V-B"
SPRINKLER: NO
FIRE ALARM SYSTEM: NO
NUMBER OF FLOORS: 1 plus MEZZANINE
TOTAL AREA OF BUILDING: 8000 sf (Mezzanine 530 sf)

DRAWING INDEX

COVER SITE PLAN, SPECS, DRAWING INDEX
C1.0 EXISTING, DEMOLITION
C2.0 GRADING PLAN
C2.1 SPECIFICATIONS, DETAILS
C2.2 SPECIFICATIONS, DETAILS
C3.0 UTILITY PLAN
C4.0 PAVING PLAN
C5.0 SITE DETAILS
C6.0 LANDSCAPE PLAN
A1 FLOOR PLAN, DOOR SCHEDULE
A2 EXTERIOR ELEVATIONS, DETAILS
A3 BUILDING SECTION
S1 STRUCTURAL
M1 MECHANICAL FLOOR PLAN
M2 MECHANICAL DETAILS and SPECS
U1 ELECTRICAL SITE PLAN
E1 ELECTRICAL PLANS and SPECIFICATIONS

RICK L. EMSWILER
STATE OF IOWA
REGISTRATION NO.
03826
PROFESSIONAL ARCHITECT

ARCHITECT
COORDINATING PROFESSIONAL

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 Emswiler 11-14-14
RICK L. EMSWILER (date)

My license renewal date is December 31, 2015

Pages or sheets covered by this seal:

COVER, A SHEETS

CONSTRUCTION DOCUMENT PACKAGE

RICK L. EMSWILER
STATE OF IOWA
REGISTRATION NO.
03826
PROFESSIONAL ARCHITECT

PROFESSIONAL SEAL

2729 Kraft Lane Heritage Hills
Missouri Valley, Iowa 51555
Phone and Fax 712-642-4657

ADDRESS

EMSWILER ARCHITECTURE

COMPANY LOGO

Arrow Towing

CLIENT

Vehicle Storage

PROJECT

6th Ave. and S. 15th St.
Council Bluffs, Iowa

LOCATION

November 14, 2014

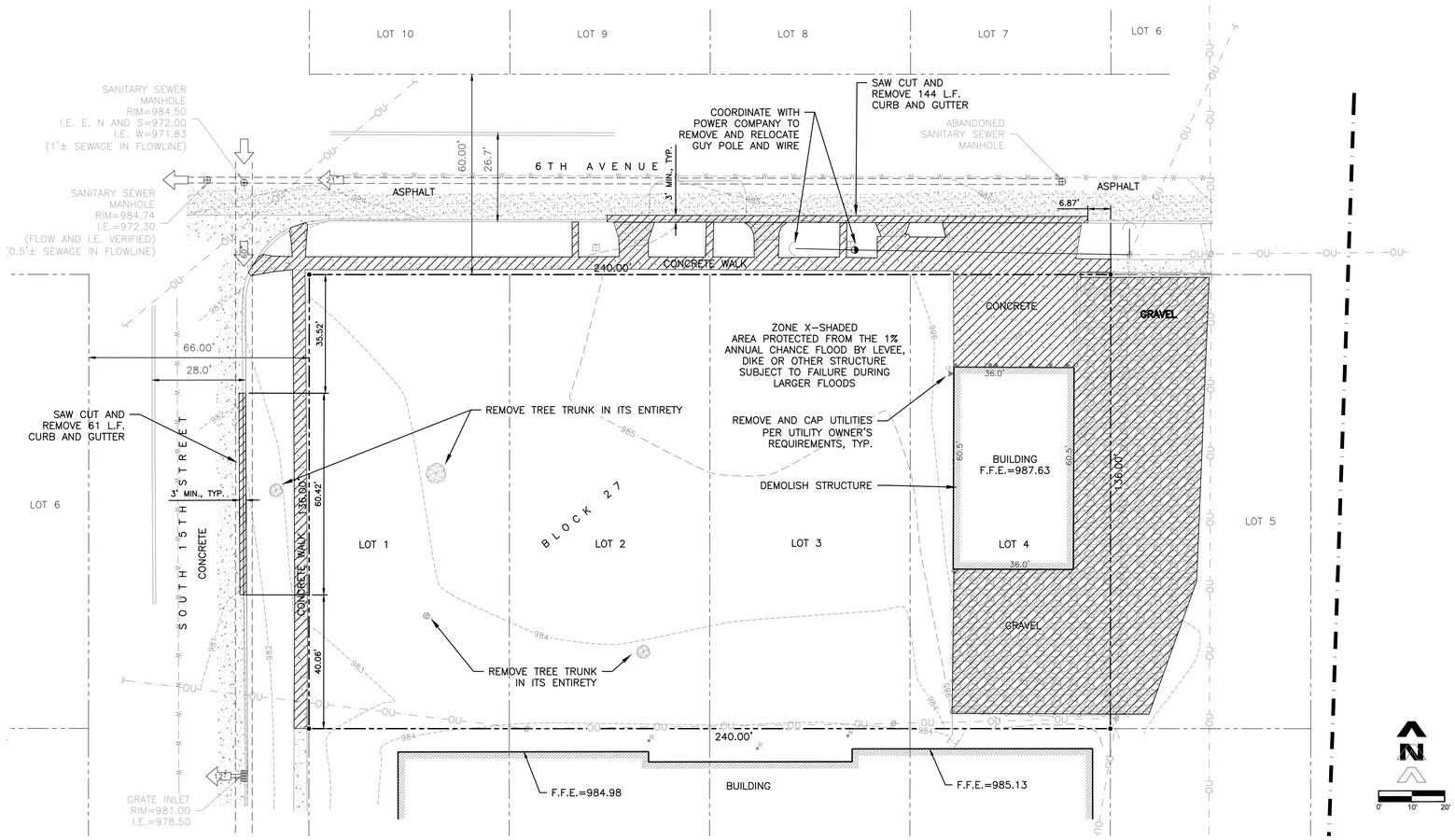
DATE

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GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL LIMIT REMOVAL AND DEMOLITION WORK TO THAT SPECIFICALLY CALLED FOR IN THE DOCUMENTS. ANY STRUCTURES TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OPERATIONS SHALL BE REPAIRED BACK TO THEIR ORIGINAL DESIGN AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYMENT OF ANY PERMITS FOR DEMOLITION AND WORK THAT PERTAIN TO THIS PROJECT.
3. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED AND PROPERLY DISPOSED OF FROM THE SITE AND BECOME THE PROPERTY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL EMPLOY DUST CONTROL MEASURES AS NECESSARY DEPENDENT ON WEATHER CONDITIONS.
5. THE CONTRACTOR SHALL IMPLEMENT EFFECTIVE MEASURES TO PREVENT MIGRATION OF SOIL BEYOND THE PROPERTY LINES SUCH AS BERMS, SWALES, SILT FENCES, ETC. WHETHER SHOWN ON PLANS OR NOT.
6. THE CONTRACTOR SHALL COMPLY WITH THE SWPPP REQUIREMENTS THAT PERTAIN TO THIS PROJECT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR EROSION CONTROL MEASURES DURING THE WORK AS REQUIRED.
7. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY, UTILITIES, AND STRUCTURES AS A RESULT OF THE CONSTRUCTION OPERATIONS AND SHALL REPAIR SAME AT NO COST TO THE OWNER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO PLACING THEIR BID. PLACEMENT OF A BID SHALL BE CONSIDERED EVIDENCE THAT THE BIDDER HAS VISITED THE SITE AND OBSERVED ACTUAL FIELD CONDITIONS RELATIVE TO PERFORMANCE OF THE WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE BUILDING ON SITE FOR ASBESTOS PRIOR TO DEMOLITION. IF ASBESTOS IS FOUND IN THE STRUCTURE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYMENT OF ANY FEES FOR ALL DEMOLITION, LEAD AND ASBESTOS REMOVAL PERMITS AND SHALL HANDLE AND DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.

SITE DEMOLITION NOTES

1. THE CONTRACTOR SHALL REMOVE ANY AND ALL EXISTING DEBRIS WHICH IS ENCOUNTERED FROM THE EXISTING BUILDING SITE. THIS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO, FOOTINGS, CONCRETE SLABS, CONDUITS, GRANULAR SUBGRADE, UTILITY SERVICES, AND/OR UNSUITABLE STRUCTURAL FILL MATERIAL AS DETERMINED BY THE OWNERS ENGINEER. THE COST FOR THESE REMOVALS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
2. REMOVE EXISTING TREES, BUSHES, STUMPS AND ROOTS IN THEIR ENTIRETY.
3. REMOVE EXISTING CONCRETE AND A.C.C. PAVEMENT IN ITS ENTIRETY. PROVIDE STRAIGHT CLEAN CUTS WHERE PAVEMENT REMOVAL ENDS BY SAWCUTTING FULL-DEPTH PAVEMENT. CONTRACTOR SHALL VERIFY THICKNESS OF ALL PAVEMENT BEFORE SUBMITTING A PROPOSAL FOR THIS WORK. WHERE REMOVAL ABUTS EXISTING FEATURES REMOVALS SHALL BE MADE BY SAWCUTTING AND/OR REMOVING TO THE NEAREST CONTROL JOINT.
4. REMOVE EXISTING LIGHT POLES WHERE SHOWN. REMOVAL SHALL INCLUDE ENTIRE DEPTH POLE BASES, CONDUIT AND WIRING.
5. CUT, CAP AND REMOVE ALL UTILITY SERVICES ON SITE PER UTILITY COMPANY REQUIREMENTS. COORDINATE TERMINATION WITH LOCAL SERVICE PROVIDER.
6. STREET BARRICADES SHALL CONFORM TO THE CITY OF COUNCIL BLUFFS STANDARDS.
7. REMOVE SIGNS WHERE SHOWN. REMOVAL SHALL INCLUDE ENTIRE DEPTH POLE BASES, CONDUIT AND WIRING.
8. DEMOLISH AND REMOVE EXISTING STRUCTURES INCLUDING FOUNDATIONS. ALL EXCAVATIONS RESULTING FROM REMOVALS SHALL BE BACKFILLED AND COMPACTED WITH APPROVED MATERIAL TO THE DENSITY AND MOISTURE REQUIREMENTS SPECIFIED.

IOWA ONE CALL 800-292-8989 Call 2 Working Days BEFORE YOU DIG

LEGEND

- PROPERTY CORNER FOUND
- STUMP
- POWER POLE
- GUY WIRE
- GUY POLE
- TELEPHONE PEDESTAL
- GAS METER
- AC — AIR CONDITIONER
- SEWER MANHOLE
- WATER VALVE
- BOLLARD
- IE — INVERT ELEVATION
- FFE — FINISHED FLOOR ELEVATION
- OU — OVERHEAD UTILITY LINE
- FLOOD DELINEATION LINE
- CHAIN LINK FENCE
- GATE
- R — ROOF DRAIN
- CO — SANITARY SEWER CLEANOUT
- 24" — PIPE SIZE AND DIRECTION OF FLOW

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.

Dean A. Jaeger

Date 11-14-2014 Reg. No. 15327
My registration expires December 31, 2015

Pages or sheets covered by this seal:
C1 Thru C5 (7 Sheets)

CONSTRUCTION DOCUMENT PACKAGE

REGISTERED PROFESSIONAL ENGINEER — DEAN A. JAEGER 15327 — IOWA

PROFESSIONAL SEAL

2729 Kraft Lane Heritage Hills
Missouri Valley, Iowa 51555
Phone and Fax 712-642-4657

ADDRESS

EMSWILER ARCHITECTURE

COMPANY LOGO

CLIENT: Arrow Towing

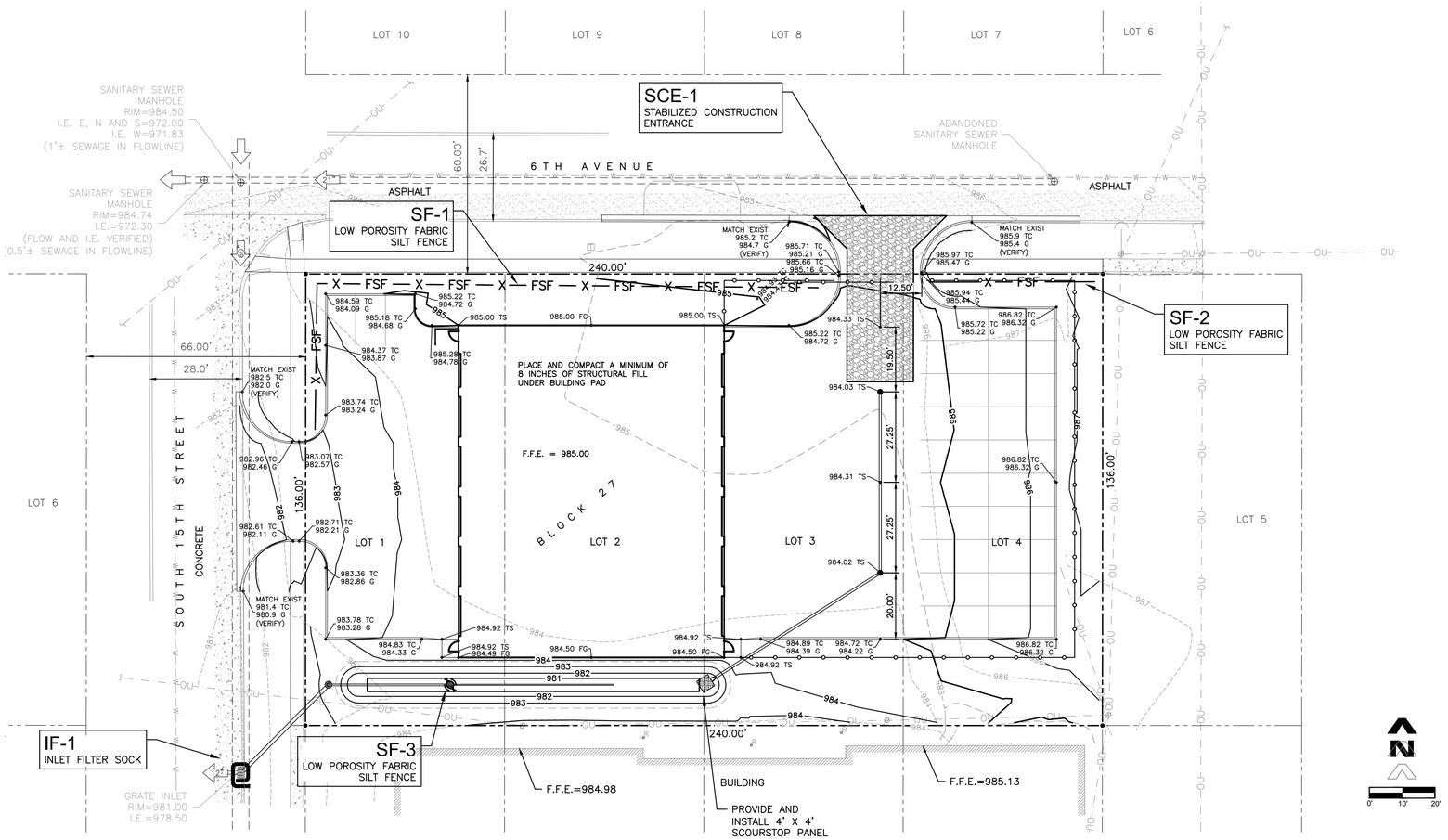
PROJECT: Vehicle Storage

LOCATION: 6th Ave. and S. 15th St. Council Bluffs, Iowa

DATE: November 14, 2014

CONTENTS: EXISTING TOPOGRAPHY AND DEMOLITION PLAN

SHEET: C1



GRADING NOTES

1. ALL FILL SOIL SHALL CONSISTS OF LEAN CLAY IN SILT SOIL WITH LIQUID LIMIT LESS THAN 43 AND PLASTICITY INDEX LESS THAN 23. FILL SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557, MODIFIED PROCTOR. MOISTURE CONTENTS OF THIS FILL AND BACKFILL SHALL NOT BE MORE THAN 1% BELOW OR 5% ABOVE THE OPTIMUM MOISTURE CONTENT.
2. FILL AND CUT AREAS SHALL BE STRIPPED OF ALL VEGETATION AND TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES. ADDITIONAL STRIPPING DEPTH MAY BE REQUIRED BY ENGINEER. STRIPPINGS SHALL BE STOCKPILED AS DETERMINED BY THE ENGINEER. STRIPPINGS SHALL BE REDISTRIBUTED AS TOPSOIL AFTER GRADING IN INDIVIDUAL FILL AREAS ARE COMPLETED. NO PAYMENT WILL BE MADE FOR STOCKPILED STRIPPINGS IN EXCESS OF THE PLAN QUANTITY.
3. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
4. FINAL ELEVATIONS SHOWN ARE TO FINISH SURFACES. VERIFY WITH PAVING PLAN THE DEPTH OF PAVING, DRIVES AND SIDEWALKS AFTER TOP SOIL PLACEMENT. GRADE AS REQUIRED TO ACHIEVE THE FINISH SURFACE ELEVATIONS AS SHOWN. GRADE SHALL GRADUALLY TAPER OVER SPOT ELEVATIONS IN A GENTLE SWEEPING CURVE (NO SHARP BREAK IN PLANE OF PAVING ALLOWED).
5. ELEVATIONS OF ALL UTILITY ITEMS WILL BE SET BY THE INDIVIDUAL UTILITY COMPANIES, UNLESS NOTED OTHERWISE.
6. MATCH EXISTING ELEVATIONS AT PROPERTY LINES OR STREET CURBS AS SHOWN WITHOUT SUDDEN BREAKS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STREETS AND EXISTING UTILITIES AND SHALL REPAIR ANY SUCH DAMAGE AT HIS OWN EXPENSE. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED THROUGH THE "ONE CALL" SYSTEM. CALL BEFORE YOU DIG! CALL THE UNDERGROUND HOTLINE FOR UTILITY LOCATIONS AT 1-800-292-8989, MONDAY THROUGH FRIDAY 7 A.M. TO 6 P.M.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE PROSECUTION OF WORK UNDER THIS CONTRACT.
9. A GRADING PERMIT WILL NOT BE REQUIRED AS THE DISTURBED AREA IS LESS THAN 1 ACRE.
10. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY.
11. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES.
12. AFTER CUT AND FILL IS COMPLETED SPREAD A MINIMUM OF 4 INCH THICK TOPSOIL LAYER IN AREAS TO BE LANDSCAPED.
13. CONTRACTOR SHALL PROVIDE WIND AND WATER EROSION CONTROL AS REQUIRED. CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SILT-LADEN RUNOFF FROM ENTERING STORM SEWER AND RUNNING ONTO ADJACENT PROPERTY. CONTRACTOR SHALL REMOVE MUD AND SILT FROM ADJACENT PUBLIC AND PRIVATE PROPERTY AND STREETS IMMEDIATELY AFTER ANY SPILLAGE. EROSION CONTROL SHALL BE MAINTAINED BY CONTRACTOR THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ALL EROSION CONTROL EFFORTS SHALL BE CONSIDERED SUBSIDIARY TO THE ITEMS FOR WHICH PAYMENT IS BEING MADE. THIS INCLUDES REMOVAL OF ACCUMULATED SEDIMENT FROM SILT FENCE AND SEDIMENT BASINS.
14. THE STABILIZED CONSTRUCTION ENTRANCE CAN BE RELOCATED TO ACCOMMODATE CONTRACTOR OPERATIONS.

LEGAL DESCRIPTION

LOTS 1 THROUGH 4, BLOCK 27, EVERETTS ADDITION, A SUBDIVISION IN POTTAWATTAMIE COUNTY, IOWA.

BENCHMARK

DESCRIPTION: THE RIM OF THE SANITARY SEWER MANHOLE IN THE CENTERLINE INTERSECTION OF 6TH AVENUE AND 15' EAST OF THE CENTERLINE OF 15TH STREET.

ELEVATION: 984.50 (NAVD 1988)

SPOT ELEVATION DESIGNATIONS

TC – TOP OF CURB

TS – TOP OF SLAB

G – GUTTER LINE

FG – FINISHED GRADE

IOWA ONE CALL 800-292-8989 Call 2 Working Days BEFORE YOU DIG

LEGEND

EXISTING CONTOUR

PROPOSED CONTOUR

X — FSF — FABRIC SILT FENCE

FABRIC SILT FENCE AROUND INLET

6' TALL CHAINLINK FENCE W/ OUTRIGGERS

SUMMARY OF EROSION CONTROL

SYMBOL/LABEL	DESCRIPTION
SF-1	SILT FENCE
SF-2	SILT FENCE
SF-3	SILT FENCE
IF-1	INLET FILTER SOCK
SCE-1	STABILIZED CONSTRUCTION ENTRANCE

CONTACT INFORMATION

DESIGNER	APPLICANT	INSPECTOR	CONTRACTOR
DEAN JAEGER THOMPSON, DREESSEN, & DORNER, INC. 10836 OLD MILL ROAD OMAHA, NE 68154 PHONE: (402) 330-8860 FAX: (402) 330-5866 EMAIL: DJAEGER@TD2CO.COM	BRAD ARROWSMITH COMPANY NAME COMPANY ADDRESS PHONE: FAX: EMAIL:	JOHN FISHER THOMPSON, DREESSEN, & DORNER, INC. 10836 OLD MILL ROAD OMAHA, NE 68154 PHONE: (402) 330-8860 FAX: (402) 330-5866 EMAIL: JFISHER@TD2CO.COM	UNKNOWN AT THIS TIME

CONSTRUCTION DOCUMENT PACKAGE

REGISTERED PROFESSIONAL ENGINEER
DEAN A. JAEGER
15327
O W A

PROFESSIONAL SEAL

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Missouri Valley, Iowa 51555
Phone and Fax 712-642-4657

ADDRESS

EMSWILER ARCHITECTURE

COMPANY LOGO

Arrow Towing

CLIENT

Vehicle Storage

PROJECT

6th Ave. and S. 15th St.
Council Bluffs, Iowa

LOCATION

November 14, 2014

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GRADING PLAN

CONTENTS

C2

SHEET