2020 APPLICATION FOR URBAN REVITALIZATION INCENTIVES

CASE # 20-URV-002

1. Applicant: Loffredo Fresh Produce Phone:515-285-7063
   Address: 4001 S.W. 63rd Street, Des Moines, IA 50321 *Status: P.O.
   Email address: bterhark@loffredo.com; brian@loffredo.com

   * Status (designate one): P.O. - Property Owner L.H. - Legal Option Holder
   C.P. - Contract Purchaser A. - Owner's Authorized Agent

2. Represented by: Brian Terhark Phone:515-285-7063
   Address: 4001 S.W. 63rd Street, Des Moines, IA 50321
   Email address: bterhark@loffredo.com

3. Name of company who will be occupying the building: Loffredo Fresh Produce

4. Address or location of property: 4105 S 21st Street; Council Bluffs, IA 51501

5. Legal description and parcel number: South Pointe Sub LT 1 & W53.33' LT 2 (Parcel B);
   Parcel # 744411377007

6. Present zoning district: 002 CO Bluffs City/LC School

7. Present assessed valuation of property:
   Total: $ 295,300 Land: $ 295,300
   Dwelling: $ Other Building: $

8. Project narrative (include size and description of building, type of business, jobs created, etc.—attach additional sheets if necessary): 8,400 Sq foot temperature controlled warehouse for a fresh foods distribution business. 35-40 employees will work at this location of the company

9. Total project investment (cumulative): 2,199,000

10. Total project investment (2019 only): 2,187,000

11. Construction start date: June 2019
    Construction completion date: November 2019

12. Exemption schedule:
    ___x Partial exemption for ten years
    ____ 100% exemption for three years
    ____ 100% exemption for four years (multi-family residential only)
    ____ 100% exemption for ten years (multi-family rehabilitation only)

13. Attached to the application are:
    Exhibit 'A' - Builder's cost breakdown
    Exhibit 'B' – Check for application processing fee
    Exhibit 'C' – Plot plan
    Exhibit 'D' – Copy of building permit
    Exhibit 'E' – Copy of certificate of occupancy

14. Will any persons, including families, business concerns or others be displaced as a result of the improvements made for this project? _____Yes _____x_____No
    If yes, please explain:_____
    _____
    _____

15. 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.)

    _____
    Signature, Title

    Brian Jerhark, CFO
    Print name and title

    1-16-2020
    Date

CERTIFICATION

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.

_____
Signature, Title

Brian Jerhark, CFO
Print name and title

1-16-2020
Date

DEADLINE

This application, along with all required attachments, must be returned to the City of Council Bluffs-Community Development Department by **February 1, 2020** Applications received after this date may not be processed and/or approved.

EXHIBIT 'A' – REAL ESTATE IMPROVEMENT COST REPORT → See Attached

1. TYPE OF BUILDING OR IMPROVEMENT AND USE:_____
2. BASIC BUILDING OR IMPROVEMENT CONSTRUCTION:_____
3. ESTIMATE THE PERCENTAGE OF COMPLETION AS OF JANUARY 1, 2020: _____
4. BUILDER'S COST BREAKDOWN:

EXCAVATING AND GRADING ..... _____
CONCRETE (foundation, walks, drive) ..... _____
FRAMING ..... Material ..... _____
Labor ..... _____
ROOFING ..... _____
GLASS ..... _____
HEATING AND AIR CONDITIONING ..... _____
PLUMBING (including sewers) ..... _____
ELECTRICAL ..... _____
INSULATION ..... _____
DRY WALL ..... _____
CARPENTER (labor, lumber, hardware) ..... _____
PAINTING AND DECORATING ..... _____
FLOORING ..... _____
LANDSCAPING ..... _____

ARCHITECT ..... _____
SURVEY ..... _____
BUILDING PERMITS ..... _____
INSURANCE ..... _____
CONSTRUCTION LOAN FEE AND INTEREST ..... _____
OVERHEAD AND PROFIT ..... _____
MISCELLANEOUS ..... _____

FIXTURES AND EQUIPMENT (Please attach a detailed list) ..... _____

TOTAL BUILDING COST ..... $_____

Does the above building cost represent cost to date
or total project cost when completed? ..... _____

PURCHASE PRICE OF LAND (if applicable) ..... $_____

TOTAL (land plus improvement cost) ..... $_____

4. CERTIFICATION:
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.

Subscribed and sworn to before me,

this 16 day of January, 20 20

Angela R. Ferguson
Notary Public

ANGELA R. FERGUSON
Commission Number 708637
My Commission Expires
March 11 2020

SIGNATURE: _____
NAME

CFO
TITLE OR POSITION WITH COMPANY

Loffredo Fresh Produce
OWNER'S NAME

Loffredo Fresh Produce
NAME OF BUSINESS OR COMPANY

Form updated 12-2-2019

THIS PAGE IS FOR OFFICIAL USE ONLY:

Name of Area: _____

Date Established: _____

Expiration Date: _____

Is the application complete? _____ Yes _____ No

Is the project eligible? _____ Yes _____ No

The Director of the Community Development Department does hereby certify that the applicant's application is complete, the project as presented is eligible and _____ approves _____ disapproves the work as being in substantial conformance with the improvement plan.

Signature:_____

Brandon M. Garrett, Director, Community Development Department

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The Mayor and the City Council for the City of Council Bluffs, Iowa, do hereby _____ approve ____disapprove the applicant's project as being in substantial conformance with the City's plan for urban revitalization and do thereby also ___ approve _____ disapprove the project as qualifying for the benefits under urban revitalization.

Signature:_____

Matthew J. Walsh, Mayor, City of Council Bluffs

This application is forwarded to the Office of the Assessor on the _____ day of _____, 2020, and hereby qualifies for an exemption from taxation as follows:

_____ 1. All qualified real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

a. For the first year, eighty percent
b. For the second year, seventy percent
c. For the third year, sixty percent
d. For the fourth year, fifty percent
e. For the fifth year, forty percent
f. For the sixth year, forty percent
g. For the seventh year, thirty percent
h. For the eighth year, thirty percent
i. For the ninth year, twenty percent
j. For the tenth year, twenty percent

_____ 2. All qualified real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

_____ 3. Multi-Family New Construction (12 or more units) - All eligible multi-family construction shall be eligible to receive a 100% exemption for a period of four years.

_____ 4. Multi-Family Rehabilitation (3 or more units) - All eligible multi-family rehabilitation projects shall be eligible to receive a 100% exemption for a period of ten years.

Supplemental Listing Form - Real Estate Improvement Cost Report
Loffredo Fresh Produce Co Inc
Parcel#: 7444 11 377 007

Excavating & Grading	**$104,940.00**
DirtWork	$104,940.00
Concrete	**$534,872.00**
Footings	$125,394.00
Lot Striping	$1,961.00
Paving	$397,320.00
Caulk Paving	$10,197.00
Framing Material	**$157,180.00**
Metal Building Materials	$128,447.00
Miscellanious Steel	$9,628.00
Reinforcing Steel	$19,105.00
Framing Labor	**$55,973.00**
Metal Building Eriection	$55,973.00
Roofing	
Glass	**$10,559.00**
Aluminim Windows	$10,559.00
HVAC	**$78,211.00**
HVAC	$78,211.00
Plumbing (Including Sewers)	**$110,976.00**
Site Utilities	$97,662.00
Plumbing	$13,314.00
Electrical	**$236,705.90**
Electrical	$171,828.38
Change Order (truck electrical)	$64,877.52
Insulation	**$16,401.00**
Simple Saver Insulation	$16,401.00
Dry Wall	**$48,548.00**
Drywall	$48,548.00
Carpenter Labor, Lumber, Hardware	**$23,770.00**
Rough Carpentry	$1,547.00
Metal Doors and Harware	$18,176.00
Casework	$4,047.00

Painting & Decorating	**$5,337.00**
Painting	$5,337.00
Flooring	**$25,614.00**
Floor Sealer	$9,953.00
Flooring & Tile	$15,661.00
Landscaping	**$29,168.00**
Landscaping	$29,168.00
Architect	**$57,781.35**
Architect	$57,781.35
Survey	**$24,329.00**
Surveying	$15,492.00
SWPP Plan	$8,837.00
Builing Permits	**$22,000.00**
City Permit	$22,000.00
Insurance	**$1,621.00**
Builder Risk	$1,621.00
Construction Loan Fee & Interest	
Overhead & Profit	
Misc	**$365,905.84**
General Conditions	$156,266.00
Masonry	$26,843.00
Trash and Gas Barrell Enclosure	$8,958.00
Vestibule	$5,215.00
Cooler & Freezer Compartments	$126,534.00
Installation	$25,440.00
Security Systems	$9,428.84
Legal	$5,637.00
Toilet & Fire Specialties	$1,584.00
Fixtures and Equipment	**$277,371.00**
Operable Partition Steel	$635.00
Operable Partition	$14,734.00
Solid Surface	$3,072.00
Cooler Equipment	$109,882.00
Dock Doors	$22,302.00
High Speed Cooler Doors	$35,086.00
Office Equipment/Furnishings	$21,596.00
Dock Equipment	$70,064.00
TOTAL	**$2,187,263.09**

LOFFREDO WAREHOUSE
COUNCIL BLUFFS - HWY 275 & S 21ST ST

SHEET INDEX:

C0.1	COVER SHEET
C1.1	EXISTING SITE & DEMO PLAN
C2.1	LAYOUT PLAN
C3.1	GRADING PLAN
C4.1	UTILITY PLAN
C5.1	LANDSCAPE PLAN
C7.1	SWPPP

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- FO — FIBER OPTIC
- CATV — CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC FAULT
- CABLE TV RISER
- SIGN
- DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF COUNCIL BLUFFS MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. GEOTECHNICAL TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS. AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF COUNCIL BLUFFS.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF COUNCIL BLUFFS STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
4. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
5. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
6. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
7. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
8. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID.
9. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 10' OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
10. PRIVATE ELECTRICAL SERVICE LINE - SHALL BE PLACED UNDERGROUND.

FLOOD ZONE CLASSIFICATION:

THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (SHADED)(AREAS OF 0.2% ANNUAL CHANCE FLOOD AND AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE) PER THE POTTAWATTAMIE COUNTY, IOWA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBERS 19155C0594E, 19155C0576E AND 19155C0578E DATED FEBRUARY 4, 2005.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

STAKING NOTES:

1. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
2. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
3. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

PAVEMENT SAWCUT NOTES:

1. CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN TO RICK BAUMHOVER, BISHOP ENGINEERING (515-276-0467 OR RBAUMHOVER@BISHOPENGR.COM) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
2. PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
3. LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' JOINTS.
4. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SPECIFICATIONS NOTES:

1. IN THE EVENT OF A DISCREPANCY BETWEEN THE CITY OF COUNCIL BLUFFS REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT (SUDAS 2018), THE CITY OF COUNCIL BLUFFS STANDARD SPECIFICATIONS SHALL GOVERN.
2. FOR ALL SPECIFICATION DISCREPANCIES: PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.
3. FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF COUNCIL BLUFFS ENGINEERING DEPARTMENT FOR ANY CHANGES TO PROPOSED SITE INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.

REQUIRED AS-BUILT NOTES:

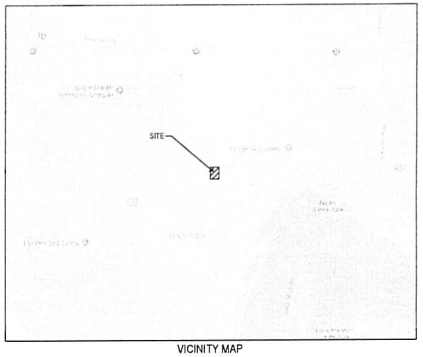
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO OF ALL DETENTION PONDS & DETENTION POND STORM SEWER.
2. CONTRACTOR SHALL CONTACT BISHOP ENGINEERING (RICK BAUMHOVER AT 515-276-0467) PRIOR TO SAID AS-BUILT SURVEYS.
3. IF ITEMS HAVE BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

EARTHWORK BALANCE NOTES:

1. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY. CONTRACTOR RESPONSIBLE FOR MAKING THE SITE EARTHWORK BALANCE.
2. THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

SURVEY NOTES:

TOPOGRAPHIC SITE SURVEY SUPPLIED BY OWNER. SURVEY PERFORMED BY TD2 ENGINEERING & SURVEYING, DECEMBER 2018.



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION:

LOT 1 AND THE WEST 53.33 FEET OF LOT 2, SOUTH POINTE SUBDIVISION IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

SITE CONTAINS 3.57 ACRES (155,343 SQUARE FEET) INCLUDING 0.29 ACRES (12,412 SQUARE FEET) OF RIGHT OF WAY EASEMENT FOR 21ST STREET. WITH A NET OF 3.28 ACRES (142,931 SQUARE FEET).

ADDRESS:

VETERANS MEMORIAL HIGHWAY AND SOUTH 21ST STREET
COUNCIL BLUFFS, IOWA

OWNER/PREPARED FOR:

LOFFREDO FRESH PRODUCE, INC
4661 SW 63RD STREET
DES MOINES, IOWA
50321

ZONING:

I-2 GENERAL INDUSTRIAL DISTRICT

BULK REGULATIONS (PER REVISED SOUTH POINT SUBDIVISION DECLARATION COVENANTS)

BUILDING SETBACKS
- FRONTAGE = 50 FEET
- SIDE YARD = 15 FEET
- REAR YARD = 15 FEET

PAVEMENT SETBACKS
- FRONTAGE = 25 FEET (US 275) + 10 FEET (21ST STREET)
- SIDE = 10 FEET
- REAR = 10 FEET

PARKING REQUIREMENTS:

PARKING REQUIRED

OFFICE PARKING = 4 SPACES PER 1,000 SQUARE FEET = 1,842 * 4/1000 = 7.37 OR 8 SPACES

WAREHOUSE = 2 SPACE PER 1,000 SQUARE FEET = 6,583 * 2/1000 = 13.16 OR 14 SPACES

TOTAL PARKING REQUIRED = 22 SPACES

PARKING PROVIDED

40 SPACES (INCLUDING 2 HANDICAPPED)

OPEN SPACE REQUIREMENTS:

REQUIRED: 10% MINIMUM OPEN SPACE = 142,931 * 0.10 = 14,293 SF

PROVIDED: 46% (65,700 SF) OPEN SPACE PROVIDED

IMPERVIOUS SURFACE:

TOTAL IMPERVIOUS SURFACE = 77,231 SF

BENCHMARK:

DESCRIPTION: THE RIM OF SANITARY SEWER MANHOLE LOCATED ALONG THE CENTERLINE OF 21ST STREET AND 20' SOUTH OF THE CENTERLINE OF 42ND STREET.

ELEV = 977.90 (NAVD 88)

IOWA ONE CALL 1-800-292-8989

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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RICHARD H. BAUMHOVER 12386 PROFESSIONAL ENGINEER IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: Richard H Baumhover DATE: 2-26-19

RICHARD H. BAUMHOVER, P.E. 12386

LICENSE RENEWAL DATE: DEC. 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 - C7.1

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
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Phone (515)276-0467 Fax (515)276-0217
Civil Engineering & Land Surveying Established 1959

LOFFREDO WAREHOUSE
COUNCIL BLUFFS - HWY 275
COVER SHEET

REFERENCE NUMBER:

DRAWN BY: MJE
CHECKED BY: RHB
REVISION DATE: 2-26-19 2ND SUBMTL

PROJECT NUMBER: 180405
SHEET NUMBER: C0.1

2/26/2019 2:29:11 PM M:\LAND PROJECTS\2018\180405\DWG\0 1 COVER.DWG

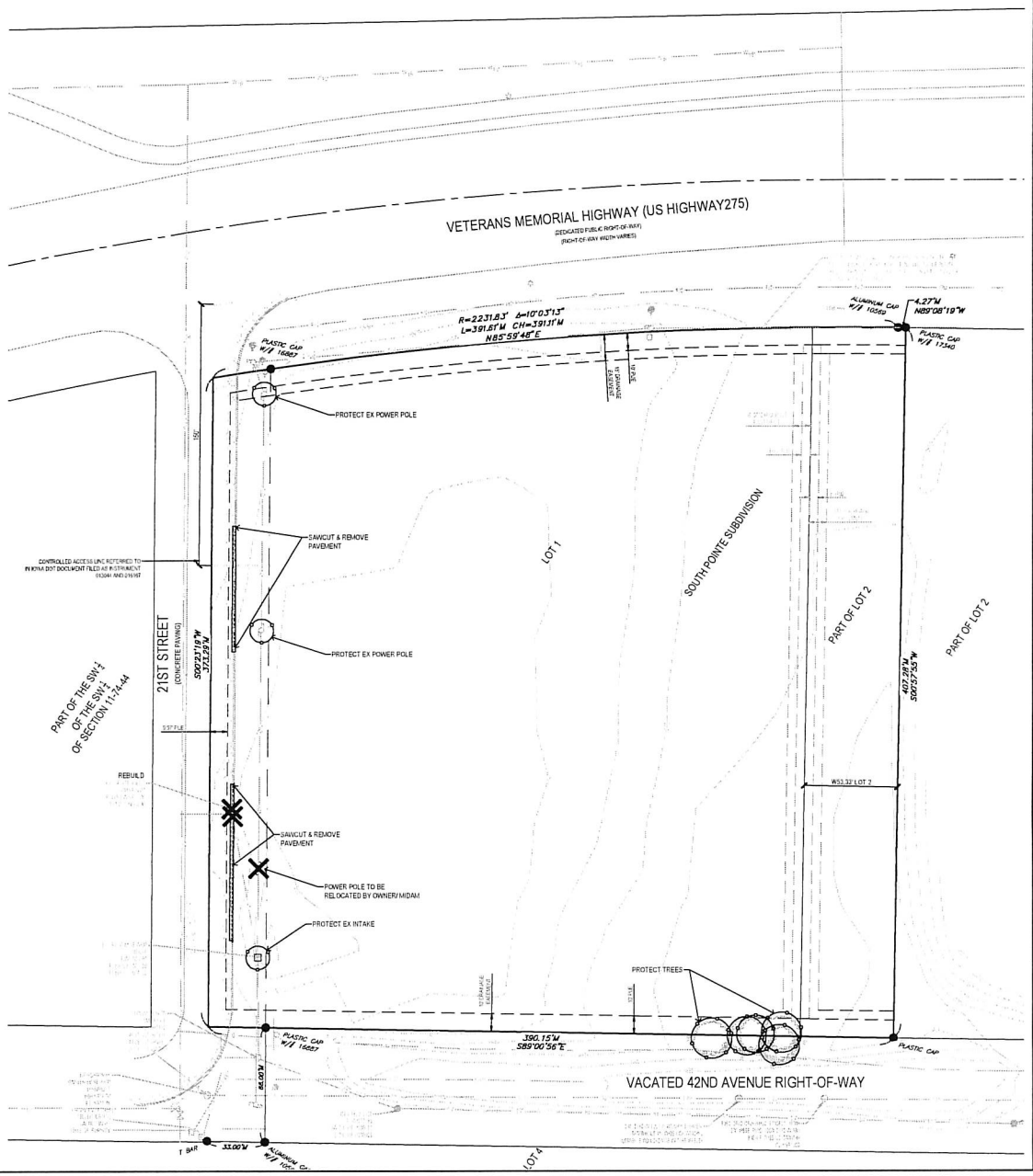
DEMO NOTES:
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.

Legend:

REMOVAL AREA

REMOVE ITEM

CONSTRUCTION PROTECTION FENCE



GRAPHIC SCALE
20 0 10 20 40

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COUNCIL BLUFFS - HWY 275

EXISTING SITE & DEMO PLAN

REFERENCE NUMBER:

DRAWN BY: MJE

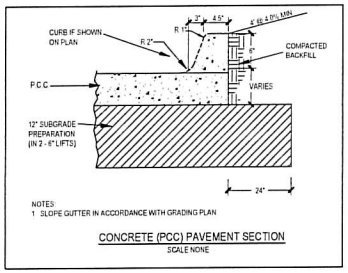
CHECKED BY: RHB

REVISION DATE: 2-26-19 2ND SUBMTL

PROJECT NUMBER: 180405

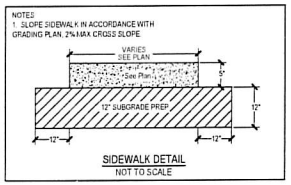
SHEET NUMBER: C1.1

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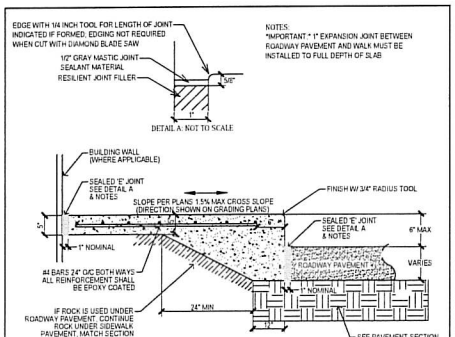
NOTES:
1. SLOPE GUTTER IN ACCORDANCE WITH GRADING PLAN

CONCRETE (PCC) PAVEMENT SECTION
SCALE NONE

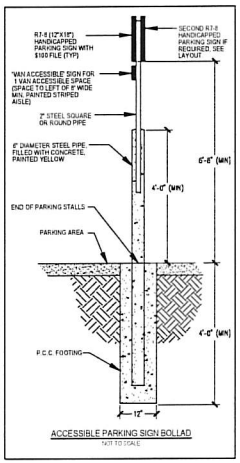


NOTES:
1. SLOPE SIDEWALK IN ACCORDANCE WITH GRADING PLAN, 2% MAX CROSS SLOPE

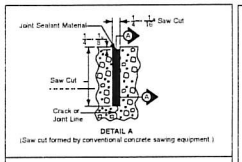
SIDEWALK DETAIL
NOT TO SCALE

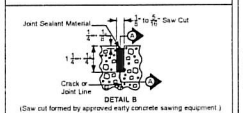


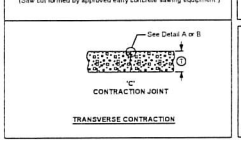
TURNED DOWN WALK DETAIL
SCALE NONE

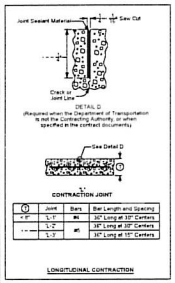


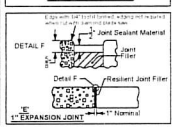
ACCESSIBLE PARKING SIGN BOLLAD
NOT TO SCALE

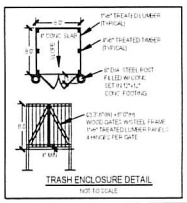












TRASH ENCLOSURE DETAIL
NOT TO SCALE

PAVING NOTES:

1. SAWCUT NEW PAVEMENT INTO SQUARES BETWEEN APPROXIMATELY 12' X 12' AND 15' X 15' LENGTH SHALL NOT EXCEED 150% OF WIDTH
2. PLACE 1/2" EXPANSION JOINT MATERIAL AROUND ALL STRUCTURES (STAIR FOOTINGS, MANHOLES, JUNCTION BOXES POLES, BOLLARDS, ETC.) IN PAVEMENT
3. PLACE EXPANSION JOINT MATERIAL ALONG BUILDING
4. SEE ADDITIONAL PAVING NOTES ON COVER SHEET

PAVEMENT MARKING NOTES:

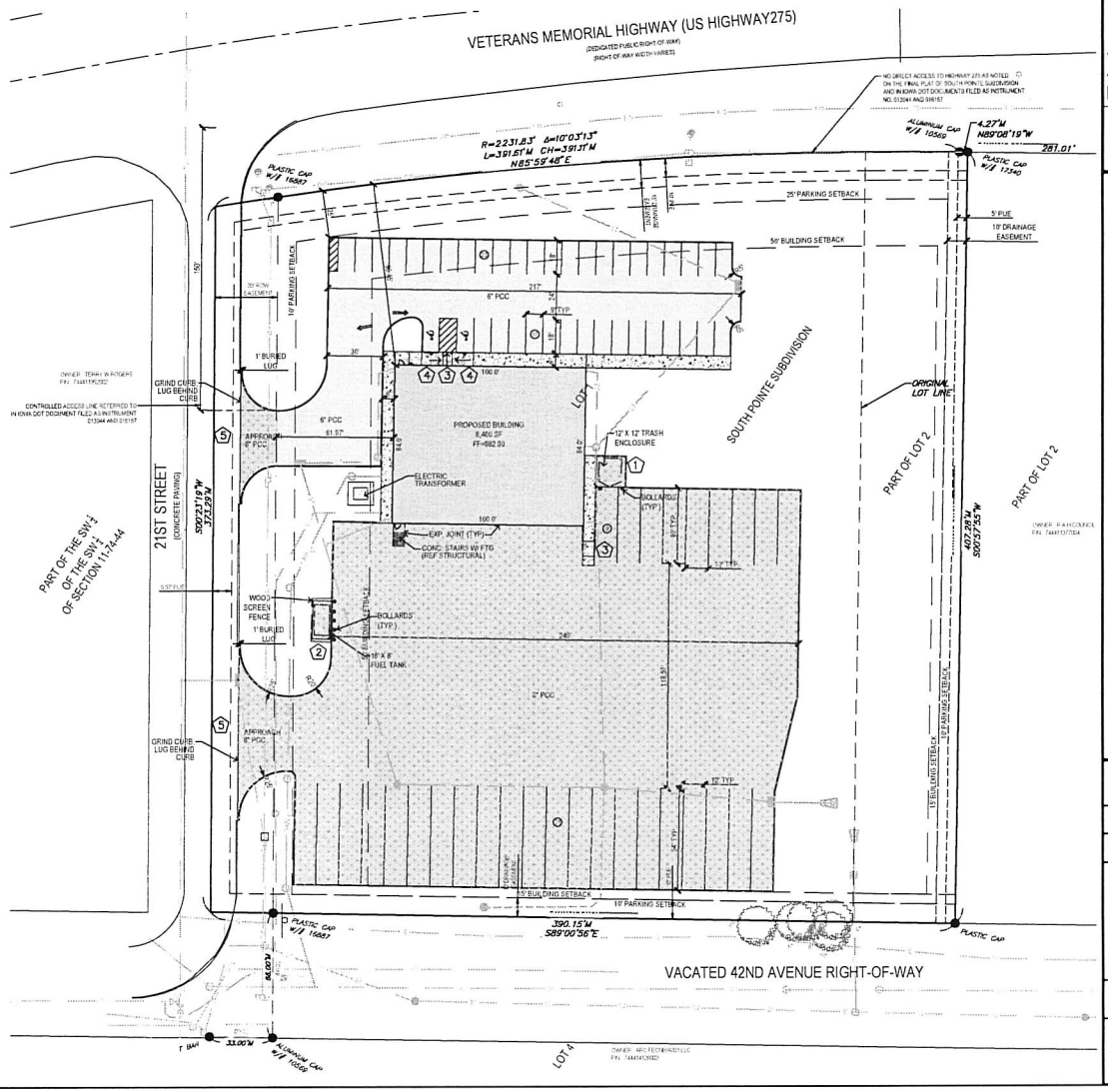
1. PAINT A 4" YELLOW LINE FOR ALL STRIPING SHOWN ON NEW PAVEMENT. SEE PLAN FOR LOCATION.

Keyed Notes:

1. TRASH ENCLOSURE - WOODEN SCREEN FENCE
2. FUEL TANK TO BE RELOCATED FROM ANOTHER SITE BY OWNER W/ 6' WOODEN SCREEN FENCE (N, W, S SIDES.)
3. SIDEWALK RAMP
4. ACCESSIBLE PARKING SIGN BOLLARD
5. GRIND CURB FOR DRIVEWAY CONNECTION AND USE LUG FOR RADIUS BEHIND CURB (SUDAS 7030 101)

LEGEND:

- 6" PCC PVMT: NORTH CAR PARKING
- 8" PCC PVMT: SOUTH TRUCK PARKING AND APPROACHES
- 5" PCC PVMT: WALKS, /PLAYGROUNDS/COURTYARDS



GRAPHIC SCALE
30 0 15 30 60

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LOFFREDO WAREHOUSE
COUNCIL BLUFFS - HWY 275

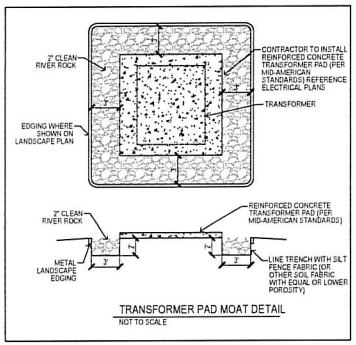
LAYOUT PLAN

REFERENCE NUMBER	
DRAWN BY	MJE
CHECKED BY	RHB
REVISION DATE	2-26-19 2ND SUBMTL
PROJECT NUMBER	180405
SHEET NUMBER	C2.1

2/26/2019 2:03:31 PM M:\LAND PROJECTS 2018\180405\DWG\C2.1 LAYOUT.DWG

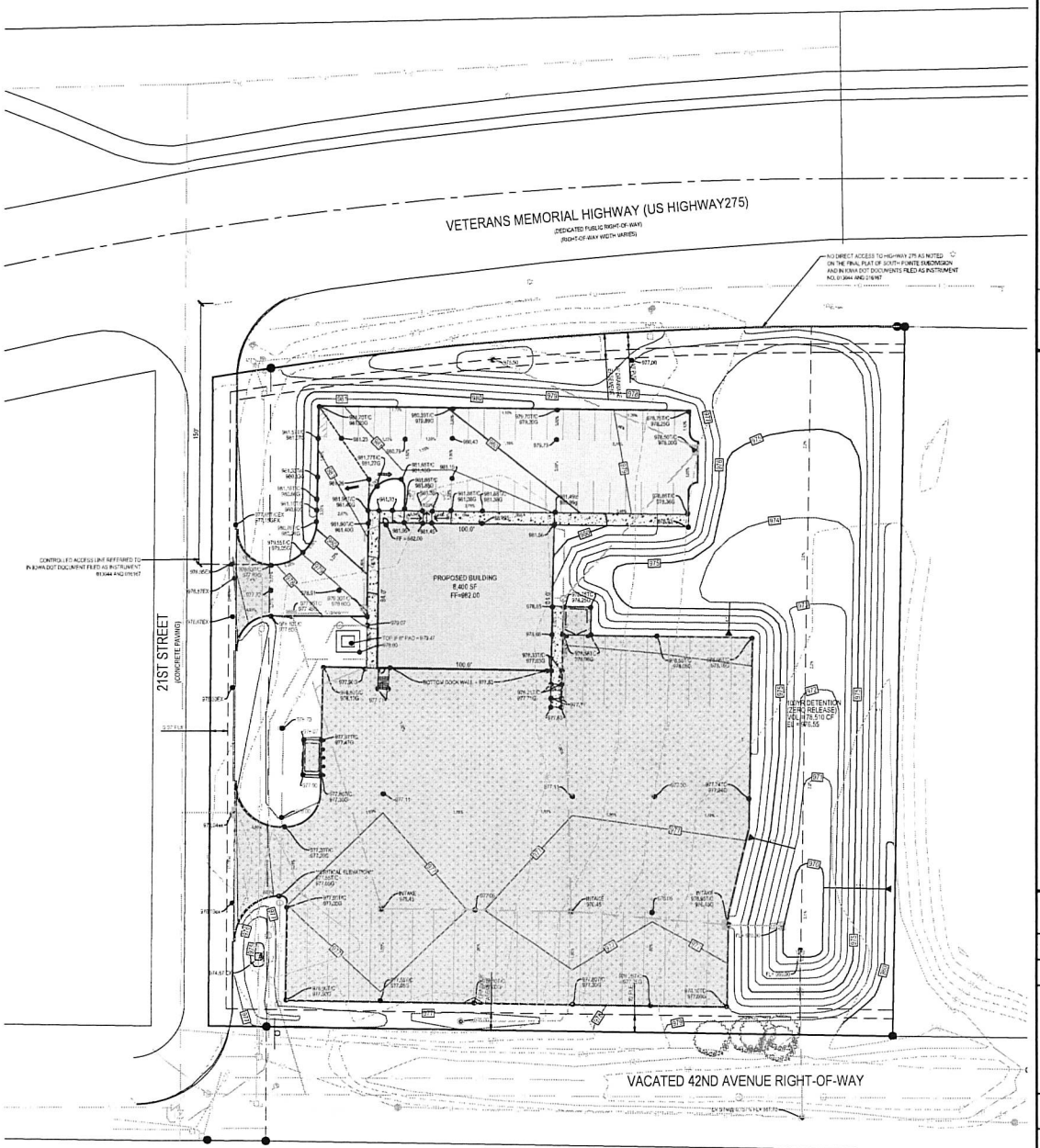
TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5, CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.



TRANSFORMER PAD MOAT DETAIL

NOT TO SCALE



GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50T/C
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50T/W
BOTTOM OF WALL ELEVATION	150.50B/W
EDGE OF WALK ELEVATION	150.50E/W
TOP OF STAIR ELEVATION	150.50T/S
BOTTOM OF STAIR ELEVATION	150.50B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

GRAPHIC SCALE

30 0 15 30 60

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LOFFREDO WAREHOUSE
COUNCIL BLUFFS - HWY 275

GRADING PLAN

REFERENCE NUMBER:

DRAWN BY: MJE

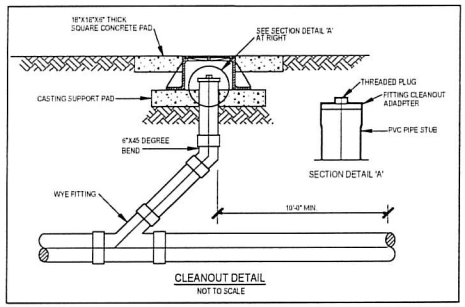
CHECKED BY: RHB

REVISION DATE: 2-26-19 2ND SUBMTL

PROJECT NUMBER: 180405

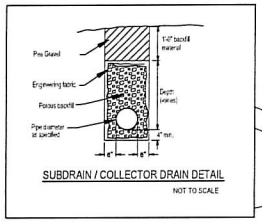
SHEET NUMBER: C3.1

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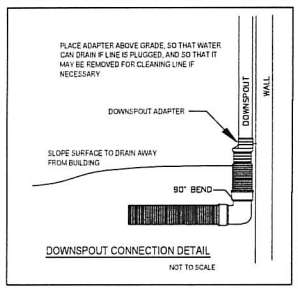
CLEANOUT DETAIL

NOT TO SCALE



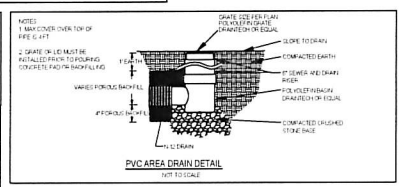
SUBDRAIN / COLLECTOR DRAIN DETAIL

NOT TO SCALE



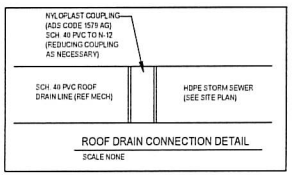
DOWNSPOUT CONNECTION DETAIL

NOT TO SCALE



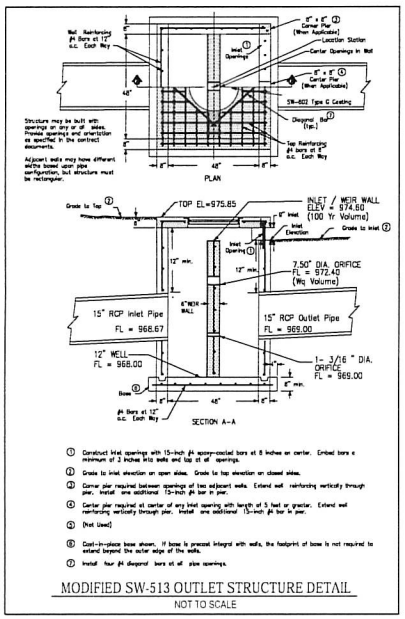
PVC AREA DRAIN DETAIL

NOT TO SCALE



ROOF DRAIN CONNECTION DETAIL

SCALE NONE



① Construct inlet openings with 15-inch #4 epoxy-coated bars at 6 inches on center. Embed bars a minimum of 3 inches into walls and top of all openings.

② Grade to inlet elevation on open sides. Grade to top elevation on closed sides.

③ Corner pier required between openings of two adjacent walls. Extend wall reinforcing vertically through pier. Install one additional 15-inch #4 bar in pier.

④ Center pier required at center of any inlet opening with length of 5 feet or greater. Extend wall reinforcing vertically through pier. Install one additional 15-inch #4 bar in pier.

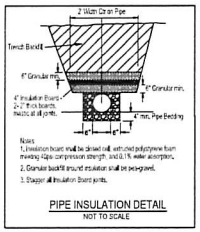
⑤ (Not Used)

⑥ Cast-in-place base shown. If base is precast integral with walls, the footprint of base is not required to extend beyond the outer edge of the walls.

⑦ Install four #4 diagonal bars at all pipe openings.

MODIFIED SW-513 OUTLET STRUCTURE DETAIL

NOT TO SCALE

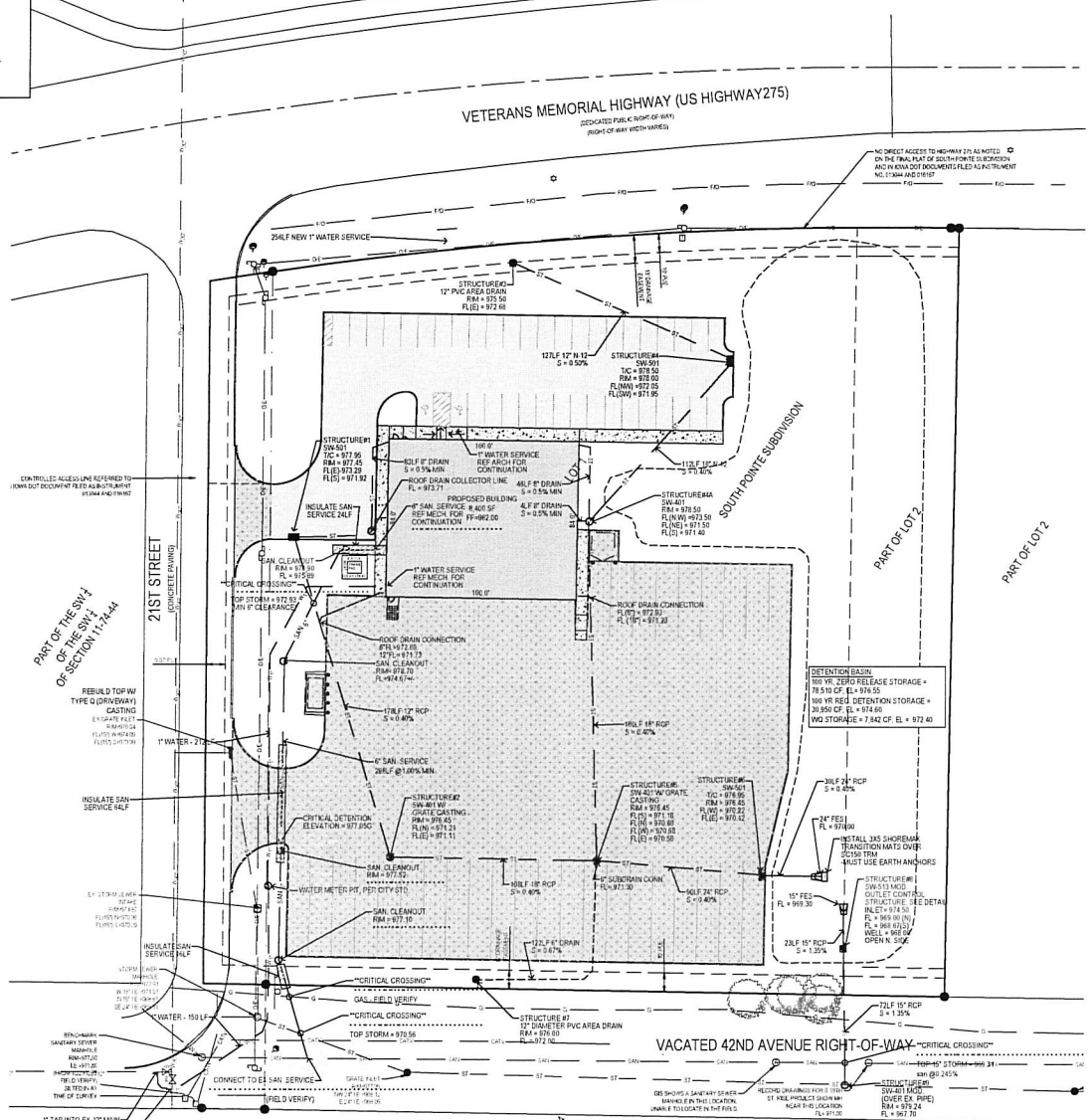


PIPE INSULATION DETAIL

NOT TO SCALE

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE
3. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE
4. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
5. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
6. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
7. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
8. FOR TRANSFORMER PAD WITH MOAT DETAIL SEE GRADING SHEET.



GRAPHIC SCALE

30 0 15 30 60

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LOFFREDO WAREHOUSE
COUNCIL BLUFFS - HWY 275

UTILITY PLAN

REFERENCE NUMBER:

DRAWN BY: MJE

CHECKED BY: RHB

REVISION DATE: 2-26-19 2ND SUBMTL

PROJECT NUMBER: 180405

SHEET NUMBER: C4.1

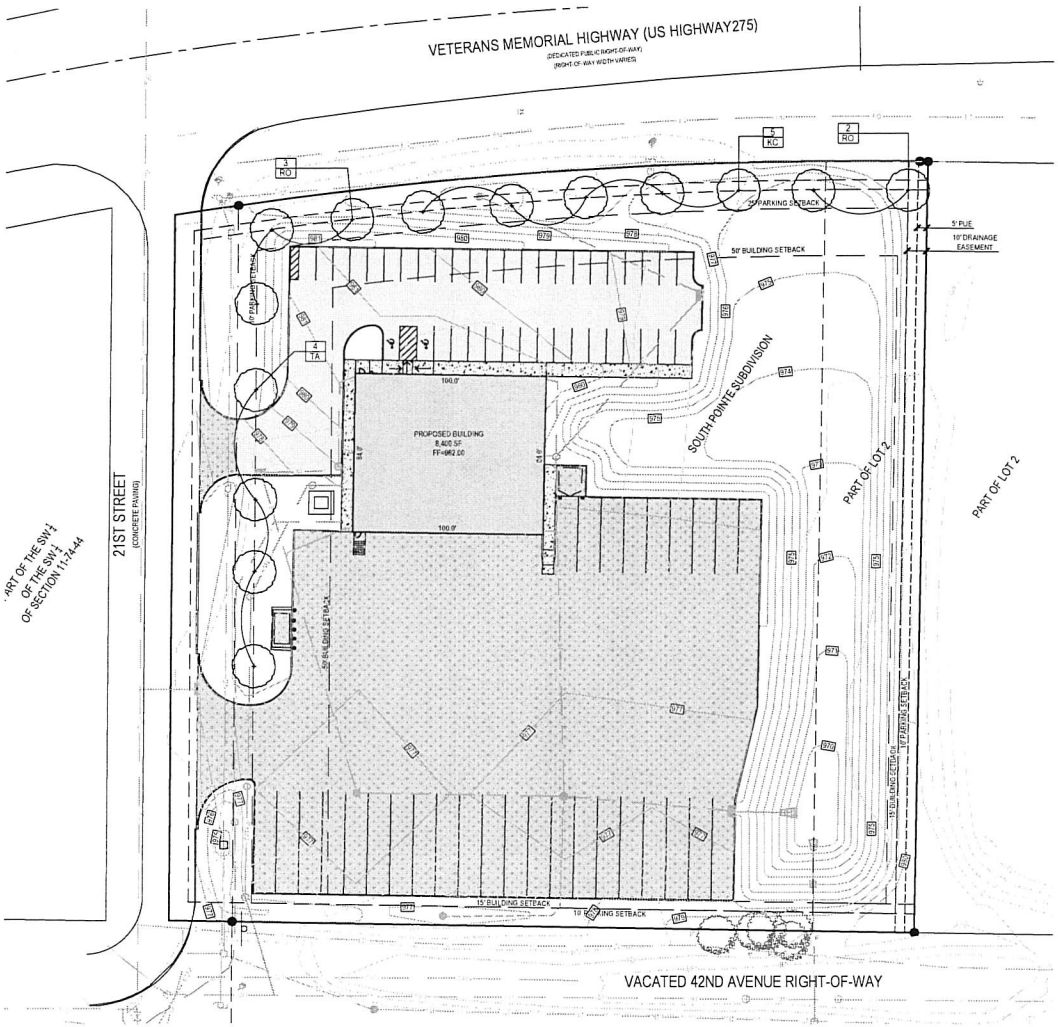
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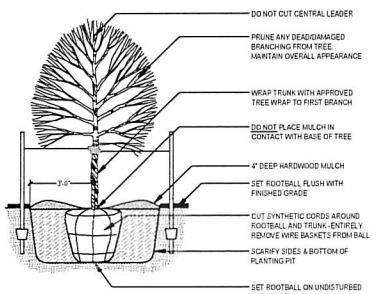
LANDSCAPE NOTES:

1. ALL SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
5. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
7. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
8. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
9. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
10. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
TA	4	REDBUD/CRABGRASS	TILIA AMERICANA 'REDMOND'	2.5"CAL	B&B	MATCHED SPECIMENS
KC	5	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2.5"CAL	B&B	MATCHED SPECIMENS
RO	5	RED OAK	QUERCUS RUBRA	2.5"CAL	B&B	MATCHED SPECIMENS





DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE





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LOFFREDO WAREHOUSE
COUNCIL BLUFFS - HWY 275
LANDSCAPE PLAN

REFERENCE NUMBER:

DRAWN BY: MJE

CHECKED BY: RHB

REVISION DATE: 2-26-19 2ND SUBMTL

PROJECT NUMBER: 180405

SHEET NUMBER: C5.1

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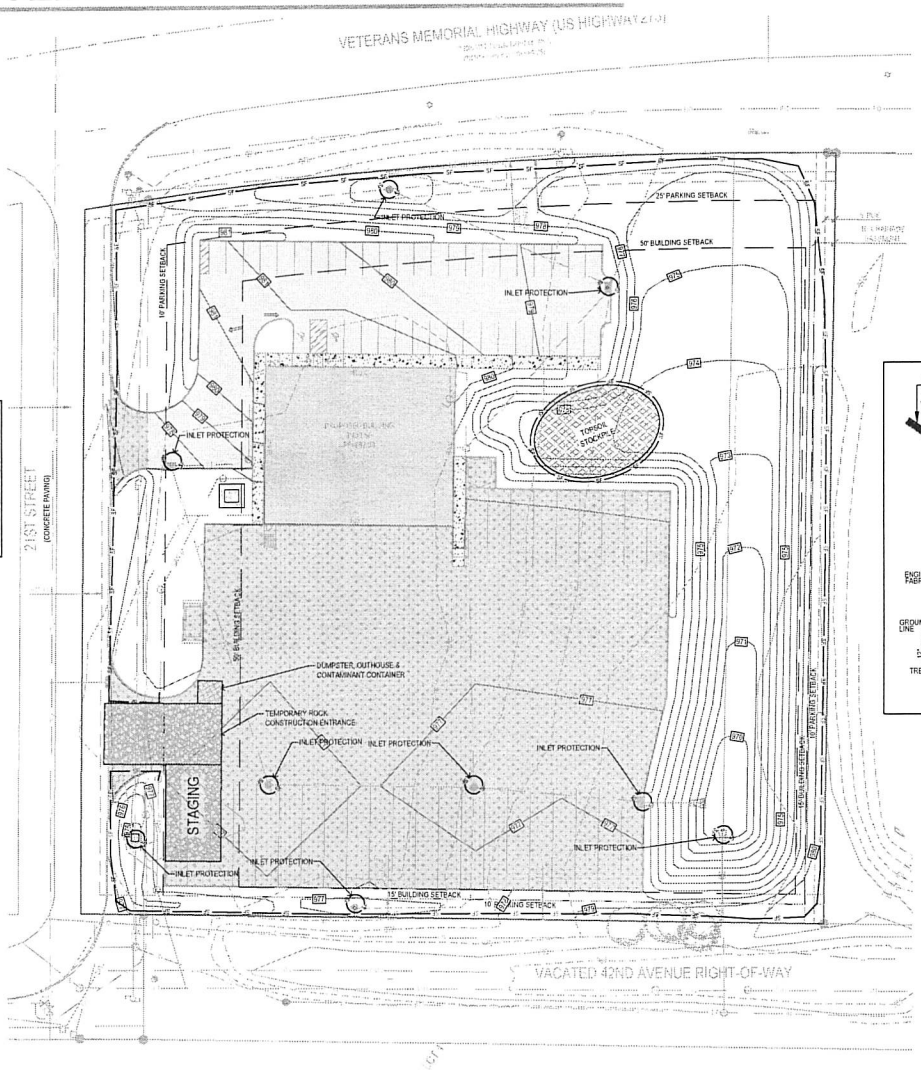
STORM WATER POLLUTION PREVENTION PLAN

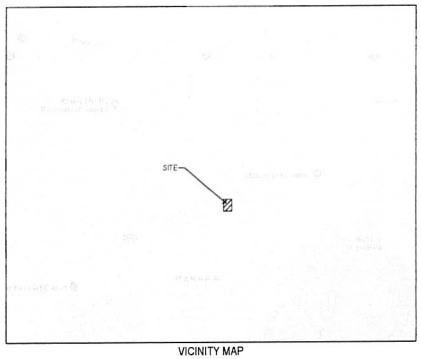
PROPERTY DESCRIPTION:
LOT 1 AND THE WEST 53.33 FEET OF LOT 2, SOUTH POINTE SUBDIVISION IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA
SITE CONTAINS 3.57 ACRES (155,343 SQUARE FEET) INCLUDING 0.29 ACRES (12,412 SQUARE FEET) OF RIGHT OF WAY EASEMENT FOR 21ST STREET.

ADDRESS:
VETERANS MEMORIAL HIGHWAY AND SOUTH 21ST STREET
COUNCIL BLUFFS
IOWA

OWNER/PREPARED FOR:
LOFFREDO GARDENS, INC
4981 SW 63RD STREET
DES MOINES, IA
50321

BENCHMARK:
DESCRIPTION: THE RIM OF SANITARY SEWER MANHOLE LOCATED ALONG THE CENTERLINE OF 21ST STREET AND 20' SOUTH OF THE CENTERLINE OF 42ND STREET.
ELEV = 977.90 (NAVD 88)

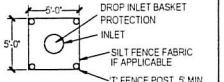




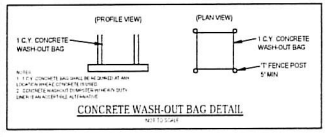
VICINITY MAP
NOT TO SCALE

(PLAN VIEW)

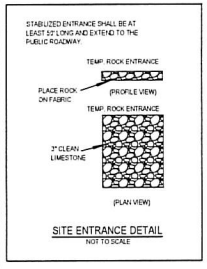
NOTES:
1. SECURE TOP OF FABRIC TO POSTS, USING CABLE TIES OR WIRE.
2. FABRIC TO BE BURIED 12", AND FOLDED ALONG BOTTOM.
3. STEEL POSTS TO BE EMBEDDED 24"



INLET PROTECTION DETAIL
NOT TO SCALE



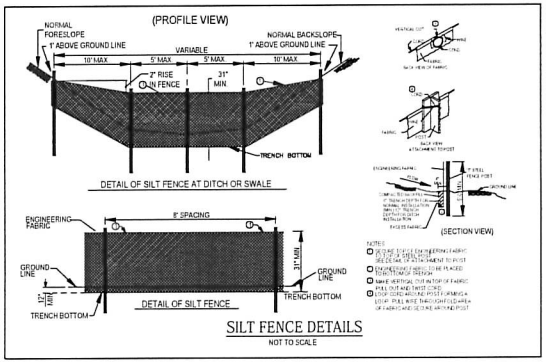
CONCRETE WASH-OUT BAG DETAIL
NOT TO SCALE



SITE ENTRANCE DETAIL
NOT TO SCALE



GRAPHIC SCALE
30 0 15 30 60



DETAIL OF SILT FENCE AT DITCH OR SWALE

DETAIL OF SILT FENCE

SILT FENCE DETAILS
NOT TO SCALE

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE LINE
- FIBER OPTIC
- CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC FAULT
- CABLE TV RISER
- SIGN

EROSION CONTROL NOTES:
1. SEE SUPPLEMENTAL DETAIL STORMWATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES; ADDITIONAL DETAILS AND NOTE ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

EROSION CONTROL REMOVAL NOTES:
1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

IOWA ONE CALL
1-800-292-8989
811

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-4467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1979

LOFFREDO WAREHOUSE
COUNCIL BLUFFS - HWY 275
SWPPP

REFERENCE NUMBER:
DRAWN BY: MJE
CHECKED BY: RHB
REVISION DATE: 2-26-19 2ND SUBMIT
PROJECT NUMBER: 180405
SHEET NUMBER: C7.1

2/26/2019 2:21:13 PM K:\LAND PROJECTS 2018\180405\DWG\C7.1 SWPPP.DWG

City of Council Bluffs, IA

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

Application #: 1900337

Permit Type	Project Address
OTHER NONRESIDENTIAL STRUCTURE	4105 S 21ST ST

Contractor Information

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

Phone: 712-366-4129

Legal Description

CO BLUFFS LEWIS AGRI-SOUTH POINTE SUB LT 1& W53.33' LT 2(PARCEL B)

Owner Information	Tenant Information
COUNCIL BLUFFS INDUSTRIAL FDN PO BOX 1565 COUNCIL BLUFFS, IA 51502	

Architect Information	Engineer Information

Work Description

8400 SQ FT COMMERCIAL BUILDING

Building Statistics

Occupancy Group:	S-2	Construction Type:	IIIB
Finished Sq Ft:	8,400	Unfinished Sq Ft:	
Accessory Sq Ft:		Total Sq Ft:	
Parking:		Occupant Load:	31
Zoning Code:	I-2	Building Valuation:	$858,149.00
Fire Sprinkler:			

Permit Information

Applied Date:	02/27/2019	Permit Number:	1901081
Issue Date:	04/24/2019	Report Code:	328
		Total Fees:	$6,173.75

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 authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

City of Council Bluffs

Building Division

TEMPORARY CERTIFICATE OF OCCUPANCY

4105 S 21ST ST

Pursuant to the requirements of the 2015 International Building Code and the various ordinances of the City of Council Bluffs as adopted, this certifies that at the time of issuance this structure was in compliance regulating building construction and use for the work that permit #1900337 was completed for.

Owner: COUNCIL BLUFFS INDUSTRIAL FDN
PO BOX 1565
COUNCIL BLUFFS IA 51502

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

Description of Work: 8400 SQ FT COMMERCIAL BUILDING

Parcel: 744411377007

Occupancy: S-2 STORAGE LOW HAZARD

Maximum Occupant Load: 31

Fire Sprinkler: NO

Type of Construction: IIIB NON COMBUSTIBLE NON RATED

This TEMPORARY CERTIFICATE OF OCCUPANCY is hereby issued under the direction and authority of the Building Official for the City of Council Bluffs, Iowa on this date of 11/25/2019.

Steve Carmichael
Chief Building Official