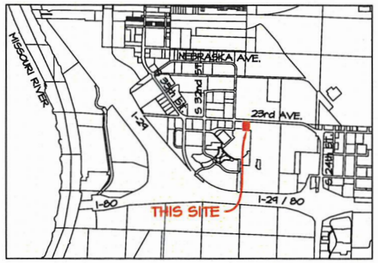
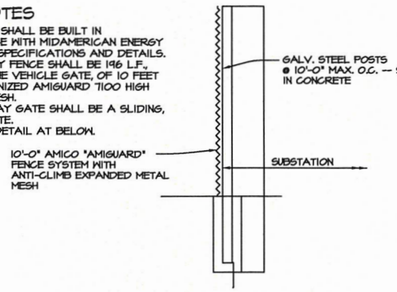
Attachment B





FENCE NOTES

1. ALL FENCES SHALL BE BUILT IN ACCORDANCE WITH MIDAMERICAN ENERGY COMPANY'S SPECIFICATIONS AND DETAILS.
2. THE SECURITY FENCE SHALL BE 196 L.F., INCLUDING THE VEHICLE GATE, OF 10 FEET HIGH GALVANIZED AMIGUARD 7100 HIGH SECURITY MESH.
3. THE DRIVEWAY GATE SHALL BE A SLIDING, 24' WIDE GATE.
4. SEE FENCE DETAIL AT BELOW.

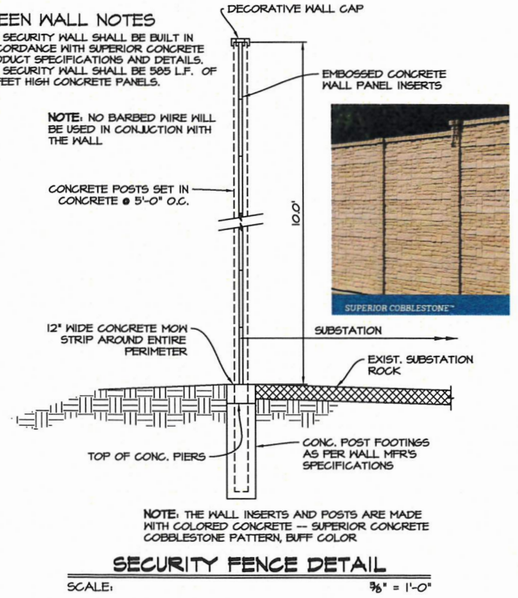


CHAIN LINK FENCE DETAIL
SCALE: 1/4" = 1'-0"

SCREEN WALL NOTES

1. THE SECURITY WALL SHALL BE BUILT IN ACCORDANCE WITH SUPERIOR CONCRETE PRODUCT SPECIFICATIONS AND DETAILS.
2. THE SECURITY WALL SHALL BE 585 L.F. OF 10 FEET HIGH CONCRETE PANELS.

NOTE: NO BARBED WIRE WILL BE USED IN CONJUCTION WITH THE WALL



NOTE: THE WALL INSERTS AND POSTS ARE MADE WITH COLORED CONCRETE -- SUPERIOR CONCRETE COBBLESTONE PATTERN, BUFF COLOR

SECURITY FENCE DETAIL
SCALE: 3/8" = 1'-0"

NOTES & DETAILS SHOWN ON ONE DRAWING APPLY TO ALL DRAWINGS INSOFAR AS THEY MAY APPLY.

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

1st CITY SUBMITTAL 03-08-2021

OWNER/APPLICANT

MIDAMERICAN ENERGY COMPANY
P.O. BOX 657
DES MOINES, IOWA 50306-0657
563-333-8890
Jon.Austin@midamerican.com

SITE ADDRESS

2747 23rd AVE.
COUNCIL BLUFFS, IA

ZONING

P-C PLANNED COMMERCIAL

LEGAL DESCRIPTION

A PART OF THE NW 1/4, SE 1/4 OF SECTION 3, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, IN THE CITY OF COUNCIL BLUFFS, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID NW 1/4, SE 1/4 OF SECTION 3, TOWNSHIP 74 NORTH, RANGE 44 WEST; THENCE ALONG THE NORTH LINE OF SAID NW 1/4, SE 1/4 OF SECTION 3, S88°23'25"E, 200.00 FEET; THENCE S00°34'35"W, 330.00 FEET; THENCE N88°23'25"W, 200.00 FEET; THENCE ALONG THE WEST LINE OF SAID NW 1/4, SE 1/4 OF SECTION 3, N00°34'35"E, 330.00 FEET TO THE POINT OR BEGINNING, EXCEPT THEREFROM THE NORTH 48.5 FEET FOR ROADWAY PURPOSES.

GENERAL NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
   A. MIDAMERICAN ENERGY COMPANY (M.E.C.)
   B. CITY OF COUNCIL BLUFFS
   C. CIVIL ENGINEERING CONSULTANTS, INC.
   D. IOWA ONE-CALL
2. ALL CONSTRUCTION IN STREET RIGHT-OF-WAY SHALL BE IN ACCORDANCE TO THE COUNCIL BLUFFS SPECIFICATIONS AND/OR THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).
3. ALL OTHER CONSTRUCTION SHALL BE IN ACCORDANCE WITH MIDAMERICAN ENERGY COMPANY'S SUBSTATION ENGINEERING CONTRACT DOCUMENTS.
4. THE SUBSTATION WALL AND FENCE LAYOUT IS PARALLEL AND PERPENDICULAR TO THE PROPERTY LINES UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO PROPERTY LINES, FENCES AND TO THE CENTERLINE OF THE DRIVE.
6. THE LOCATION OF THE UTILITIES SHOWN ON THIS PLAN ARE FROM VERBAL LOCATIONS PROVIDED BY THE UTILITY COMPANIES. LOCATION OF UTILITIES SHOWN ARE APPROXIMATE AND MUST BE VERIFIED (1-800-292-8989).
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL FEES REQUIRED.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE UTILITY OWNER.
9. ALL DEBRIS SPILLED ON ADJOINING PROPERTIES & STREETS DURING CONSTRUCTION SHALL BE PICKED UP IN A TIMELY MANNER.
10. THE COORDINATES SHOWN ON THIS PLAN ARE BASED ON NAD83 IOWA STATE PLANE SOUTH ZONE, U.S. FOOT.
11. GRADING WILL BE TO THE EXTENT OF LEVELLING GROUND FOR THE CONSTRUCTION OF THE WALL AND FOR PLACEMENT OF ROCK.
12. SEED ALL DISTURBED AREAS NOT RECEIVING ROCK OR PAVEMENT WITH URBAN SEED MIX PER MEC SUBSTATION SPECIFICATIONS.

PARKING

THE AREA INSIDE THE FENCE IS AVAILABLE FOR SERVICE VEHICLES.

UTILITIES

NO WATER MAIN, STORM SEWER OR SANITARY SEWER IS REQUIRED

SIGNS

THERE WILL BE NO SIGNS FOR THIS PROJECT OTHER THAN "WARNING" SIGNS MOUNTED ON THE SUBSTATION FENCE.

OUTSIDE STORAGE

THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS, SUPPLIES OR EQUIPMENT ON THIS SITE.

LEGEND

- PROPERTY BOUNDARY
- FOUND SECTION CORNER
- SET / FOUND PROPERTY CORNER
- SECTION LINE
- BUILDING SETBACK / EASEMENT LINE
- NEW SUBSTATION SECURITY WALL
- NEW SUBSTATION SECURITY FENCE
- EXISTING SUBSTATION FENCE TO BE REMOVED
- EXIST. STORM SEWER
- WALL MOUNTED SITE LIGHT
- POWER POLE
- EXIST. WATER MAIN

LIST OF SITE PLAN DRAWINGS

SHEET NO.	DESCRIPTION
C21-40	SUBSTATION OVERALL LAYOUT & NOTES

CERTIFICATIONS

STATE OF IOWA — MARTIN M. DOSTALIK — LANDSCAPE ARCHITECT NO. 344 — PROFESSIONAL LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

BY: _____ DATE: 03-08-2021
MARTIN M. DOSTALIK, IOWA REG. NO. 344
MY LICENSE RENEWAL DATE IS: JUNE 30, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
AS NOTED IN LIST OF SITE PLAN DRAWINGS

REV	DATE	DFTR	APP	DESCRIPTION	REV	DATE	DFTR	APP	DESCRIPTION
10					05				
09					04				
08					03				
07					02				
06					01				

CONFIDENTIAL:
THIS DOCUMENT SHALL BE MAINTAINED CONFIDENTIALLY AS CRITICAL ENERGY INFRASTRUCTURE INFORMATION AND IS AVAILABLE TO MIDAMERICAN ENERGY COMPANY EMPLOYEES, BUT NOT TO MIDAMERICAN ENERGY COMPANY EMPLOYEES WORKING IN THE UNREGULATED RETAIL SERVICES DIVISION. PRIOR WRITTEN AUTHORIZATION IS REQUIRED FOR ACCESS BY ANY OTHER PERSON.

MIDAMERICAN ENERGY COMPANY
SCALE: 1"=20'
0' 5' 10' 15' 20' 40'

DATE:	03-08-2021
DESIGNED:	MMD
DRAWN:	MMD
APPROVED:	JWA
SCALE:	1" = 20'

SUBSTATION 705
COUNCIL BLUFFS, IOWA

SITE
OVERALL LAYOUT PLAN & NOTES

S W F

SWF C21-40

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