Study Session Agenda
City of Council Bluffs, Iowa
November 13, 2023, 3:45 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street

STUDY SESSION AGENDA

A. Mark Eckman - CVB's FY 2025 budget.

B. Review Agenda

EXECUTIVE SESSION

A. Sale of Property - Brandon Garrett, per chapter 21.5(1) j. to discuss the purchase or sale of particular real estate

Council Agenda, City of Council Bluffs, Iowa
Regular Meeting November 13, 2023, 7:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street

AGENDA

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER

3. CONSENT AGENDA

A. Approval of Agenda and tape recordings of these proceedings to be incorporated into the official minutes.

B. Reading, correction and approval of the October 23, 2023 City Council Meeting Minutes.

C. Resolution 23-298

Resolution setting a public hearing for 7:00 p.m. on November 27, 2023 for the Mid-America Center Sound System. Project # BM-24-03

D. Resolution 23-299

Resolution of intent to dispose of and setting a public hearing for November 27, 2023 at 7:00 p.m. for City owned property legally described as Lot 3, Block 3, Twin City Place. Location: 2709 2nd Avenue. OTB-23-009

E. Resolution 23-300

Resolution of intent to dispose of and setting a public hearing for November 27, 2023 at 7:00 p.m. for City property legally described as former Wabash Railroad right-of-way across Lots 7-12, Block 28, Fleming and Davis' Addition. Location: Former railroad right-of-way running adjacent to the north of 1704 14th Avenue. OTB-23-008

F. Resolution 23-301

Resolution setting a public hearing for November 27, 2023 at 7:00 p.m. for the FY25-FY29 Capital Improvement Program (CIP).

G. Notice of Right of Redemption

H. Claims

4. PUBLIC HEARINGS

A. Ordinance 6578

Ordinance to amend the zoning map as adopted by reference in Section 15.27.020 by rezoning property legally described as the E ½ of the NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial, from A-2/Parks, Estates and Agricultural District to A-P/Administrative-Professional District as defined in chapter 15.13 with specific requirements described in the Council packet. Location: Undeveloped property at the southwest corner of South 24th Street and Richard Downing Avenue. ZC-23-014

B. Ordinances 6579, 6580, 6581 and 6582

Ordinance 6579 to amend Title 3 Business Regulations and Licenses by repealing existing Chapter 3.31 “Rubble Dumps”.

Ordinance 6580 to amend Chapter 3.32 Junk, Salvage, Scrap Processing and Storage Yards by repealing existing Sections 3.32.020 “License Required”, 3.32.030 “Application for License”, 3.32.040 “License Application Grant or Denial”; Section 3.32.050 “License Required for Each Separate Location”; Section 3.32.140 “Suspension and Revocation”; Section 3.32.150 “Effect of Revocation”; Section 3.32.170 “Fee” and Section 3.32.180 “Duration and Renewal”.

Ordinance 6581 to amend Chapter 15.24 Supplemental Use and Site Development Regulations by enacting new Section 15.24.110, “Salvage and Storage Yard Regulations” and new Section 15.24.120, “Rubble Dumps”.

Ordinance 6582 to amend Chapter 15.03 Zoning Definitions by enacting new section 15.03.527 “Parking Lot” and amending Section 15.03.609 “Storage Yard”. ZT-23-005

C. Resolution 23-303

Resolution approving the plans and specifications for the Benton Street Bridge over Indian Creek. Project #PW23-13

5. ORDINANCES ON 2ND READING

A. Ordinances 6583, 6584, 6585, 6586, 6587 as amended, 6588, 6589, 6590 and 6591

Ordinances 6583 through 6591 amending Title 3, Business Regulation and Licenses as shown in Council packet.

B. Ordinances 6592 and 6593

Ordinance 6592 to repeal Ordinance No. 5498 which established the Tract II Industrial Park Urban Revitalization Area within the City of Council Bluffs. URV-01-010

Ordinance 6593 to repeal Ordinance No. 5823 which established the South 19th Street Urban Revitalization Area within the City of Council Bluffs. URV-04-004

6. ORDINANCES ON 3RD READING

A. Reconsider Ordinance 6568

Ordinance to amend the zoning map as adopted by reference in section 15.27.020 by rezoning property legally described as the south 100 feet of Lot 1 and all of Lots 2 and 3, all in Block 16, Bayliss First Addition from R-3/Low Density Multifamily Residential District to C-1/Commercial District, as defined in chapter 15.14. Location: Undeveloped land lying at the northeast corner of North 7th Street and Mynster Street intersection. ZC-23-013

7. RESOLUTIONS

A. Resolution 23-304

Resolution to adopt the current Schedule of Fees for 2023, Version 2, dated November 13, 2023.

B. Resolution 23-305, 23-306, 23-307 and 23-308

Resolutions 23-305, 23-306, 23-307 and 23-308 authorizing Interfund Loan approval for FY25 TIF Certifications.

C. Resolution 23-309

Resolution authorizing for annual certification for Tax Increment Financing Indebtedness.

D. Resolution 23-310

Resolution authorizing the Mayor to execute an agreement with the Iowa West Foundation for the Housing Development Program and authorizing $2 million in American Rescue Plan Act (ARPA) Revenue Loss funds to support the required local match.

E. Resolution 23-311

Resolution to return property to the City legally described as Lot 10, Blk 11, Crawford's Addition. Location East of 926 Ave H OTB-22-001

F. Resolution 23-312

Resolution adopting a site-specific development plan for a new behavioral healthcare hospital on property legally described as the E ½ of the NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial. Location: Undeveloped property at the southwest corner of South 24th Street and Richard Downing Avenue. MIS-23-009

G. Resolution 23-313

Resolution approving the Annual Urban Renewal Report for Fiscal Year 2022-2023.

H. Resolution 23-314

Resolution declaring the Purchase, Sale, and Development Agreement by and between the City of Council Bluffs and CB-WLG Affordable Limited Partnership terminated in its entirety and approving and authorizing execution, delivery, and recording of the Notice of Termination.

I. Resolution 23-315

Resolution approving city depositories as required by the Code of Iowa, Section 12.C.2.

J. Resolution 23-316

Resolution approving Policy 505-Vacations.

K. Resolution 23-317

Resolution authorizing the Mayor to execute an agreement for the consent to subdivision and petition for voluntary annexation of parcel number 744309326001, otherwise identified as 20387 Cardinal Lane, between City of Council Bluffs and Kelly J. Hassler.

8. APPLICATIONS FOR PERMITS AND CANCELLATIONS

A. Liquor Licenses

1. 712, 1851 Madison Ave.
2. Casey's General Store #3050, 510 23rd Ave.
3. Council Bluffs Sinclair, 1305 N 25th St.
4. Goldmine Bar & Grill, 1601 Harry Langdon Blvd.
5. Oskies For Sports, 1851 Madison Ave.
6. Pizza King, 1101 N. Broadway
7. Rustic Cuts LLC, 501 Veterans Memorial Highway

9. OTHER BUSINESS

10. CITIZENS REQUEST TO BE HEARD

11. ADJOURNMENT

DISCLAIMER:

If you plan on attending this meeting and require assistance please notify the City Clerk's office at (712) 890-5261, by 5:00 p.m., three days prior to the meeting.

City Council Meeting Minutes
October 23, 2023

CALL TO ORDER

Mayor Matthew J. Walsh called the meeting to order at 7:00 p.m. on Monday October 23, 2023.

Council Members present: Joe Disalvo, Steve Gorman, Chad Hannan and Roger Sandau.

Council Member absent: Chris Peterson.

Staff present: Brandon Garrett, Jodi Quakenbush and Richard Wade.

CONSENT AGENDA

Approval of Agenda and tape recordings of these proceedings to be incorporated into the official minutes.

Reading, correction and approval of the October 5, 2023 special meeting and the October 9, 2023 City Council Meeting Minutes.

Ordinance 6578

Ordinance to amend the zoning map as adopted by reference in Section 15.27.020 and setting a public hearing for November 13, 2023 at 7:00 p.m. by rezoning property legally described as the E ½ of the NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial, from A-2/Parks, Estates and Agricultural District to A-P/Administrative-Professional District as defined in chapter 15.13 with specific requirements described in the Council packet. Location: Undeveloped property at the southwest corner of South 24th Street and Richard Downing Avenue. ZC-23-014

Ordinances 6579, 6580, 6581 and 6582

Ordinance 6579 to amend Title 3 Business Regulations and Licenses and setting a public hearing for November 13, 2023 at 7:00 p.m. by repealing existing Chapter 3.31 “Rubble Dumps”.

Ordinance 6580 to amend Chapter 3.32 Junk, Salvage, Scrap Processing and Storage Yards and setting a public hearing for November 13, 2023 at 7:00 p.m. by repealing existing Sections 3.32.020 “License Required”, 3.32.030 “Application for License”, 3.32.040 “License Application Grant or Denial”; Section 3.32.050 “License Required for Each Separate Location”; Section 3.32.140 “Suspension and Revocation”; Section 3.32.150 “Effect of Revocation”; Section 3.32.170 “Fee” and Section 3.32.180 “Duration and Renewal”.

Ordinance 6581 to amend Chapter 15.24 Supplemental Use and Site Development Regulations and setting a public hearing for November 13, 2023 at 7:00 p.m. by enacting new Section 15.24.110, "Salvage and Storage Yard Regulations" and new Section 15.24.120, "Rubble Dumps".

Ordinance 6582 to amend Chapter 15.03 Zoning Definitions and setting a public hearing for November 13, 2023 at 7:00 p.m. by enacting new section 15.03.527 "Parking Lot" and amending Section 15.03.609 "Storage Yard". ZT-23-005

Resolution 23-284

Resolution accepting the work of Oldcastle Materials Midwest Co. dba Omni Engineering as complete and authorizing the release of retainage after 30 days if no claims are filed in connection with the Bass Pro Parking Lot Repairs. Project # BM-23-06

Resolution 23-285

Resolution setting a public hearing for November 13, 2023 at 7:00 p.m. for the Benton Street Bridge over Indian Creek. Project #PW23-13

Resolution 23-286

Resolution accepting the work of Judds Bros. Construction Co. as complete and authorizing the release of retainage after 30 days of no claims are filed in connection with the N. 28th Street Storm Sewer Rehab, Phase III. Project # PW23-11

Notice of Right of Redemption and Claims

Steve Gorman and Roger Sandau moved and seconded approval of Consent Agenda. Unanimous, 4-0 vote. (Absent: Peterson)

PUBLIC HEARINGS

Resolution 23-278 (Continued from 10-9-23)

Resolution determining an area of the City to be an economic Development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting the East Manawa Industrial Urban Renewal Plan. Location: Generally located between East Manawa Drive and Interstate-29, south of Veterans Memorial Highway. URN-23-003

Deny per staff recommendations.

Chad Hannan and Roger Sandau moved and seconded approval of Motion to Deny Resolution 23-278. Unanimous, 4-0 vote. (Absent: Peterson)

Resolution 23-287

Resolution to dispose of City property located at 4046 Avenue D legally described as Lot 77 and the southerly 6 feet of the east-west alley abutting Lot 77, Twin City Gardens. OTB-23-007

Roger Sandau and Joe Disalvo moved and seconded approval of Resolution 23-287. Unanimous, 4-0 vote. (Absent: Peterson)

Resolution 23-288

Resolution granting final plat approval of a one-lot minor industrial subdivision to be known as the IceCap Rail Park, legally described as being a replat of Lots 1-6, Block 29, and Lots 7-12 and the adjacent vacated 16th Avenue right-of-way, Block 36, Fleming and Davis' Addition, along with part of the SE1/4 SW1/4 of Section 35-75-44 and part of the north half of Section 2-74-44. Location: 1720 16th Avenue. SUB-23-013

Joe Disalvo and Steve Gorman moved and seconded approval of Resolution 23-288. Unanimous, 4-0 vote. (Absent: Peterson)

Resolutions 23-289 and 23-297

Resolution 23-289 repealing the Tract II Industrial Park Urban Revitalization Plan and Area. URV-01-010

Resolution 23-297 repealing the South 19th Street Urban Revitalization Plan and Area. URV-04-004

Chad Hannan and Joe Disalvo moved and seconded approval of Resolutions 23-289 and 23-297. Unanimous, 4-0 vote. (Absent: Peterson)

ORDINANCES ON 1ST READING

Ordinance 6577 (Continued from 10-9-23)

Ordinance providing that general property taxes levied and collected each year on all property located within the East Manawa Industrial Urban Renewal Area, in City of Council Bluffs, County of Pottawattamie State of Iowa, by and for the benefit of the State of Iowa, City of Council Bluffs, County of Pottawattamie, Lewis Central Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the East Manawa Industrial Urban Renewal Area (The East Manawa Industrial Urban Renewal Plan). URN-23-003

Deny per staff recommendations.

Roger Sandau and Chad Hannan moved and seconded approval of Motion to Deny Ordinance 6577. Unanimous, 4-0 vote. (Absent: Peterson)

Ordinances 6583, 6584, 6585, 6586, 6587, 6588, 6589, 6590 and 6591

Ordinances 6583 through 6591 amending Title 3, Business Regulation and Licenses as shown in Council packet.

Steve Gorman and Roger Sandau moved and seconded approval of First considerations for Ordinance 6583, 6584, 6585, 6586, 6587 as amended, 6588, 6589, 6590 and 6591. Ordinance 6587 amended to repeal Section 3.34 entirely. Second consideration of Ordinances to be heard November 13, 2023. Unanimous, 4-0 vote. (Absent: Peterson)

Ordinances 6592 and 6593

Ordinance 6592 to repeal Ordinance No. 5498 which established the Tract II Industrial Park Urban Revitalization Area within the City of Council Bluffs. URV-01-010

Ordinance 6593 to repeal Ordinance No. 5823 which established the South 19th Street Urban Revitalization Area within the City of Council Bluffs. URV-04-004

Roger Sandau and Joe Disalvo moved and seconded approval of First consideration of Ordinances 6592 and 6593. Second consideration to be heard November 13, 2023. Unanimous, 4-0 vote. (Absent: Peterson)

ORDINANCES ON 2ND READING

Ordinance 6575

Ordinance to amend Chapter 9.88 "Speed Regulations" of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 9.88.080 "Schedule of Posted Streets".

Steve Gorman and Chad Hannan moved and seconded approval of Second consideration of Ordinance 6575. Unanimous, 4-0 vote. (Absent: Peterson)

Chad Hannan and Roger Sandau moved and seconded approval of Motion to waive third consideration. Ordinance Passes to law. Unanimous, 4-0 vote. (Absent: Peterson)

Ordinance 6576

Ordinance to amend Chapter 9.34 "Emergency Snow Routes" of the 2020 Municipal Code of Council Bluffs, Iowa, by amending Section 9.34.030 "Emergency Snow Routes Established".

Roger Sandau and Chad Hannan moved and seconded approval of Second consideration of Ordinance 6576. Unanimous, 4-0 vote. (Absent: Peterson)

Chad Hannan and Roger Sandau moved and seconded approval of Motion to waive third consideration. Ordinance Passes to law. Unanimous, 4-0 vote.(Absent: Peterson)

RESOLUTIONS

Resolution 23-290

Resolution authorizing the Finance Director to obligate all remaining unobligated American Rescue Plan Act funds as Revenue Loss for the 2021 calendar year.

Roger Sandau and Joe Disalvo moved and seconded approval of Resolution 23-290. Unanimous, 4-0 vote. (Absent: Peterson)

Resolution 23-291

Resolution amending the list of authorities for execution of financial transactions between the City of Council Bluffs, Iowa and institutions authorized to hold City funds (non-corporate resolution).

Chad Hannan and Roger Sandau moved and seconded approval of Resolution 23-291. Unanimous, 4-0 vote. (Absent: Peterson)

Resolution 23-292

Resolution amending the City's Investment Policy.

Steve Gorman and Joe Disalvo moved and seconded approval of Resolution 23-292. Unanimous, 4-0 vote. (Absent: Peterson)

Resolution 23-293

Resolution rejecting all bids for the Pavement Resurfacing project. Project # PW24-15

Chad Hannan and Joe Disalvo moved and seconded approval of Resolution 23-293. Unanimous, 4-0 vote. (Absent: Peterson)

Resolution 23-294

Resolution authorizing the Mayor to execute a reimbursement Agreement with the Board of Water Works Trustees in connection with Benton Street Bridge over Indian Creek. Project # PW23-13.

Roger Sandau and Joe Disalvo moved and seconded approval of Resolution 23-294. Unanimous, 4-0 vote. (Absent: Peterson)

Resolution 23-295

Resolution confirming the appointment of Mr. Matthew Davis as Chief of Police for the City of Council Bluffs and approving wage and benefit package offered to him.

Chad Hannan and Joe Disalvo moved and seconded approval of Resolution 23-295. Unanimous, 4-0 vote. (Absent: Peterson)

APPLICATIONS FOR PERMITS AND CANCELLATIONS

Liquor Licenses: 1) Aldi #74, 3135 Manawa Centre Drive; 2) Casey's #6127, 2711 South 24th Street; 3) Casey's #6134, 3501 West Broadway; 4) Casey's #6122, 3434 Nebraska Avenue; 5) Casey's #6116, 15 North 16th Street; 6) Casey's #6117, 1759 Madison Avenue; 7) Hark Luck Saloon, 626 16th Avenue; 8) Iowa Western Community College, 2700 College Road; 9) Mega Saver, 3540 West Broadway

Chad Hannan and Roger Sandau moved and seconded approval of Applications for permits and cancellations, Item 8A 1-9, liquor licenses. Unanimous, 4-0 vote. (Absent: Peterson)

Cigarette Permit (Continued from 10-9-23)

New Cigarette Permit - 1531 2nd Avenue

Heard from Abdulmalek Nagi

Chad Hannan and Roger Sandau moved and seconded approval of Motion to continue Item 8B, cigarette permit to January 22, 2023 at 7:00 p.m. Unanimous, 4-0 vote. (Absent: Peterson)

OTHER BUSINESS

Roger Sandau and Joe Disalvo moved and seconded approval of Motion to extend the effective date of Ordinance 6568 from November 1, 2023 to November 14, 2023. Unanimous, 4-0 vote. (Absent: Peterson)

Roger Sandau and Joe Disalvo moved and seconded approval of Motion to reconsider the rezoning of Ordinance 6568 that was approved at the last meeting, adding it to the November 13, 2023 agenda to be re-considered. Unanimous, 4-0 vote. (Absent: Peterson)

ADJOURNMENT

Mayor Walsh adjourned the meeting at 7:22 p.m.

The tape recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Council. The tape recording of this proceeding is incorporated into these official minutes of this Council meeting as if they were transcribed herein.

Matthew J. Walsh, Mayor
Attest: Jodi Quakenbush, City Clerk

Council Communication

Department: Public Works Admin
Case/Project No.: BM-24-03
Submitted by: Cody Smith, Facilities Superintendent

Resolution 23-298
ITEM 3.C.

Council Action: 11/13/2023

Description

Resolution setting a public hearing for 7:00 p.m. on November 27, 2023 for the Mid-America Center Sound System. Project # BM-24-03

Background/Discussion

The sound system at the Mid-America Center is twenty years old and several repairs have been necessary. The main controller for the system is no longer working and in need of replacement.

Without the permanent building system controller, the built-in speakers for the building cannot be utilized without the risk of damage. Since there is no sound controller, a complete sound system must be rented for each event. The temporary systems is installed and removed each time it is needed.

The project includes the replacement of the non-functioning sound system controller with a new controller for both the arena and the convention center, and additional components needed to integrate the new controllers into the system. This will provide independent operation of the convention center and arena portions of the building and provide redundancy in the system to allow the system to be operated from either the convention center side or the arena side in the event of a component failure.

The estimated construction cost for this project is $172,090.00. The project was included in the FY24 CIP with funding from General Fund - Gaming.

The project schedule is as follows:

Set Public Hearing	November 13, 2023
Hold Public Hearing	November 27, 2023
Letting	December 19, 2023
Award	January 8, 2024
Construction End	June 1, 2023

Recommendation

Approval of this resolution to set the public hearing for the MAC sound system project.

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing	Notice	11/2/2023
Resolution 23-298	Resolution	11/7/2023

Notice of Public Hearing

on the

Plans, Specifications, Form of Contract, and Cost Estimate

for the

Mid-America Center Sound System

Project #BM-24-03

A Public Hearing will be held on November 27, 2023 at 7:00 P.M., in the Council Chambers of City Hall, 209 Pearl Street, Council Bluffs, Iowa, on the proposed plans, specifications, form of contract, and cost estimate for the Mid-America Center Sound System. The project will include the replacement of the existing non-functional sound system controller and replacement of necessary sound components to integrate the new controller into the building. At said hearing any interested person may appear and file objections to such plans and specifications.

By Order of the City Council

of the

City of Council Bluffs, Iowa

Jodi Quakenbush, City Clerk

RESOLUTION NO. 23-298

RESOLUTION DIRECTING THE CITY CLERK TO PUBLISH NOTICE AND SETTING A PUBLIC HEARING ON THE PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND COST ESTIMATE FOR THE MID-AMERICA CENTER SOUND SYSTEM PROJECT #BM-24-03

WHEREAS, the City of Council Bluffs desires to repair and replace the sound system at the Mid-America Center; and

WHEREAS, Engineering Technologies Inc. was hired to provide professional services; and

WHEREAS, funding for this project will be provided by General Fund Gaming; and

WHEREAS, the plans, specifications, form of contract, and cost estimate as prepared by Engineering Technologies Inc., are on file in the office of the city clerk.

NOW, THEREFORE BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the City Clerk is hereby directed to set a public hearing on the plans, specifications, form of contract, and cost estimate for the Mid-America Center Sound System setting November 27, 2023, at 7:00 p.m. as the date and time of said hearing.

ADOPTED
AND
APPROVED November 13, 2023

_____
Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

Council Communication

Department: Community Development
Case/Project No.: OTB-23-009
Submitted by: Haley Weber, Planner

Resolution 23-299
ITEM 3.D.

Council Action: 11/13/2023

Description

Resolution of intent to dispose of and setting a public hearing for November 27, 2023 at 7:00 p.m. for City owned property legally described as Lot 3, Block 3, Twin City Place. Location: 2709 2nd Avenue. OTB-23-009

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/3/2023
Attachment A: Location/Zoning Map	Map	11/3/2023
Attachment B: Proposed Plot Plan	Other	11/3/2023
Attachment C: Proposed House Plan	Other	11/3/2023
Attachment D: Letter of Intent	Letter	11/3/2023
Notice of Public Hearing	Notice	11/3/2023
Resolution 23-299	Resolution	11/7/2023

Council Communication

Department: Community Development CASE #OTB-23-009 Applicant: Habitat for Humanity of Council Bluffs 1228 South Main Street Council Bluffs, IA 51503	Reso. of Intent No. _____ Reso. to Dispose No. _____	Set Public Hearing: 11/13/2023 Public Hearing: 11/27/2023

Subject/Title

Request of Habitat for Humanity of Council Bluffs to purchase surplus City-owned property legally described as Lot 3, Block 3, Twin City Place, an addition to the City of Council Bluffs, Pottawattamie County, Iowa.

Location: 2709 2nd Avenue

Background/Discussion

The Community Development Department has received an offer from Habitat for Humanity of Council Bluffs to purchase the surplus City-owned property legally described above. The subject property is zoned R-3/Low-Density Multifamily District and is classified as 'transitional dispose' and 'buildable.' The subject property is not located within a flood zone. A location/zoning map has been included with this report as Attachment 'A.'

The applicant proposes to acquire the subject property to construct a detached single-family dwelling (see Attachment 'B' for proposed plot plan and Attachment 'C' for proposed house plan). Per the submitted letter of intent, included as Attachment 'D,' the completed dwelling is intended to be sold for owner occupancy to qualifying buyers through the Habitat for Humanity of Council Bluffs Homeownership Program. The project will be completed in partnership with Thomas Jefferson High School students through the Council Bluffs Schools Tradeworks program. Participating students will start the project on a temporary foundation on the school's property and then move the home to its permanent foundation on the subject property.

According to the adopted *Inventory and Disposal Policy for Surplus City Property*, dated April 23, 2018, the subject property shall be priced at its most recent assessed land value, which is $15,900.00. The applicant has offered $15,900.00 to purchase the property, and has submitted the required 10% down payment ($1,590.00) and $50.00 application fee.

The subject property was acquired by the City of Council Bluffs on May 10, 2021. As is stated in the adopted *Inventory and Disposal Policy for Surplus City Policy*, the property would be eligible for a forgivable mortgage as it has been actively marketed on the Surplus Property list for more than the required 24 months. The City has not incurred any maintenance cost for this property.

The subject property contains 4,323 square feet, which does not meet the minimum 5,000 square foot lot size requirement for single-family detached uses in the R-3 District and is therefore considered a nonconforming lot of record. As per Section 15.26.020 of the Municipal Code (Zoning Ordinance), "*nonconforming lots of record existing at the effective date of the ordinance codified in this chapter shall be exempt, unless otherwise provided, from the minimum lot area and lot width requirements of each zoning district. Such lots may be developed with any principal use allowed by the regulations for the district and must comply with all other density regulations set forth by this chapter*." Although the subject property is a nonconforming lot of record, it is considered buildable as a single-family structure can be constructed on the property that meets all R-3 District site development standards.

Recommendation

The Community Development Department recommends setting a public hearing on the disposal of the property legally described as Lot 3, Block 3, Twin City Place, an addition to the City of Council Bluffs, Pottawattamie County, Iowa on the November 27, 2023, City Council Meeting.

Attachments

Attachment A: Location/Zoning Map
Attachment B: Proposed Plot Plan
Attachment C: Proposed House Plan
Attachment D: Letter of Intent

Prepared by: Haley Weber, Planner, Community Development Department

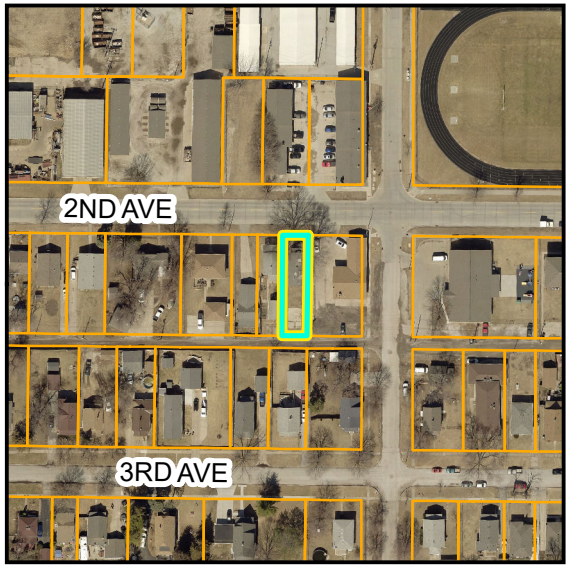
ATTACHMENT A

CITY OF COUNCIL BLUFFS - CITY COUNCIL
CASE #OTB-23-009 LOCATION/ZONING MAP

Subject Property Case #OTB-23-009

0 15 30

1 inch = 33 feet

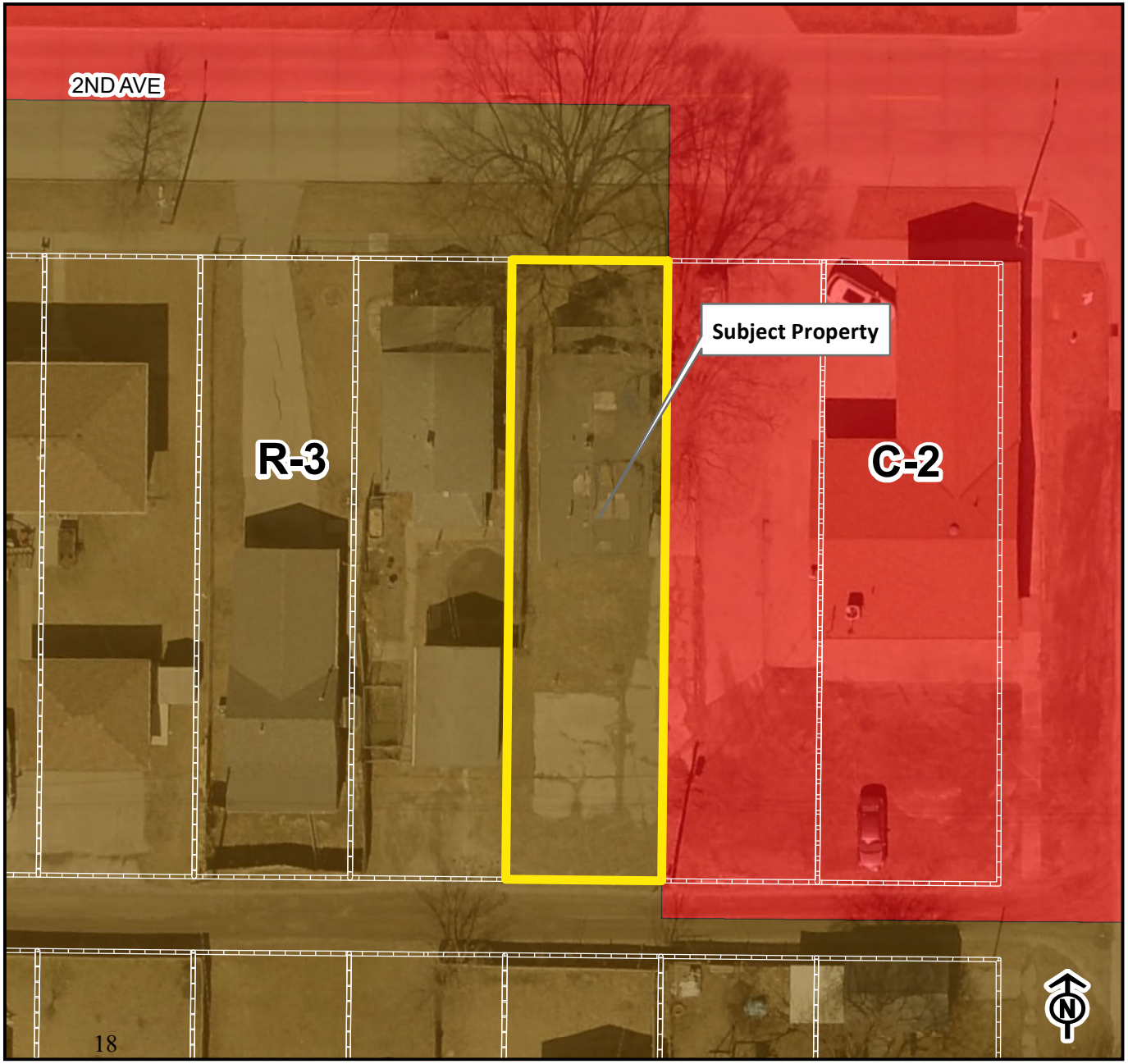


Last Amended: 10/24/2023

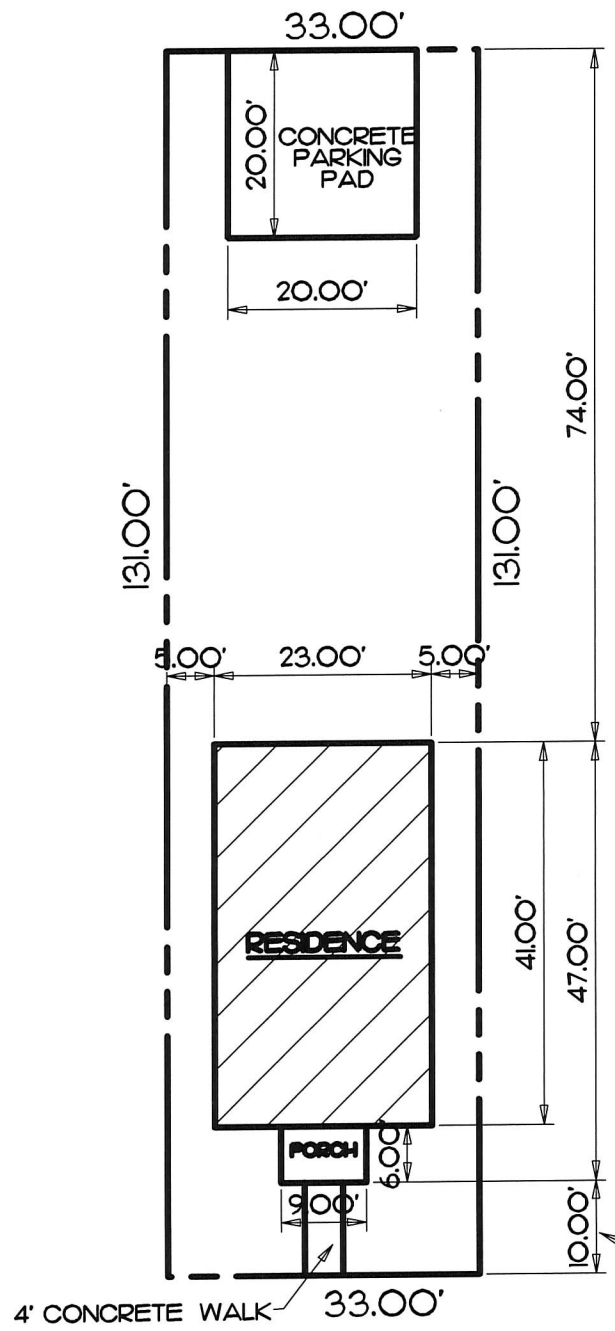
Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

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 expressely denies any and all responsibilities for errors, if any, in the information contained on this mapof the misuse 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.



ATTACHMENT B



LOT INFORMATION

SQ.FTG.	4323 SQ.FT.
HOUSE	943 SQ.FT.
PORCH	54 SQ.FT.
CONCRETE PAD	400 SQ.FT
SIDEWALK	40 SQ.FT
SOD AREA	2886 SQ.FT.

VERIFY SETBACK ON SITE. FRONT OF PORCH TO MATCH FRONT SETBACK OF EXISTING HOME ON NEIGHBORING LOT TO THE WEST

2709 S 2ND AVE

LOT #3 BLOCK 3
TWIN CITY PLACE

SCALE: 1" = 20'-0"

TRK & Associates
RESIDENTIAL DESIGN SERVICES

7561 MAIN STREET
RALSTON, NE. 68127
592-6968

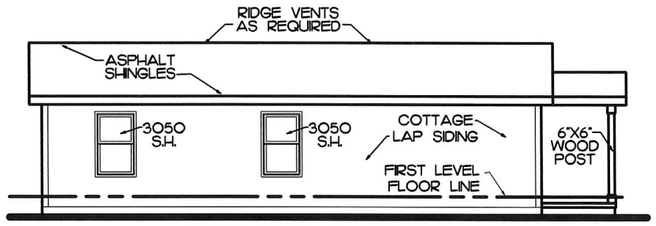
FOR: COUNCIL BLUFFS HABITAT FOR HUMANITY

JOB:

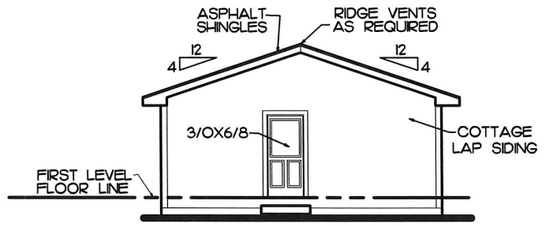
DATE: 10/19/23

NOTE: LOT AREA CALCULATIONS ARE FOR AREAS INSIDE PROPERTY LINES ONLY. CITY SIDEWALK AND DRIVEWAY APPROACH ARE NOT INCLUDED

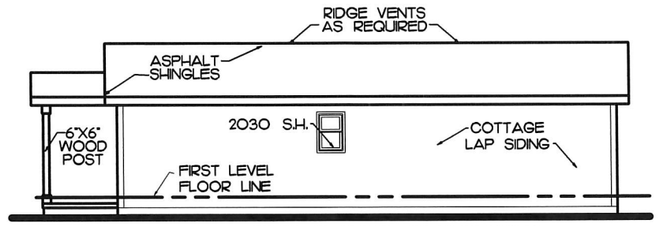
ATTACHMENT C



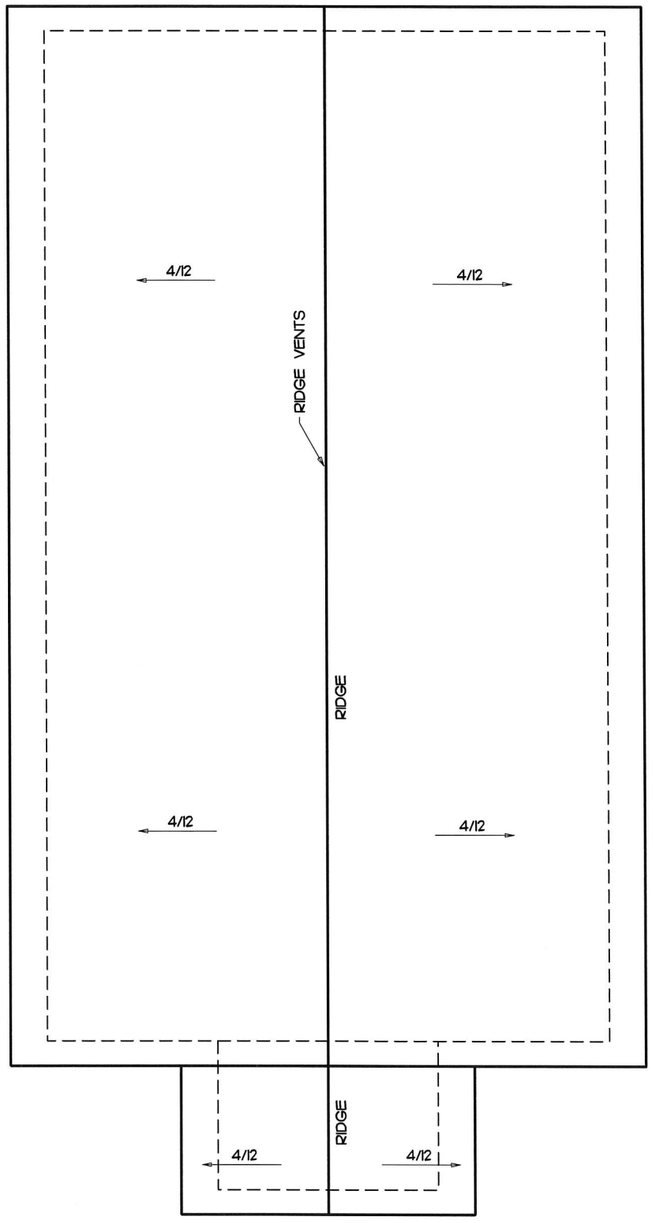
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



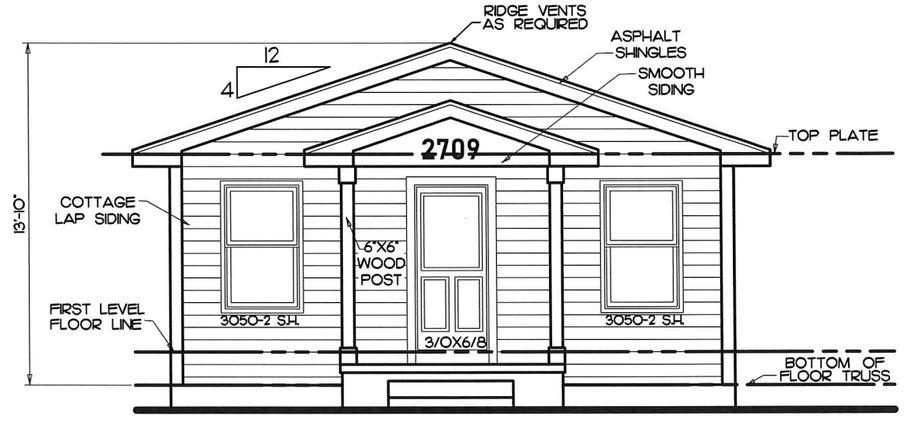
REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



ROOF PLAN



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

REVERSED PLANS

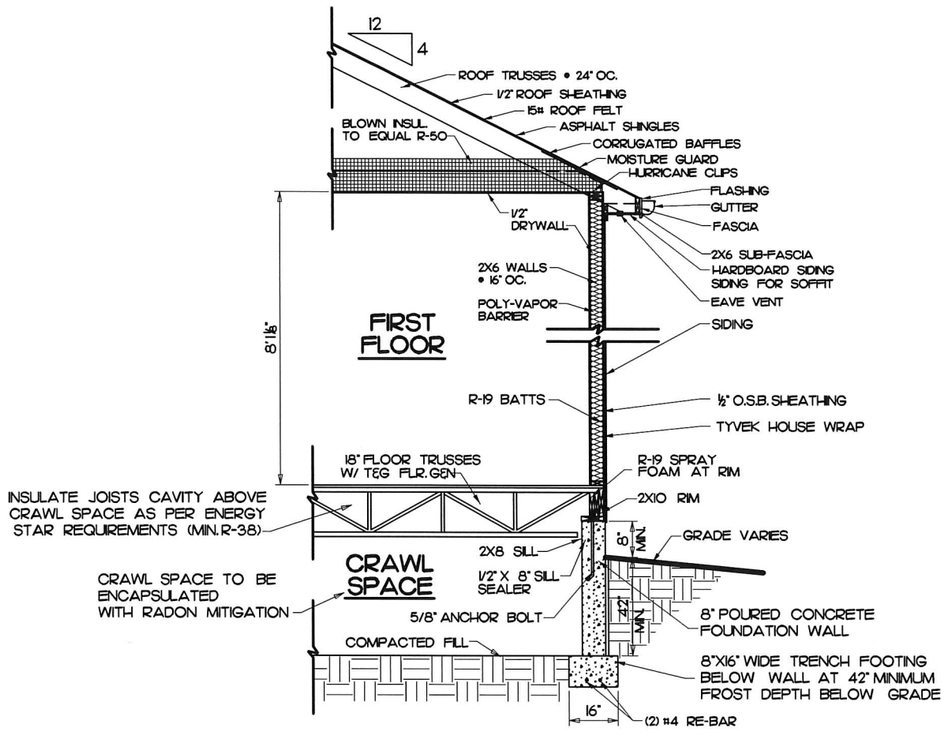
DESIGNER IS NOT AN ARCHITECT OR ENGINEER. SITE CONDITIONS MAY VARY. DESIGNER CANNOT WARRANT THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE. CONSULT YOUR CONSTRUCTION PROFFESIONAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE.

Habitat for Humanity of Council Bluffs
2709 2nd Ave

TMK & Associates
Residential Design Services
402-592-6968

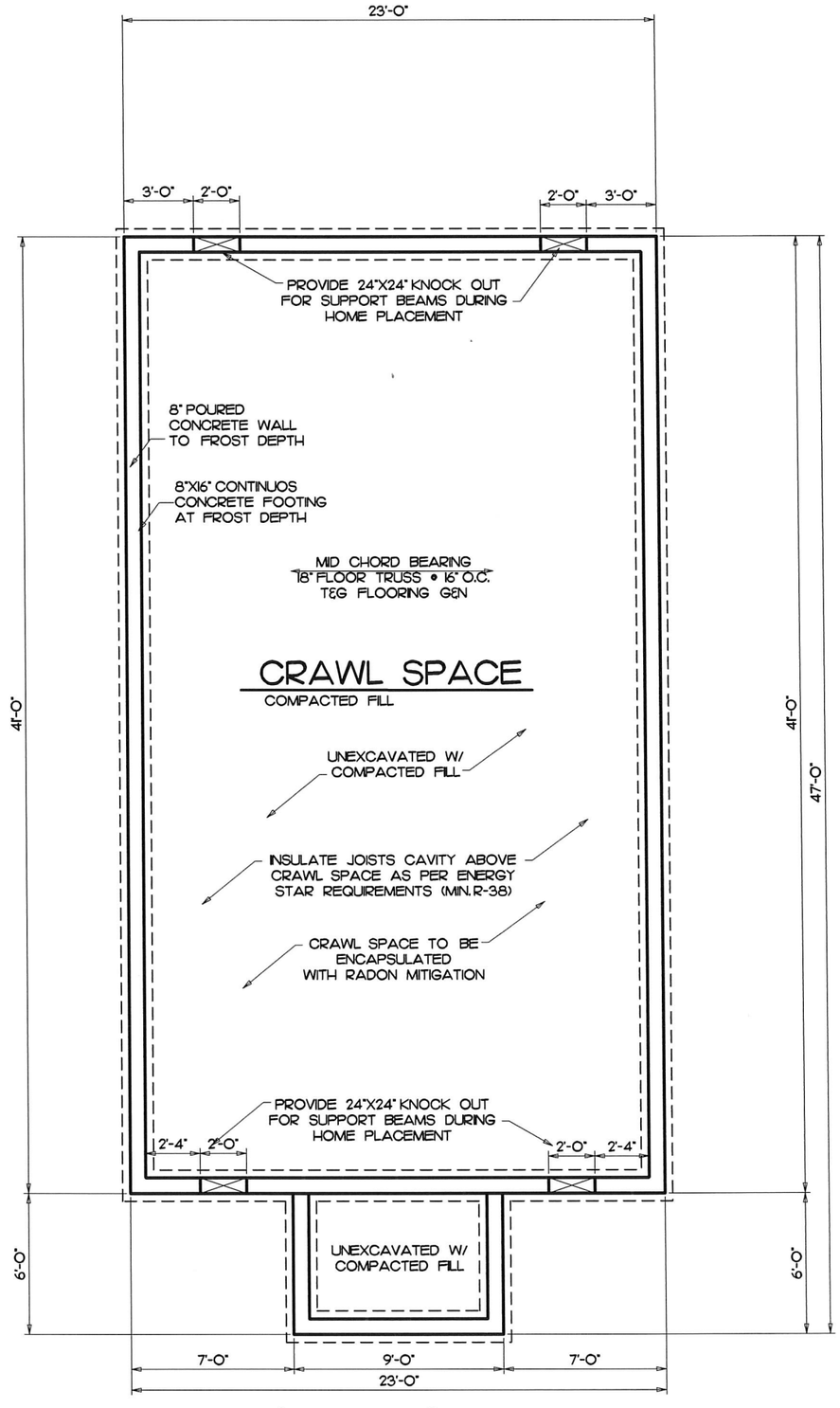
NOTE: SIZE, SPACING, SPECIES & LOCATION OF ALL STRUCTURAL MEMBERS IS TO BE VERIFIED BY CONTRACTOR.

NOTE AIR CONDITIONER LOCATION DETERMINED ON JOBSITE W/ HVAC CONTRACTOR



WALL SECTION

SCALE: 3/8" = 1'-0"



FOUNDATION PLAN

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

402-592-6968
REVERSED PLANS

DESIGNER IS NOT AN ARCHITECT OR ENGINEER. SITE CONDITIONS MAY VARY. DESIGNER CANNOT WARRANT THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE. CONSULT YOUR CONSTRUCTION PROFFESIONAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE.

Habitat for Humanity of Council Bluffs
2709 2nd Ave

TMK & Associates
Residential Design Services
402-592-6968

NOTE: PLACEMENT OF ALL ELECTRICAL OUTLETS, SWITCHES AND FIXTURES ARE APPROXIMATE. VERIFY LOCATIONS ON WALK THROUGH WITH ELECTRICIAN. ELECTRICAL CODE REQUIREMENTS TAKE PRECEDENCE.

ELECTRICAL LEGEND

OUTLETS	SWITCHES
110 VOLT	TWO-WAY
220 VOLT	THREE-WAY
SWITCHED 110	FOUR-WAY
G.F. GROUND FAULT	**MISC. FIXTURES**
G.F. W.P. GROUND FAULT WEATHERPROOF	CLG. FAN/LIGHT COMBINATION
FLOOR OUTLET	EXHAUST FAN
LIGHTING	FAN/CAN COMBINATION
WALL MOUNT	SMOKE/CO DETECTOR
SURFACE MOUNT	SD SMOKE DETECT. WALL MOUNT
RECESSED CAN	THERMOSTAT
P.C. PULL-CORD SURFACE	
LED DISC LIGHT	

NOTE: ALL INTERIOR WALLS ARE 3½" UNLESS NOTED.

NOTE: ALL EXTERIOR WALLS ARE 6"-5½" STUD W/½" O.S.B. SHEATHING

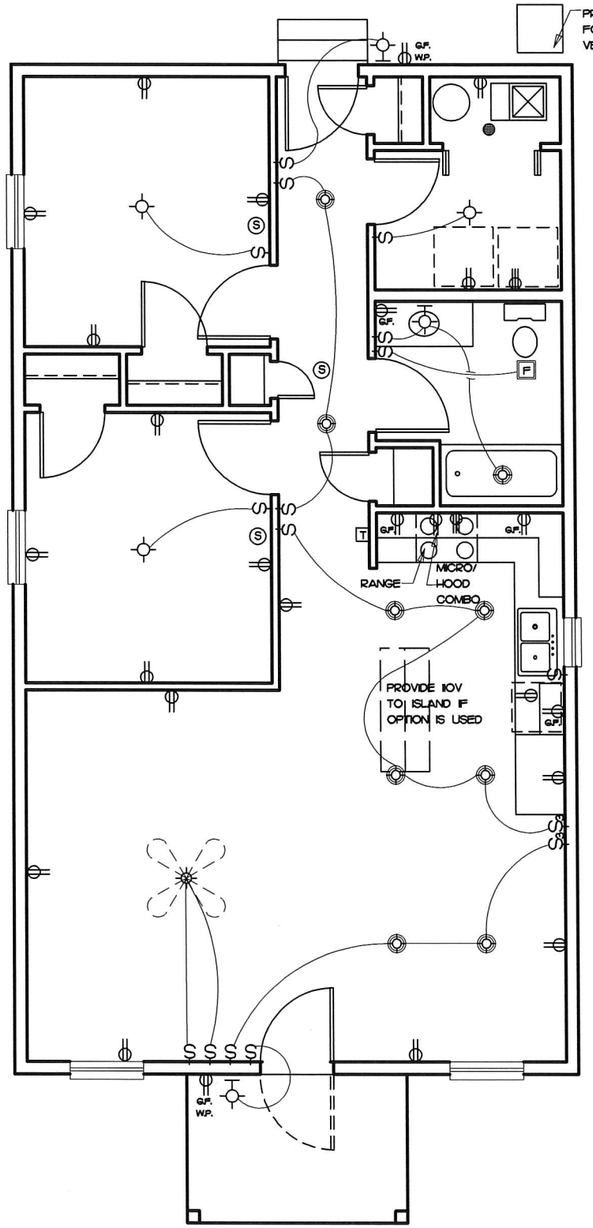
NOTE: ALL DOORS AND OPENINGS ARE 6'-8" TALL.

NOTE: ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED WITH O.S.B. SHEETING. BRACED WALL PANELS AS PER 2018 IRC R601.2 AND TABLE R602.10.5

NOTE: ALL MAIN LEVEL WALLS ARE 8'-1⅛" UNLESS NOTED.

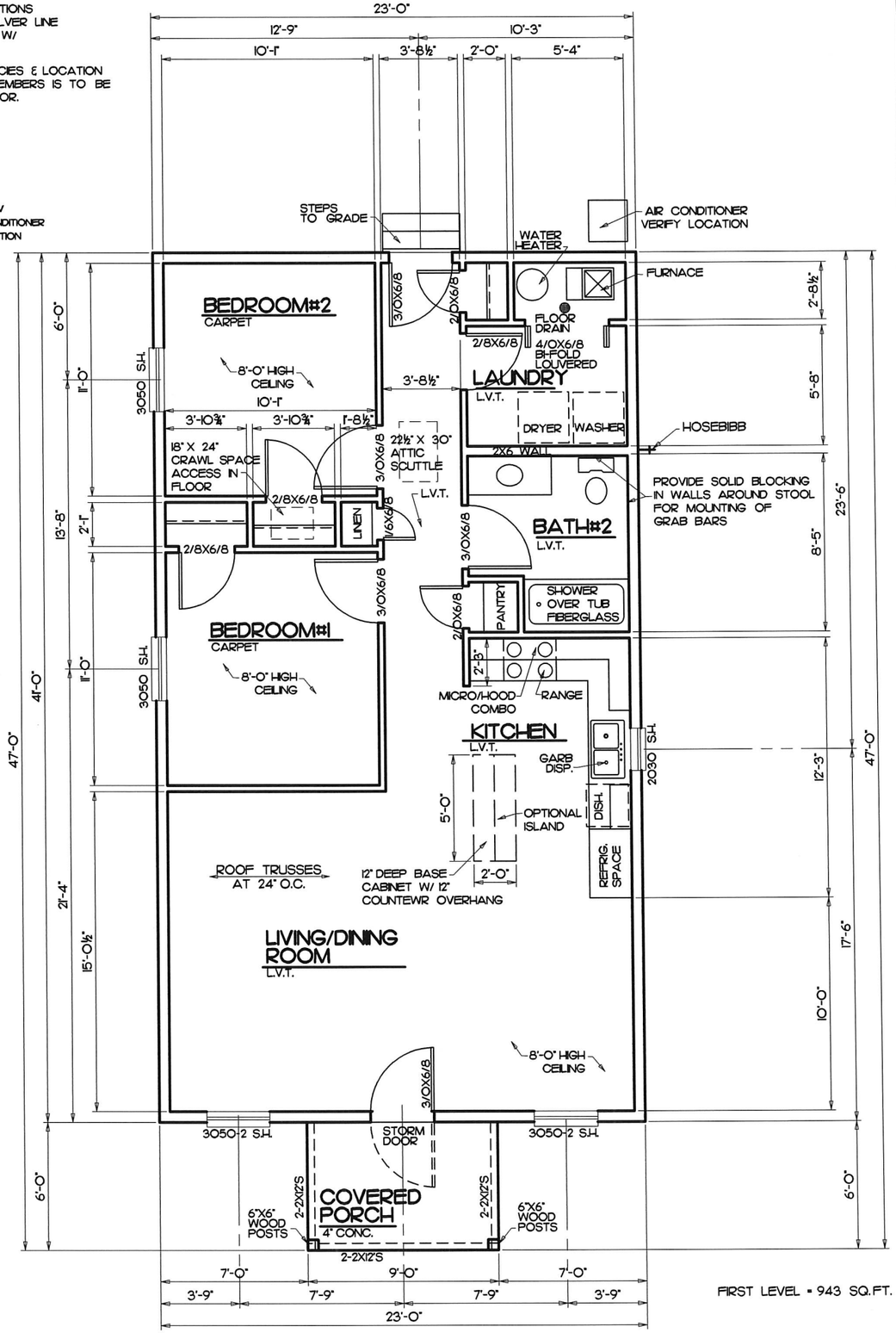
NOTE: WINDOW DESIGNATIONS ARE FOR ANDERSEN SILVER LINE WINDOWS. VERIFY SIZES W/ SUPPLIER.

NOTE: SIZE, SPACING, SPECIES & LOCATION OF ALL STRUCTURAL MEMBERS IS TO BE VERIFIED BY CONTRACTOR.



ELECTRICAL PLAN

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



FIRST LEVEL = 943 SQ.FT.

FIRST FLOOR PLAN

402-592-6968
REVERSED PLANS

DESIGNER IS NOT AN ARCHITECT OR ENGINEER. SITE CONDITIONS MAY VARY. DESIGNER CANNOT WARRANT THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE. CONSULT YOUR CONSTRUCTION PROFFESIONAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE.

Habitat for Humanity of Council Bluffs
2709 2nd Ave

TMK & Associates
Residential Design Services
402-592-6968

ATTACHMENT D

Habitat for Humanity® of Council Bluffs

October 19, 2023

City of Council Bluffs
Christopher Gibbons
209 Pearl Street
Council Bluffs, IA 51570

Subject: Letter of Intent – Offer to purchase a buildable lot located at 2709 2nd Ave

Dear Mr. Gibbons,

Habitat for Humanity of Council Bluffs (HFHCB) is proposing to develop a single-family new home construction at this address. The completed home would be sold for owner occupancy to qualifying buyers identified through the HFHCB Homeownership Program.

We are requesting approval of an offer to purchase this property for a total of 10% of the current assessed valuation, with the remaining amount offered to HFH by way of a forgiven mortgage.
Cash offer: $1590
Forgiven Mortgage: $14,310

Given the extreme need for affordable housing units, HFHCB works diligently to establish not only homes like this one, but relationships with local educators to provide job training opportunities for Council Bluffs students. This home will be constructed in partnership with the Council Bluffs Schools Tradeworks program. Freshman and Sophomore students will start this project on a temporary foundation in the Thomas Jefferson High School parking lot, then it will be moved to its permanent foundation at this subject address.

The proposed home will bring an affordable mortgage opportunity to a qualified buyer, allowing for individual equity and pride of neighborhood to be established. With increased tax revenue for the city, and our commitment to build job training opportunities to our process, we believe this to be a great use of this property.

Site Details:

1. Utilities exist adjacent to the site and support existing development. No gas connection is proposed for this home.
2. Currently, no garage is planned for this project. We will meet parking guidelines with a two-car parking pad off the alley at the rear of the property.
3. The overall site coverage falls below the minimum requirement standards of 35%
4. Front setback can be adjusted to match neighboring properties.

We aim to construct the foundation and complete underground utility work in late spring of 2024. After the shell is built by CBSD students, the home will be moved to its foundation after the school year ends in the early summer of 2024. The remaining construction timeline of interior rough-in and finish work

would take us through to a completion date – verified by a certificate of occupancy for the home – by the Fall of 2024. The closing home sale to a HFHCB program participant would be scheduled shortly thereafter.

Also included with this letter are:

- Attachment A: Application to purchase city property
- Attachment B: Lot description/Pott County Assessor pages
- Attachment C: Plot plan
- Attachment D: 2BR/1BA home plans

Habitat for Humanity of Council Bluffs is excited to continue our partnership with our local schools and provide housing opportunities to those that could not otherwise afford it.

Sincerely,

Blake Johnson
Executive Director
Habitat for Humanity of Council Bluffs

NOTICE OF PUBLIC HEARING
ON INTENT TO DISPOSE AND CONVEY CITY PROPERTY

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request of Habitat for Humanity of Council Bluffs to purchase City owned property legally described as Lot 3, Block 3, Twin City Place, an addition to the City of Council Bluffs, Pottawattamie County, Iowa.

You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 27th day of November, 2023, in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

_____

Jodi Quakenbush City Clerk

Prepared by: Community Development Dept., Co. Bluffs, IA 51503 – Phone: 890-5350
Return to: City Clerk, 209 Pearl Street, Co. Bluffs, IA 51503 – Phone: 890-5261

RESOLUTION NO. 23-299

A RESOLUTION OF INTENT TO DISPOSE OF CITY OWNED PROPERTY LEGALLY DESCRIBED AS LOT 3, BLOCK 3, TWIN CITY PLACE, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City has received an offer from Habitat for Humanity of Council Bluffs to purchase the City owned property legally described as Lot 3, Block 3, Twin City Place, City of Council Bluffs, Pottawattamie County, Iowa.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the City does hereby express its intent to dispose of City owned property described as Lot 3, Block 3, Twin City Place, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That a public hearing be scheduled for November 27, 2023.

ADOPTED
AND
APPROVED: November 13, 2023

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

(Case #OTB-23-009)

Council Communication

Department: Community Development
Case/Project No.: OTB-23-008
Submitted by: Brandon Siracuse, Planner

Resolution 23-300
ITEM 3.E.

Council Action: 11/13/2023

Description

Resolution of intent to dispose of and setting a public hearing for November 27, 2023 at 7:00 p.m. for City property legally described as former Wabash Railroad right-of-way across Lots 7-12, Block 28, Fleming and Davis' Addition. Location: Former railroad right-of-way running adjacent to the north of 1704 14th Avenue. OTB-23-008

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/3/2023
Attachment A: Location/Zoning Map	Map	11/3/2023
Notice of Public Hearing	Notice	11/3/2023
Resolution 23-300	Resolution	11/7/2023

Council Communication

Department: Community Development CASE #OTB-23-008 Applicant: Jesse Franklin Griffis 1704 14th Avenue Council Bluffs, IA 51501	Reso. of Intent No. _____ Reso. to Dispose No. _____	Set Public Hearing: 11/13/2023 Public Hearing: 11/27/2023

Subject/Title

Request of Jesse Franklin Griffis to purchase surplus City-owned property legally described as former Wabash Railroad right-of-way across Lots 7-12, Block 28, Fleming and Davis' Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: Former railroad right-of-way running adjacent to the north of 1704 14th Avenue

Background/Discussion

The Community Development Department has received an offer from Jess Franklin Griffis to purchase the surplus city-owned property legally described above. Attachment 'A' contains a location/zoning map. The subject property is classified as 'transitional dispose'. This piece of land is part of former Wabash Railroad Right-of-way that the City acquired from the Iowa Natural Heritage Foundation in 2003. Part of the former railroad ROW was utilized for construction of a multi-use trail, and the rest, including the subject property, has remained undeveloped and unmaintained by the City. No future trails or other city projects are planned on the subject property. As such, disposal will reduce the City's liability for the subject property and is in the City's best interest.

The applicant proposes to acquire the subject property to expand the property he owns at 1704 14th Avenue. The applicant has no plans to build on the land at this time, and the applicant stated he has been maintaining the subject property for many years. The western 60 feet of the land that the applicant has offered to purchase abuts undeveloped property owned by the Union Pacific Railroad to the west of 1704 14th Avenue. The City has attempted to offer this land to Union Pacific by contacting them via regular mail at the tax address on file. The City sent letters to UPRR on January 25, 2022, and August 7, 2023. Both letters generated no response, and as such, the Community Development Department offered the land to Mr. Griffis along with the right-of-way that directly abuts his land.

According to the adopted *Inventory and Disposal Policy for Surplus City Property*, dated April 23, 2018, the subject property shall be priced at a value established by the most recent fee schedule for street/alley vacations, which is $513.60. The applicant has offered $513.60 and has submitted a down payment of $51.36 plus a $50.00 nonrefundable administrative fee.

The City has not incurred any maintenance cost for this property.

The subject property is zoned I-2/General Industrial District and is a trapezoid-shaped parcel containing 3,224 square feet, which does not meet the minimum 15,000 square foot lot size requirement for the I-2/General Industrial District. The applicant's adjacent property at 1704 14th Avenue contains 14,182 square feet, which also does not conform to the minimum size requirement. Once the applicant combines the subject property with his adjacent property, his total contiguous land holdings will contain 17,406 square feet, meaning the sale of the subject property will eliminate a nonconformity. Additionally, the combined properties will exceed the minimum

75-foot width requirement, but they will not meet the minimum 150-foot depth requirement (the property's depth will increase from approximately 115 to 137 feet). The property at 1704 14th Avenue is zoned I-2/General Industrial District and contains a legal nonconforming residential land use (single-family detached dwelling). Combining the adjacent right-of-way with the subject property would constitute expansion of a legal nonconforming use. However, expanding the property's land area will make the property more useful for industrial purposes upon abandonment or destruction of the nonconforming use. To ensure this outcome, the applicant shall be required to submit a parcel combination request to consolidate his land holdings in this location and shall sign an agreement prohibiting the sale of the subject property separately from 1704 14th Avenue.

Recommendation

The Community Development Department recommends setting a public hearing on the disposal of the property legally described former Wabash Railroad right-of-way across Lots 7-12, Block 28, Fleming and Davis' Addition, City of Council Bluffs, Pottawattamie County, Iowa on the November 27, 2023, City Council Meeting.

Attachments

Attachment A: Location/Zoning Map

Prepared by: Brandon Siracuse, Planner, Community Development Department

Attachment A

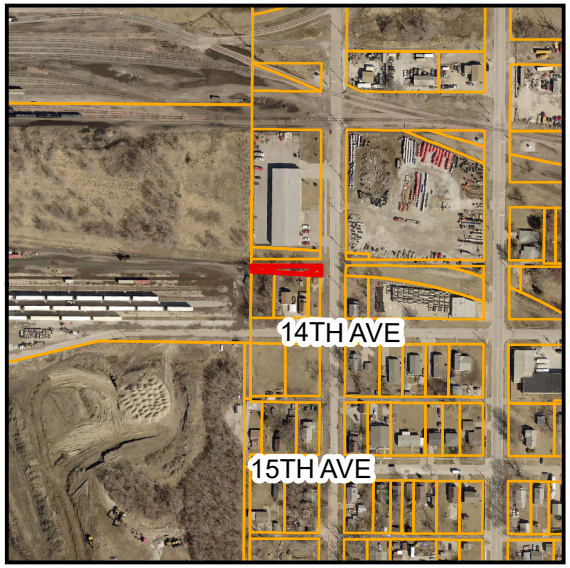
CITY OF COUNCIL BLUFFS - CITY COUNCIL
CASE #OTB-23-008 LOCATION/ZONING MAP

Case #OTB-23-008 Subject Property

Parcels

0 30 60

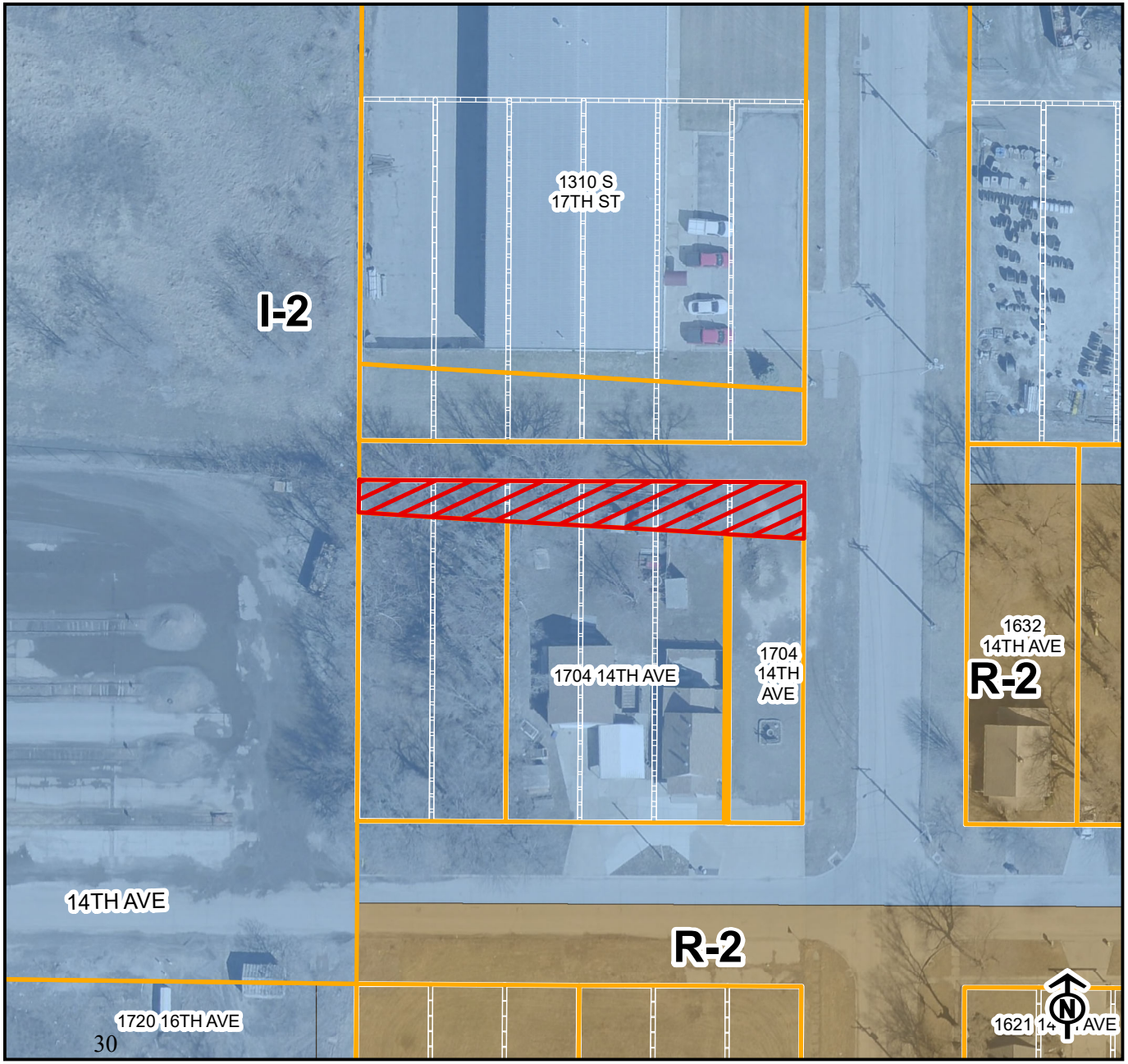
1 inch = 64 feet



Last Amended: 11/3/2023

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

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 expressely denies any and all responsibilities for errors, if any, in the information contained on this mapof the misuse 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.



NOTICE OF PUBLIC HEARING
ON INTENT TO DISPOSE AND CONVEY CITY PROPERTY

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request of Jesse Griffis to purchase City owned property legally described as former Wabash Railroad right-of-way across Lots 7 through 12, Block 28, Fleming and Davis' Addition, City of Council Bluffs, Pottawattamie County, Iowa.

You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 27th day of November, 2023, in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

_____

Jodi Quakenbush City Clerk

Prepared by: Community Development Dept., Co. Bluffs, IA 51503 – Phone: 890-5350
Return to: City Clerk, 209 Pearl Street, Co. Bluffs, IA 51503 – Phone: 890-5261

RESOLUTION NO. 23-300

A RESOLUTION OF INTENT TO DISPOSE OF CITY PROPERTY LEGALLY DESCRIBED AS FORMER WABASH RAILROAD RIGHT-OF-WAY ACROSS LOTS 7-12, BLOCK 28, FLEMING AND DAVIS' ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City has received an offer from Jesse Franklin Griffis to purchase the City owned property described as former Wabash Railroad right-of-way across Lots 7-12, Block 28, Fleming and Davis' Addition, City of Council Bluffs, Pottawattamie County, Iowa.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the City does hereby express its intent to dispose of City owned property described as former Wabash Railroad right-of-way across Lots 7-12, Block 28, Fleming and Davis' Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That a public hearing be scheduled for November 27, 2023.

ADOPTED
AND
APPROVED: November 13, 2023

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

(Case #OTB-23-008)

Council Communication

Department: Finance
Case/Project No.:
Submitted by: Finance Department / Danielle Bemis

Resolution 23-301
ITEM 3.F.

Council Action: 11/13/2023

Description

Resolution setting a public hearing for November 27, 2023 at 7:00 p.m. for the FY25-FY29 Capital Improvement Program (CIP).

Background/Discussion

It is requested the Council set a public hearing for persons to comment and discuss the proposed FY25-FY29 Capital Improvement Program for the City of Council Bluffs.

Staff will be requesting approval to adopt the FY25-FY29 CIP schedule at the November 27, 2023 meeting.

Recommendation

In order for staff to move forward with presenting the FY25-FY29 CIP schedule to Council and citizens, Council must approve to set the public hearing for November 27, 2023. This is also Step 1 of the GO Bond Process.

ATTACHMENTS:

Description	Type	Upload Date
Notice of Public Hearing	Notice	11/3/2023
Resolution 23-301	Resolution	11/7/2023

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA, ON THE MATTER OF THE PROPOSED CAPITAL IMPROVEMENT PROGRAM FY25-FY29 OF SAID CITY, AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Council Bluffs, Iowa, will hold a public hearing on the 27th day of November, 2023, at 7 o'clock P.M., in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, to approve the proposed FY25-FY29 Capital Improvement Program.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of said City, to the above action. After all objections have been received and considered, the Council will, at this meeting or an any adjournment thereof, take additional action to approve the proposed FY25-FY29 Capital Improvement Program, or will abandon the proposal.

This notice is given by order of the Council of Council Bluffs, Iowa, as provided by Section 384.25 of the City Code of Iowa.

Dated this _____ day of _____, 2023.

_____
City Clerk of Council Bluffs, Iowa

Resolution 23-301

Resolution directing the City Clerk to publish notice and setting a Public Hearing to approve the FY25-FY29 Capital Improvement Program.

WHEREAS, the Capital Improvement Program (CIP) provides the City Council with a framework upon which to base improvement decisions, provides the City staff with direction as to its work effort, and provides the citizens with information about the City's future intentions.

WHEREAS, the City of Council Bluffs is required to hold a public hearing on the proposed FY25-FY29 Capital Improvement Program (CIP) prior to adoption of the CIP schedule,

WHEREAS, the City is required to publish and post the proposed FY25-FY29 CIP at least ten and no more than twenty days from the public hearing,

Now, therefore, be it resolved by the City Council of the City of Council Bluffs, Iowa:

That the City Clerk is hereby directed to set a public hearing to approve the FY25-FY29 Capital Improvement Program on November 27, 2023 at 7:00 p.m. in Council Chambers at City Hall, 209 Pearl Street in Council Bluffs, Iowa.

Adopted and Approved: November 13, 2023

_____
Matthew J. Walsh, Mayor

_____
Jodi Quakenbush, City Clerk

CLERK BOARD
NOV 22
PM 1:35

NOTICE TO REDEEM FROM TAX SALE

TO: Dorothy L. Richards
State of Iowa [Judgment in Pottawattamie Co. Case DRCV111532]
Anthony Markussen [Judgment in Pottawattamie Co. Case DRCV103945]
City of Council Bluffs, Iowa
Any and all person(s) in possession of the parcel hereinafter described
All the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest both known and unknown, and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described.

YOU ARE HEREBY NOTIFIED that on June 21, 2021, the following described parcel, situated in Pottawattamie County, Iowa:

Lot Twenty (20), Block Thirty-two (32) and 1/2 Vacated Alley Adj, Central Subdivision, as platted and recorded in Council Bluffs, Pottawattamie County, Iowa.

Parcel 754427476022 Tax Sale Certificate No. 21-0068

was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes against the parcel, that a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County, Iowa, pursuant to said tax sale, which Certificate is now lawfully held and owned by Tulip 22, LLC, and that the right of redemption will expire and a deed to the said parcel will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

Dated October 27, 2023

Tulip 22, LLC

By: James E Nervig

James E. Nervig, Its Attorney
Brick Gentry P.C.
6701 Westown Parkway, Suite 100
West Des Moines, IA 50266

Action by Council:
Receive & File:
Date: 11-13-23

NOTICE TO REDEEM FROM TAX SALE

TO: Susan Price
MM Finance LLC, d/b/a
E-Z Money Check Cashing [Judgment in Pottawattamie Co. Case SCSC105580]
Red Credit Solutions, LLC [Judgment in Pottawattamie Co. Case SCSC105721]
General Service Bureau, LLC [Judgment in Pottawattamie Co. Case SCSC110891]
OneMain Financial Group, LLC [Judgment in Pottawattamie Co. Case SCSC131423]
IAT 232, LLC [Tax lien holder]
City of Council Bluffs, Iowa
Any and all person(s) in possession of the parcel hereinafter described
All the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest both known and unknown, and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described.

YOU ARE HEREBY NOTIFIED that on June 21, 2021, the following described parcel, situated in Pottawattamie County, Iowa:

Lot Five (5) except the East Fifteen (15) feet, Block Nine (9), Hall's Addition to the City of Council Bluffs, Pottawattamie County, Iowa,

Parcel 754425312006 Tax Sale Certificate No. 21-0060

was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes against the parcel, that a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County, Iowa, pursuant to said tax sale, which Certificate is now lawfully held and owned by Tulip 22, LLC, and that the right of redemption will expire and a deed to the said parcel will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

Dated October 27, 2023

Tulip 22, LLC

By: James E Nervig

James E. Nervig, Its Attorney
Brick Gentry P.C.
6701 Westown Parkway, Suite 100
West Des Moines, IA 50266

Action by Council:
Receive & File:
Date: 11-13-23

CLERK COUNCIL BLUFFS IA
NOV 22
PM 1:39

NOTICE TO REDEEM FROM TAX SALE

TO: Mark D. Grubbs
ACC 1966 LLC [Tax lien holder]
City of Council Bluffs, Iowa
Any and all person(s) in possession of the parcel hereinafter described
All the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest both known and unknown, and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described.

YOU ARE HEREBY NOTIFIED that on June 21, 2021, the following described parcel, situated in Pottawattamie County, Iowa:

Lots Four (4) and Five (5), Block Seven (7), Websters First Addition, Council Bluffs, Pottawattamie County, Iowa.

Parcel 754434256008 Tax Sale Certificate No. 21-0071

was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes against the parcel, that a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County, Iowa, pursuant to said tax sale, which Certificate is now lawfully held and owned by Tulip 22, LLC, and that the right of redemption will expire and a deed to the said parcel will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

Dated October 27, 2023

Tulip 22, LLC

By: James E Nervig

James E. Nervig, Its Attorney
Brick Gentry P.C.
6701 Westown Parkway, Suite 100
West Des Moines, IA 50266

Action by Council:
Receive & File:
Date: 11-13-23

NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION
IAT 10, LLC c/o Stearns Bank NA as Custodian

TO: ANY AND ALL ENTITIES AND/OR PERSON(S) IN POSSESSION OF THE PARCEL HEREIN DESCRIBED

Jeffrey L. Moore 807 S 21st St #55 Council Bluffs, IA 51501 - Owner
Person in Possession 807 S 21st St #55 Council Bluffs, IA 51501 - Person in Possession
Jeffrey L. Moore 4362 S 87th St. Omaha, NE 68127 - Owner
Jeffrey L. Moore 4089 S 84th St. #283 Omaha, NE 68127 - Owner
Jeffrey L. Moore 7900 Serum Ave Omaha, NE 68127 - Owner
City of Council Bluffs c/o City Clerk 209 Pearl St. Coucil Bluffs, IA 51503 - City Clerk
Golden Spike Mobile Home Park 808 S 21st St. Council Bluffs, IA 51501 - Mobile Home Park
Evans Enterprises LTD POB 896 Council Bluffs, IA 51502 - Park Owner
Pottawattamie Cty Treasurer 227 S 6th St. Council Bluffs, IA 51501 - County Treasurer
Pottawattamie Cty Auditor 227 S 6th St. Council Bluffs, IA 51501 - County Auditor
Pottawattamie Cty Attorney 227 S 6th St. Council Bluffs, IA 51501 - Judgments/Liens
Iowa Attorney General 1305 E. Walnut St. #102 Des Moines, IA 50319 - Judgments/Liens
ANY OTHER UNKNOWN PERSONS WITH INTEREST

All of the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest both known and unknown and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described.

In accordance with Iowa Code Section 447.9 you are hereby notified that on 6/21/2021, the following described parcel, situated in Pottawattamie County, Iowa, to-wit:

NITN 1986 Tanglewood 30520123V a/k/a PARCEL # 30520123V a/k/a 807 S 21st St. #55 Council Bluffs, IA 51501 a/k/a Cert No. 21-0507

Was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes and/or special assessments against the property, which a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County to IAT 10, LLC c/o Stearns Bank NA as Custodian pursuant to said tax sale, which certificate is now lawfully held and owned by IAT 10, LLC c/o Stearns Bank NA as Custodian, and that the right of redemption will expire and a deed for the said property will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

IAT 10, LLC c/o Stearns Bank NA as Custodian

By: _____

Mike Klemme (Member)
PO Box 506
Le Mars, Iowa 51031

Action by Council:
Receive & File:
Date: 11-13-23

NOTICE TO REDEEM FROM TAX SALE

TO: Jason L. Reents
City of Council Bluffs, Iowa

Any and all person(s) in possession of the parcel hereinafter described

All of the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest both known and unknown, and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described

YOU ARE HEREBY NOTIFIED that on June 21, 2021, the following described parcel, situated in Pottawattamie County, Iowa:

Lot 6, Block 3, Burke's Addition, Council Bluffs, Pottawattamie, Iowa

Parcel 754426305002 Tax Sale Certificate No. 21-0667

was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes against the parcel, that a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County, Iowa, pursuant to said tax sale, which Certificate is now lawfully held and owned by ACC 517 LLC, and that the right of redemption will expire and a deed to the said parcel will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

Dated October 23, 2023

ACC 517 LLC

By: James E Nervig

James E. Nervig, Its Attorney
Brick Gentry P.C.
6701 Westown Parkway, Suite 100
West Des Moines, IA 50266

Action by Council:
Receive & File:
Date: 11-13-23

NOTICE TO REDEEM FROM TAX SALE

TO: Mark Grubbs
Sheila J. Sievers
Adair Asset Management, LLC [Tax lien holder]
City of Council Bluffs, Iowa
Any and all person(s) in possession of the parcel hereinafter described
All the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest both known and unknown, and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described.

YOU ARE HEREBY NOTIFIED that on June 21, 2021, the following described parcel, situated in Pottawattamie County, Iowa:

Lot Nine (9), Langstrom's Addition, except a part of Lot Nine (9), described as follows: Commencing at the most Northerly corner of Lot Nine (9), Langstrom's Addition; thence Southeasterly along the Easterly line of Langstrom's Addition a distance of 29.0 feet; thence Southwesterly a distance of 40.5 feet to a point on the West line of Langstrom's Addition; thence North along the West line of Langstrom's Addition a distance of 49.2 feet to point of beginning, Pottawattamie County, Iowa. AND All of Lot Five (5) and that part of Lot Four (4), Block Six (6), Stutsman's Second Addition to Council Bluffs, Iowa, described as follows: Commencing at the most Southerly Corner of Lot Four (4), Block Six (6), Stutsman's Second Addition; thence Northwesterly along the Easterly line of Grace Street a distance of 10 feet; thence Northeasterly a distance of 27.8 feet to a point on the East line of Lot Four (4), Block Six (6), Stutsman's Second Addition; thence South along the East line of said Lot Four (4) a distance of 18.9 feet; thence Southwesterly along the Southerly line of said Lot Four (4) a distance of 13.4 feet to point of beginning, Pottawattamie County, Iowa.

Parcel 754331129001 Tax Sale Certificate No. 21-0056

was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes against the parcel, that a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County, Iowa, pursuant to said tax sale, which Certificate is now lawfully held and owned by Tulip 22, LLC, and that the right of redemption will expire and a deed to the said parcel will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

Dated October 23, 2023

Tulip 22, LLC

By: */s/ James E. Nervig*
James E. Nervig, Its Attorney
Brick Gentry P.C.
6701 Westown Parkway, Suite 100
West Des Moines, IA 50266

Action by Council:
Receive & File:
Date: 11-13-23

NOTICE TO REDEEM FROM TAX SALE

TO: Estate of Dorothy S. Cates, deceased
Pottawattamie Co. Case ESPR042061
c/o Douglas E. Cates, Executor
Johnathon Wayne Cates
Mike Goolikes
ACC LLC [Tax lien holder]
City of Council Bluffs, Iowa
Any and all person(s) in possession of the parcel hereinafter described
All the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest both known and unknown, and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described.

YOU ARE HEREBY NOTIFIED that on June 21, 2021, the following described parcel, situated in Pottawattamie County, Iowa:

Lot Seventeen (17) in Block One (1), Moore's Addition, a suburban subdivision in Pottawattamie County, Iowa.

Parcel 744416255045 Tax Sale Certificate No. 21-0028

was sold at tax sale by the Treasurer of Pottawattamie County for the then delinquent and unpaid taxes against the parcel, that a Certificate of Purchase was duly issued by the County Treasurer of Pottawattamie County, Iowa, pursuant to said tax sale, which Certificate is now lawfully held and owned by Tulip 22, LLC, and that the right of redemption will expire and a deed to the said parcel will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

Dated October 23, 2023

Tulip 22, LLC

By: */s/ James E. Nervig*
James E. Nervig, Its Attorney
Brick Gentry P.C.
6701 Westown Parkway, Suite 100
West Des Moines, IA 50266

Action by Council:
Receive & File:
Date: 11-13-23

RETURN TO: CITY OF COUNCIL BLUFFS, IOWA
ATTN: CITY LEGAL DEPARTMENT
OR CITY CLERK
209 PEARL STREET
COUNCL BLUFFS, IA 51503

CITY CLAIM NO. 23-RC-2212

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: Alternative Claims Management on behalf of H&H Chevrolet DAY PHONE: [redacted]

ADDRESS: [redacted] DOB: ----------

DATE & TIME OF LOSS/ACCIDENT: 9/1/2023 11:25

LOCATION OF LOSS/ACCIDENT: 1020 Railroad Avenue Southbound

DESCRIPTION OF LOSS/ACCIDENT: H&H Chevrolet's vehicle was parked on 1020 Railroad avenue when City of Council Bluff's vehicle backed into the dealership's vehicle. Damage to the lift gate and rear lamps.

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: $ Will send in estimate when claim is reported on your end.

WITNESS(ES) (Name(s), Address(es), Phone No(s).

WAS POLICE REPORT FILED X YES _____ NO

IF MEDICAL ATTENTION WAS REQUIRED, PLEASE PROVIDE NAME, ADDRESS, AND TELEPHONE NO. OF TREATING PHYSICIAN AND FACILITY:

HAVE YOU RESUMED NORMAL ACTIVITIES? X YES _____ NO

IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY OTHER RELEVANT INFORMATION: Will send in estimate and photographs when claim has been reported on your end.

LIST INSURANCE PROVIDER AND COVERAGE: ----------

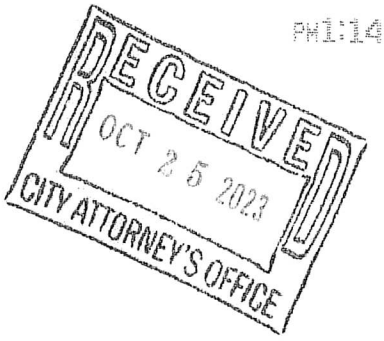
I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A FALSE CLAIM (SECTION 714.8(3) CODE OF IOWA)

CLERK RCVD 25 OCT'23 PM1:14

10/24/2023
DATE

Alternative Claims Management - H&H Chevrolet
CLAIMANT'S SIGNATURE



Action by Council:
Receive & File:
Date: 11-13-23

RETURN TO: CITY OF COUNCIL BLUFFS, IOWA
ATTN: CITY LEGAL DEPARTMENT
OR CITY CLERK
209 PEARL STREET
COUNCL BLUFFS, IA 51503

CITY CLAIM NO. 23-PW-2213

NOTICE OF CLAIM/LOSS

NAME OF CLAIMANT: American Family Insurance ASO Anthony Kepler DAY PHONE: [redacted]

ADDRESS: [redacted] DOB: _____

DATE & TIME OF LOSS/ACCIDENT: 8/20/23 12 am

LOCATION OF LOSS/ACCIDENT: 1407 N 8th St Council Bluffs IA 51503

DESCRIPTION OF LOSS/ACCIDENT: The Keplers had a leak on the City side of the water meter. We insure the Kepleres and paid for water damage and are asking for reimbursement.

(USE BACK OF FORM, IF NECESSARY)

TOTAL DAMAGES CLAIMED: $ 22621.22 plus $1000 deductible = $23621.22

WITNESS(ES) (Name(s), Address(es), Phone No(s).

WAS POLICE REPORT FILED ____ YES X NO

IF MEDICAL ATTENTION WAS REQUIRED, PLEASE PROVIDE NAME, ADDRESS, AND TELEPHONE NO. OF TREATING PHYSICIAN AND FACILITY:

HAVE YOU RESUMED NORMAL ACTIVITIES? ____ YES unknown NO

IF YOU INCURRED PROPERTY DAMAGE, PLEASE DESCRIBE AND PROVIDE COPIES OF ESTIMATES, INVOICES, PHOTOGRAPHS, AND ANY OTHER RELEVANT INFORMATION:

LIST INSURANCE PROVIDER AND COVERAGE: We are the insurer. [redacted]

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IN SUPPORT OF MY CLAIM IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: IT IS A FRAUDULENT PRACTICE PUNISHABLE BY FINE OR IMPRISONMENT TO KNOWINGLY MAKE A FALSE CLAIM (SECTION 714.8(3) CODE OF IOWA)

CLERK RCVD

10/16/23
DATE

Anna Doherty
CLAIMANT'S SIGNATURE

26 OCT'23

RECEIVED
OCT 25 2023
CITY ATTORNEY'S OFFICE
AM 10:10

Action by Council:
Receive & File:
Date: 11-13-23

0000 00030049 000002 0000

Council Communication

Department: City Clerk
Case/Project No.: ZC-23-014
Submitted by: Christopher Gibbons, Planning Manager, and Moises Monrroy, Planner

Ordinance 6578
ITEM 4.A.

Council Action: 11/13/2023

Description

Ordinance to amend the zoning map as adopted by reference in Section 15.27.020 by rezoning property legally described as the E ½ of the NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial, from A-2/Parks, Estates and Agricultural District to A-P/Administrative-Professional District as defined in chapter 15.13 with specific requirements described in the Council packet. Location: Undeveloped property at the southwest corner of South 24th Street and Richard Downing Avenue. ZC-23-014

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	10/13/2023
Attachment A: Location/Zoning Map	Map	10/13/2023
Attachment B: Letter of Intent	Letter	10/13/2023
Attachment C: Land Title Survey	Other	10/13/2023
Attachment D: Existing Conditions Exhibit	Other	10/13/2023
Attachment E: Grading, Drainage, and Utility Plan	Other	10/13/2023
Attachment F: Site Plan	Other	10/13/2023
Attachment G: Construction Plans	Other	10/13/2023
Attachment H: Landscaping Plan	Other	10/13/2023
Attachment I: Signage Plan	Other	10/13/2023
Notice of Public Hearing	Notice	10/13/2023
Ordinance 6578	Ordinance	10/17/2023

City Council Communication

Department: Community Development CASE #ZC-23-014 and #MIS-23-009 Applicant: Garrett Smith Acadia Healthcare 6100 Tower Circle #1000 Franklin, TN 37067 Property Owner: CF Realty Group LLC 6457 Grances Street, Suite 100 Omaha, NE 68106 Representative: Adam Crunk Crunk Engineering LLC 7112 Crossroads Boulevard, Suite 201 Brentwood, TN 37027	Ordinance No. _____ Resolution No. _____	Case #ZC-23-014 1st Consideration: 10/23/2023 2nd Consideration: 11/13/2023 3rd Consideration: 11/27/2023 Case #MIS-23-009: 11/27/2023 Planning Commission: 10/10/2023

Subject/Title

Request: Combined public hearings on the request of Acadia Healthcare, represented by Garrett Smith, to rezone property legally described as the E ½ of the NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates, and Agricultural District to A-P/Administrative-Professional District; and to adopt the associated site-specific development plan for a new behavioral healthcare hospital on the subject property.

Location: Undeveloped property at the southwest corner of South 24th Street and Richard Downing Avenue

Background

The Community Development Department has received two applications from Acadia Healthcare, represented by Garrett Smith, for the following requests:

A. CASE #ZC-23-014: Rezone property legally described as the E ½ NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates, and Agricultural District to A-P/Administrative-Professional District; and

B. CASE #MIS-23-009: Adopt a site-specific development plan for a new behavioral health hospital on property legally described above.

Acadia Healthcare and Methodist Jennie Edmundson have formed a partnership to construct a new one-story 71,300 square-foot behavioral hospital on the subject property. The hospital will consist of 96 beds and will provide treatment for mood/thought disorders, geriatric behavioral health, substance-use disorder, child and adolescent behavioral health, and other related outpatient services. The purpose of the rezoning and site-specific development plan is to allow the applicant to master plan and construct their new hospital in a manner that

provides the best care and security for their patients and ensures the hospital is compatible with other properties in the surrounding area.

CASE #ZC-23-014

The subject property is currently zoned A-2/Parks, Estates, and Agricultural District. The applicant intends to rezone the subject property to the A-P/Administrative-Professional District in order to construct a new behavioral hospital. A site-specific development plan is proposed to be adopted on the subject property in conjunction with the proposed rezoning (see Case #MIS-23-009).

Land Use and Zoning – The following zoning and land uses surround the subject property:

North: The Council Bluffs Recreation Complex, which is zoned A-2/Parks, Estates and Agricultural District.

South: A warehousing and distribution facility (Amazon Fulfillment Center) that is zoned I-1/Light Industrial District.

East: Undeveloped land that is zoned I-2/General Industrial District.

West: A commercial greenhouse (Dallas Johnson Greenhouse) and undeveloped land that is zoned A-2/Parks, Estates and Agricultural District.

The Future Land Use Plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as 'Regional Commercial.'

Property Owner Notification – Public notices were mailed to all property owners within 200 feet of the request. One notice addressed to the State of Iowa was returned as undeliverable. No public comments were received as of the date of this report.

City Departments and Utilities – All appropriate City departments and utilities were notified of the proposed planned commercial development plan. The following comments were received:

- Council Bluffs Fire Department stated they have no comments for the project.
- Council Bluffs Police Department stated they have no comments for the project.
- Council Bluffs Parks and Recreations Department recommended the applicant install a sidewalk along their South 24th Street frontage that extends from Richard Downing Avenue to the existing sidewalk at the Amazon Distribution Center (3860 South 24th Street).
- Council Bluffs Water Works stated they have no comments for the project.
- Cox Communications stated they have no objection to the proposed project.

Discussion

A. The applicant has requested to rezone the subject property from A-2/Parks, Estates, and Agricultural District to A-P/Administrative Professional Office District to construct a new 71,330-square foot behavioral hospital. Per Section 15.13.010, Statement of Intent, of the Council Bluffs Municipal Code (Zoning Ordinance) states the A-P District is *"intended and designed to provide, in certain areas of the city, for the development of professional and low-intensity business offices and uses in areas where residential dwellings predominate".* The subject property contains 23.47 acres of land and is located in the southwest quadrant of the City. This area can be generally described as a mixture of commercial, industrial, residential, and agricultural land uses. There are no medical services in this area of the City but there are many existing

residential developments located within a 1.5 mile radius of the site that could utilize the hospital's services. These developments include, but are not limited to, Twin City, The Grove Mobile Home Park, Chapel Ridge Apartments, Fox Run Landing, Lake Manawa, Malmore Acres, and residences along 23rd Avenue (between Indian Creek and S. 24th Street).

B. The future land use plan of the Bluffs Tomorrow: 2030 Plan designates the subject property as 'Regional Commercial'. This designation was applied to the property in 2019 (Case #CP-19-002) when Fleet Farm proposed to build one of their big box retail stores at the corner of Richard Downing Avenue and South 24th Street. Per the Bluffs Tomorrow: 2030 Plan, the 'Regional Commercial' designation is described as "*areas that include significant commercial development in high visibility areas, such as expressway interchanges and major destination centers. Uses in these areas include big-box retailers, casinos, franchise restaurants, and large multi-tenant shopping centers. Often, regional commercial centers are arranged around an internal circulation system with coordinated development".*

   In most instances, the Regional Commercial designation is applied to properties in the City that are zoned PC/Commercial District and contain large shopping centers such as Marketplace, MetroCrossing, and Manawa Power Center. The A-P District often serves as a transitional zoning district between commercial areas and residential areas in the City. The land uses within the A-P District consist of a mixture of residential (single-family, two-family, and multi-family) and non-residential uses (i.e., business professional offices, hospitals, government uses, and colleges/universities). The non-residential uses in the A-P District have the regulatory ability to be similar in size and scale as commercial uses in the P-C District with the adoption of a master development plan. The applicant's proposal includes the adoption of a master development plan to ensure their behavioral hospital is designed in a manner that is compatible with existing land uses and development context of the surrounding South 24th Street area. For these reasons, the request to rezone the property to A-P District is determined to be generally consistent with the purpose and intent of the Regional Commercial land use plan designation.

C. The subject property contains 23.47 acres of land, which exceeds the minimum A-P/Administrative-Professional District lot size requirements. Additionally, the property will be owned by one entity and meets the minimum 1.5 acre lot size requirement to be eligible to adopt a site-specific development plan. All land development on the property shall comply with adopted site-specific development plan that is stated below (see Case #MIS-23-009).

D. The subject property has access to water, sanitary sewer, and storm sewer utilities within Richard Downing Avenue and/or South 24th Street rights-of-ways and is suitable for development.

E. The subject property is located with an 'X' Flood Zone (protected by levee) as per FEMA Flood Insurance Rate Map #19155C0560E, dated 2/4/2005. All development on the subject property shall comply with applicable Federal, State, and local floodplain development standards.

CASE #MIS -23-009

Section 15.13.050, Site Development Regulations, A-P/Administrative-Professional District, of the Council Bluffs Municipal Code (Zoning Ordinance) states that "*any property, or combination of contiguous properties owned by the same person or entity, that are zoned A-P District and contain a minimum of one and one-half acres of total land area, shall be allowed to adopt a site specific development plan.*" The subject property contains 23.47 acres of total land area, thus is eligible for the adoption of a site-specific development plan. The applicant is proposing to adopt a site-specific development plan for the proposed behavioral hospital in order to provide the best care and security for their patients and ensure the hospital is compatible with other properties in the surrounding area. In the event the applicant were to subdivide the northerly portion of the subject property for

future development, the new lot would be subject to this development plan. If this development plan were not adequate for development on the new lot, the owner would have the option to adopt a new development plan.

A. Site Development

1. All principal and accessory structures shall have a minimum setback of 10 feet from all property lines.

2. The maximum height for principal structures shall be 50 feet, in accordance with Section 15.13.050, Site Development Regulations, A-P/Administrative-Professional District, of the Council Bluffs Municipal Code (Zoning Ordinance).

3. The maximum height for accessory structures shall be 18 feet, in accordance with Section 15.13.050, Site Development Regulations, A-P/Administrative-Professional District, of the Council Bluffs Municipal Code (Zoning Ordinance).

4. The maximum combined lot coverage for all structures shall not exceed 60% of the total lot area.

5. The stormwater detention pond located at the southeast corner of the lot shall be considered a site amenity. The developer shall incorporate landscaping, benches, trails or a combination thereof around the perimeter of this detention pond at the time of construction.

    a. A walking path will be installed around the perimeter of the detention pond, as shown in the submitted site plan (see Attachment 'F').

6. All fences shall be installed in accordance with Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance). **Exception**: For security purposes, any fences/walls installed around the proposed courtyard areas on the subject property shall be allowed to measure up to 14 feet in height.

7. Any solar energy conversion systems installed at this site shall be subject to Section 15.34.030, Solar Energy Conversion Systems, of the Council Bluffs Municipal Code (Zoning Ordinance).

8. All outdoor light poles shall be limited to a maximum height of 25 feet, as measured from finished grade to the highest point of the pole structure. All light poles shall be painted or finished aluminum or steel. Wood poles shall not be allowed. All exterior lighting shall conform to Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance).

9. Outdoor storage of materials, products, equipment, or packaging shall not be permitted. This includes the semi-permanent and/or permanent placement of inter-modal storage/shipping containers.

B. Traffic/Access Management

1. A traffic impact analysis/study shall be submitted to the Council Bluffs Public Works Department which identifies the viability of a second entrance/exit off South 24th Street and any potential improvements required for South 24th Street and Richard Downing Avenue.

2. The painted crosswalk just west of the north entrance/exit shall be relocated to the east at the entrance/exit.

3. A minimum five-foot wide sidewalk shall be installed along South 24th Street prior to the issuance of the Certificate of Occupancy for the proposed hospital.

4. A minimum five-foot wide pedestrian way shall be provided from the primary entrance of the proposed hospital to the sidewalk, to the extent practical. The pedestrian way may be designated with pavement striping, landscaping, change in surface material, curb and/or grade separation, or some other alternative approved by the Community Development Department Director or his assign. It is encouraged that the pedestrian connection be incorporated into the overall layout of the lot.

C. Utilities

1. The sewer easements shown in the submitted application shall be revised to incorporate the following:

   a. A 30-foot wide storm and sanitary sewer easement shall be placed along the north property line adjacent to Richard Downing Avenue; and

   b. A 20-foot wide storm sewer easement shall be placed along the south property line.

2. A drainage report for stormwater management shall be submitted to the Council Bluffs Public Works Department.

3. A Post-Construction Stormwater Management Plan shall be submitted with the building permit application for the proposed hospital.

4. An Iowa Department of Natural Resources (IDNR) General Permit #2 shall be required for the approval of the grading permit for this project.

5. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.

6. All grading and drainage activity for this development shall be completed in accordance with Public Works standards.

D. Off-Street Parking

1. The minimum number of off-street parking spaces shall be calculated using the parking requirements in Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land, the total requirement for off-street parking shall be the sum of the requirement of the different uses.

   a. The minimum number of required off-street parking spaces for a 'hospital' is based on a calculation of one and a half (1 ½) parking spaces per bed, as per Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance). The proposed hospital will contain 96 beds, which equates to a minimum of 144 required off-street parking spaces. The submitted site plan (see Attachment 'F') shows 177 parking spaces will be provided at this site, which exceeds minimum off-street parking requirements. An additional 86 spaces would be provided for a possible expansion of the hospital in the future.

2. All off-street parking areas, driveways and drive aisles shall comply with the standards in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance), and Iowa's Statewide Urban Design and Specifications (SUDAS) manuals for public improvements.

3. All off-street parking lots shall comply with Chapter 661–18, Parking for Persons with Disabilities, of the Iowa Administrative Code.

4. Bicycle parking shall be incorporated into the overall layout of the site.

    a. Designated bicycle parking areas shall be located within 50 feet of, and clearly visible from, the main entrance of the building.

    b. Bicycle racks shall be secured to the pavement in a location that does not conflict with pedestrian or vehicular circulation routes.

    c. Bicycle parking shall be provided at a rate of one bicycle parking space per 8,000 square feet of gross floor area.

        i. The proposed hospital will have a ground floor area of 71,300 square feet, which equates to a minimum of nine required bicycle parking spaces.

    d. Bicycle parking shall be installed prior to the issuance of the Certificate of Occupancy for the proposed hospital.

5. A parking lot permit shall be submitted with the building permit application for the proposed hospital, and shall include the number, location, and dimension of all drive aisles and spaces, bicycle parking, pedestrian ways, islands, landscaped areas, loading areas and lighting.

E. Architecture

1. Building exteriors shall be made up of 100% masonry materials such as brick, split faced block (with texture), non-flat faced concrete masonry units (CMU), or EFIS materials. Metal shall only be allowed as an architectural accent. A minimum of 20% of all building façades visible from a public street right-of-way or private drive shall be made of brick, stone or tile, and shall be located primarily along the base of the building façade. No flat faced/smooth concrete block shall be allowed except for the rear wall of a building when it is not visible from a public street right-of-way. Wood and vinyl siding shall be not allowed.

    a. The proposed building will be constructed primarily out of EIFS, modular face brick, and thin stone base, as per the submitted architectural renderings (see Sheets A7.1 through A7.4, Attachment ‘G’). The Community Development Department finds the proposed building exteriors are acceptable and shall be approved as shown.

2. All rooftop mounted mechanical equipment that is visible from an adjacent public street right-of-way shall be screened from view using architectural design features.

3. All ground-mounted mechanical equipment that is visible from an adjacent public street right-of-way shall be completely screened from view using architectural design features, fencing, masonry wall, landscaping, or a combination thereof.

4. All trash receptacles visible from a public right-of-way shall be enclosed on three sides with a masonry, wood, or vinyl fence and shall be have a lockable gate that, when closed, completely eliminates view of the dumpster.

F. Landscaping and Streetscapes

1. A landscaping plan shall be part of every building permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped.

    a. The Community Development Department finds the submitted landscaping plan (see Attachment 'H') is acceptable.

2. The existing row of trees planted along the westerly property line shall be preserved. In the event these trees have to be removed at the time of construction, they shall be replaced with a sufficient amount of trees to achieve a similarly opaque barrier within three years of planting.

3. The existing row of trees planted along South 24th Street provides a sufficient amount of street tree plantings and thus shall be preserved.

4. A minimum of one deciduous shade tree shall be planted every 30 linear feet along Richard Downing Avenue. Street tree plantings shall be as designated in the Council Bluffs Street Tree Species Guide.

5. Not less than 10% of the gross lot area shall be landscaped with trees, shrubs and other plant materials.

6. Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, river rock, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.

7. A minimum five foot-wide strip of landscaping, planted with trees, shrubs, and/or grass, shall be installed between the edge of all parking lot areas and any abutting property line. The five-foot wide strips may be included in the 10% requirement.

8. All parking lot islands shall be planted with a minimum of one canopy shade tree and ground cover vegetation (e.g., shrubs, sod, mulch, or river rock, etc.).

9. All disturbed areas without a specific landscape design shall be seeded with sod, turf, and/or prairie grass.

10. All trees shall have a minimum caliper width of two inches at the time of planting.

11. Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating on the subject property.

12. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.

G. Signage

1. The total maximum amount of signage allowed shall be based on a calculation of one and one-half (1 ½) square feet of signage per each lineal foot of street frontage along a public street right-of-way or private drive.

    a. Tobacco free/no-smoking signs shall be exempt from the overall amount of signage allowed on the subject property.

2. The total amount of attached signage shall be limited to 15% of the building façade to which it is attached. Attached signage can be placed at any location on the building but shall not extend beyond any building wall or above the peak of the roof.

    a. One attached wall sign will be installed on the south elevation of the building, as per the submitted signage plan (see Attachment 'I'). No signage calculations were provided with the application.

3. A maximum of one ground/monument sign shall be allowed on the subject property and shall be limited to a maximum height of 10 feet, as measured from finished grade to the highest point of the sign structure. The entire monument sign shall be counted as signage as measured from finished grade to the highest point of the monument and from one side of the monument structure to the other. The maximum sign area shall not exceed 100 square feet of signage per face.

    a. One monument sign will be installed near the northerly driveway entrance onto South 24th Street, as per the submitted signage plan (see Attachment 'I'). No signage calculations were provided with the application.

4. On-site directional signage shall count toward the overall amount of signage permitted on the subject property. Each sign shall be limited to a maximum height of six feet, as measured from finished grade to the highest point of the sign structure.

    a. Five directional signs will be installed on the subject property, as per the submitted signage plan (see Attachment 'I'). The proposed directional signs will have a combined area of 39.2 square feet. The Community Development Department finds the amount of on-site directional signage is acceptable.

5. No sign listed in Section 15.33.070, Prohibited Signs, of the Council Bluffs Municipal Code (Zoning Ordinance) shall be permitted.

6. A sign permit shall be submitted with every building permit application for any attached, detached and/or on-premise directional signage proposed to be installed on the subject property.

Recommendation

The Community Development Department recommends approval of the requests to (1) rezone property legally described as the E ½ of the NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates, and Agricultural District to A-P/Administrative-Professional District; and (2) adopt the associated site-specific development plan for a new behavioral healthcare hospital on the subject property, subject to the comments stated above and the following condition:

A. Any modifications to the approved development plan which substantially alter the design, layout, configuration, and/or appearance of the project shall be reviewed the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

Public Hearing

Staff speaker for the request:

1. Christopher Gibbons, Planning Manager, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA

51503

Speakers in favor:

1. Jeffrey E. Francis, Methodist Health System, 825 South 169th Street, Omaha, NE 68118

2. Miles D. Kramer, LCSW, Acadia Healthcare, 6100 Tower Circle, Suite 1000, Franklin, TN 37067

3. Charles A. Hill, AIA, LEED AP, Stengel Hill Architecture, 613 West Main Street, Louisville, KY 40202

4. Brad Lipsey, Crunk Engineering, 7112 Crossroads Boulevard, Suite 201, Brentwood, TN 37027

Speakers against: None

The City Planning Commission recommended approval of the requests to (1) rezone property legally described as the E ½ of the NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates, and Agricultural District to A-P/Administrative-Professional District; and (2) adopt the associated site-specific development plan for a new behavioral healthcare hospital on the subject property, subject to the comments stated above and the following condition:

A. Any modifications to the approved development plan which substantially alter the design, layout, configuration, and/or appearance of the project shall be reviewed the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

VOTE: AYE – Hutcheson, Knauss, Opperman, Rater, Rew, Stroebele, and Van Houten. NAY – None. ABSTAIN – Bass. ABSENT – Bailey and Watson. VACANT - One Motion: Carried.

Attachments

Attachment A: Location/Zoning Map
Attachment B: Letter of Intent
Attachment C: Land Title Survey
Attachment D: Existing Conditions Exhibit
Attachment E: Grading, Drainage, and Utility Plan
Attachment F: Site Plan
Attachment G: Construction Plans
Attachment H: Landscaping Plan
Attachment I: Signage Plan

Prepared by: Christopher Gibbons, AICP, Planning Manager, and Moises Monrroy, Planner, Community Development Department

Attachment 'A'

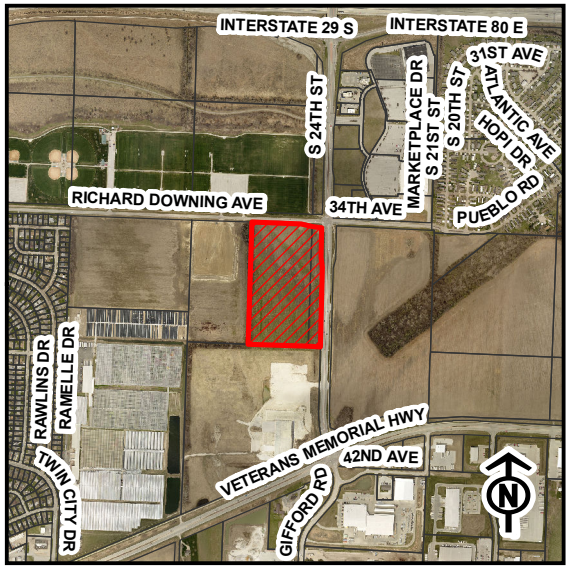
CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASES #ZC-23-014 & #MIS-23-009 LOCATION/ZONING MAP

Legend

Subject Property

0 150 300

1 Inch = 300 Feet

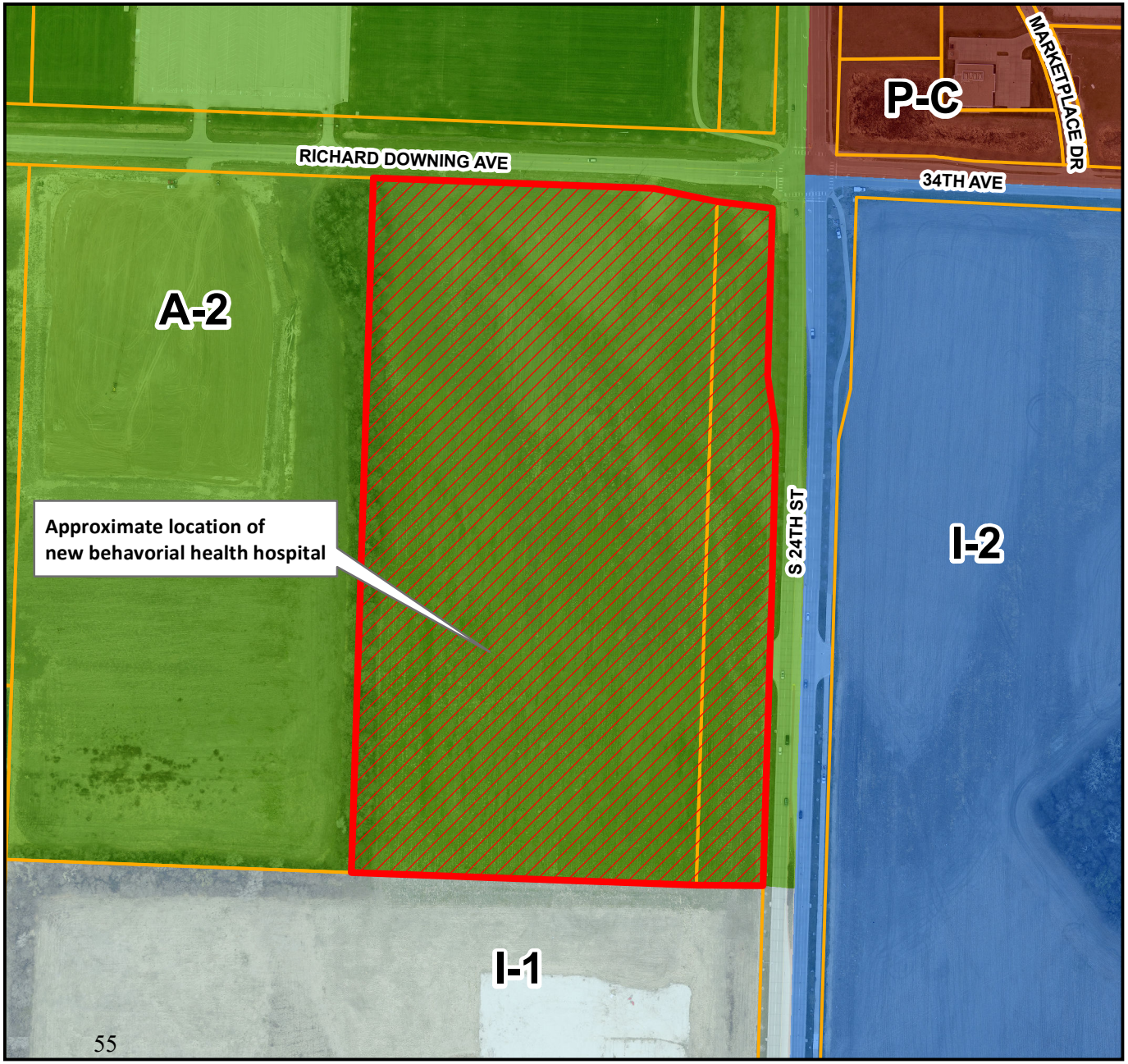


Last Amended: 9/18/2023

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

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 expressely denies any and all responsibilities for errors, if any, in the information contained on this mapof the misuse 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.



Attachment 'B'

09-12-2023

ATTN: City of Council Bluffs, Iowa
209 Pearl Street
Council Bluffs, Iowa 51503

Letter of Intent

The proposed project is a 82,799 sq-ft behavioral health hospital with 96 beds, 169 parking spaces, and possible expansion in the future. The project will be served by a sanitary sewer service line expected to extend from the sanitary sewer main on S 24th St. The project will also be served by a domestic water service line expected to extend from the water main along S 24th St and Richard Downing Ave.

3 access drives are proposed; the first and second are for main access to the site from S 24th St and the third is mainly to serve as a secondary access point as well as fire access and connects to Richard Downing Ave.

The project is expected to be completed in one phase with all infrastructure to be completed together. Construction is due to start in March of 2024 and finish in August of 2025.

If you have any questions or need additional information, please contact me at pablo@crunkeng.com.

Thanks,

Pablo Dahbura
Crunk Engineering LLC
615-873-1795

Attachment 'C'

THIS ZONING INFORMATION IS TAKEN FROM THE CITY OF COUNCIL BLUFFS/POTTAWATTAMIE COUNTY GIS WEBSITE AS OF THE DATE OF JULY 28TH, 2023. CONTACT THE INSURER FOR VERIFICATION OF THE CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS (SEE TABLE A, ITEM 6(a) AND (b) OF THE 2016 ALTA/NSPS STANDARD DETAIL REQUIREMENTS).

ZONING: SUBJECT PROPERTY IS ZONED
A-2 - A-2/PARKS, ESTATES, AND AGRICULTURAL DISTRICT

FLOOD ZONE

PROPERTY IS IN FLOOD ZONE "X", AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE.
COMMUNITY PANEL NUMBER
19155C0560E
REVISED DATE: FEBRUARY 4, 2005

LOT SETBACKS

REGULATOR	(A-2) PARKS ESTATES, AND AGRICULTURAL DISTRICT	
MINIMUM LOT AREA (ACRES)	3	
MINIMUM LOT WIDTH (FEET)	150	
MINIMUM LOT DEPTH (FEET)	200	
	PRINCIPAL STRUCTURE	ACCESSORY STRUCTURE
FRONT YARD SETBACK (FEET)	50	50
STREET SIDE YARD SETBACK (FEET)	20	20
SIDE YARD SETBACK (FEET)	**	**
REAR YARD SETBACK (FEET)	20	20
MAXIMUM HEIGHT (FEET)	35	25
LOT COVERAGE (ALL STRUCTURES)	10% (MAXIMUM)	

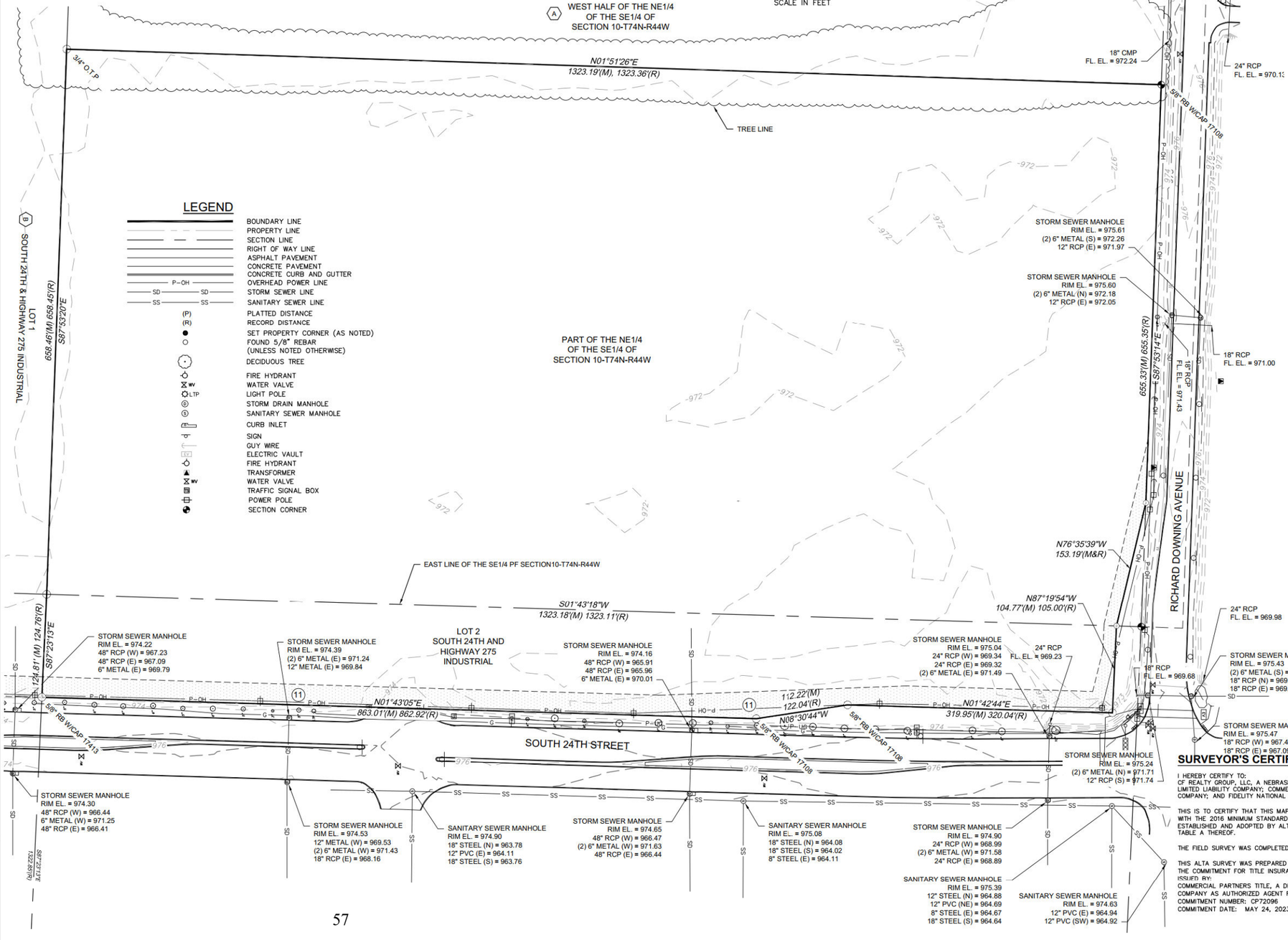
** 10% OF LOT WIDTH OR 10 FEET WHICHEVER IS GREATER

ALTA/NSPS LAND TITLE SURVEY

EAST HALF OF THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 74 NORTH, RANGE 44 WEST AND LOT 2, SOUTH 24TH AND HIGHWAY 275 INDUSTRIAL

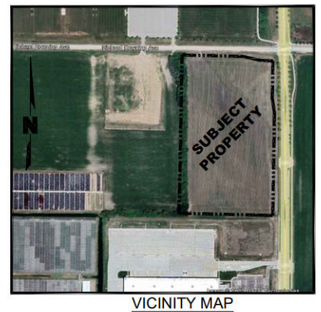
N

0' 30' 60' 120'
SCALE IN FEET



LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE CURB AND GUTTER
- P—OH — OVERHEAD POWER LINE
- SD — STORM SEWER LINE
- SS — SANITARY SEWER LINE
- (P) PLATTED DISTANCE
- (R) RECORD DISTANCE
- SET PROPERTY CORNER (AS NOTED)
- FOUND 5/8" REBAR (UNLESS NOTED OTHERWISE)
- DECIDUOUS TREE
- FIRE HYDRANT
- WV — WATER VALVE
- LTP — LIGHT POLE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CURB INLET
- SIGN
- GUY WIRE
- ELECTRIC VAULT
- FIRE HYDRANT
- TRANSFORMER
- WV — WATER VALVE
- TRAFFIC SIGNAL BOX
- POWER POLE
- SECTION CORNER



VICINITY MAP
NOT TO SCALE

TITLE COMMITMENT LEGAL DESCRIPTION

COMMERCIAL PARTNERS TITLE, A DIVISION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY AS AUTHORIZED AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NUMBER: CP72096
COMMITMENT DATE: MAY 24, 2023 AT 7:00 A.M.

THE LAND IS DESCRIBED AS FOLLOWS:

Parcel 1:

EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (E 1/2 NE 1/4 SE 1/4) OF SECTION 10, IN TOWNSHIP 74, RANGE 44, EXCEPT ROAD RIGHT-OF-WAY, POTTAWATTAMIE COUNTY, IOWA.

PARCEL 2:

LOT 2, IN SOUTH 24TH AND HIGHWAY 275 INDUSTRIAL, ACCORDING TO THE RECORDED PLAT THEREOF, POTTAWATTAMIE COUNTY, IOWA.

SCHEDULE B PART II SPECIAL EXCEPTIONS

(10) TRANSMISSION LINE EASEMENT IN FAVOR OF IOWA POWER AND LIGHT COMPANY DATED MARCH 31, 1967, RECORDED DECEMBER 26, 1967, IN BOOK 1452, PAGE 69

PARTIAL RELEASE OF TRANSMISSION LINE EASEMENT DATED JANUARY 20, 2009, RECORDED JULY 15, 2009, AS INSTRUMENT NO. 2009-010057. (DOES NOT AFFECT SUBJECT PROPERTY)

(11) ELECTRIC EASEMENT IN FAVOR OF MIDAMERICAN ENERGY COMPANY DATED JANUARY 20, 2009, RECORDED JANUARY 27, 2009, IN BOOK 2009, PAGE 000913. (AFFECTS SUBJECT PROPERTY) (AS SHOWN ON SURVEY)

(12) RIGHTS OF DIRECT ACCESS TO PRIMARY ROAD U.S. 275 CONVEYED TO THE STATE OF IOWA IN ACCESS RIGHTS DEED DATED SEPTEMBER 20, 2005, RECORDED NOVEMBER 14, 2005, IN BOOK 106, PAGE 09928. (DOES NOT AFFECT SUBJECT PROPERTY)

PROPERTY OWNERS

(A) OWNER: KREJCI, FRANK R TRUST
LEGAL: WEST HALF OF NE¼ OF SE¼ S10-T74N-R5W

(B) OWNER: AMAZON.COM SERVICES, LLC
LEGAL: LOT 1, SOUTH 24TH & HIGHWAY 275 INDUSTRIAL

GENERAL NOTES

1. ALL BEARINGS ARE ASSUMED
2. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 1,020,777.68 SQUARE FEET OR 23.434 ACRES, MORE OR LESS.
3. SUBJECT PROPERTY DOES NOT CURRENTLY HAVE AN ADDRESS.
4. NO EVIDENCE OF RECENT EARTH MOVING OR BUILDING CONSTRUCTION WAS OBSERVED AT THE TIME OF SURVEY.

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO;
CF REALTY GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY; ACADIA REAL ESTATE HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY; COMMERCIAL PARTNERS TITLE, A DIVISION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 6(a), 8, 11, 13 AND 16 OF TABLE A THEREOF.

THE FIELD SURVEY WAS COMPLETED: 07-10-23

THIS ALTA SURVEY WAS PREPARED USING THE COMMITMENT FOR TITLE INSURANCE ISSUED BY:
COMMERCIAL PARTNERS TITLE, A DIVISION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY AS AUTHORIZED AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: CP72096
COMMITMENT DATE: MAY 24, 2023 AT 7:00 A.M.

LICENSED LAND SURVEYOR
TERRY ROTHANZL
17413
IOWA

Terry S Rothanzl

olsson
Engineering | Nebraska COA #CA-0638
11111 South 103rd Street, Suite 200
Omaha, NE 68165
TEL 402.341.1116
www.olsson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

EAST 1/2 OF THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 74 NORTH, RANGE 44 WEST, AND LOT 2, SOUTH 24TH AND HIGHWAY 275 INDUSTRIAL

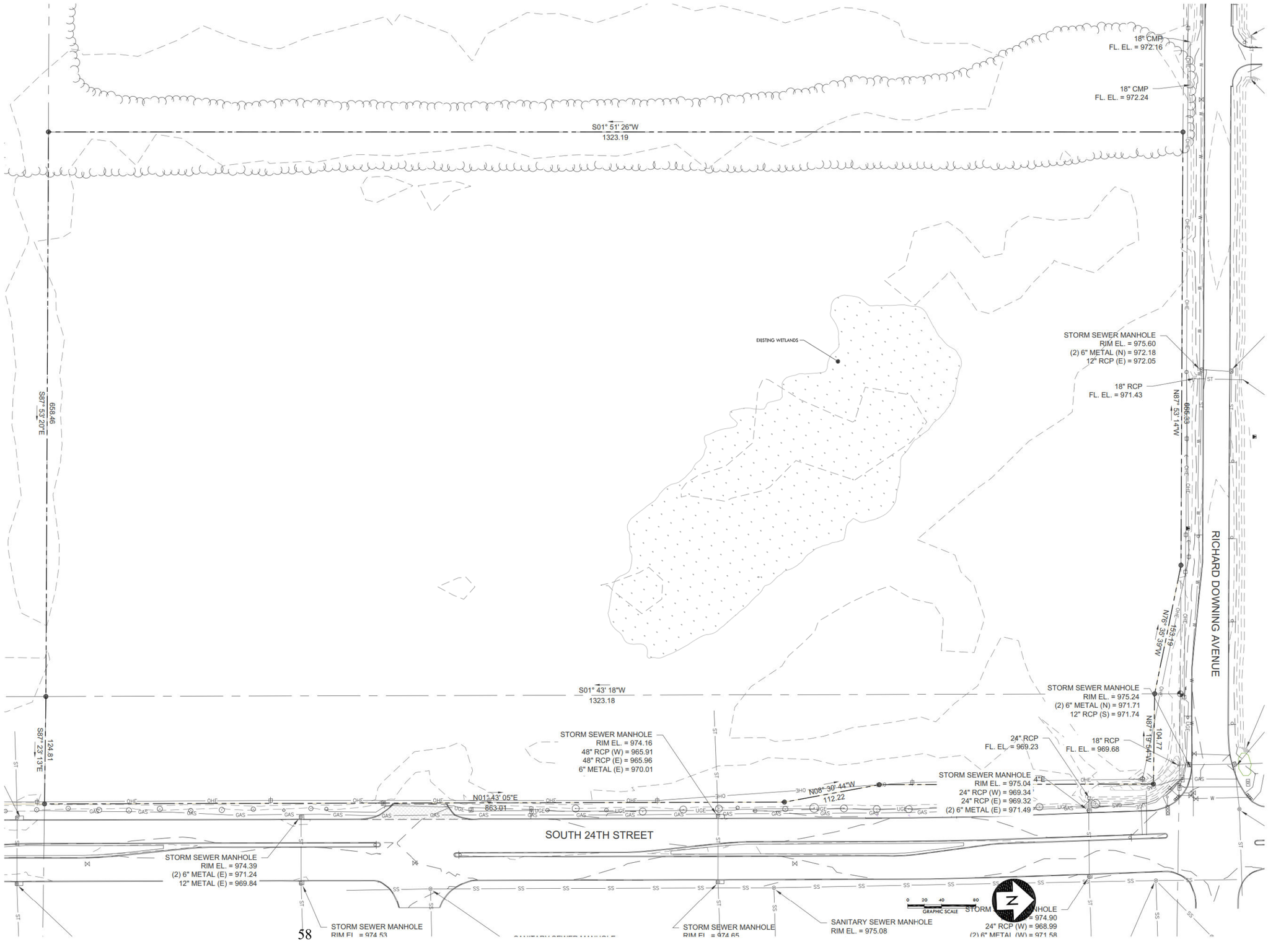
COUNCIL BLUFFS | POTTAWATTAMIE COUNTY | IOWA | 2023

drawn by: DSP
checked by: TLR/DSH
approved by: TLR
QA/QC by: TLR/DSH
project no.: 023-04121
drawing no.:
date: 7-28-23

SHEET
1 of 1

DWG: F:\2023\04001-04500\023-04121\40-Design\Survey\SRVY\Xref\V_XTOPO_02304121.dwg USER: dpeterson
DATE: Aug 01, 2023 1:15pm XREFS: V_XBNDY_02304121

Attachment 'D'



STENGEL ARCHITECTURE
613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax

Civil Engineering
CRUNK ENGINEERING

Structural Engineering
SKYHOOK STRUCTURAL ENGINEERING, P.C.

Mechanical/Electrical Engineering
CMTA

Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

WILLIAM CRUNK 23887 9/7/23 IOWA

EXISTING CONDITIONS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, ICWA

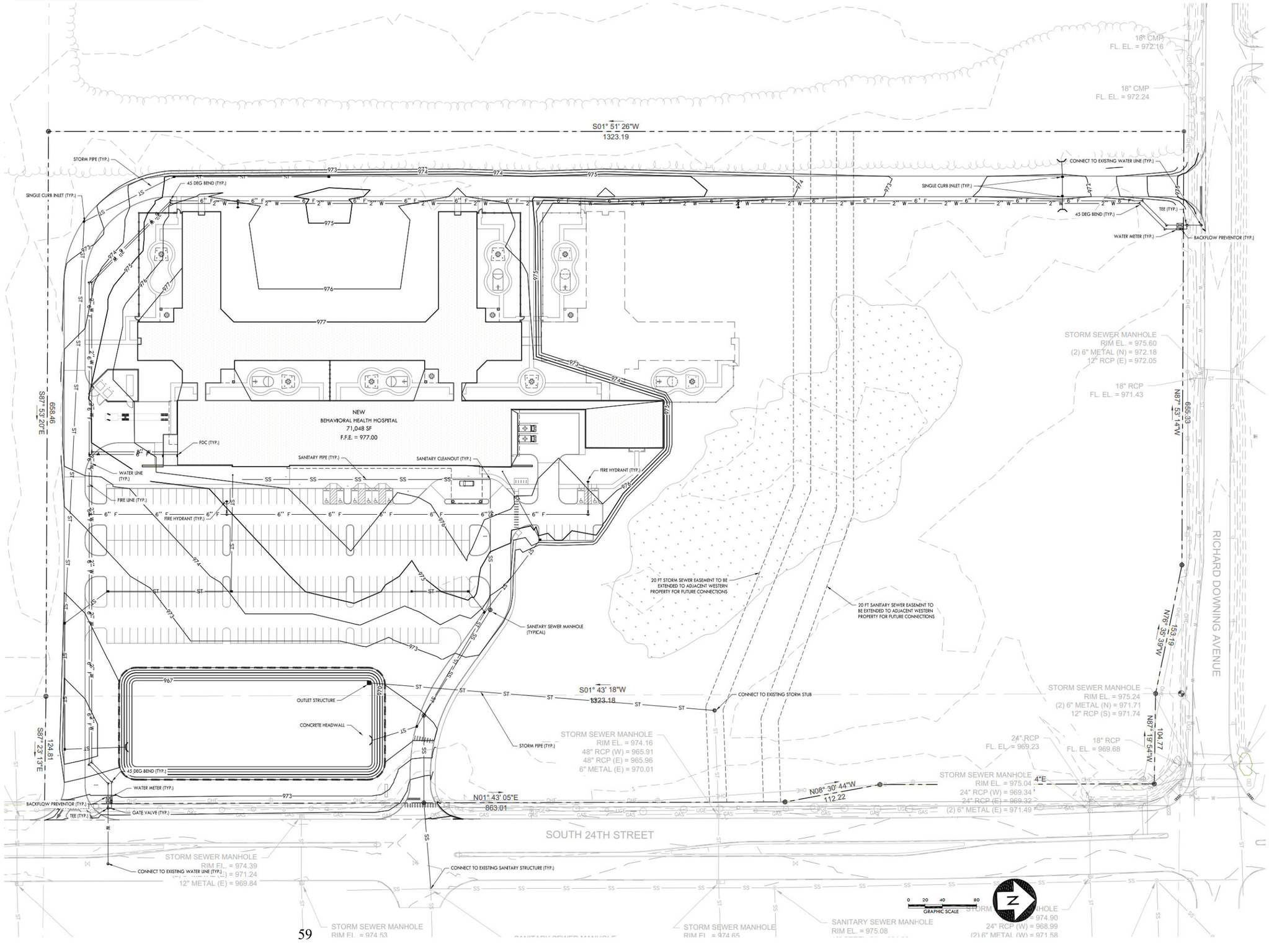
07 Sept 2023
AHC2246

C1.0

PRELIMINARY DRAINAGE CALCULATIONS

1 INCH OF RAINFALL OVER THE IMPERVIOUS SITE AREA RESULTS IN 19,150.60 CU-FT OF STORMWATER RUNOFF.

THE PROPOSED POND HOLDS 174,171.38 CU-FT OF WATER.



STENGEL
ARCHITECTURE

613 WEST MAIN STREET
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Civil Engineering
CRUNK ENGINEERING
Structural Engineering
SKYHOOK STRUCTURAL ENGINEERING, P.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

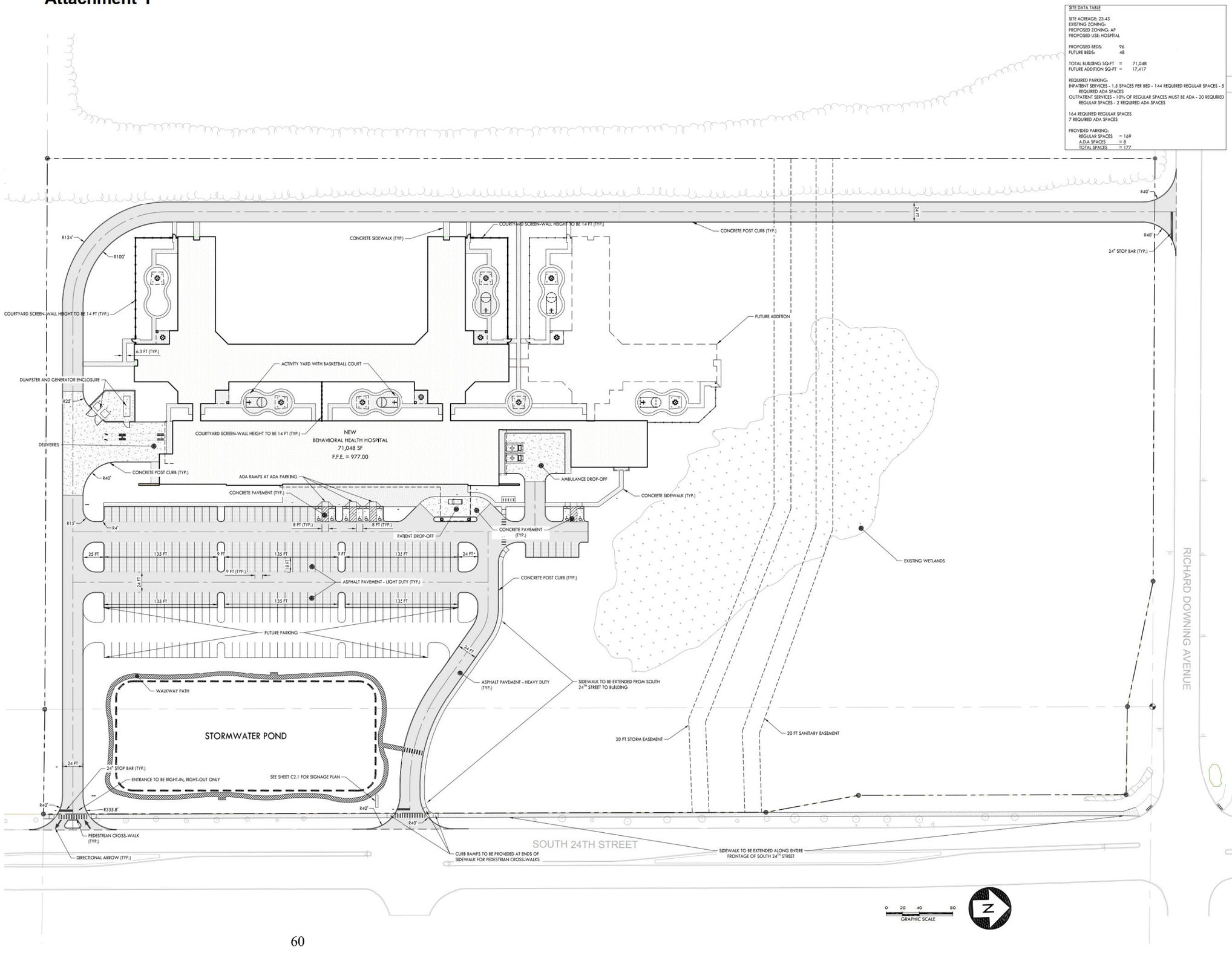
WILLIAM CRUNK 23887 9/7/23 IOWA PROFESSIONAL ENGINEER

50% CD SET - NOT FOR CONSTRUCTION

GRADING, DRAINAGE, & UTILITY PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

C3.0



STENGEL ARCHITECTURE
613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax
Civil Engineering
CRUNK ENGINEERING
Structural Engineering
SKYHOOK STRUCTURAL ENGINEERING, P.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

WILLIAM CRUNK 23867 9/7/23 IOWA

SITE LAYOUT PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, ICWA

07 Sept 2023
AHC2246

C2.0

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CIVIL

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STRUCTURAL

ARCHITECTURAL

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A1.4	SITE DETAILS
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A6.1.C.2	ENLARGED CEILING PLAN - AREA 'C2'
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A8.6	WALL SECTIONS
A9.1	INTERIOR ELEVATIONS
A9.2	INTERIOR ELEVATIONS
A9.3	CASEWORK SECTIONS
A9.4	CASEWORK SECTIONS
A10.1	OPENING SCHEDULE
A10.2	OPENING SCHEDULE
A10.3	FRAME ELEVATIONS
A10.4	DETAILS
A10.5	DETAILS
A10.6	EQUIPMENT SCHEDULE

MECHANICAL

ELECTRICAL

FOOD SERVICE EQUIPMENT

INTERIOR DESIGN

ID1.0	FINISH NOTES
ID1.1A	PARTIAL FINISH FLOOR PLAN - AREA 'A'
ID1.1B	PARTIAL FINISH FLOOR PLAN - AREA 'B'
ID1.1C	PARTIAL FINISH FLOOR PLAN - AREA 'C'
ID1.1D	PARTIAL FINISH FLOOR PLAN - AREA 'D'
ID1.1E	PARTIAL FINISH FLOOR PLAN - AREA 'E'
ID2.1B	PARTIAL FURNITURE PLAN - AREA 'B'
ID2.1C	PARTIAL FURNITURE PLAN - AREA 'C'
ID2.1D	PARTIAL FURNITURE PLAN - AREA 'D'
ID2.1E	PARTIAL FURNITURE PLAN - AREA 'E'

FIRE PROTECTION

Code Information

GOVERNING REGULATIONS

Council Bluffs Building Code

- Uniform Administrative Code (adopted IBC 2018) — 2018 IDMC
- International Building Code with Local Amendments and Ordinances — 2018 Edition

Council Bluffs Mechanical Code

- International Mechanical Code with Local Amendments — 2021 Edition

Council Bluffs Plumbing Code

- Uniform Plumbing Code with Local Amendments — 2021 Edition

Council Bluffs Lighting and Electrical Code

- National Electrical Code with Local Amendments — 2020 Edition

Council Bluffs Energy Code

- International Energy Conservation Code with Local Amendments — 2012 Edition

Council Bluffs Fire Code

- International Fire Code with Local Amendments — 2015 Edition

Council Bluffs Fuel Gas Code

- International Fuel Gas Code with Local Amendments — 2015 Edition

Accessibility Regulations

- ADA Standards for Accessible Design — 2010 Edition

National Fire Protection Association - Life Safety Code — NFPA 101 - 2015 Edition

Iowa Administrative Code (IAC) - re: Code of Federal Regulations (CFR) Title 42

PROJECT DESCRIPTION

The Project Scope for the New Behavioral Health Hospital consists of a new one-story, 71,940 sf, Mixed-Facility to be located in Council Bluffs, Iowa. The Facility will be classified as an Institutional (I-2) Occupancy and constructed Type II-B Construction. The entire Facility will be fully sprinklered.

BUILDING CLASSIFICATIONS

FIRE PROTECTION, DETECTION AND ALARM SYSTEMS

All code compliant to based upon new Building which will be fully protected by approved automatic sprinkler and fire alarm systems at completion of the Project.

USE GROUPS OCCUPANCIES

International Building Code (IBC 2018)	NFPA 101
I-2 (Institutional - Incapacitated) Condition 1 (Sections 308.3, 308.3.1.1 and 407)	New Healthcare (Chapter 18)

TYPE OF CONSTRUCTION

Type II-B (Noncombustible, Unprotected) (Section 602.2)	Type II(000) (Noncombustible, Unprotected) (Table 4.6.6.1)

ALLWOBLE BUILDING HEIGHT

IBC 2018	NFPA 101
85'-0"(1 Story (above Grade) (Table 504.3, 504.4)	1 Story (Table 18.1.6.1)

ACTUAL BUILDING HEIGHT

30'-0"(1 Story (above Grade)

ALLWOBLE BUILDING AREA

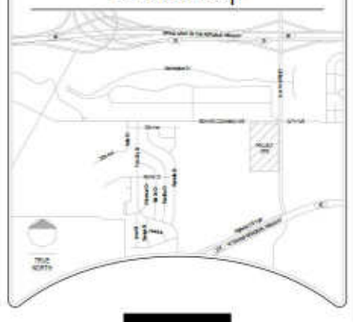
IBC 2018	NFPA 101
44,000sf per Building (Table 506.2(2)1)	NA

ACTUAL BUILDING AREA

Project is separated into three distinct buildings as indicated on Sheet A2.1.0

Total new building: 71,940sf
Building 1 - Areas A and B = 30,097 SF (Allowable sf 44,000 SF)
Building 2 - Area C and D = 35,205 SF (Allowable sf 44,000 SF)
Building 3 - Area E = 5,799 SF (Allowable SF 44,000 SF)

Location Map



STENGEL HILL ARCHITECTURE

613 WEST MAIN STREET LOUISVILLE, KENTUCKY 40202 502.893.1675 502.893.1676 fax

ACADIA HEALTHCARE + METHODIST JENNIE EDMUNDSON

NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IA

S 24TH STREET
COUNCIL BLUFFS, IA 51501

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NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.

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Crunk Engineering, LLC
7112 Crossroads Blvd, Suite 201 / Brentwood, TN / 37027
615.673.1795

Structural Engineering
SKYHOOK STRUCTURAL ENGINEERING, P.C.
Skyhook Structural Engineering, P.C.
229 Ward Circle, Suite B23 / Brentwood, TN / 37027
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Mechanical/Electrical Engineering
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Interior Design
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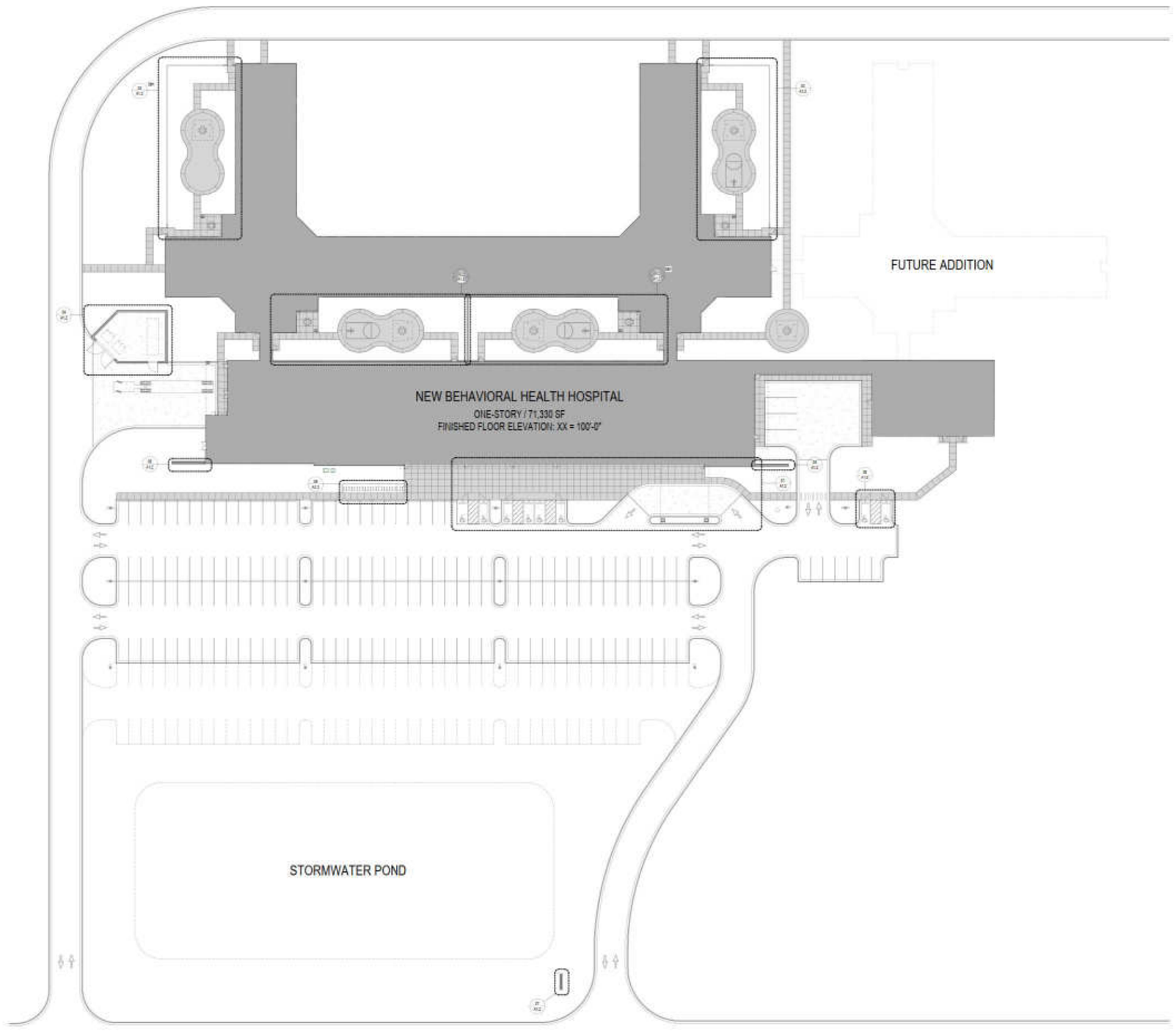
Foodservices Design
INMAN foodservices group
Inman Foodservices Group, LLC
3807 Charlotte Avenue / Nashville, TN / 37209
615.321.5891 / 615.321.5889 fax



01 ARCHITECTURAL SITE PLAN

GENERAL NOTES

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SITE PLAN KEYNOTES

STENGEL HILL ARCHITECTURE
615 WEST MAIN STREET
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502.893.1979 fax

Civil Engineering
CRUNK ENGINEERING
Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design
STENGEL HILL ARCHITECTURE
ACADIA HEALTHCARE

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SITE PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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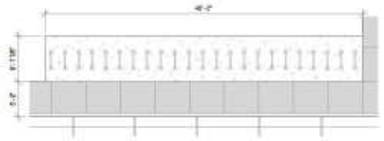
A1.1

03 ENLARGED SITE PLAN



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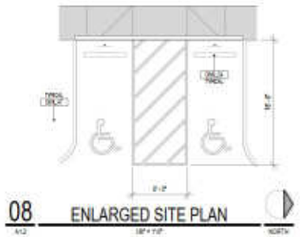
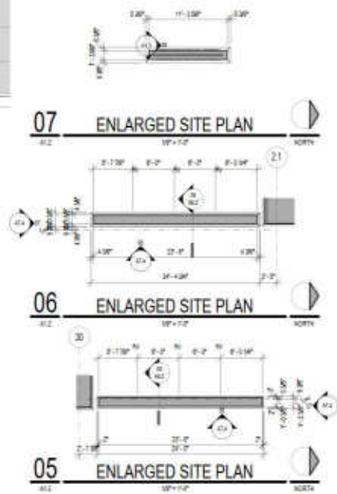


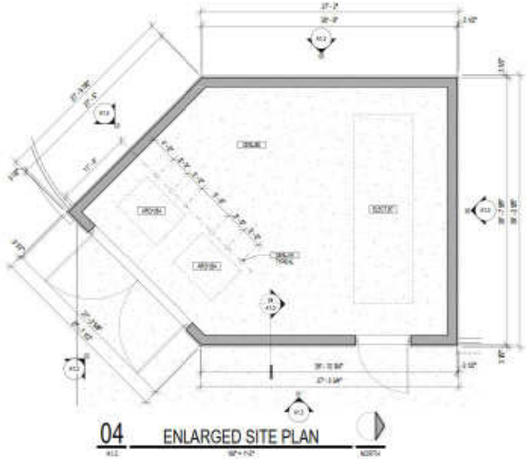
08 ENLARGED SITE PLAN



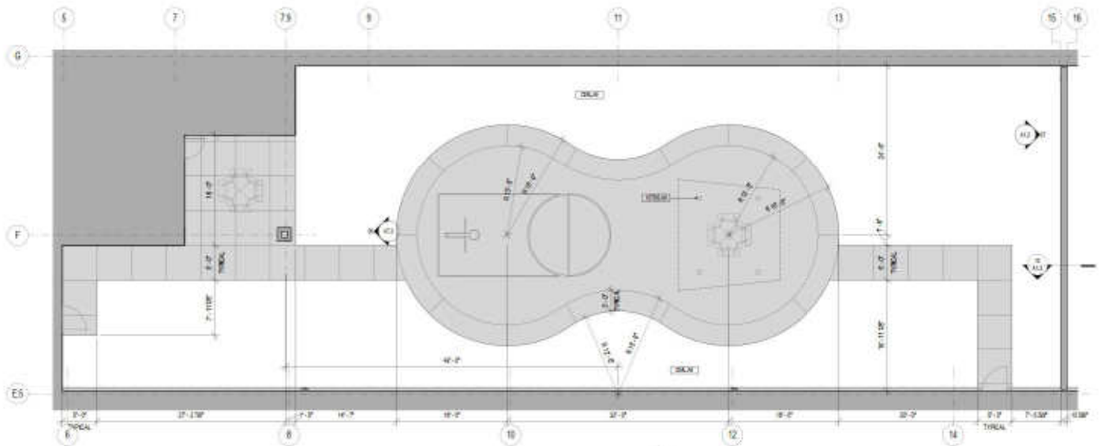
07 ENLARGED SITE PLAN

06 ENLARGED SITE PLAN

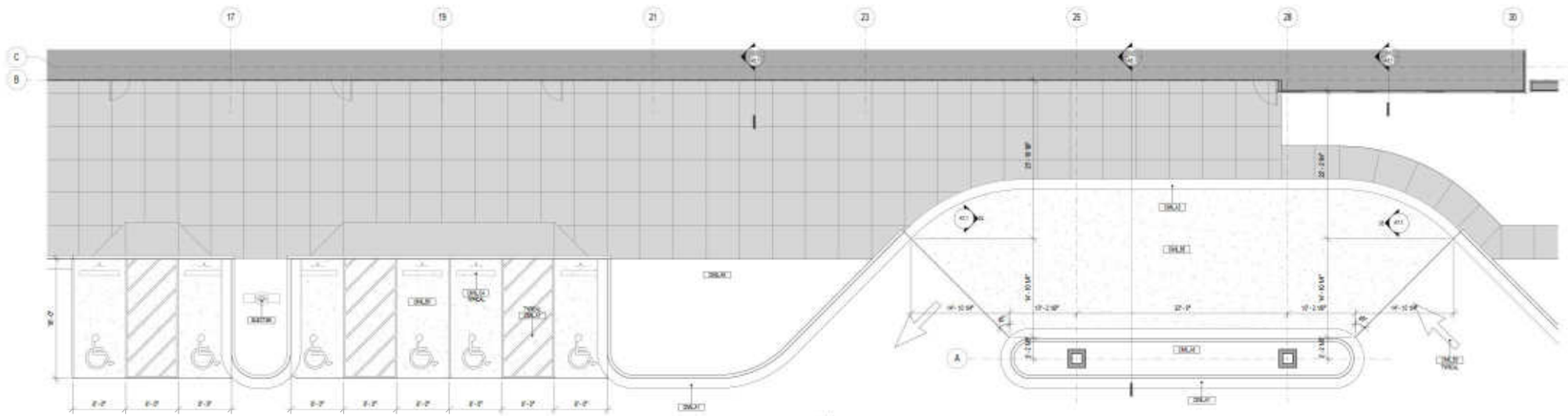
05 ENLARGED SITE PLAN



04 ENLARGED SITE PLAN



02 ENLARGED SITE PLAN



01 ENLARGED SITE PLAN

GENERAL NOTES

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8. FIRE ACCESS ROADS:
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SITE PLAN KEYNOTES

EXTERIOR AM
ARCH.34 V.F.V.I. DUMPSTER.
CIVIL.A1 CONCRETE CURB AND GUTTER ASSEMBLY (REFER TO CIVIL DRAWINGS).
CIVIL.A2 CONCRETE SIDEWALK ASSEMBLY (REFER TO CIVIL DRAWINGS).
CIVIL.A3 ZERO TRANSITION CONCRETE SIDEWALK ASSEMBLY FLUSH WITH ADJACENT ASPHALT PAVEMENT (REFER TO CIVIL DRAWINGS).
CIVIL.A7 ADA ACCESSIBLE PARKING SPACE, PAINTED MARKINGS, SIGN AND BOLLARD (REFER TO CIVIL DRAWINGS).
CIVIL.A8 LANDSCAPE/GREENSPACE AREA (REFER TO CIVIL/LANDSCAPE DRAWINGS).
CIVIL.A9 CONCRETE FILLED, PAINTED STEEL PIPE BOLLARD (REFER TO CIVIL DRAWINGS).
CIVIL.B3 PAINTED DIRECTIONAL ARROWS (REFER TO CIVIL DRAWINGS).
CIVIL.B5 CONCRETE PAVEMENT (REFER TO CIVIL DRAWINGS).
CIVIL.G4 PRECAST CONCRETE WHEEL STOP (REFER TO CIVIL DRAWINGS).
ELECT.B5 EXTERIOR POLE-MOUNTED SITE LIGHT/CONCRETE BASE ASSEMBLY (REFER TO ELECTRICAL DRAWINGS).
ELECT.B7 CONCRETE PAD-MOUNTED ELECTRICAL EMERGENCY GENERATOR (REFER TO ELECTRICAL DRAWINGS).

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Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.

Mechanical/Electrical Engineering
CMTA

Interior Design

ACADIA HEALTHCARE

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ENLARGED SITE PLANS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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A1.2

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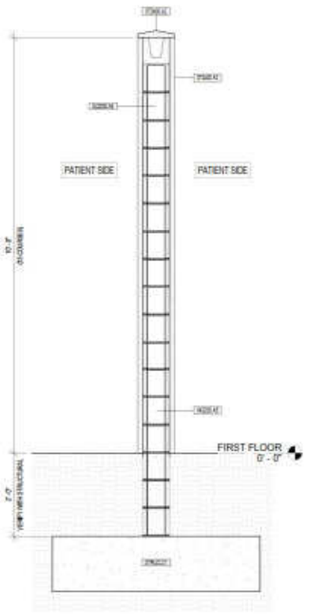
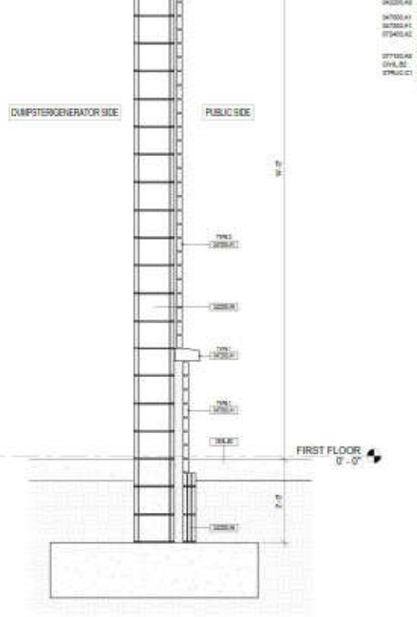
SITE PLAN KEYNOTES

042000.AA	NOMINAL 8" X 8" X 16" CONCRETE MASONRY UNIT.
042200.AE	NOMINAL 4" X 8" X 16" CONCRETE MASONRY UNIT (REFER TO STRUCTURAL DRAWINGS).
042200.AF	NOMINAL 12" X 8" X 16" CONCRETE MASONRY UNIT (REFER TO STRUCTURAL DRAWINGS).
047200.AY	ADHERED STONE VENEER.
047200.FC	ARCHITECTURAL CAST STONE SILL.
072400.AD	EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (CJ) AND REVEALS (R/C-A) INDICATED ON EXTERIOR ELEVATIONS.
077100.AX	PREFINISHED ALUMINUM COPING SYSTEM.
CIVIL.SC	FINISH GRADE VARIES (REFER TO CIVIL DRAWINGS).
STRUC.C1	CAST-IN-PLACE REINFORCED CONCRETE FOUNDATION (REFER TO STRUCTURAL DRAWINGS).



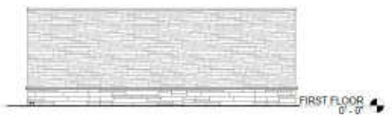
10 WALL SECTION



09 WALL SECTION

08 MONUMENT SIGN ELEVATION

07 ACTIVITY FENCE - INTERIOR ELEVATION



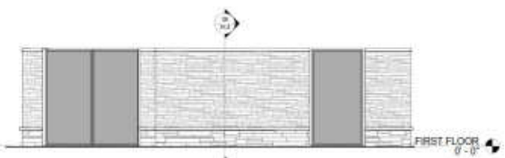
06 ELEVATION - DUMPSTER/ GENERATOR ENCLOSURE

05 ELEVATION - DUMPSTER/ GENERATOR ENCLOSURE

04 MONUMENT SIGN ELEVATION

03 ELEVATION - DUMPSTER/ GENERATOR ENCLOSURE

02 ELEVATION - DUMPSTER/ GENERATOR ENCLOSURE



01 ELEVATION - DUMPSTER/ GENERATOR ENCLOSURE

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ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

SITE DETAILS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
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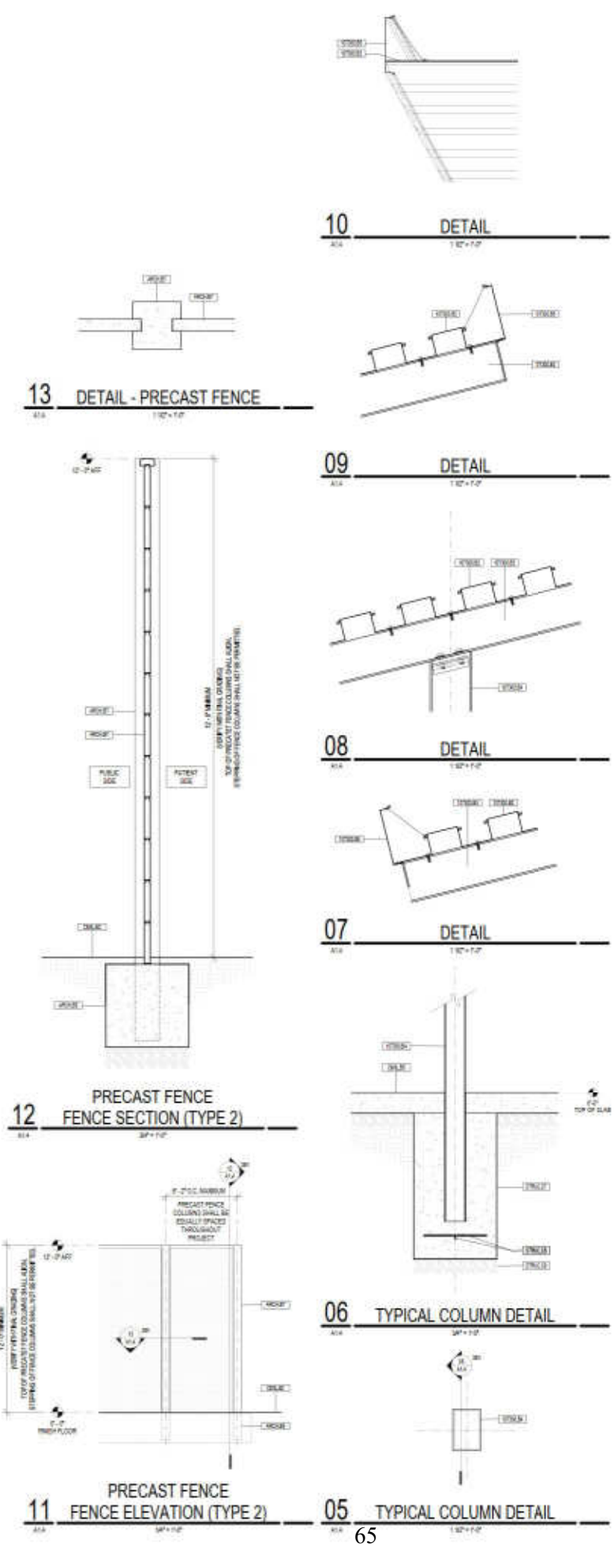
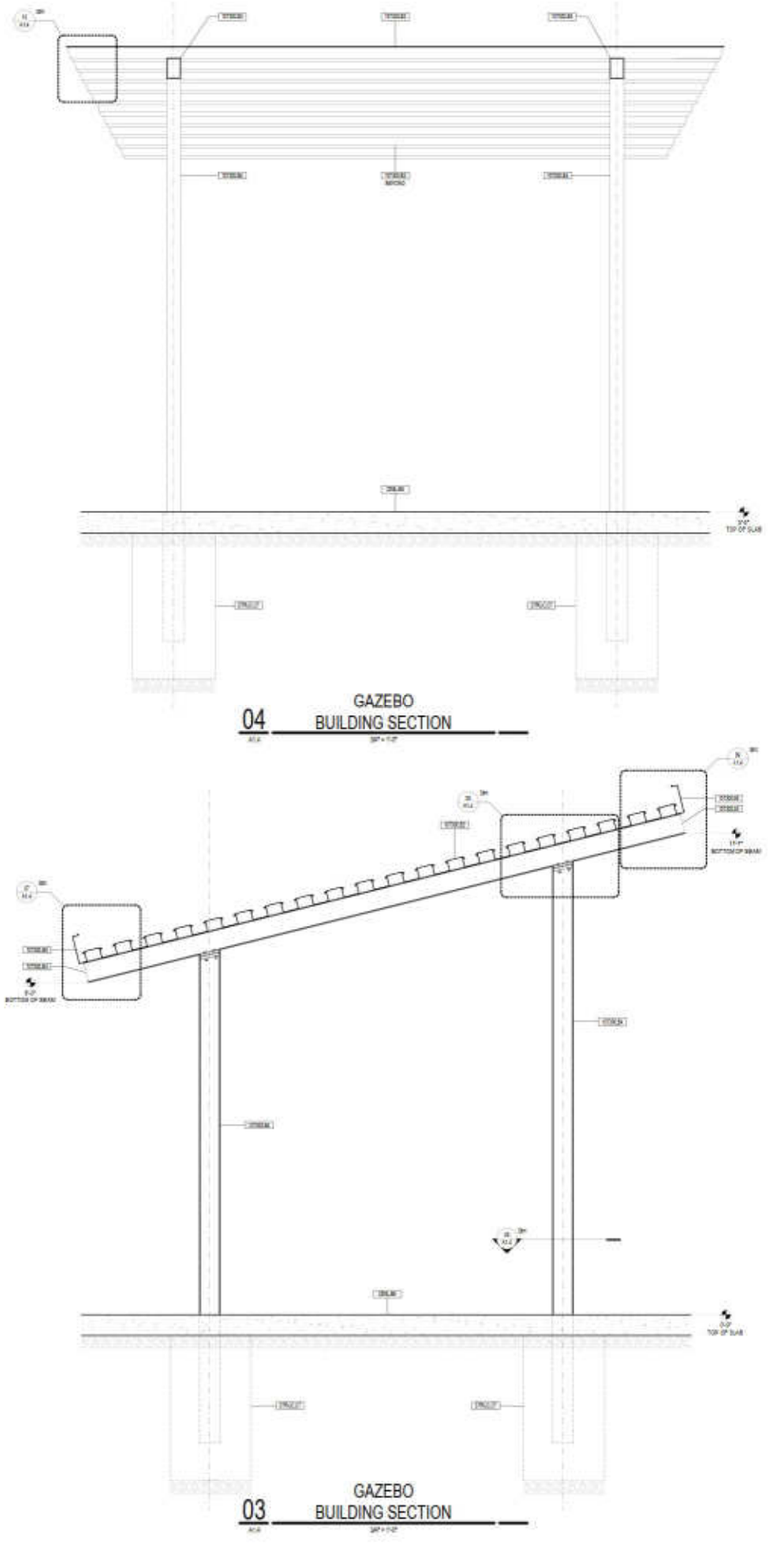
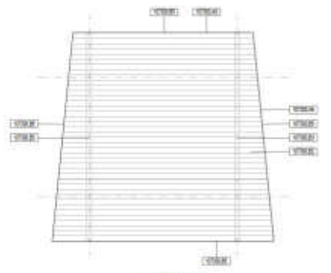
A1.3







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SITE PLAN KEYNOTES

107300.A6	2" WIDE SMART ALUMINUM SIDEWIRE TO ENTRUDED ALUMINUM WITH FASTENERS.
107300.A8	METAL ENGEWOD SYSTEM
107300.B2	3" METAL DECK FASTENED TO 6" X 4" STEEL BEAM (BY PRE-ENGINEERED ALUMINUM CANOPY MANUFACTURER)
107300.B3	6" X 4" STEEL BEAM (BY PRE-ENGINEERED ALUMINUM CANOPY MANUFACTURER)
107300.B4	6" X 4" STEEL COLUMN (BY PRE-ENGINEERED ALUMINUM CANOPY MANUFACTURER)
107300.B5	8" METAL FASCIA (BY PRE-ENGINEERED ALUMINUM CANOPY MANUFACTURER)
ARCH.A4	PRECAST FENCE CONTINUOUS SPREAD FOOTING BY SPECIALTY ENGINEER.
ARCH.A1	16X5 INTEGRALLY-COLORED PRECAST SECURITY FENCE SYSTEM EQUAL TO "ELEPHANT BRICK" (GRAVELS ONLY) SCREEN WALL ACCESSIBLE (INCLUDING ASSOCIATED WALL PANELS, POSTS, POST CAPS, AND PANEL CAPS) OR ARCHITECT APPROVED EQUAL. COLORS TO BE SELECTED BY ARCHITECT. (GRASS)
CIVIL.B2	FINISH GRADE VARIES (REFER TO CIVIL DRAWINGS)
CIVIL.B5	CONCRETE PAVEMENT (REFER TO CIVIL DRAWINGS)
STRUC.C1	24" DIAMETER CONCRETE FOOTING TYPICAL AT EACH COLUMN.
STRUC.C5	#5 x 10" REINFORCING, ONE EACH WAY (2" O.C., 6" CLEAR FROM BOTTOM OF COLUMN)
STRUC.C9	GRAVEL SUB-BASE (REFER TO STRUCTURAL DRAWINGS)

STENGEL HILL ARCHITECTURE
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SITE DETAILS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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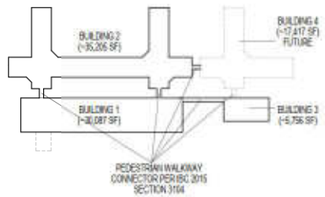
A1.4

BUILDING SEPARATION



NEW BEHAVIORAL HEALTH HOSPITAL

Original Allowable Area Prior to Modification:
IBC 2015 Chapter 5 - Tables 504 4/506.2 Group I-2 Type II-B Construction Allowable 1 Story, 11,000 SF.

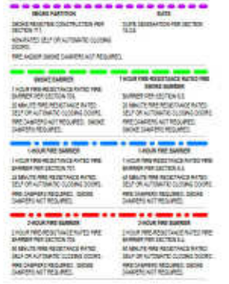
Allowable Area after Modification:
IBC 2015 Chapter 5 - Section 506 - Building Area Modifications
Allowable Area Calculation = ([Table 503 allowable value]+[Table 503 Allowable Value] X (Sprinkler Increase Value of 300 Percent for a multiplied value of "3"))
Actual Allowable Area =[11,000 + (11,000 X 3)] = 44,000 SF

We have provided Separate Buildings per IBC 2015 Chapter 31 - Section 3104 Pedestrian Walkways and Tunnels. Per 3104.1 "The pedestrian walkway shall not contribute to the building area or the number of stories or height of connected buildings". Per 3104.2 "Buildings connected by pedestrian walkways or tunnels shall be considered to be separate structures." Per 3104.5.2 "The wall separating the pedestrian walkway and the building shall comply with Section 3104.5.2.1 or 3104.5.2.2 where."
"1. The distance between the connected building is more than 10 feet."
"2. The pedestrian walkway and connected buildings are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, and the roof of the walkway is not more than 55 feet above grade connecting to the fifth, or lower, story above grade plane, of each building."
Per 3104.5.2.1 "The wall shall be capable of resisting the passage of smoke."

The breakdown of Building Areas are as follows (Reference Sketch)
Building 1 - Areas A and B = ~30,087 SF (Allowable of 44,000 SF)
Building 2 - Area C and D = ~35,205 SF (Allowable of 44,000 SF)
Building 3 - Area E = ~5,756 SF (Allowable OF 44,000 SF)

LIFE SAFETY LEGEND

LIFE SAFETY PARTITION LEGEND



GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE PAINTED STENCILED MARKINGS ABOVE CEILING IN VISIBLE LOCATIONS AT 10'-0" ON CENTER MINIMUM SPACING BOTH SIDES AT ALL LOCATIONS AS FOLLOWS:

   MARKINGS AT LOCATIONS OF FIRE BARRIERS AS INDICATED BY TYPE FB1 ASSEMBLIES IN CONSTRUCTION DRAWINGS SHALL CONSIST OF RED LETTERS IN 3" MINIMUM HIGH TYPE WHICH STATES "FIRE BARRIER - SEAL ALL PENETRATIONS."

   MARKINGS AT LOCATIONS OF SMOKE BARRIERS AS INDICATED BY TYPE "SB" ASSEMBLIES IN CONSTRUCTION DRAWINGS SHALL CONSIST OF RED LETTERS IN 3" MINIMUM HIGH TYPE WHICH STATES "SMOKE BARRIER - SEAL ALL PENETRATIONS."

   ALL CORRIDOR WALLS SHALL BE SMOKE RESISTIVE PARTITIONS PER THE TYPE "C" SPECIAL PARTITION ASSEMBLY AS INDICATED ON SHEET A3.2.

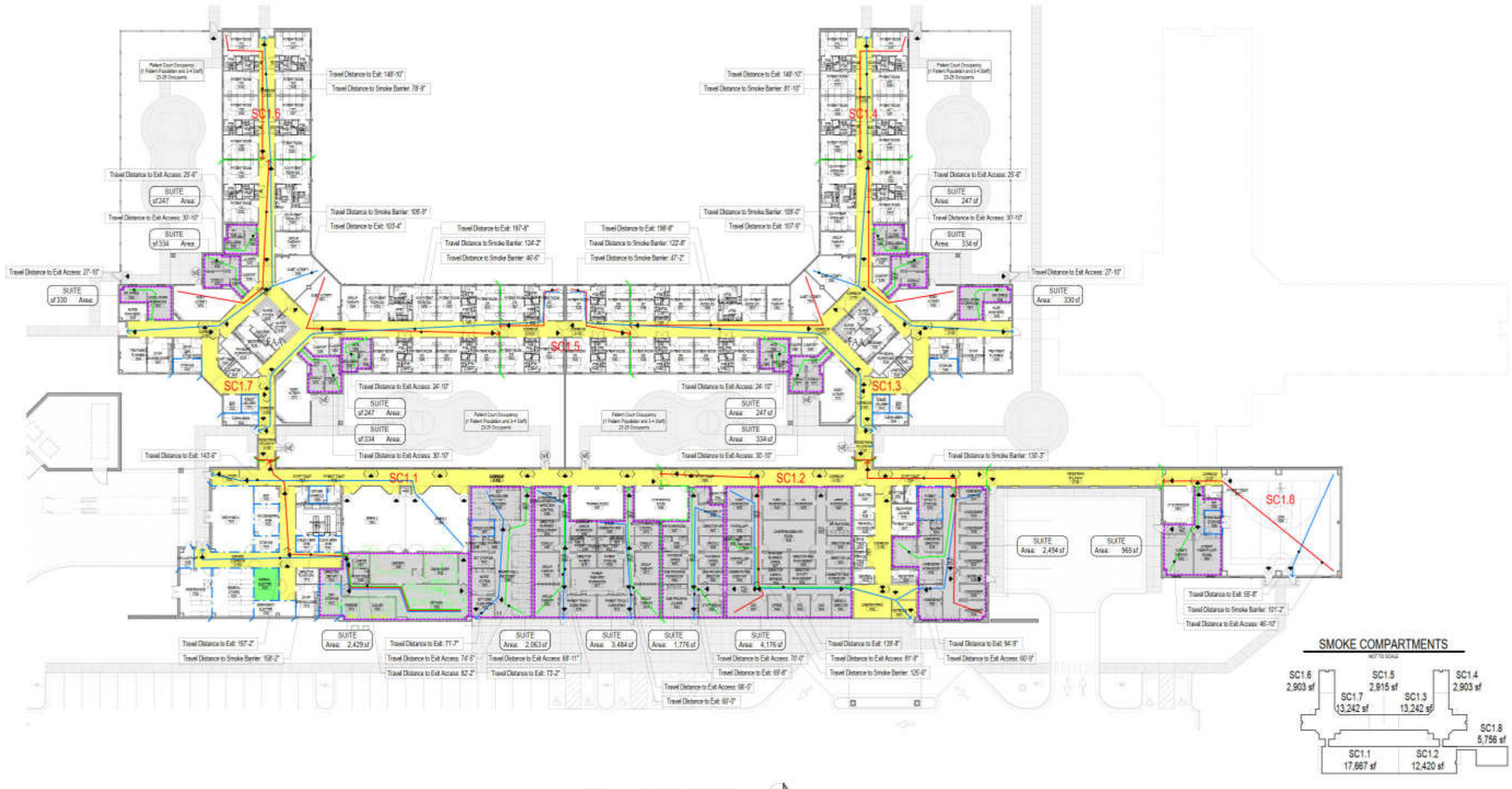
2. CONTRACTOR SHALL PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS AS REQUIRED TO MAINTAIN RATING AT ALL PENETRATIONS THROUGH NEW FIRE-RATED ASSEMBLIES.

3. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.

4. PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.

5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO EXACTLY 6" ABOVE CEILING UNLESS OTHERWISE NOTED (REFER TO INTERIOR PARTITION TYPES).

6. CONTRACTOR SHALL PROVIDE 1'T x 4'-0" x 5" APPLICABLE GLASS FIBER ACOUSTICAL INSULATION AT ALL INTERIOR PARTITION TYPES WITH 6" METAL STUDS OR LARGER.



01 LIFE SAFETY PLAN

SMOKE COMPARTMENTS

NEW BEHAVIORAL HEALTH HOSPITAL

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LIFE SAFETY PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
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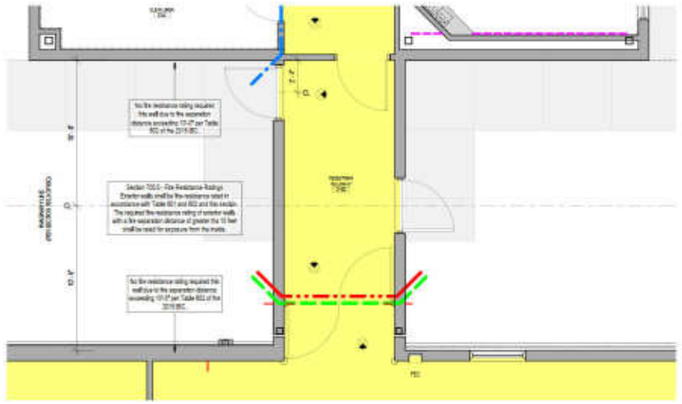
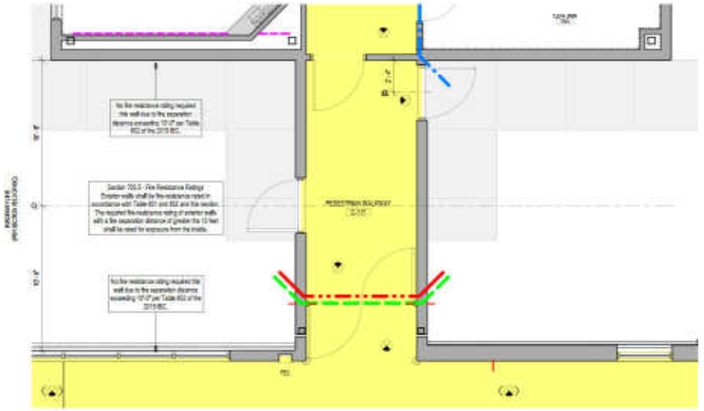
A3.1



2 ENLARGED LIFE SAFETY PLAN



1 ENLARGED LIFE SAFETY PLAN

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE PAINTED STENCILED MARKINGS ABOVE CEILING IN VISIBLE LOCATIONS AT 10'-0" ON CENTER MINIMUM SPACING BOTH SIDES AT ALL LOCATIONS AS FOLLOWS:

   MARKINGS AT LOCATIONS OF FIRE BARRIERS AS INDICATED BY TYPE FB1 ASSEMBLIES IN CONSTRUCTION DRAWINGS SHALL CONSIST OF RED LETTERS IN 3" MINIMUM HIGH TYPE WHICH STATES "FIRE BARRIER - SEAL ALL PENETRATIONS."

   MARKINGS AT LOCATIONS OF SMOKE BARRIERS AS INDICATED BY TYPE "SB" ASSEMBLIES IN CONSTRUCTION DRAWINGS SHALL CONSIST OF RED LETTERS IN 3" MINIMUM HIGH TYPE WHICH STATES "SMOKE BARRIER - SEAL ALL PENETRATIONS."

   ALL CORRIDOR WALLS SHALL BE SMOKE RESISTIVE PARTITIONS PER THE TYPE "C" SPECIAL PARTITION ASSEMBLY AS INDICATED ON SHEET A2.2.

2. CONTRACTOR SHALL PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS AS REQUIRED TO MAINTAIN RATING AT ALL PENETRATIONS THROUGH NEW FIRE-RATED ASSEMBLIES.

3. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.

4. PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.

5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO EXACTLY 6" ABOVE CEILING UNLESS OTHERWISE NOTED (REFER TO INTERIOR PARTITION TYPES).

6. CONTRACTOR SHALL PROVIDE 1FT x 4'-0" x 6" ARTICULATED GLASS FIBER ACOUSTICAL INSULATION AT ALL INTERIOR PARTITION THRES WITH 6" METAL STUDS OR LARGER.

LIFE SAFETY PARTITION LEGEND

LIFE SAFETY LEGEND

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HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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2 OCCUPANCY LOAD/EXIT PLAN

OCCUPANCY LOADS - FIRST FLOOR

FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	4213 SF	300	15
ASSEMBLY WITHOUT FIXED SEATS - GYMNASIUM	3074 SF	7	440
ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (TABLES AND CHAIRS)	1946 SF	15	130
BUSINESS AREAS	14252 SF	100	143
EGRESS/NON-OCCUPIED SPACE	12866 SF	0	
INSTITUTIONAL AREAS - INPATIENT TREATMENT AREAS	11167 SF	240	47
INSTITUTIONAL AREAS - OUTPATIENT TREATMENT AREAS	2351 SF	100	24
INSTITUTIONAL AREAS - SLEEPING AREAS	13099 SF	120	99
KITCHEN, COMMERCIAL	2334 SF	200	12
Grand total	84159 SF		912 912/18 Exits = ~51 Occupants per Exit

IBC 2015 - SECTION 1005.3.2 - EGRESS WIDTH

Level	# of Occupants	Allowed Occupant	Required	Provided
First	912	2	182.4"	143"

LIFE SAFETY PARTITION LEGEND

1-HOUR FIRE BARRIER — SMOKE BARRIER — 2-HOUR FIRE BARRIER

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OCCUPANCY LOAD/EXITING PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
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COUNCIL BLUFFS, IOWA

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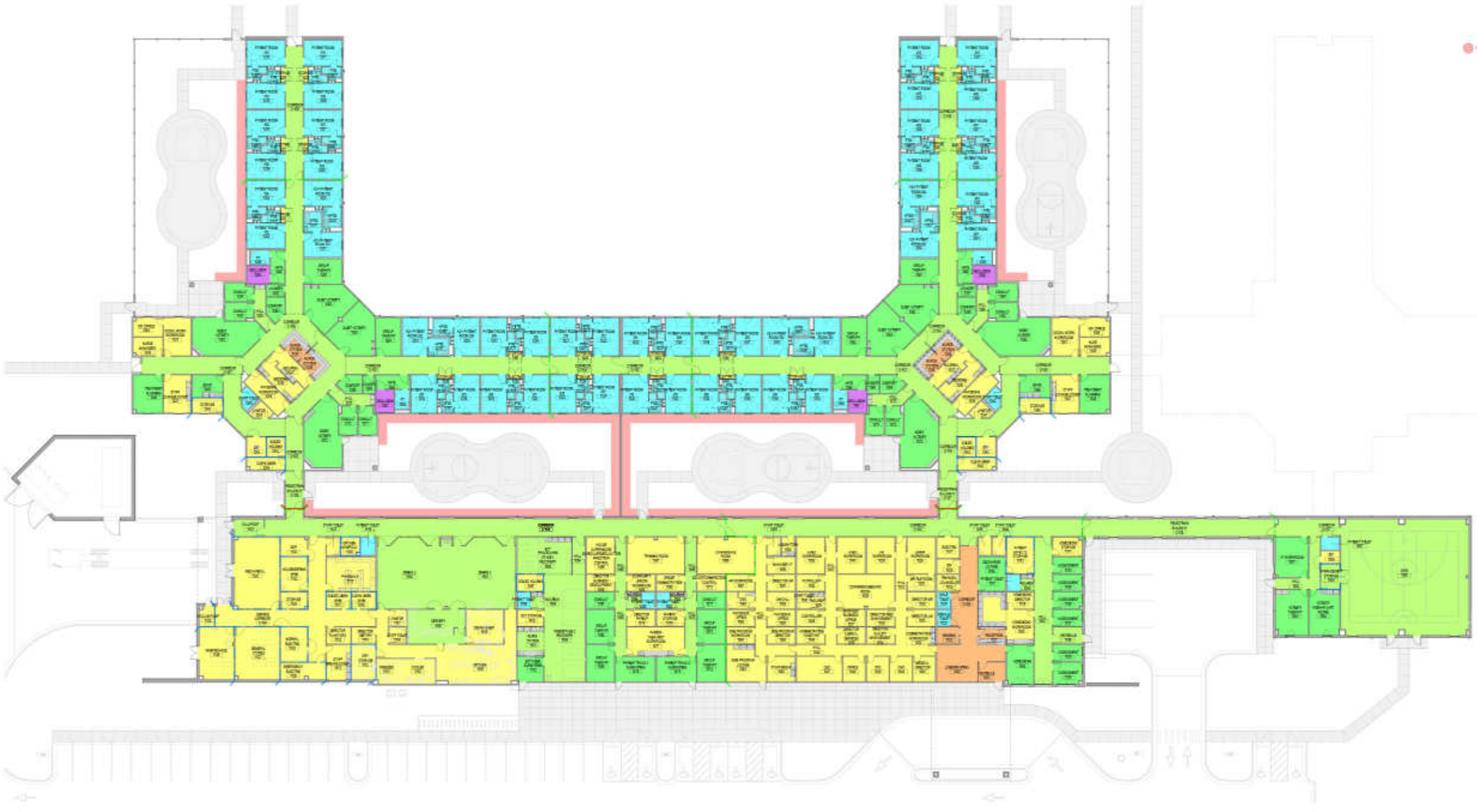

01 SECURITY PROVISIONS PLAN

SECURITY LEGEND

INTERIOR PROVISIONS:

LEVEL 1A: - NO SECURITY PROVISIONS REQUIRED (STAFF AREA)

LEVEL 2: - WALLS: IMPACT RESISTANT GYPSUM WALLBOARD
- CEILINGS: ACOUSTICAL
- STANDARD GRILLES/REGISTERS/DIFFUSERS
- STANDARD LIGHT FIXTURES
- SECURE SPRINKLER HEADS (RAVEN)
- STANDARD SEALANTS

LEVEL 2A: - WALLS: IMPACT RESISTANT GYPSUM WALLBOARD
- CEILINGS: ACOUSTICAL AT 9'-0" MINIMUM
- ANTI-LIGATURE GRILLES/REGISTERS/DIFFUSERS
- STANDARD LIGHT FIXTURES WITH IMPACT LENS
- SECURE SPRINKLER HEADS (RAVEN)
- TAMPER-RESISTANT FASTENERS
- HIGH-PROOF SEALANTS

LEVEL 2B: - WALLS: IMPACT RESISTANT GYPSUM WALLBOARD
- CEILINGS: STANDARD GYPSUM WALLBOARD AT 9'-0" MINIMUM
- ANTI-LIGATURE GRILLES/REGISTERS/DIFFUSERS
- ANTI-LIGATURE FIXTURES
- IMPACT RESISTANT LIGHT FIXTURES
- STAINLESS STEEL ELECTRICAL DEVICE COVERPLATES
- SECURE SPRINKLER HEADS (RAVEN)
- TAMPER-RESISTANT FASTENERS
- HIGH-PROOF SEALANTS

LEVEL 3: - WALLS: IMPACT RESISTANT GYPSUM WALLBOARD
- CEILINGS: STANDARD GYPSUM WALLBOARD
- ANTI-LIGATURE GRILLES/REGISTERS/DIFFUSERS
- ANTI-LIGATURE FIXTURES
- STAINLESS STEEL ELECTRICAL DEVICE COVERPLATES
- SECURE SPRINKLER HEADS (RAVEN)
- TAMPER-RESISTANT FASTENERS
- HIGH-PROOF SEALANTS

LEVEL 4: - WALLS: IMPACT RESISTANT GYPSUM WALLBOARD
- CEILINGS: STANDARD GYPSUM WALLBOARD AT 10'-0" MINIMUM
- ANTI-LIGATURE GRILLES/REGISTERS/DIFFUSERS
- ANTI-LIGATURE FIXTURES
- IMPACT RESISTANT LIGHT FIXTURES
- STAINLESS STEEL ELECTRICAL DEVICE COVERPLATES
- SECURE SPRINKLER HEADS (RAVEN)
- TAMPER-RESISTANT FASTENERS
- HIGH-PROOF SEALANTS

EXTERIOR PROVISIONS:

- HIGH IMPACT RESISTANT ESFS UP TO 10'-0"
- PROVIDE IMPACT RESISTANT DOOR/DOOR PROTECTION

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SECURITY PROVISIONS PLAN
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A3.1.2

01 SPECIAL LOCKING PLAN

SPECIAL LOCKING LEGEND

- INDICATES ELECTROMAGNETIC LOCKING DEVICE TO REMAIN LOCKED UPON FIRE ALARM INITIATION PER THE EXCEPTION OUTLINED BELOW WITHIN SECTION 1010.1.9.6, FOR 2015 IBC SECTION 1010.1.9.6 - CONTROLLED EGRESS DOORS IN GROUP I-2. ELECTRIC LOCKING SYSTEMS, INCLUDING ELECTRO-MECHANICAL AND ELECTROMAGNETIC LOCKING SYSTEMS, SHALL BE PERMITTED TO BE LOCKED IN THE MEANS OF EGRESS IN A GROUP I-2 OCCUPANCY WHERE THE CLINICAL NEEDS OF PERSONS RECEIVING CARE REQUIRE THEIR CONTAINMENT. CONTROLLED EGRESS DOORS SHALL BE PERMITTED IN SUCH OCCUPANCIES WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.6.1 OR AN APPROVED AUTOMATIC SMOKE OR HEAT DETECTION SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 907, PROVIDED THAT THE DOORS ARE INSTALLED AND OPERATE IN ACCORDANCE WITH THE FOLLOWING ITEMS:

1. THE DOOR LEAVES SHALL UNLOCK UPON ACTUATION OF THE AUTOMATIC SPRINKLER SYSTEM OR AUTOMATIC FIRE DETECTION SYSTEM.
2. THE DOOR LEAVES SHALL UNLOCK ON LOSS OF POWER CONTROLLING THE LOCK OR LOCK MECHANISM.
3. THE DOOR LOCKING SYSTEM SHALL BE INSTALLED TO HAVE THE CAPABILITY OF BEING UNLOCKED BY A SWITCH LOCATED AT THE FIRE COMMAND CENTER, A NURSING STATION OR OTHER APPROVED LOCATION. THE SWITCH SHALL BE DIRECTLY BREAK POWER TO THE LOCK.
4. A BUILDING OCCUPANT SHALL NOT BE REQUIRED TO PASS THROUGH MORE THAN ONE DOOR EQUIPPED WITH A CONTROLLED EGRESS LOCKING SYSTEM BEFORE ENTERING AN EXIT.
5. THE PROCEDURES FOR UNLOCKING THE DOORS SHALL BE DESCRIBED AND APPROVED AS PART OF THE EMERGENCY PLANNING AND PREPAREDNESS REQUIRED BY CHAPTER 4 OF THE INTERNATIONAL FIRE CODE.
6. ALL CLINICAL STAFF SHALL HAVE THE KEYS, CODES OR OTHER MEANS NECESSARY TO OPERATE THE LOCKING SYSTEMS.
7. EMERGENCY LIGHTING SHALL BE PROVIDED AT THE DOOR.
8. THE DOOR LOCKING SYSTEM UNITS SHALL BE LISTED IN ACCORDANCE WITH UL 294.

EXCEPTIONS: ITEMS 1 THROUGH 4 SHALL NOT APPLY TO DOORS TO AREAS OCCUPIED BY PERSONS WHO, BECAUSE OF CLINICAL NEEDS, REQUIRE RESTRAINT OR CONTAINMENT AS PART OF THE FUNCTION OF A PSYCHIATRIC TREATMENT AREA.

ITEMS 1 THROUGH 4 SHALL NOT APPLY TO DOORS TO AREAS WHERE A LISTED EGRESS CONTROL SYSTEM IS UTILIZED TO REDUCE THE RISK OF CHILD ABDUCTION FROM NURSERY AND OBSTETRIC AREAS OF A GROUP I-2 HOSPITAL.

- INDICATES ELECTROMECHANICAL OR ELECTROMAGNETIC LOCKING SYSTEM TO UNLOCK UPON FIRE ALARM INITIATION.
- INDICATES SECLUSION ROOM DOOR LOCKING. PATIENT UNDER CONTINUOUS STAFF SUPERVISION WHILE IN SECLUSION ROOM.
- INDICATES DOOR THAT IS NOT AN EXIT NOR A WAY OF EXIT ACCESS BUT MAY BE MISTAKEN FOR AN EXIT. PER 2015 NFPA 101 LIFE SAFETY CODE SECTION 7.10.3 - NO EXIT. A SIGN THAT READS "NO EXIT" SHALL BE PROVIDED AT THIS OPENING. THE SIGN SHALL HAVE THE WORD "NO" IN LETTERS 2"HIGH WITH A STROKE WIDTH OF 3/8" AND THE WORD "EXIT" IN LETTERS 1" HIGH WITH THE WORD "EXIT" BELOW THE WORD "NO".

LIFE SAFETY PARTITION LEGEND

1 HOUR FIRE BARRIER — 2 HOUR FIRE BARRIER

1 HOUR BARRIER

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SPECIAL LOCKING PLAN
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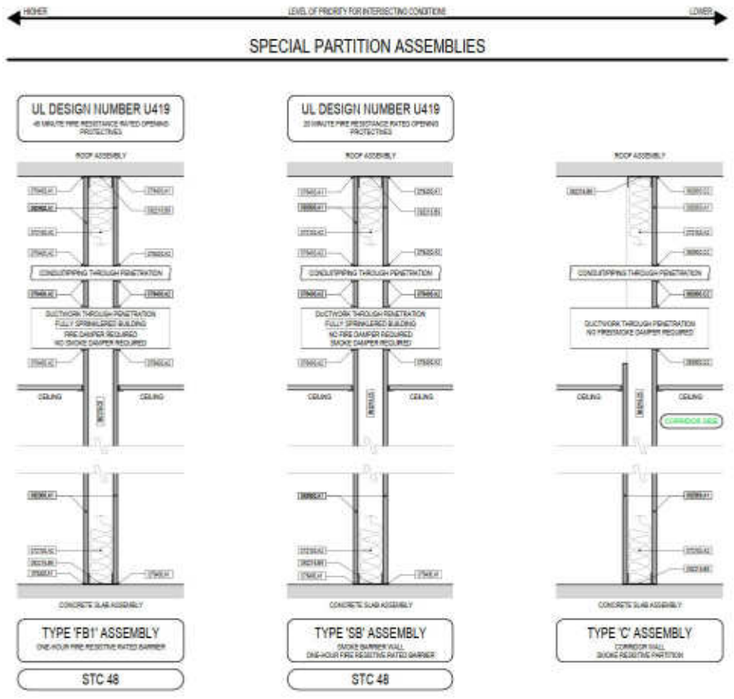
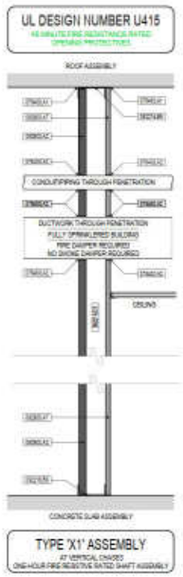
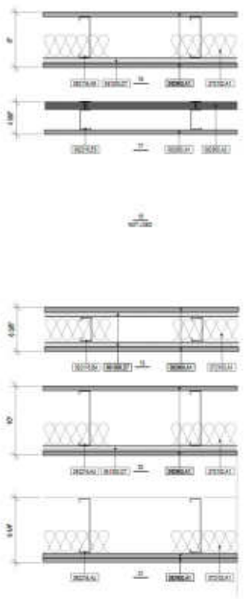
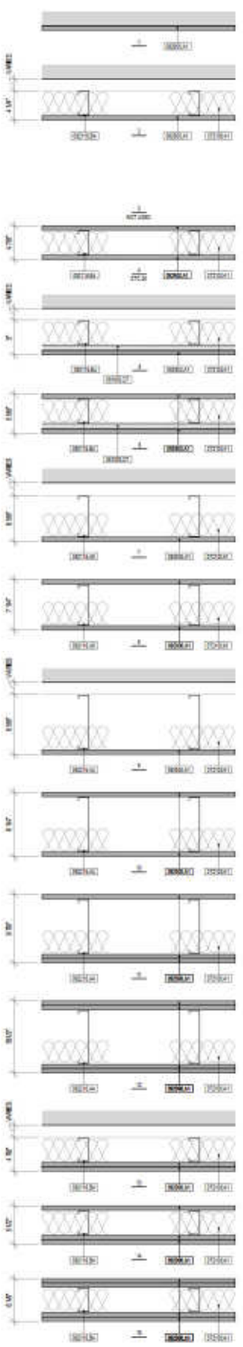




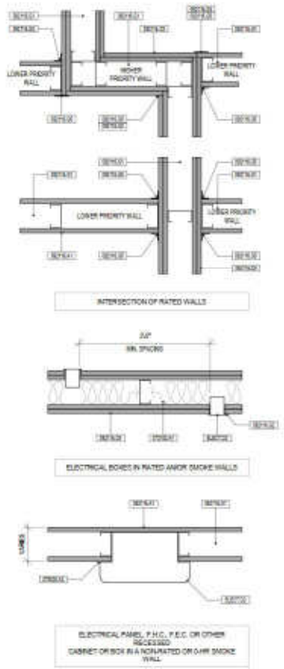
INTERIOR PARTITION TYPES (CONT.)



INTERIOR PARTITION TYPES



PARTITION DETAILS



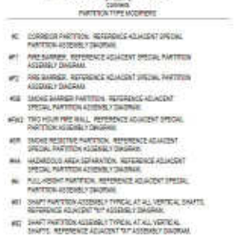
GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED.
2. PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE XX UNLESS NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE YY UNLESS OTHERWISE NOTED.
4. PROVIDE DEFLECTION TRACK AT ALL FULL HEIGHT PARTITIONS INCLUDING CORRIDOR, FIRE BARRIER, FIRE WALL, SMOKE AND DRAFT PARTITIONS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

PARTITION KEYNOTES

072100.A1	MINERAL WOOL ACOUSTIC INSULATION (TYPE 2).
072100.A2	SPRAY-APPLIED CLOSED-CELL POLYURETHANE FOAM INSULATION (TYPE 2).
078400.A1	HEAD OF WALL FIRE STOP JOINT TREATMENT SYSTEM INTERSECTION OF FIRE / INSIDIR SMOKE RESISTIVE SEPARATION ASSEMBLY, WITH ROOF ASSEMBLY OR FLOOR ASSEMBLY
078400.A2	MECHANICAL OR ELECTRICAL THROUGH-PENETRATION FIRE STOP SYSTEM AS REQUIRED TO MAINTAIN FIRE / INSIDIR SMOKE RESISTIVE SEPARATION ASSEMBLY (REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS).
079200.A3	CONTINUOUS BEAD OF SEALANT.
092116.A1	ALIGN FACE OF SOFFIT WITH FACE OF ADJACENT WALL CONSTRUCTION.
092116.C8	
092116.G1	
092116.S2	
092116.G3	
092116.S8	
092216.B5	FLOOR AND CEILING RUNNERS.
092216.C8	REFER TO FLOOR PLAN, INTERIOR PARTITION TYPES, SPECIAL PARTITION ASSEMBLIES AND PARTITION TYPE LEGEND FOR SPECIFIC WALL CONSTRUCTION AND HEIGHT.
092900.A1	5/8" GYPSUM WALLBOARD. REFER TO PARTITION TYPES SHEET A3.2.
092900.A2	1" GYPSUM WALLBOARD SHAFT LINER PANELS.
092900.A7	5/8" TYPE-X GYPSUM WALL BOARD.
092900.C3	ACOUSTIC SEALANT TO LIGHT THE FREE PASSAGE OF SMOKE.
ELECT.D2	CEILING MOUNTED PENDANT LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS)
ELECT.D3	IN-GROUND SIZE LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS).

PARTITION TYPE LEGEND



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PARTITION DETAILS
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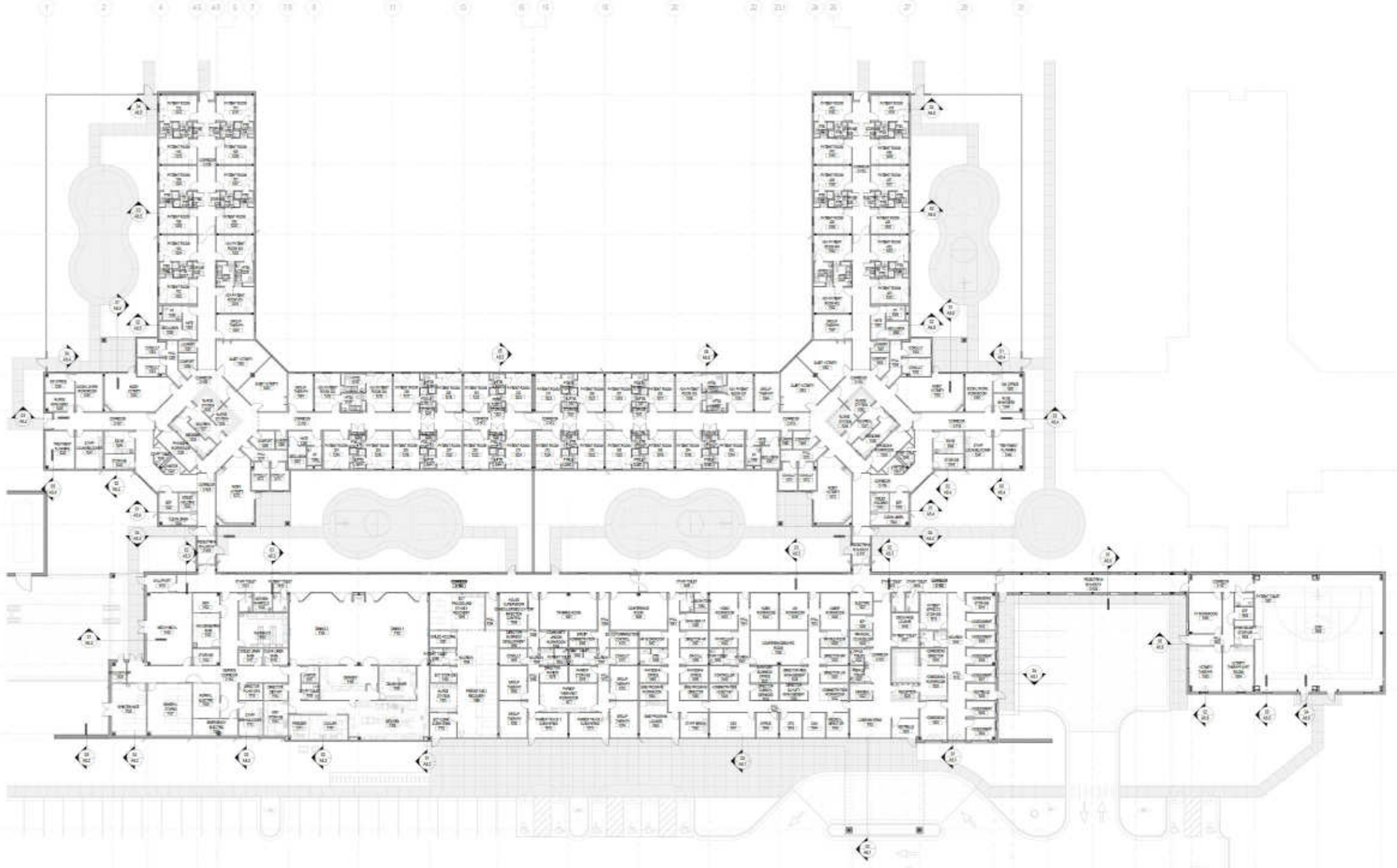

01 COMPOSITE FLOOR PLAN

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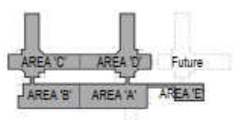
COMPOSITE FLOOR PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

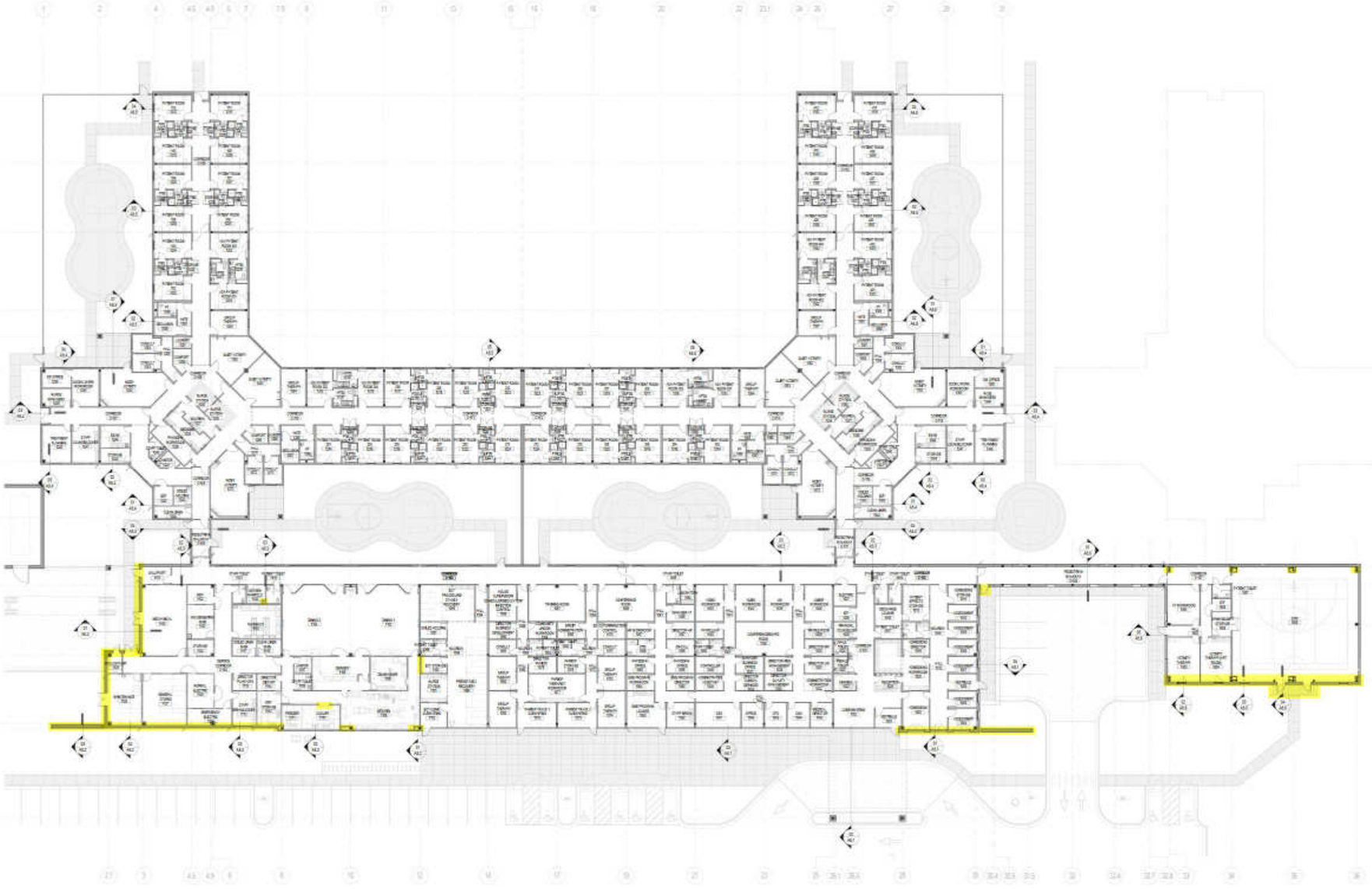
A4.1

KEYPLAN
NOT TO SCALE



NEW BEHAVIORAL HEALTH HOSPITAL

AREA WITH CHANGES



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COMPOSITE FLOOR PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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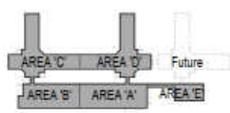
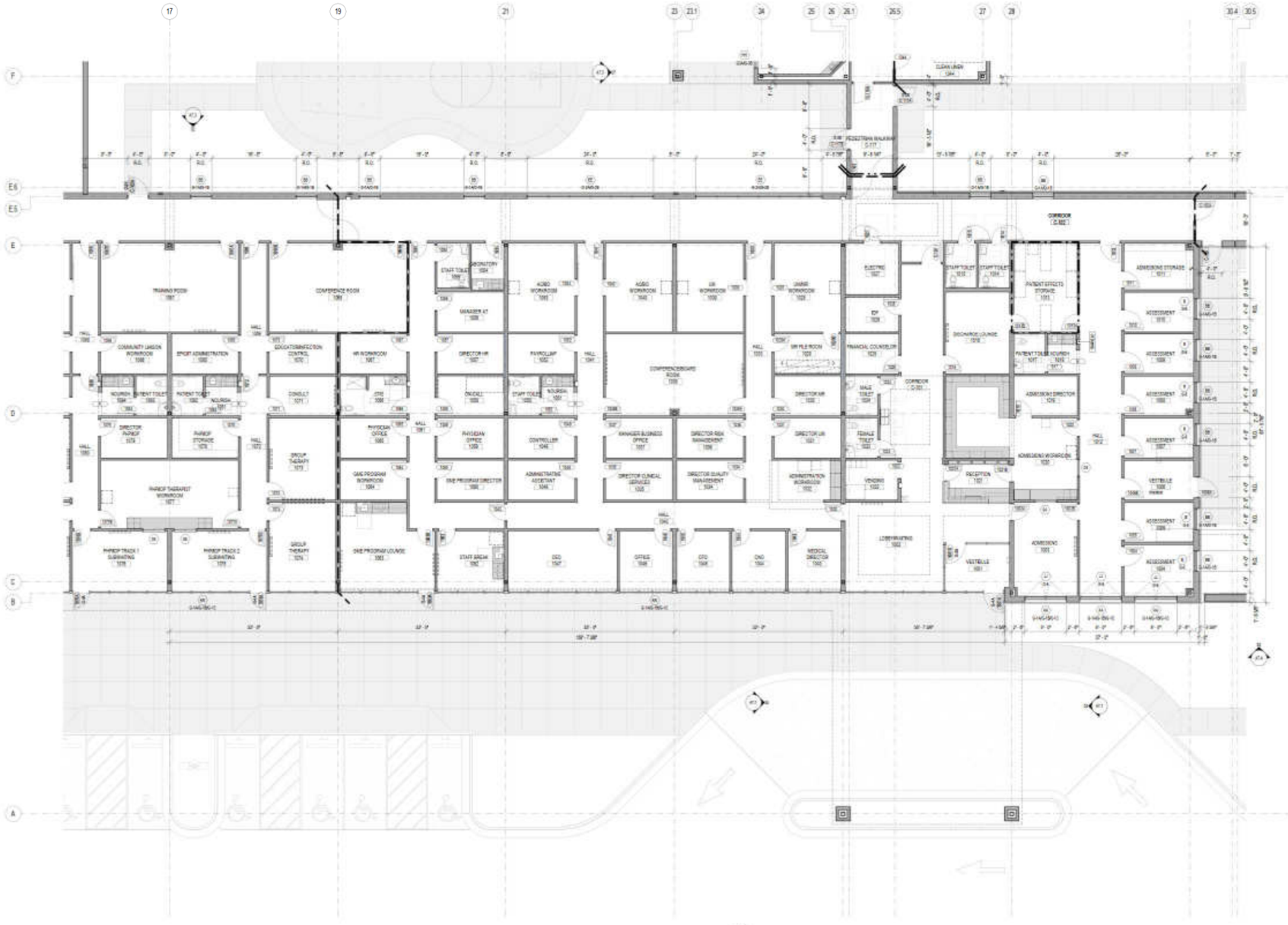
A4.1

KEYPLAN
NOT TO SCALE



NEW BEHAVIORAL HEALTH HOSPITAL



01 PARTIAL FLOOR PLAN - AREA 'A'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL, UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATROOM HOOKS, WALL MOUNTED EQUIPMENT, SANITARY UNITS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

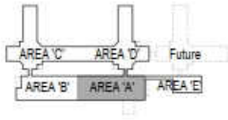
FLOOR PLAN KEYNOTES

10A415.A1 10AA-RECESSED CETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN



NEW BEHAVIORAL HEALTH HOSPITAL

STENGEL HILL ARCHITECTURE
615 WEST MAIN STREET
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Civil Engineering
CRUNK ENGINEERING

Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.

Mechanical/Electrical Engineering
CMTA

Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

PARTIAL FLOOR PLAN - AREA 'A'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1A

01 PARTIAL FLOOR PLAN - AREA 'A'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL, UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATROOM HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

10A415.A1 10AA RECESSED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.

AREA WITH CHANGES

CHANGES TO INDICATED WALL AND OPENINGS LOCATIONS

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

AREA 'C' AREA 'D' Future
AREA 'B' AREA 'A' AREA 'E'

NEW BEHAVIORAL HEALTH HOSPITAL

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Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

NOT FOR CONSTRUCTION

PARTIAL FLOOR PLAN - AREA 'A'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

22 August 2023
AHC2246

A4.1A

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATHOOKS HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK, AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

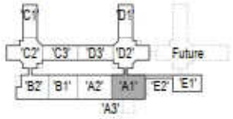
07710.6A1	PREFINISHED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.
07715.5A2	5X SA, STEEL 2" X 3" DOWNSPOUT WITH KYNAR 500 FINISH, COLOR TO BE SELECTED BY ARCHITECT.
07951.5A5	2" EXPANSION JOINT COVER ASSEMBLY. PROVIDE TYPE AS INDICATED.
10260.A2	WALL PROTECTION (REFER TO INTERIOR DESIGN DRAWINGS).
10440.6A1	SEMI-RECESSED EXTINGUISHER FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 4'-0" TO TOP OF FIRE EXTINGUISHER.
12632.5A1	6 YEAR PLASTIC LAMINATE CLAD LOCKERS.
11160.6A1	RECESSED GUN LOCKER.
12241.3A1	MANUALLY OPERATED ROLLER WINDOW SHADE.
12323.6B1	PLASTIC LAMINATE CLAD SHELVES WITH HEAVY DUTY STANDARDS AND BRACKETS AT 7'-4" O.C. MAXIMUM.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE



NEW BEHAVIORAL HEALTH HOSPITAL

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Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

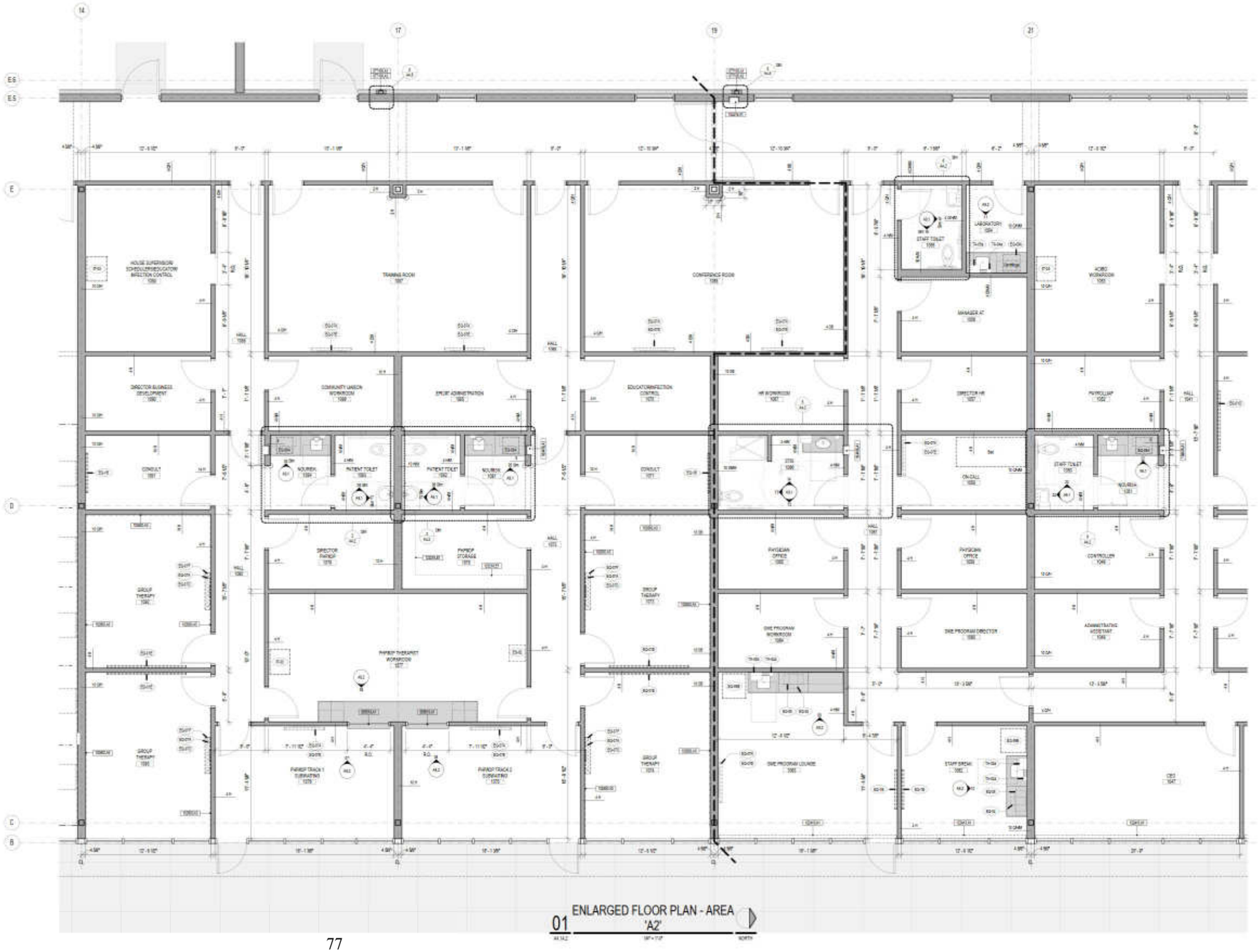
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'A1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1A.1



01 ENLARGED FLOOR PLAN - AREA 'A2'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE 4 UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE 2 UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATROOM HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

- 077100.A1 PREPAINTED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.
- 077100.A2 22 GA. STEEL 2'-0 X 9" DOWNSPOUT WITH KYNAR 500 FINISH. COLOR TO BE SELECTED BY ARCHITECT.
- 088816.A1 RECESSED MANUAL SLIDING ALUMINUM FRAMED SERVICE WINDOW UNIT.
- 102800.A2 WALL PROTECTION (REFER TO INTERIOR DESIGN DRAWINGS).
- 104416.A1 SEMI-RECESSED EXTINCTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 4'-0" TO TOP OF FIRE EXTINGUISHER.
- 123213.A1 MANUALLY OPERATED ROLLER WINDOW SHADE.
- 123616.E1 PLASTIC LAMINATE CLAD CASEWORK WITH HEAVY DUTY STANDARDS AND BRACKETS AT 1'-4" O.C. MAXIMUM.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

'C2' 'D2'
'C2' 'C3' 'D3' 'D2' Future
'B2' 'B1' 'A2' 'A1' 'E2' 'E1'
'A3'

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Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'A2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1A.2

01 PARTIAL FLOOR PLAN - AREA 'B'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIBERPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATHOOKS HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER AV EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

PLUMB.09

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

AREA 'C' AREA 'D' Future
AREA 'B' AREA 'A' AREA 'E'

NEW BEHAVIORAL HEALTH HOSPITAL

STENGEL HILL ARCHITECTURE
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Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

PARTIAL FLOOR PLAN - AREA 'B'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1B

01 PARTIAL FLOOR PLAN - AREA 'B'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

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REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

RUNNER

AREA WITH CHANGES

CHANGES TO INDICATED WALL AND OPENINGS LOCATIONS

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

AREA 'C' | AREA 'D' | Future
AREA 'B' | AREA 'A' | AREA 'E'

NEW BEHAVIORAL HEALTH HOSPITAL

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Mechanical/Electrical Engineering
CMTA

Interior Design

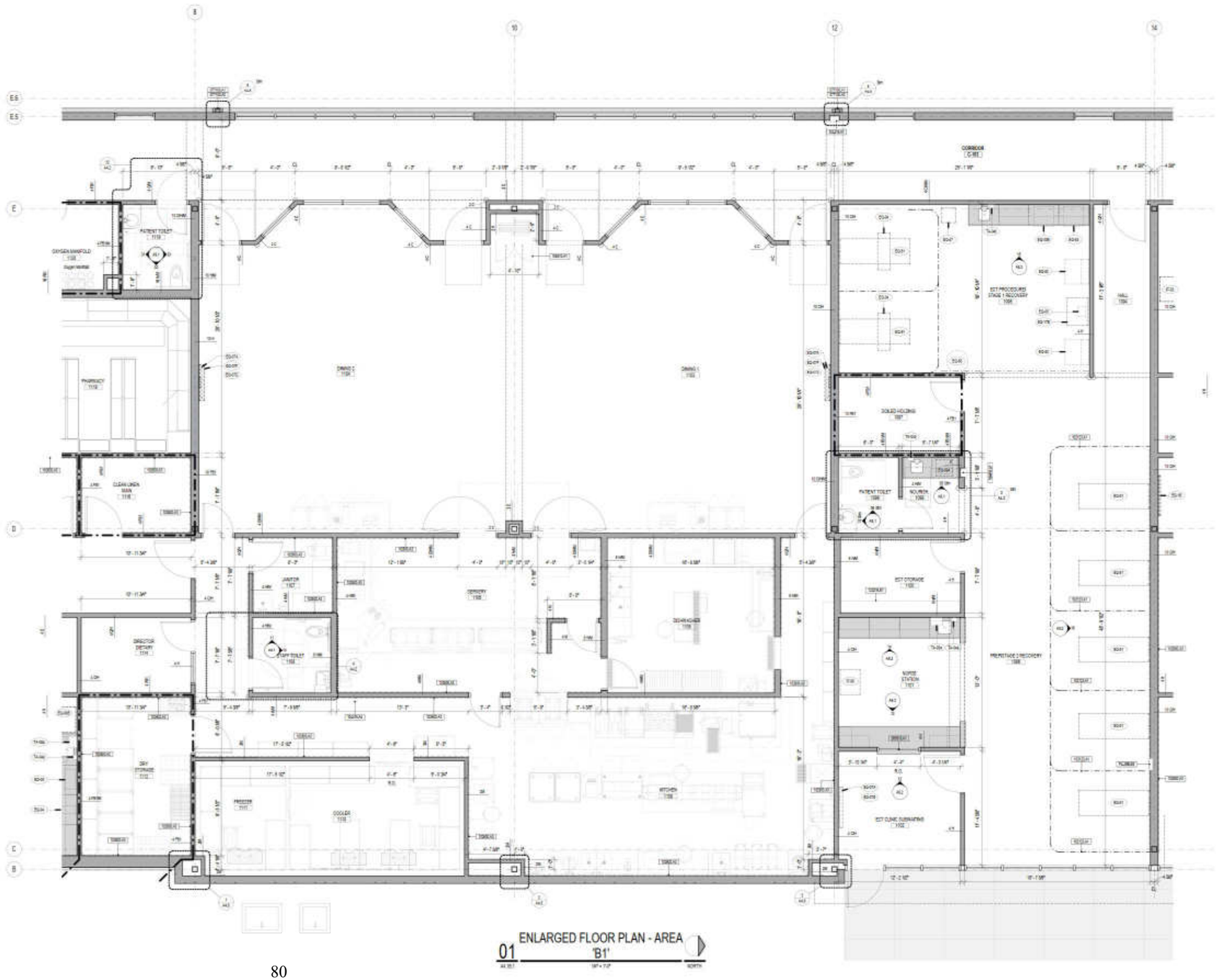
ACADIA HEALTHCARE

NOT FOR CONSTRUCTION

PARTIAL FLOOR PLAN - AREA 'B'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

22 August 2023
AHC2246

A4.1B



01 ENLARGED FLOOR PLAN - AREA 'B1'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL, UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAG" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARK BOARDS, CHALKBOARDS, TACKBOARDS, COATROBE HOOKS, WALL MOUNTED EQUIPMENT, GRAB/TOILET SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER AV EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

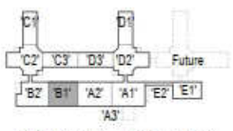
FLOOR PLAN KEYNOTES

07710.64	PREFINISHED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.
07720.62	22 GA. STEEL 2" X 3" DOWNSPOUT WITH KYNAR 500 FINISH, COLOR TO BE SELECTED BY ARCHITECT.
08961.63	RECESSED MANUAL SLIDING ALUMINUM FRAMED SERVICE WINDOW UNIT.
10212.63	CUBICLE CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).
10260.63	WALL GRUTECTION-PROTECTION AT INTERIOR DESIGN DRAWINGS.
10441.63	CEMI-RECESSED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.
10441.64	FIRE EXTINGUISHER AND BRACKET (REFER TO SPECIFICATIONS FOR TYPE).
10831.63	DEMOUNTABLE PANEL PARTITION.
12327.63	PLASTIC LAMINATE CLAD SHELVES WITH HEAVY DUTY STANDARDS AND BRACKETS AT 1'-0" O.C. MAXIMUM.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN



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Structural Engineering: SKYHOOK STRUCTURAL ENGINEERS, P.S.C.

Mechanical/Electrical Engineering: CMTA

Interior Design

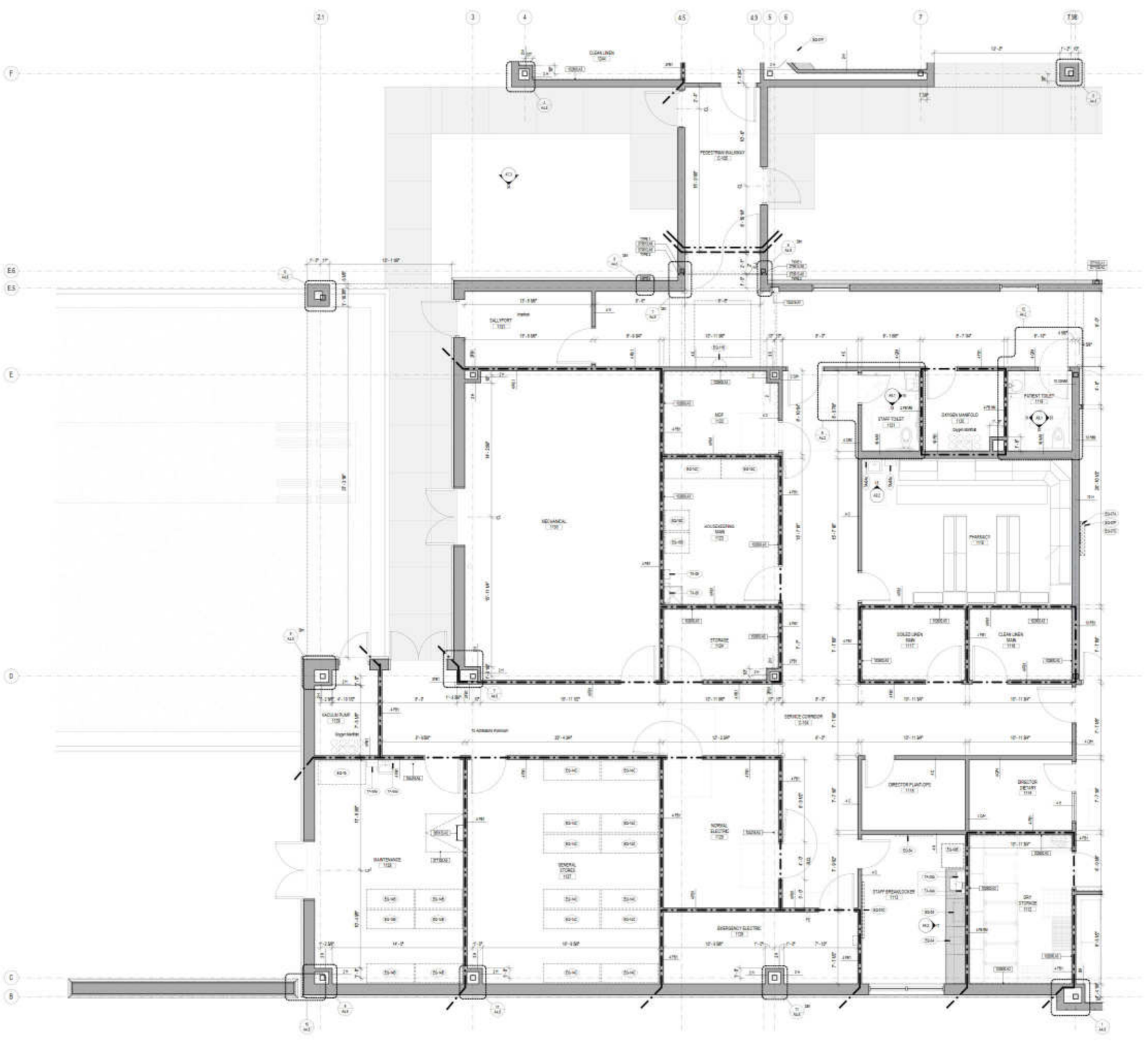
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'B1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1B.1



01 ENLARGED FLOOR PLAN - AREA 'B2'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL, UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATHOOKS HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK, AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NEW BEHAVIORAL HEALTH HOSPITAL

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SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'B2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1B.2

01 PARTIAL FLOOR PLAN - AREA 'C'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, HAND/GUARDS, CHALKBOARDS, TACKBOARDS, COATROBE HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

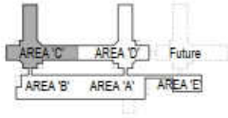
REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN



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CMTA
Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

PARTIAL FLOOR PLAN - AREA 'C'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1C

01 ENLARGED FLOOR PLAN - AREA 'C1'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAM" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATROBE HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

077100.A1 PREFINISHED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.

077100.A2 22 GA. STEEL 2" X 3" DOWNSPOUT WITH KYNAR 500 FINISH, COLOR TO BE SELECTED BY ARCHITECT.

102113.A1 CUBICLE CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).

104410.A1 SEMI-RECESSED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEDUCT AT 2'-6" TO TOP OF FIRE EXTINGUISHER.

123616.B1 PLASTIC LAMINATE CLAD ENDLESS WITH HEAVY DUTY STANDARDS AND BRACKETS AT 7'-4" O.C. MAXIMUM.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

'C2' 'C3' 'D3' 'D2' Future
'B2' 'B1' 'A2' 'A1' 'E2' 'E1'
'A3'

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Mechanical/Electrical Engineering
CMTA

Interior Design

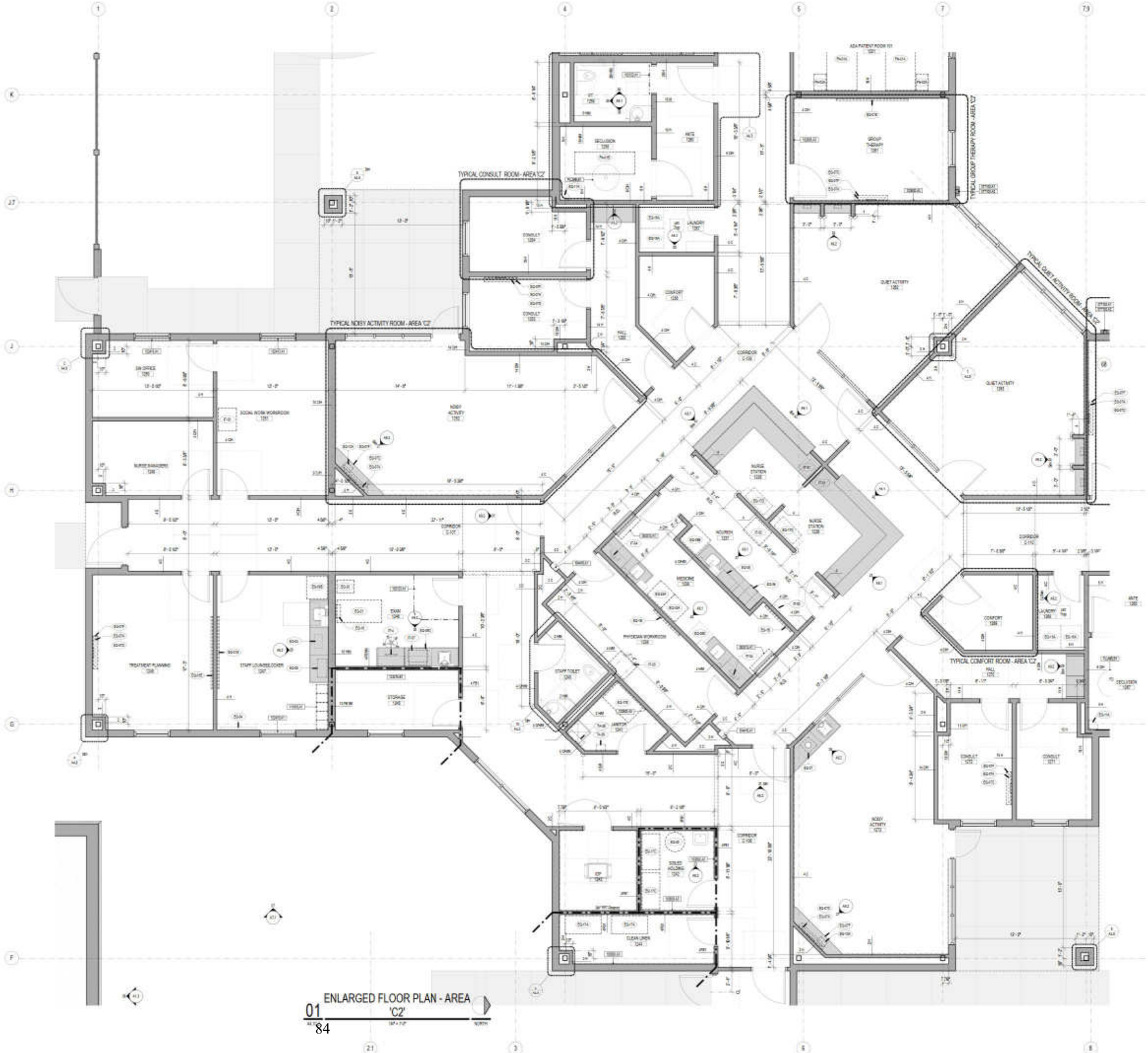
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'C1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1C.1



01 ENLARGED FLOOR PLAN - AREA 'C2'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 5'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE 4 UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE 2 UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, GRAB/GUARDS, CHALKBOARDS, TACKBOARDS, COATROOM HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

07710.6A1	PREFINISHED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.
07720.A2	22 GA. STEEL 2'-0" DOWNSPOUT WITH KYNAR 500 FINISH, COLOR TO BE SELECTED BY ARCHITECT.
08331.A1	ROLLING COUNTER DOOR SYSTEM COMPLETE WITH SILL AND TRIM.
10210.A1	CURVED CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).
10260.A2	WALL GROTTO/NOA (REFER TO INTERIOR DESIGN DRAWINGS).
10440.A1	SEMI-RECESSED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.
11150.A1	RECESSED GUN LOCKER
12241.A1	MANUALLY OPERATED ROLLER WINDOW SHADE.
12321.B1	PLASTIC LAMINATE CLAD CABINET WITH HEAVY DUTY STANDARDS AND BRACKETS AT 1'-4.5" O.C. MAXIMUM.
PLUMB.B1	FLOOR DRAIN CENTERED IN ROOM (REFER TO PLUMBING DRAWINGS).

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NEW BEHAVIORAL HEALTH HOSPITAL

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Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'C2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1C.2

01 ENLARGED FLOOR PLAN - AREA 'C3'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, GRAB/GUARDS, CHALKBOARDS, TACKBOARDS, COATROBE HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK, AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

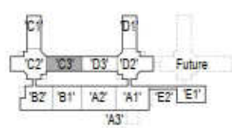
FLOOR PLAN KEYNOTES

07710(5.A)	PREFINISHED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.
07710(5.A)	22 GA. STEEL 2" X 3" DOWNSPOUT WITH KYNAR 500 FINISH, COLOR TO BE SELECTED BY ARCHITECT.
07951(5.A)	2" EXPANSION JOINT COVER ASSEMBLY. PROVIDE TYPE AS INDICATED.
10213(5.A)	CUBICLE CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).
10260(5.A)	WALL GRUTE/TACK (REFER TO INTERIOR DESIGN DRAWINGS).
10441(5.A)	CEMI-RECESSED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.
10531(5.F)	PLASTIC LAMINATE CLAD SHELVES WITH HEAVY DUTY STANDARDS AND BRACKETS AT 1'-4" O.C. MAXIMUM.
PLUMB.5H	FLOOR DRAIN (CENTERED IN ROOM) (REFER TO PLUMBING DRAWINGS)

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN



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ACADIA HEALTHCARE

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ENLARGED FLOOR PLAN - AREA 'C3'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
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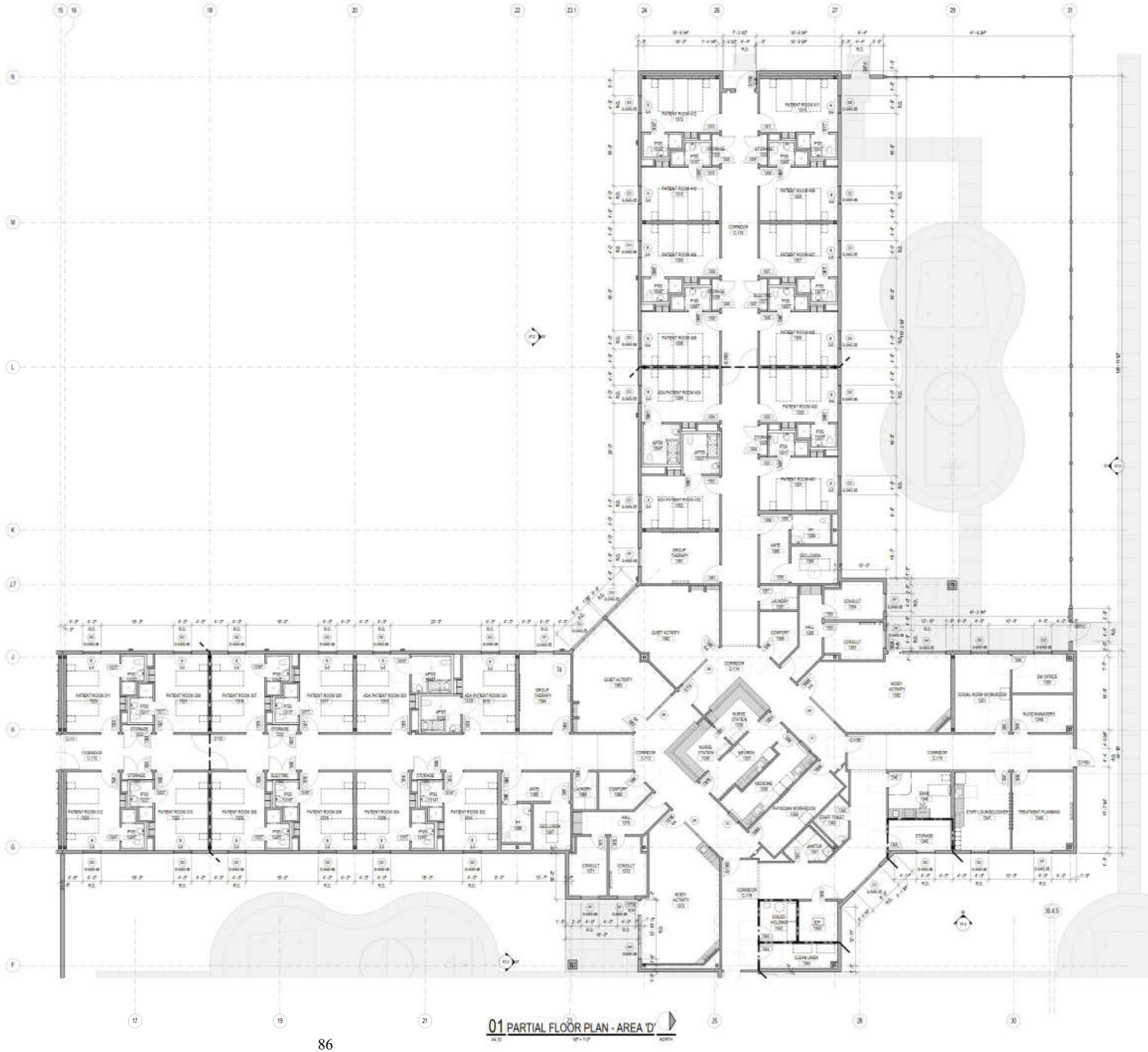
A4.1C.3



01 PARTIAL FLOOR PLAN - AREA 'D'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 5'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATHOOKS HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

AREA 'C' AREA 'D' Future
AREA 'B' AREA 'A' AREA 'E'

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ACADIA HEALTHCARE

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PARTIAL FLOOR PLAN - AREA 'D'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1D

01 ENLARGED FLOOR PLAN - AREA 'D1'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE 4 UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE 2 UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAM" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

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REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

077100.A1 PREFINISHED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.

077100.A2 22 GA. STEEL 2" X 3" DOWNSPOUT WITH KYNAR 500 FINISH, COLOR TO BE SELECTED BY ARCHITECT.

102113.A1 CUBICLE CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).

104410.A1 SEMI-RECESSED OPTEMYA FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEDUCT AT 2'-6" TO TOP OF FIRE EXTINGUISHER.

123216.B1 PLASTIC LAMINATE CLAD ENDLESS WITH HEAVY DUTY STANDARDS AND BRACKETS AT 7'-4" O.C. MAXIMUM.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

'C1' 'D1'
'C2' 'C3' 'D3' 'D2' Future
'B2' 'B1' 'A2' 'A1' 'E2' 'E1'
'A3'

NEW BEHAVIORAL HEALTH HOSPITAL

STENGEL HILL ARCHITECTURE
615 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1878
502.893.1878 fax

Civil Engineering
CRUNK ENGINEERING

Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.

Mechanical/Electrical Engineering
CMTA

Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'D1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1D.1

01 ENLARGED FLOOR PLAN - AREA 'D2'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 5'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATROOM HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

07710.6A1	PREFINISHED STEEL BREAK METAL DOWNSPOUT. PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.
07710.6A2	22 GA. STEEL 2'-0" DOWNSPOUT WITH KYNAR 500 FINISH. COLOR TO BE SELECTED BY ARCHITECT.
08331.6A1	ROLLING COUNTER DOOR SYSTEM COMPLETE WITH SILL AND TRIM.
10213.6A1	CUBICLE CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).
10260.6A2	WALL GROTTO (NOA (REFER TO INTERIOR DESIGN DRAWINGS).
10440.6A1	CEVA RECESSED DETECTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.
11160.6A1	RECESSED GUN LOCKER
12241.6A1	MANUALLY OPERATED ROLLER WINDOW SHADE.
12321.6B1	PLASTIC LAMINATE CLAD SHELVES WITH HEAVY DUTY STANDARDS AND BRACKETS AT 1'-4" O.C. MAXIMUM.
PLUMB.B1	FLOOR DRAIN CENTERED IN ROOM (REFER TO PLUMBING DRAWINGS).

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

'C2' 'C3' 'D3' 'D2' Future
'B2' 'B1' 'A2' 'A1' 'E2' 'E1'
'A3'

NEW BEHAVIORAL HEALTH HOSPITAL

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ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'D2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1D.2

01 ENLARGED FLOOR PLAN - AREA 'D3'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATROBE HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK, AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

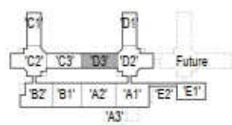
FLOOR PLAN KEYNOTES

077100.A1	PREFINISHED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.
077100.A2	22 GA. STEEL 2" X 3" DOWNSPOUT WITH KYNAR 500 FINISH, COLOR TO BE SELECTED BY ARCHITECT.
078813.A6	2" EXPANSION JOINT COVER ASSEMBLY - PROVIDE TYPE AS INDICATED.
102132.A1	CURBED CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).
102800.A2	WALL SPOTBOTA (REFER TO INTERIOR DESIGN DRAWINGS).
104416.A1	CEMI-RECESSED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER - MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.
123116.E1	PLASTIC LAMINATE CLAD SHELVES WITH HEAVY DUTY STANDARDS AND BRACKETS AT 1'-4" O.C. MAXIMUM.
PLUMB.D1	FLOOR DRAIN (CENTERED IN ROOM) (REFER TO PLUMBING DRAWINGS).

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN



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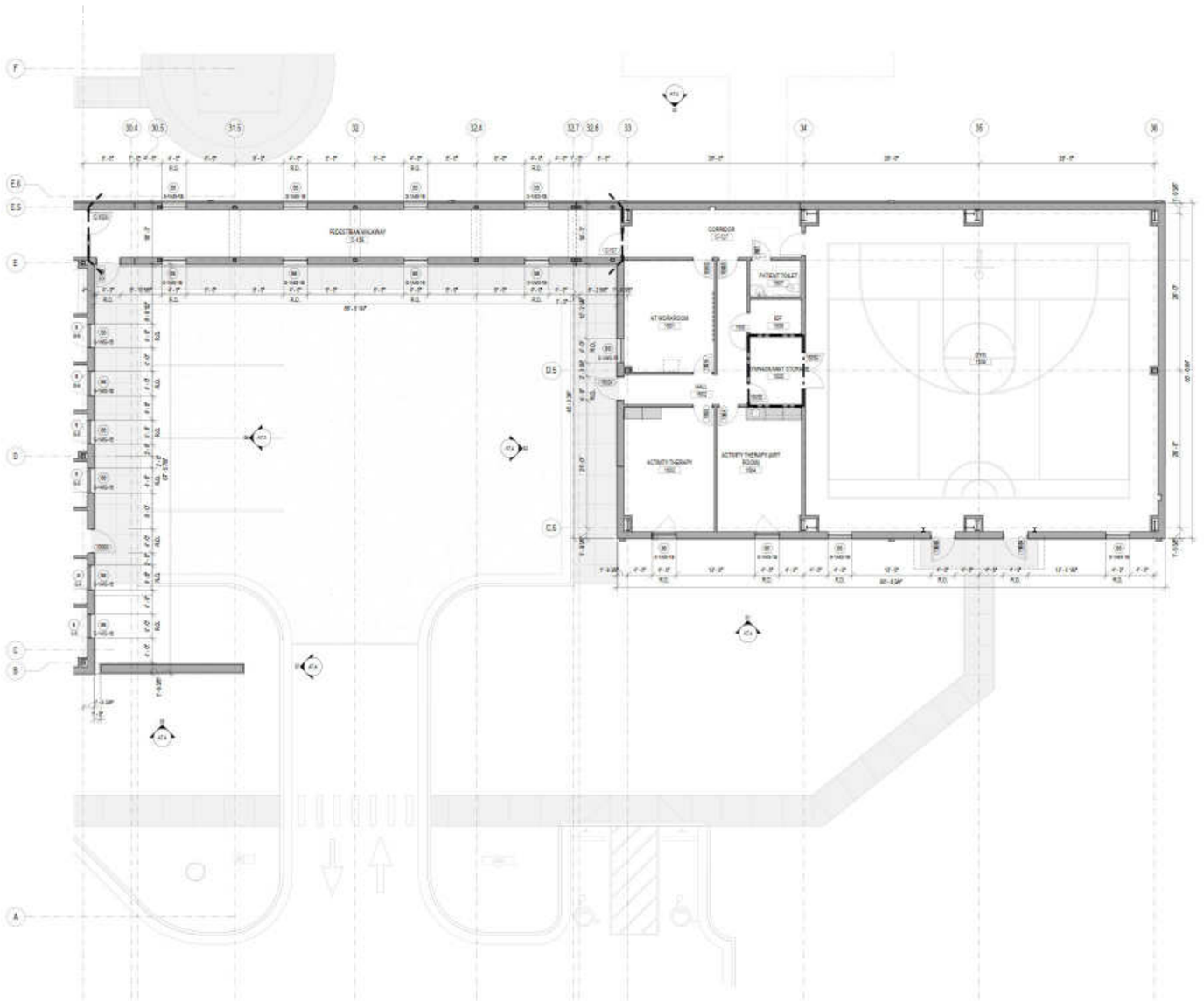
ENLARGED FLOOR PLAN - AREA 'D3'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1D.3



01 PARTIAL FLOOR PLAN - AREA 'E'

GENERAL NOTES

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3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

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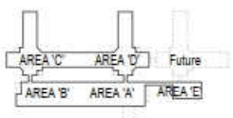
REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN



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PARTIAL FLOOR PLAN - AREA 'E'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
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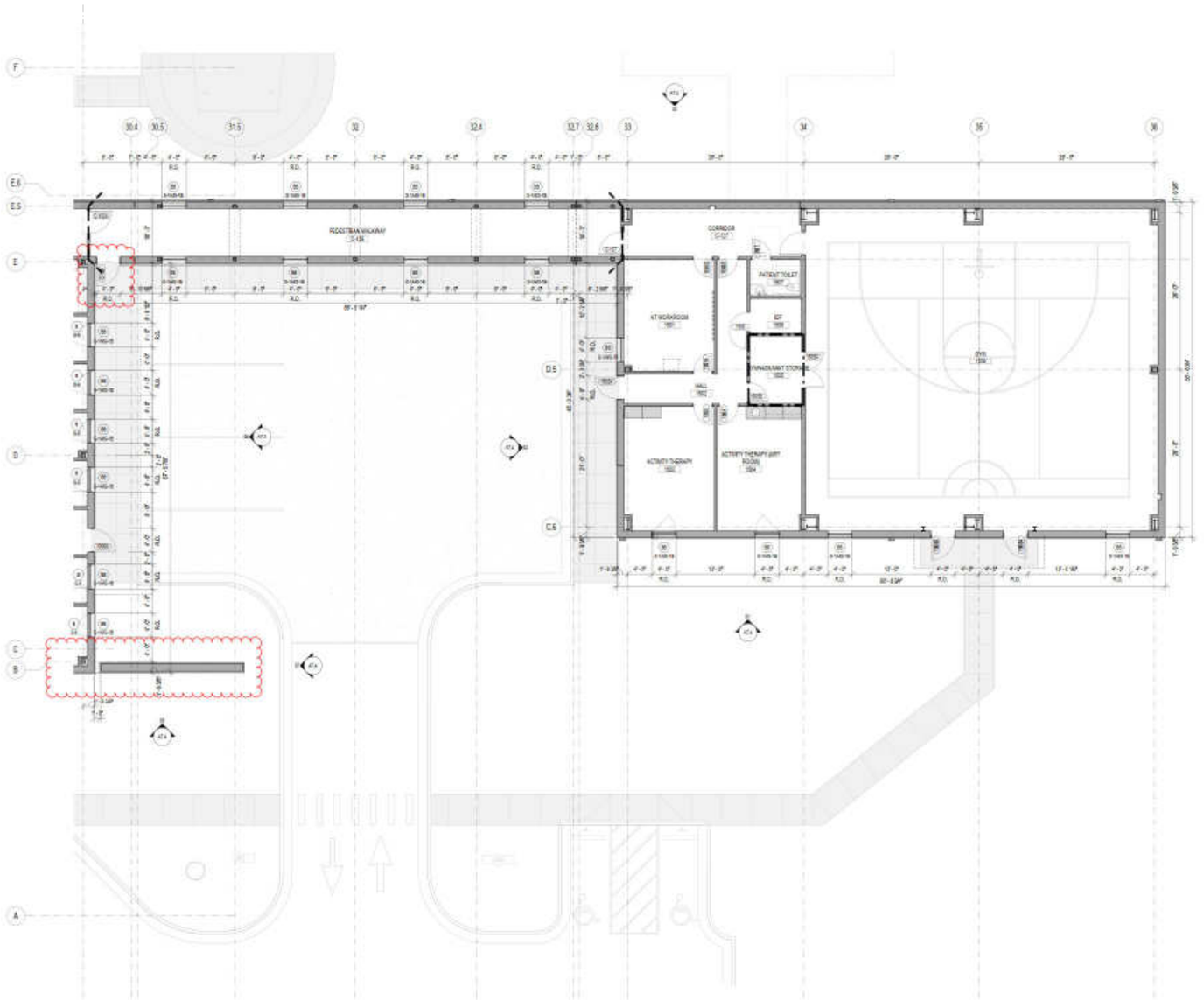
A4.1E



01 PARTIAL FLOOR PLAN - AREA 'E'

GENERAL NOTES

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FLOOR PLAN KEYNOTES

MOVED DOOR C-126 AND INDICATED WALL

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

AREA 'C' AREA 'D' Future
AREA 'B' AREA 'A' AREA 'E'

NEW BEHAVIORAL HEALTH HOSPITAL

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Interior Design

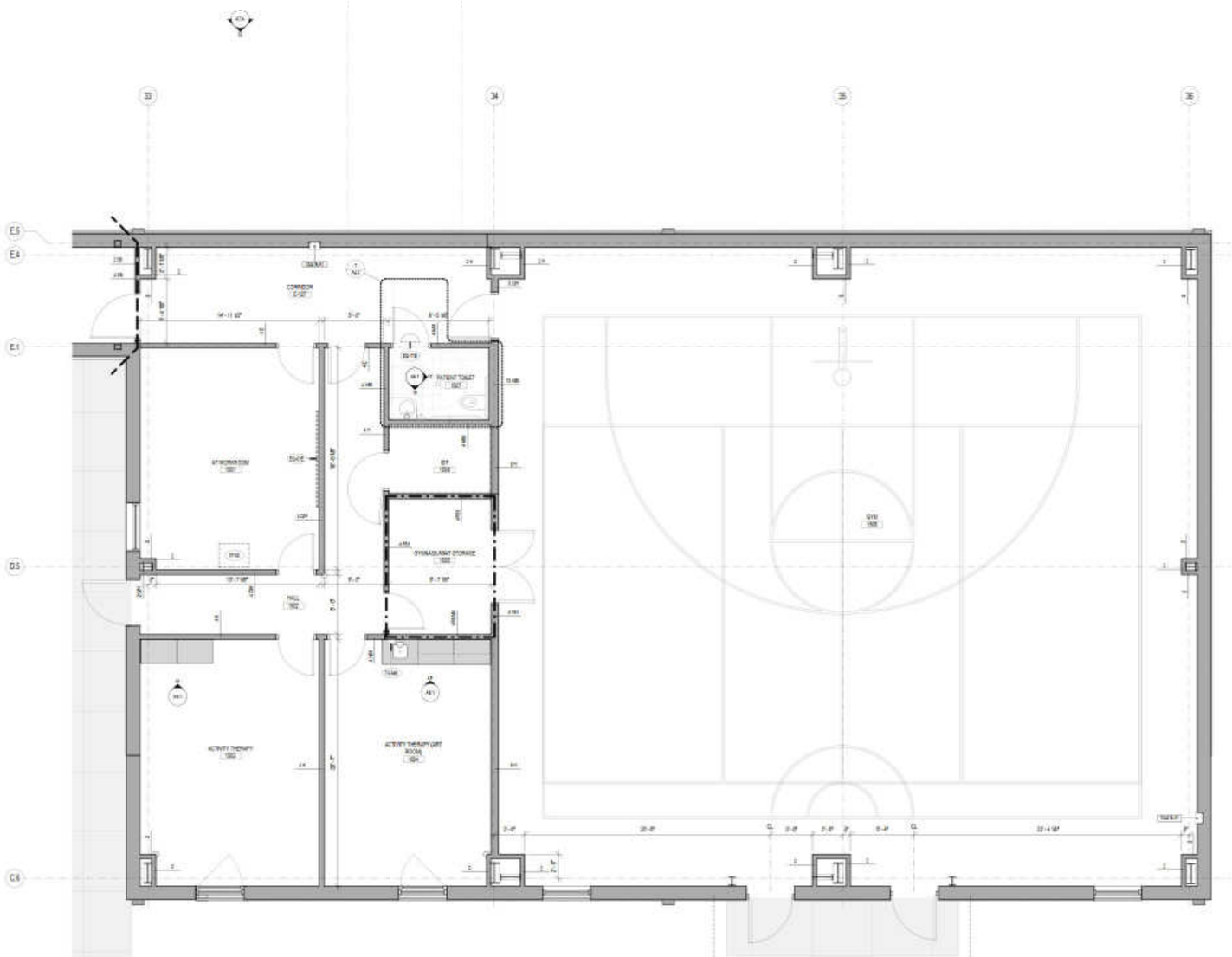
ACADIA HEALTHCARE

NOT FOR CONSTRUCTION

PARTIAL FLOOR PLAN - AREA 'E'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

22 August 2023
AHC2246

A4.1E



01 ENLARGED FLOOR PLAN - AREA 'E1'

GENERAL NOTES

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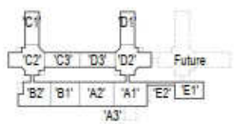
FLOOR PLAN KEYNOTES

10441E.A1 105A RECESSED CEMENTITIOUS FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN



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ENLARGED FLOOR PLAN - AREA 'E1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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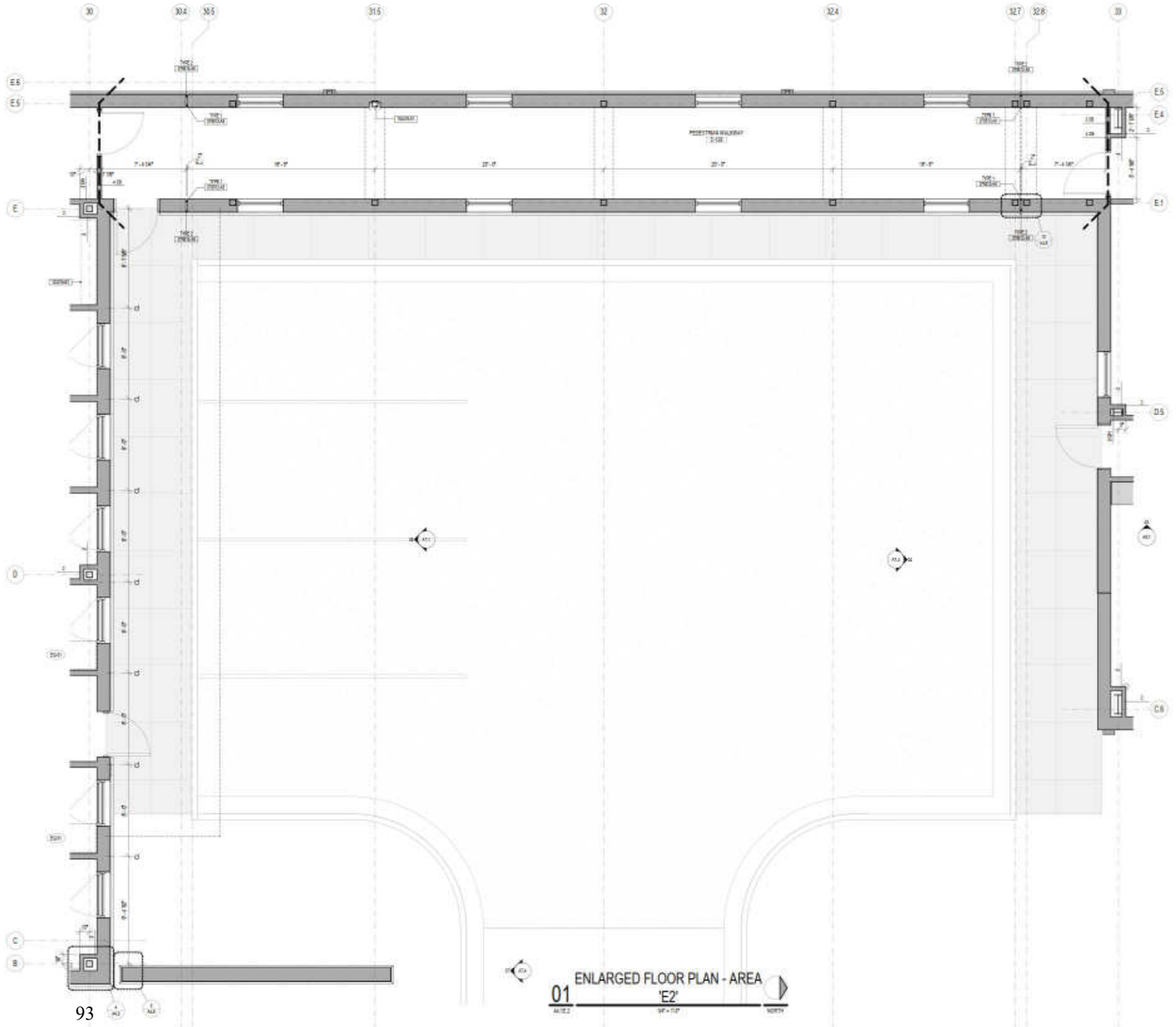
A4.1E.1



01 ENLARGED FLOOR PLAN - AREA 'E2'

GENERAL NOTES

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FLOOR PLAN KEYNOTES

078413.AB 2" EXPANSION JOINT COVER ASSEMBLY. PROVIDE TYPE AS INDICATED.

084416.A1 USA RECESSED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.

123216.E1 PLASTIC LAMINATE CLAD SHELVES WITH HEAVY DUTY STANDARDS AND BRACKETS AT 7'-0" O.C. MAXIMUM.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

'C2' 'D2'
'C2' 'C3' 'D3' 'D2' Future
'B2' 'B1' 'A2' 'A1' 'E2' 'E1'
'A3'

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ENLARGED FLOOR PLAN - AREA 'E2'
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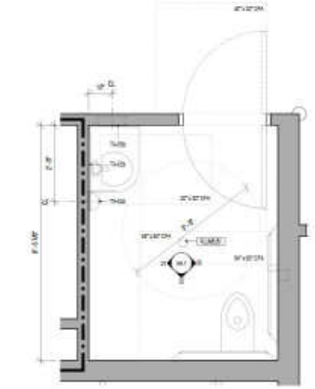
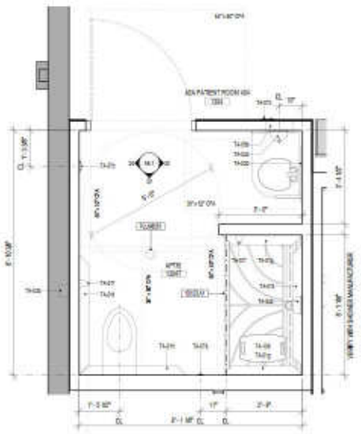
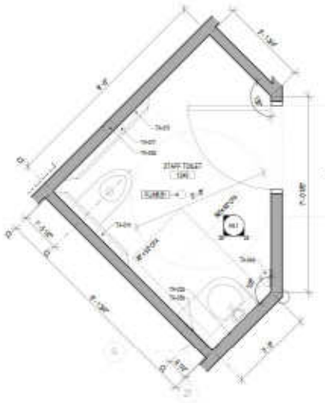


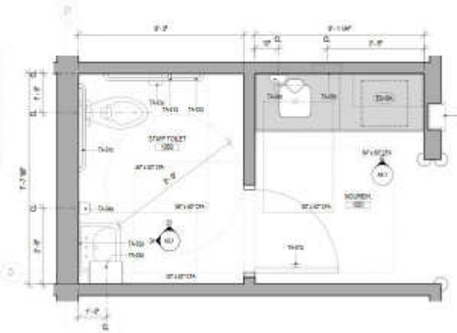
12 ENLARGED PATIENT TOILET



11 TYPICAL ENLARGED ACCESSIBLE PATIENT TOILET/SHOWER



10 ENLARGED STAFF TOILET



9 ENLARGED NOURISH/ STAFF TOILET

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE 4 UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF AN INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE 2 UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102000 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TA-#" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

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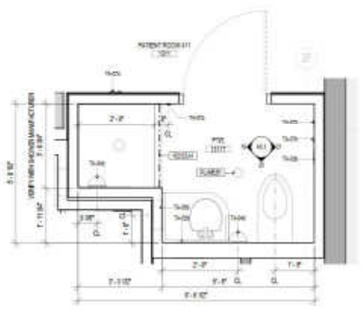
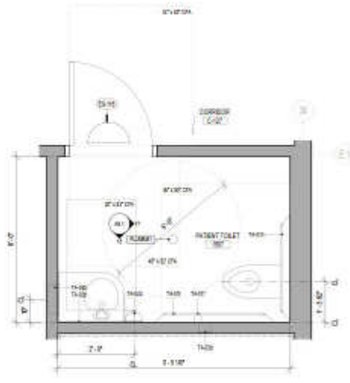
REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

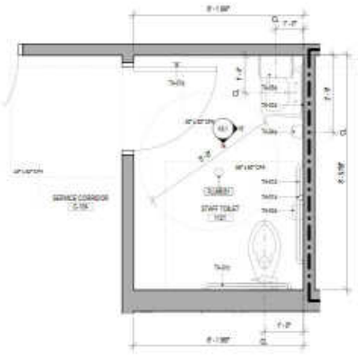
10210-A1	CUBICLE CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).
10440-A1	SEMI-RECESSED DETECTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 4'-0" TO TOP OF FIRE EXTINGUISHER.
PLUMB-01	FLOOR DRAIN CENTERED IN ROOM (REFER TO PLUMBING DRAWINGS).



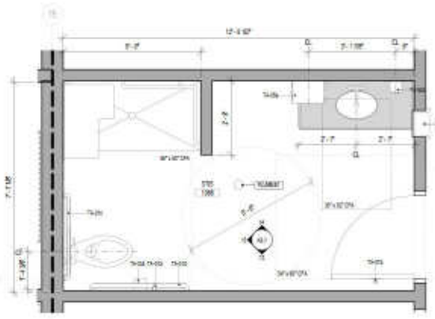
8 TYPICAL ENLARGED PATIENT TOILET/ SHOWER



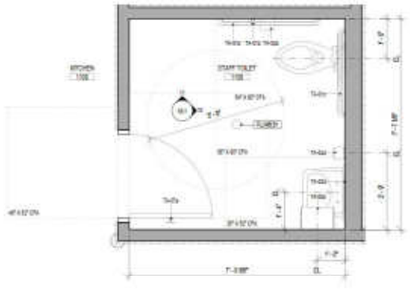
7 ENLARGED PATIENT TOILET



6 ENLARGED STAFF TOILET



5 ENLARGED ACCESSIBLE STAFF TOILET/ SHOWER



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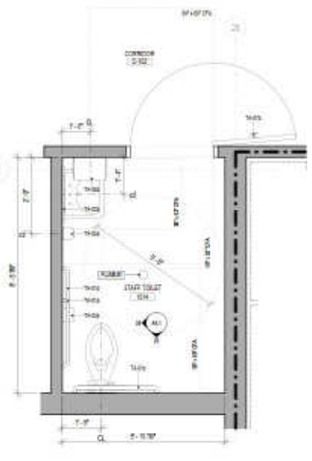
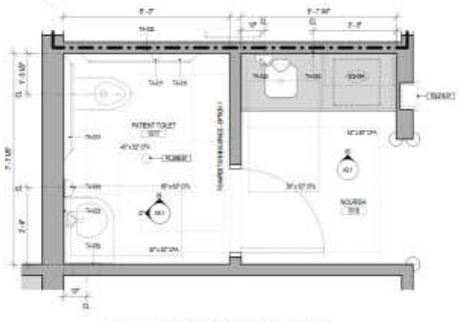
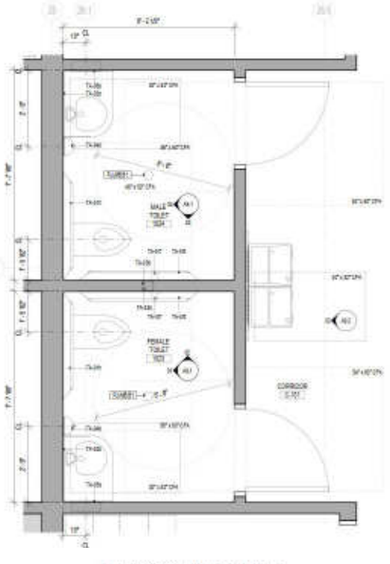


3 ENLARGED STAFF TOILET



2 ENLARGED NOURISH/ PATIENT TOILET



1 ENLARGED MALE/FEMALE TOILETS

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

STENGEL HILL ARCHITECTURE
615 WEST MAIN STREET
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502.893.1978
502.893.1979 fax

Civil Engineering
CRUNK ENGINEERING
Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

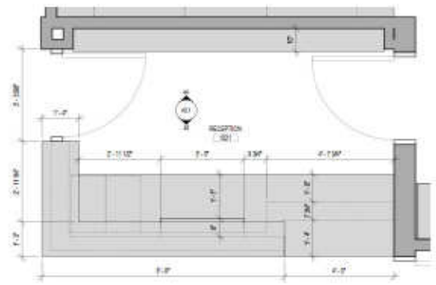
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

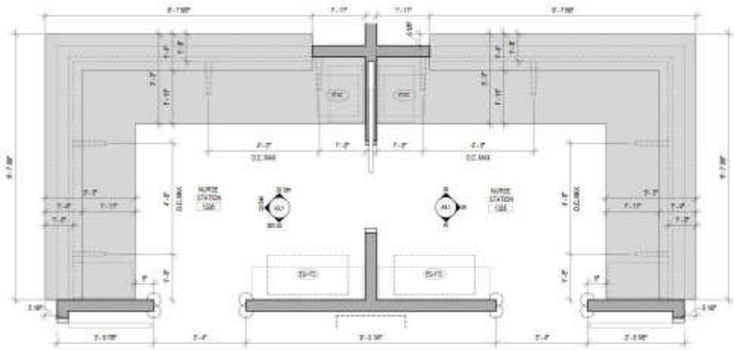
ENLARGED FLOOR PLANS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

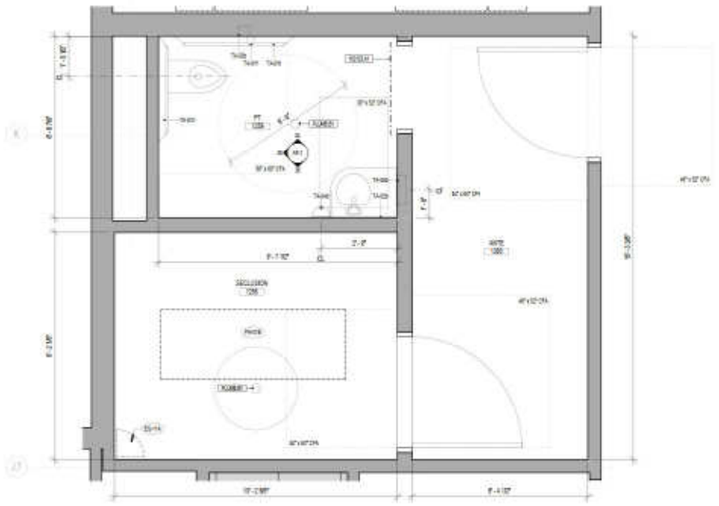
A4.2



3 ENLARGED FLOOR PLAN - RECEPTION



2 ENLARGED FLOOR PLAN - TYPICAN NURSE STATION



1 TYPICAL ENLARGED SECLUSION/PATIENT TOILET

GENERAL NOTES

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7. REFERENCE SPECIFICATION SECTION 102000 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAM" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

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FLOOR PLAN KEYNOTES

102123.A1 CUBICLE CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).
PLUMB.B1 FLOOR DRAIN CENTERED IN ROOM (REFER TO PLUMBING DRAWINGS).

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

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COUNCIL BLUFFS, IOWA

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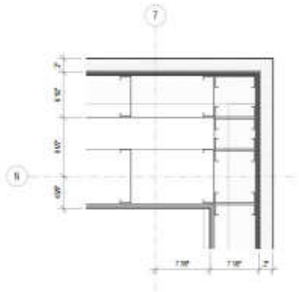
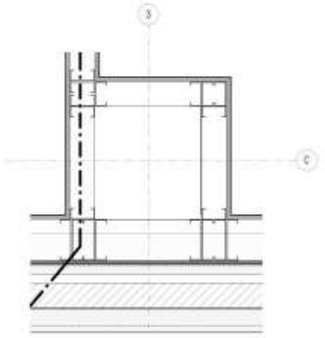
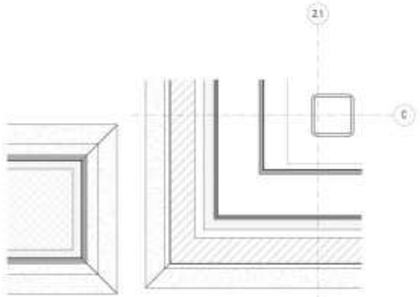
A4.3



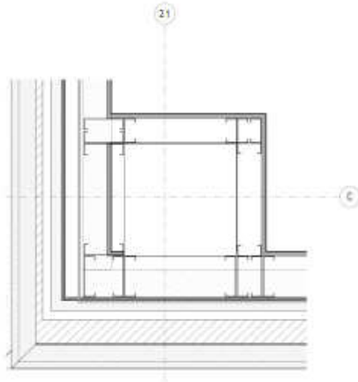
12 PLAN DETAIL



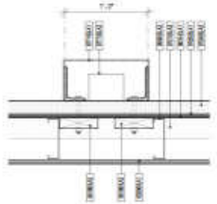
11 PLAN DETAIL



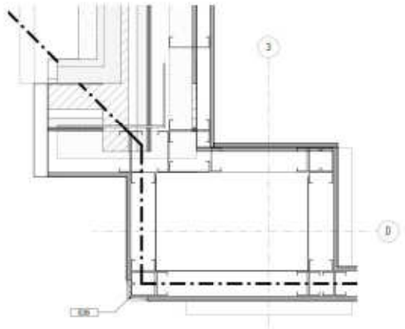
10 PLAN DETAIL



9 PLAN DETAIL



8 PLAN DETAIL



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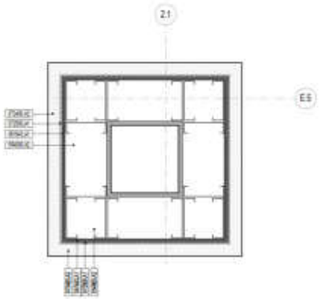
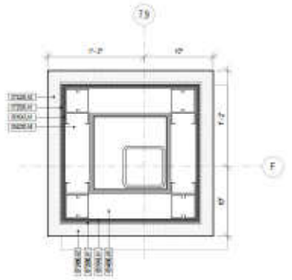


6 PLAN DETAIL



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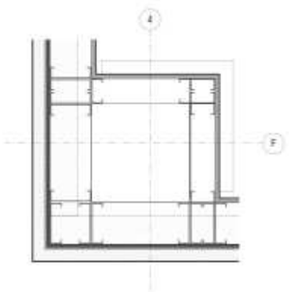
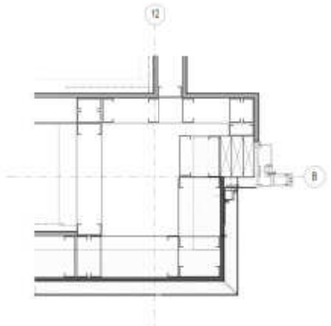


4 PLAN DETAIL



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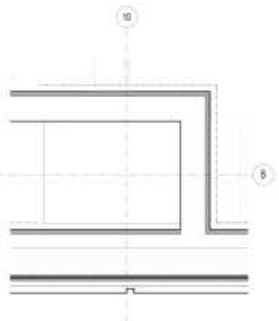
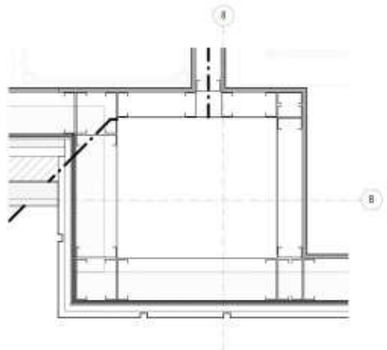


2 PLAN DETAIL



1 PLAN DETAIL

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8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
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FLOOR PLAN KEYNOTES

054000.A2	6" METAL STUDS.
054000.A6	3 5/8" METAL STUD FRAMING.
061000.A2	IN WOOD BLOCKING.
061640.A1	1/2" CONTINUOUS EXTERIOR SHEATHING BOARD.
072100.A5	PROVIDE CURTAIN WALL SPANDREL INSULATION (TYPE 4) BEHIND ALL SPECIFIED LOCATIONS OF SPANDREL GLASS (REFERENCE SPECIFICATION SECTION 08800).
072200.A2	EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS AS AND REVEALS (PKV-K) INDICATED ON EXTERIOR ELEVATIONS.
072500.A1	FLUID APPLIED WEATHER RESISTANT MEMBRANE.
077100.A1	PREFINISHED STEEL EDGE METAL COPING/COUNTER FLASHING COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR. COLOR TO BE SELECTED BY ARCHITECT.
077100.A2	22 GA. STEEL 4" X 5" DOWNSPOUT WITH KYNAR 500 FINISH. COLOR TO BE SELECTED BY ARCHITECT.
092000.A1	5/8" GYPSUM WALLBOARD. REFER TO PARTITION TYPES SHEET A2.2.
101400	CORNER GUARD (REFER TO EXTERIOR ENCLOSURE DRAWINGS)

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

STENGEL HILL ARCHITECTURE
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PLAN DETAILS
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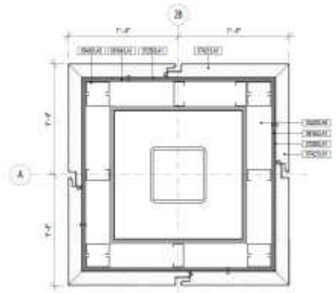
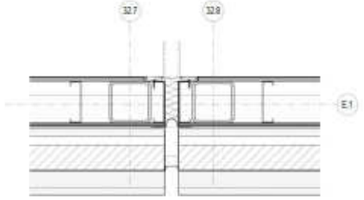
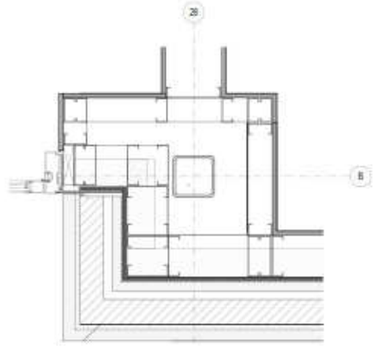
A4.8



11 PLAN DETAIL



10 PLAN DETAIL



9 PLAN DETAIL

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7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
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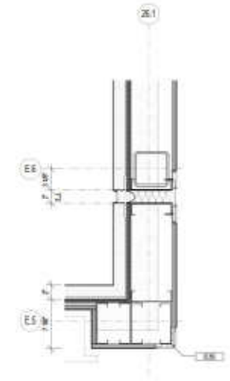
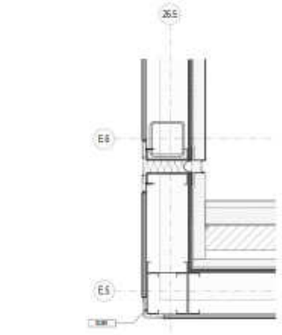
REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

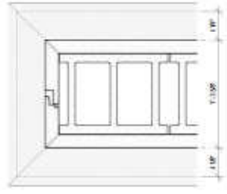
054000.A5	3 5/8" METAL STUD FRAMING.
061600.A1	1/2" CONTINUOUS EXTERIOR SHEATHING BOARD.
072500.A1	FLUID APPLIED WEATHER RESISTANT MEMBRANE.
074213.A1	METAL WALL PANELS (TYPE A2 AND ATTIC).
092216.A5	3 5/8" METAL STUDS AT 1'-4" O.C. MAXIMUM.
092900.A1	5/8" GYPSUM WALLBOARD. REFER TO PARTITION TYPES SHEET A4.0.
092902.A5	1" GYPSUM WALLBOARD SHAFT LINER PANELS.
C.B.9	CORNER GUARD (REFER TO INTERIOR DESIGN DRAWINGS)



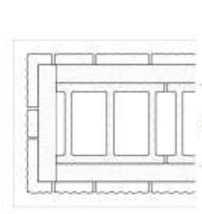
8 PLAN DETAIL



7 PLAN DETAIL



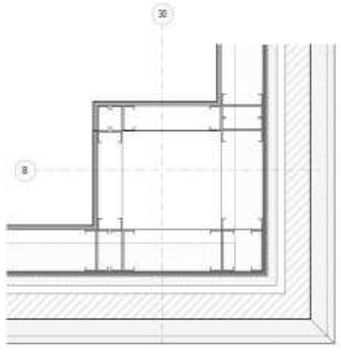
6 PLAN DETAIL - (ABOVE)



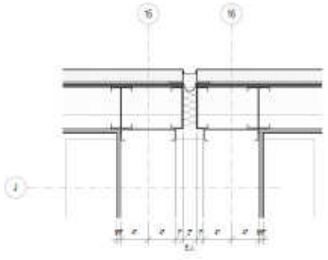
5 PLAN DETAIL - (BELOW)

LIFE SAFETY PARTITION LEGEND

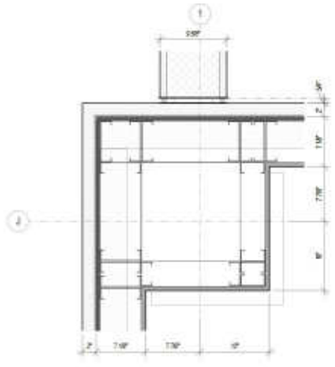
PLAN LEGEND



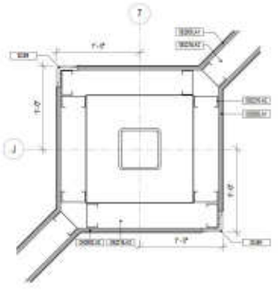
4 PLAN DETAIL



3 PLAN DETAIL



2 PLAN DETAIL



1 PLAN DETAIL

STENGEL HILL ARCHITECTURE

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Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.

Mechanical/Electrical Engineering
CMTA

Interior Design

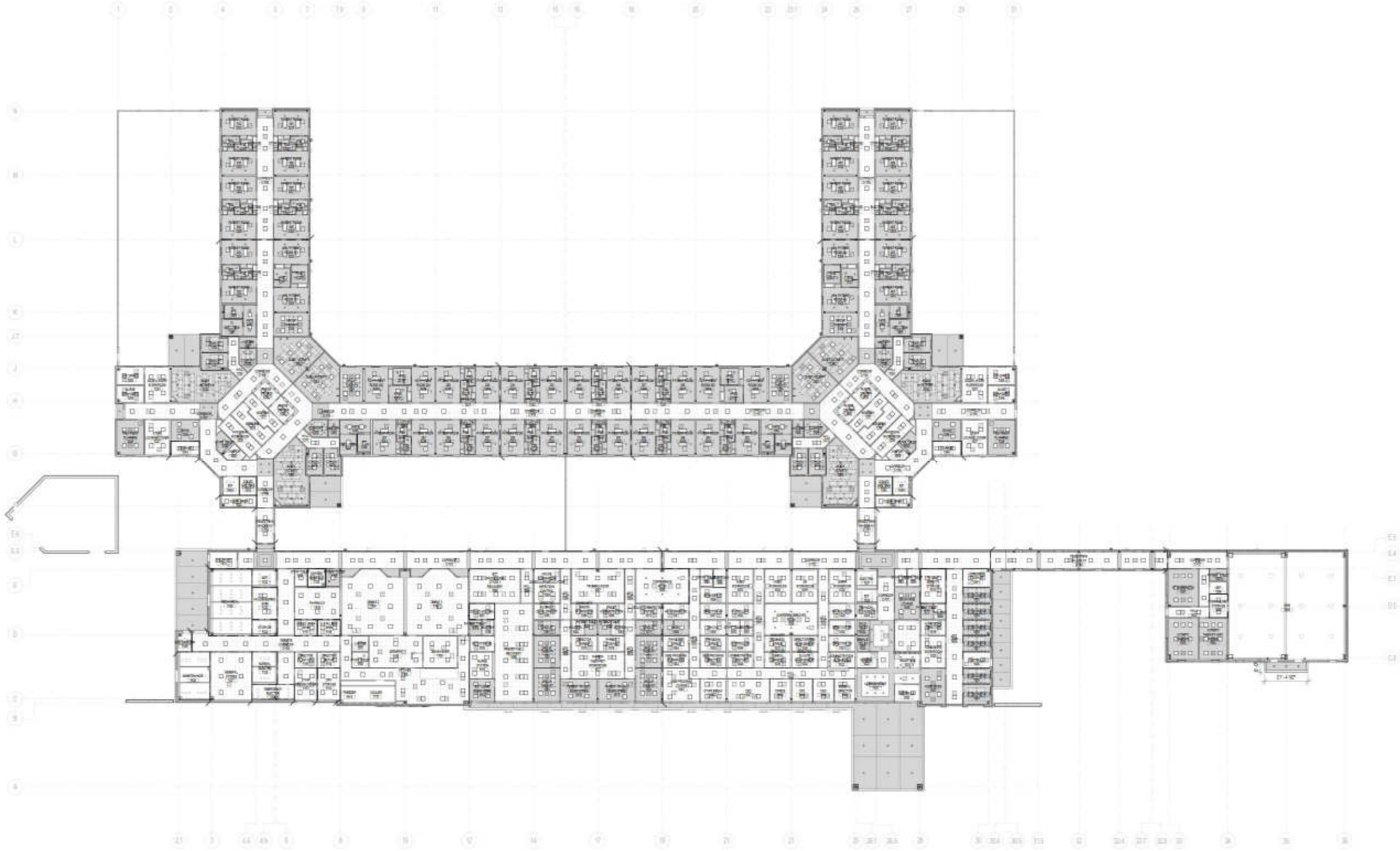
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

PLAN DETAILS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

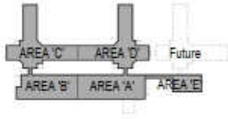
07 Sept 2023
AHC2246

A4.9



1 CEILING PLAN - COMPOSITE

KEYPLAN



NEW BEHAVIORAL HEALTH HOSPITAL

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Interior Design

ACADIA HEALTHCARE

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COMPOSITE CEILING PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1

1 CEILING PLAN - ENLARGED - AREA 'A1'

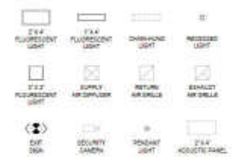
GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR COORDINATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND ENGINEER SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

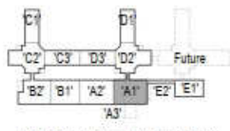
CEILING KEYNOTES

ET24FS.AE EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (CJ) AND REVEALS (RV) AS INDICATED ON EXTERIOR ELEVATIONS.
ST.MT.3.A1 METAL WALL PANELS (TYPE A) AS INDICATED.
ST.EP.1.A1 EXPANSION JOINT COVER ASSEMBLY (TYP) AT BETWEEN ACOUSTICAL CEILING TILE AND FACE OF GYPSUM WALLBOARD SOFFIT, FULL WIDTH OF CONNECTOR CORRIDOR.
DB.WD.02 60" PAINTED EXTERIOR GYPSUM BOARD SOFFIT
ELECT.A7 EXTERIOR SURFACE MOUNTED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS) (.ELECT.
ELECT.A8 EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 78"-8 A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS).

CEILING LEGEND



KEYPLAN



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SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED CEILING PLAN - AREA 'A1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, ICWA

07 Sept 2023
AHC2246

A5.1.A.1

1 CEILING PLAN - ENLARGED - AREA 'A2'

GENERAL NOTES

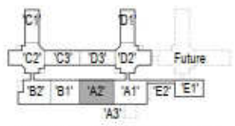
1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND ENGINEER SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

DTA213-01	METAL WALL PANELS (TYPE AS INDICATED)
DGB53-MR	MR PAINTED EXTERIOR GYPSUM BOARD SOFFIT
SLDOT-AT	EXTERIOR SURFACE MOUNTED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS) (TYP.)
SLDOT-AS	EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 16'-0" A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS)

CEILING LEGEND

KEYPLAN



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ACADIA HEALTHCARE

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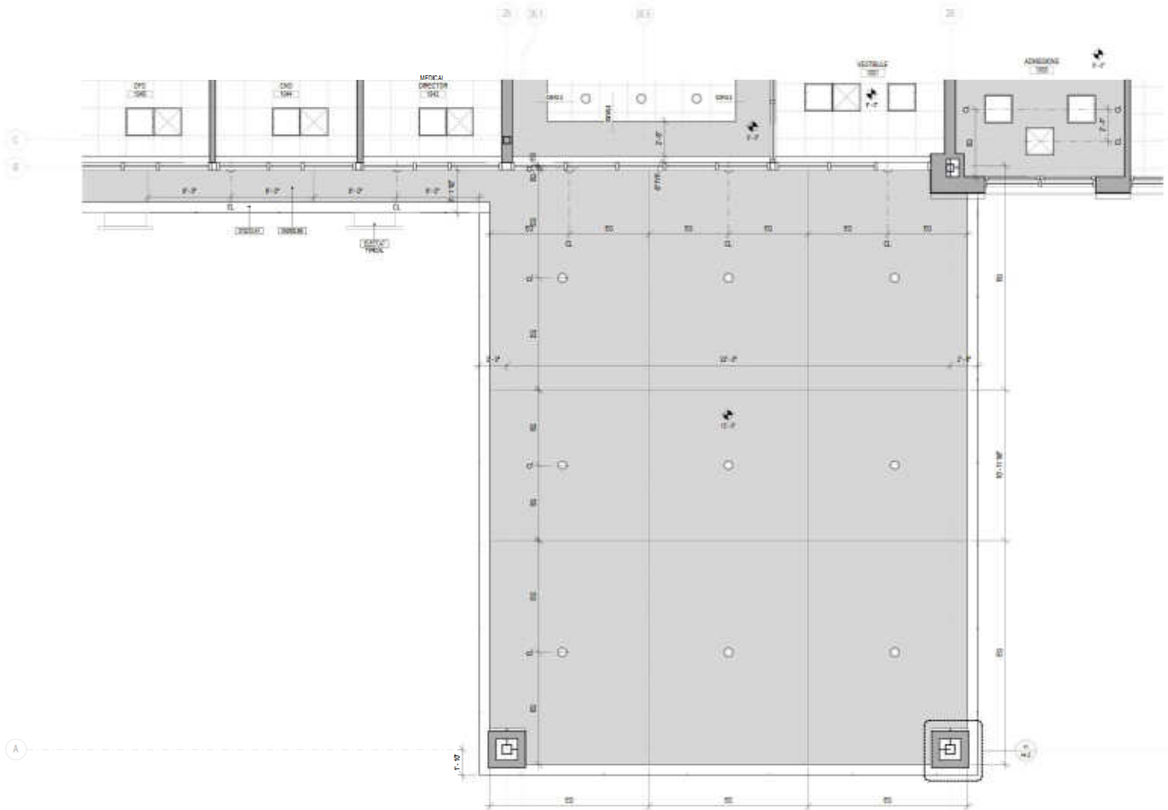
ENLARGED CEILING PLAN - AREA 'A2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.A.2



1 ENLARGED CEILING PLAN - ENTRANCE CANOPY

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
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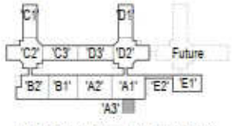
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

07421300	METAL WALL PANELS (TYPE AS INDICATED)
09260000	WET PAINTED EXTERIOR GYPSUM BOARD SOFFIT
ELECT.07	EXTERIOR SURFACE MOUNTED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS LIGHT

CEILING LEGEND

KEYPLAN



NEW BEHAVIORAL HEALTH HOSPITAL

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Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED CEILING PLAN - AREA 'A3'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.A.3

1 CEILING PLAN - ENLARGED - AREA 'B1'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ACCESSIBLES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
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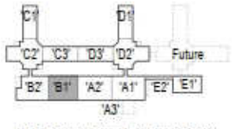
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

074213.A1	METAL WALL PANELS (TYPE AS INDICATED)
092900.A6	NOT PAINTED EXTERIOR GYPSUM BOARD SOFFIT
095113.A5	NO CEILING PROVIDED IN THIS SPACE - OPEN TO STRUCTURE ABOVE
095113.B2	ADJUT ACOUSTICAL CEILING SYSTEM TO KITCHEN EQUIPMENT
ELECT.A1	EXTERIOR SURFACE MOUNTED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS) (ELECT
ELECT.A9	EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 18'-6 A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS)
MECH.B1	KITCHEN HOOD (REFER TO MECHANICAL DRAWINGS)

CEILING LEGEND

KEYPLAN



NEW BEHAVIORAL HEALTH HOSPITAL

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Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

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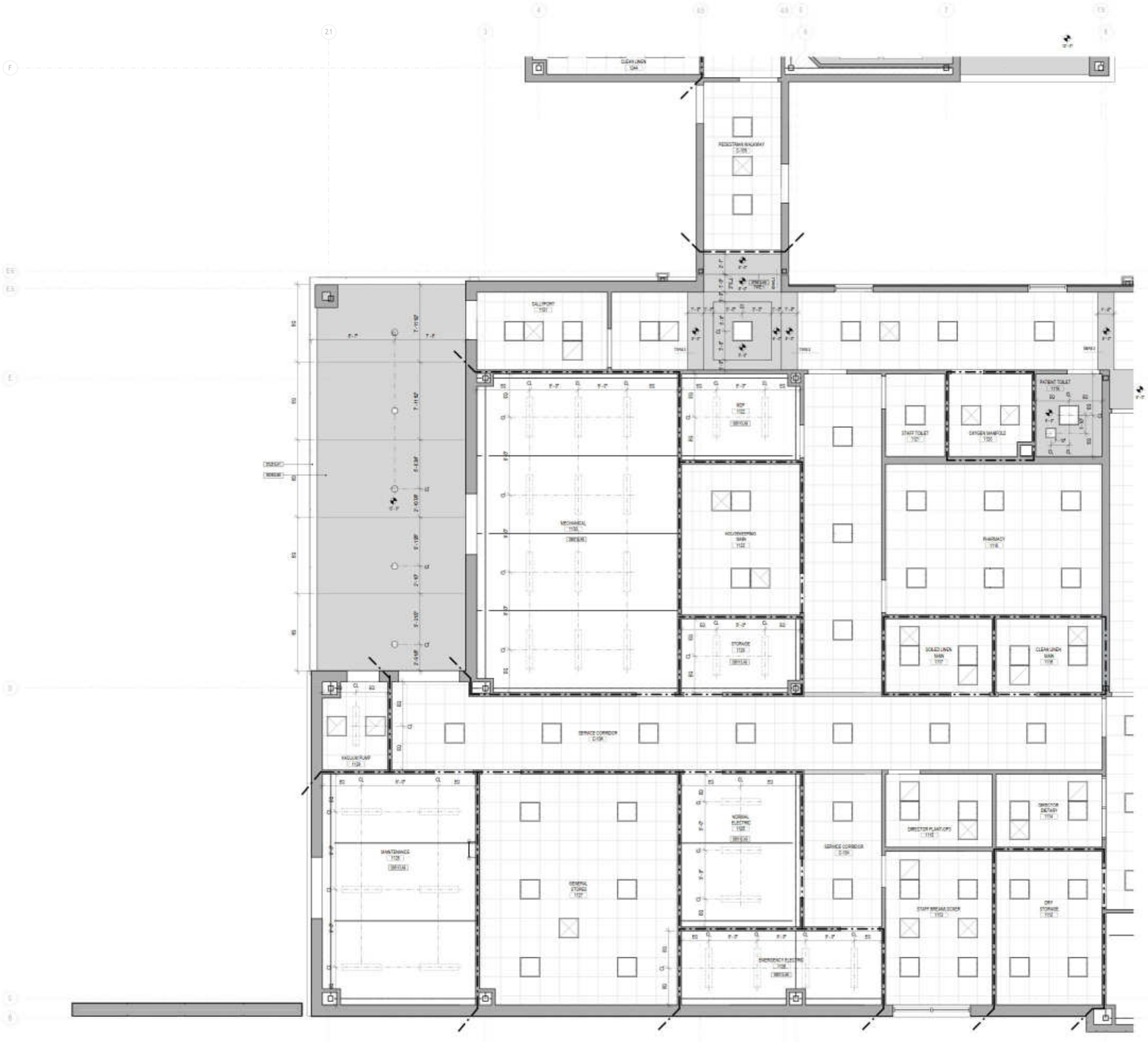
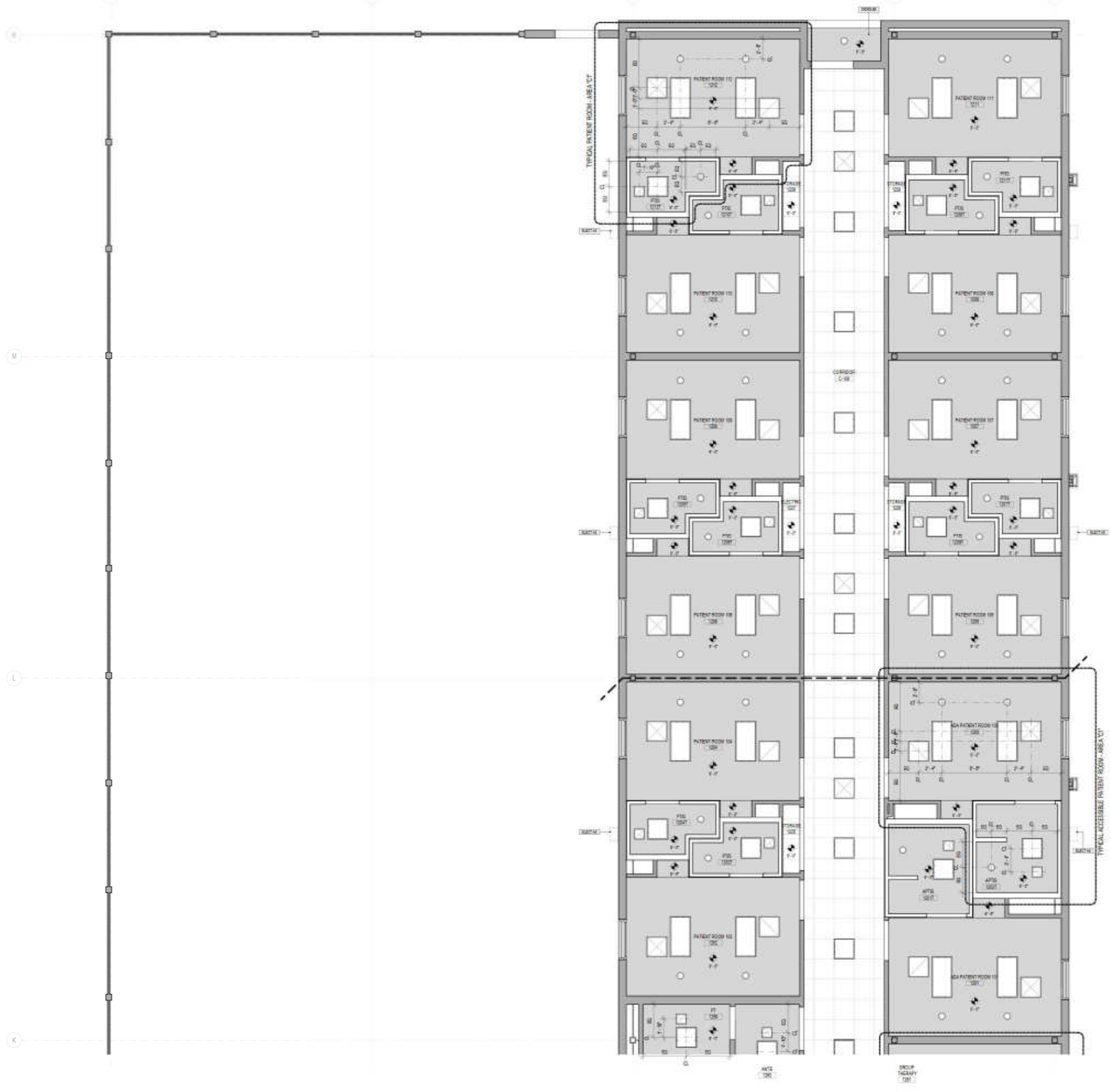
ENLARGED CEILING PLAN - AREA 'B1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.B.1


CLEAN LINEN
CORRIDOR
DAYROOM
DAYROOM
DAYROOM



1 CEILING PLAN - ENLARGED - AREA 'C1'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR COORDINATION OF ALL ACCESSIBLES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
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4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

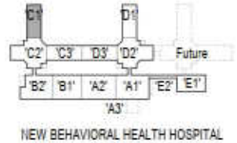
CEILING KEYNOTES

(902)0.09 SAY PAINTED EXTERIOR GYPSUM BOARD SOFFIT.
(E)ACT-1A EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 10'-6" A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS).

CEILING LEGEND

KEYPLAN

NOT TO SCALE



NEW BEHAVIORAL HEALTH HOSPITAL

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SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
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CMTA
Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED CEILING PLAN - AREA 'C1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.C.1

1 CEILING PLAN - ENLARGED - AREA 'C2'

105

GENERAL NOTES

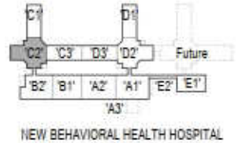
1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR COORDINATION OF ALL ACCESSIBLES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND EQUIPMENT PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND EQUIPMENT SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

EIFS#5.AE	EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (CJ) AND REVEALS (RV) AS INDICATED ON EXTERIOR ELEVATIONS.
09260.B5	5/8" PAINTED EXTERIOR GYPSUM BOARD SOFFIT
09511.AB	NO CEILING PROVIDED IN THIS SPACE. OPEN TO STRUCTURE ABOVE.
ELEC7.AE	EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 7'-6" A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS).

CEILING LEGEND

KEYPLAN



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Interior Design

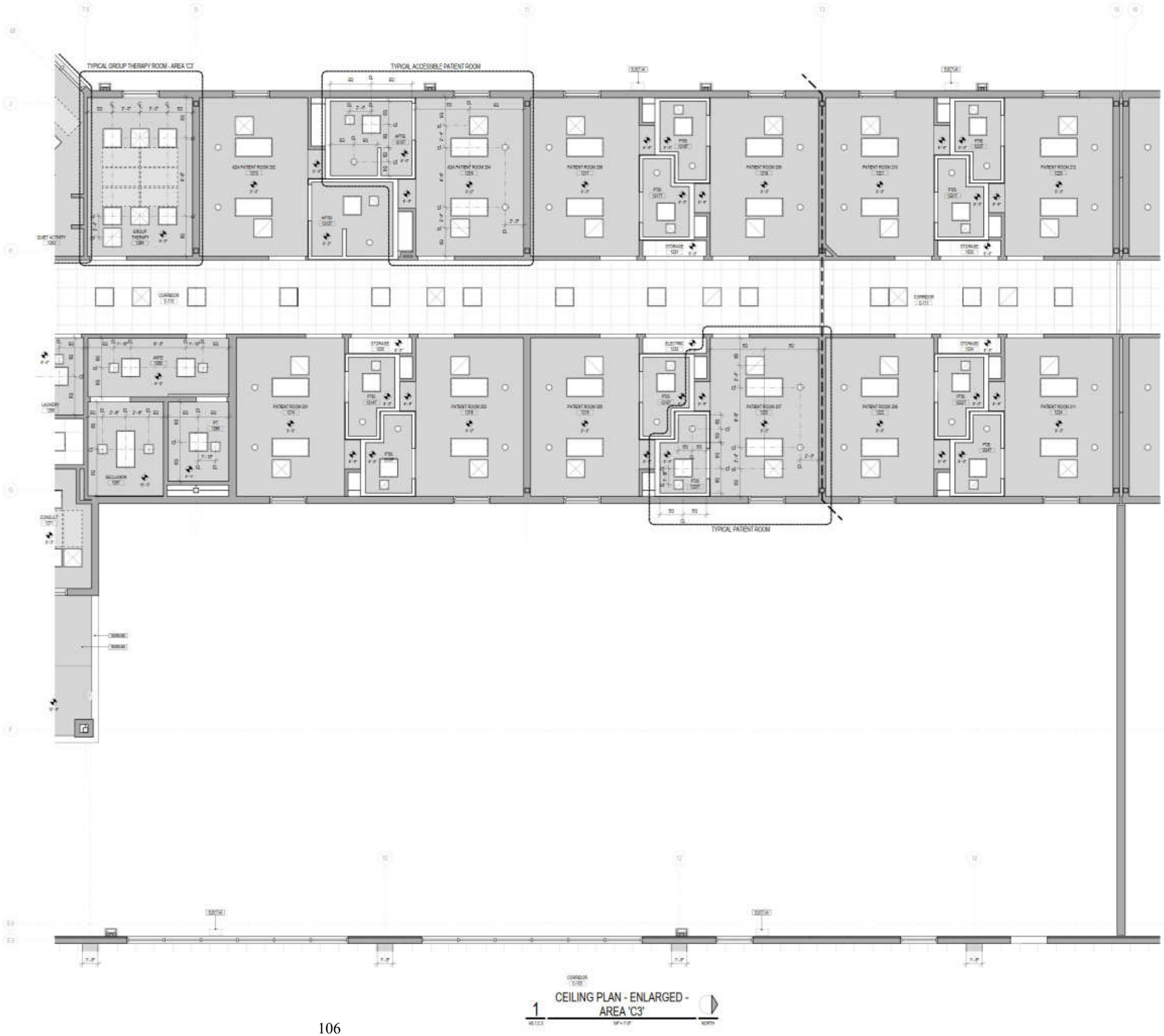
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED CEILING PLAN - AREA 'C2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.C.2



1 CEILING PLAN - ENLARGED - AREA 'C3'

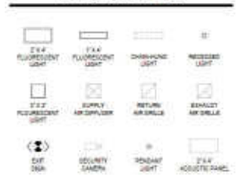
GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR COORDINATION OF ALL ACCESSIBLE WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND EQUIPMENT PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND EQUIPMENT SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

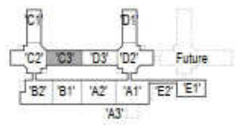
CEILING KEYNOTES

09290.09	SW PAINTED EXTERIOR GYPSUM BOARD SOFFIT.
ELECT.-M	EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 16'-0" A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS).

CEILING LEGEND



KEYPLAN



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Mechanical/Electrical Engineering
CMTA

Interior Design

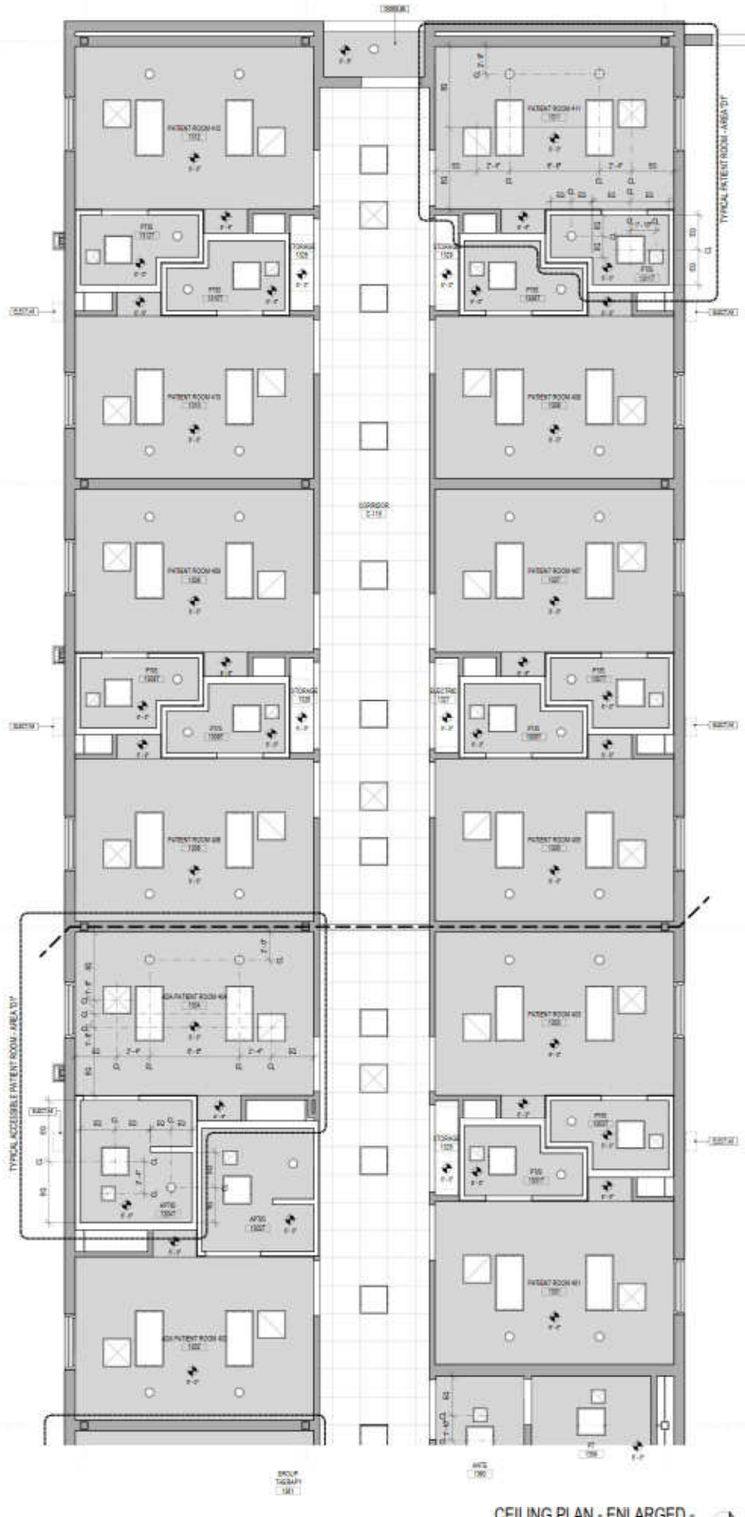
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED CEILING PLAN - AREA 'C3'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.C.3



1 CEILING PLAN - ENLARGED - AREA 'D1'

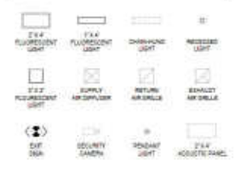
GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ACCESSIBLE WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND ENGINEER SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

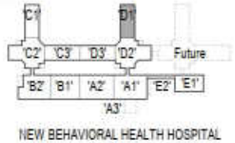
CEILING KEYNOTES

(NONE ON THIS SHEET)

CEILING LEGEND



KEYPLAN



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Mechanical/Electrical Engineering
CMTA
Interior Design

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED CEILING PLAN - AREA 'D1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.D.1

1 CEILING PLAN - ENLARGED - AREA 'D2'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ACCESSIBLES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND EQUIPMENT PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND EQUIPMENT SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

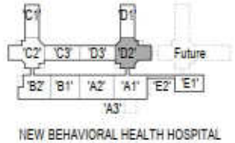
CEILING KEYNOTES

072AR1AE	EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (CJ) AND REVEALS (RV) AS INDICATED ON EXTERIOR ELEVATIONS.
092WG1BR	5/8" PAINTED EXTERIOR GYPSUM BOARD SOFFIT.
095115.A0	NO CEILING PROVIDED IN THIS SPACE. OPEN TO STRUCTURE ABOVE.

CEILING LEGEND

KEYPLAN

NOT TO SCALE



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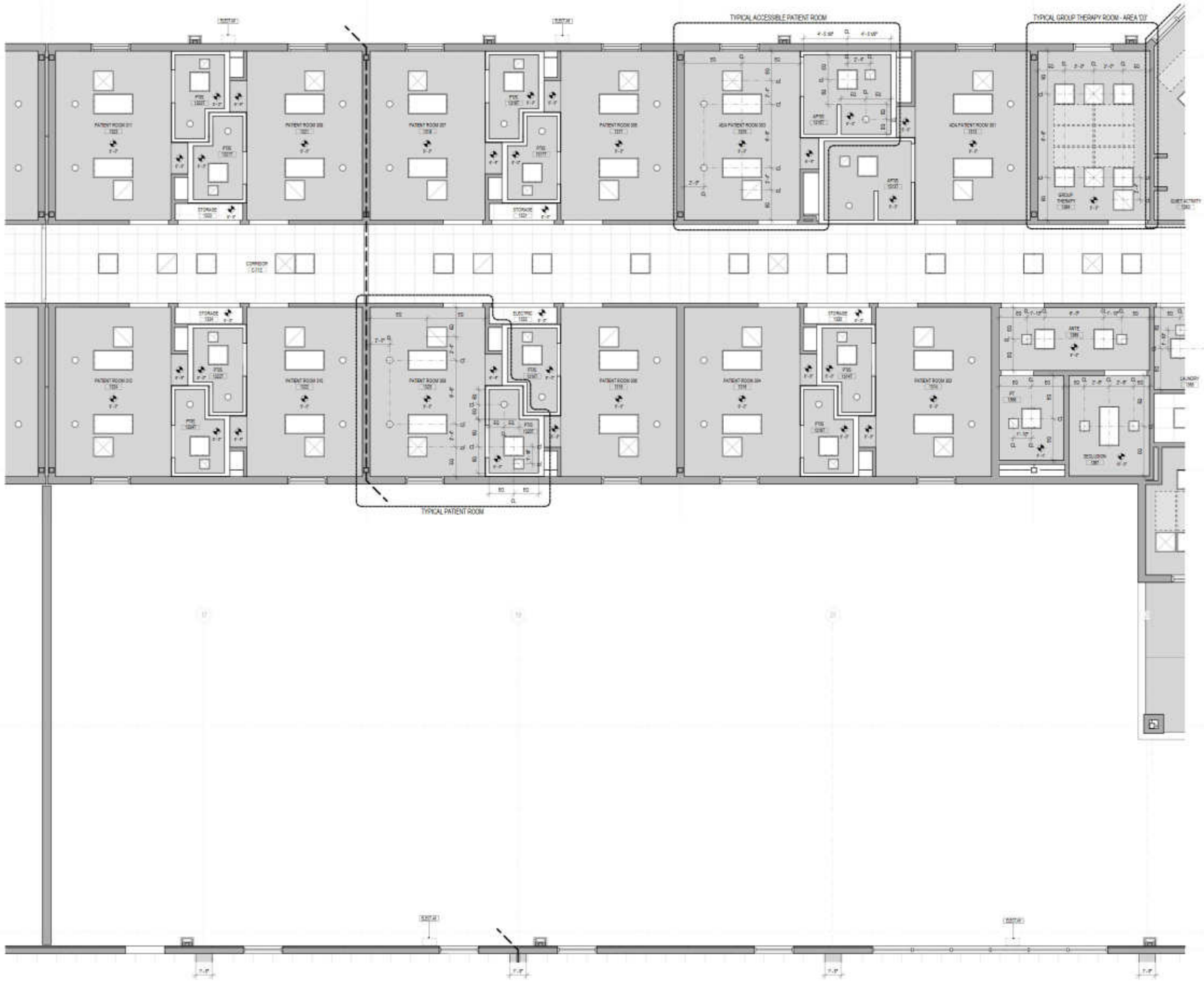
ENLARGED CEILING PLAN - AREA 'D2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.D.2



1 CEILING PLAN - ENLARGED - AREA 'D3'

GENERAL NOTES

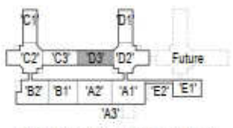
1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND ENGINEER SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

ELECT.A6 EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 18'-6 A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS)

CEILING LEGEND

KEYPLAN



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ACADIA HEALTHCARE

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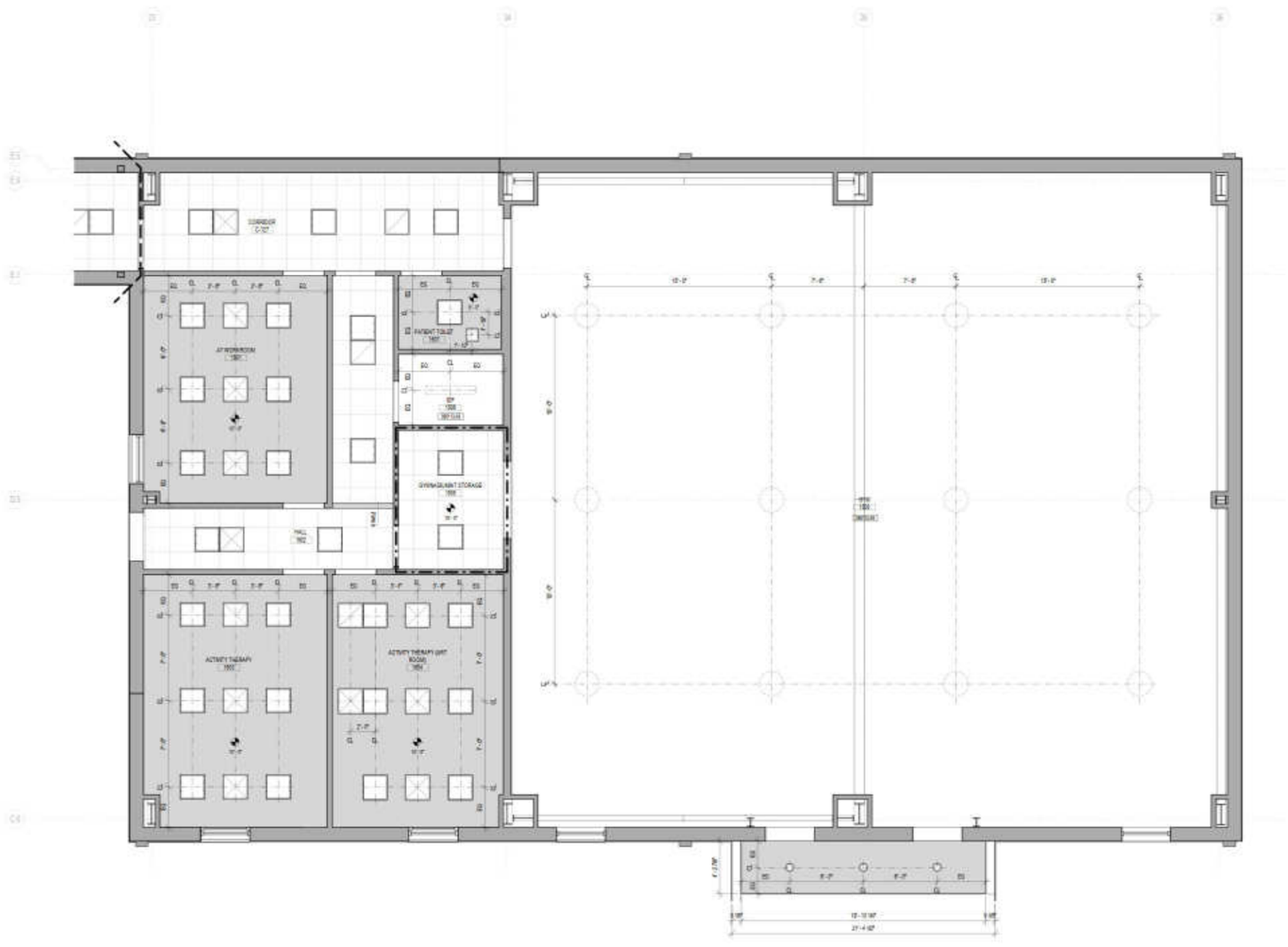
ENLARGED CEILING PLAN - AREA 'D3'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.D.3



1 CEILING PLAN - ENLARGED - AREA 'E1'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND ENGINEER SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
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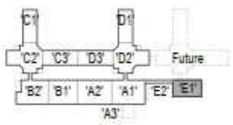
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

GN11149 NO CEILING PROVIDED IN THIS SPACE. OPEN TO STRUCTURE ABOVE.

CEILING LEGEND

KEYPLAN



NEW BEHAVIORAL HEALTH HOSPITAL

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Civil Engineering
CRUNK ENGINEERING
Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

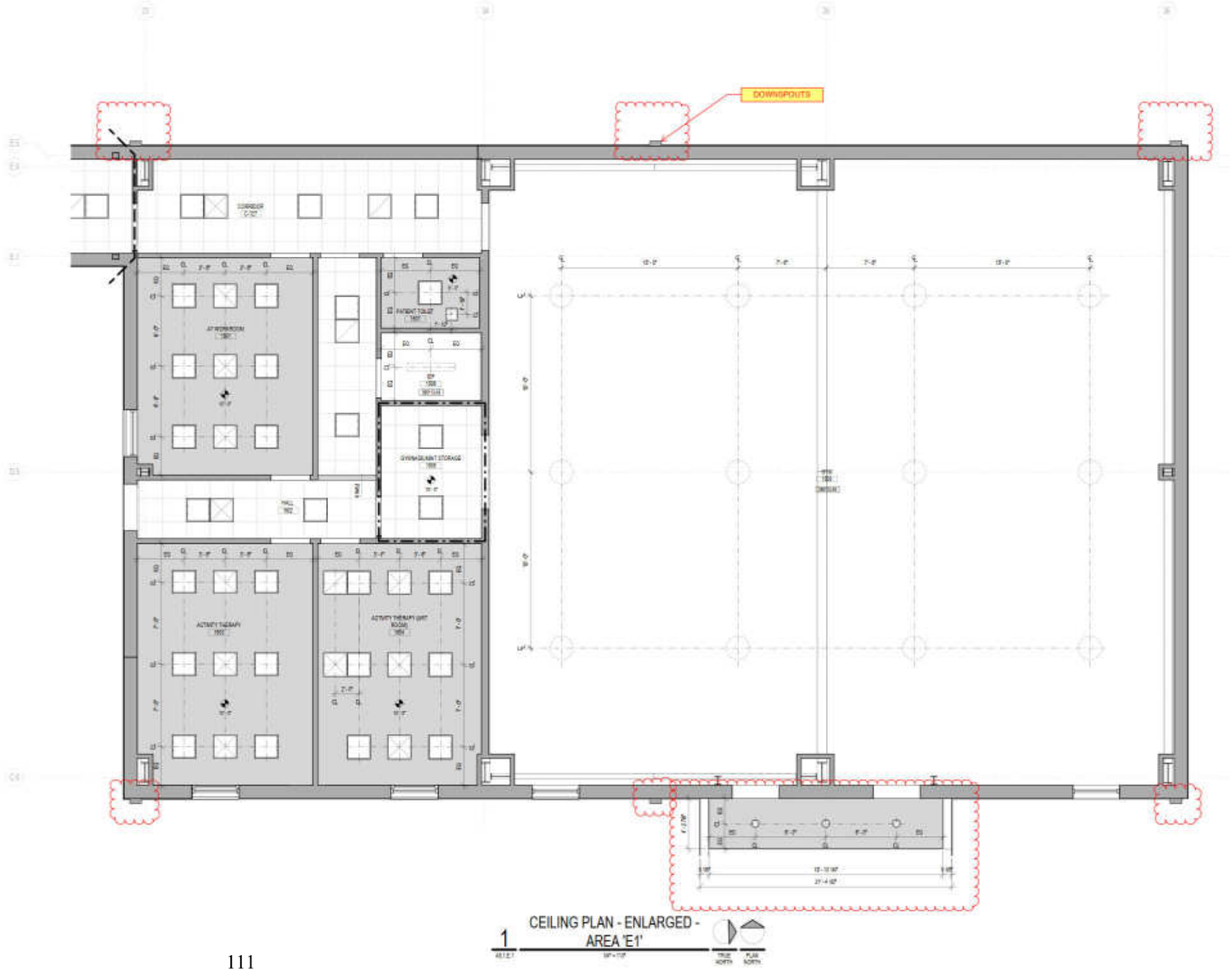
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED CEILING PLAN - AREA 'E1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.E.1



1 CEILING PLAN - ENLARGED - AREA 'E1'

GENERAL NOTES

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CEILING KEYNOTES

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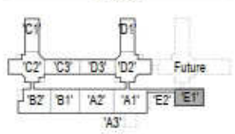
ADDED DOWNSPOUTS AND DIMS FOR THE CANOPY

CEILING LEGEND

KEYPLAN



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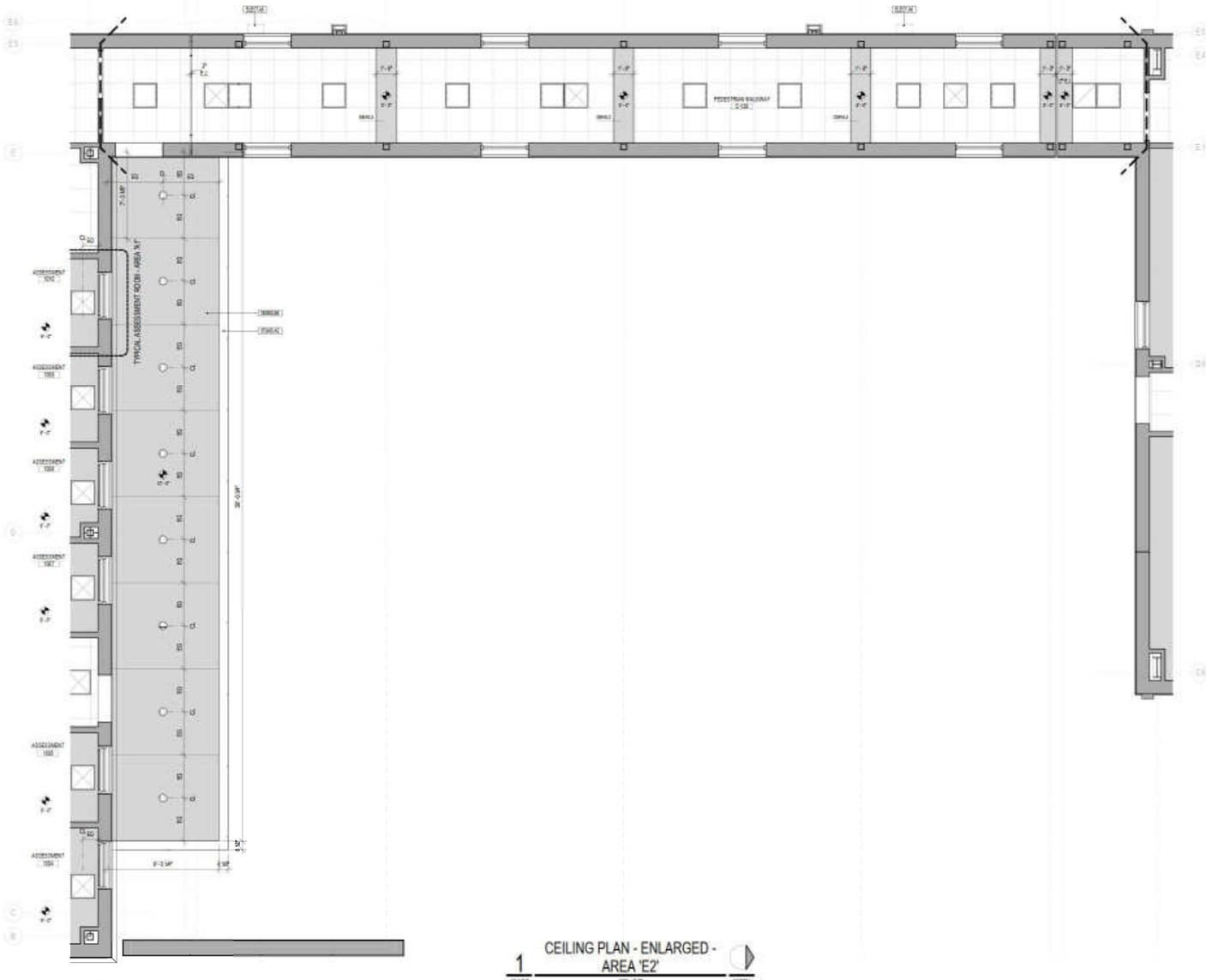
22 August 2023
AHC2246

A5.1.E.1



1 CEILING PLAN - ENLARGED - AREA 'E2'

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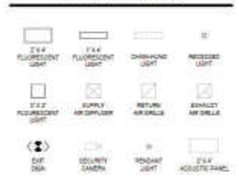
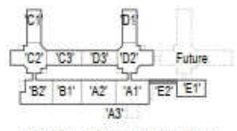
CEILING KEYNOTES

07.04F.AE	EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (CJ) AND REVEALS (RV) AS INDICATED ON EXTERIOR ELEVATIONS.
09.09G.EE	5/8" PAINTED EXTERIOR GYPSUM BOARD SOFFIT.
ELEC7.AE	EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 10'-0 A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS).

CEILING LEGEND



KEYPLAN



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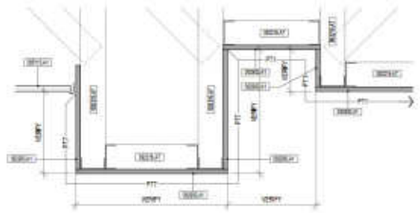
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

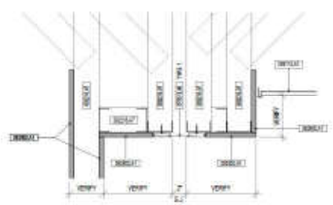
A5.1.E.2

12 SOFFIT DETAIL



11 SOFFIT DETAIL

10 SOFFIT DETAIL



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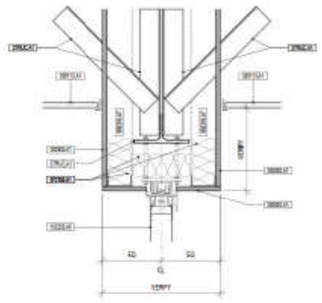

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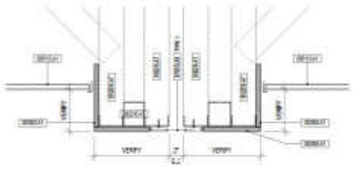
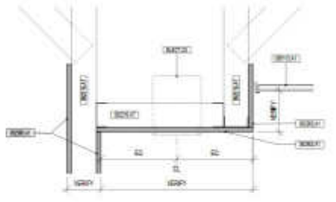


06 SOFFIT DETAIL

05 SOFFIT DETAIL



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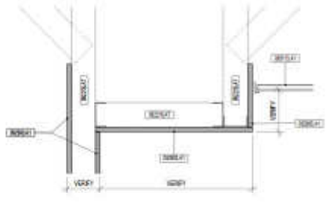

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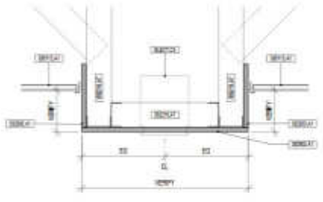
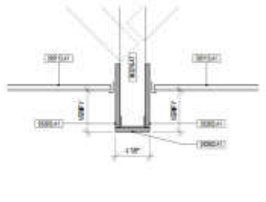


02 SOFFIT DETAIL



01 SOFFIT DETAIL

GENERAL NOTES

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CEILING KEYNOTES

ST09C41	MINERAL WOOL ACOUSTIC INSULATION (TYPE 2).
ST09C5.A6	2" EXPANSION JOINT COVER ASSEMBLY. PROVIDE TYPE AS INDICATED.
092216.A7	3 MBT METAL STUDS AT 7'-0" O.C. MAXIMUM. BRACE TO STRUCTURE ABOVE AS REQUIRED.
092900.A7	5/8" GYPSUM WALLBOARD. REFER TO PARTITION TYPES SHEET A3.2.
095713.A1	SUSPENDED ACOUSTICAL CEILING TILE SYSTEM.
102226.A6	OPERABLE PARTITION CEILING TRACK ASSEMBLY. REFER TO STRUCTURAL DRAWINGS FOR SUPPORT DETAIL.
ELEC7.C5	RECESSED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS)
STRUC4.F	STRUCTURAL STEEL FRAMING (REFER TO STRUCTURAL DRAWINGS)

CEILING LEGEND

STENGEL HILL ARCHITECTURE

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CEILING DETAILS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC224E

A5.3

1 ENLARGED ACOUSTICAL PANEL CEILING PLAN - AREA 'A1'

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CEILING KEYNOTES

CEILING LEGEND

KEYPLAN

NOT TO SCALE

'C1' 'D1'
'C2' 'C3' 'D3' 'D2' Future
'B2' 'B1' 'A2' 'A1' 'E2' 'E1'
'A3'

NEW BEHAVIORAL HEALTH HOSPITAL

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ACOUSTICAL PANEL CEILING PLAN - AREA 'A1'
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HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.4.A.1

1 ENLARGED ACOUSTICAL PANEL CEILING PLAN - AREA 'A2'

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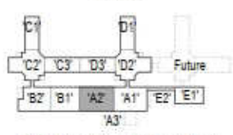

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ACOUSTICAL PANEL CEILING PLAN - AREA 'A2'
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HEALTHCARE COMPANY, INC.
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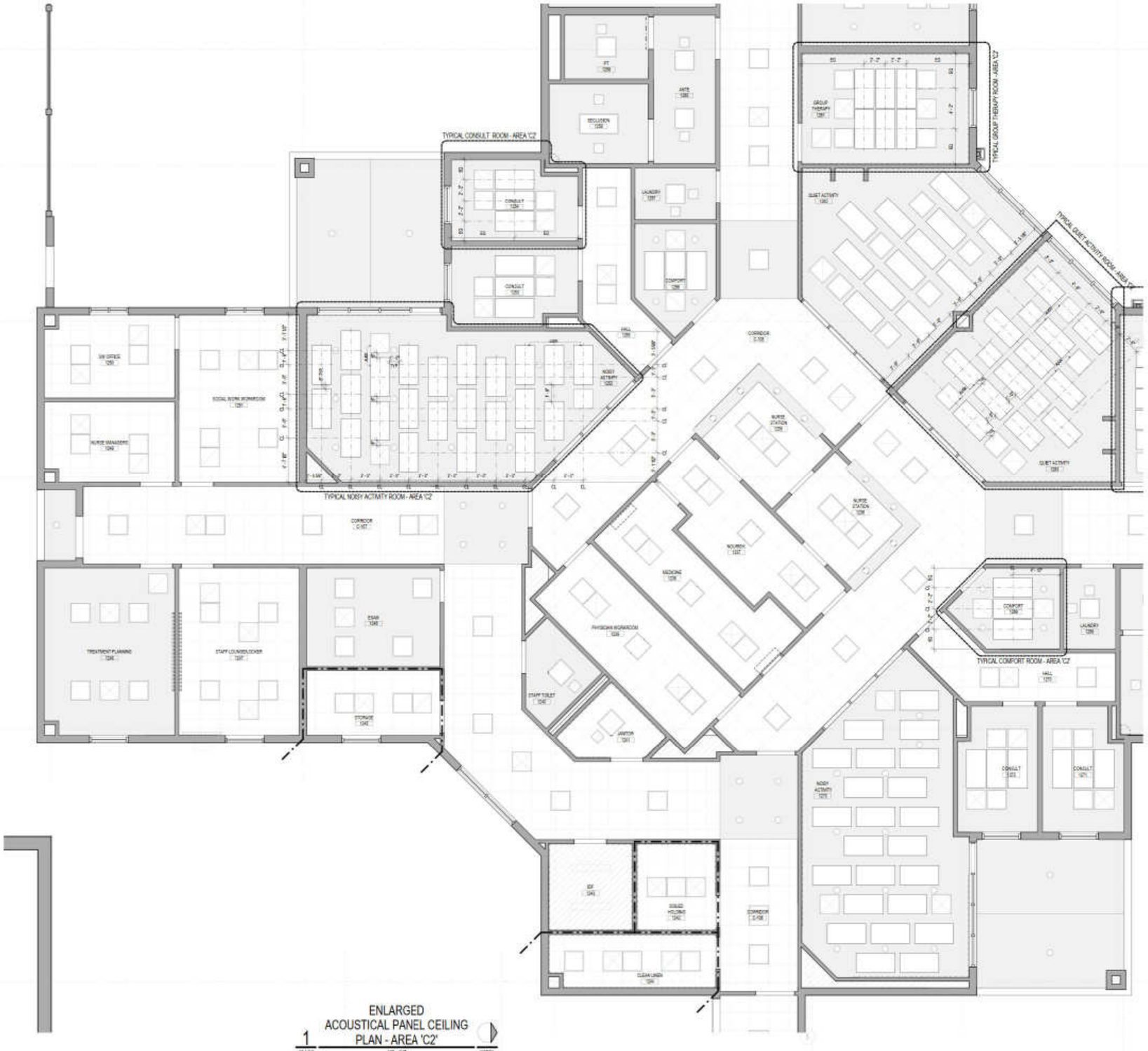
AHC2246

A5.4.A.2



1 ENLARGED ACOUSTICAL PANEL CEILING PLAN - AREA 'C2'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR COORDINATION OF ALL ACCESSIBLES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND OWNERS PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND OWNERS SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
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10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

CEILING LEGEND

KEYPLAN

NOT TO SCALE

'C1' 'D1'
'C2' 'C3' 'D3' 'D2' Future
'B2' 'B1' 'A2' 'A1' 'E2' 'E1'
'A3'

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ACOUSTICAL PANEL CEILING PLAN - AREA 'C2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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1 ENLARGED ACOUSTICAL PANEL CEILING PLAN - AREA 'C3'

GENERAL NOTES

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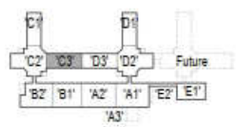

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ACOUSTICAL PANEL CEILING PLAN - AREA 'C3'
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HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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1 ENLARGED ACOUSTICAL PANEL CEILING PLAN - AREA 'D1'

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CEILING KEYNOTES

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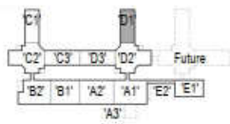

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HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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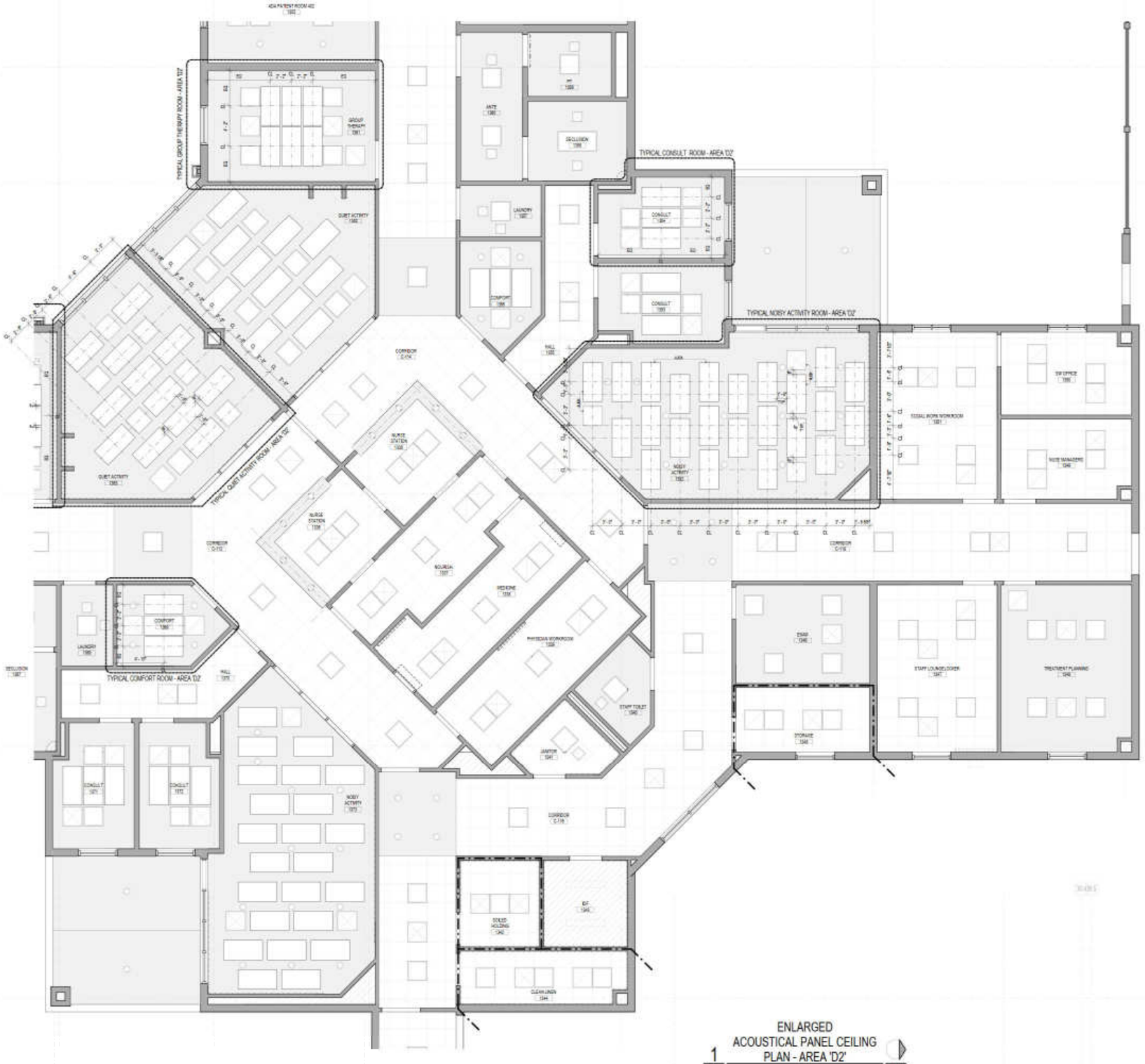

ENLARGED
ACOUSTICAL PANEL CEILING
PLAN - AREA 'D2'

1

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A5.4.D.2

1 ENLARGED ACOUSTICAL PANEL CEILING PLAN - AREA 'D3'

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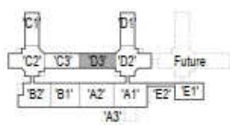

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ACOUSTICAL PANEL CEILING PLAN - AREA 'D3'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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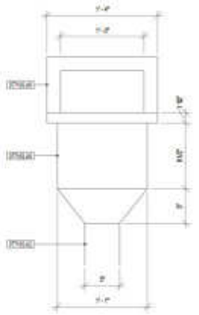
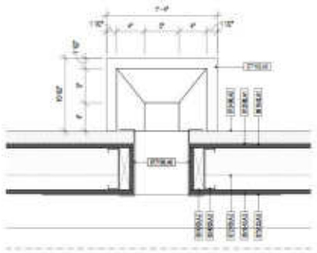
A5.4.D.3



03 ELEVATION - Scupper Details



02 SCUPPER - TYPICAL PLAN DETAIL

GENERAL NOTES

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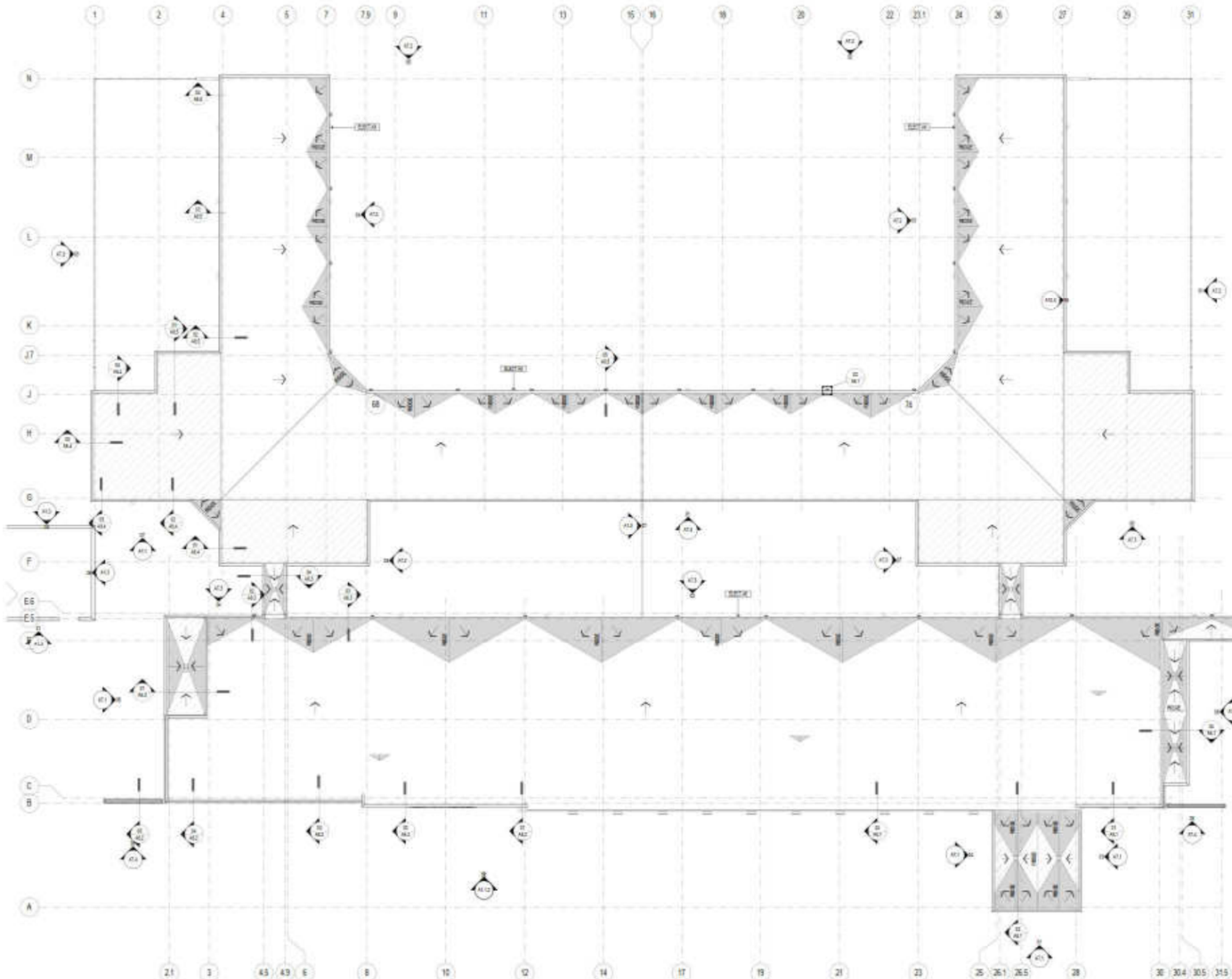
3. COORDINATE LOCATIONS OF MECHANICAL, PLUMBING, AND/OR ELECTRICAL ROOF PENETRATIONS, CURBS, AND/OR EQUIPMENT WITH ARCHITECT AND MEP ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. TYPICAL ROOF SLOPE SHALL BE 1/4"/1'.
5. MINIMUM THICKNESS OF ROOF INSULATION SHALL BE 2" AT ROOF DRAINS.

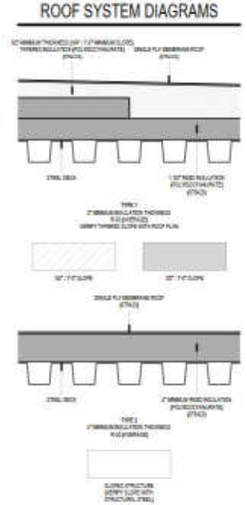
ROOF PLAN KEYNOTES

054000.A2	6" METAL STUDS
061000.A2	11/2 DOD BLOCKING
061643.A1	1/2" CONTINUOUS EXTERIOR SHEATHING BOARD.
061643.A2	5/8" EXTERIOR GYPSUM SHEATHING BOARD.
072100.A2	SPRAY APPLIED CLOSED CELL POLYURETHANE FOAM INSULATION (TYPE 3).
072400.A2	EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (EJ) AND REVEALS (RV) AS INDICATED ON EXTERIOR ELEVATIONS.
072600.A1	FLUID APPLIED WEATHER RESISTANT MEMBRANE.
075423.A2	60 MIL TPO MEMBRANE ROOFING TURNED UP UNDER COPING TO FACE OF METAL PANEL OR BRICK.
077100.A2	22 GA. STEEL 4" X 5" SWAN/GROUT WITH KYNAR 500 FINISH. COLOR TO BE SELECTED BY ARCHITECT.
077100.A6	PREFABRICATED METAL COMBINATION ROOF DRAIN/SCUPPER/OVERFLOW DRAIN SCUPPER ASSEMBLY.
133419.A1	PRE-ENGINEERED METAL BUILDING SYSTEM.
265727.A6	EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 10'-6" A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS).



01 ROOF PLAN

ROOF SYSTEM DIAGRAMS



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ROOF PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
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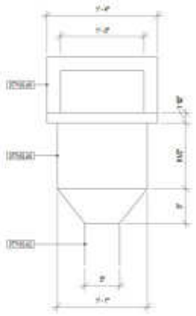

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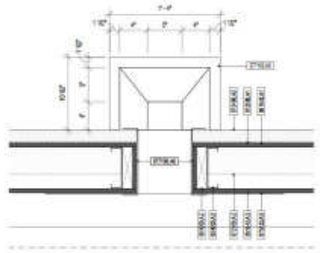

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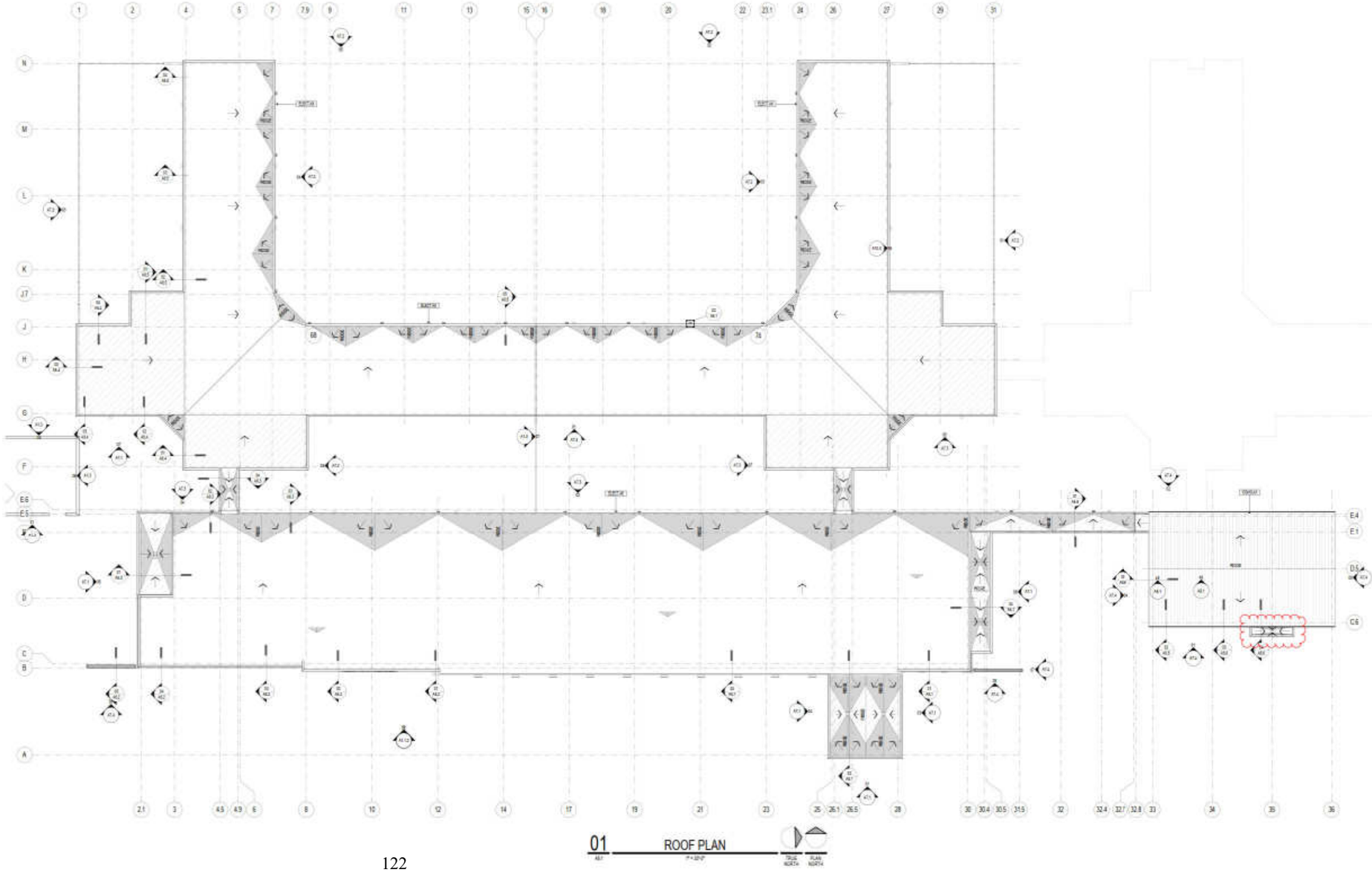
ROOF PLAN KEYNOTES



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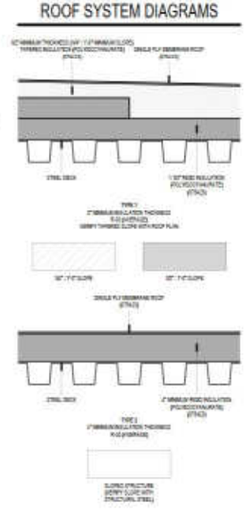

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ACADIA HEALTHCARE

NOT FOR CONSTRUCTION

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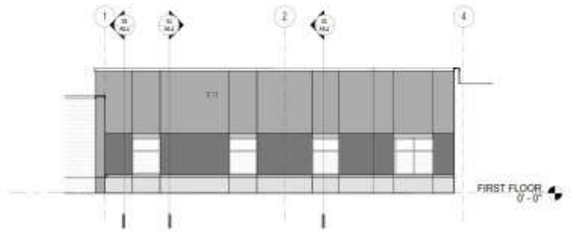
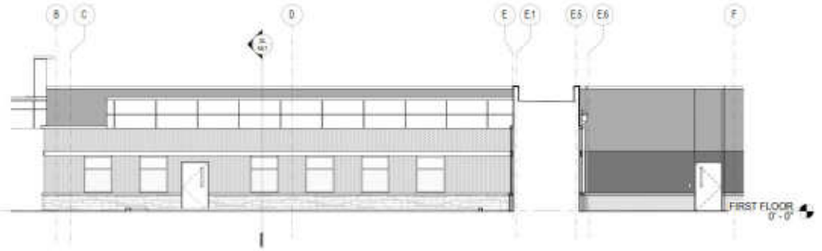
AHC2246

A6.1



07 EXTERIOR ELEVATION



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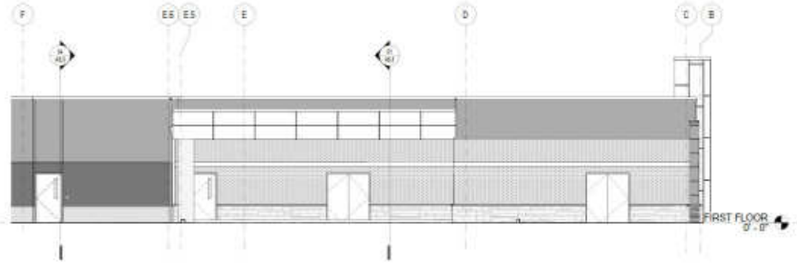

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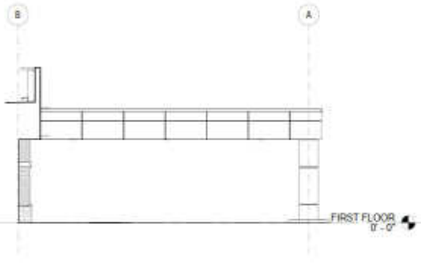

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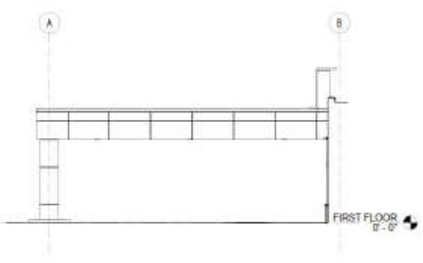
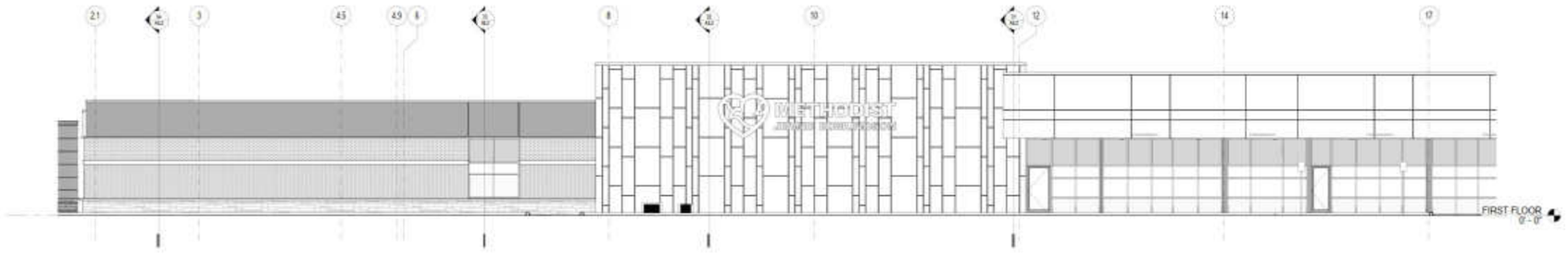
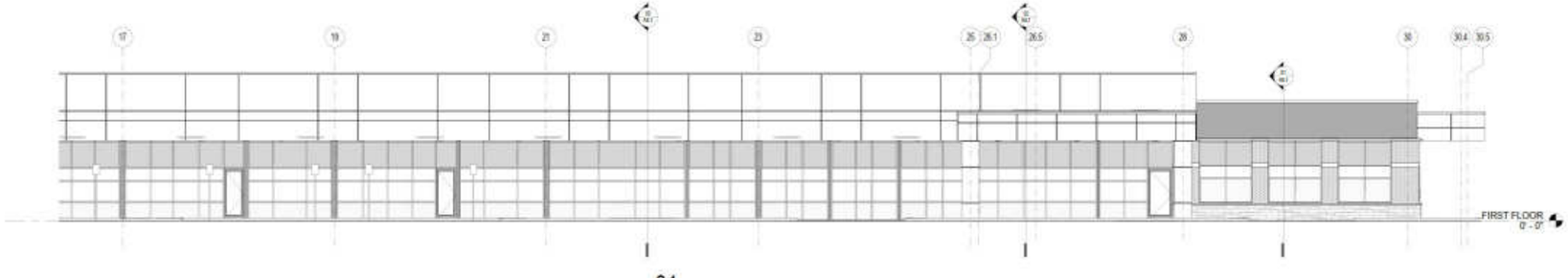


03 EXTERIOR ELEVATION



02 EXTERIOR ELEVATION



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ELEVATION KEYNOTES

MATERIAL LEGEND

KEYPLAN

NEW BEHAVIORAL HEALTH HOSPITAL

STENGEL HILL
ARCHITECTURE
615 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
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Civil Engineering
CRUNK ENGINEERING
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SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
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HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
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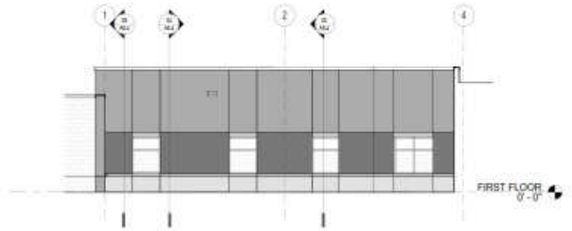
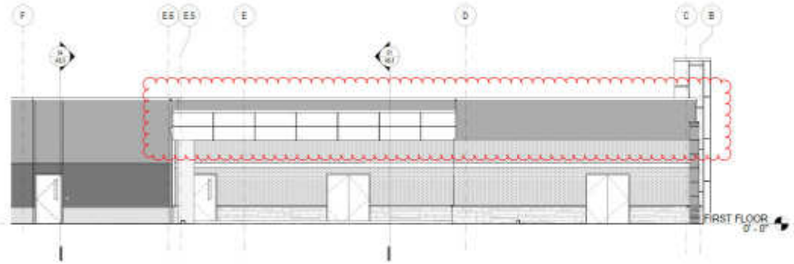
A7.1



07 EXTERIOR ELEVATION

06 EXTERIOR ELEVATION



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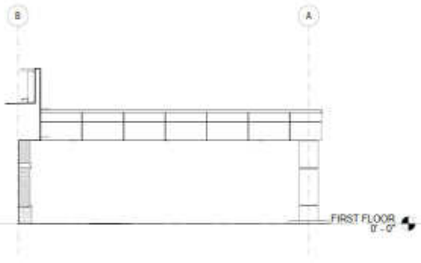

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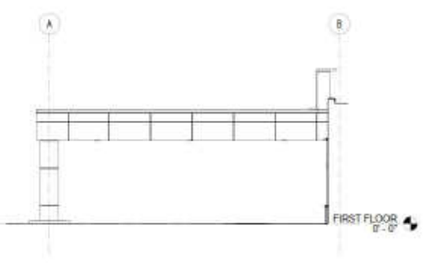

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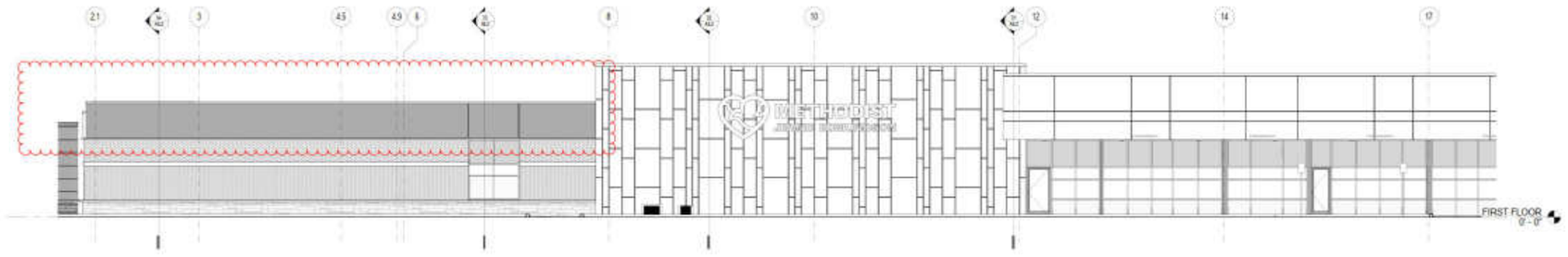

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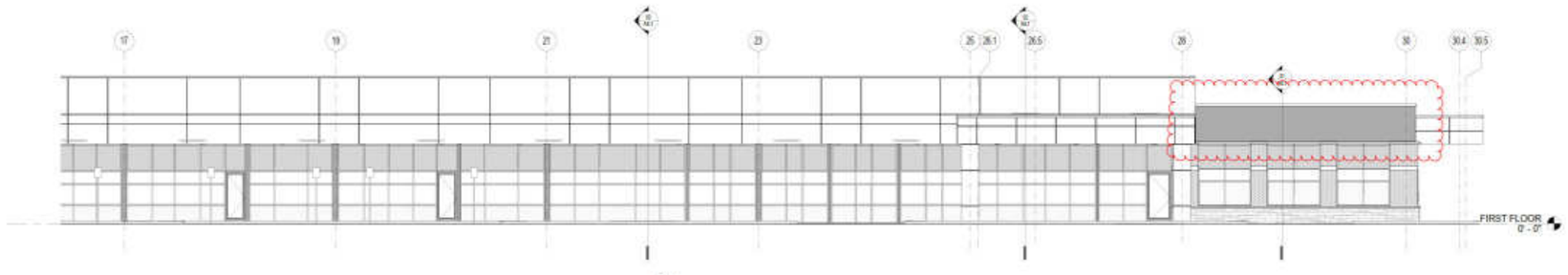

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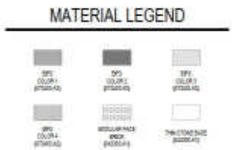
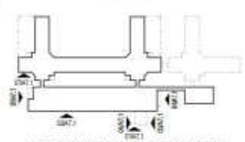
ELEVATION KEYNOTES

BRICK STOPS AT 12'FT AND CHANGES TO EIFS

MATERIAL LEGEND



KEYPLAN



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COUNCIL BLUFFS, IOWA

22 August 2023
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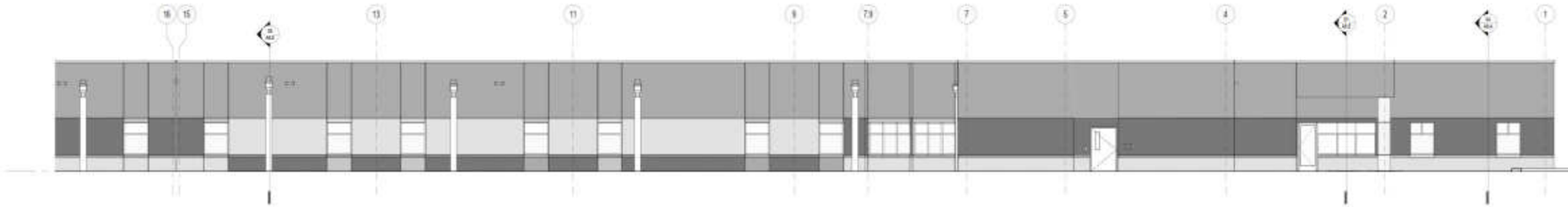

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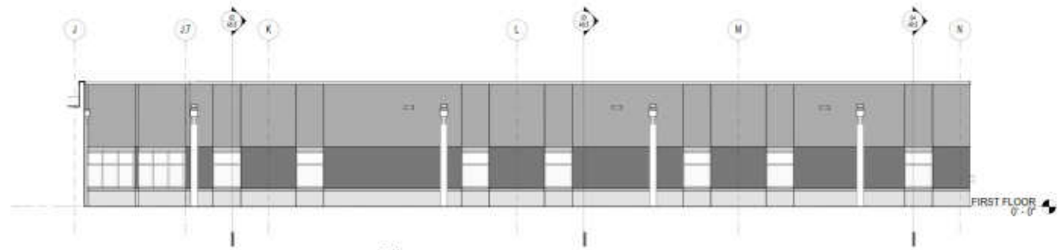

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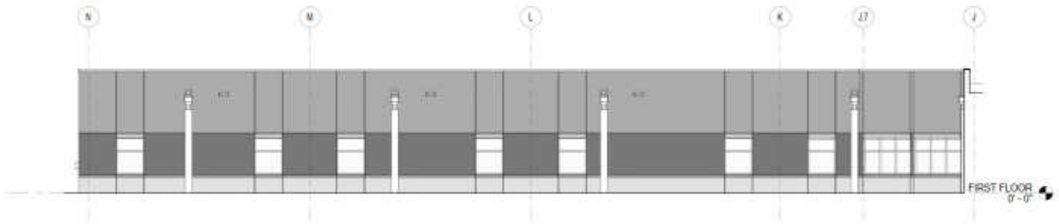

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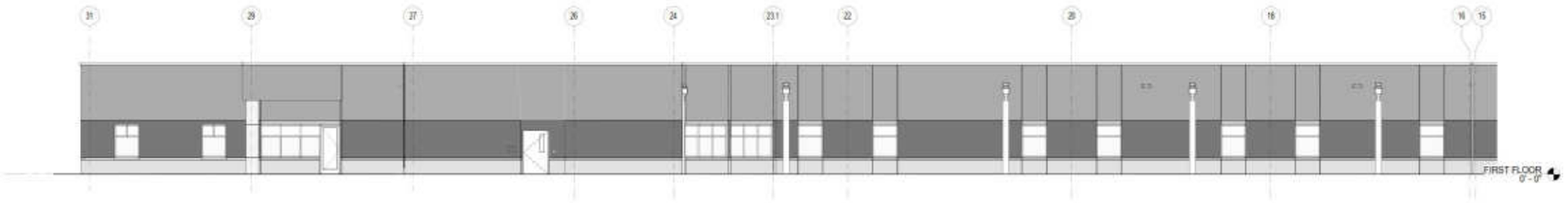
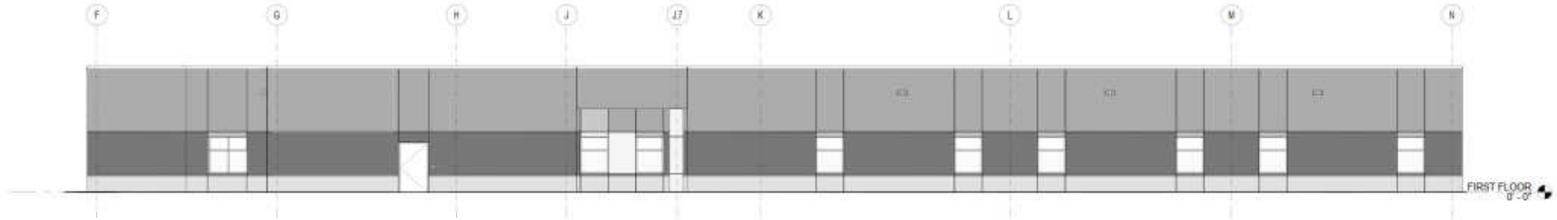


02 EXTERIOR ELEVATION



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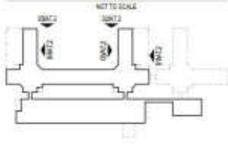

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NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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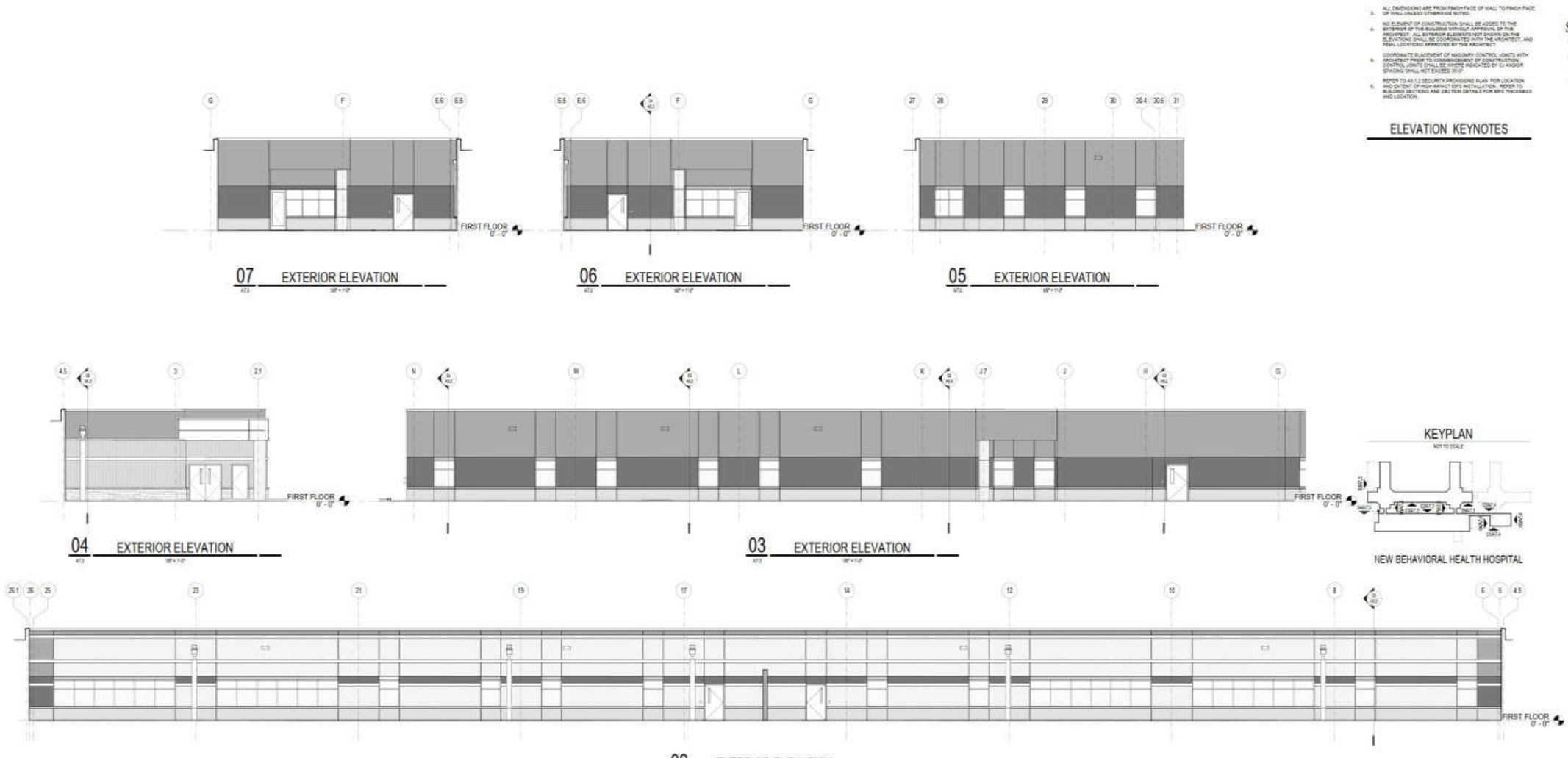
07 EXTERIOR ELEVATION

06 EXTERIOR ELEVATION

05 EXTERIOR ELEVATION

04 EXTERIOR ELEVATION

03 EXTERIOR ELEVATION



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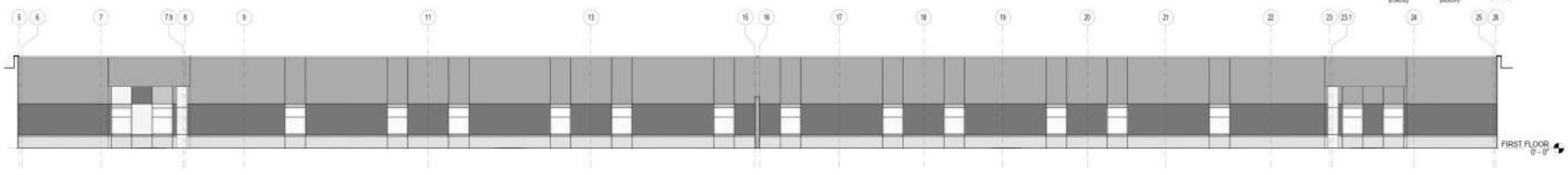

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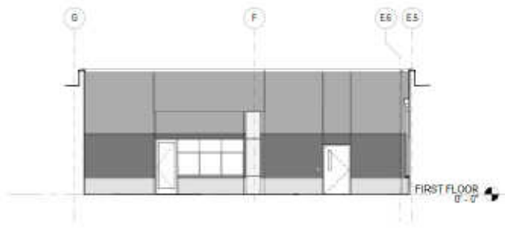
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A7.3



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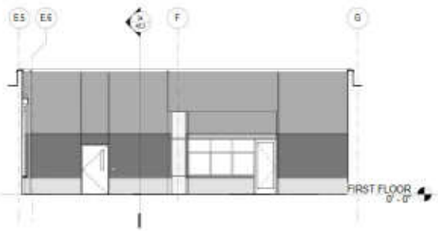

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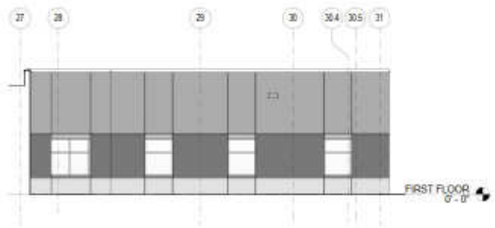

05 EXTERIOR ELEVATION

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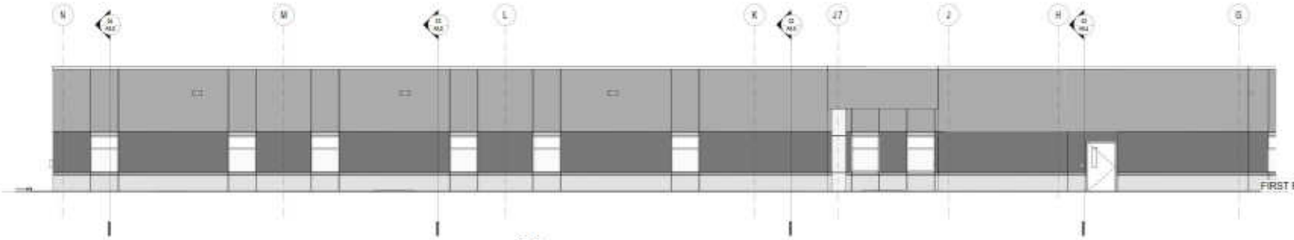

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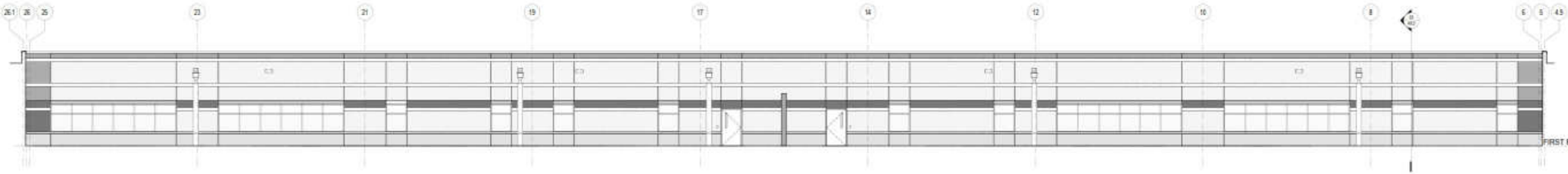

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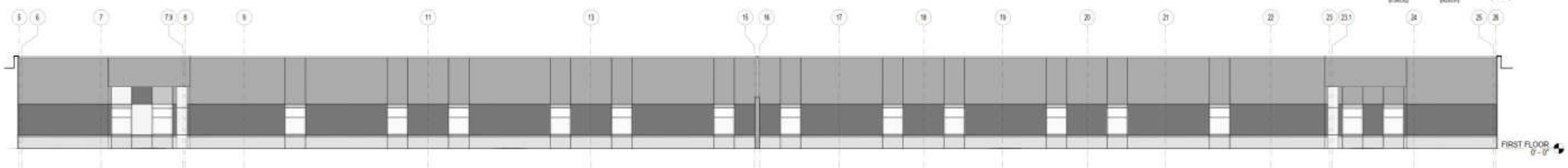

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22 August 2023
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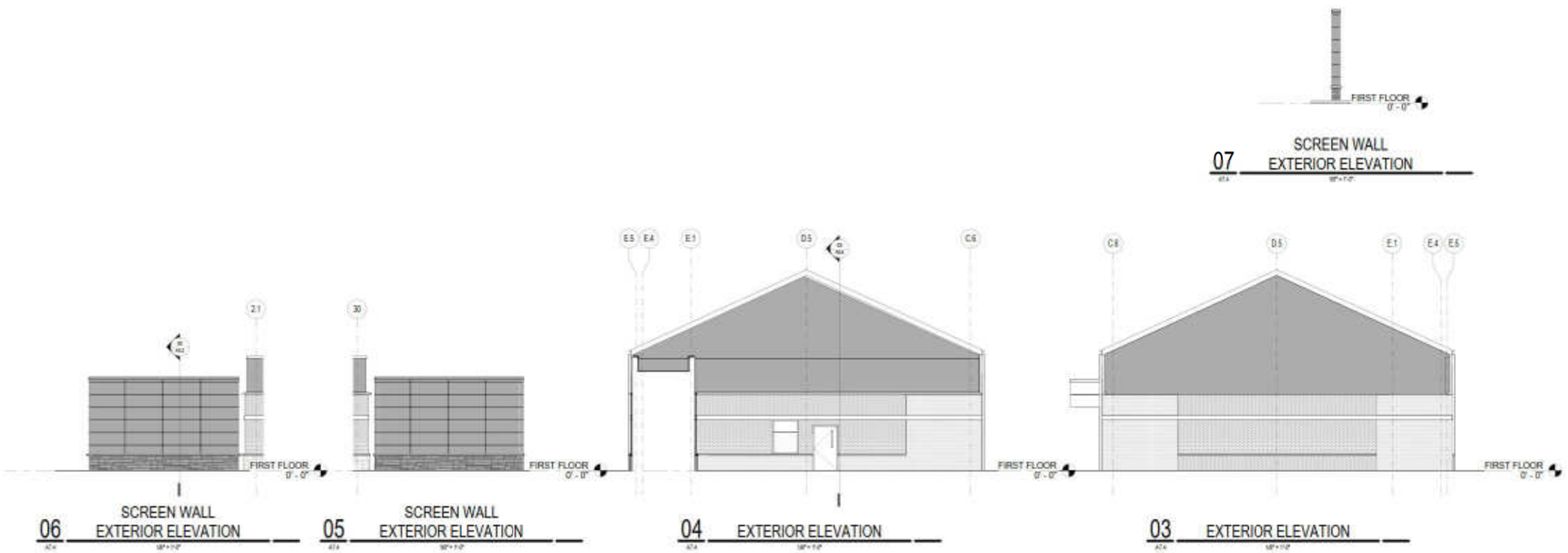

07 SCREEN WALL EXTERIOR ELEVATION

06 SCREEN WALL EXTERIOR ELEVATION

05 SCREEN WALL EXTERIOR ELEVATION

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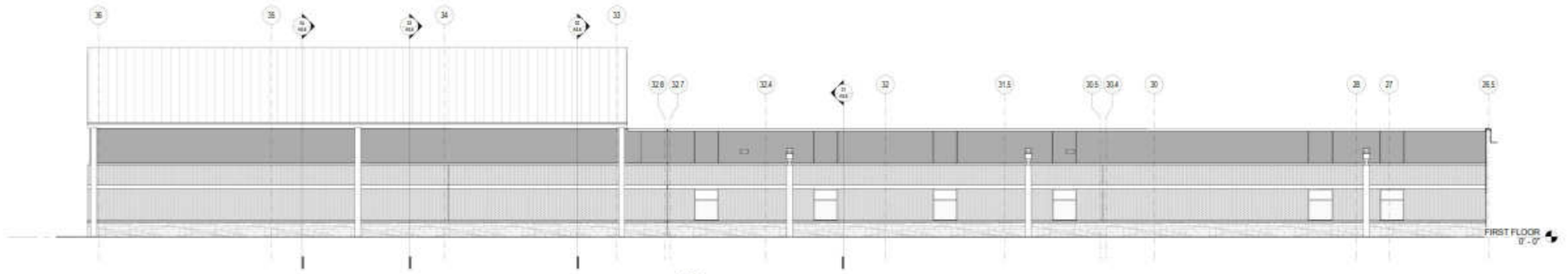

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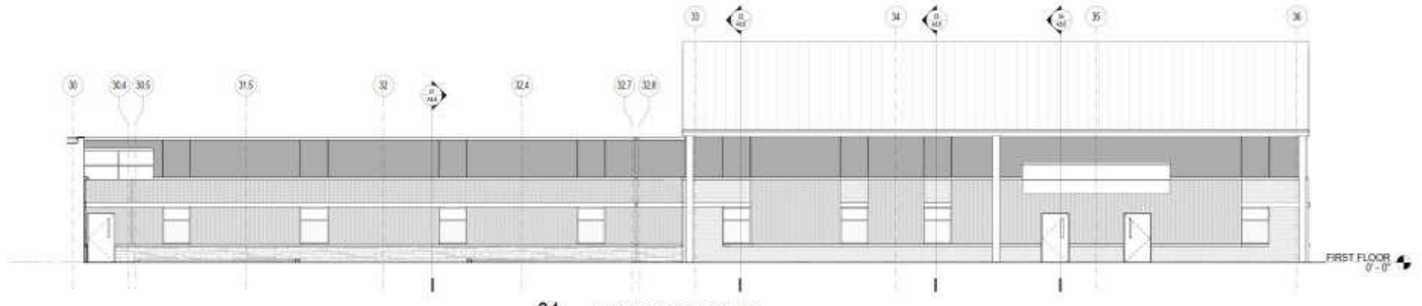

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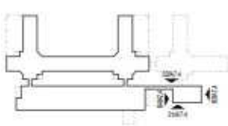
4. NO ELEMENT OF CONSTRUCTION SHALL BE ADDED TO THE EXTERIOR OF THE BUILDING WITHOUT APPROVAL OF THE ARCHITECT. ALL EXTERIOR ELEMENTS NOT SHOWN ON THE ELEVATIONS SHALL BE COORDINATED WITH THE ARCHITECT, AND FINAL LOCATIONS APPROVED BY THE ARCHITECT.
5. COORDINATE PLACEMENT OF MASONRY CONTROL JOINTS WITH ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTROL JOINTS SHALL BE WHERE INDICATED BY CJ AND/OR SPACING SHALL NOT EXCEED 30'-0".
6. REFER TO AS1.12 SECURITY PROVISIONS PLAN FOR LOCATION AND EXTENT OF HIGH IMPACT EIFS INSTALLATION. REFER TO BUILDING SECTIONS AND DETAILS FOR EIFS THICKNESS AND LOCATION.

ELEVATION KEYNOTES

MATERIAL LEGEND

KEYPLAN



NEW BEHAVIORAL HEALTH HOSPITAL

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EXTERIOR ELEVATIONS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
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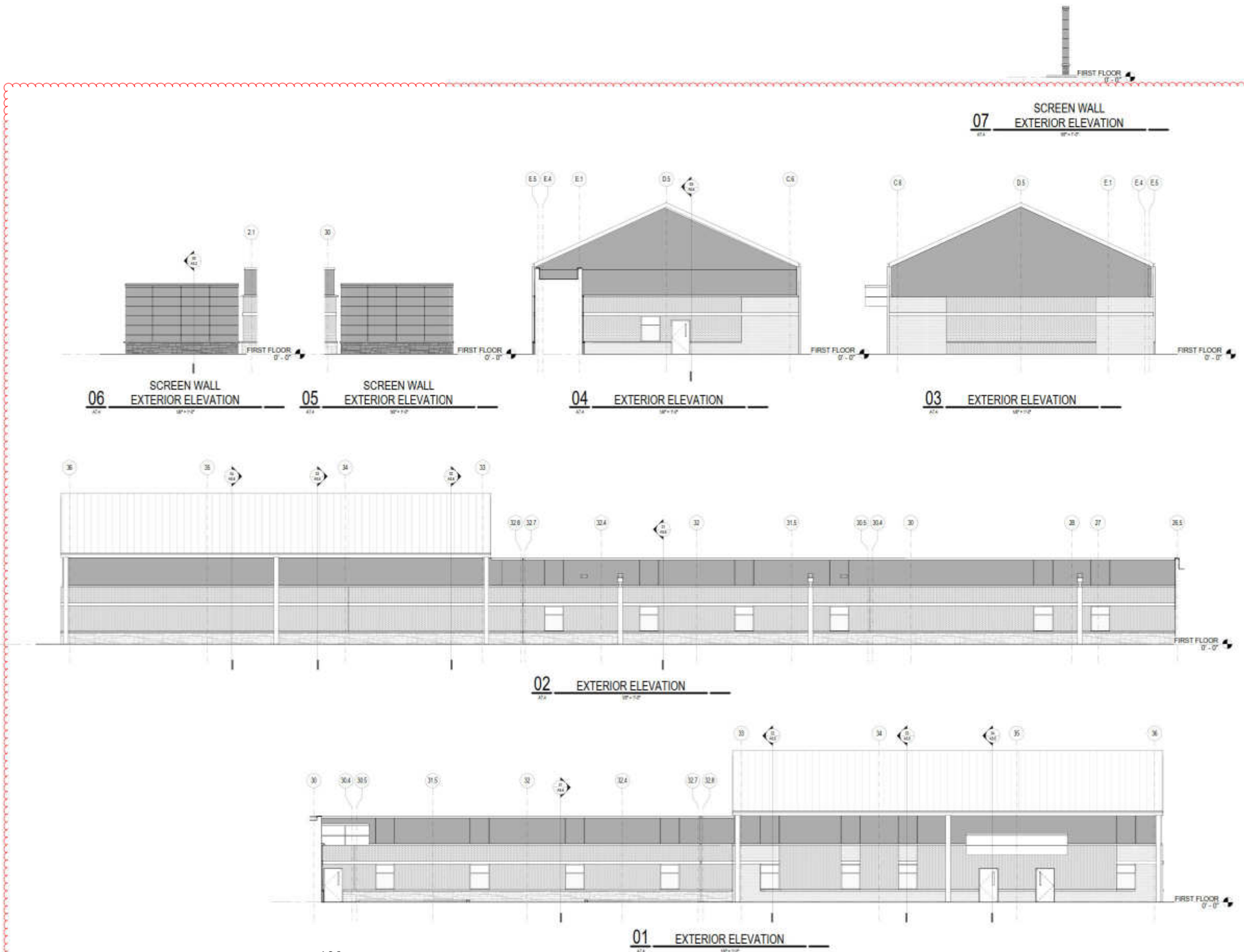
A7.4



GENERAL NOTES

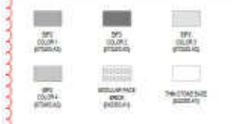
1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED CIVIL, STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
4. NO ELEMENT OF CONSTRUCTION SHALL BE ADDED TO THE EXTERIOR OF THE BUILDING WITHOUT APPROVAL OF THE ARCHITECT. ALL EXTERIOR ELEMENTS NOT SHOWN ON THE ELEVATIONS SHALL BE COORDINATED WITH THE ARCHITECT, AND FINAL LOCATIONS APPROVED BY THE ARCHITECT.
5. COORDINATE PLACEMENT OF MASONRY CONTROL JOINTS WITH ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTROL JOINTS SHALL BE WHERE INDICATED BY CJ AND/OR SPACING SHALL NOT EXCEED 30'-0".
6. REFER TO AS-1.2 SECURITY PROVISIONS PLAN FOR LOCATION AND EXTENT OF HIGH IMPACT EIFS INSTALLATION. REFER TO BUILDING SECTIONS AND DETTEN DETAILS FOR EIFS THICKNESS AND LOCATION.

ELEVATION KEYNOTES

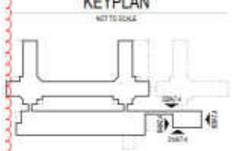
BRICK STOPS AT 12 FT AND CHANGES TO EIFS

GYM ELEVATIONS CHANGES (ADDED DOWNSPOUTS AND DIMS FOR THE CANOPY)

MATERIAL LEGEND



KEYPLAN



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COUNCIL BLUFFS, IOWA

22 August 2023
AHC2246

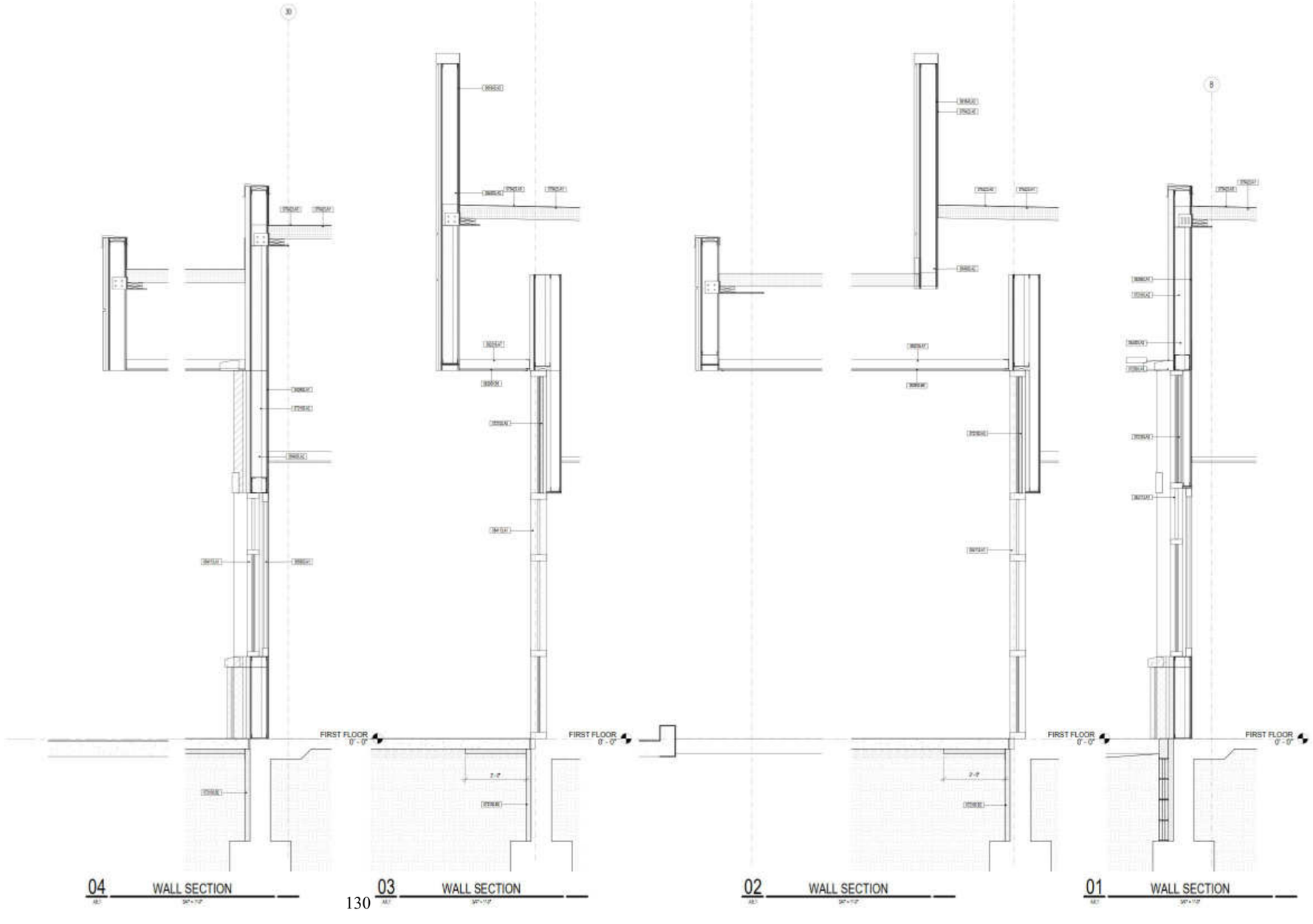
A7.4

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FINISH FACE OF STUD TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
2. SEALANT TYPICAL AT ALL JOINTS OF ALL ASSEMBLIES.
3. ALL COLD-FORMED METAL FRAMING OUTSIDE OF BUILDING THERMAL ENVELOPE SHALL BE HOT DIP GALVANIZED. AREA OF DAMAGED OR MISSING GALVANIZED COATING SHALL BE REPAIRED WITH GALVANIZING REPAIR PAINT.

SECTION KEYNOTES

054005.AC	6" METAL STUDS
061643.AC	5/8" EXTERIOR SHEATHING BOARD.
072100.AC	SPRAY APPLIED CLOSED-CELL POLYURETHANE FOAM INSULATION (TYPE 2)
072100.AD	PROVIDE CURTAIN WALL SPANDREL INSULATION (TYPE 4) BEHIND ALL SPECIFIED LOCATIONS OF SPANDREL GLASS (REFERENCE SPECIFICATION SECTION 08300).
072100.BD	EXTRUDED POLYSTYRENE BOARD INSULATION (TYPE 1)
072500.AF	FLUID APPLIED WEATHER RESISTANT MEMBRANE
075422.AA	POLYISOCYANURATE ROOF INSULATION (R-30 AVERAGE UNLESS NOTED OTHERWISE)
076222.AA	60 MIL TPO MEMBRANE ROOFING TURNED UP UNDER COPING TO FACE OF METAL PANEL OR BRICK.
084113.AY	ALUMINUM FRAMED STOREFRONT SYSTEM ANCHORED PER INSTALLERS' APPROVED DETAILS
085553.AY	ALUMINUM FRAMED PZ/HOPPING WINDOW
092216.AY	3 5/8" METAL STUDS AT 7'-0" O.C. MAXIMUM. BRACE TO STRUCTURE ABOVE AS REQUIRED.
092900.AY	5/8" GYPSUM WALLBOARD. REFER TO PARTITION TYPES SHEET A3.0.
092900.BB	5/8" PAINTED EXTERIOR GYPSUM BOARD SOFFIT.



04 WALL SECTION

03 WALL SECTION

02 WALL SECTION

01 WALL SECTION

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WALL SECTIONS
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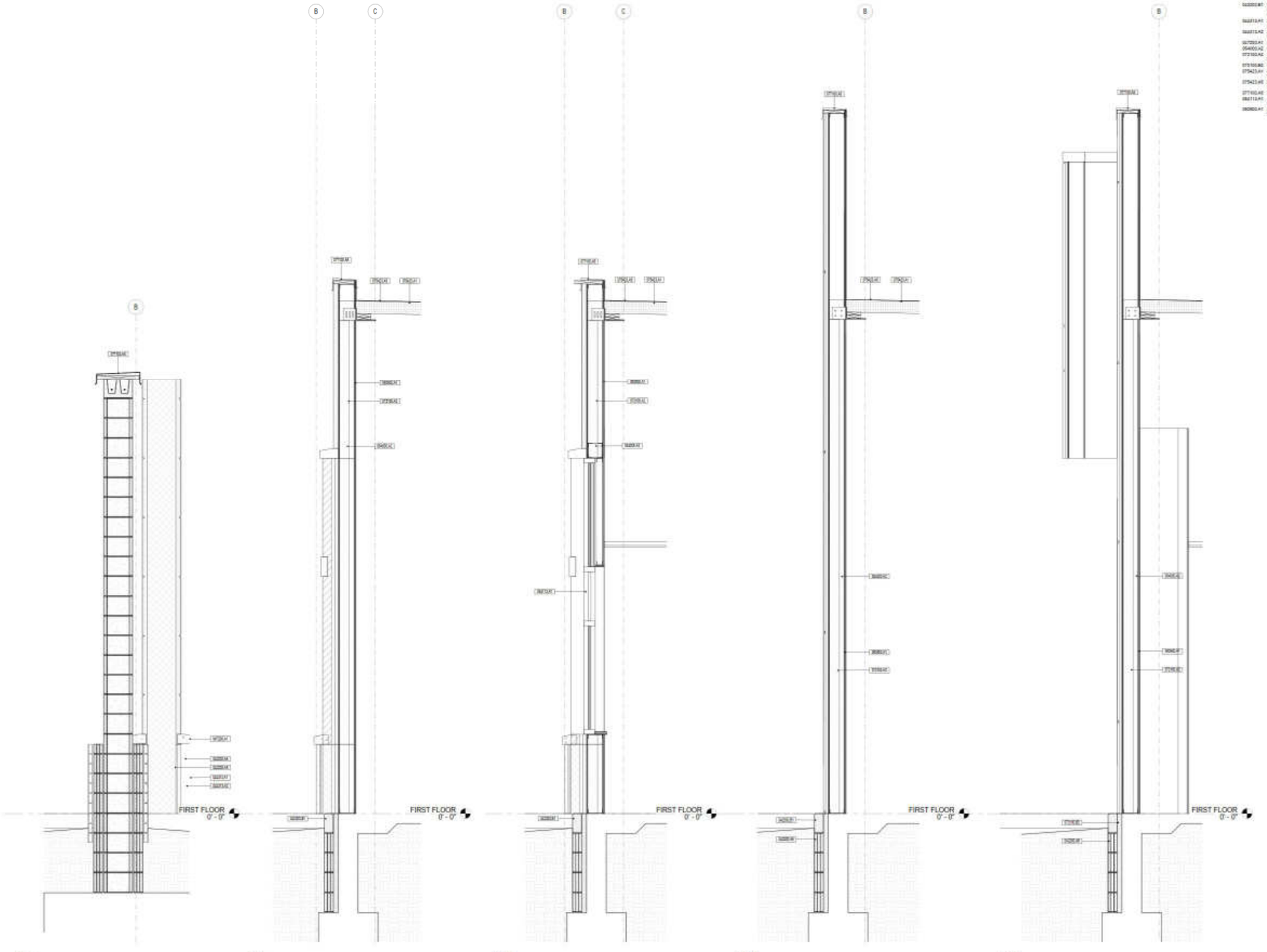
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A8.1



05 WALL SECTION

04 WALL SECTION

03 WALL SECTION

02 WALL SECTION

01 WALL SECTION

GENERAL NOTES

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3. ALL FIELD-FORMED METAL FINISHES OUTSIDE OF BUILDING THERMAL ENVELOPE SHALL BE HOT-DIP GALVANIZED. AREA OF DAMAGED OR MISSING GALVANIZED COATING SHALL BE REPAIRED WITH GALVANIZING REPAIR PAINT

SECTION KEYNOTES

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07 Sept 2023
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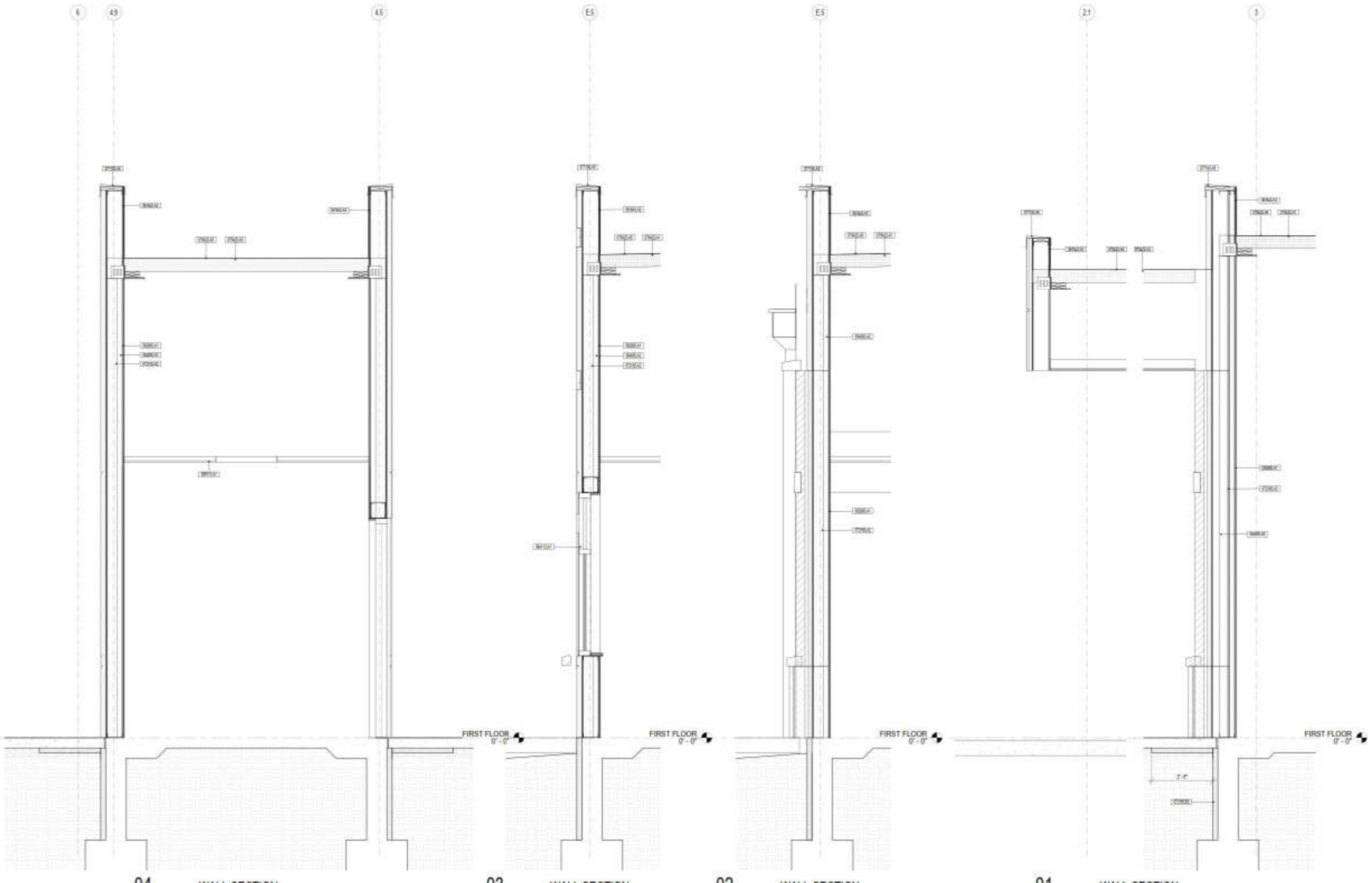
A8.2

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
2. SEALANT TYPICAL AT ALL JOINTS OF ALL ACCESSIBLES.
3. ALL COLD-FORMED METAL FRAMING OUTSIDE OF BUILDING THERMAL ENVELOPE SHALL BE HOT DIP GALVANIZED. AREA OF DAMAGED OR MISSING GALVANIZED COATING SHALL BE REPAIRED WITH GALVANIZING REPAIR PAINT

SECTION KEYNOTES

054000.A2	6" METAL STUDS
061643.A3	5/8" EXTERIOR GYPSUM SHEATHING BOARD
072100.A2	OPEN CAVITY APPLIED CLOSED CELL POLYURETHANE FOAM INSULATION (TYPE 3)
072100.B2	EXTRUDED POLYSTYRENE BOARD INSULATION (TYPE 1)
075423.A1	POLYISOCYANURATE ROOF INSULATION (R-30 AVERAGE UNLESS NOTED OTHERWISE)
075423.A2	TAPERED POLYISOCYANURATE ROOF INSULATION, 3" MINIMUM AT ROOF DRAIN
075423.A5	60 MIL TPO MEMBRANE ROOFING TURNED UP UNDER COPING TO FACE OF METAL PANEL OR BRICK
077100.A5	PREFINISHED ALUMINUM COPING SYSTEM
084113.A1	ALUMINUM FRAMED STOREFRONT SYSTEM ANCHORED PER INSTALLER'S APPROVED DETAILS
092900.A1	5/8" GYPSUM WALLBOARD, REFER TO PARTITION TYPES SHEET A2.2
095113.A1	SUSPENDED ACOUSTICAL CEILING TILE SYSTEM



04 WALL SECTION

03 WALL SECTION

02 WALL SECTION

01 WALL SECTION

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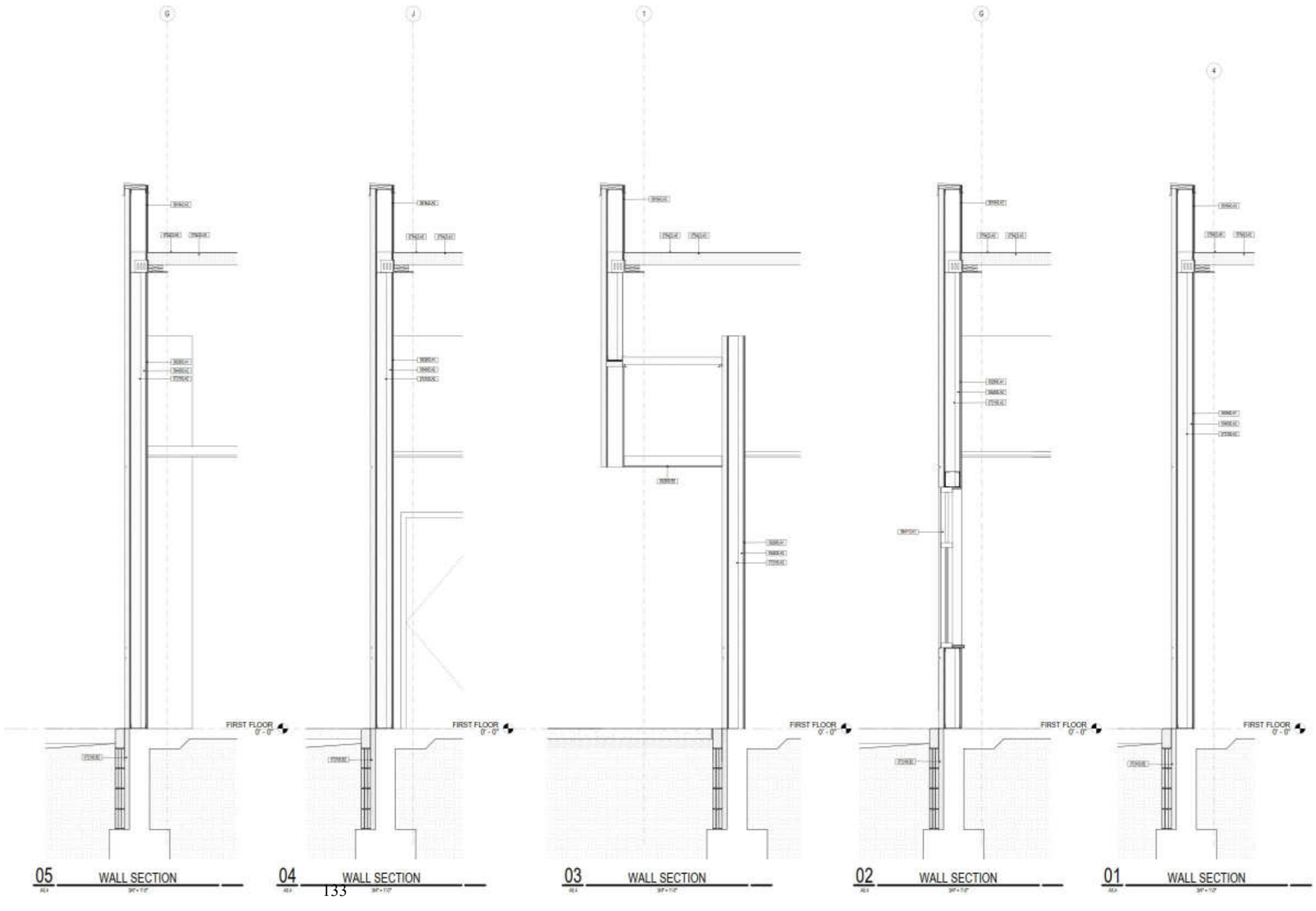
A8.3

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FINISH FACE OF STUD TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
2. SEALANT TYPICAL AT ALL JOINTS OF ALL ASSEMBLIES.
3. ALL FIELD FORMED METAL FINISHES OUTSIDE OF BUILDING THERMAL ENVELOPE SHALL BE HOT DIP GALVANIZED. AREA OF DAMAGED OR MISSING GALVANIZED COATING SHALL BE REPAIRED WITH GALVANIZING REPAIR PAINT

SECTION KEYNOTES

092900.A2 6" METAL STUDS.
061643.A3 5/8" EXTERIOR GYPSUM SHEATHING BOARD.
072100.A2 SPRAY APPLIED CLOSED CELL POLYURETHANE FOAM INSULATION (TYPE 3).
072100.B2 EXTRUDED POLYSTYRENE BOARD INSULATION (TYPE 1).
075423.A3 TAPERED POLYISOCYANURATE ROOF INSULATION. 2" MINIMUM AT ROOF DRAIN.
075423.A5 60 MIL TPO MEMBRANE ROOFING TURNED UP UNDER COPING TO FACE OF METAL PANEL OR BRICK.
084113.A1 ALUMINUM FRAMED STOREFRONT SYSTEM ANCHORED PER INSTALLER'S APPROVED DETAILS.
092900.A1 5/8" GYPSUM WALLBOARD. REFER TO PARTITION TYPES SHEET A3.2.
092900.B5 WET PANELED EXTERIOR GYPSUM BOARD SOFFIT.



05 WALL SECTION
04 WALL SECTION
03 WALL SECTION
02 WALL SECTION
01 WALL SECTION

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A8.4

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL, UNLESS OTHERWISE NOTED.
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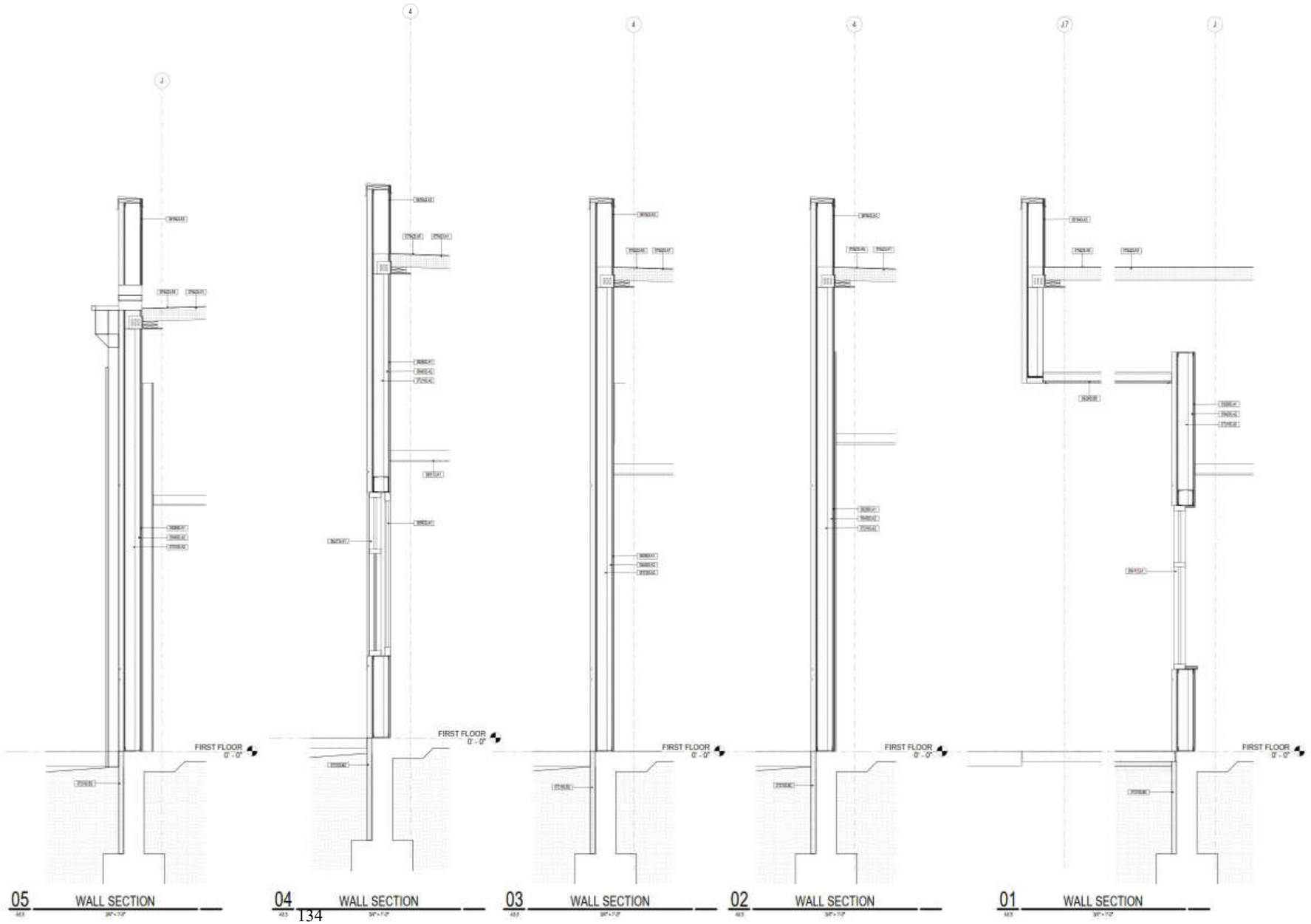
SECTION KEYNOTES



05 WALL SECTION 3/4" = 1'-0"

04 WALL SECTION 3/4" = 1'-0"

03 WALL SECTION 3/4" = 1'-0"

02 WALL SECTION 3/4" = 1'-0"

01 WALL SECTION 3/4" = 1'-0"

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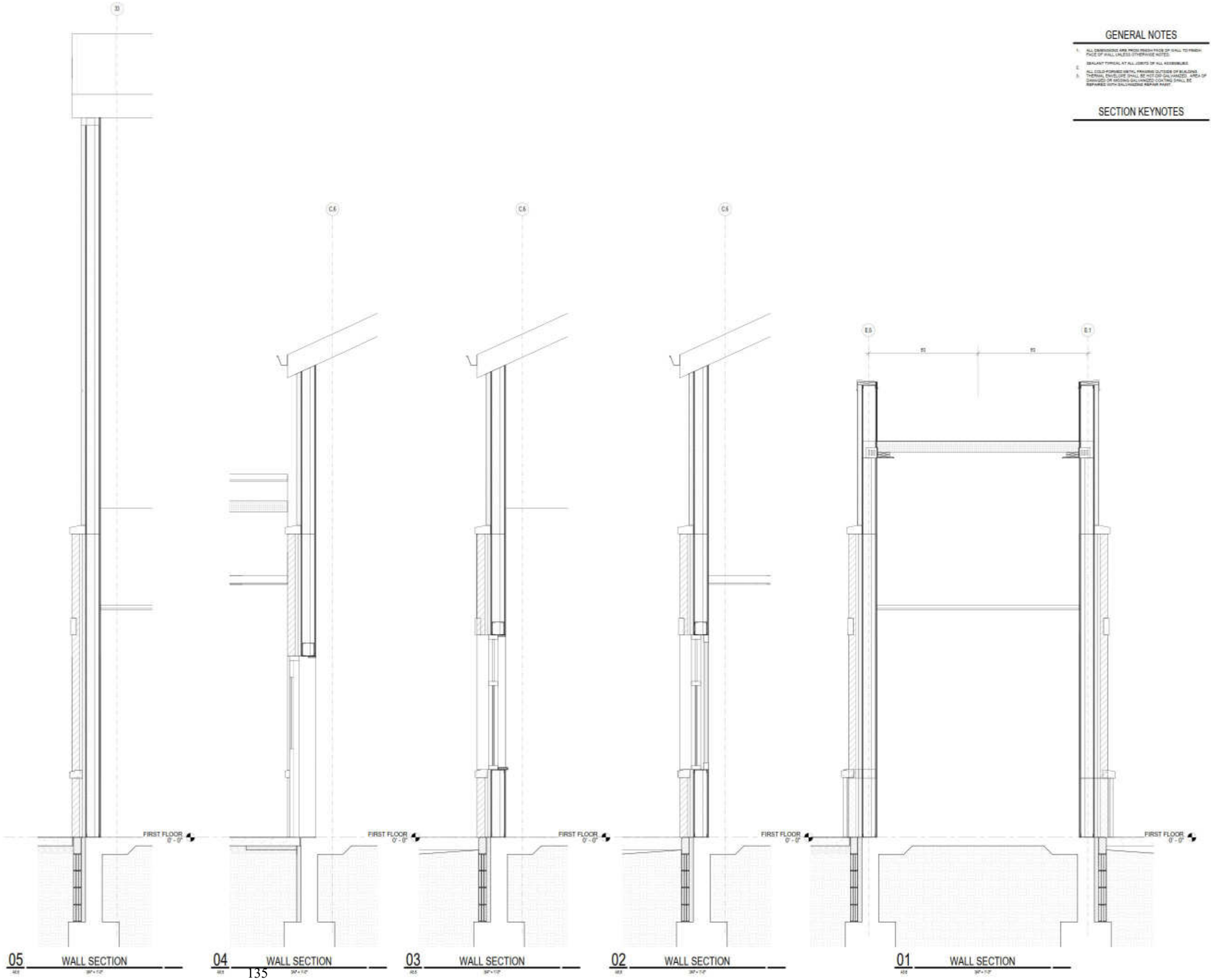

05 WALL SECTION

04 WALL SECTION

03 WALL SECTION

02 WALL SECTION

01 WALL SECTION

GENERAL NOTES

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SECTION KEYNOTES

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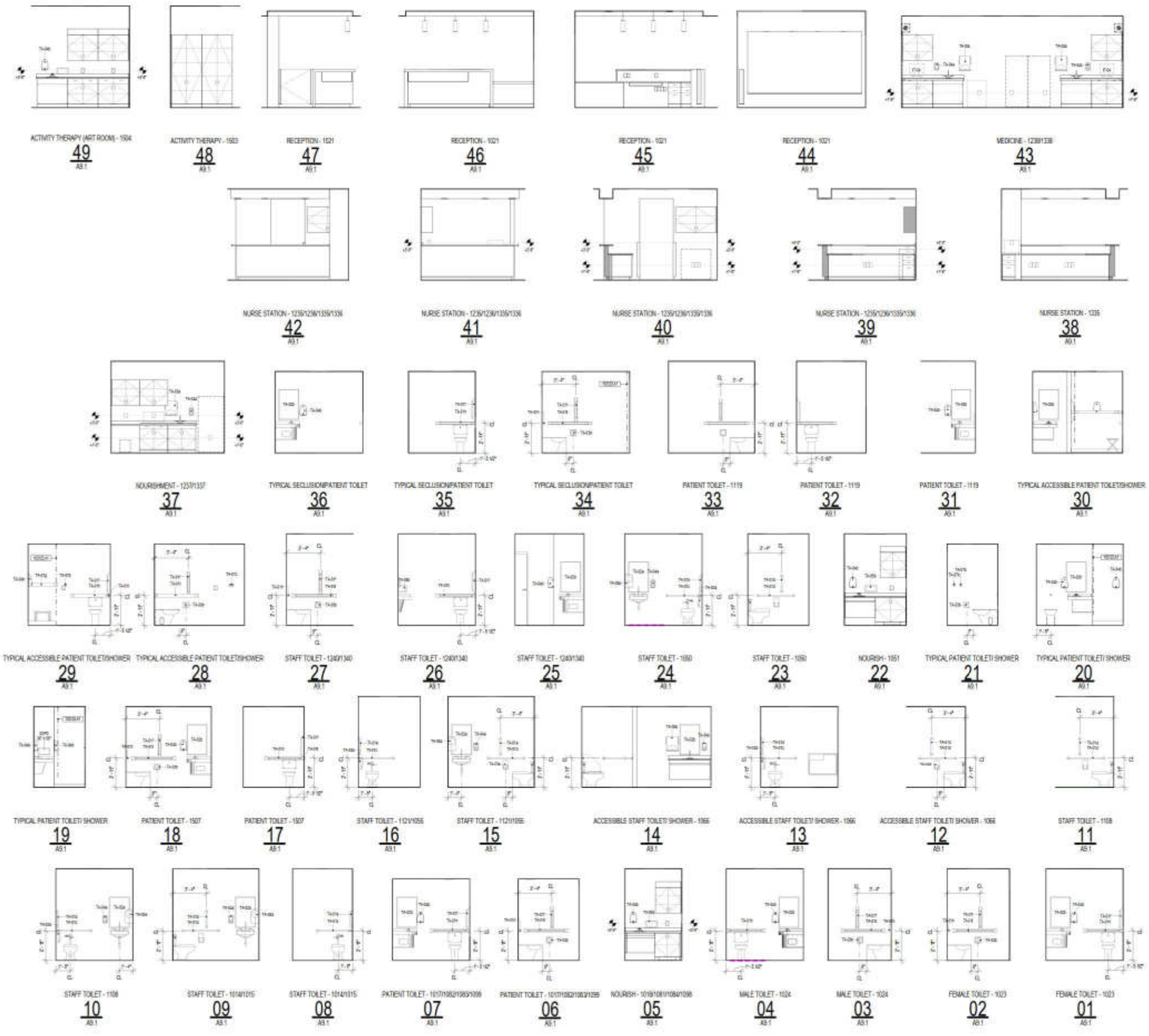


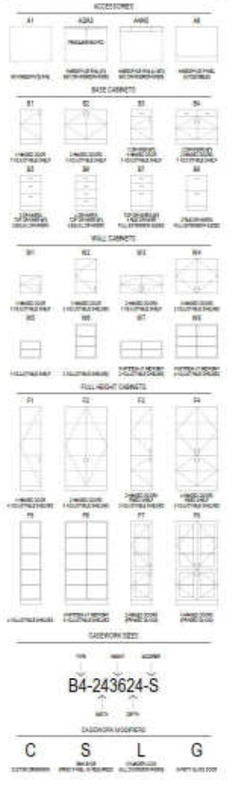
INTERIOR ELEVATIONS

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED.
2. ALL CASEWORK SHALL BE FABRICATED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE MOST CURRENT EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS.
3. ALL CASEWORK SHALL BE FABRICATED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) INCLUDING REQUIRED 27" KNEESPACE CLEARANCE.
4. PROVIDE ONE GROMMET AT EACH OPEN KNEESPACE AND/OR VERYBOARD TRAY.
5. ABOVE COUNTER WALL CABINETS SHALL BE MOUNTED AT 7'-0" A.F.F. TO TOP OF CABINET UNLESS NOTED OTHERWISE.
6. REFERENCE VENDOR DRAWINGS FOR ADDITIONAL CASEWORK INFORMATION.
7. REFERENCE MECHANICAL, PLUMBING, ELECTRICAL AND INTERIOR DESIGN DRAWINGS FOR DELINEATION OF ALL ACCESSORIES WITHIN THEIR RESPECTIVE SCOPE OF WORK.
8. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND CONFIGURATIONS SHOWN IN THE CONSTRUCTION DRAWINGS.
9. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH THE OWNER AND THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. WHERE DIMENSIONS ARE NOT SPECIFICALLY INDICATING FOR POWER AND SYSTEMS OUTLET, ALIGN OUTLETS HORIZONTALLY ON CENTERLINE OF MODULAR CASEWORK SHOWN ON INTERIOR ELEVATIONS.
11. REFERENCE SPECIFICATION SECTION 123000A FOR TOILET ACCESSORY ITEMS DENOTED AS TA-# TAGS. PROVIDE A TA-00 AND TA-XX TYPICAL AT EVERY SINK UNLESS OTHERWISE NOTED.
12. WHERE APPLICABLE FILLER PANELS SHALL BE AN EQUAL DIMENSION ON BOTH SIDES WHEN CASEWORK IS BOUND BY ADJACENT CONSTRUCTION.
13. PROVIDE COUNTERTOP SUPPORT BRACKETS AT 2'-0" O.C. (MAXIMUM).
14. REFER TO INTERIOR DESIGN DRAWINGS FOR CASEWORK FINISHES.
15. ALL OUTSIDE CORNERS OF COUNTERTOPS TO HAVE 2" RADIUS.

INTERIOR ELEVATION NOTES

CASEWORK LEGEND



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INTERIOR ELEVATIONS
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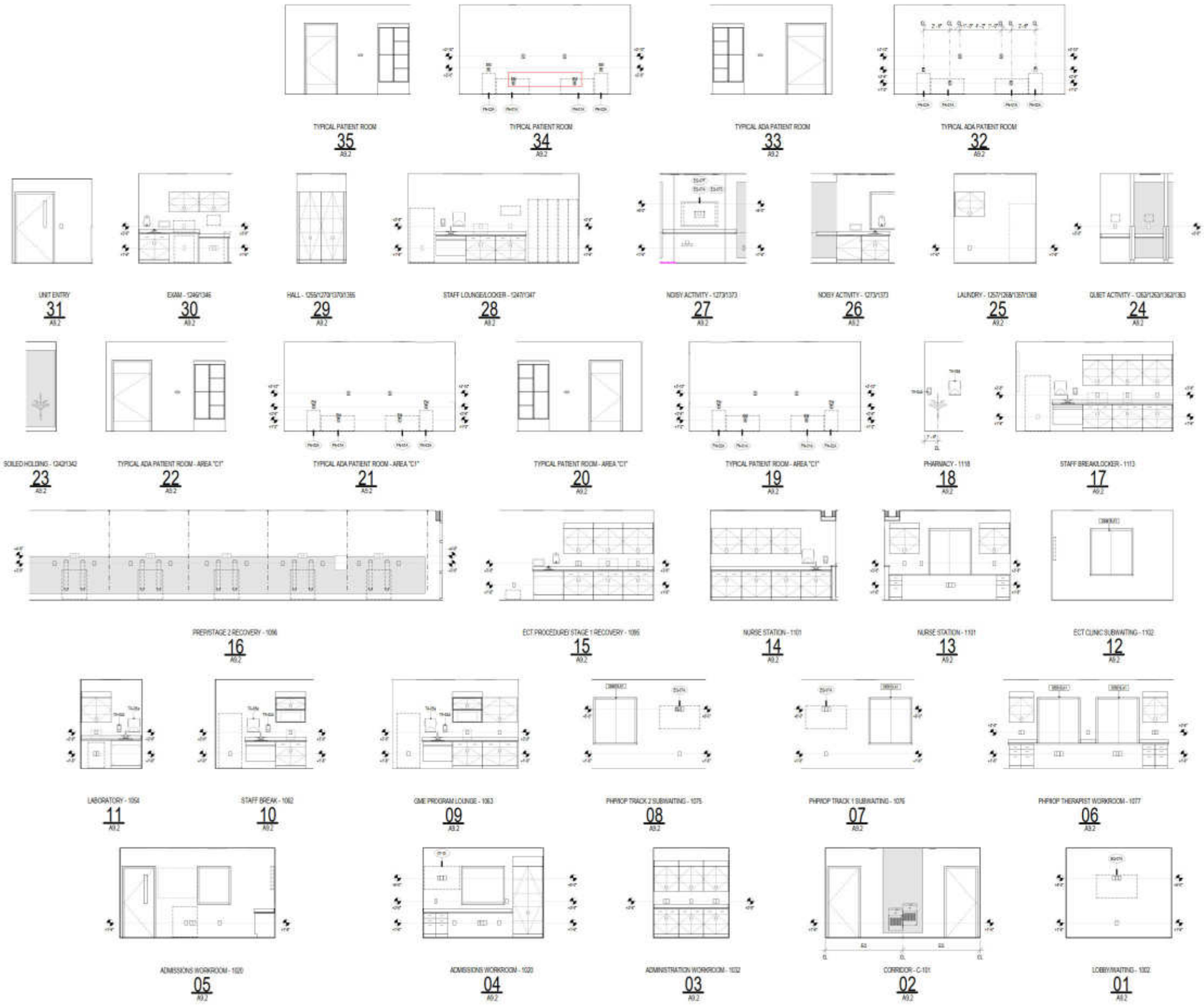


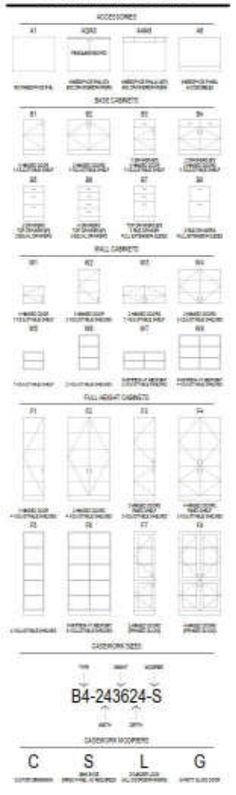
INTERIOR ELEVATIONS

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED.
2. ALL CASEWORK SHALL BE FABRICATED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE MOST CURRENT EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS.
3. ALL CASEWORK SHALL BE FABRICATED IN ACCORDANCE WITH ALL APPLICABLE DRAWINGS OF THE AMERICANS WITH DISABILITIES ACT (ADA), INCLUDING REQUIRED 27" KNEESPACE CLEARANCE.
4. PROVIDE ONE DRAWER AT EACH OPEN KNEESPACE AND/OR KEYBOARD TRAY.
5. ABOVE COUNTER WALL CABINETS SHALL BE MOUNTED AT 7'-0" A.F.F. TO TOP OF CABINET UNLESS NOTED OTHERWISE.
6. REFERENCE VENDOR DRAWINGS FOR ADDITIONAL CASEWORK INFORMATION.
7. REFERENCE MECHANICAL, PLUMBING, ELECTRICAL AND INTERIOR DESIGN DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE SCOPING OF WORK.
8. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND SHALL ANDOR FIELD MEASURE TO ESTABLISH AS-BUILT CONDITIONS PRIOR TO FABRICATION OF ANY CASEWORK. VERIFY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND CONFIGURATIONS SHOWN IN THE CONSTRUCTION DRAWINGS.
9. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH THE OWNER AND THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. WHERE DIMENSIONS ARE NOT SPECIFICALLY INDICATED FOR POWER AND SYSTEMS OUTLET, ALIGN OUTLETS HORIZONTALLY ON CENTERLINE OF MODULAR CASEWORK SHOWN ON INTERIOR ELEVATIONS.
11. REFERENCE SPECIFICATION SECTION 10XXXX FOR TOILET ACCESSORY ITEMS DENOTED AS (A.T.A.) TAG. PROVIDE A.T.A.N. AND T.A.N.K. TYPICAL AT EVERY SINK UNLESS OTHERWISE NOTED.
12. WHERE APPLICABLE FILLER PANELS SHALL BE AN EQUAL DIMENSION ON BOTH SIDES WHEN CABINETRY IS BOUND BY ADJACENT CONSTRUCTION.
13. PROVIDE COUNTERTOP SUPPORT BRACKETS AT 2'-0" O.C. (MAXIMUM).
14. REFER TO INTERIOR DESIGN DRAWINGS FOR CASEWORK FINISHES.
15. ALL OUTSIDE CORNERS OF COUNTERTOPS TO HAVE 2" RADIUS.

INTERIOR ELEVATION NOTES

CASEWORK LEGEND



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07 Sept 2023
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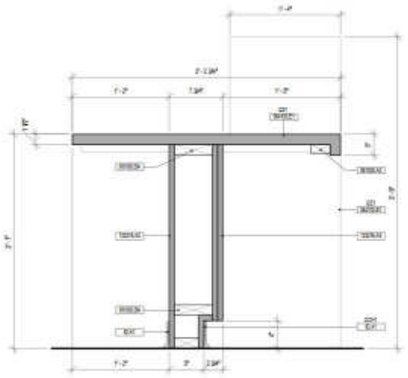
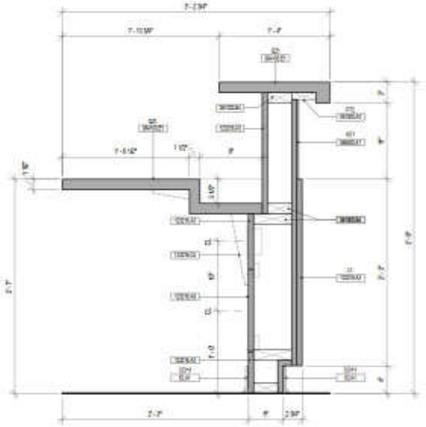
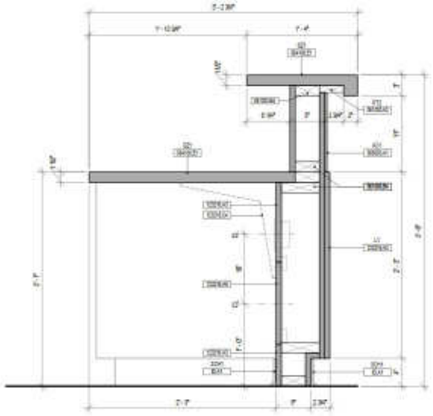
A9.2



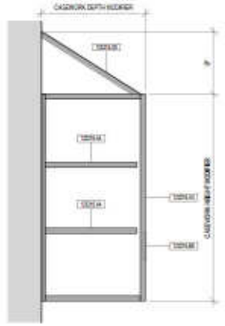
12 RECEPTION CASEWORK SECTION



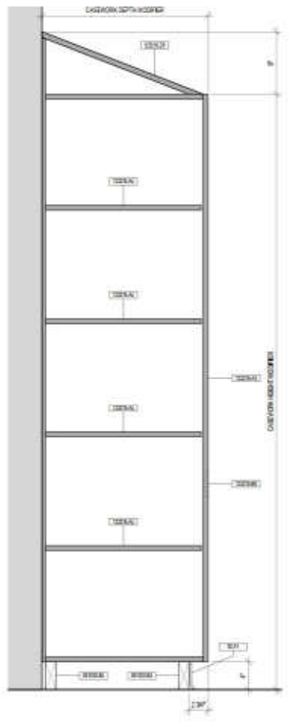
11 RECEPTION CASEWORK SECTION



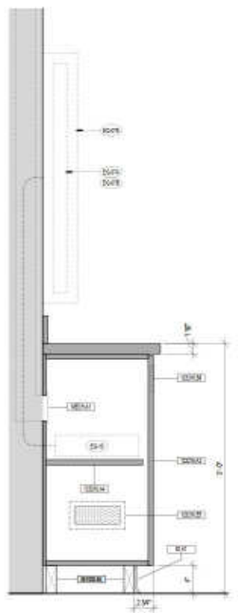
10 RECEPTION CASEWORK SECTION



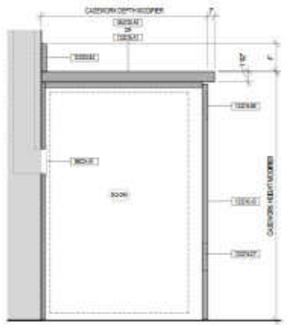
9 TYPICAL UPPER CABINET CASEWORK SECTION



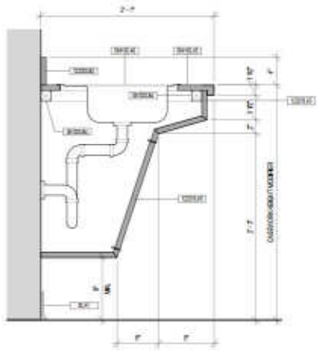
5 CASEWORK SECTION



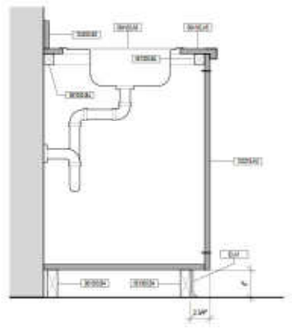
4 TELEVISION CONSOLE CASEWORK SECTION



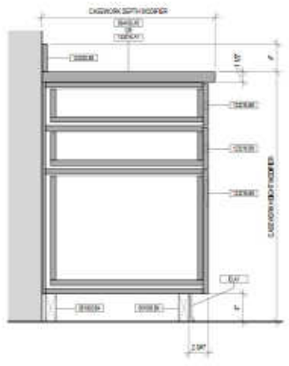
8 CASEWORK SECTION



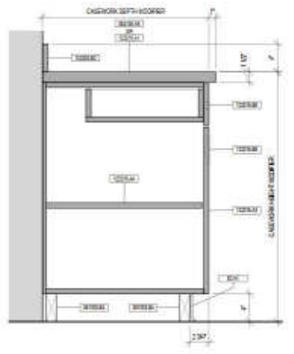
7 CASEWORK SECTION



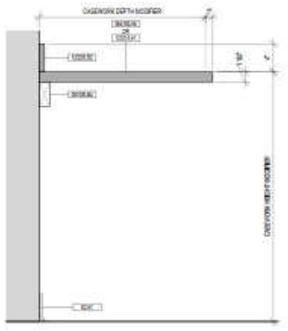
6 CASEWORK SECTION



3 CASEWORK SECTION



2 TYPICAL CASEWORK SECTION



1 TYPICAL CASEWORK SECTION

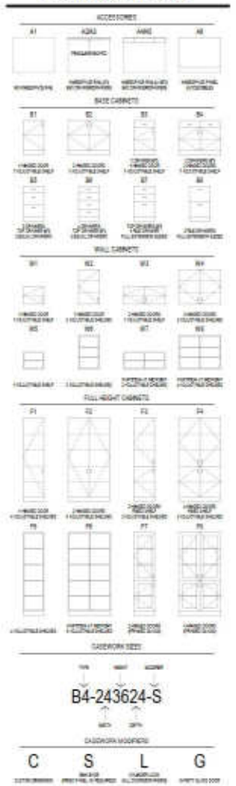
GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED.
2. ALL CASEWORK SHALL BE FABRICATED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE MOST CURRENT EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS.
3. ALL CASEWORK SHALL BE FABRICATED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) INCLUDING REQUIRED 27" KNEESPACE CLEARANCE.
4. PROVIDE ONE GROMMET AT EACH OPEN KNEESPACE AND/OR KEYBOARD TRAY.
5. ABOVE COUNTER WALL CABINETS SHALL BE MOUNTED AT 7'-0" A.F.F. TO TOP OF CABINET UNLESS NOTED OTHERWISE.

CASEWORK NOTES

061000.A2	WOOD BLOCKING
061000.B4	WOOD BLOCKING NO REQUIRED AT ALL CASEWORK LOCATIONS FOR SUPPORT.
064100.A5	SOLID SURFACE COUNTERTOP WITH 1/8" RADIUSED EDGES (REFER TO INTERIOR DESIGN DRAWINGS).
064100.A6	SOLID SURFACE INTEGRAL SINK (REFER TO PLUMBING DRAWINGS FOR PLUMBING TRIM).
064100.E1	QUARTZ COUNTERTOP (REFER TO INTERIOR DESIGN DRAWINGS).
066000.A1	1/4" ACRYLIC (SC) FINISH PANEL (REFER TO INTERIOR DESIGN DRAWINGS).
123300.B2	4" TALL BACKSPLASH W/ MATERIAL TO MATCH COUNTERTOP.
123316.A1	PLASTIC LAMINATE COUNTERTOP.
123316.A3	DECORATIVE LAMINATE CLAD VERTICAL SURFACES (REFER TO INTERIOR DESIGN DRAWINGS).
123316.A4	3/4" PLASTIC LAMINATE CLAD ADJUSTABLE SHELF.
123316.A6	3/4" VIEW PLASTIC LAMINATE CLAD REMOVABLE PANEL SECURED WITH STAINLESS STEEL DRESS SCREWS AND GROMMETS AT ACCESSIBLE SINK LOCATIONS.
123316.A9	REMOVABLE DECORATIVE LAMINATE CLAD ACCESS PANEL ATTACHED WITH STAINLESS STEEL DRESS SCREWS AND GROMMETS FOR ACCESS INTO WET DATA AND POWER JUNCTION BOXES IN CONFIGURATION AND SIZE INDICATED. PROVIDE COUNTERTOP GROMMET AT EACH OPEN KNEE SPACE.
123316.B5	FLUSH-MOUNTED, GRAY-RECESSED, ABS PLASTIC PULL.
123316.C3	COUNTERTOP SUPPORT BRACKET.
123316.D7	4" X 4" METAL AIR VENT GRILLE. SECURE TO MILLWORK WITH TAMPER RESISTANT FASTENERS.
123316.D8	PLASTIC LAMINATE SLOPED TOP. REFER TO INTERIOR ELEVATION SHEETS A5.1 AND A5.2 FOR SPECIFIC LOCATIONS.
123316.E5	8" X 4" METAL AIR VENT GRILLE. SECURE TO MILLWORK WITH TAMPER RESISTANT FASTENERS.
ID.A1	WALL BASE AS SCHEDULED (REFER TO INTERIOR DESIGN DRAWINGS).
MECH.A1	EXHAUST FAN (REFER TO MECHANICAL DRAWINGS).

CASEWORK LEGEND



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CASEWORK SECTIONS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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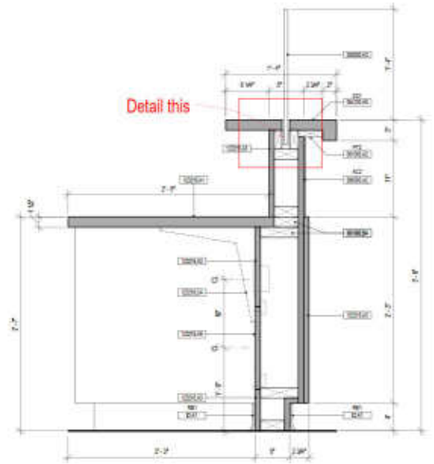
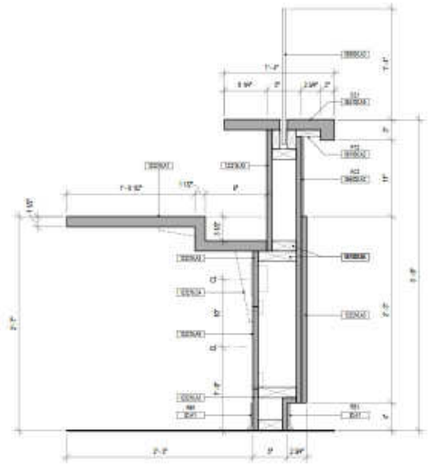
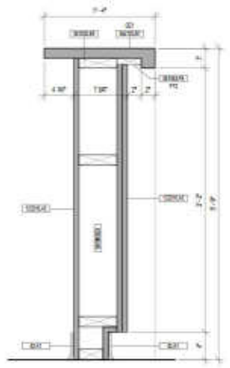
A9.3



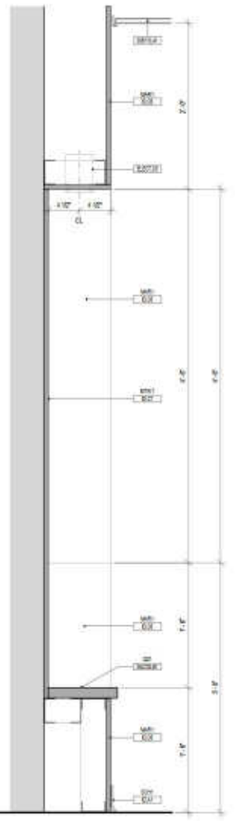
6 NURSE STATION CASEWORK SECTION



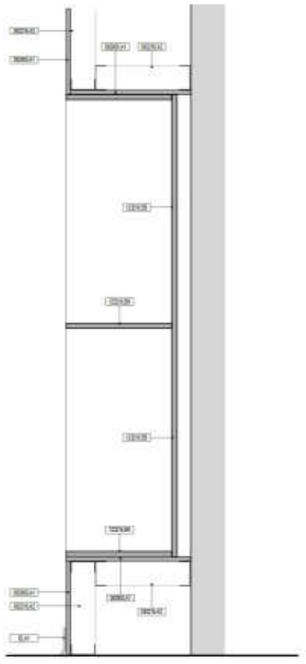
5 NURSE STATION CASEWORK SECTION



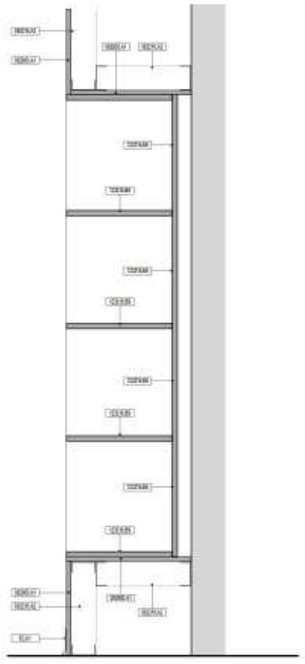
4 RECEPTION CASEWORK SECTION



3 ACCENT WALL



2 WARDROBE CASEWORK SECTION



1 WARDROBE CASEWORK SECTION

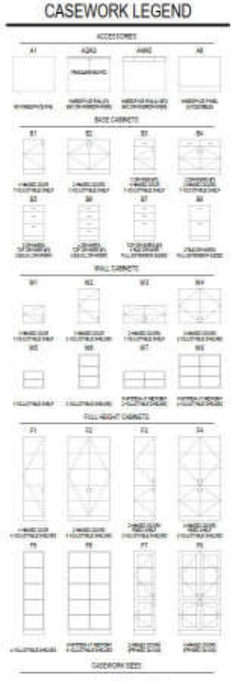
GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED.
2. ALL CASEWORK SHALL BE FABRICATED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE MOST CURRENT EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS.
3. ALL CASEWORK SHALL BE FABRICATED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) INCLUDING REQUIRED 27" KNEESPACE CLEARANCE.
4. PROVIDE ONE GROMMET AT EACH OPEN KNEESPACE AND/OR KEYBOARD TRAY.
5. ABOVE COUNTER WALL CABINETS SHALL BE MOUNTED AT 7'-0" A.F.F. TO TOP OF CABINET UNLESS NOTED OTHERWISE.

CASEWORK NOTES

06 0000.A2	WOOD BLOCKING.
06 1000.A0	WOOD BLOCKING NO REQUIRED AT ALL CASEWORK LOCATIONS FOR SUPPORT.
06 1000.B4	FIRE PRESERVATIVE TREATED BLOCKING.
06 1063.P0	PAINTED WOOD BLOCKING. (REFER TO INTERIOR DESIGN DRAWINGS)
06 4100.A0	SOLID SURFACE COUNTERTOP WITH 1/8" RADIUSED EDGES (REFER TO INTERIOR DESIGN DRAWINGS)
06 4100.Q1	QUARTZ COUNTERTOP (REFER TO INTERIOR DESIGN DRAWINGS)
06 6000.A2	1/4" ACRYLIC (ACG) FINISH PANEL (REFER TO INTERIOR DESIGN DRAWINGS)
08 8000.A0	PROVIDE BETWEEN GLASS LOUVETHAN BLINDS BETWEEN TYPE P-1 GLAZING, BOTH SIDES. PROVIDE BLIND CONTROLS AT CORRIDOR SIDE. COORDINATE SIZE OF HOLLOW METAL FRAME TO ACCOMMODATE WIDTH REQUIRED.
09 2116.A2	3 5/8" METAL STUDS AT 1'-4" O.C. MAXIMUM.
09 2900.A1	5/8" GYPSUM WALLBOARD. REFER TO PARTITION TYPES SHEET A3.2.
09 5113.A1	SUSPENDED ACOUSTICAL CEILING TILE SYSTEM.
12 2216.A1	PLASTIC LAMINATE COUNTERTOP.
12 3216.A0	DECORATIVE LAMINATE CLAD VERTICAL SURFACES (REFER TO INTERIOR DESIGN DRAWINGS).
12 3216.A6	REMOVABLE DECORATIVE LAMINATE CLAD ACCESS PANEL ATTACHED WITH STAINLESS STEEL DRESS SCREWS AND GROMMETS FOR ACCESS INTO DATA AND DOMTER JUNCTION BOXES IN CONFIGURATION AND SIZE INDICATED. PROVIDE COUNTERTOP GROMMET AT EACH OPEN KNEE SPACE.
12 3216.B9	3/4" PLASTIC LAMINATE CLAD FIXED SHELF.
12 3216.C4	COUNTERTOP SUPPORT BRACKET.
12 3216.M6	PLASTIC LAMINATE CLAD VERTICAL SURFACE.
26 0517.C6	RECESSED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS)
22 A1	WALL BASE AS SCHEDULED (REFER TO INTERIOR DESIGN DRAWINGS)
22 C3	SURLITE II ALL SYSTEM WITH MATCHING REVEALS AND TRIM (REFER TO INTERIOR DESIGN DRAWINGS)
22 C7	ULTIMA TILE AS SCHEDULED (REFER TO INTERIOR DESIGN DRAWINGS)

CASEWORK LEGEND



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CASEWORK SECTIONS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A9.4

OPENING SCHEDULE

Door #	Door Size Width	Door Size Height	Frame Elevation	Frame Material	Leaf Elevation	Leaf Material	Glazing	LSA Label	Lockset	Access Control	Power Supply	Operator	Hinge	Closer	Protection	Stops	Weatherproofing	Threshold	Miscellaneous	DOP	Details Head	Details Jamb	Additional Comments
1001A	3' - 8"	7' - 9 1/2"		AL	FG	AL	G-4A																
1001B	3' - 8"	7' - 10"		AL	FG	AL/GL	G-2A																
1002	3' - 0"	7' - 0"	A	HM	NG	SCGL																	
1003A	3' - 0"	7' - 0"	A	HM	NG	SCGL																	
1003B	3' - 0"	7' - 0"	A	HM	NG	SCRL																	
1004	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1009	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1009A	3' - 8"	7' - 0"	D1	HM	FG	HM																	
1009B	3' - 8"	7' - 0"	D1	HM	FG	SC																	
1007	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1008	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1009	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1010	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1011	3' - 0"	7' - 0"	D1	HM	F	SC																	
1012	3' - 8"	7' - 0"	A	HM	NG	SCGL																	
1013A	3' - 0"	7' - 0"	D1	HM	F	SC																	
1013B	3' - 0"	7' - 0"	D1	HM	F	SC																	
1014	3' - 0"	7' - 0"	D1	HM	F	SC																	
1015	3' - 0"	7' - 0"	D1	HM	F	SC																	
1016	3' - 0"	7' - 0"	D1	HM	F	SC																	
1017	3' - 0"	7' - 0"	D1	HM	F	SC																	
1018	3' - 0"	7' - 0"	D1	HM	FG	SC																	
1020	3' - 0"	7' - 0"	A	HM	NG	SCRL																	
1021A	3' - 0"	8' - 0"	-	-	-	-																	
1021B	3' - 0"	7' - 0"	A	HM	NG	SCRL																	
1022	3' - 0"	7' - 0"																					
1023	3' - 0"	7' - 0"	D1	HM	F	SC																	
1024	3' - 0"	7' - 0"	D1	HM	F	SC																	
1025	3' - 0"	7' - 0"	A	HM	NG	SCGL																	
1026	3' - 0"	7' - 0"	D1	HM	F	SC																	
1027	3' - 0"	7' - 0"	D1	HM	F	SC																	
1028	3' - 7 7/8"	7' - 1 1/8"			SLIDING DOOR																		
1028A	3' - 0"	7' - 0"	D1	HM	F	SC																	
1029B	3' - 0"	7' - 0"	D1	HM	F	SC																	
1030	3' - 0"	7' - 0"	D1	HM	F	SC																	
1031	3' - 0"	7' - 0"	D1	HM	F	SC																	
1033	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1034	3' - 0"	7' - 0"	D1	HM	F	SC																	
1035	3' - 0"	7' - 0"	D1	HM	F	SC																	
1036	3' - 0"	7' - 0"	D1	HM	F	SC																	
1037	3' - 0"	7' - 0"	D1	HM	F	SC																	
1038A	3' - 0"	7' - 0"	D1	HM	F	SC																	
1038B	3' - 0"	7' - 0"	D1	HM	F	SC																	
1038	3' - 7 7/8"	7' - 1 1/8"			SLIDING DOOR																		
1040	3' - 7 7/8"	7' - 1 1/8"			SLIDING DOOR																		
1041	3' - 8"	7' - 0"			FG	SCRL	G-6																
1041	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1042	3' - 8"	7' - 0"			FG	SCGL	G-6																
1042	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1043	3' - 0"	7' - 0"	D1	HM	FG-OB	SC																	
1044	3' - 0"	7' - 0"	D1	HM	FG-OB	SC																	
1045	3' - 0"	7' - 0"	D1	HM	FG-OB	SC																	
1046	3' - 0"	7' - 0"	D1	HM	FG-OB	SC																	
1047	3' - 0"	7' - 0"	D1	HM	FG-OB	SC																	
1048	3' - 0"	7' - 0"	D1	HM	F	SC																	
1049	3' - 0"	7' - 0"	D1	HM	F	SC																	
1050	3' - 0"	7' - 0"	D1	HM	F	SC																	
1052	3' - 0"	7' - 0"	D1	HM	F	SC																	
1053	3' - 7 7/8"	7' - 1 1/8"			SLIDING DOOR																		
1054	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1055	3' - 0"	7' - 0"	D1	HM	F	SC																	
1056	3' - 0"	7' - 0"	D1	HM	F	SC																	
1057	3' - 0"	7' - 0"	D1	HM	F	SC																	
1058	3' - 0"	7' - 0"	D1	HM	F	SC																	
1059	3' - 0"	7' - 0"	D1	HM	F	SC																	
1060	3' - 0"	7' - 0"	D1	HM	F	SC																	
1061	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1062	3' - 0"	7' - 0"	D1	HM	FG-OB	SC																	
1063A	3' - 0"	7' - 10"			FG	AL	G-4A																
1063B	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1064	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1070	3' - 0"	7' - 0"	D1	HM	F	SC																	
1071	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1072	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1073	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1074	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1075A	3' - 0"	7' - 9 1/2"			FG	AL	G-4A																
1075B	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1076A	3' - 0"	7' - 9 1/2"			FG	AL	G-4A																
1076B	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1077A	3' - 0"	7' - 0"	D1	HM	F	SC																	
1077B	3' - 0"	7' - 0"	D1	HM	F	SC																	
1078	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1079	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1080	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1082	3' - 0"	7' - 0"	D1	HM	F	SC																	
1083	3' - 0"	7' - 0"	D1	HM	F	SC																	
1085	3' - 0"	7' - 0"	D1	HM	F	SC																	
1086	3' - 0"	7' - 0"	D1	HM	F	SC																	
1087A	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1087B	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1088	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1089	3' - 7 7/8"	7' - 1 1/8"			SLIDING DOOR																		
1090	3' - 0"	7' - 0"	D1	HM	F	SC																	
1091	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1092	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1093	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1094	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1261	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1097	3' - 0"	7' - 0"	D1	HM	F	SC		45M FB															
1099	3' - 0"	7' - 0"	D1	HM	F	SC		45M FB															
1100	3' - 0"	7' - 0"	D1	HM	F	SC		45M FB															
1102	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1102A	3' - 8"	7' - 9 1/2"		AL	FG	AL	G-4A																
1103A	3' - 8"	7' - 0"	A	HM	NG	SCGL																	
1103B	3' - 8"	7' - 0"	A	HM	NG	SCRL																	
1104A	3' - 8"	7' - 0"	A	HM	NG	SCGL																	
1104B	3' - 8"	7' - 0"	A	HM	NG	SCRL																	
1105	3' - 0"	7' - 0"	03	HM	NG	SC		20M SB															
1106	7' - 8"	7' - 0"	03	HM	NG	SC		20M SB															
1106A	3' - 8"	7' - 0"	D1	HM	F	SC																	
1106B	3' - 8"	7' - 0"	D1	HM	F	SC																	
1106C	3' - 0"	7' - 0"	A	HM	NG	SCGL																	
1106D	3' - 0"	7' - 0"	A	HM	NG	SCRL																	
1107	3' - 0"	7' - 0"	D1	HM	F	SC																	
1108	3' - 0"	7' - 0"	D1	HM	F	SC																	
1108A	3' - 0"	7' - 0"	A	HM	NG	SCRL																	
1108B	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1112	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															
1113	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1114	3' - 0"	7' - 0"	K	HM	HD	SC	G-6			OF	-	-	-	BH	-	KP	W5	-	-	-	-		
1115	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1116	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															
1117	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															
1118	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1119	3' - 0"	7' - 0"	D1	HM	F	SC																	
1120	3' - 0"	7' - 0"	D1	HM	F	SC																	
1121	3' - 0"	7' - 0"	D1	HM	F	SC																	
1122	3' - 0"	7' - 0"	D1	HM	F	SC																	
1123	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															
1124	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															
1125A	3' - 8"	7' - 0"	D1	HM	F	SC																	
1125B	3' - 8"	7' - 0"	D1	HM	F	SC																	
1126	3' - 8"	7' - 0"	A	HM	F	SC																	
1127	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															
1128A	8' - 0"	7' - 0"	A	HM	F	SC		45M FB															
1128B	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															

OPENING SCHEDULE

Door #	Door Size Width	Door Size Height	Frame Elevation	Frame Material	Leaf Elevation	Leaf Material	Glazing	LSA Label	Lockset	Access Control	Power Supply	Operator	Hinge	Closer	Protection	Stops	Weatherproofing	Threshold	Miscellaneous	DOP	Details Head	Details Jamb	Additional Comments
1128	3' - 0"	7' - 0"		HM	F	HM																	
1130A	8' - 0"	7' - 0"	A	HM	F	SC																	
1130B	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															
1121A	2' - 8"	7' - 0"	D1	HM	NG	HM																	
1131B	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1201	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1201T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1202	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1202T	3' - 8"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1203	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1203T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1204	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1204T	3' - 8"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1205	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1205T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1206	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1206T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1207	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1207T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1208	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1208T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1209	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1209T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1210	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1210T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1211	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1211T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1212	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1212T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1213	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1213T	3' - 8"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1214	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1214T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1215	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1215T	3' - 8"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1216	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1216T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1217	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1217T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1218	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1218T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1219	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1219T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1220	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1220T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1221	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1221T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1222	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1222T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1223	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1223T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1224	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1224T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1225	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRI MA	-			Provide lockset on right-hand door leaf
1226	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRI MA	-			Provide lockset on right-hand door leaf
1227	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRI MA	-			Provide lockset on right-hand door leaf
1228	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRI MA	-			Provide lockset on right-hand door leaf
1229	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRI MA	-			Provide lockset on right-hand door leaf
1230	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRI MA	-			Provide lockset on right-hand door leaf
1231	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRI MA	-			Provide lockset on right-hand door leaf
1232	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRI MA	-			Provide lockset on right-hand door leaf
1233	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRI MA	-			Provide lockset on right-hand door leaf
1234	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRI MA	-			Provide lockset on right-hand door leaf
1235	3' - 0"	7' - 0"		HM	POCKET DOOR	SC																	
1237A	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1237B	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1238	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1238A	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1238B	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1240	3' - 0"	7' - 0"	D1	HM	F	SC																	
1241	3' - 0"	7' - 0"	D1	HM	F	SC																	
1242	3' - 0"	7' - 0"	D1	HM	F	SC		45M FB															
1243	3' - 0"	7' - 0"	D1	HM	F	SC																	
1244	3' - 0"	7' - 0"	D1	HM	F	SC		45M FB															
1245	3' - 0"	7' - 0"	D1	HM	F	SC		45M FB															
1246	3' - 0"	7' - 0"	D1	HM	F	SC																	
1247	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1248	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1249	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1250	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1250B	3' - 8"	7' - 0"			FG	SCRL	G-6																
1251	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1252A	3' - 0"	7' - 10"	CC	AL	FG	AL/GL	G-2A		PHR-SREL	CRD-IN A	PS	-	CH	CL-SA	-	WS-LR	STRKE	TH	-	DOP 3-1			
1253	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1254	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1255	3' - 0"	7' - 0"	D1	HM	FG	SC																	
1257	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1258	4' - 0"	7' - 0"	D1	HM	VL	HM																	
1259	3' - 0"	7' - 0"																					
1260	4' - 0"	7' - 0"	D1	HM	NG	SC																	
1261	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1264	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1265	4' - 0"	7' - 0"	D1	HM	NG	SC																	
1266	3' - 0"	7' - 0"																					
1267	4' - 0"	7' - 0"	D1	HM	VL	HM																	
1268	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1269	3' - 0"	7' - 0"	D1	HM	FG	SC																	
1271	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1272	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1273A	3' - 0"	7' - 10"	CC	AL	FG	AL/GL	G-2A		PHR-SREL	CRD-IN A	PS	-	CH	CL-SA	-	WS-LR	STRKE	TH	-	DOP 3-1			
1273B	3' - 8"	7' - 0"			FG	SCGL	G-6																
1273C	3' - 0"	7' - 0"	D1	HM	FG	SC	G-6																
1273D	3' - 0"	7' - 0"	D1	HM	FG	SC	G-6																
1273E	3' - 0"	7' - 0"	D1	HM	FG	SC	G-6																
1273F	3' - 0"	7' - 0"	D1	HM	FG	SC	G-6																
1301	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1301T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1302	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1302T	3' - 8"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Cased Opening - provide Soft Suicide Prevention Door per specifications.
1303	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	-	WS-LR	-	-	-	-		
1303T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-

OPENING SCHEDULE (Cont.)

Door #	Door Size Width	Door Size Height	Frame Elevation	Frame Material	Leaf Elevation	Leaf Material	Glazing	LSA Label	Lockset	Access Control	Power Supply	Operator	Hinges	Closer	Protection	Stops	Weatherproofing	Threshold	Miscellaneous	DOP	Details Head	Details Jamb	Additional Comments
1309	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1309T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1307	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1307T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1308	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1308T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1309	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1309T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1310	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1310T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1311	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1311T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1312	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1312T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1313	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1313T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1314	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1314T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1315	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1315T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1316	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1316T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1317	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1317T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1318	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1318T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1319	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1319T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1320	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1320T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1321	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1321T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1322	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1322T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1323	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1323T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1324	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1324T	3'-0"	7'-0"	A	HM	EXPD	EXPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1325	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1326	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1327	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1328	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1329	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1330	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1331T	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1332	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1333	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1334	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1335	3'-0"	7'-0"		HM	POCKET DOOR	SC																	
1337A	3'-0"	7'-0"	01	HM	ND	SC																	
1337B	3'-0"	7'-0"	01	HM	NG	SC																	
1338	3'-0"	7'-0"	01	HM	ND	SC																	
1338A	3'-0"	7'-0"	01	HM	NG	SC																	
1339B	3'-0"	7'-0"	01	HM	ND	SC																	
1340	3'-0"	7'-0"	01	HM	F	SC																	
1341	3'-0"	7'-0"	01	HM	F	SC																	
1342	3'-0"	7'-0"	01	HM	F	SC		45M FR															
1343	2'-0"	7'-0"	01	HM	F	SC																	
1344	3'-0"	7'-0"	01	HM	F	SC		45M FR															
1345	3'-0"	7'-0"	01	HM	F	SC		45M FR															
1346	3'-0"	7'-0"	01	HM	F	SC																	
1347	3'-0"	7'-0"	01	HM	NG	SC																	
1348	3'-0"	7'-0"	01	HM	ND	SC																	
1349	3'-0"	7'-0"	01	HM	ND	SC																	
1350	2'-0"	7'-0"	01	HM	NG	SC																	
1351	3'-0"	7'-0"	01	HM	ND	SC																	
1352A	3'-0"	7'-10"	CC	AL	FG	ALGL	G-2A		PH-R-SREL	CRD-NA	PS	-	CH	CL-GA	-	WG-LR	BTWE	TH	-	DOP 3-1			
1352B	3'-8"	7'-0"			FG	SCRL	G-6																
1353	3'-0"	7'-0"	01	HM	ND	SC																	
1354	3'-0"	7'-0"	01	HM	NG	SC																	
1356	3'-0"	7'-0"	01	HM	FG	SC																	
1357	3'-0"	7'-0"	01	HM	ND	SC																	
1358	4'-0"	7'-0"	01	HM	VL	HM																	
1359	3'-0"	7'-0"																					
1360	4'-0"	7'-0"	01	HM	NG	SC																	
1361	3'-8"	7'-0"	01	HM	ND	SC																	
1362	3'-8"	7'-0"			FG	SCRL	G-6																
1363	3'-8"	7'-0"			FG	SCRL	G-6																
1364	3'-0"	7'-0"	01	HM	ND	SC																	
1365	4'-12"	7'-0"	01	HM	NG	SC																	
1366	3'-0"	7'-0"																					
1367	4'-0"	7'-0"	01	HM	VL	HM																	
1368	3'-0"	7'-0"	01	HM	ND	SC																	
1369	2'-0"	7'-0"	01	HM	FG	SC																	
1371	3'-0"	7'-0"	01	HM	ND	SC																	
1372	3'-0"	7'-0"	01	HM	ND	SC																	
1373A	3'-0"	7'-10"	CC	AL	FG	ALGL	G-2A		PH-R-SREL	CRD-NA	PS	-	CH	CL-GA	-	WG-LR	BTWE	TH	-	DOP 3-1			
1373B	3'-8"	7'-0"			FG	SCRL	G-6																
1436	7'-8"	7'-0"	03	HM	ND	SC		20M SB															
1437	3'-8"	7'-0"	A	HM	NG	SCRL		20M SB															
1501A	3'-0"	7'-0"	A	HM	ND	SCRL																	
1501B	3'-0"	7'-0"	A	HM	NG	SCRL																	
1502A	3'-8"	7'-0"	01	HM	ND	SC																	
1502B	3'-0"	7'-0"	A	HM	ND	SCRL																	
1503	3'-0"	7'-0"	A	HM	NG	SCRL																	
1504	3'-0"	7'-0"	A	HM	ND	SCRL																	
1505A	6'-0"	7'-0"	A	HM	FG	SCRL		45M FR															
1505B	3'-0"	7'-0"	01	HM	F	SC		45M FR															
1506	2'-0"	7'-0"	01	HM	F	SC																	
1507	3'-0"	7'-0"	01	HM	F	SC																	
1508A	3'-8"	7'-0"	01	HM	ND	HM																	
1508B	3'-8"	7'-0"	01	HM	NG	HM																	
C-101	3'-8"	7'-0"	03	HM	ND	SC																	
C-102A	3'-8"	7'-0"	A	HM	NG	SCRL		20M SB															
C-103A	3'-8"	7'-0"	01	HM	FG	HM	G-2B																
C-103B	3'-8"	7'-0"	01	HM	FG	HM	G-2B																
C-104A	6'-0"	7'-0"	A	HM	ND	SCRL																	
C-104B	3'-8"	7'-0"	01	HM	NG	SC																	
C-104C	3'-8"	7'-0"	A	HM	F	SC																	
C-105A	3'-8"	7'-0"	01	HM	ND	HM	G-2B																
C-105B	3'-8"	7'-0"	01	HM	NG	HM	G-2B																
C-106A	3'-8"	7'-0"	01	HM	ND	SC																	
C-106B	2'-8"	7'-0"	01	HM	NG	SC																	
C-107A	4'-0"	7'-0"	01	HM	F	HM	G-2B																
C-107B	3'-8"	7'-0"	01	HM	NG	SC																	
C-108	4'-0"	7'-0"	01	HM	ND	SC																	
C-108A	4'-0"	7'-0"	01	HM	F	HM	G-2B																
C-109B	7'-8"	7'-0"	03	HM	NG	SC		20M SB															
C-110	7'-8"	7'-0"	03	HM	ND	SC		20M SB															
C-111	7'-8"	7'-0"	03	HM	NG	SC																	
C-112	7'-8"	7'-0"	03	HM	ND	SC		20M SB															
C-114	4'-0"	7'-0"	01	HM	NG	SC																	
C-115A	4'-0"	7'-0"	01	HM	F	HM	G-2B																
C-115B	7'-8"	7'-0"	03	HM	ND	SC		20M FR															

OPENING SCHEDULE (Cont.)

Door #	Door Size Width	Door Size Height	Frame Elevation	Frame Material	Leaf Elevation	Leaf Material	Glazing	LSA Label	Lockset	Access Control	Power Supply	Operator	Hinges	Closer	Protection	Stops	Weatherproofing	Threshold	Miscellaneous	DOP	Details Head	Details Jamb	Additional Comments
C-116A	2'-8"	7'-0"	01	HM	NG	SC																	
C-116B	2'-8"	7'-0"	01	HM	ND	SC																	
C-117A	2'-8"	7'-0"	01	HM	NG	HM	G-2B																
C-117B	2'-8"	7'-0"	01	HM	NG	HM	G-2B																
C-118A	4'-0"	7'-0"	A	HM	F	SC																	
C-118B	2'-8"	7'-0"	01	HM	NG	SC																	
C-122	3'-8"	7'-0"	A	HM	ND	SCRL		20M SB															
C-123	2'-8"	7'-0"	01	HM	NG	SC																	
EXT-1	4'-0"	7'-0"	B	HM	F	HM			PH-R-CR	CRD	PS	-	CH	CL-SAx2	KP	OS-CO	-	-	-	DOP 7-1			Mount closer on push side of door
EXT-2	4'-0"	7'-0"	B	HM	F	HM			PH-R-CR	CRD	PS	-	CH	CL-SAx2	KP	OS-CO	-	-	-	DOP 7-1			Mount closer on push side of door
EXT-3	4'-0"	7'-0"	B	HM	F	HM			PH-R-CR	CRD	PS	-	CH	CL-SAx2	KP	OS-CO	-	-	-	DOP 7-1			Mount closer on push side of door
EXT-4	4'-0"	7'-0"	B	HM	F	HM			PH-R-CR	CRD	PS	-	CH	CL-SAx2	KP	OS-CO	-	-	-	DOP 7-1			Mount closer on push side of door

STENGEL HILL ARCHITECTURE
615 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1878
502.893.1878 fax

Civil Engineering
CRUNK ENGINEERING
Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

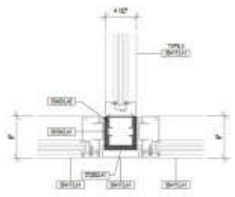
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

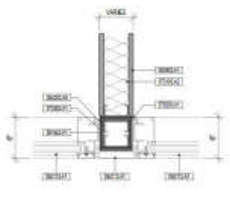
OPENING SCHEDULE
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A10.2

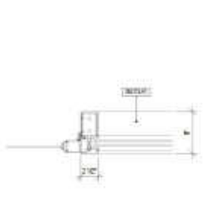


35 DETAIL



34 DETAIL

33 DETAIL



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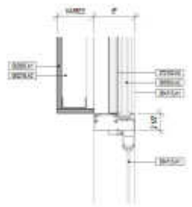

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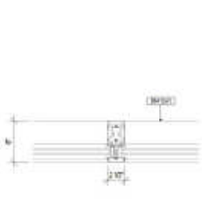

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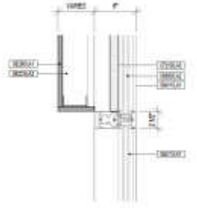

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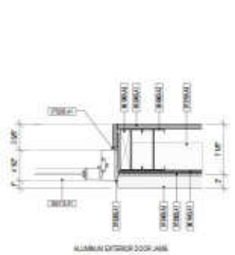

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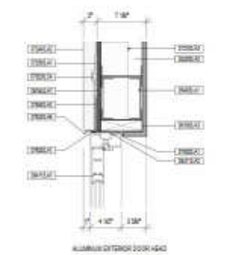

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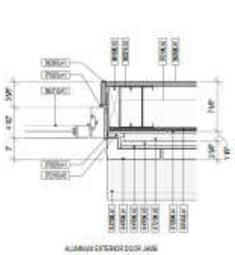

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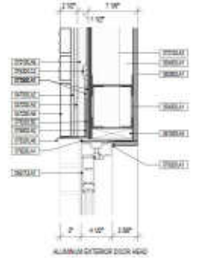
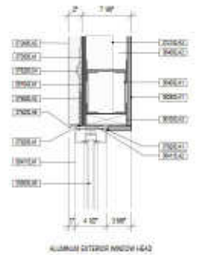


25 DETAIL

24 DETAIL



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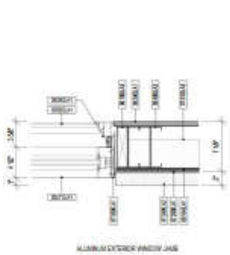

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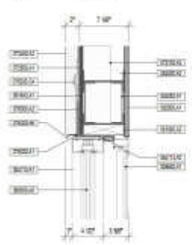

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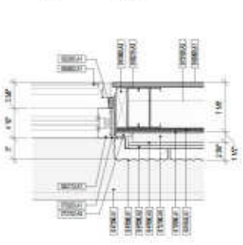

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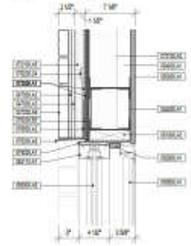

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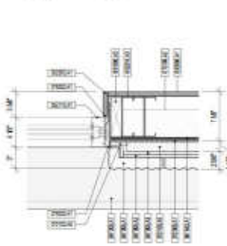

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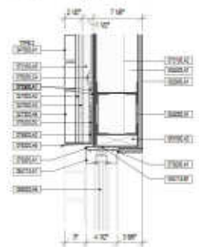

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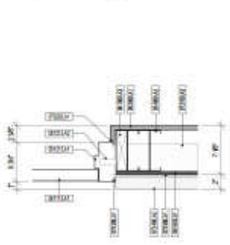

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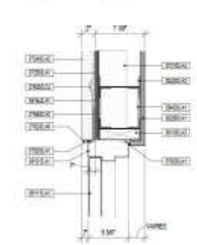

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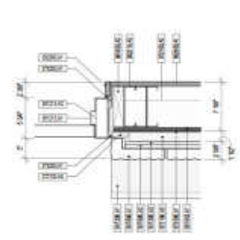

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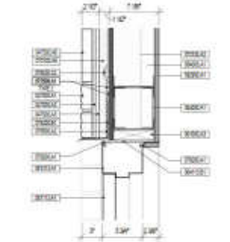
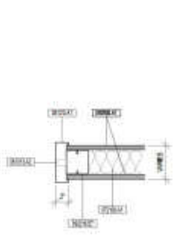


13 DETAIL



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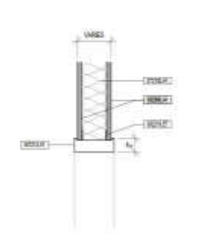

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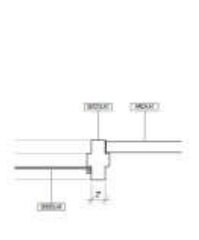

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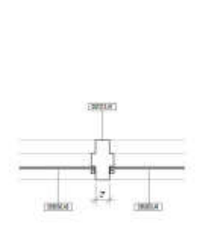

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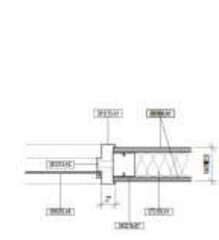

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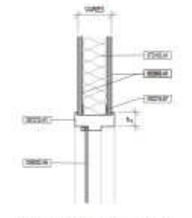

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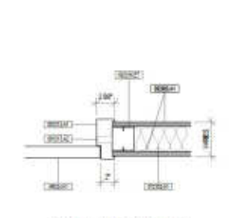

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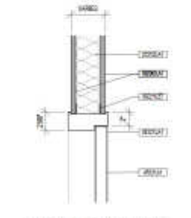

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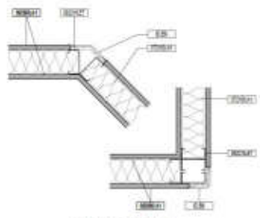
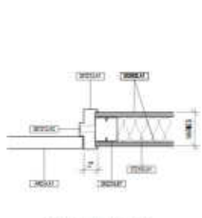
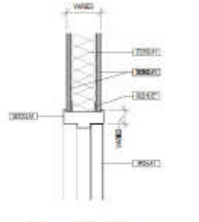


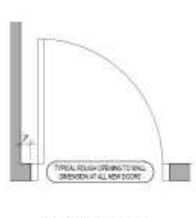
04 DETAIL



03 DETAIL



02 DETAIL



01 DETAIL

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED OWNER FURNISHED, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
3. SEALANT TYPICAL AT ALL JOINTS OF ALL ASSEMBLIES.
4. ANY STOREFRONT SYSTEM WIDER THAN 8'-0" TO RECEIVE DEFLECTION TRACK AT HEAD.

DOOR SHEDULE LEGEND

DOOR/FRAME FINISHES

ABBREVIATION	DESCRIPTION	SPEC SECTION
HM	HOLLOW METAL	08110
AL	ALUMINUM	08700
SC	SOLID CORE	08210
GL	GLASS	08800
LC	LOUVERED	10880

SCHEDULE/DETAIL KEYNOTES

STENGEL HILL ARCHITECTURE
615 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1878
502.893.1878 fax

Civil Engineering
CRUNK ENGINEERING
Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

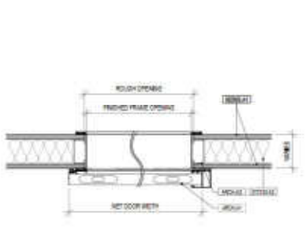
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

DETAILS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

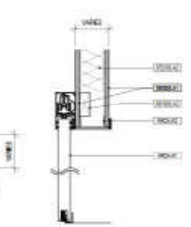
07 Sept 2023
AHC2246

A10.4



BARN DOOR JAMB

21 DETAIL

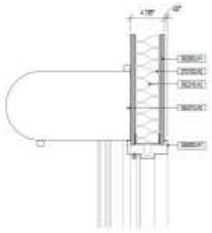


BARN DOOR HEAD

20 DETAIL

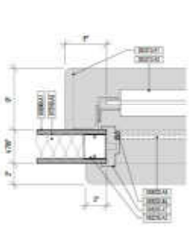
SHUTTER DOOR SILL

19 DETAIL



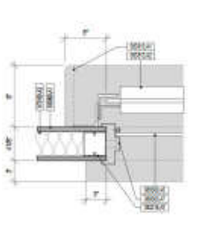
SHUTTER DOOR HEAD

18 DETAIL



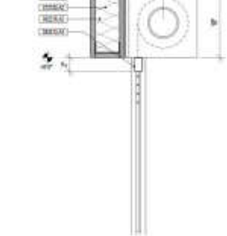
SHUTTER DOOR JAMB

17 DETAIL



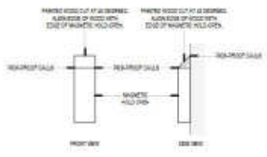
SHUTTER DOOR JAMB

16 DETAIL



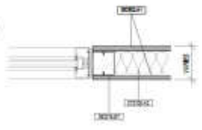
SHUTTER DOOR HEAD

15 DETAIL



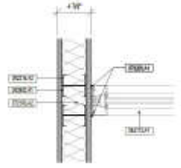
MAGNETIC HOLD OPEN BLOCKING DETAIL

14 DETAIL



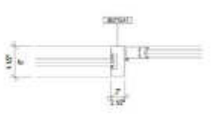
ALUMINUM INTERIOR WINDOW JAMB

13 DETAIL



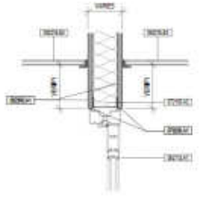
ALUMINUM INTERIOR WINDOW JAMB

12 DETAIL



ALUMINUM INTERIOR WINDOW/DOOR INTERMEDIATE MULLION

11 DETAIL

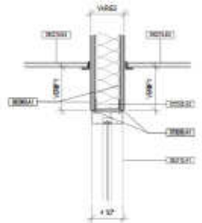


ALUMINUM INTERIOR DOOR HEAD

10 DETAIL

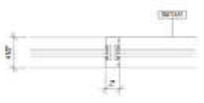
ALUMINUM INTERIOR WINDOW CORNER MULLION

09 DETAIL



ALUMINUM INTERIOR WINDOW HEAD

08 DETAIL

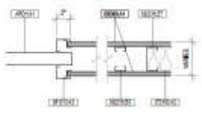


ALUMINUM INTERIOR INTERMEDIATE MULLION

07 DETAIL

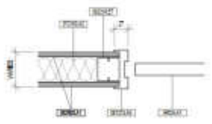
ALUMINUM INTERIOR WINDOW INTERMEDIATE MULLION

06 DETAIL



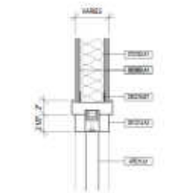
HOLLOW METAL INTERIOR POCKET DOOR JAMB

05 DETAIL



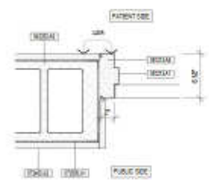
HOLLOW METAL INTERIOR POCKET DOOR JAMB

04 DETAIL



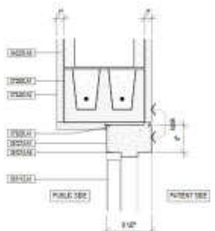
HOLLOW METAL INTERIOR POCKET DOOR HEAD

03 DETAIL



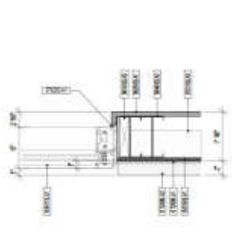
HOLLOW METAL EXTERIOR DOOR JAMB (AT FENCE)

02 DETAIL



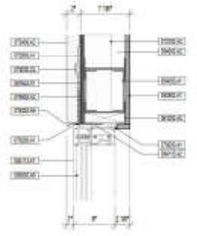
HOLLOW METAL EXTERIOR DOOR HEAD (AT FENCE)

01 DETAIL



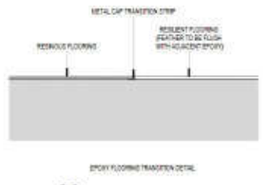
ALUMINUM EXTERIOR WINDOW JAMB

24 DETAIL



ALUMINUM EXTERIOR WINDOW HEAD

23 DETAIL



EPOXY FLOORING TRANSITION DETAIL

22 DETAIL

SHUTTER DOOR HEAD

15 DETAIL

GENERAL NOTES

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2. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
3. SEALANT TYPICAL AT ALL JOINTS OF ALL ASSEMBLIES.
4. ANY STOREFRONT SYSTEM HIGHER THAN 8'-6" TO RECEIVE DEFLECTION TRACK AT HEAD.

DOOR SHEDULE LEGEND

DOOR/FRAME FINISHES		
ABBREVIATION	DESCRIPTION	SPEC SECTION
HM	HOLLOW METAL	08 11 13
AL	ALUMINUM	08 36 13
SC	SOLID CORE	08 14 16
GL	GLASS	08 80 00
LL	LOUVER	10 56 00

SCHEDULE/DETAIL KEYNOTES

042000.AA	NOMINAL 12" x 8" x 16" CONCRETE MASONRY UNIT (REFER TO STRUCTURAL DRAWINGS)
054000.A1	BOARD HEADER
054000.A2	6" METAL STUDS
061000.A2	WOOD BLOCKING
061600.A3	TREATED WOOD BLOCKING
061638.A1	1/2" CONTINUOUS EXTERIOR SHEATHING BOARD
064100.A5	SOLID SURFACE COUNTERTOP WITH 1/8" RADIUSED EDGES (REFER TO INTERIOR DESIGN DRAWINGS)
072100.A1	MINERAL WOOL ACOUSTIC INSULATION (TYPE 2)
072100.A2	MINERAL WOOL ACOUSTIC INSULATION (TYPE 3)
072100.A3	SPRAY-APPLIED CLOSED-CELL POLYURETHANE FOAM INSULATION (TYPE 5)
072400.A2	EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (CJ) AND REVEALS (RV) AS INDICATED ON EXTERIOR ELEVATIONS.
072600.A1	FLUID APPLIED VAPOR PERMEANT MEMBRANE
074200.A1	24 GA. STAINLESS STEEL FLASHING
078200.CA	TERMINATION BAR
079500.AC	CONTINUOUS FLEXIBLE FLASHING ADHERED TO STAINLESS STEEL FLASHING. HOLD TOE BOOB BACK 1/2" FROM FACE OF BRICK
079500.A1	SEALANT AND BACKER ROD
081113.A1	HOLLOW METAL DOOR (REFER TO OPENING SCHEDULE)
081213.A1	STANDARD STEEL FRAME. (REFER TO OPENING SCHEDULE)
081213.A3	POCKET DOOR STEEL FRAME ASSEMBLY
081213.A5	STANDARD STEEL FRAME, SINGLE EGRESS. (REFER TO OPENING SCHEDULE)
083310.A1	ROLLING COUNTER DOOR SYSTEM. REFER TO SPECIFICATIONS FOR ROLLING COUNTER DOOR SCHEDULE.
083313.A2	PROVIDE TYPE COF – MANUAL PUSH-UP COUNTER DOOR, WITH 14" DEEP SILL AND TRIM AS MANUFACTURED BY THE COOKSON COMPANY (PHOENIX, AZ), OR ARCHITECT APPROVED EQUAL. PROVIDE CURTAIN WITH INTERCONNECTED NO. 10 SLATS AND CONCEALED SLIDING BOLT DEADLOCK IN BOTTOM BAR OPERATED BY A THUMBTURN. FINISH TO BE #4 SATINSTEEL.
083315.A5	PROVIDE ESCHG, FACE-MOUNTED – MOTORIZED COUNTER DOOR WITH KEYSWITCH OPERATION AS MANUFACTURED BY THE COOKSON COMPANY (PHOENIX, AZ), OR ARCHITECT APPROVED EQUAL. PROVIDE CURTAIN WITH INTERCONNECTED NO. 10 SLATS AND CONCEALED SLIDING BOLT DEADLOCK IN BOTTOM BAR OPERATED BY A THUMBTURN. FINISH TO BE #4 SATINSTEEL.
084113.A1		
084113.A2	20 GA. STAINLESS STEEL FLASHING SCREWED TO METAL STUD HEADER (BD) IN SEALANT; LAP AND SEAL OVER JAMB FLASHING 1/2" MINIMUM
088000.A5	GLAZING. REFER TO PARTIAL FLOOR PLAN/OPENING SCHEDULE FOR GLAZING TYPES
088000.A6	GLAZING AS SCHEDULED
088000.A7	IMPACT RESISTANT GLAZING (SET) WITHIN TRIM/FRAME AND SECURED WITH TAMPER RESISTANT FASTENERS
088000.B4	4" VOICE HOLE (CENTERED LEFT TO RIGHT AND LOCATED 64" A.F.F.)
092216.A2	3 5/8" METAL STUDS AT 1'-4" O.C. MAXIMUM
092216.B2	SPLIT METAL STUDS TO ACCOMMODATE POCKET DOOR ASSEMBLY
092216.B3	CEILING AS SCHEDULED. (REFER TO REFLECTED CEILING PLAN)
092216.B7	METAL STUDS. (REFER TO PARTITION TYPES, PLANS, AND SPECIFICATIONS)
092900.A1	
ARCH.A1	DOOR (REFER TO OPENING SCHEDULE)
ARCH.A2	FILL VOIDS WITH 4 PCF MINERAL WOOL

STENGEL HILL ARCHITECTURE

615 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1978
502.893.1979 fax

Civil Engineering
CRUNK ENGINEERING

Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.

Mechanical/Electrical Engineering
CMTA

Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

DETAILS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A10.5

EQUIPMENT SCHEDULE

EQUIP. #	ITEM DESCRIPTION	MANUFACTURER	MODEL #	RESPONSIBILITY	NOTES
14	REMOTE CONDENSING UNIT	BALLY	CUSTOM		
15	REMOTE CONDENSING UNIT SUPPORT PAD	-	-		
17	REMOTE CONDENSING UNIT	BALLY	CUSTOM		
EQ-16	4'-0" Whiteboard	Unknown	Unknown		
EQ-01D	6'-0" Whiteboard	Unknown	Unknown		
EQ-01E	8'-0" Whiteboard	Unknown	Unknown		
EQ-02	Shredder Box		4P00P8	VFVI	
EQ-04	Coffee Maker			VFVI	
EQ-08	Defibrillator			OFOI	
EQ-07A	Flat Screen TV				
EQ-07D	TV Mount	Unknown	Unknown		
EQ-07E	Flat Screen Television Bracket	Crimson	T-SE	CFCI	
EQ-07F	TV Enclosure	Unknown	Unknown		
EQ-09	Microwave				
EQ-09A	UCR	Summit	SP-SAL 750	CFCI	
EQ-09B	Refrigerator w/ Icemaker	Unknown	Unknown		
EQ-09D					
EQ-10A	DVD Player	Unknown	Unknown		
EQ-11A	Mirror, Half Dome	Duravision	CD18		
EQ-11B	Mirror	Duravision	HD18	CFCI	
EQ-14B	Wire Rack Shelving			VFVI	By Storage Systems
EQ-14C	Wire Rack Shelving			VFVI	By Storage Systems
EQ-15A	Washer/ Dryer				
EQ-15B	Dryer	UniMac	UDE80FWF1702	CFCI	
EQ-15C	Washer	UniMac	UWMR23P	CFCI	
EQ-16	Work Bench			VFVI	By Storage Systems
EQ-17A	Soiled Cart	Unknown	Unknown		
EQ-17B	Crash Cart			VFVI	By Storage Systems
EQ-17C	Soiled Cart	Unknown	Unknown		
EQ-17D	Mobile Chart Rack			CFCI	
EQ-17E	Soiled Linen Cart	Unknown	Unknown		
EQ-18	Diagnostic Set	Unknown	Unknown		
EQ-20	Scale	Unknown	Unknown		
EQ-21	Exam Table	Unknown	Unknown		
EQ-22	High Density File System			VFVI	
EQ-23	Safe	Sentry Safe	TS-331	CFCI	
EQ-27	Trash Can	Tough Guy	4PGR8	CFCI	
EQ-33A	Medicine Dispensing Unit	Unknown	Unknown		
EQ-33B	Medicine Dispensing Unit (Countertop)	Omnicell	XT Series	VFVI	
EQ-34	Overbed Table			OFOI	
EQ-39	Ice/Water Dispenser	Unknown	Unknown		
EQ-38	Vending Machine			VFVI	
EQ-40	Centrifuge			OFCI	
EQ-47	ECT Unit with Cart			OFOI	
EQ-49	Biohazard Trash	Unknown	Unknown		
EQ-50	Biohazard Trash			VFVI	
EQ-51	Stretcher			OFCI	
EQ-52	Fold-Down Charting Station			CFOI	
EQ-53	Blanket Warmer			OFOI	
EQ-54	Coat Rack				
EQ-59	Viking Wall Phone	-	-	OFOI	-
EQ-60	FACP				
EQ-61	Magnetic Detector	Metrasens	Prosceen 200	CFCI	
EQ-62	Scale	Metrasens	Prosceen 200	CFCI	
EQ-X	Cubicle Curtain Track				
F1	Curtain track				
FN-01A	Platform Bed	Stockhouse	C110400-0000-00 30140	VFVI	
FN-01B	Seclution Bed	Unknown	Unknown		
FN-02A	Nightstand	Stockhouse	C210415-T03000-0 3001A0	VFVI	
IT-01	Printer				
IT-02	Timeclock, POE			OFOI	
IT-03	Multi-function Unit				
IT-4	PC				
IT-04	Monitor/PC			OFOI	
IT-07	Fax	Unknown	Unknown		
IT-08	Multifunction Unit			OFOI	
IT-10	Digital Bed Board	LG	86UU340C	CFCI	Provide 98" model at Admissions Workroom 1218
Specification	Sheet Wall Protection				

EQUIPMENT SCHEDULE - BY ROOM

Room #	Item #	Item Description	Quantity
	14		1
	15		2
	17		1
1001	EQ-60		1
1002	EQ-07A	Flat Screen Television	1
1002	EQ-07E	Television Bracket	1
1003	EQ-07A		1
1003	EQ-07D		1
1003	EQ-07F		1
1005	EQ-51	Stretcher	1
1006	IT-02	Timeclock, POE	1
1007	EQ-51	Stretcher	1
1013	EQ-14B	Shelving, Rack, Patient Effects Storage	6
1013	EQ-23	Safe	1
1016	EQ-07A		1
1016	EQ-07D		1
1016	EQ-07F		1
1016	EQ-09A	Refrigerator, Undercounter	1
1020	EQ-02	Shredder Box	1
1020	EQ-07E	Television Bracket	1
1020	IT-03	Multifunction Unit	1
1020	IT-10	Digital Bed Board	1
1022	EQ-38	Vending Machine	1
1028	IT-03	Multifunction Unit	1
1026	EQ-22	High Density File System	1
1032	EQ-02	Shredder Box	1
1032	IT-08	Multifunction Unit	1
1038	EQ-01D	6'-0" Whiteboard	1
1038	EQ-07A	Flat Screen Television	1
1038	EQ-07E	Television Bracket	1
1039	IT-03	Multifunction Unit	1
1040	IT-03	Multifunction Unit	1

EQUIPMENT SCHEDULE - BY ROOM CONT.

Room #	Item #	Item Description	Quantity
1051	EQ-09A	Refrigerator, Undercounter	1
1053	IT-03	Multifunction Unit	1
1054	EQ-09A	Refrigerator, Undercounter	1
1054	EQ-40	Centrifuge	1
1056	EQ-07A	Flat Screen Television	1
1056	EQ-07E	Television Bracket	1
1060	EQ-16	4'-0" Whiteboard	1
1060	EQ-04	Coffee Maker	1
1060	EQ-09	Microwave	1
1060	EQ-09B		1
1060	EQ-16	4'-0" Whiteboard	1
1060	EQ-04	Coffee Maker	1
1060	EQ-07A	Flat Screen Television	1
1060	EQ-07E	Television Bracket	1
1060	EQ-09	Microwave	1
1060	EQ-09B		1
1066	EQ-07A	Flat Screen Television	2
1066	EQ-07E	Television Bracket	2
1071	EQ-16	4'-0" Whiteboard	1
1073	EQ-01E	8'-0" Whiteboard	1
1073	EQ-07A		1
1073	EQ-07D		1
1073	EQ-07F		1
1074	EQ-01E	8'-0" Whiteboard	1
1074	EQ-07A		1
1074	EQ-07D		1
1074	EQ-07F		1
1076	EQ-07A	Flat Screen Television	1
1076	EQ-07E	Television Bracket	1
1076	EQ-07A	Flat Screen Television	1
1076	EQ-07E	Television Bracket	1
1077	EQ-03	Shredder Box	1
1077	IT-03	Multifunction Unit	1
1087	EQ-09A	Refrigerator, Undercounter	1
1084	EQ-09A	Refrigerator, Undercounter	1
1087	EQ-07A	Flat Screen Television	2
1087	EQ-07E	Television Bracket	2
1089	IT-03	Multifunction Unit	1
1091	EQ-16	4'-0" Whiteboard	1
1092	EQ-01E	8'-0" Whiteboard	1
1092	EQ-07A		1
1092	EQ-07D		1
1092	EQ-07F		1
1093	EQ-01E	8'-0" Whiteboard	1
1093	EQ-07A		1
1093	EQ-07D		1
1093	EQ-07F		1
1095	EQ-08	Defibrillator, Crash Cart Mount	1
1095	EQ-17B	Crash Cart	1
1095	EQ-33B	Medicine Dispensing Unit (Countertop)	1
1095	EQ-34	Overbed Table	3
1095	EQ-47	ECT Equipment with Cart	1
1095	EQ-50	Biohazard Trash	1
1095	EQ-51	Stretcher	2
1095	EQ-52	Fold-Down Charting Station	2
1095	EQ-53	Blanket Warmer (Countertop)	1
1096	EQ-01	Stretcher	5
1098	EQ-09A	Refrigerator, Undercounter	1
1101	IT-08	Multifunction Unit	1
1102	EQ-07A	Flat Screen Television	1
1102	EQ-07E	Television Bracket	1
1103	EQ-07A		1
1103	EQ-07D		1
1103	EQ-07F		1
1104	EQ-07A		1
1104	EQ-07D		1
1104	EQ-07F		1
1113	EQ-01D	6'-0" Whiteboard	1
1113	EQ-04	Coffee Maker	1
1113	EQ-09	Microwave	1
1113	EQ-09B		1
1113	EQ-54	Coat Rack	1
1123	EQ-14C	Shelving, Rack, General Stores	2
1123	EQ-15B	Dryer	1
1123	EQ-15C	Washer	1
1126	EQ-60		1
1127	EQ-14C	Shelving, Rack, General Stores	12
1128	EQ-14B	Shelving, Rack, Maintenance	6
1128	EQ-16	Workbench	1
1201	FN-01A	Bed, Platform	2
1201	FN-02A	Nightstand, Patient	2
1202	FN-01A	Bed, Platform	2
1202	FN-02A	Nightstand, Patient	2
1203	FN-01A	Bed, Platform	2
1203	FN-02A	Nightstand, Patient	2
1204	FN-01A	Bed, Platform	2
1204	FN-02A	Nightstand, Patient	2
1205	FN-01A	Bed, Platform	2
1205	FN-02A	Nightstand, Patient	2
1206	FN-01A	Bed, Platform	2
1206	FN-02A	Nightstand, Patient	2
1207	FN-01A	Bed, Platform	2
1207	FN-02A	Nightstand, Patient	2
1208	FN-01A	Bed, Platform	2
1208	FN-02A	Nightstand, Patient	2
1209	FN-01A	Bed, Platform	2
1209	FN-02A	Nightstand, Patient	2
1210	FN-01A	Bed, Platform	2
1210	FN-02A	Nightstand, Patient	2
1211	FN-01A	Bed, Platform	2
1211	FN-02A	Nightstand, Patient	2
1212	FN-01A	Bed, Platform	2
1212	FN-02A	Nightstand, Patient	2
1213	FN-01A	Bed, Platform	2
1213	FN-02A	Nightstand, Patient	2
1214	FN-01A	Bed, Platform	2
1214	FN-02A	Nightstand, Patient	2
1215	FN-01A	Bed, Platform	2

EQUIPMENT SCHEDULE - BY ROOM CONT.

Room #	Item #	Item Description	Quantity
1216	FN-02A	Nightstand, Patient	2
1216	FN-01A	Bed, Platform	2
1216	FN-02A	Nightstand, Patient	2
1217	FN-01A	Bed, Platform	2
1217	FN-02A	Nightstand, Patient	2
1218	FN-01A	Bed, Platform	2
1218	FN-02A	Nightstand, Patient	2
1219	FN-01A	Bed, Platform	2
1219	FN-02A	Nightstand, Patient	2
1220	FN-01A	Bed, Platform	2
1220	FN-02A	Nightstand, Patient	2
1221	FN-01A	Bed, Platform	2
1221	FN-02A	Nightstand, Patient	2
1222	FN-01A	Bed, Platform	2
1222	FN-02A	Nightstand, Patient	2
1223	FN-01A	Bed, Platform	2
1223	FN-02A	Nightstand, Patient	2
1224	FN-01A	Bed, Platform	2
1224	FN-02A	Nightstand, Patient	2
1236	EQ-17D	Mobile Chart Rack	1
1238	IT-01		1
1238	EQ-17D	Mobile Chart Rack	1
1238	IT-01		1
1237	EQ-08		1
1237	EQ-09B		1
1237	EQ-36		1
1237	IT-02	Timeclock, POE	1
1237	IT-03		1
1238	EQ-16	4'-0" Whiteboard	1
1238	EQ-06D		1
1238	EQ-33A		2
1239	IT-04	Security Monitor/PC	2
1239	EQ-16	4'-0" Whiteboard	1
1239	IT-03		1
1241	EQ-17E		1
1242	EQ-17C		2
1242	EQ-49		1
1244	EQ-17A		2
1246	EQ-06D		1
1246	EQ-19		1
1246	EQ-20		1
1246	EQ-21		1
1246	IT-4		1
1246	IT-07		1
1247	EQ-01E	8'-0" Whiteboard	1
1247	EQ-04	Coffee Maker	1
1247	EQ-08		1
1247	EQ-09B		1
1247	EQ-54	Coat Rack	1
1248	EQ-01E	8'-0" Whiteboard	1
1248	EQ-07A		1
1248	EQ-07D		1
1248	EQ-07F		1
1291	IT-03		1
1252	EQ-07A		1
1252	EQ-07D		1
1252	EQ-07F		1
1252	EQ-10A		1
1253	EQ-07A		1
1253	EQ-07D		1
1253	EQ-07F		1
1297	EQ-19A		2
1258	EQ-11A		1
1258	FN-01B		1
1259	F1	Curtain Track	1
1261	EQ-01E	8'-0" Whiteboard	1
1261	EQ-07A		1
1261	EQ-07D		1
1261	EQ-07F		1
1262	EQ-59	Secure Phone (Shut-off at NS)	2
1263	EQ-59	Secure Phone (Shut-off at NS)	2
1264	EQ-01E	8'-0" Whiteboard	1
1264	EQ-07A		1
1264	EQ-07D		1
1264	EQ-07F		1
1266	F1	Curtain Track	1
1267	EQ-11A		1
1267	FN-01B		1
1268	EQ-19A		2
1272	EQ-07A		1
1272	EQ-07D		1
1272	EQ-07F		1
1273	EQ-07A		1
1273	EQ-07D		1
1273	EQ-07F		1
1273	EQ-10A		1
1273	EQ-27	Trash Can, Undercounter	1
1301	FN-01A	Bed, Platform	2
1301	FN-02A	Nightstand, Patient	2
1302	FN-01A	Bed, Platform	2
1302	FN-02A	Nightstand, Patient	2
1303	FN-01A	Bed, Platform	2
1303	FN-02A	Nightstand, Patient	2
1304	FN-01A	Bed, Platform	2
1304	FN-02A	Nightstand, Patient	2
1305	FN-01A	Bed, Platform	2
1305	FN-02A	Nightstand, Patient	2
1306	FN-01A	Bed, Platform	2
1306	FN-02A	Nightstand, Patient	2
1307	FN-01A	Bed, Platform	2
1307	FN-02A	Nightstand, Patient	2
1308	FN-01A	Bed, Platform	2
1308	FN-02A	Nightstand, Patient	2
1309	FN-01A	Bed, Platform	2
1309	FN-02A	Nightstand, Patient	2
1310	FN-01A	Bed, Platform	2
1310	FN-02A	Nightstand, Patient	2
1311	FN-01A	Bed, Platform	2

EQUIPMENT SCHEDULE - BY ROOM CONT.

Room #	Item #	Item Description	Quantity
1311	FN-02A	Nightstand, Patient	2
1312	FN-01A	Bed, Platform	2
1312	FN-02A	Nightstand, Patient	2
1313	FN-01A	Bed, Platform	2
1313	FN-02A	Nightstand, Patient	2
1314	FN-01A	Bed, Platform	2
1314	FN-02A	Nightstand, Patient	2
1315	FN-01A	Bed, Platform	2
1315	FN-02A	Nightstand, Patient	2
1316	FN-01A	Bed, Platform	2
1316	FN-02A	Nightstand, Patient	2
1317	FN-01A	Bed, Platform	2
1317	FN-02A	Nightstand, Patient	2
1318	FN-01A	Bed, Platform	2
1318	FN-02A	Nightstand, Patient	2
1319	FN-01A	Bed, Platform	2
1319	FN-02A	Nightstand, Patient	2
1320	FN-01A	Bed, Platform	2
1320	FN-02A	Nightstand, Patient	2
1321	FN-01A	Bed, Platform	2
1321	FN-02A	Nightstand, Patient	2
1322	FN-01A	Bed, Platform	2
1322	FN-02A	Nightstand, Patient	2
1323	FN-01A	Bed, Platform	2
1323	FN-02A	Nightstand, Patient	2
1324	FN-01A	Bed, Platform	2
1324	FN-02A	Nightstand, Patient	2
1335	EQ-17D	Mobile Chart Rack	1
1335	IT-01		1
1336	EQ-17D	Mobile Chart Rack	1
1336	IT-01		1
1337	EQ-08		1
1337	EQ-09B		1
1337	EQ-36		1
1337	IT-02	Timeclock, POE	1
1337	IT-03		1
1336	EQ-16	4'-0" Whiteboard	1
1336	EQ-06D		1
1336	EQ-33A		2
1338	IT-04	Security Monitor/PC	2
1339	EQ-16	4'-0" Whiteboard	1
1339	IT-03		1
1341	EQ-17E		1
1342	EQ-17C		2
1342	EQ-49		1
1344	EQ-17A		2
1346	EQ-06D		1
1346	EQ-19		1
1346	EQ-20		1
1346	EQ-21		1
1346	IT-4		1
1346	IT-07		1
1347	EQ-01E	8'-0" Whiteboard	1
1347	EQ-04	Coffee Maker	1
1347	EQ-08		1
1347	EQ-09B		1
1347	EQ-54	Coat Rack	1
1348	EQ-01E	8'-0" Whiteboard	1
1348	EQ-07A		1
1348	EQ-07D		1
1348	EQ-07F		1
1352	EQ-07A		1
1352	EQ-07D		1
1352	EQ-07F		1
1352	EQ-10A		1
1353	EQ-07A		1
1353	EQ-07D		1
1353	EQ-07F		1
1357	EQ-19A		2
1358	EQ-11A		1
1358	FN-21B		1
1359	F1	Curtain Track	1
1361	EQ-01E	8'-0" Whiteboard	1
1361	EQ-07A		1
1361	EQ-07D		1
1361	EQ-07F		1
1363	EQ-59	Secure Phone (Shut-off at NS)	3
1365	EQ-59	Secure Phone (Shut-off at NS)	2
1364	EQ-01E	8'-0" Whiteboard	1
1364	EQ-07A		1
1364	EQ-07D		1
1364	EQ-07F		1
1366	F1	Curtain Track	1
1367	EQ-11A		1
1367	FN-21B		1
1369	EQ-15A		2
1372	EQ-07A		1
1372	EQ-07D		1
1372	EQ-07F		1
1373	EQ-07A		1
1373	EQ-07D		1
1373	EQ-07F		1
1373	EQ-10A		1
1375	EQ-27	Trash Can, Undercounter	1
1801	EQ-01E	8'-0" Whiteboard	2
1801	IT-08	Multifunction Unit	1
C-101	EQ-61	Magnetic Detector	1
C-101	EQ-62	Magnetic Detector Base	1
C-102	EQ-11E	Mirror, Half-Dome	1
C-103	EQ-11E	Mirror, Half-Dome	1
C-127	EQ-11E	Mirror, Half-Dome	1

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED CASE, STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
3. SEALANT TYPICAL AT ALL JOINTS OF ALL ASSEMBLIES.
4. ANY STOREFRONT SYSTEM WIDER THAN 6'-0" TO RECEIVE DEFLECTION TRACK AT HEAD.

SCHEDULE/DETAIL KEYNOTES

STENGEL HILL ARCHITECTURE
615 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1978
502.893.1979 fax

Civil Engineering
CRUNK ENGINEERING
Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

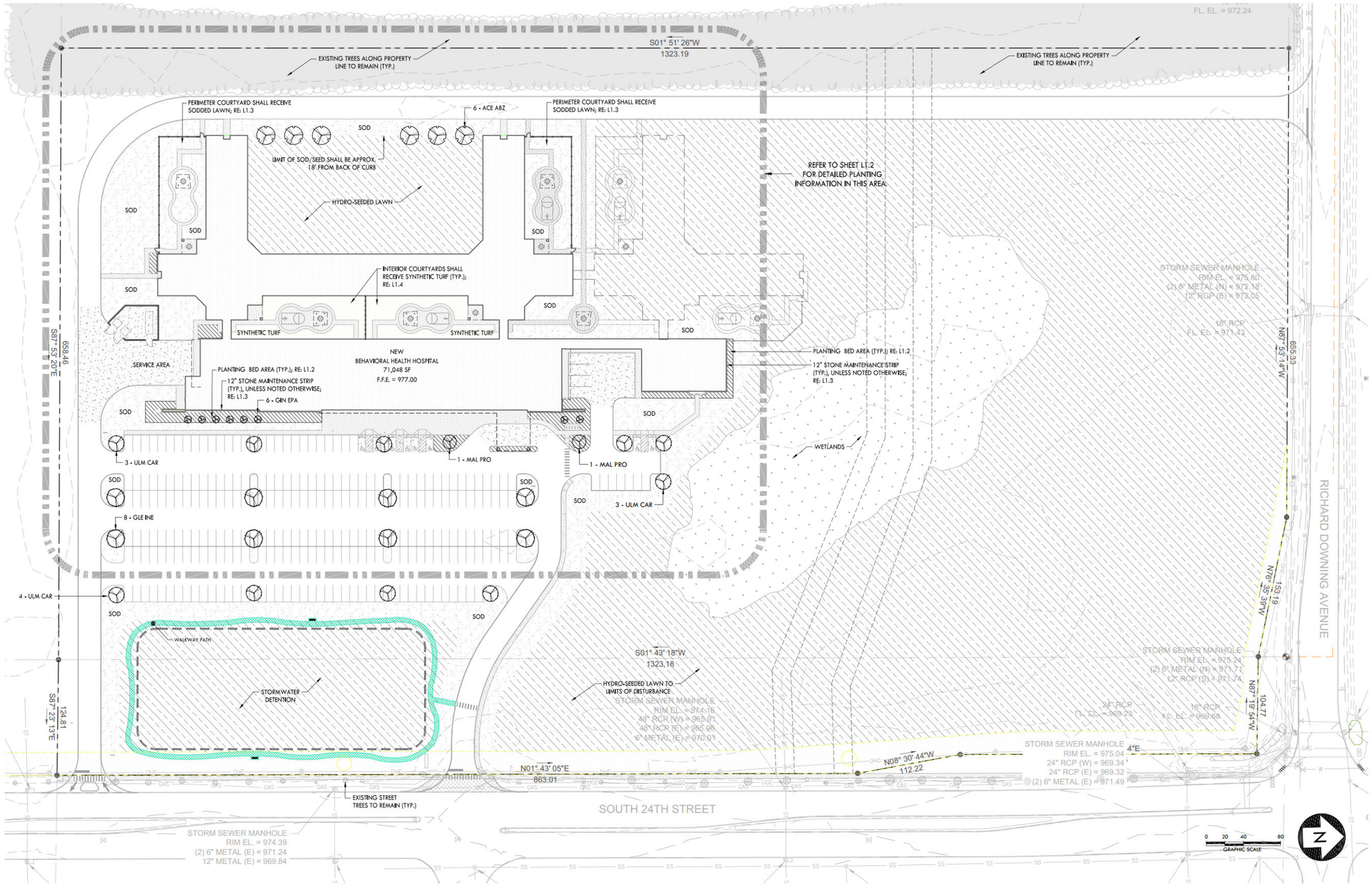
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

EQUIPMENT SCHEDULE
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A10.6



PROPOSED LANDSCAPE LEGEND

- PROPERTY LINE
- PLANTING BED
- SOD
- HYDROSEED

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
ACE ABZ	6	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B
GIN EPA	6	Ginkgo biloba 'Blagon' / Goldspire Maidenhair Tree	3" Cal.	B&B
GLE INE	8	Gleditsia triacanthos inermis 'Skycole' / Skyline® Honey Locust	3" Cal.	B&B
MAL PRO	4	Malus x 'Profusion' / Profusion Crabapple	3" Cal.	B&B
ULM CAR	9	Ulmus x 'Frontier' / Frontier Elm	3" Cal.	B&B

STENGEL ARCHITECTURE
613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax
Civil Engineering
CRUNK ENGINEERING
Structural Engineering
SKYHOOK STRUCTURAL ENGINEERING, P.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

50% CD SET - NOT FOR CONSTRUCTION

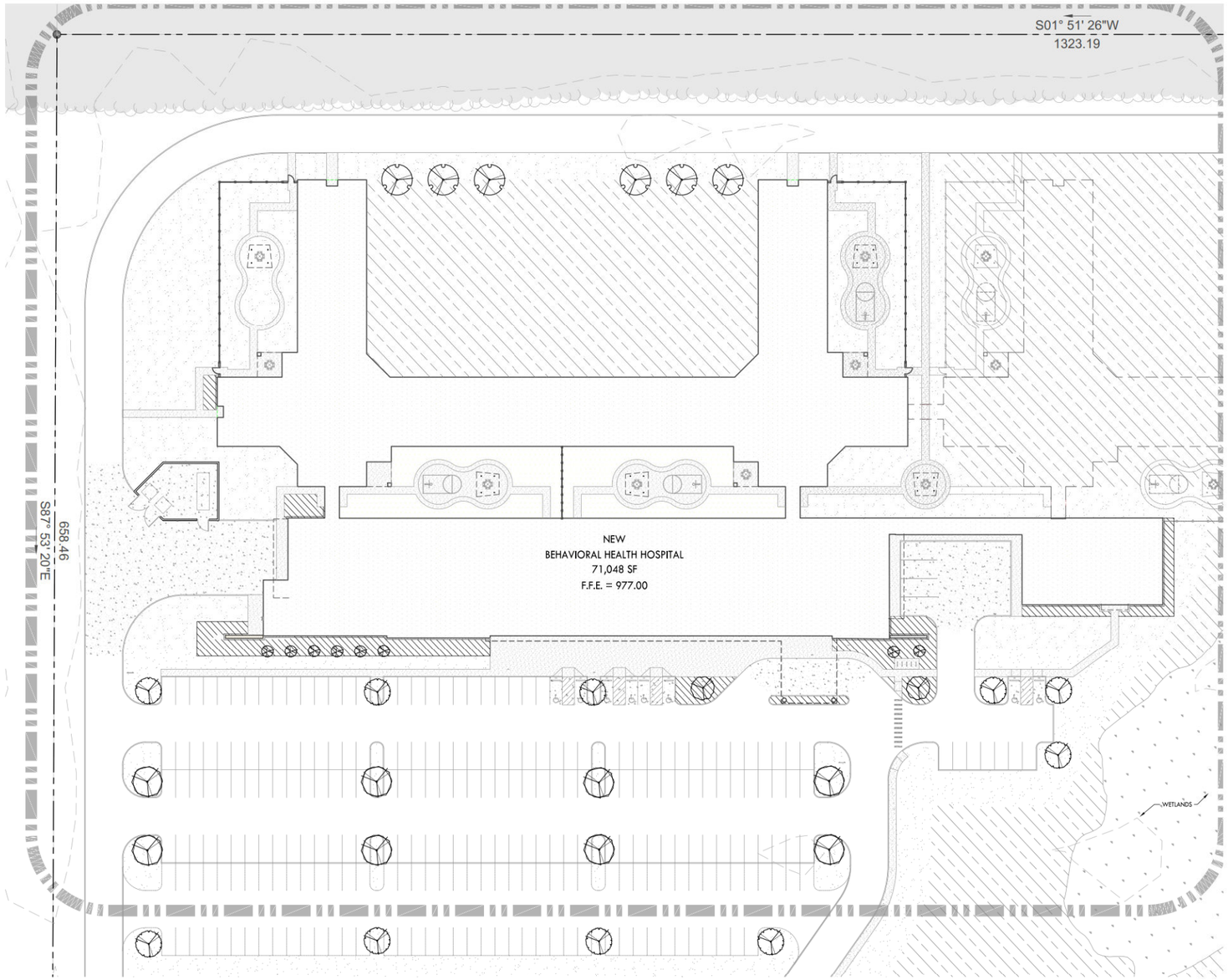
ACADIA HEALTHCARE

WILLIAM CRUNK 23887 9/7/23 IOWA

OVERALL LANDSCAPE PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, ICWA

07 Sept 2023
AHC2246

L1.1



PROPOSED LANDSCAPE LEGEND

- TP — TREE PROTECTION FENCING
- PROPERTY LINE
- PLANTING BED
- SOD
- HYDROSEED
- CONCRETE PAVEMENT
- GRAVEL MAINTENANCE STRIP

NOTES:
1. REFER TO SHEET L1.3 FOR ADDITIONAL NOTES.
2. REFER TO SHEET L1.0 FOR OVERALL TREE PLANTING AND PLANT LIST.

0 10 20 30 60
GRAPHIC SCALE

811 Know what's below. Call before you dig.

STENGEL ARCHITECTURE
613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax

Civil Engineering
CRUNK ENGINEERING

Structural Engineering
SKYHOOK STRUCTURAL ENGINEERING, P.C.

Mechanical/Electrical Engineering
CMTA

Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

WILLIAM CRUNK 23487 9/7/23 IOWA

LANDSCAPE PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, ICWA

07 Sept 2023
AHC2246

L1.2

GENERAL TREE PRESERVATION/PROTECTION NOTES

GENERAL TREE PRESERVATION/PROTECTION NOTES & PER PART 12, SUBPART B - TREE PROTECTION

1. CONSTRUCTION FENCING SHALL BE ERECTED WHEN OFF-SITE TREES OR TREE CANOPY EXISTS WITHIN 3' OF A COMMON PROPERTY LINE. CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE LIMITS IF DISTURBANCE AREA, PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF EXISTING ROOT SYSTEMS OF TREES TO BE PRESERVED AND OFF- SITE TREES. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE PROTECTED AREA.
2. CONSTRUCTION FENCING SHALL BE ELECTED AT THE EDGE OF THE LIMITS OF DISTURBANCE AREA, PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. THE FENCING SHALL IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
3. CONSTRUCTION FENCING SHALL TO ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES – PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. PRIOR TO SITE DISTURBANCE OR CONSTRUCTION ACTIVITIES A SITE INSPECTION BY PDS STAFF OR DESIGNEE SHALL BE SCHEDULED TO CONFIRM AND VERIFY THE TREE PRESERVATION/ PROTECTION FENCING AND SIGNAGE IS INSTALLED AND CORRECTLY PLACED.
5. THE CONTRACTOR SHALL POST SIGNAGE ON THE TREE PRESERVATION/ PROTECTION FENCING AND CONSTRUCTION FENCING IDENTIFYING THE ENCLOSED AREA AS TREE PRESERVATION/ PROTECTION AREA. THE SIGNS SHALL INCLUDE THE FOLLOWING TEXT: STAY OUT TREE PRESERVATION / PROTECTION AREA "NO EQUIPMENT, MATERIALS, OR VEHICLES SHALL BE STORED OR PLACED WITHIN THE AREA ENCLOSED BY THIS 'TREE PRESERVATION/PROTECTION' FENCE. THIS FENCE MAY NOT BE REMOVED WITHOUT THE APPROVAL OF THE CITY OF JACKSONVILLE. FAILURE TO COMPLY WILL RESULT IN FINES AND TREE MITIGATION.
6. THE TREE PRESERVATION/ PROTECTION AREA SIGNAGE SHALL BE POSTED EVERY 50 FEET ALONG THE TREE PRESERVATION FENCE. THE SIGNS SHALL BE A MINIMUM SIZE OF 8" X 10" AND WEATHER RESISTANT. IF THE SIGNS ARE DAMAGED OR FADED, THEY SHALL BE REPLACED WITHIN 10 WORKING DAYS OR 2 WEEKS.
7. THE ORIGINAL STAMPED COPY OF THE APPROVED TREE PRESERVATION PLAN SHALL BE PRESENT ON SITE DURING ALL CLEARING, GRADING AND CONSTRUCTION ACTIVITY AND SHALL BE MADE AVAILABLE TO ANY DPDS INSPECTOR OR ENFORCEMENT OFFICER UPON REQUEST.
8. AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS; LOCATED IN THE RIGHT OF WAY; PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.

TREE CANOPY PROTECTION AREA/ TREE CANOPY CREDIT AREA (TCPA/TCCA)

1. TREE CANOPY PRESERVATION AREA (TCPA)/TREE CANOPY CREDIT AREAS (TCCAS) IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR PORTIONS OF THE SITE DESIGNATED TO MEET THE TREE PLANTING REQUIREMENTS OF CHAPTER 10 OF THE LAND DEVELOPMENT CODE AND ARE TO BE PERMANENTLY PROTECTED. ALL CLEARING, GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL AS TREES DESIGNED AS TCPAS/TCCAS ARE LOST THROUGH NATURAL CAUSES, NEW TREES SHALL BE PLANTED IN ORDER TO MAINTAIN MINIMUM TREE REQUIREMENTS AS SPECIFIED ON THE APPROVED DEVELOPMENT OR PRELIMINARY SUBDIVISION PLAN.
2. DIMENSION LINES HAVE BEEN USED ON THIS PLAN TO ESTABLISH THE GENERAL LOCATION OF TCPAS/TCCAS AND REPRESENT MINIMUM DISTANCES. THE FINAL BOUNDARY FOR EACH TCPA/TCCA SHALL BE ESTABLISHED IN THE FIELD TO INCLUDE CANOPY AREA OF ALL TREES AT OR WITHIN THE DIMENSION LINE.
3. TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TCPAS/TCCAS PRIOR TO SITE DISTURBANCE APPROVAL TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. THE FENCING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
4. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN TCPAS/TCCAS.

LANDSCAPE NOTES:

SITE PREPARATION

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES TO UTILITIES.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH QUALITY TOPSOIL FREE OF ROOTS AND ROCKS. SEE TOPSOIL SPECIFICATION.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
5. ALL CONTRACTORS APPLYING CHEMICALS ON SITE SHALL SUBMIT COPIES OF CERTIFICATION(S) AND LICENSES TO THE LANDSCAPE ARCHITECT.
6. PLANTING BEDS SHALL BE CLEARED OF GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS.
7. SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS GROUND COVER AREAS.

TOPSOIL

1. ALL PLANTED AREAS TO HAVE A MINIMUM OF 6" OF QUALITY TOPSOIL.
2. ALL COMPACTED AREAS TO BE AERATED AND AMENDED AS NEEDED.
3. TOPSOIL IS TO BE NATURAL, FERTILE, FRIABLE, PRODUCTIVE SOIL, NEITHER EXCESSIVELY ACID NOR ALKALINE, AND FREE FROM TOXIC SUBSTANCES, STONES WEEDS, CLAY, CLODS, ROOTS, CINDERS, DEBRIS, AND CONSTRUCTION MATERIAL.

PLANTING

1. ALL PLANTING BEDS OR MULCH BEDS SHALL BE FREE OF WEEDS PRIOR TO THE INSTALLATION OF MULCH..
2. THE OPTIMUM TIME OF PLANTING IS FROM OCTOBER 1 TO APRIL 1. SCHEDULING FOR PLANTING AT OTHER TIMES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. CONTRACTOR TO ACCOUNT FOR TEMPORARY WATERING AS PART OF THEIR BID FOR ANY PLANTING INSTALLED DURING PERIODS OF HIGH TEMPERATURES.
3. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR A PRE-INSTALLATION INSPECTION IN ORDER TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATIONS. TREES OF SAME SPECIES ARE TO BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
4. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
5. AFTER PLANTING, TREE BRANCHES SHALL BE SELECTIVELY TRIMMED BY 25%, MAINTAINING NATURAL SHAPE. ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS SHALL ALSO BE PRUNED. REMOVE TAGS, TWINE, OR OTHER NON-BIODEGRADABLE MATERIAL.
6. WATERING: ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED WITHIN ONE HOUR OF INSTALLATION.

GENERAL LANDSCAPE NOTES:

1. GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
2. THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER, OR TURF.
3. EXISTING TREES AND PLANT MATERIAL ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS. IF ANY TREES OR SCREENING VEGETATION DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
4. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ASSOCIATED VEGETATION AND DRAINAGE SYSTEM WITHIN THE STORMWATER BASINS.
5. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
6. ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10 REQUIREMENTS.
7. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES.
8. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LOCAL ZONING ORDINACE/GOVERNING AGENCY. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC.
9. CONTRACTOR SHALL COORDINATE ANY UTILITY, SIDEWALK, OR GRADE CHANGES WITH LANDSCAPE ARCHITECT PRIOR TO BED PREPARATION, IRRIGATION, OR PLANTING INSTALLATION.
10. IRRIGATION WILL BE PROVIDED ON A DESIGN-BUILD BASIS. "HIS IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATERING OF THE PROPOSED PLANT MATERIAL AND LAWN AREAS. THE SYSTEM SHALL CONSIST OF SEVERAL WATERING ZONES CONTROLLED BY A CENTRAL TIMER WITH EITHER POP-UP AND ROTATING IRRIGATION HEADS OR A DRIP LINE SYSTEM. THE PROPOSED SYSTEM SHALL BE INSTALLED PRIOR TO PLANTING. (IF APPLICABLE)
11. AN AUTHORIZED INSPECTOR OR LOCAL AGENCY OFFICIAL SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS; LOCATED IN THE RIGHT OF WAY; PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.
12. LANDSCAPE ARCHITECT SHALL INSPECT AND CERTIFY THAT ALL REQUIRED LANDSCAPING, INCLUDING SCREEN FENCING, HAS BEEN INSTALLED OR PLANTED AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
13. LANDSCAPE PLANTINGS MUST BE INSTALLED PRIOR TO OCCUPANCY OF THE SITE OR AT THE NEXT AVAILABLE PLANTING SEASON. THESE PLANTINGS ARE TO BE MAINTAINED THEREAFTER.

PLANT MAINTENANCE

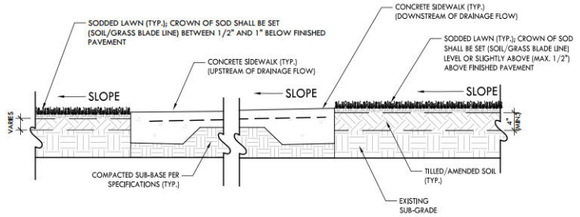
1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
2. CONTRACTOR TO WARRANTY ALL MATERIAL FOR 2 YEARS AFTER DATE OF FINAL ACCEPTANCE.
3. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST. OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.

MULCHING

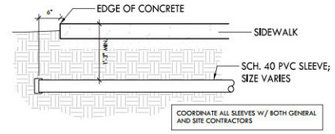
1. ALL PLANTING BEDS OR MULCH BEDS SHALL HAVE WEEDS REMOVED PRIOR TO THE INSTALLATION OF MULCH.
2. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF AGED SHREDDED HARDWOOD BARK MULCH OR A MINIMUM OF 4" DEEP PINE STRAW MULCH.
3. CONTRACTORS SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
4. MULCH SHALL NOT CONTACT OUTER BARK AT BASE OF TREES. PULL BACK MULCH 3-4" FROM TRUNK.

PLANT MATERIALS

1. THE LANDSCAPE CONTRACTORS SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WIL TAKE PRECEDENCE.
2. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK: ANSI - LATEST EDITION FOR SIZE AND QUALITY.
3. ALL PLANT MATERIAL SHALL BE A MINIMUM OF 'FLORIDA NUMBER ONE' AS DEFINED IN THE MOST CURRENT EDITION OF THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANTS THAT ARE INFERIOR OR DAMAGED WILL NOT BE ACCEPTED.
4. THE PLANTS DELIVERED TO THE PROJECT SITE SHALL BE PLANTED AS SOON AS SITE CONDITIONS PERMIT. TAKE CARE IN SCHEDULING PLANT DELIVERIES AND THE SIZE OF DELIVERIES SO THAT LONG PERIODS OF STORAGE ARE AVOIDED. ADEQUATELY PROTECT PLANTS PLACED IN TEMPORARY STORAGE FROM THE SUN AND WIND; WATER PLANTS SO AS TO MAINTAIN THEIR APPEARANCE AND HEALTH. PLANTS THAT HAVE NOT BEEN PROPERLY MAINTAINED DURING TEMPORARY STORAGE MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
5. ALL TREES SHALL BE FIRST QUALITY REPRESENTATIVES OF THEIR SPECIES AND SHALL MEET ALL REQUIREMENTS OTHERWISE STIPULATED. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTED MATERIAL IN THE FIELD, AT THE GROWING SITE OR ON THE JOB SITE.



2 PAVEMENT/LAWN TRANSITION DETAIL — NOT TO SCALE



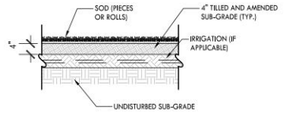
1 SLEEVE UNDER PAVEMENT DETAIL — NOT TO SCALE

NOTES:
CONTRACTOR SHALL OBTAIN A SOIL ANALYSIS FROM AN INDEPENDENT LABORATORY APPROVED BY THE STATE DEPARTMENT OF AGRICULTURE. ANY RECOMMENDED AMENDMENTS SHALL BE INCORPORATED INTO PREPARATION.

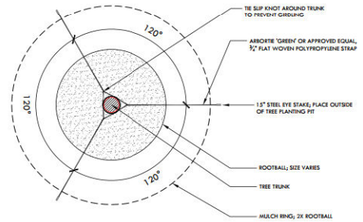
CONTRACTOR SHALL LOOSEN THE TOP FOUR (4") INCHES OF SOIL IN AREAS TO RECEIVE LAWN. REMOVE ALL DEBRIS, STICKS, ROOTS, RUBBISH, CLUMPS OF SOIL, STONES OVER ONE (1) INCH IN DIAMETER, AND ALL OTHER EXTRANEOUS MATTER PRIOR TO FINE GRADING FOR SOD AREAS AS PER SPECIFICATIONS.

LAY SOD WITH TIGHTLY FITTED JOINTS, ELIMINATING AIR POCKETS AND FORMING A SMOOTH CONTINUOUS MASS OF LAWN.

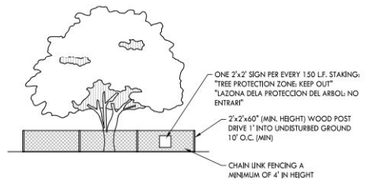
REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION THAT ARE PART OF THE CONTRACT DOCUMENTS.



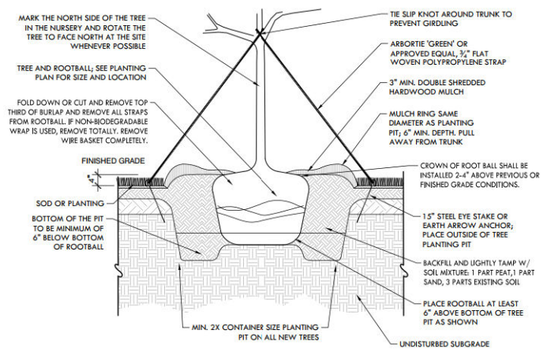
4 LAWN DETAIL — NOT TO SCALE



3 TREE STAKING DETAIL — NOT TO SCALE



6 TREE PROTECTION DETAIL — NOT TO SCALE



5 TREE PLANTING DETAIL — NOT TO SCALE

STENGEL ARCHITECTURE
613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
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Structural Engineering
SKYHOOK STRUCTURAL ENGINEERING, P.C.
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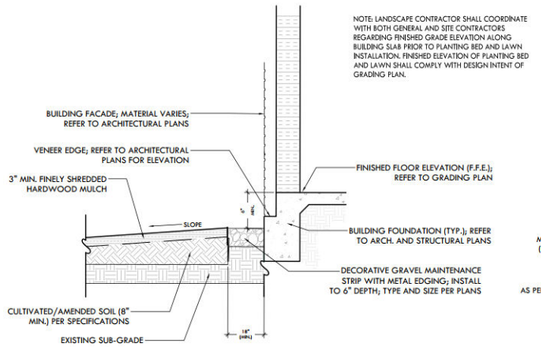
50% CD SET - NOT FOR CONSTRUCTION

LANDSCAPE PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

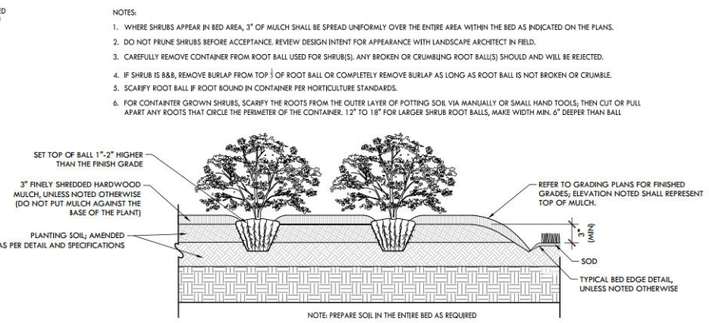
WILLIAM CRUNK 23887 9/7/23 IOWA PROFESSIONAL ENGINEER

07 Sept 2023
AHC2246

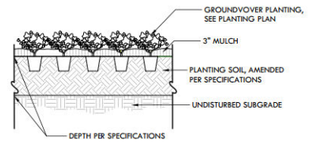
L1.3



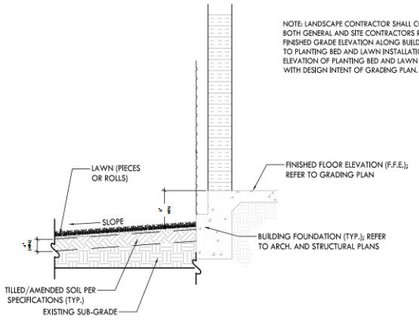
3 GRAVEL/PLANTING BED AT BUILDING FOUNDATION
DETAIL NOT TO SCALE



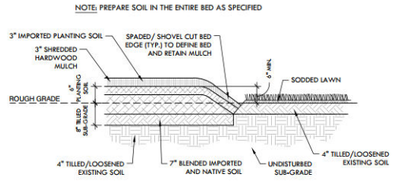
2 SHRUB PLANTING
DETAIL NOT TO SCALE



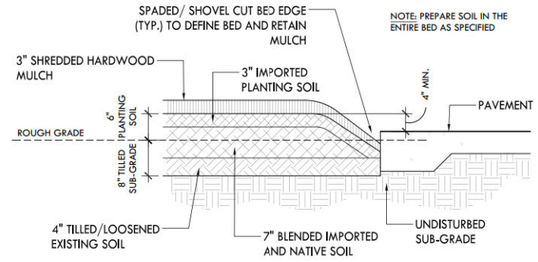
1 GROUNDCOVER PLANTING
DETAIL NOT TO SCALE



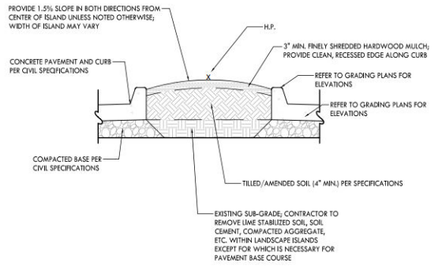
6 LAWN AT BUILDING FOUNDATION
DETAIL NOT TO SCALE



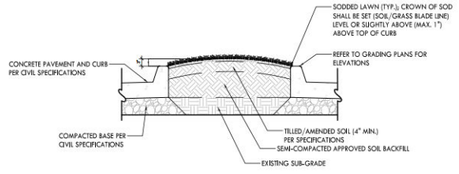
5 BED PREPERATION
DETAIL NOT TO SCALE



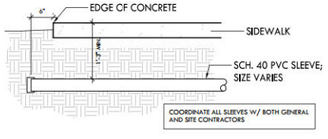
4 BED PREPERATION AT PAVEMENT
DETAIL NOT TO SCALE



9 INTERIOR PARKING ISLAND (PLANTING)
DETAIL NOT TO SCALE



8 INTERIOR PARKING ISLAND (LAWN)
DETAIL NOT TO SCALE



7 SLEEVE UNDER PAVEMENT
DETAIL NOT TO SCALE

STENGEL ARCHITECTURE
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OVERALL LANDSCAPE PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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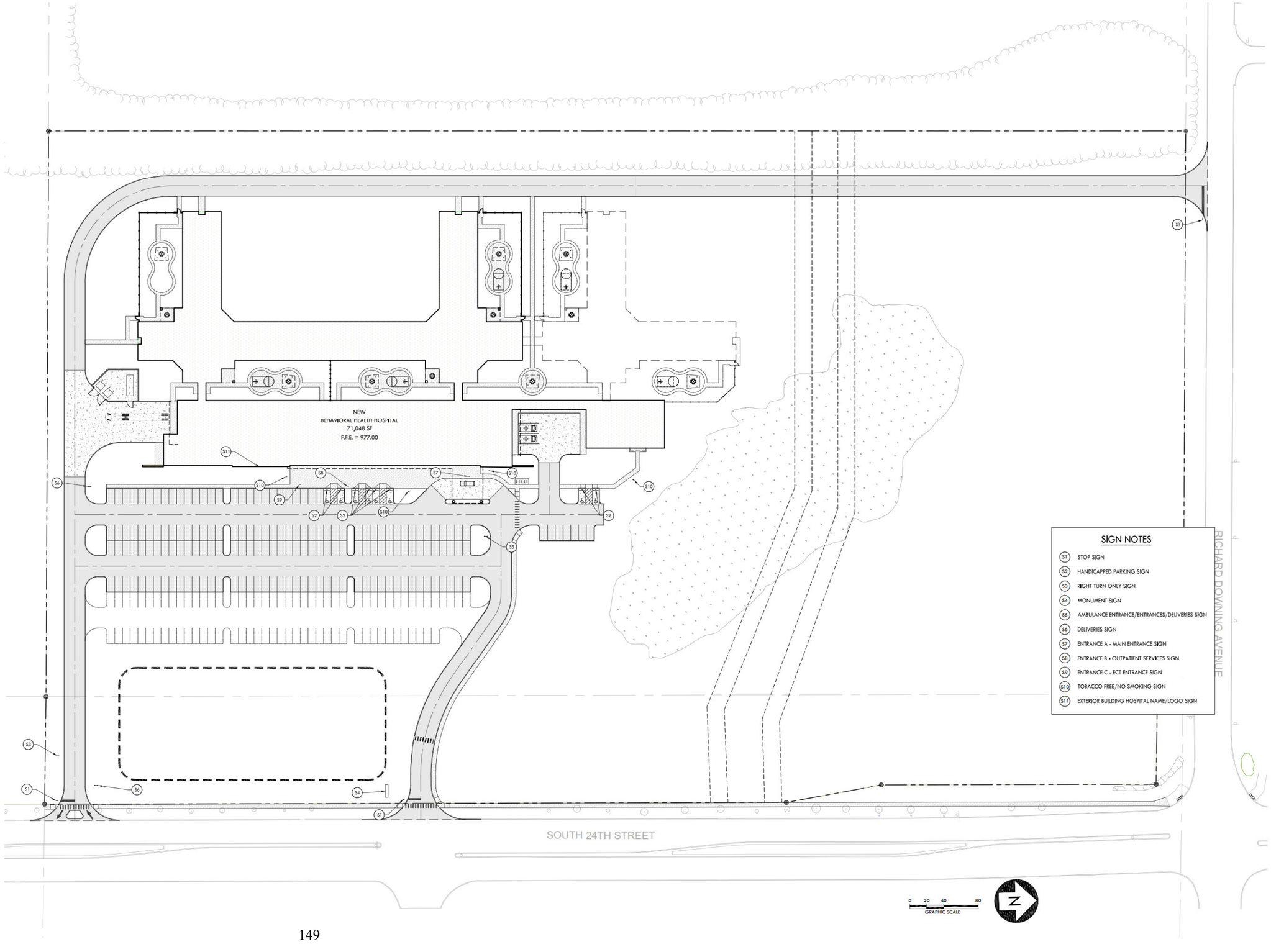

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Mechanical/Electrical Engineering
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ACADIA HEALTHCARE

WILLIAM ENUNK 23847 9/7/23 IOWA

SITE SIGNAGE PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
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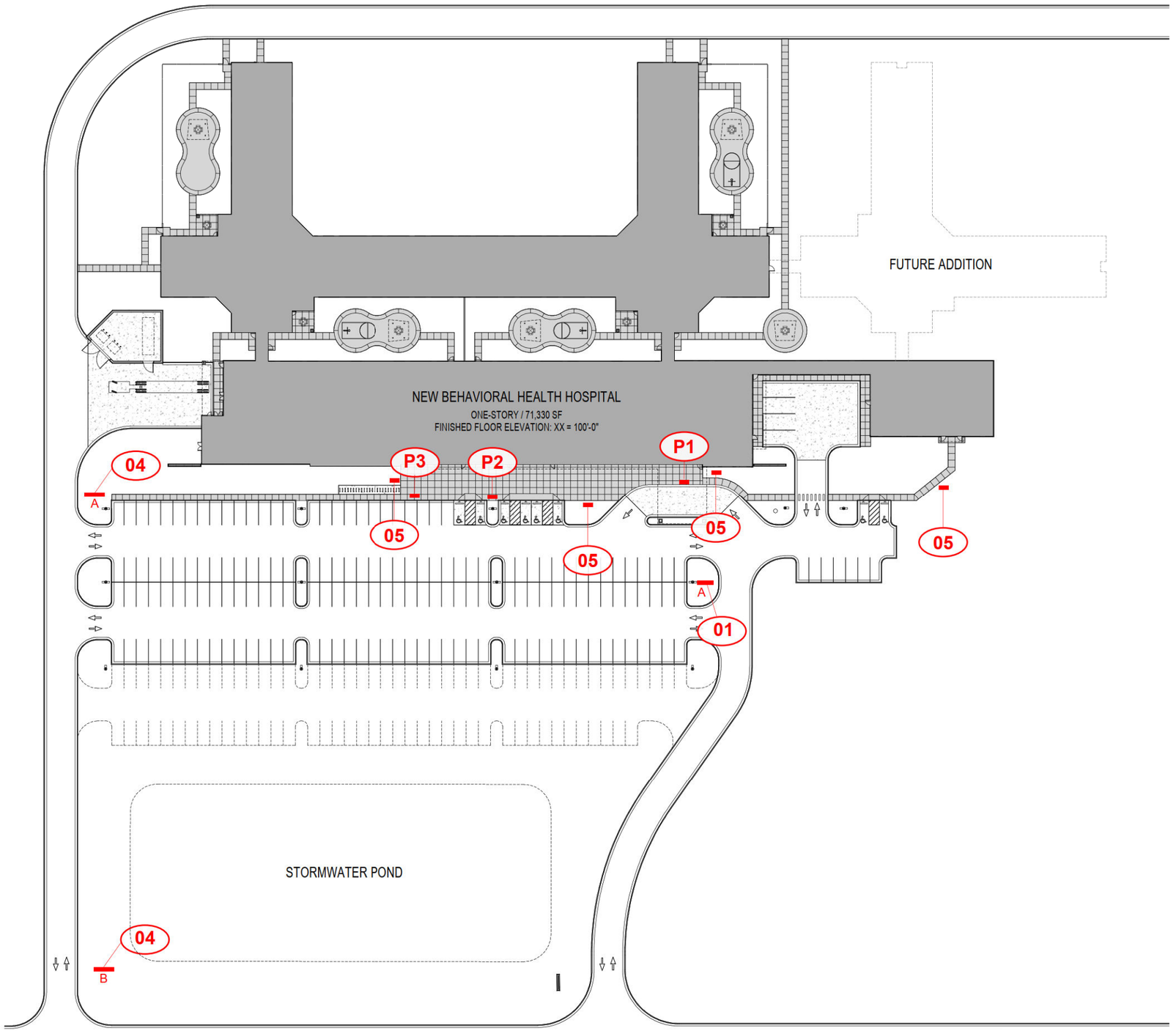
C2.1


FUTURE ADDITION
NEW BEHAVIORAL HEALTH HOSPITAL
ONE-STORY / 71,330 SF
FINISHED FLOOR ELEVATION: XX = 100'-0"
P1
P2
P3
04
05
05
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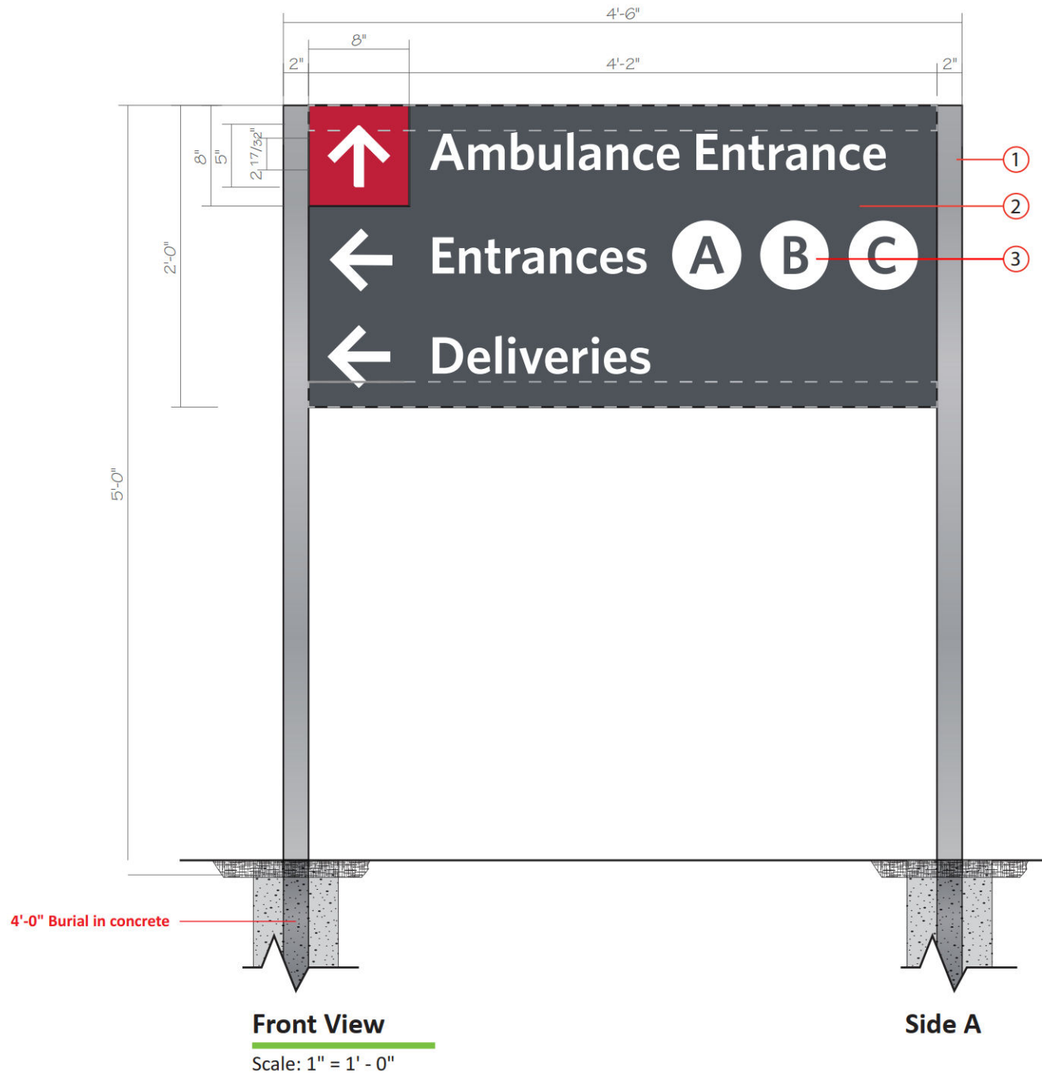
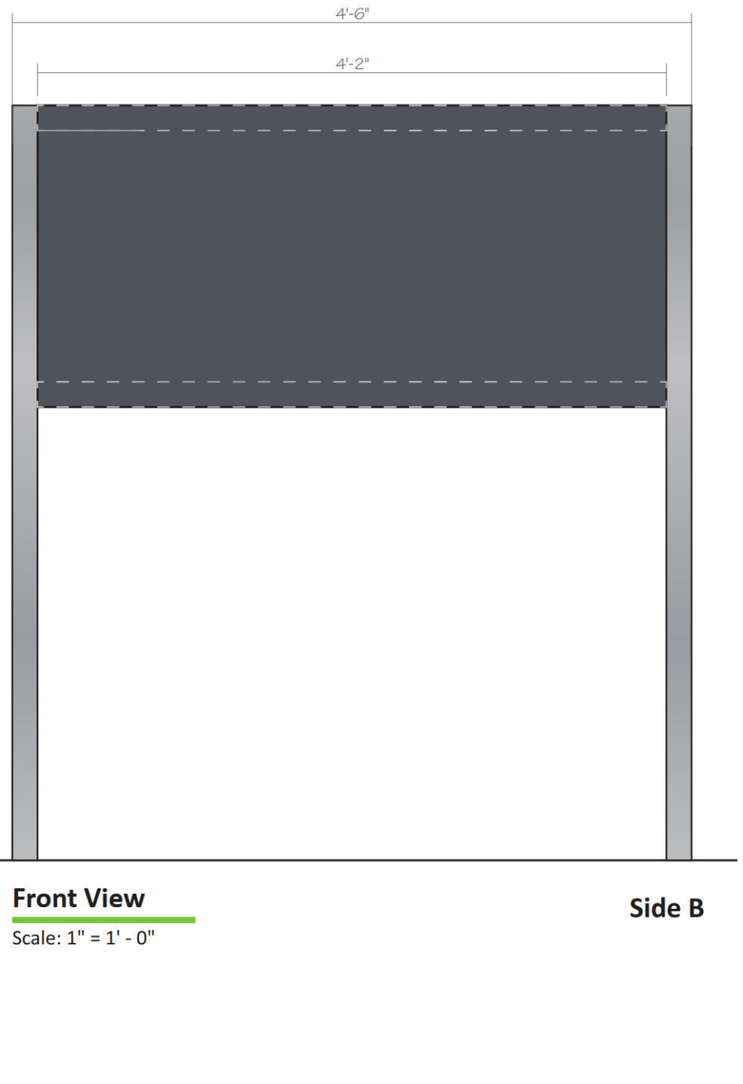
05
A
A
01
STORMWATER POND
04
B



Front View

Scale: 1" = 1' - 0"

Side A



Front View

Scale: 1" = 1' - 0"

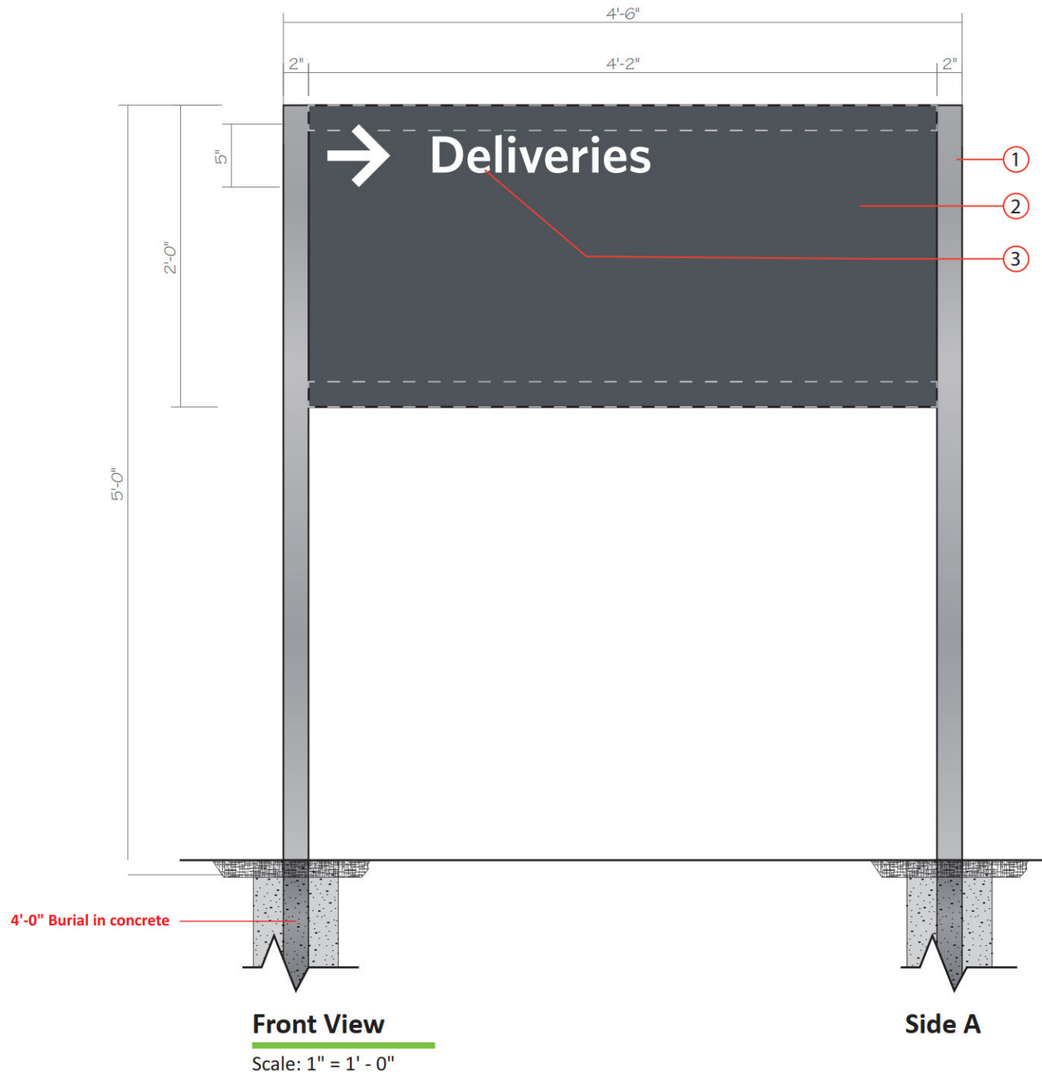
Side B

Location: 01 - Non Illuminated Tertiary Directional

1. 2”x 2" Fabricated Aluminum Frame and Posts to be painted MP Brushed Aluminum.
2. 1/8" thick aluminum panels painted to match MP 81626 with Satin finish.
3. First surface applied reflective vinyl to match PMS 200c and white.

Notes:

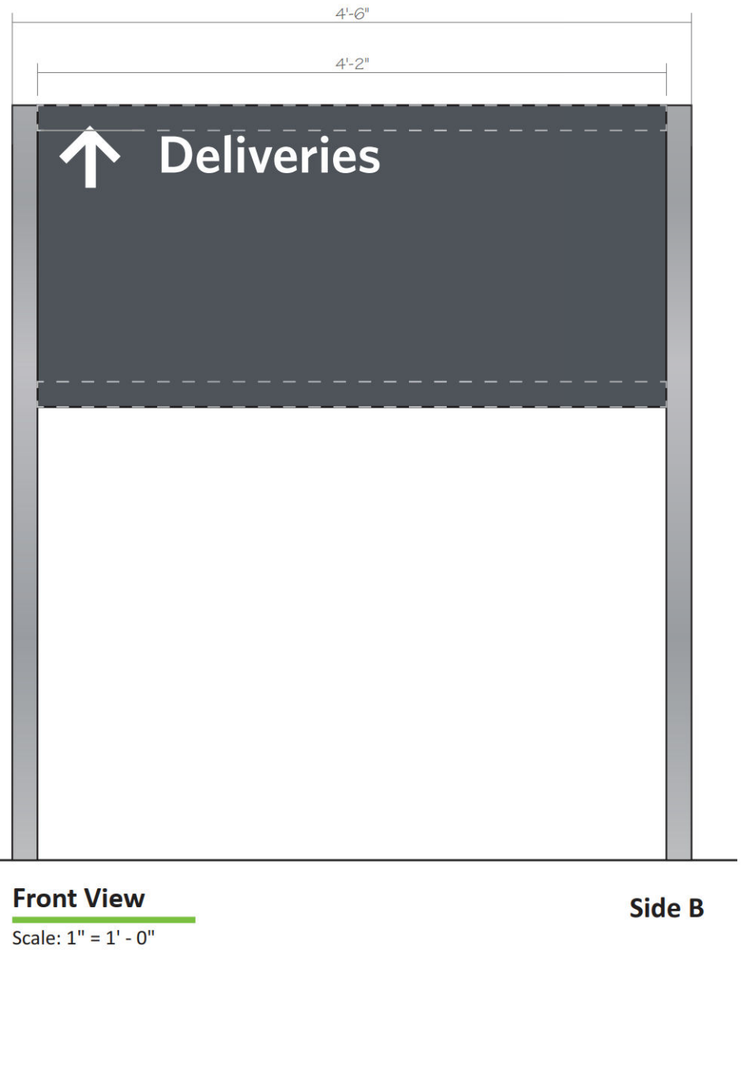
Posts to be buried at a minumum of 48” deep in concrete.



Front View

Scale: 1" = 1' - 0"

Side A



Front View

Scale: 1" = 1' - 0"

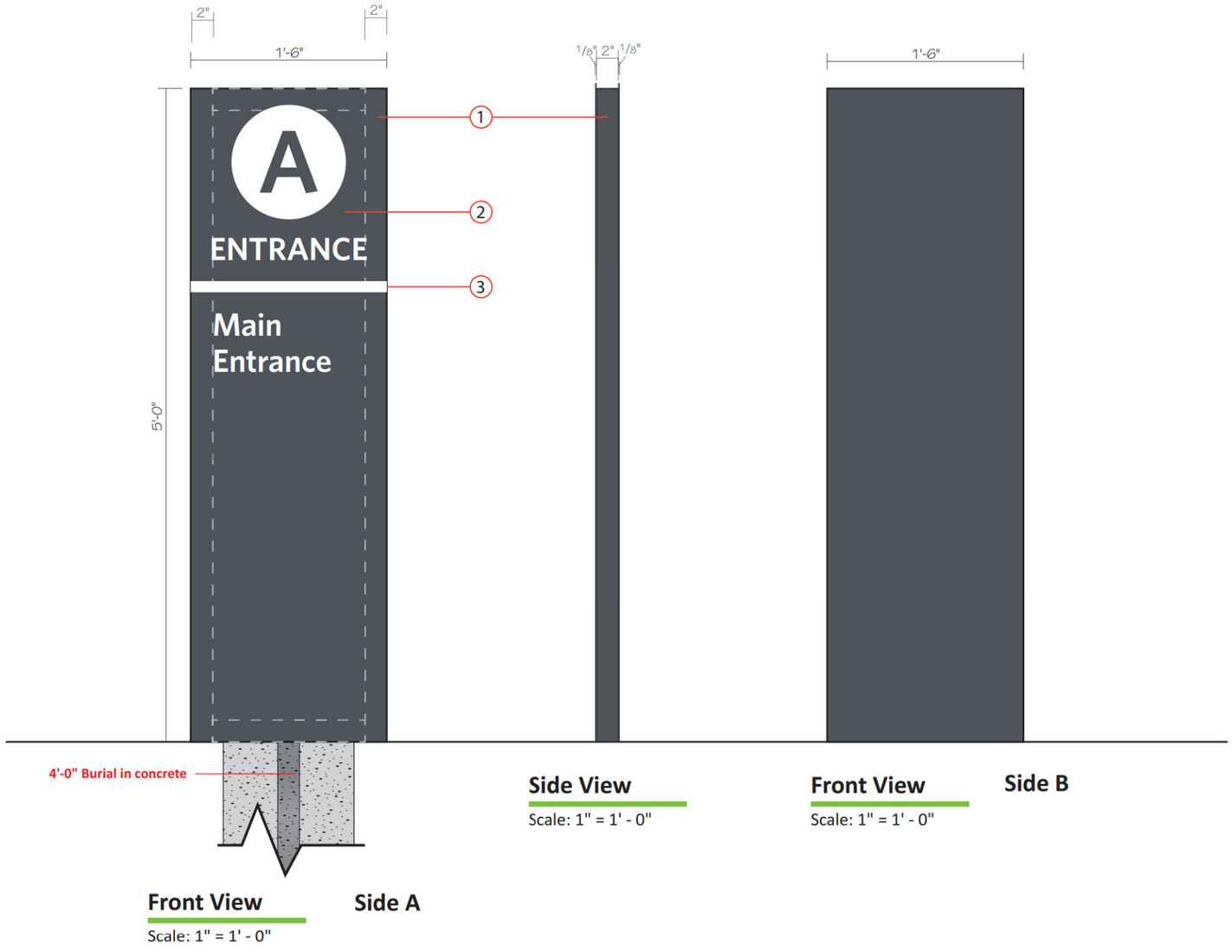
Side B

Location: 04 - Non Illuminated Tertiary Directional

1. 2”x 2" Fabricated Aluminum Frame and Posts to be painted MP Brushed Aluminum.
2. 1/8" thick aluminum panels painted to match MP 81626 with Satin finish.
3. First surface applied reflective vinyl to match white.

Notes:

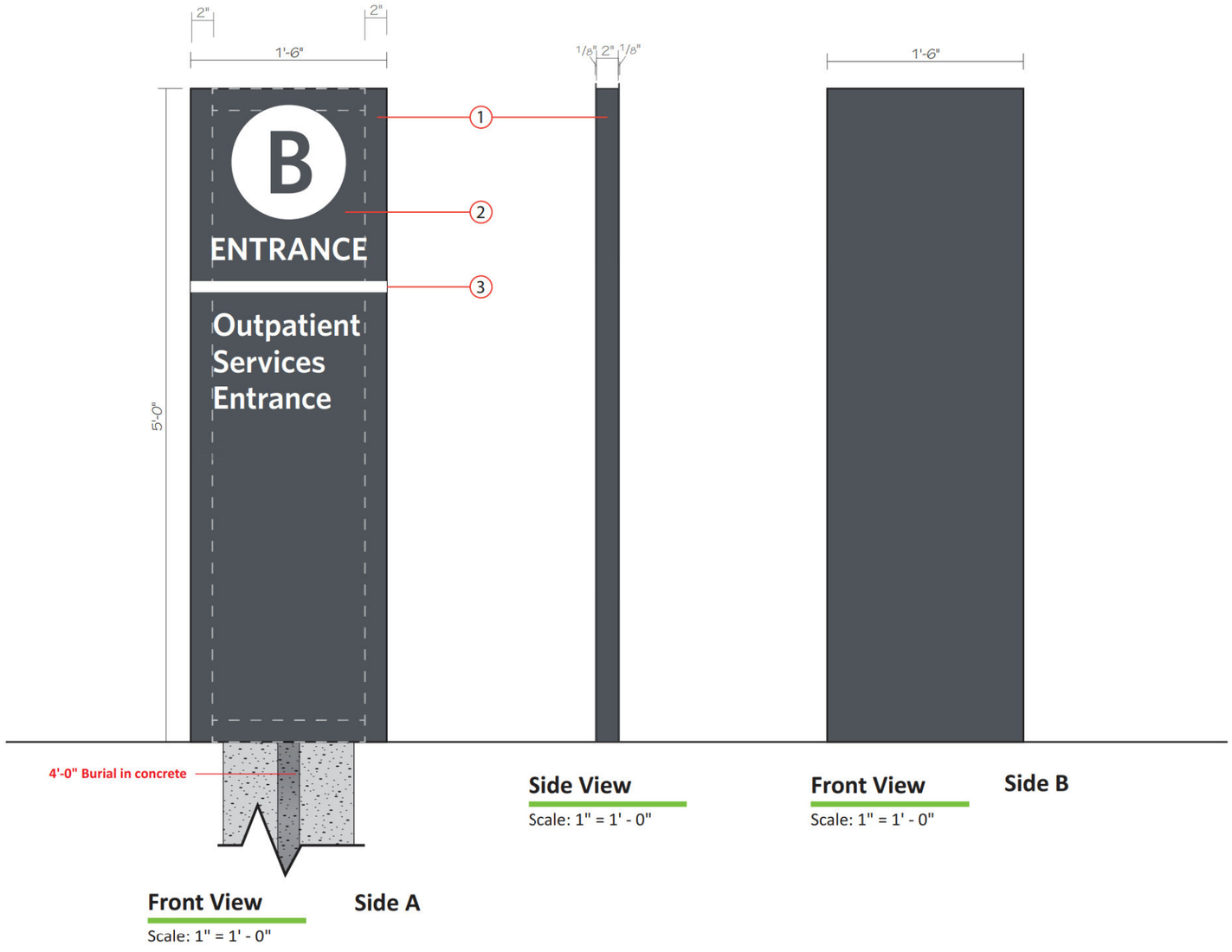
Posts to be buried at a minumum of 48” deep in concrete.



Location: P1 - Vertical Entrance Sign

1. 2”x 2" Fabricated Aluminum Frame and Posts to be painted MP 81626 with Satin finish.
2. 1/8" thick aluminum panels painted to match MP 81626 with Satin finish.
3. First surface applied reflective vinyl to match white.

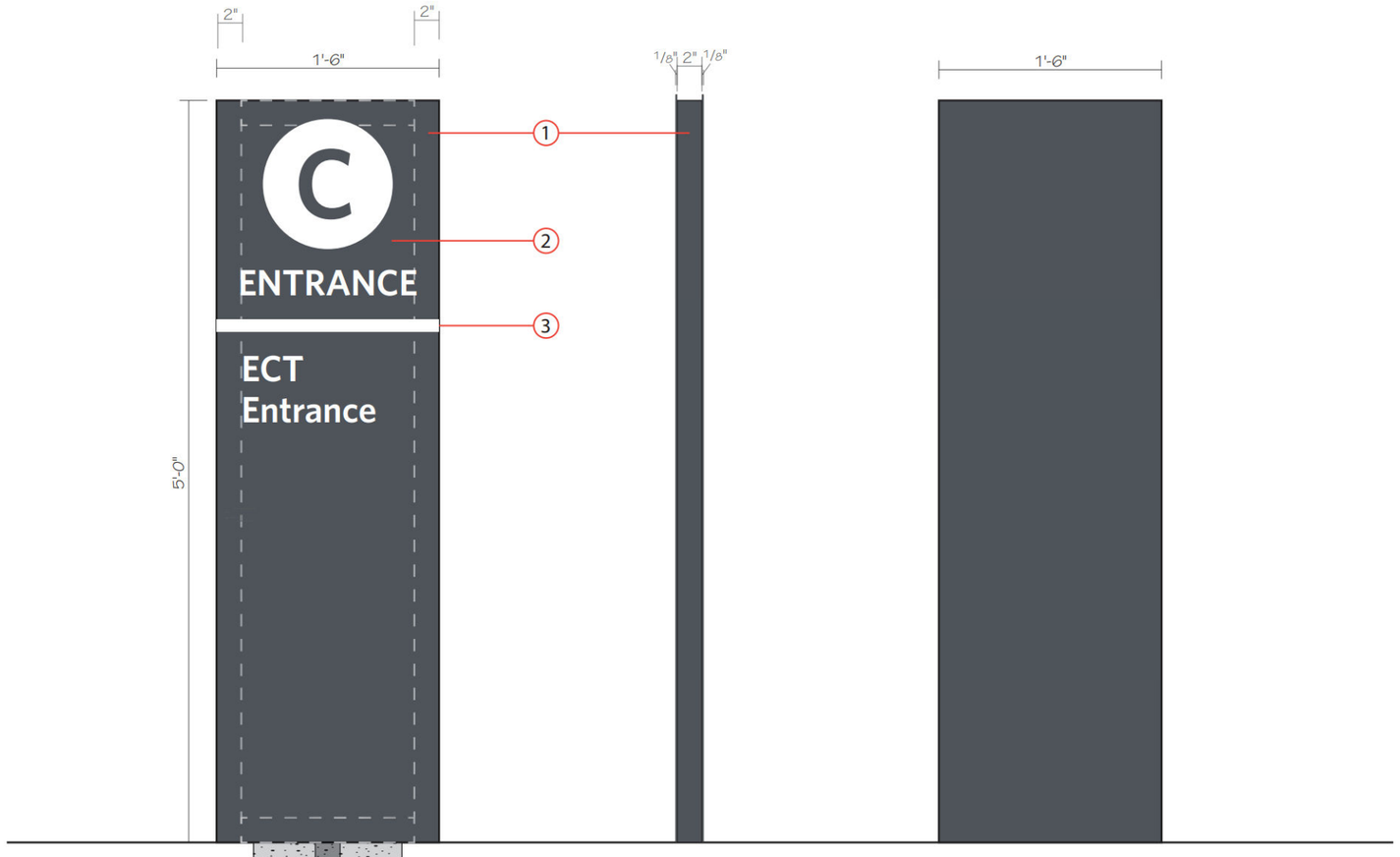
Notes:
Single post welded to frame and then buried at a minumum of 48” deep in concrete.



Location: P2 - Vertical Entrance Sign

1. 2”x 2" Fabricated Aluminum Frame and Posts to be painted MP 81626 with Satin finish.
2. 1/8" thick aluminum panels painted to match MP 81626 with Satin finish.
3. First surface applied reflective vinyl to match white.

Notes:
Single post welded to frame and then buried at a minumum of 48” deep in concrete.



Front View **Side A**
Scale: 1" = 1' - 0"

Side View
Scale: 1" = 1' - 0"

Front View **Side B**
Scale: 1" = 1' - 0"

Location: P3 - Vertical Entrance Sign

1. 2”x 2" Fabricated Aluminum Frame and Posts to be painted MP 81626 with Satin finish.
2. 1/8" thick aluminum panels painted to match MP 81626 with Satin finish.
3. First surface applied reflective vinyl to match white.

Notes:
Single post welded to frame and then buried at a minumum of 48” deep in concrete.

BRONSON
Behavioral Health Hospital

Battle Creek, MI

Date: 05/24/23

Revised: 06/07/23 - RPB

Designer: RPB

File Name: Vertical Entrance Sign.ai

File Folder: A\Acadia Healthcare\Bronson - Battle Creek, MI\Shop Drawings

Project Manager: CR

Location P3
Vertical Entrance Sign

signcraft USA
identifying your way

1301 Antioch Pike, Nashville, TN 37211
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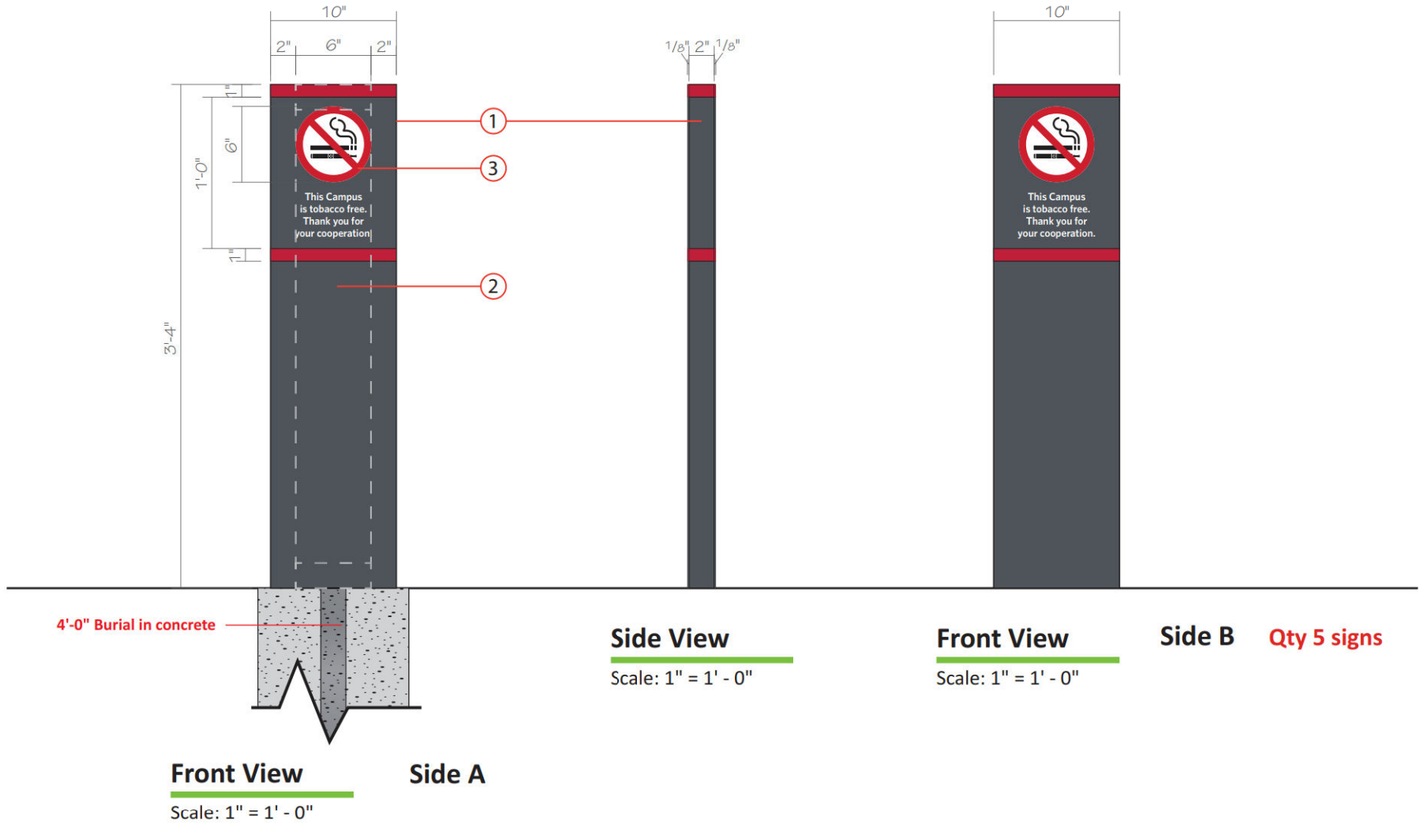

Front View **Side A**

Scale: 1" = 1' - 0"

Side View

Scale: 1" = 1' - 0"

Front View **Side B** **Qty 5 signs**

Scale: 1" = 1' - 0"

Location: 05 - Vertical Information Sign

1. 2”x 2" Fabricated Aluminum Frame and Posts to be painted MP 81626 with Satin finish and PMS 200c.
2. 1/8" thick aluminum panels painted to match MP 81626 with Satin finish and PMS 200c.
3. First surface applied reflective vinyl to match PMS 200c, black and white.

Notes:

Single post welded to frame and then buried at a minumum of 48” deep in concrete.

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request of Acadia Healthcare to rezone property legally described as the E ½ of the NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates, and Agricultural District to A-P/Administrative-Professional District.

You are further notified that the public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 13th day of November, 2023 in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

_____

Jodi Quakenbush, City Clerk

ORDINANCE NO. 6578

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.27.020 OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING PROPERTY LEGALLY DESCRIBED AS THE E ½ OF THE NE ¼ SE ¼ OF SECTION 10-74-44, EXCEPT FOR RICHARD DOWNING AVENUE RIGHT-OF-WAY, AND LOT 2, SOUTH 24TH AND HIGHWAY 275 INDUSTRIAL, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, FROM A-2/PARKS, ESTATES AND AGRICULTURAL DISTRICT TO A-P/ADMINISTRATIVE-PROFESSIONAL DISTRICT AS SET FORTH AND DEFINED IN CHAPTER 15.13 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, WITH SPECIFIC REQUIREMENTS AS SET FORTH BELOW.

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.070 of the 2020 Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended by rezoning property legally described as the E ½ of the NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates, and Agricultural District to A-P/Administrative-Professional District as set forth and defined in Chapter 15.13 of the Municipal Code of Council Bluffs, Iowa.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

ADOPTED AND APPROVED November 13, 2023.

_____
MATTHEW J. WALSH Mayor

First Consideration: 10-23-23
Second Consideration 11-13-23 Attest: _____
Public Hearing: 11-13-23 JODI QUAKENBUSH City Clerk
Third Consideration: _____

Council Communication

Department: City Clerk
Case/Project No.: ZT-23-005
Submitted by: Haley Weber, Planner

Ordinances 6579, 6580, 6581 and 6582
ITEM 4.B.

Council Action: 11/13/2023

Description

Ordinance 6579 to amend Title 3 Business Regulations and Licenses by repealing existing Chapter 3.31 "Rubble Dumps".

Ordinance 6580 to amend Chapter 3.32 Junk, Salvage, Scrap Processing and Storage Yards by repealing existing Sections 3.32.020 "License Required", 3.32.030 "Application for License", 3.32.040 "License Application Grant or Denial"; Section 3.32.050 "License Required for Each Separate Location"; Section 3.32.140 "Suspension and Revocation"; Section 3.32.150 "Effect of Revocation"; Section 3.32.170 "Fee" and Section 3.32.180 "Duration and Renewal".

Ordinance 6581 to amend Chapter 15.24 Supplemental Use and Site Development Regulations by enacting new Section 15.24.110, "Salvage and Storage Yard Regulations" and new Section 15.24.120, "Rubble Dumps".

Ordinance 6582 to amend Chapter 15.03 Zoning Definitions by enacting new section 15.03.527 "Parking Lot" and amending Section 15.03.609 "Storage Yard". ZT-23-005

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	10/13/2023
Attachment A: Proposed Section 15.24.110, Salvage and Storage Yards	Code Section	10/13/2023
Attachment B: Proposed Section 15.24.120, Rubble Dumps	Code Section	10/13/2023
Attachment C: Proposed Section 15.03.527, Parking Lot	Code Section	10/13/2023
Attachment D: Proposed Section 15.03.609, Storage Yard	Code Section	10/13/2023
Attachment E: Proposed Chapter 3.32, Junk, Salvage, Scrap Processing and Storage Yards	Code Section	10/13/2023
Notice of Public Hearing	Notice	10/13/2023
Ordinance 6579	Ordinance	10/17/2023
Ordinance 6580	Ordinance	10/17/2023
Ordinance 6581	Ordinance	10/17/2023
Ordinance 6582	Ordinance	10/17/2023

City Council Communication

Department: Community Development CASE #ZT-23-005 Applicant: Community Development Department	Ordinance No. _____	1st Consideration: 10/23/2023 2nd Consideration: 11/13/2023 3rd Consideration: 11/27/2023 Planning Commission: 10/10/23

Subject/Title

Request: Repeal Chapter 3.31, *Rubble Dumps*, and amend Chapter 3.32, *Junk, Salvage, Scrap Processing and Storage Yards*, of the Council Bluffs Municipal Code by repealing Section 3.32.020, *License Required*, Section 3.32.030, *Application for License,* Section 3.32.040, *License Application Grant or Denial*, Section 3.32.050, *License Required for Each Separate Location*, Section 3.32.140, *Suspension and Revocation*, Section 3.32.150, *Effect of Revocation*, Section 3.32.170, *Fee, and* Section 3.32.180, *Duration and Renewal;* and to amend Title 15: Zoning of the Council Bluffs Municipal Code by enacting Section 15.24.110, *Salvage and Storage Yard Regulations*, Section 15.24.120, *Rubble Dumps*, and Section 15.03.527, *Parking Lot*, and amending Section 15.03.609, *Storage Yard*, to bring consistency and clarity to the process of reviewing and approving salvage yards, storage yards, and rubble dumps.

Background

The City currently has two separate processes for reviewing and approving storage yards, salvage yards, and rubble dump uses. The Community Development Department, in coordination with the City Clerk, has drafted the subject text amendments to bring clarity to these application and review processes. The proposed amendments were prompted by an on-going City-wide effort to migrate existing permit and application processes to a new software, Enterprise Permitting and Licensing. The proposed text amendments ensures that a clear process for reviewing and approving storage yards, salvage yards, and rubble dump uses is established prior to implementation of the new software system.

The unique, and oftentimes, environmentally sensitive nature of these uses requires input and review of multiple City departments to ensure all applicable City, state, and Federal codes and requirements are met. Currently, storage yards, salvage yards, and rubble dumps are regulated in Title 3: Business Regulations and Licenses, which requires applicants to obtain an annual license from the City Clerk. Per the existing language in Section 3.31.035, rubble dump licenses are to be reviewed by the Public Works, Health, and Community Development Departments. Per Section 3.32.040, salvage yard and storage yard licenses are to be reviewed by the Fire, Building, and Health Departments. (*Note: The City no longer has a Health Department; Health Department responsibilities were absorbed by Pottawattamie County.)* In addition to the licensing requirement, salvage yards, storage yards, and rubble dumps are only allowed with a conditional use permit from the Zoning Board of Adjustment in the I-2/General Industrial District. Rubble dumps are also allowed as conditional uses in the A-2/Parks, Estates and Agricultural District and I-3/Heavy Industrial District.

These separate approval processes result in the potential of allowing licenses to be issued which have not received a conditional use permit or do not otherwise comply with applicable zoning regulations. The proposed text amendments eliminates the licensing requirement and regulates storage yards, salvage yards, and rubble dump uses entirely through the conditional use permit process. In order to accomplish this, the Community Development Department is requesting to repeal Chapter 3.31, *Rubble Dumps*, amend Chapter

3.32, *Junk, Salvage, Scrap Processing and Storage Yards*, and amend Title 15: Zoning of the Council Bluffs Municipal Code as follows:

- Enacting Section 15.24.110, *Salvage and Storage Yards* – The purpose of this section, included as Attachment 'A,' is to establish a clear process for review and approval of new and expanding salvage and/or storage yards within the city. The included elements of the new Section 15.24.110 are outlined below:
    - *Required Approvals* - Any new and expanding salvage and/or storage yard shall be required to obtain a conditional use permit from the Zoning Board of Adjustment, in accordance with Section 15.02.090, Conditional Uses, of the CBMC. Existing salvage and/or storage yards which were established prior to the adoption of the proposed ordinance and which did not receive a conditional use permit would be considered nonconforming and shall comply with Section 15.26.030, Nonconforming Uses, of the CBMC. Existing nonconforming salvage and/or storage yards which intensify their operation may be required to bring the operation into compliance with the proposed standards.
    - *Standards for New and Expanding Salvage and/or Storage Yards* –The purpose of the conditional use permit is to establish a set of conditions by which the salvage and/or storage yard shall abide by to ensure compatibility with surrounding development. In addition to these requirements, the proposed text amendment establishes a base line standard for regulating pavement, internal site circulation, screening, separation distances from certain uses, stacking, and environmental health for salvage and storage yards.

- Enacting Section 15.24.120, *Rubble Dumps* – The purpose of this section, included as Attachment 'B,' is to establish a clear process for review and approval of new and existing rubble dumps within the city. Due to the unique nature of rubble dumps and the need to ensure the inclusion of specific safety and environmental regulations, much of the language included in this section was carried over from Chapter 3.31, *Rubble Dump.* Language was added and/or modified in certain sections to replace the licensing requirements with the relevant conditional use permit language. Significant elements of proposed Section 15.24.120 are outlined below:
    - *Conditional Use Approval* – Any new, expanding, and/or dormant rubble dumps that wish to commence or re-commence such services shall obtain a conditional use permit from the Zoning Board of Adjustment, in accordance with Section 15.02.090, Conditional Uses, of the CBMC. Existing rubble dumps which were established prior to the adoption of the proposed ordinance and which did not receive a conditional use permit would be considered nonconforming and shall comply with Section 15.26.030, Nonconforming Uses, of the CBMC.
    - *Notice of Hearing* – Per Section 15.02.090(D)(b) of the CBMC, written public notices are mailed out to all property owners within 200 feet of the exterior boundaries of the subject property for all conditional use permit requests. Proposed Section 15.24.120 increases this notification distance to 500 feet for rubble dump conditional use requests due to the unique nature of rubble dump operations and their potential to have significant long-term impacts on the site and surrounding area. The 500 foot notification boundary is included in the existing Chapter 3.31, but is a notable difference from the existing notification process for all other conditional use requests.
    - *Recordation of Conditional Use Permit* – Upon approval of a conditional use permit to operate a rubble dump, the applicant shall record a copy of the approved permit with the Pottawattamie County Recorder. This would ensure that relevant site information, including the location and size of rubble dump cells and the site close out plan, as required by the Iowa Department of Natural Resources, is on record and available to future property

owners/operators. The current Chapter 3.31 requires all rubble dump licenses to be recorded with the County.

- *Bond* – Rubble dump applicants shall provide a bond, not less than ten thousand dollars, to the City in order to secure the City against damages and expenses, which may be incurred in the correction of site conditions. The specific bond amount shall be approved by the Zoning Board of Adjustment as part of the conditional use permit approval. This amount may be revised on an annual basis by the Community Development Department to reflect any estimated changes in the cost of closing the site.
- *Regulations* – In addition to any specific conditions of an approved conditional use permit, all rubble dumps shall comply with the sixteen (16) regulations outlined in the proposed Section. These regulations were carried over from the current Chapter 3.31, with minor edits. The primary intent of these regulations is to ensure the environmental safety of rubble dump operations.

- Enacting Section 15.03.527, *Parking Lot,* included as Attachment 'C,' to create a definition for parking lots which clearly distinguishes a surface parking lot from a storage yard;

- Amending Section 15.03.609, included as Attachment 'D,' by removing the health director reference from the definition of 'storage yard' and clarifying what constitutes a storage yard.

All City Departments and local utilities were notified of the proposed text amendment. Only one substantive comment was received:

- The Council Bluffs Public Works Department stated that applicants shall be made aware that stormwater management will be required as a part of the conditional use permit.

Recommendation

The Community Development Department recommends approval to repeal Chapter 3.31, *Rubble Dumps*, and to amend Chapter 3.32 *Junk, Salvage, Scrap Processing and Storage Yards*, of the Council Bluffs Municipal Code by repealing Section 3.32.020, *License Required*, Section 3.32.030, *Application for License*, Section 3.32.040, *License Application Grant or Denial*, Section 3.32.050, *License Required for Each Separate Location*, Section 3.32.140, *Suspension and Revocation*, Section 3.32.150, *Effect of Revocation*, Section 3.32.170, *Fee, and* Section 3.32.180, *Duration and Renewal;* and to amend Title 15: Zoning of the Council Bluffs Municipal Code by enacting Section 15.24.110, *Salvage and Storage Yard Regulations*, Section 15.24.120, *Rubble Dumps*, and Section 15.03.527, *Parking Lot,* and amending Section 15.03.609, *Storage Yard*, to bring consistency and clarity to the process of reviewing and approving salvage yards, storage yards, and rubble dumps.

Public Hearing

Staff speaker for the request:
1. Haley Weber, Planner, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor: None

Speakers against: None

The City Planning Commission recommended approval to repeal Chapter 3.31, *Rubble Dumps*, and to amend Chapter 3.32, *Junk, Salvage, Scrap Processing and Storage Yards*, of the Council Bluffs Municipal Code

by repealing Section 3.32.020, *License Required*, Section 3.32.030, *Application for License*, Section 3.32.040, *License Application Grant or Denial*, Section 3.32.050, *License Required for Each Separate Location*, Section 3.32.140, *Suspension and Revocation*, Section 3.32.150, *Effect of Revocation*, Section 3.32.170, *Fee, and* Section 3.32.180, *Duration and Renewal;* and to amend Title 15: Zoning of the Council Bluffs Municipal Code by enacting Section 15.24.110, *Salvage and Storage Yard Regulations*, Section 15.24.120, *Rubble Dumps*, and Section 15.03.527, *Parking Lot*, and amending Section 15.03.609, *Storage Yard*, to bring consistency and clarity to the process of reviewing and approving salvage yards, storage yards, and rubble dumps.

VOTE: AYE – Bass, Hutcheson, Knauss, Opperman, Rater, Rew, Stroebele, and Van Houten. NAY – None. ABSTAIN – None. ABSENT – Bailey and Watson. VACANT - One Motion: Carried.

Attachments

Attachment A: Proposed Section 15.24.110, *Salvage and Storage Yards*
Attachment B: Proposed Section 15.24.120, *Rubble Dumps*
Attachment C: Proposed Section 15.03.527, *Parking Lot*
Attachment D: Proposed Section 15.03.609, *Storage Yard*
Attachment E: Proposed Chapter 3.32, *Junk, Salvage, Scrap Processing and Storage Yards*

Prepared by: Haley Weber, Planner, Community Development Department

ATTACHMENT A

15.24.110 Salvage and Storage Yards

A. Required Approvals. Any new and expanding salvage and/or storage yards shall obtain a conditional use permit in accordance with Section 15.02.090, Conditional Uses, of the CBMC. Any salvage and/or storage yards established prior to the adoption of this ordinance which do not have a conditional use permit shall be considered nonconforming and shall comply with Section 15.26.030, Nonconforming Uses, of the CBMC. Additionally, an intensification of an existing nonconforming salvage and/or storage operation may result in bringing the operation into compliance with all standards of this Section.

B. New and Expanding Salvage and/or Storage Yard Regulations. New and expanding salvage and storage yards are required to obtain a conditional use permit in accordance with Section 15.02.090, Conditional Uses, of the CBMC. In addition to the requirements of an approved conditional use permit, storage and salvage yards shall be subject to the following regulations:
    1. Pavement. All driveways, parking lots and outdoor areas used for the storage of vehicles, materials, or equipment must be hard-surface paved in accordance with CBMC Section 15.23, *Off-Street Parking, Loading and Unloading*.
    2. Internal Site Circulation. All storage and salvage yards shall have paved access aisles to allow for safe and efficient internal site circulation. Access aisles shall remain free and clear of any obstructions.
    3. Screening. All outdoor storage areas shall be adequately screened by fencing, walls, landscaping, or a combination thereof in a manner that is compatible with the size, intensity, and type of materials being stored and surrounding properties. Specific screening requirements shall be established on a case-by-case basis through a conditional use permit.
    4. Separation Distance. Any new salvage yard shall be a minimum of 600 feet away from any of the following uses, as measured from the property line: any residential use or district, daycare center, school, public park, master planned development, historic district, or historic landmark property. No minimum separation distance is required for new storage yards.
    5. Stacking. Any unstructured stacking of items stored outdoors, including, but not limited to, raw materials, junk, vehicles, and containers shall be limited to a maximum height as established on a case-by-case basis through a conditional use permit. Stacking within 75 feet of all required fencing shall be limited to the height of the fence.
    6. Environmental Health. Storage and salvage yards shall be conducted in compliance with all City, County and State requirements.

DRAFT

ATTACHMENT B

Section 15.24.120 Rubble Dumps

A. Purpose. The purpose of this chapter is to provide for the controlled dumping of rubble within the city limits of Council Bluffs, Iowa.

B. Definitions. For the purpose(s) of this section, the following words, terms and phrases shall have the meanings set forth:

Rubble: Stone, brick or similar inorganic matter.

Rubble dump: Any land, premises or property used for the storage of rubble.

Storage of rubble: The placement or rubble on any parcel of ground for a period of fourteen days or more.

C. Storage of Rubble. It is unlawful to place or store rubble on any parcel of ground which is not licensed as a rubble dump.

D. Conditional Use Approval. Any new, expanding, and/or dormant rubble dumps that wish to commence or re-commence such services shall obtain a conditional use permit in accordance with Section 15.02.090, Conditional Uses, of the CBMC. Any active rubble dumps established prior to the adoption of this ordinance, which do not have a conditional use permit, shall be considered nonconforming and shall comply with Section 15.26.030, Nonconforming Uses, of the CBMC.

E. In addition to requirements of this chapter, all rubble dumps shall comply with all local, State, and Federal requirements.

F. This chapter shall not prohibit the storage, stockpiling, processing or sales of rock, stone, sand, gravel, coal, cement materials, dirt, soil or any other similar material produced by excavating, quarrying or mining of such materials for purposes of sale, provided that same be restricted to the A-1 and A-2 districts and not be so stored for a period greater than one hundred fifty (150) days.

G. Area Restrictions. This exception shall be further restricted in that it will not apply to locations:

1. Within one thousand (1,000) feet of the nearest edge of the right-of-way of Interstate 29, Interstate 80, North 16th Street, South 35th Street, 23rd Avenue, South 24th Street south of 23rd Avenue, the South Expressway, and Old Highway 375 from Tostevin Street south to the city limits; and
2. Within three hundred (300) feet of any lot in a residential district or a preexisting residential use.

H. Application for a Conditional Use Permit. The application for a conditional use permit required by this chapter shall be filed in accordance with Section 15.02.090, Conditional Uses, and shall contain an engineering plan that sets forth:

1. A description and plat of the land to be used for the rubble dump;
2. A description of the sequence and plan of operation;
3. The type and capacity of equipment to be used for operations;
4. Existing and proposed roadways and easements;
5. Existing topography and watercourses, together with a diagram and written statement explaining the proposed location and extent of earthwork and fill operations, including final elevations;
6. Proposed measures to control storm drainage;
7. Estimated volume of rubble to be placed in the rubble dump;
8. Approximate date of completion;
9. Types of materials to be placed in the rubble dump;
10. Whether it will be a private rubble dump used exclusively by the applicant for their materials or a public rubble dump, operated by the applicant and receiving materials from others;
11. Days and hours of the week the rubble dump will be in operation;
12. The names and addresses of the last-known owners of property within five hundred (500) feet of the location for which a conditional use permit is requested, as shown by the county real property tax records; and
13. The addresses of any occupied buildings on property within five hundred (500) feet of the location for which a conditional use permit is requested;
14. Proposed areas to be fenced, including fence type, height, and placement;
15. All existing utilities, including storm and sanitary sewers, which lead up to or cross the site shall be shown thereon;
16. Closure/post-closure plan, as required by the Iowa Department of Natural Resources.

I. Notice of Hearing. A public hearing shall be held in accordance with Section 15.02.090, *Conditional Uses*, except that written notice shall by mailed by ordinary mail to the owners of all properties located within five hundred (500) feet of the exterior boundaries of the subject property.

J. Recordation of Conditional Use Permit. Upon approval of a conditional use permit, the applicant shall record a copy of the approved decision letter with the Pottawattamie County recorder's office.

K. Fee. The fee for a conditional use permit requested pursuant to this chapter shall be as set forth in the prevailing schedule of fees as most recently adopted by the city council.

L. Bond. No conditional use permit requested pursuant to this chapter shall be issued until the applicant delivers to the city a cash or corporate surety bond in an amount

of not less than ten thousand dollars ($10,000.00), to secure the City against damages and expenses which it may incur in the correction of conditions in said applicant's operations as follows:

1. The bond amount shall be approved by the Zoning Board of Adjustment as part of the conditional use permit approval.
2. That the applicant shall operate the rubble dump for which the conditional use permit is issued in accordance with the provisions of this chapter:
3. That the applicant will comply with all the terms, conditions, provisions and regulations contained in this chapter:
4. That the applicant will save harmless the city from any expense incurred through the failure to operate and maintain the rubble dump as required by this chapter, including any expense the city may be put to for correcting any condition or violation of this chapter by the city's own labor and equipment whenever the city council determines it is necessary for the city to correct any unsanitary condition or conditions violative of this chapter or from any damages growing out of the negligence of the applicant;
5. That the applicant shall pay for damages done to curbs, sidewalks or sewers on the premises of the rubble dump from trucks, equipment or over-burden placed on them when found to be broken from these causes;
6. Bond shall run for a period of three years after the rubble dump site has been finished and brought to final grade.

The amount of the bond required may be revised annually by the Community Development Director or their designee to reflect any estimated change in costs of closing the site.

M. Regulations. The following regulations shall be followed by any applicant to whom a conditional use permit is granted by the city council for operation of a rubble dump, and it shall be unlawful not to follow these regulations:

1. When rubble exists on the site at the time the conditional use permit is issued, such rubble shall be collected, compacted and covered with dirt or other cover material at least three feet in depth at the finished grade;
2. No refuse other than rubble or earth may be put in a rubble dump. All burning is prohibited. The Community Development Director may, at their discretion, allow materials other than rubble to be placed in the rubble dump. However, the primary purpose and intent of the rubble dump site shall be for the storage of rubble as defined in this Section. Improper materials placed on site without approval shall be immediately removed at the direction of the Community Development Director;
3. No rubble dump operation shall be conducted so the fill will be placed in streambeds or other areas where watercourses would be obstructed or where erosion by the stream would remove cover material;

4. The applicant shall provide for surface drainage on the rubble dump site which will permit the drainage of storm water within six hours after the last precipitation in accordance with all local, State, and Federal requirements;
5. The applicant shall take the necessary measures to eliminate dust on the rubble dump site. Access to the rubble dump site shall be controlled by proper fencing, gates, locks and other measures necessary to control access;
~~6.~~ Routes used by trucks to and from the rubble dump site shall meet all applicable City standards;
7. When mud, dirt or spilled debris accumulates on streets from trucks or from rubble dump equipment, it shall be removed by the applicant immediately;
8. The compacting and leveling equipment must traverse all of the area where rubble is deposited. When the slope of a bank is too steep to traverse, then the fill must proceed from the base of the slope;
9. Rubble shall be covered with dirt or sand all times;
10. Only earth shall be placed over utility lines in the fill area as specified by the public works director;
11. When rubble has been brought up to three feet of the desired grade, it shall be covered with at least thirty-six (36) inches of compacted dirt and seeded in such a manner to prevent erosion. The finally graded and seeded surface shall be maintained at final grade free from erosion and in a well-seeded manner for a period of three years after filling operations have been completed. Final slopes shall not exceed a ratio of one foot vertical to three feet horizontal;
12. Existing topsoil shall be used for cover material, when possible, by removing the dirt prior to filling and by placing this dirt directly over the completed section of the rubble dump, or by stockpiling this dirt until needed. Otherwise, the source of cover material shall be designated when application for a conditional use permit is made;
13. Materials shall not be placed on land without using the proper bank stabilization and filling methods. Materials placed in the proper manner and conforming to this chapter will not be in violation of any antidumping prohibitions of this chapter or any other ordinance;
14. The licensee shall not excavate down to the water table or create a sump that will not drain;
15. The licensee shall not violate the terms of their application and license;
16. The entire area of the property to be utilized for a rubble dump shall be screened with a minimum six-foot tall opaque fencing and shall be installed prior to commencement of any rubble dump operations. Any unfenced area shall remain free of rubble;
17. The Community Development Director may allow variations from the regulation of this section; provided they find that the proposed variation is satisfactory in that it addresses the problem sought to be alleviated by the regulation from which the variance is requested.

ATTACHMENT C

Section 15.03.527 Parking Lot

Parking lot: An open-air surface parking facility for the parking of operable motor vehicles that is the sole primary use on a parcel or tract of land. A parking lot shall not be deemed the same as a storage yard as defined in Section 15.03.609 or salvage yard as defined in Section 15.03.609 of the CBMC. A parking lot is considered private when it is owned and controlled by a private entity.

ATTACHMENT D

15.03.609 Storage Yard

Storage yard: ~~A facility engaged in~~ Tthe surface storage of operating or nonoperating vehicles, materials, merchandise, stock, supplies, machines, equipment, manufacturing materials, containers, or property of any nature that are not kept in a structure having at least four walls and a roof, ~~other large items and containers for storing or collecting goods or material while awaiting sale, resale, transfer, redemption or use,~~ excluding dismantling or salvage, for a period of time exceeding 7 total days. ~~The yard shall have a defined boundary and be hard-surfaced throughout. Licensing by the health department may be required.~~ All such uses shall comply with the requirements of Section 15.24.110 of the CBMC. Typical uses include sales lots, automobile auctions, transfer facilities, container storage, ~~and~~ impound lots, and commercial storage facilities for operable personal vehicles and recreational vehicles and vessels. This definition shall not apply to items for sale to the general public such as vehicles or the outdoor display of goods for sale, where such items are permitted for sale in the zoning district in which they are located. This definition shall not apply to building materials associated with and stored on the same property as an active construction project. A storage yard shall not be utilized as a home occupation in any residential zoning district.

Chapter 3.32 - JUNK, SALVAGE, SCRAP PROCESSING AND STORAGE YARDS

3.32.010 Definitions - Junk, Salvage, Scrap Processing And Storage Yards
~~3.32.020 License Required~~
~~3.32.030 Application For License~~
~~3.32.040 License Application Grant Or Denial~~
~~3.32.050 License Required For Each Separate Location~~
3.32.060 Operational Requirements
3.32.070 Burning Regulations
3.32.080 Maintenance Requirements
3.32.090 Compliance With Other Provisions
3.32.100 Records Required
3.32.110 Purchase From Minor
3.32.120 Requirements Of Other Codes
3.32.130 Penalty For Violation
~~3.32.140 Suspension And Revocation~~
~~3.32.150 Effect Of Revocation~~
3.32.160 Nonprofit Collection Centers - Waiver Of Fee
~~3.32.170 Fee~~
~~3.32.180 Duration And Renewal~~

3.32.010 Definitions - Junk, Salvage, Scrap Processing And Storage Yards

For the purposes of this chapter, the following words, terms, and phrases shall be deemed to have the following definitions:

Junk: Iron, lead, brass, steel, copper or other metal, glass, rags, paper, tires, railroad ties or other waste that may be used again in some form.

Junk dealer: Any person, persons, firm or corporation who, by themselves or acting by or through agents, engage in the business of buying, selling, receiving, collecting or dealing in junk, but not vehicles or salvage vehicles.

Junkyard: Any location in the city where a junk dealer operates his or her business without engaging in the business of operating a salvage yard or scrap processing yard.

Vehicle: Every device in, upon or by which any person or property is or may be transported or drawn upon a highway or waterway, other than a device moved by human power or a device used exclusively upon stationary rails or tracks.

Salvage vehicle: Any vehicle or portion thereof not in running or operable condition, and/or not licensed for the current year as provided by law.

Salvage operator: Any person, persons, firm or corporation who engages in the business of a junk dealer and who engages in the business of operating a salvage yard.

Salvage yard: Any location in the city where any vehicle or salvage vehicles are bought or sold for the purpose of dismantling, sale, or resale of same for their parts, or for the purpose of converting the remainder of same into junk.

Scrap processor: Any person, persons, firm or corporation engaged in the operation of a scrap processing yard and in the business of a junk dealer.

Scrap processing yard: Any location in the city where any vehicles or salvage vehicles containing metal are processed by sorting, shearing to size and chemistry, baling to customer requirements and/or shredding to sell as classified melting stock as any grade of ferrous or nonferrous items with none of such materials being sold for use in the same form or manner as originally used but as melting stock.

Storage yard: A location used for the limited purpose of storing any salvage vehicle and shall not include any operation that would be defined as junk dealer, salvage operator, scrap processor, or any sales of any vehicle or parts thereof.

Licensee: Any junk dealer, salvage operator or scrap processor required to be licensed under the provisions of this chapter.

(Ord. 5257 § 1, 1996)

~~3.32.020 License Required~~

~~It is unlawful for any person, firm or corporation to engage in the business of a junk dealer, salvage operator or scrap processor, as defined in this chapter, without having first obtained a license from the city to do so. It shall be the responsibility of the health department to enforce this requirement and all other requirements of this chapter.~~

(Ord. 5194 § 2, 1995)

~~3.32.030 Application For License~~

~~Any person, persons, firm or corporation desiring to engage in the business of being a junk dealer, salvage operator, salvage yard, storage yard, or scrap processor within the city must first make application for a license to do so, on a form to be furnished for such purpose by the office of the city clerk. The application shall contain the following information:~~

1. ~~The name and place of residence of the applicant, as well as the business address, if any;~~
2. ~~If the applicant is a firm, partnership, corporation or other legal entity, the names and addresses of all associates, partners or officers thereof, shall be set forth. If the applicant is a foreign corporation, adequate proof of authority to conduct business within the state of Iowa must be attached to or included in the application;~~

3. The address of the proposed business location of the applicant where such junk, salvage, storage yard, or scrap processing operations are to be conducted, giving the street address, legal description, and the total area in square feet available for use in such operation;
4. A statement as to whether sales at retail will be made on the premises wherein such junk, salvage, storage yard, or scrap processing operations are to be conducted;
5. A statement as to the nature and type of machinery or equipment to be used as a part of such junk, salvage, storage yard, or scrap processing operations;
6. If the applicant requesting the license was not in existence prior to April 28, 1931, or was not licensed prior to said date, a statement shall be filed with the application, setting forth the date of the meeting of the city's board of adjustment at which time the conditional use in the general manufacturing zone, or heavy industrial zone, was granted, thereby allowing such junk, salvage, or scrap processing operations under the provisions of what is now CBMC 15, Zoning.
7. A list of all citations which applicant has received in the previous five years for violations of this chapter, CBMC 4 or similar codes in other jurisdictions.

(Ord. 5194 § 3, 1995)

3.32.040 License Application Grant Or Denial

Subsequent to the filing of the application for a license, in the manner prescribed by CBMC 3.32.030, the city clerk shall refer the same to the fire chief, the sanitation superintendent, and the building official, each of whom shall cause the premises proposed to be used in such junk, salvage, storage yard, or scrap processing operations to be inspected and, following such inspections, shall each submit his/her written recommendation to the city council in connection therewith. The city council shall also receive a copy of applicant's response to CBMC 3.32.030 Paragraph G regarding previous citations. Thereafter, the city council shall, at either the next regular meeting or at a special meeting, either grant or deny the application. The city clerk shall notify the applicant of the council's decision within fourteen days of said action.

(Ord. 5194 § 4, 1995)

3.32.050 License Required For Each Separate Location

A junk, salvage, storage yard, or scrap processing license shall be required for each separate location at which junk, salvage, storage yard, or scrap processing operations are proposed to be conducted, and the fee required shall be commensurate therewith. The license shall be nontransferable, and in the event of the discontinuance of such operations by the licensee, either voluntarily or involuntarily, no refund for the unused portion of the period for which the same was issued shall be granted.

(Ord. 4992 § 1 (part), 1990)

3.32.060 Operational Requirements

The operations of a junk, salvage, storage yard or scrap processing yard shall be carried on within a fully enclosed building, except that such operations may be conducted outside a building within the enclosed premises, provided the premises are fully surrounded and enclosed by a fence not less than six feet in height. Such fence shall be maintained in good repair at all times. Existing operators may be given until January 1, 1998, to comply with this provision upon application to the director of public health. It is also unlawful for any junk, salvage or scrap processing materials, salvage vehicles or parts thereof, or equipment used in connection therewith, whether owned by the licensee or someone else, to be stored or parked on any portion of the city's right-of-way, or parking area thereof, or for the same to be stored or parked outside building or fence, as prescribed herein, unless such storage or parking shall otherwise meet the requirements of this section.

(Ord. 5230 § 1, 1995)

3.32.070 Burning Regulations

It is unlawful for any fires other than those fully contained and used for heating purposes to be permitted upon the premises of any licensee hereunder, and only firewood shall be burned except in an incinerator approved by the fire marshal and health director.

(Ord. 5194 § 7, 1995)

3.32.080 Maintenance Requirements

The holder of a license granted under the terms of this chapter shall maintain the premises in and upon which his or her business operations are conducted in as sanitary manner and conditions as is reasonable and consistent therewith, but in no event shall the licensee permit or suffer any condition to exist which by its nature constitutes a health or safety hazard to surrounding property or persons.

(Ord. 4992 § 1 (part), 1990)

3.32.090 Compliance With Other Provisions

The provisions of this chapter shall in no way relieve the holder of a license issued hereunder from compliance with other provisions, rules or regulations of the city of Council Bluffs, to which the licensee may be subject, nor shall he or she be relieved from the necessity of procuring such other licenses as may be required by the city, by reason of the nature and extent of the operations of the licensee.

(Ord. 4992 § 1 (part), 1990)

3.32.100 Records Required

1. Every licensee shall keep for a period of three years from the date of each transaction legible records as follows:
    1. In the case of purchase of junk, the records shall set forth a description of the type and amount of junk purchased, the amount paid, the name and address of the seller from whom the junk is purchased, and the name and address of seller's agent, if any, who relinquishes physical control of the junk.
    2. In the case of transactions of vehicles or salvage vehicles, the records shall set forth the name of the seller from whom purchased together with his or her full address and the name and address of seller's agent, if any, who relinquishes physical control of the vehicle or salvage vehicle. The records shall also include the license number on any license plate attached to the vehicle or salvage vehicle, any vehicle identification number which is visible, or which upon reasonable inspection would become visible, and the model and year of the vehicle or salvage vehicle so purchased.
2. The records shall at all times be kept open to inspection by the chief of police and sheriff of Pottawattamie County, or the deputy of either, any officer of the police force of the city, the city attorney, and the Pottawattamie County attorney, or an assistant of either, and any other local, state or federal law enforcement personnel authorized in writing for that purpose by the chief of police, which authority shall be exhibited to the salvage operator.
3. In all transactions referred to in paragraph A of this section, where records are required to be kept, the licensee shall demand the seller, or agent or employee of the seller, to produce a driver's license which appears valid on its face or a social security card to establish the true and correct identity of the seller, or agent or employee of the seller. No licensee shall purchase any junk or any vehicle or salvage vehicle unless the seller, or employee or agent of the seller, has produced and displayed to the licensee a driver's license which appears valid on its face or a social security card.
4. No junk, salvage or scrap dealer shall accept any junk, as defined in CBMC 3.32.010, unless he or she shall take a single fingerprint from such person and attach it to the card provided by the city. The fingerprint shall be taken from the right index finger; if the right index finger is missing, the fingerprint shall be taken from the left index finger. The print shall be clear and legible. The card shall become part of the record required herein. A notice shall be displayed in a prominent place to the effect that the dealer is required by city ordinance to fingerprint every person delivering or selling any junk to the dealer. Exception: The requirements of this paragraph shall not apply to ferrous metals and beverage cans.

(Ord. 5951 § 1, 2007)

3.32.110 Purchase From Minor

It is unlawful for any licensee to purchase any junk or vehicles or salvage vehicles from a minor without having secured the written consent of one of the parents or the legal guardian of the minor.

(Ord. 4992 § 1 (part), 1990)

3.32.120 Requirements Of Other Codes

All operations conducted in a junk, salvage or scrap processing yard located within the city shall be accomplished in accordance with and meet not less than the minimum requirements of the city's Uniform Building Code, current edition, as adopted; the city's National Electrical Code and local Uniform Electrical Rules supplementary thereto, as currently adopted, and the city's plumbing code, as adopted.

(Ord. 4992 § 1 (part), 1990)

3.32.130 Penalty For Violation

Any person, persons, firm or corporation who violates any of the provisions of this chapter shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be subject to a fine of not more than one hundred dollars ($100.00) or imprisonment in jail for a term not to exceed thirty (30) days, and each day such violation is continued shall constitute a separate and distinct offense.

(Ord. 4992 § 1 (part), 1990)

~~3.32.140 Suspension And Revocation~~

~~Following reasonable notice and an opportunity to be heard, the city council may suspend or revoke the license or licenses of any licensee under this chapter for the following reasons:~~

1. ~~Upon a final conviction in a court of competent jurisdiction for a violation of any provision of this chapter, the city council may suspend the license or licenses of a licensee for a period of up to sixty days.~~
2. ~~Upon a final conviction in a court of competent jurisdiction for a violation of CBMC 3.32.120 where the violation involves property that is stolen, the city council may revoke the license or licenses of a licensee.~~
3. ~~If any person shall intentionally misrepresent any material fact in making application for a license under this chapter, the city council may revoke the license of the licensee or suspend the license for a period of sixty days.~~

(Ord. 4992 § 1 (part), 1990)

~~3.32.150 Effect Of Revocation~~

~~Any licensee under this chapter whose license is revoked pursuant to CBMC 3.32.140 shall not thereafter be permitted to hold a license under this chapter, for a period of two years from the date of such revocation. A spouse or business associates holding ten (10) percent or more of the capital stock or ownership interest in the business of a person whose license has been revoked shall not be issued a license under this chapter for a period of two years from the date of such revocation. In the event a license is revoked, the city council shall grant the licensee a reasonable period of time to dispose of its inventory and business.~~

(Ord. 4992 § 1 (part), 1990)

3.32.160 Nonprofit Collection Centers - Waiver Of Fee

1. For purposes of interpreting this section, the term "nonprofit organization" shall mean any organization associated with a governmental body, any corporation holding a tax exempt status as permitted by the Internal Revenue Service, or any other organization which can prove to the satisfaction of the city council that its intended function is to benefit the public, and that the profit is not being utilized for someone's personal profit.
2. A nonprofit organization taking part in a recycling project by means of operating a collection center for recyclables shall be exempt from all fees required by this chapter. It shall, however, be expected to comply with all other provisions.

(Ord. 4992 § 1 (part), 1990)

~~3.32.170 Fee~~

~~The fee for a license requested pursuant to this chapter shall be as set forth in the prevailing schedule of fees as most recently adopted by the city council.~~

(Ord. 5166 § 1, 1994)

~~3.32.180 Duration And Renewal~~

~~All junk, salvage, scrap processing and storage yard licenses issued pursuant to the provisions of this chapter, unless sooner suspended or revoked, shall expire each year on the first day of January. All junk, salvage, scrap processing and storage yard licenses may be renewed thereafter annually upon written application of the licensee and payment of the renewal fee set forth in the prevailing schedule of fees as most recently adopted by the city council.~~

(Ord. 5166 § 2, 1994)

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request of the Community Development Department to repeal Chapter 3.31, *Rubble Dumps*, and to amend Chapter 3.32, *Junk, Salvage, Scrap Processing and Storage Yards*, of the Council Bluffs Municipal Code by repealing existing Sections 3.32.020 "License Required", 3.32.030 "Application For License", 3.32.040, "*License Application Grant or Denial"*, Section 3.32.050, "*License Required for Each Separate Location"*, Section 3.32.140, "*Suspension and Revocation"*, Section 3.32.150, "*Effect of Revocation"*, Section 3.32.170, "*Fee", and* Section 3.32.180, "*Duration and Renewal";* and to amend Title 15: Zoning of the Council Bluffs Municipal Code by enacting Section 15.24.110, "*Salvage and Storage Yard Regulations"*, Section 15.24.120, "*Rubble Dumps"*, and Section 15.03.527, "*Parking Lot",* and amending Section 15.03.609, *"Storage Yard"*, to bring consistency and clarity to the process of reviewing and approving salvage yards, storage yards, and rubble dumps.

You are further notified that the public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 13th day of November, 2023 in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

_____

Jodi Quakenbush, City Clerk

ORDINANCE NO. 6579

AN ORDINANCE TO AMEND TITLE 3 BUSINESS REGULATIONS AND LICENSES OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REPEALING EXISTING CHAPTER 3.31 "RUBBLE DUMPS".

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That Title 3 Business Regulations and Licenses of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended by repealing existing Chapter 3.31 "Rubble Dumps".

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED
AND November 13, 2023.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 10-23-23
Second Consideration: 11-13-23
Public Hearing: 11-13-23
Third Consideration: _____

ORDINANCE NO. 6580

AN ORDINANCE TO AMEND CHAPTER 3.32 JUNK, SALVAGE, SCRAP PROCESSING AND STORAGE YARDS OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REPEALING EXISTING SECTIONS 3.32.020 "LICENSE REQUIRED", 3.32.030 "APPLICATION FOR LICENSE", 3.32.040 "LICENSE APPLICATION GRANT OR DENIAL"; SECTION 3.32.050 "LICENSE REQUIRED FOR EACH SEPARATE LOCATION"; SECTION 3.32.140 "SUSPENSION AND REVOCATION"; SECTION 3.32.150 "EFFECT OF REVOCATION"; SECTION 3.32.170 "FEE" AND SECTION 3.32.180 "DURATION AND RENEWAL".

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That Chapter 3.32 Junk. Salvage, Scrap Processing and Storage Yards of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended by repealing existing Sections 3.32.020 "License Required", 3.32.030 "Application For License", 3.32.040 "License Application Grant Or Denial"; 3.32.050 "License Required For Each Separate Location"; 3.32.140 "Suspension And Revocation"; 3.32.150 "Effect Of Revocation"; 3.32.170 "Fee" and 3.32.180 "Duration and Renewal" to now reads as follows:

Chapter 3.32 - JUNK, SALVAGE, SCRAP PROCESSING AND STORAGE YARDS

3.32.010 Definitions - Junk, Salvage, Scrap Processing And Storage Yards
3.32.060 Operational Requirements
3.32.070 Burning Regulations
3.32.080 Maintenance Requirements
3.32.090 Compliance With Other Provisions
3.32.100 Records Required
3.32.110 Purchase From Minor
3.32.120 Requirements Of Other Codes
3.32.130 Penalty For Violation
3.32.160 Nonprofit Collection Centers - Waiver Of Fee

3.32.010 Definitions - Junk, Salvage, Scrap Processing And Storage Yards

For the purposes of this chapter, the following words, terms, and phrases shall be deemed to have the following definitions:

Junk: Iron, lead, brass, steel, copper or other metal, glass, rags, paper, tires, railroad ties or other waste that may be used again in some form.

Junk dealer: Any person, persons, firm or corporation who, by themselves or acting by or through agents, engage in the business of buying, selling, receiving, collecting or dealing in junk, but not vehicles or salvage vehicles.

Junkyard: Any location in the city where a junk dealer operates his or her business without engaging in the business of operating a salvage yard or scrap processing yard.

Vehicle: Every device in, upon or by which any person or property is or may be transported or drawn upon a highway or waterway, other than a device moved by human power or a device used exclusively upon stationary rails or tracks.

Salvage vehicle: Any vehicle or portion thereof not in running or operable condition, and/or not licensed for the current year as provided by law.
Salvage operator: Any person, persons, firm or corporation who engages in the business of a junk dealer and who engages in the business of operating a salvage yard.
Salvage yard: Any location in the city where any vehicle or salvage vehicles are bought or sold for the purpose of dismantling, sale, or resale of same for their parts, or for the purpose of converting the remainder of same into junk.
Scrap processor: Any person, persons, firm or corporation engaged in the operation of a scrap processing yard and in the business of a junk dealer.
Scrap processing yard: Any location in the city where any vehicles or salvage vehicles containing metal are processed by sorting, shearing to size and chemistry, baling to customer requirements and/or shredding to sell as classified melting stock as any grade of ferrous or nonferrous items with none of such materials being sold for use in the same form or manner as originally used but as melting stock.
Storage yard: A location used for the limited purpose of storing any salvage vehicle and shall not include any operation that would be defined as junk dealer, salvage operator, scrap processor, or any sales of any vehicle or parts thereof.
Licensee: Any junk dealer, salvage operator or scrap processor required to be licensed under the provisions of this chapter.
(Ord. 5257 § 1, 1996)

3.32.060 Operational Requirements

The operations of a junk, salvage, storage yard or scrap processing yard shall be carried on within a fully enclosed building, except that such operations may be conducted outside a building within the enclosed premises, provided the premises are fully surrounded and enclosed by a fence not less than six feet in height. Such fence shall be maintained in good repair at all times. Existing operators may be given until January 1, 1998, to comply with this provision upon application to the director of public health. It is also unlawful for any junk, salvage or scrap processing materials, salvage vehicles or parts thereof, or equipment used in connection therewith, whether owned by the licensee or someone else, to be stored or parked on any portion of the city's right-of-way, or parking area thereof, or for the same to be stored or parked outside building or fence, as prescribed herein, unless such storage or parking shall otherwise meet the requirements of this section.
(Ord. 5230 § 1, 1995)

3.32.070 Burning Regulations

It is unlawful for any fires other than those fully contained and used for heating purposes to be permitted upon the premises of any licensee hereunder, and only firewood shall be burned except in an incinerator approved by the fire marshal and health director.
(Ord. 5194 § 7, 1995)

3.32.080 Maintenance Requirements

The holder of a license granted under the terms of this chapter shall maintain the premises in and upon which his or her business operations are conducted in as sanitary manner and conditions as is reasonable and consistent therewith, but in no event shall the licensee permit or suffer any condition to exist which by its nature constitutes a health or safety hazard to surrounding property or persons.
(Ord. 4992 § 1 (part), 1990)

3.32.090 Compliance With Other Provisions

The provisions of this chapter shall in no way relieve the holder of a license issued hereunder from compliance with other provisions, rules or regulations of the city of Council Bluffs, to which the licensee may be subject, nor shall he or she be relieved from the necessity of procuring such other licenses as may be required by the city, by reason of the nature and extent of the operations of the licensee.
(Ord. 4992 § 1 (part), 1990)

3.32.100 Records Required

A. Every licensee shall keep for a period of three years from the date of each transaction legible records as follows:
    1. In the case of purchase of junk, the records shall set forth a description of the type and amount of junk purchased, the amount paid, the name and address of the seller from whom the junk is purchased, and the name and address of seller's agent, if any, who relinquishes physical control of the junk.
    2. In the case of transactions of vehicles or salvage vehicles, the records shall set forth the name of the seller from whom purchased together with his or her full address and the name and address of seller's agent, if any, who relinquishes physical control of the vehicle or salvage vehicle. The records shall also include the license number on any license plate attached to the vehicle or salvage vehicle, any vehicle identification number which is visible, or which upon reasonable inspection would become visible, and the model and year of the vehicle or salvage vehicle so purchased.

B. The records shall at all times be kept open to inspection by the chief of police and sheriff of Pottawattamie County, or the deputy of either, any officer of the police force of the city, the city attorney, and the Pottawattamie County attorney, or an assistant of either, and any other local, state or federal law enforcement personnel authorized in writing for that purpose by the chief of police, which authority shall be exhibited to the salvage operator.

C. In all transactions referred to in paragraph A of this section, where records are required to be kept, the licensee shall demand the seller, or agent or employee of the seller, to produce a driver's license which appears valid on its face or a social security card to establish the true and correct identity of the seller, or agent or employee of the seller. No licensee shall purchase any junk or any vehicle or salvage vehicle unless the seller, or employee or agent of the seller, has produced and displayed to the licensee a driver's license which appears valid on its face or a social security card.

D. No junk, salvage or scrap dealer shall accept any junk, as defined in CBMC 3.32.010, unless he or she shall take a single fingerprint from such person and attach it to the card provided by the city. The fingerprint shall be taken from the right index finger; if the right index finger is missing, the fingerprint shall be taken from the left index finger. The print shall be clear and legible. The card shall become part of the record required herein. A notice shall be displayed in a prominent place to the effect that the dealer is required by city ordinance to fingerprint every person delivering or selling any junk to the dealer. Exception: The requirements of this paragraph shall not apply to ferrous metals and beverage cans.

(Ord. 5951 § 1, 2007)

3.32.110 Purchase From Minor

It is unlawful for any licensee to purchase any junk or vehicles or salvage vehicles from a minor without having secured the written consent of one of the parents or the legal guardian of the minor.
(Ord. 4992 § 1 (part), 1990)

3.32.120 Requirements Of Other Codes

All operations conducted in a junk, salvage or scrap processing yard located within the city shall be accomplished in accordance with and meet not less than the minimum requirements of the city's Uniform Building Code, current edition, as adopted; the city's National Electrical Code and local Uniform Electrical Rules supplementary thereto, as currently adopted, and the city's plumbing code, as adopted.
(Ord. 4992 § 1 (part), 1990)

3.32.130 Penalty For Violation

Any person, persons, firm or corporation who violates any of the provisions of this chapter shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be subject to a fine of not more than one hundred dollars ($100.00) or imprisonment in jail for a term not to exceed thirty (30) days, and each day such violation is continued shall constitute a separate and distinct offense.
(Ord. 4992 § 1 (part), 1990)

3.32.160 Nonprofit Collection Centers - Waiver Of Fee

A. For purposes of interpreting this section, the term "nonprofit organization" shall mean any organization associated with a governmental body, any corporation holding a tax exempt status as permitted by the Internal Revenue Service, or any other organization which can prove to the satisfaction of the city council that its intended function is to benefit the public, and that the profit is not being utilized for someone's personal profit.

B. A nonprofit organization taking part in a recycling project by means of operating a collection center for recyclables shall be exempt from all fees required by this chapter. It shall, however, be expected to comply with all other provisions.

(Ord. 4992 § 1 (part), 1990)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED AND APPROVED November 13, 2023.

_____

MATTHEW J. WALSH Mayor

Attest: _____

JODI QUAKENBUSH City Clerk

First Consideration: 10-23-23
Second Consideration: 11-13-23
Public Hearing: 11-13-23
Third Consideration: _____

ORDINANCE NO. 6581

AN ORDINANCE TO AMEND CHAPTER 15.24 SUPPLEMENTAL USE AND SITE DEVELOPMENT REGULATIONS OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA BY ENACTING NEW SECTION 15.24.110, "SALVAGE AND STORAGE YARD REGULATIONS" AND NEW SECTION 15.24.120, "RUBBLE DUMPS".

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That Chapter 15.24 Supplemental Use and Site Development Regulations of the 2020 Municipal Code of Council Bluffs, Iowa is hereby amended by enacting new Sections 15.24.110 and 15.24.120 to read as follows:

15.24.110 Salvage and Storage Yards

A. Required Approvals. Any new and expanding salvage and/or storage yards shall obtain a conditional use permit in accordance with Section 15.02.090, Conditional Uses, of the CBMC. Any salvage and/or storage yards established prior to the adoption of this ordinance which do not have a conditional use permit shall be considered nonconforming and shall comply with Section 15.26.030, Nonconforming Uses, of the CBMC. Additionally, an intensification of an existing nonconforming salvage and/or storage operation may result in bringing the operation into compliance with all standards of this Section.

B. New and Expanding Salvage and/or Storage Yard Regulations. New and expanding salvage and storage yards are required to obtain a conditional use permit in accordance with Section 15.02.090, Conditional Uses, of the CBMC. In addition to the requirements of an approved conditional use permit, storage and salvage yards shall be subject to the following regulations:

1. Pavement. All driveways, parking lots and outdoor areas used for the storage of vehicles, materials, or equipment must be hard-surface paved in accordance with CBMC Section 15.23, *Off-Street Parking, Loading and Unloading.*
2. Internal Site Circulation. All storage and salvage yards shall have paved access aisles to allow for safe and efficient internal site circulation. Access aisles shall remain free and clear of any obstructions.
3. Screening. All outdoor storage areas shall be adequately screened by fencing, walls, landscaping, or a combination thereof in a manner that is compatible with the size, intensity, and type of materials being stored and surrounding properties. Specific screening requirements shall be established on a case-by-case basis through a conditional use permit.
4. Separation Distance. Any new salvage yard shall be a minimum of 600 feet away from any of the following uses, as measured from the property line: any residential use or district, daycare center, school, public park, master planned development, historic district, or historic landmark property. No minimum separation distance is required for new storage yards.
5. Stacking. Any unstructured stacking of items stored outdoors, including, but not limited to, raw materials, junk, vehicles, and containers shall be limited to a maximum height as established on a case-by-case basis through a conditional use permit. Stacking within 75 feet of all required fencing shall be limited to the height of the fence.

6. Environmental Health. Storage and salvage yards shall be conducted in compliance with all City, County and State requirements.

15.24.120 Rubble Dumps

A. Purpose. The purpose of this chapter is to provide for the controlled dumping of rubble within the city limits of Council Bluffs, Iowa.

B. Definitions. For the purpose(s) of this section, the following words, terms and phrases shall have the meanings set forth:
Rubble: Stone, brick or similar inorganic matter.
Rubble dump: Any land, premises or property used for the storage of rubble.
Storage of rubble: The placement or rubble on any parcel of ground for a period of fourteen days or more.

C. Storage of Rubble. It is unlawful to place or store rubble on any parcel of ground which is not licensed as a rubble dump.

D. Conditional Use Approval. Any new, expanding, and/or dormant rubble dumps that wish to commence or re-commence such services shall obtain a conditional use permit in accordance with Section 15.02.090, Conditional Uses, of the CBMC. Any active rubble dumps established prior to the adoption of this ordinance, which do not have a conditional use permit, shall be considered nonconforming and shall comply with Section 15.26.030, Nonconforming Uses, of the CBMC.

E. In addition to requirements of this chapter, all rubble dumps shall comply with all local, State, and Federal requirements.

F. This chapter shall not prohibit the storage, stockpiling, processing or sales of rock, stone, sand, gravel, coal, cement materials, dirt, soil or any other similar material produced by excavating, quarrying or mining of such materials for purposes of sale, provided that same be restricted to the A-1 and A-2 districts and not be so stored for a period greater than one hundred fifty (150) days.

G. Area Restrictions. This exception shall be further restricted in that it will not apply to locations:
1. Within one thousand (1,000) feet of the nearest edge of the right-of-way of Interstate 29, Interstate 80, North 16th Street, South 35th Street, 23rd Avenue, South 24th Street south of 23rd Avenue, the South Expressway, and Old Highway 375 from Tostevin Street south to the city limits; and
2. Within three hundred (300) feet of any lot in a residential district or a preexisting residential use.

H. Application for a Conditional Use Permit. The application for a conditional use permit required by this chapter shall be filed in accordance with Section 15.02.090, Conditional Uses, and shall contain an engineering plan that sets forth:
1. A description and plat of the land to be used for the rubble dump;
2. A description of the sequence and plan of operation;
3. The type and capacity of equipment to be used for operations;
4. Existing and proposed roadways and easements;
5. Existing topography and watercourses, together with a diagram and written statement explaining the proposed location and extent of earthwork and fill operations, including final elevations;
6. Proposed measures to control storm drainage;
7. Estimated volume of rubble to be placed in the rubble dump;
8. Approximate date of completion;
9. Types of materials to be placed in the rubble dump;

10. Whether it will be a private rubble dump used exclusively by the applicant for their materials or a public rubble dump, operated by the applicant and receiving materials from others;
11. Days and hours of the week the rubble dump will be in operation;
12. The names and addresses of the last-known owners of property within five hundred (500) feet of the location for which a conditional use permit is requested, as shown by the county real property tax records; and
13. The addresses of any occupied buildings on property within five hundred (500) feet of the location for which a conditional use permit is requested;
14. Proposed areas to be fenced, including fence type, height, and placement;
15. All existing utilities, including storm and sanitary sewers, which lead up to or cross the site shall be shown thereon;
16. Closure/post-closure plan, as required by the Iowa Department of Natural Resources.

I. Notice of Hearing. A public hearing shall be held in accordance with Section 15.02.090, *Conditional Uses*, except that written notice shall by mailed by ordinary mail to the owners of all properties located within five hundred (500) feet of the exterior boundaries of the subject property.

J. Recordation of Conditional Use Permit. Upon approval of a conditional use permit, the applicant shall record a copy of the approved decision letter with the Pottawattamie County recorder's office.

K. Fee. The fee for a conditional use permit requested pursuant to this chapter shall be as set forth in the prevailing schedule of fees as most recently adopted by the city council.

L. Bond. No conditional use permit requested pursuant to this chapter shall be issued until the applicant delivers to the city a cash or corporate surety bond in an amount of not less than ten thousand dollars ($10,000.00), to secure the City against damages and expenses which it may incur in the correction of conditions in said applicant's operations as follows:

1. The bond amount shall be approved by the Zoning Board of Adjustment as part of the conditional use permit approval.
2. That the applicant shall operate the rubble dump for which the conditional use permit is issued in accordance with the provisions of this chapter:
3. That the applicant will comply with all the terms, conditions, provisions and regulations contained in this chapter:
4. That the applicant will save harmless the city from any expense incurred through the failure to operate and maintain the rubble dump as required by this chapter, including any expense the city may be put to for correcting any condition or violation of this chapter by the city's own labor and equipment whenever the city council determines it is necessary for the city to correct any unsanitary condition or conditions violative of this chapter or from any damages growing out of the negligence of the applicant;
5. That the applicant shall pay for damages done to curbs, sidewalks or sewers on the premises of the rubble dump from trucks, equipment or over-burden placed on them when found to be broken from these causes;
6. Bond shall run for a period of three years after the rubble dump site has been finished and brought to final grade.
7. The amount of the bond required may be revised annually by the Community Development Director or their designee to reflect any estimated change in costs of closing the site.

M. Regulations. The following regulations shall be followed by any applicant to whom a conditional use permit is granted by the city council for operation of a rubble dump, and it shall be unlawful not to follow these regulations:

1. When rubble exists on the site at the time the conditional use permit is issued, such rubble shall be collected, compacted and covered with dirt or other cover material at least three feet in depth at the finished grade;
2. No refuse other than rubble or earth may be put in a rubble dump. All burning is prohibited. The Community Development Director may, at their discretion, allow materials other than rubble to be placed in the rubble dump. However, the primary purpose and intent of the rubble dump site shall be for the storage of rubble as defined in this Section. Improper materials placed on site without approval shall be immediately removed at the direction of the Community Development Director;
3. No rubble dump operation shall be conducted so the fill will be placed in streambeds or other areas where watercourses would be obstructed or where erosion by the stream would remove cover material;
4. The applicant shall provide for surface drainage on the rubble dump site which will permit the drainage of storm water within six hours after the last precipitation in accordance with all local, State, and Federal requirements;
5. The applicant shall take the necessary measures to eliminate dust on the rubble dump site. Access to the rubble dump site shall be controlled by proper fencing, gates, locks and other measures necessary to control access;
6. Routes used by trucks to and from the rubble dump site shall meet all applicable City standards;
7. When mud, dirt or spilled debris accumulates on streets from trucks or from rubble dump equipment, it shall be removed by the applicant immediately;
8. The compacting and leveling equipment must traverse all of the area where rubble is deposited. When the slope of a bank is too steep to traverse, then the fill must proceed from the base of the slope;
9. Rubble shall be covered with dirt or sand all times;
10. Only earth shall be placed over utility lines in the fill area as specified by the public works director;
11. When rubble has been brought up to three feet of the desired grade, it shall be covered with at least thirty-six (36) inches of compacted dirt and seeded in such a manner to prevent erosion. The finally graded and seeded surface shall be maintained at final grade free from erosion and in a well-seeded manner for a period of three years after filling operations have been completed. Final slopes shall not exceed a ratio of one foot vertical to three feet horizontal;
12. Existing topsoil shall be used for cover material, when possible, by removing the dirt prior to filling and by placing this dirt directly over the completed section of the rubble dump, or by stockpiling this dirt until needed. Otherwise, the source of cover material shall be designated when application for a conditional use permit is made;
13. Materials shall not be placed on land without using the proper bank stabilization and filling methods. Materials placed in the proper manner and conforming to this chapter will not be in violation of any antidumping prohibitions of this chapter or any other ordinance;
14. The licensee shall not excavate down to the water table or create a sump that will not drain;
15. The licensee shall not violate the terms of their application and license;
16. The entire area of the property to be utilized for a rubble dump shall be screened with a minimum six-foot tall opaque fencing and shall be installed prior to commencement of any rubble dump operations. Any unfenced area shall remain free of rubble;

17. The Community Development Director may allow variations from the regulation of this section; provided they find that the proposed variation is satisfactory in that it addresses the problem sought to be alleviated by the regulation from which the variance is requested.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED
AND November 13, 2023.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 10-23-23
Second Consideration: 11-13-23
Public Hearing: 11-13-23
Third Consideration: _____

ORDINANCE NO. 6582

AN ORDINANCE TO AMEND CHAPTER 15.03 ZONING DEFINITIONS OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA BY ENACTING NEW SECTION 15.03.527 "PARKING LOT" AND AMENDING SECTION 15.03.609 "STORAGE YARD".

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That Chapter 15.03 Zoning Definitions of the 2020 Municipal Code of Council Bluffs, Iowa is hereby amended by enacting new Section 15.03.527 "Parking Lot" and amending Section 15.03.609 "Storage Yard" to read as follows:

15.03.527 Parking Lot
Parking lot: An open-air surface parking facility for the parking of operable motor vehicles that is the sole primary use on a parcel or tract of land. A parking lot shall not be deemed the same as a storage yard or salvage yard as defined in CBMC 15.03.609. A parking lot is considered private when it is owned and controlled by a private entity.

15.03.609 Storage Yard
Storage yard: The surface storage of operating or non-operating vehicles, materials, merchandise, stock, supplies, machines, equipment, manufacturing materials, containers, or property of any nature that are not kept in a structure having at least four walls and a roof, excluding dismantling or salvage, for a period of time exceeding 7 total days. All such uses shall comply with the requirements of CBMC 15.24.110. Typical uses include sales lots, automobile auctions, transfer facilities, container storage, impound lots, and commercial storage facilities for operable personal vehicles and recreational vehicles and vessels. This definition shall not apply to items for sale to the general public such as vehicles or the outdoor display of goods for sale, where such items are permitted for sale in the zoning district in which they are located. This definition shall not apply to building materials associated with and stored on the same property as an active construction project. A storage yard shall not be utilized as a home occupation in any residential zoning district.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED
AND November 13, 2023.
APPROVED

_____

MATTHEW J. WALSH Mayor

Attest: _____

JODI QUAKENBUSH City Clerk

First Consideration: 10-23-23
Second Consideration: 11-13-23
Public Hearing: 11-13-23
Third Consideration: _____

Council Communication

Department: Public Works Admin
Case/Project No.: PW23-13
Submitted by: Matthew Cox, Public Works Director

Resolution 23-303
ITEM 4.C.

Council Action: 11/13/2023

Description

Resolution approving the plans and specifications for the Benton Street Bridge over Indian Creek. Project #PW23-13

Background/Discussion

The Iowa DOT annually makes Federal and State funds available for the purposes of rehabilitating or replacing structurally deficient or functionally obsolete bridges. Bridges are ranked to receive funding based on a priority point system.

The Benton Street Bridge over Indian Creek (FHWA Structure 002700) ranked high enough among other bridges in the state to qualify for participation in the program.

Highway Bridge Program funds allow for 100% funding for construction of the Benton Street Bridge replacement with maximum eligible costs of $1,000,000.00. Engineering is to be paid with local funds. The preliminary cost estimate for construction is $1,374,000.00 not including engineering. The Council Bluffs Water Works will reimburse the City for the costs associated with the water main which are estimated to be $98,500.

In August of 2022 the City Council approved the funding agreement with Iowa DOT for the bridge project.

This project was included in the FY23 CIP with a budget of $650,000 in sales tax funds for engineering and the City's share of construction if costs exceed $1,000,000.

The project schedule is as follows:		
	Hold Public Hearing	November 13, 2023
	IDOT Bid Letting	December 19, 2023
	Award	January 8, 2024
	Construction Start	Spring 2024

Recommendation

Approval of this resolution to approve the plans and specifications for the Benton Street Bridge over Indian Creek.

ATTACHMENTS:

Description	Type	Upload Date
Map	Map	11/2/2023
Resolution 23-303	Resolution	11/7/2023

PW 23-13
BENTON STREET
BRIDGE
BENTON ST
KANESVILLE BLVD
PROJECT LOCATION
BENTON ST
E BROADWAY ST
Legend
PW23-13
PARCELS_INFO

R E S O L U T I O N
NO 23-303

RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST ESTIMATE FOR THE BENTON STREET BRIDGE OVER INDIAN CREEK PROJECT #PW23-13

WHEREAS, the plans, specifications, form of contract and cost estimate are on file in the office of the City Clerk of the City of Council Bluffs, Iowa for the Benton Street Bridge over Indian Creek; and

WHEREAS, A Notice of Public Hearing was published as required by law, and a public hearing was held on November 13, 2023.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the plans, specifications, form of contract and cost estimate are hereby approved for the Benton Street Bridge over Indian Creek Project.

AND BE IT FURTHER RESOLVED

That the aforementioned project is encompassed by the language of the 1989 Local Option Sales Tax Ballot and as such this is an appropriate expenditure of the Local Option Sales Tax Revenues.

ADOPTED
AND
APPROVED November 13, 2023

_____
Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

Council Communication

Department: City Clerk
Case/Project No.:
Submitted by:

Ordinances 6583, 6584, 6585, 6586, 6587 as amended, 6588, 6589, 6590 and 6591
ITEM 5.A.

Council Action: 11/13/2023

Description

Ordinances 6583 through 6591 amending Title 3, Business Regulation and Licenses as shown in Council packet.

Background/Discussion

The City Clerk and the City Legal Department recently reviewed the current code of Chapter 3 of the Council Bluffs Municipal Code ("Business Regulations and Licenses").Many of the proposed changes are simply deleted code sections that we have not had any further inquiry for licensing within at least the last 15 years. Some code sections are better placed in other section of the Code and under direction of other City departments. Additionally, we are removing all fees from being specifically named within separate ordinances and chapters of the Code, with the intent to have them all placed into our Schedule of Fees (2.08) in order to allow for periodic review and updating along with other fees. This will allow for simple changing of the Schedule Of Fees rather than each separate ordinance.

Also please note, changes to Chapter 3.31 and Chapter 3.32 are addressed in separate items before this Council by Community Development.

City Clerk Comments

A lot of these sections were implemented in 1882-1928 and have never been updated, so they are outdated and not enforced today.
Summary of the changes:
Deleting sections, Bail Bonds, Handbills, Public entertainment, Endurance Contests, games and amusement, Miniature Golf, Motion picture theaters, pool and billiard halls, public building and halls and vehicles for hire.

We haven't issued a taxi cab permit in several years and not something we have enforced. It is my understanding we can not regulate the rideshare type of transportation (Uber, Lyft, etc.)

We have combined the Handbills, Solicitor and Transient Merchant into one permit, Solicitors permit.

Recommendation

Approval is recommended.

ATTACHMENTS:

Description	Type	Upload Date

Title 3 Redline	Other	10/16/2023
Ordinance 6583	Ordinance	10/17/2023
Ordinance 6584	Ordinance	10/17/2023
Ordinance 6585	Ordinance	10/17/2023
Ordinance 6586	Ordinance	10/17/2023
Ordinance 6587 as amended 10-23-23	Ordinance	10/24/2023
Ordinance 6588	Ordinance	10/17/2023
Ordinance 6589	Ordinance	10/17/2023
Ordinance 6590	Ordinance	10/17/2023
Ordinance 6591	Ordinance	10/17/2023

Title 3 BUSINESS REGULATIONS AND LICENSES

Chapter 3.06 - BENCHES AT BUS STOPS
Chapter 3.08 - BEER AND LIQUOR CONTROL
Chapter 3.12 - ALARM SYSTEMS
Chapter 3.15 - ADULT ENTERTAINMENT BUSINESS - LICENSE REQUIRED
Chapter 3.34 - JUKE BOXES AND AMUSEMENT DEVICES
Chapter 3.44 - PAWNBROKERS
Chapter 3.52 - SECONDHAND DEALERS
Chapter 3.56 - (RESERVED)
Chapter 3.58 MOBILE FOOD VENDORS
Chapter 3.62 - SOLICITORS

Fire permits and licenses—See CBMC 12.
Noise regulation—See CBMC 4.50.
Parking regulations for vehicles for hire—See CBMC 9.32.
Moving building regulations—See CBMC 10.44.
Excavation permit and regulation—See CBMC 10.20.
Permit to discharge weapon—See CBMC 8.74.
Permits for garbage disposal—See CBMC 4.12.
Permit for sewer connection—See CBMC 5.16.

~~Chapter 3.02 - GENERAL PROVISIONS~~

~~3.02.010 Licensing And Taxation~~

~~3.02.050 Charges To Be Paid Before License Issued~~

~~3.02.090 Penalties For Violations~~

~~3.02.010 Licensing And Taxation~~

~~The various objects, subjects, persons, trades, vocations, professions and occupations, with the City of Council Bluffs, shall be licensed, taxed and regulated as in this title provided.~~

~~(§ 1; Ord. dated July 3, 1882)~~

~~All licenses issued by the city in pursuance of any ordinance, shall expire and terminate on the first day of January of each year, except such licenses as are issued for any period or term less than one year. In all cases where licenses are taken out, save in the cases excepted as aforesaid, the amount to be paid therefor shall be in proportion to the time the same shall run from the date of issuing the same to the time of its termination. Provided, that in no case whatever shall the same be less than five dollars, except in cases of vehicles and common carriers in which case no license shall issue for less than the full compensation provided for the same for the year.~~

~~The City Clerk shall secure and furnish at expense of the city and issue to licensees, such license and registration plates, disks and cards as he or she may deem necessary and appropriate.~~

~~The Chief of Police shall keep a book containing a complete and perfect record of all licenses issued, showing the nature of the license, its date, expiration and to whom issued. In order that said record~~

~~shall be complete and perfect, the City Clerk shall furnish the Chief of Police at the end of every week a complete list of all the licenses issued during the week, showing the nature of the license, its date, expiration and to whom issued. At the end of each month both the City Clerk and the Chief of Police shall furnish the City Attorney and Council a list of all persons delinquent in license dues~~.

~~3.02.050 Charges To Be Paid Before License Issued~~

~~The City Clerk shall not issue any license until the party applying for the same shall have paid into the City Treasury the sum of money charged therefor by ordinance.~~

~~(§ 84; Ord. dated July 3, 1882)~~

~~All licenses shall be signed by the City Clerk and countersigned by the City Manager, and shall be invalid for all purposes until so signed and countersigned. They shall prescribe the form of licenses.~~

~~The City Clerk shall keep a register of all licenses, showing their nature, date, expiration and to whom issued.~~

~~The City Clerk shall keep a register of all licenses, showing their nature, date, expiration and to whom issued.~~

~~3.02.090 Penalties For Violations~~

~~Failure to register or pay fees as set out in this chapter shall be deemed a simple misdemeanor. Any person found guilty of a violation of any of the provisions of this chapter shall, upon conviction, be subject to the penalty provisions of CBMC 8.02.020. Each day that a violation is allowed to continue shall constitute a separate and distinct violation. At the discretion of the city attorney, any violation of the provisions of this chapter may be pursued as a municipal infraction according to the terms of CBMC 1.95, in lieu of criminal prosecution.~~

~~(§ 88; Ord. dated July 3, 1882)~~

Chapter 3.06 - BENCHES AT BUS STOPS

3.06.010 Installation And Maintenance Permits - Administration And Enforcement
3.06.020 Rules And Regulations
3.06.040 Same - Grounds For Denial Or Cancellation
3.06.050 Same - Issuance Priority.
3.06.060 Same - Acceptance Presumes Agreement To Provisions
3.06.070 Construction Specifications - Advertising Matter
3.06.080 Bond - Liability Insurance
3.06.090 Purpose Of Chapter

3.06.010 Installation And Maintenance Permits - Administration And Enforcement

It is hereby made lawful for persons, firms or corporations to install and maintain benches upon public property at bus stop locations and to place advertising matter and signs upon such benches, subject to the regulations, limitations and qualifications of this chapter. The director of public works, or his/her

designee, is hereby vested with the administration and enforcement of this chapter and with the authority to issue all permits hereunder and shall have power to make reasonable regulations for the carrying out of the provisions hereof.

(Ord. 5749 § 1, 2002)

3.06.020 Rules And Regulations

All persons must comply with the following regulations in order to place a bus stop bench on public right-of-way:

1. Benches may be placed only along designated bus routes.
2. Only one bench may be placed at a bus stop location, unless additional benches are specifically authorized by the director of public works.
3. A bench placed within the right-of-way shall be placed so as not to impede or disrupt pedestrian traffic and where the distance from the face of the curb to the property line is eight feet or more. A bench shall only be placed on concrete improved surfaces. If an applicant wishes to place a bench in an area that is not covered by a concrete slab, said applicant shall be responsible for improving such location with a concrete surface constructed to city specifications.
4. The owner of the private bench shall agree to indemnify the city of Council Bluffs from any damages resulting from the bench being placed within the public right-of-way, by providing to the city of Council Bluffs an insurance certificate in the amount of one million dollars ($1,000,000.00), and by signing an indemnification agreement as prepared by the city attorney.
5. The owner of the private bench shall pay to the city of Council Bluffs an annual fee of fifty dollars ($50.00) per year/per bench placed within the public right-of-way. Payment shall be made annually prior to January 1st of each year.
6. The city right-of-way division of the public works department shall process the applications and retain a list of all bus benches.

(Ord. 5749 § 2, 2002)

3.06.040 Same - Grounds For Denial Or Cancellation

The permit for any bench shall be denied, or the permit cancelled under any of the following circumstances:

1. If the director of public works or his/her designee finds that the maintenance of a bench at the proposed location would tend to obstruct passage along a public way, or to create a hazard to persons traveling thereon.
2. If the director of public works or his/her designee finds that the maintenance of any such bench at a proposed location would not promote the convenience of the traveling public.
3. If the director of public works or his/her designee finds that the maintenance of any such bench adversely affects the abutting property owner or tenant.

(Ord. 5749 § 4, 2002)

3.06.050 Same - Issuance Priority.

Priority in the issuance of permits shall be according to priority in the date of filing applications, except that a permittee who applies for renewal before expiration of an old permit shall be granted priority over another applicant for a permit for the same location.

(Ord. 3247 § 5, January 16, 1950)

3.06.060 Same - Acceptance Presumes Agreement To Provisions

By acceptance of a permit hereunder, the permittee hereby agrees to be bound by all of the provisions of this chapter, agrees to inspect each bench periodically and to maintain the bench or benches in safe, clean, and slightly condition and to post and maintain an indemnifying bond and public liability insurance, as hereinafter required.

(Ord. 3247 § 6, January 16, 1950)

3.06.070 Construction Specifications - Advertising Matter

All benches installed by permission of this chapter conform rigidly to the following specifications:

1. The bench shall be not more than six feet in length, not to exceed forty-two (42) inches in height and thirty (30) inches in depth. The benches must be of heavy construction to weigh not less than four hundred (400) pounds. The end-pieces and legs, shall be constructed of concrete or solid metal, the back-rests shall be constructed of hardwood or plywood not less than three-quarters inches in thickness. The seat portion of the bench shall be constructed of hardwood or plywood not less than one and one-half inches in thickness. The several parts of the benches shall be joined by bolts of one-half inch or greater diameter.

2. Only such advertising matter shall be placed on the benches that is ordinarily displayed in other advertising mediums.

(Ord. 3785 § 1 (part), January 18, 1967: prior Ord. 3247 § 7, January 16, 1950)

3.06.080 Bond - Liability Insurance

The permittee shall defend, at his/her own expense, any litigation arising from the installation or maintenance of a bench for which he/she holds a permit. Before proceeding to install any bench hereunder, the permittee shall file individual bond in the penal sum of ten thousand dollars ($10,000.00), to save the city harmless from any damages or suit for damages alleged to arise from the installation or maintenance of any bench installed by him/her. Sureties on such bond are not required, but evidence of public liability insurance in the amounts hereinafter stated shall be filed at or prior to the time of filing applications for such permit with the director of public works or his/her designee. The public liability insurance shall be twenty-five thousand dollars ($25,000.00) for the death or injury of one person, with a total limit of personal injury liability of fifty thousand dollars ($50,000.00), and property damage of not less than one thousand dollars ($1,000.00).

One bond and one insurance policy may be filed to cover the maintenance of any number of benches. The city has notice, where such claim arises from the installation or maintenance of any bench installed hereunder.

(Ord. 5749 § 5, 2002)

3.06.090 Purpose Of Chapter

The purpose of this chapter is to assist the public of the city of Council Bluffs in the use of the streets by providing, subject to the regulation of the city council, benches for the use of the public and nothing herein contained shall be construed as permitting the placing of advertising matter upon any device in the public street other than the public convenience licensed by this chapter.

(Ord. 3247 § 11, 1950)

Chapter 3.08 - BEER AND LIQUOR CONTROL

3.08.010 Purpose
3.08.020 Definitions - Beer And Liquor Control
3.08.030 Eligibility For Liquor Control License Or Beer Permit
3.08.035 Prior Approval Of Building Permits
3.08.040 Conditions For Approval Of License Or Permit
3.08.045 Exceptions To CBMC 3.08.040 Paragraph E
3.08.050 Beer Permits - Classes
3.08.060 Liquor Licenses - Classes
3.08.070 Prohibited Interest
3.08.080 Separate Locations - Class "B" Or "C."
3.08.090 Application, Contents: Bond
3.08.100 Investigation Of Applicant
3.08.110 Simplified Application For Renewal
3.08.120 Civil Liability
3.08.130 License And Permit Fees
3.08.140 Nature Of License Or Permit
3.08.150 Action By Council
3.08.160 Expiration Of License Or Permit
3.08.170 Refunds
3.08.180 Transfers
3.08.190 Prohibited Sales And Acts
3.08.192 Signage Requirements
3.08.195 Hours For Selling, Dispensing And Consumption Of Beer
3.08.200 Beer Brand Signs Prohibited
3.08.210 Suspension And Revocation
3.08.220 Effect Of Revocation
3.08.230 Appeal And Hearing
3.08.270 Penalties

3.08.010 Purpose

The purpose of this chapter is to provide administration of licenses and permits and for local regulations and procedures for the conduct of the sale and consumption of beer and liquor, for the protection of the safety, morals and general welfare of this community.

(Ord. 4034 § 2 (part), 1973)

3.08.020 Definitions - Beer And Liquor Control

Where words and phrases used in this chapter are defined by state law, such definitions shall apply to their use in this chapter and are adopted by reference. Those definitions so adopted that need further definition or are reiterated, and other words and phrases used herein, shall have the following meanings:

Person of good moral character: Any person who meets all of the following requirements:

1. He has such financial standing and good reputation as will satisfy the city council and the director that he or she will comply with the Iowa Beer and Liquor Control Act and all other laws, ordinances, and regulations applicable to his or her operations under state law.
2. He does not possess a federal gambling stamp.
3. He is not prohibited by the provisions of CBMC 3.08.220 from obtaining a liquor license or beer permit.
4. He is a citizen of the United States and a resident of Iowa, or licensed to do business in Iowa in the case of a corporation.
5. He has not been convicted of a felony. However, if his or her conviction of a felony occurred more than five years before the application for a license or permit, and if his or her rights of citizenship have been restored by the Governor, the director may determine that he or she is a person of good moral character notwithstanding such conviction.
6. If such person is a corporation, partnership, association, club, or hotel or motel the requirements of this paragraph shall apply to each of the officers, directors and partners of such person, and to any person who directly or indirectly owns or controls ten (10) percent or more of any class of stock of such person or has an interest of ten (10) percent or more in the ownership or profits of, such person. For the purpose of this provision, an individual and his or her spouse shall be regarded as one person.

Club: Any nonprofit corporation or association of individuals, which is the owner, lessee, or occupant of a permanent building or part thereof, membership in which entails the prepayment of regular dues and is not operated for a profit other than such profits as would accrue to the entire membership.

Commercial establishment: A place of business which is at all times equipped with sufficient tables and seats to accommodate twenty-five (25) persons at one time, and the licensed premises of which conform to the ordinances of this city.

Grocery store: Any retail establishment, the business of which consists of the sale of food, food products, or beverages for consumption off the premises.

Pharmacy: A drug store in which drugs and medicines are exposed for sale and sold at retail, or in which prescriptions of licensed physicians and surgeons, dentists or veterinarians are compounded and sold by a registered pharmacist.

Hotel or motel: A premises licensed by the state Department of Agriculture and regularly or seasonally kept open in a bona fide manner for the lodging of transient guests, and with twenty (20) or more sleeping rooms.

Legal age: The legal drinking age as established by the state of Iowa.

(Ord. 4914 § 1, 1989)

3.08.030 Eligibility For Liquor Control License Or Beer Permit

Upon meeting the requirements imposed by state law and the ordinances of this city, a person who is of good moral character as defined by state law and this chapter, may apply for a liquor control license or a beer permit. In the case of a club, corporation or partnership, the officers of the club or corporation and the partners of a partnership shall be the persons of good moral character as defined by state law and this chapter.

(Ord. 4034 § 2 (part), 1973)

3.08.035 Prior Approval Of Building Permits

Prior to applying for a building permit to construct, alter or expand a liquor licensed establishment, the licensee or its agent shall request and receive a preliminary approval from the city clerk that the proposed construction, alteration or expansion is in compliance with this chapter. Any party aggrieved by such a determination may within fourteen (14) days appeal said determination to the city council by filing written notice of said appeal with the city clerk. The council shall then conduct a hearing on the matter within thirty (30) days and render its decision. This decision shall become final unless appealed to the district court within thirty (30) days of the date made.

(Ord. 4914 § 2, 1989)

3.08.040 Conditions For Approval Of License Or Permit

An applicant for a liquor control license or beer permit, as a further condition for approval by the city council, must give consent in writing on the application, that members of the fire, police and health departments and the building inspector may enter upon the premises without warrant to inspect for violations of the provisions of state law and of this chapter.

1. No liquor control license or beer permit shall be approved for premises which do not conform to all applicable laws, zoning uses, ordinances, resolutions, and health and fire regulations.
2. No licensee shall have or maintain any interior access to residential or sleeping quarters unless permission is granted by the state beer and liquor control director in the form of a living quarters permit.
3. The premises for which a class "B" beer permit is sought must be located within a business district or an area now or hereafter zoned as a business district and conform to the zoning requirement of this city.

4. The premises of a class "B" beer permit shall, at the time of the application, continue to be equipped with sufficient tables and seats to accommodate twenty-five (25) persons at one time.

5. No liquor control license or beer permit shall be issued for a premises which is not fully enclosed by walls, ceilings, and a floor made of a solid material. For the purposes of this section, screening, netting, lattice, canvas, or similar materials will not constitute a solid material.

(Ord. 4914 § 3, 1989)

3.08.045 Exceptions To CBMC 3.08.040 Paragraph E

1. Open-air Dining—Exception. If an applicant can establish that approximately fifty (50) percent of its gross revenue from items to be consumed on premise are derived, or are likely to be derived from the sale of nonalcoholic food items, and if the establishment is or is to be located in an area zoned C-4, C-3, or in an area zoned C-2 and is not within fifty (50) feet of a residential zone, or a nonresidential area other than C-4 or C-2, and is not within three hundred (300) feet of a residential use or zone. The restrictions established in CBMC 3.08.040 Paragraph E, need not apply to the entire premises if the conditions listed above are met. For that portion of the premises which the applicant wishes to exclude from such restrictions, the following restrictions must be complied with:

    1. It must be so enclosed so that it may only be entered from that portion of the premises which is in compliance with CBMC 3.08.040 Paragraph E.

    2. All exits from such area shall be for emergency use only and shall be equipped with the appropriate hardware to ensure such limited use.

    3. No amplified music shall be permitted in such area between the hours of 10:00 p.m. and 7:00 a.m. Amplified music will be permitted in such areas between the hours of 7:00 a.m. and 10:00 p.m., so long as it complies with sound levels specified in CBMC 4.50.080 Paragraph H. Special sound variances pursuant to CBMC 4.50.080 Paragraph G,2 may be granted. If any outdoor dining facility is cited for violating CBMC 4.50 three times in a twelve-month period that ultimately result in three convictions, the service of alcoholic beverages in such area shall be suspended for a twelve-month period.

    4. No live dancing, such as go-go dancing, strip tease acts or exotic dancing shall be permitted in such area.

    5. Such area must be approved by the health department for open-air dining.

    6. Outdoor dining facilities in C-2 zones shall not allow alcohol sales or consumption in their outdoor areas between the hours of 12:00 midnight and 6:00 a.m.

    7. If the application is for an establishment in a C-2 zone, the applicant shall have the duty to notify all property owners within three hundred (300) feet of the premises to be licensed. This notice shall be given in the following fashion:

        1. Applicant shall establish a list of parties to be notified through utilization of the records of the county auditor;

2. Applicant shall prepare envelopes addressed to each of the parties identified in paragraph A,7,a of this section, with the appropriate postage for certified delivery affixed thereto;

3. Applicant shall prepare a notice for each of such property owners, advising of the nature of the action which is being sought, including the date it is to be acted upon by the city council;

4. Applicant shall deliver all of the above to the city clerk at least ten (10) days prior to the date at which the action is proposed to be taken;

5. It shall be the duty of the city clerk to insert the notices into the envelopes and deliver same to the post office within forty-eight (48) hours of receipt.

2. Golf-courses—Exception. The restrictions established in CBMC 3.08.040 Paragraph E shall not apply to golf courses consisting of fifteen (15) acres or more.

3. Stadium-type Activities—Exception. For the purpose of this section, a stadium-type activity is a sporting event to which there is controlled access. It shall only be permitted in areas zoned nonresidential and shall not be permitted within two hundred (200) feet of a residential use or zone; or if there are residential uses within two hundred (200) feet and the owner and/or occupant has signed a petition in support of the proposed use. The restrictions established in CBMC 3.08.040 Paragraph E, need not apply to the entire premises if the conditions listed above are met. For that portion of the premises which the applicant wishes to exclude from such restrictions, the following restrictions must be complied with:

    1. It must be enclosed by a fence or a wall.

    2. It must be enclosed so that it may only be entered from that portion of the premises which is in compliance with CBMC 3.08.040 Paragraph E.

    3. All exits from such area other than those that go into the CBMC 3.08.040 Paragraph E compliant area shall be for emergency use only.

    4. No amplified music shall be permitted in such area.

    5. No live dancing, such as go-go dancing, strip tease acts or exotic dancing shall be permitted in such area.

    6. If the area is within two hundred (200) feet of a residential use no activities shall be permitted therein after 10:00 p.m.

4. Special Events—Exception for Areas Zoned Other Than C-4. The restrictions established in CBMC 3.08.040 Paragraph E shall not apply to special events as long as they are not held within five hundred (500) feet of a residential use. For purposes of this exception, a special event shall last a maximum of seventy-two (72) hours.

    Special Event—Exceptions for areas zoned C-4. The restrictions established in CBMC 3.08.040 Paragraph E shall not apply to special events held in areas zoned C-4.

These special event exceptions shall only be permitted if the following restrictions are satisfied:

1. The area intended to be utilized as a temporary liquor license premises must be clearly delineated, and so enclosed so that it will only allow ingress to and egress from the area at specifically identified locations approved by the Fire Marshall or his/her designee;

2. The applicant has developed a plan to address crowd and traffic control as well as state and city health codes and concerns created by the special event which have been approved by the Police Chief, Public Works Director and/or other appropriate City Officials. The applicant shall identify sufficient off-street parking to accommodate the size of the proposed licensed premises within a reasonable distance of the event;

3. Variance to the five hundred (500) feet buffer from a residential use. If the applicant is unable to demonstrate the required five hundred (500) feet buffer from a conforming residential use, but is able to provide the city with a written, signed and notarized consent to authorization for the event from either the owner and/or occupant of each such residence, the buffer requirement may be waived;

4. Premises authorized under this exception shall not be permitted to operate between the hours of 12:00 midnight and 6:00 a.m.;

5. Applicant's failure to abide by any of these restrictions and the plans approved herein or any other city or state law governing the sale and/or dispensing of alcoholic beverages shall be grounds for the immediate cessation of a special event exception.

5. PC and A-3—Exception. The restrictions established in CBMC 3.08.040 Paragraph E shall not apply to liquor license establishments which are located in either a PC or an A-3 zone as long as the following criteria have been met:

    1. The licensed premises is not within five hundred (500) feet of a residential zone.

    2. Access to the licensed premises is restricted.

6. Open Air Tavern—Exception 1. In the C-4 zone, a liquor license establishment need not comply with the requirements of CBMC 3.08.040 Paragraph E if the non-complying portion of the liquor license premises meets the following conditions:

    1. It is contiguous to a liquor license premises that does comply with CBMC 3.08.040 Paragraph E.

    2. It is discernible from areas that are not part of the liquor license premises.

    3. Access to the area is restricted.

    4. No open containers of alcohol or consumption of alcohol are permitted in this area between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday, or 12:00 a.m. and 7:00 a.m. on Fridays and Saturdays.

    5. Amplified music will be permitted in these areas during the hours that consumption is permitted, but will be subject to the city's noise ordinance.

6. If two violations of state law or the Council Bluffs Municipal Code occur in the outdoor area within a twelve-month period that result in the conviction of the owner and/or his/her employees or agents, the use of the outdoor area as part of the liquor license premises will cease for a period of twelve (12) months, starting on the date of the second conviction. The same penalty will occur if four different incidents occur in the outdoor area within a twelve-month period that result in at least one conviction of persons other than the owner or his/her employees or agents.

7. The fencing and/or railing that is constructed to restrict access (paragraph F,3 of this section) shall be so designed so as to allow viewing of the restricted access area from outside. Its design shall be approved by the historic preservation commission.

7. Open Air Tavern—Exception 2. In areas not zoned C-4, a liquor license establishment need not comply with the requirements of CBMC 3.08.040 Paragraph E if the liquor license establishment is a legal non-conforming use, the maximum area does not exceed one hundred fifty (150) square feet, and it meets the conditions set forth below:

    1. It must be so enclosed so that it may only be entered from that portion of the premises which is in compliance with CBMC 3.08.040 Paragraph E.

    2. All exits from such area shall be for emergency use only and shall be equipped with the appropriate hardware to ensure such limited use.

    3. No open containers of alcohol or consumption of alcohol are permitted in this area between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday, or 11:00 p.m. and 7:00 a.m. Fridays and Saturdays.

    4. Amplified music will be permitted in these areas during the hours that consumption is permitted, but will be subject to the city's noise ordinance.

    5. If two violations of state law or the Council Bluffs Municipal Code occur in the outdoor area within a twelve-month period that result in the conviction of the owner and/or his/her employees or agents, the use of the outdoor area as part of the liquor license premises will cease for a period of twelve (12) months, starting on the date of the second conviction. The same penalty will occur if four different incidents occur in the outdoor area within a twelve-month period that result in at least one conviction of persons other than the owner or his/her employees or agents.

    6. The fencing and/or railing that is constructed to restrict access shall be so designed as to allow viewing of the restricted access area from outside.

8. Special Events—Exception for City Controlled Property. The restrictions established in CBMC 3.08.040 Paragraph E shall not apply to special events to be held on property either owned or controlled by the city of Council Bluffs or other governmental body. The department, agency or governmental body in charge of said property may undertake or authorize such an event upon receiving confirmation that the health department, department of public works, police department and the fire department consent to the proposed activity. Once said consent has been obtained application may then be made with the city clerk for the appropriate license.

9. For purposes of this section, when determining the distance from a residential use or zone, it will be measured from the property line of the residential use or zone to the actual licensed premises.

10. For purposes of this section, nonresidential zones shall include those zones for which a residential dwelling is not a principal use.

(Ord. No. 6095, § 1, 7-12-2010; Ord. No. 6129, § 1, 6-13-11; Ord. No. 6161, § 1, 8-27-2012; Ord. No. 6171, § 1, 4-22-2013; Ord. No. 6235, § 1, 6-8-2015)

Editor's note— Ord. No. 6095, § 1, adopted July 12, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 5882, § 1, 2006; Ord. No. 6040, § 1, 8-24-2009; Ord. No. 6069, § 1, 4-26-2010.

HISTORY
Amended by Ord. 6488 on 4/11/2022

3.08.050 Beer Permits - Classes

Beer permits shall be classed as established by the state of Iowa.

(Ord. 4914 § 5, 1989)

3.08.060 Liquor Licenses - Classes

Liquor control licenses shall be classed as established by the state of Iowa.

(Ord. 4914 § 6, 1989)

3.08.070 Prohibited Interest

It is unlawful for any person or persons to be either directly or indirectly interested in more than one class of beer permit.

(Ord. 4034 § 2 (part), 1973)

3.08.080 Separate Locations - Class "B" Or "C."

Every person holding a class "B" or class "C" permit having more than one place of business where such beer is sold shall be required to have a separate license for each separate place of business, except as otherwise prohibited by state law.

(Ord. 4034 § 2 (part), 1973)

3.08.090 Application, Contents: Bond

A verified application for the original issuance or the renewal of a liquor control license or a beer permit shall be filed at such time, in such number of copies, and in such form as the state director of beer and liquor control shall prescribe, on forms prescribed by him or her. The application shall be accompanied by the required fee and bond and be filed with the city council for approval or disapproval. The bond to be submitted shall be in a form prescribed by the state director and in the following amounts:

1. With any liquor control license and conditioned upon the payment of all taxes payable to the state under the provisions of the Iowa Beer and Liquor Control Act and compliance with all provisions of the Act. $5,000.00
2. With any beer permit and conditioned upon the faithful observance of the Iowa Beer and Liquor Control Act. $500.00

(Ord. 4034 § 2 (part), 1973)

3.08.100 Investigation Of Applicant

Upon receipt of an original application for a liquor license or beer permit by the city clerk, it shall be forwarded to the chief of police, who shall conduct an investigation and shall submit a written report on the applicant as to the truth of the facts averred in the application and a recommendation to the city council as to the approval of the license or permit. It shall be the duty of the health inspector, the building inspector, and the fire chief to inspect the premises to determine if they conform to the requirements of the city, and no license or permit shall be approved until or unless an approving report has been filed with the city council by such officers.

(Ord. 4034 § 2 (part), 1973)

3.08.110 Simplified Application For Renewal

Upon receipt of an application for the renewal of a liquor license or beer permit, it shall be forwarded to the chief of police only, who shall conduct an investigation and shall submit a written report on the applicant as to the truth of the facts answered in the application and a recommendation to the city council as to the approval of the license or permit.

(Ord. 4034 § 2 (part), 1973)

3.08.120 Civil Liability

Every liquor control licensee and class "B" beer permittee shall furnish proof of financial responsibility either by the existence of a liability insurance policy or by posting bond in such amount as determined by the department.

(Ord. 4034 § 2 (part), 1973)

3.08.130 License And Permit Fees

The license and permit fee shall be as established by the state of Iowa.

(Ord. 4914 § 7, 1989)

3.08.140 Nature Of License Or Permit

A liquor control license or beer permit shall be a purely personal privilege and be revocable for cause. It shall not constitute property nor be subject to attachment and execution nor be alienable nor assignable, and in any case it shall cease upon the death of the permittee or licensee. However, the director may in his or her discretion allow the executor or administrator of a permittee or licensee to operate the business of the decedent for a reasonable time not to exceed the expiration of the permit

or license. Every permit or license shall be issued in the name of the applicant and no person holding a permit or license shall allow any other person to use same.

(Ord. 4034 § 2 (part), 1973)

3.08.150 Action By Council

Action taken by the city council shall be so endorsed on the application and thereafter the application, fee and bond shall be forwarded to the Iowa Beer and Liquor Control Department for such further action as is provided by law.

(Ord. 4034 § 2 (part), 1973)

3.08.160 Expiration Of License Or Permit

All liquor control licenses and beer permits, unless sooner suspended or revoked, shall expire one year from date of issuance. Six or eight month seasonal licenses or beer permits may be issued for a proportionate part of the license or permit fee. No seasonal license or permit shall be renewed except after a period of two months. Seasonal licensing shall be only as permitted by state regulation.

(Ord. 4034 § 2 (part), 1973)

3.08.170 Refunds

Any such licensee or permittee, or his or her executor, administrator, or any person duly appointed by the court to take charge of and administer the property or assets of the licensee or permittee for the benefit of his or her creditors, may voluntarily surrender such license or permit to the department and when so surrendered the department shall notify the city, and the department and the city, or the city by itself in the case of a retail beer permit, shall refund to the person so surrendering the license or permit a proportionate amount of the fee paid for such license or permit as follows: If surrendered during the first three months of the period for which said license or permit was issued the refund shall be three-fourths of the amount of the fee; if surrendered more than three months but not more than six months after issuance the refund shall be one-half of the amount of the fee; if surrendered more than six months but not more than nine months after issuance the refund shall be one-fourth the amount of the fee. No refund shall be made, however, for a liquor control license or beer permit surrendered more than nine months after issuance. No refund shall be made to any licensee or permittee, upon the surrender of his or her license or permit, if there is at the time of said surrender a complaint filed with the department or the city, charging him or her with a violation of this chapter or provisions of the Iowa Beer and Liquor Control Act. If upon hearing on any such complaint the license or permit is not revoked or suspended, then the licensee or permittee shall be eligible, upon surrender of his or her license or permit, to receive a refund as herein provided. But if his or her license or permit is revoked or suspended upon such hearing he or she shall not be eligible for the refund of any portion of his or her license or permit fee. No refund shall be made for seasonal licenses or permits.

(Ord. 4034 § 2 (part), 1973)

3.08.180 Transfers

The council will, in its discretion, authorize a licensee or permittee to transfer the license or permit from one location to another within the city, provided the premises to which the transfer is to be made would

have been eligible for a license or permit in the first instance and such transfer will not result in the violation of any law or ordinance. An applicant for such a transfer shall file with the application for transfer the fee as set by the director of beer and liquor control for transfers.

(Ord. 4034 § 2 (part), 1973)

3.08.190 Prohibited Sales And Acts

No person or club holding a liquor license or beer permit nor his or her agents or employees shall do any of the following:

1. Sell, dispense or give to any intoxicated person, or one simulating intoxication, any alcoholic liquor or beer.
2. Sell or dispense any alcoholic liquor or beer on the premises covered by the license or permit, or permit the consumption thereon during any hours prohibited by the state of Iowa.
3. Sell alcoholic liquor or beer to any person on credit, except with a bona fide credit card. This provision shall not apply to sales by a club to its members nor to sales by a hotel or motel to bona fide registered guests.
4. Employ any person under the age of eighteen (18) years old in the sale or serving of alcoholic liquor or beer for consumption on the premises where sold.
5. Sell, give or otherwise supply any alcoholic beverage or beer to any person knowing or having reasonable cause to believe him or her to be under legal age, or permit any person knowing or having reasonable cause to believe him or her to be under legal age, to consume any alcoholic beverage or beer.
6. Allow open containers of alcohol or consumption of alcohol in any area that qualifies as a CBMC 3.08.045 Paragraph F exception between the hours of 10:00 p.m. to 7:00 a.m. Sunday through Thursday, and 11:00 p.m. to 7:00 a.m. Fridays and Saturdays.
7. Allow any person to remove an open container of alcohol from any area that is licensed as a liquor license premise. Exception: This prohibition shall not apply when the open container is being carried out into a "publicly owned area" during a period of time it is being utilized pursuant to a special event permit as provided for in CBMC 8.10.025. Provided that the content of said open container can be classified as either beer or wine.
8. In the case of a retail beer permittee, knowingly allow the mixing or adding of alcohol or any alcoholic beverage to beer or any other beverage in or about his or her place of business.
9. Keep, or allow to be kept, gambling devices of any kind or description on the premises or place of business of the license or permit holder.
10. Permit or allow any live person to appear in any licensed premises in a state of nudity, as herein defined, to provide entertainment, to provide service, to act as hostess, manager or owner, or to serve as an employee in any capacity; or to permit or allow any live person to remain in or upon any licensed premises in a state of nudity, as herein defined.

For the purposes of this paragraph, the term "nudity" means the showing of the human male or female genitals, pubic area or buttocks, or the human female breast including the nipple or any portion below the nipple with less than full opaque covering.

(Ord. No. 6089, § 1, 7-12-2010; Ord. No. 6327, § 1, 4-23-2018)

Editor's note— Ord. No. 6089, § 1, adopted July 12, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 4914, § 8, 1989.

3.08.192 Signage Requirements

The person or club holding a liquor license shall post signage as follows:

1. In a conspicuous place at all exits informing patrons that it is a simple misdemeanor to leave the establishment with an open container of alcohol.
2. In all outdoor areas that are a part of a liquor license premises, a sign shall be posted in a conspicuous place that identifies the exception in CBMC 3.08.045 that the outdoor area is authorized under. It shall state the limited hours it may be used as part of the liquor license premises and inform the patrons of the establishment that it is a simple misdemeanor to consume in the area outside of these hours. It will list the other conditions set out in CBMC 3.08.045 for its use, and any that may have been added by the city council at the time the license including the outdoor area was approved.

(Ord. No. 6089, § 2, 7-12-2010)

3.08.195 Hours For Selling, Dispensing And Consumption Of Beer

The hours for selling, dispensing and consumption of beer or alcoholic beverage shall be as established by the state of Iowa.

(Ord. 4914 § 9, 1989)

3.08.200 Beer Brand Signs Prohibited

No signs or other matter advertising any brand of beer shall be erected or placed upon the outside of any premises occupied by a licensee or permittee authorized to sell beer at retail All such signs formerly erected shall be removed by the owner of same by July 1, 1974.

(Ord. 4034 § 2 (part), 1973)

3.08.210 Suspension And Revocation

Following notice and hearing, a liquor license or beer permit may be suspended for a period up to one year for violations of city ordinances, or suspended for a period up to one year for violations of law, and shall be suspended or revoked in accordance with the provisions of state law for any of the following causes:

1. Misrepresentation of any material fact in the application for such license or permit.
2. Violation of any of the provisions of the Iowa Beer and Liquor Control Act.

3. Any change in the ownership or interest in the business operated under a class "A," class "B" or class "C" liquor control license, or any beer permit which change was not previously reported to and approved by the city and the department.

4. An event which would have resulted in disqualification from receiving such license or permit when originally issued.

5. Any sale, hypothecation or transfer of such license or permit.

6. The failure or refusal on the part of any licensee or permittee to render any report or remit any taxes to the department under the state act.

(Ord. 4034 § 2 (part), 1973)

3.08.220 Effect Of Revocation

Any liquor control licensee or beer permittee whose license or permit is revoked under the Iowa Beer and Liquor Control Act shall not thereafter be permitted to hold a liquor control license or beer permit in the state of Iowa for a period of two years from the date of such revocation. The spouse and business associates holding ten (10) percent or more of the capital stock or ownership interest in the business of a person whose license or permit has been revoked shall not be issued a liquor control license or beer permit, and no liquor control license or beer permit shall be issued which covers any business in which such person has a financial interest for a period of two years from the date of such revocation. In the event a license or permit is revoked the premises which had been covered by such license or permit shall not be relicensed for one year.

(Ord. 4034 § 2 (part), 1973)

3.08.230 Appeal And Hearing

The right of appeal to the hearing board shall be afforded a liquor control licensee or beer permittee whose license or permit has been suspended or revoked. Any applicant who feels aggrieved by a decision of the director or city disapproving, suspending, or revoking issuance of a liquor control license or beer permit may, provided he or she has exercised his or her right of appeal to the hearing board as provided by state law, appeal from said decision, within ten (10) days to the district court of the county wherein the premises covered by the application are situated. The city may appeal a decision of the hearing board within ten (10) days to the district court of the county wherein the premises covered by the application are situated.

(Ord. 4034 § 2 (part), 1973)

3.08.270 Penalties

1. Any person who violates any of the provisions of this chapter shall be subject to a fine of not to exceed one hundred dollars ($100.00) or to imprisonment for not more than thirty (30) days.

2. The conviction of any liquor control licensee or beer permittee for a violation of any of the provisions of paragraphs A to F inclusive and CBMC 3.08.190 Paragraph I shall, subject to paragraph C of this section, be grounds for the suspension or revocation of the license or permit by the department or the city. However, if any liquor control licensee is convicted of any

violation of subsection (02), paragraphs (a), (d) or (e) of Section 49 or any beer permittee is convicted of a violation of subsection (02), paragraph (a) of said section of the Iowa Beer and Liquor Control Act, the liquor control license or beer permit shall be revoked and shall immediately be surrendered by the holder, and the bond of the license or permit holder shall be forfeited to the Department of Beer and Liquor Control.

3. If any licensee, beer permittee or employee of such licensee or permittee shall be convicted of a violation of CBMC 3.08.190 Paragraph E, or a retail beer permittee shall be convicted of a violation of paragraph F of said section, the city shall, in addition to the other penalties fixed for such violation by this section, assess a penalty as follows:

    1. Upon a first conviction, the violator's liquor control license or beer permit shall be suspended for a period of fourteen days.

    2. Upon a second conviction within a period of two years, the violator's liquor control license or beer permit shall be suspended for a period of thirty (30) days.

    3. Upon a third conviction within a period of five years, the violator's liquor control license or beer permit shall be suspended for a period of sixty (60) days.

    4. Upon a fourth conviction within a period of five years, the violator's liquor control license or beer permit shall be revoked.

(Ord. 4098 § 2, 1975; Ord. 4034 § 2 (part), 1973)

~~Chapter 3.11 - HANDBILLS~~

~~3.11.010 Posting Or Attaching Unlawful Without Consent~~
~~3.11.020 Unlawful Distribution And Attachment - Exceptions~~
~~3.11.030 Distributor's Permit Required - Fee~~
~~3.11.040 Distribution Incidental To Business - Permit Fee - Exceptions~~
~~3.11.050 Distribution By Local Merchants~~
~~3.11.060 Litter Receptacles - Contract Holders Expected~~
~~3.11.070 Penalty For Violations~~

~~3.11.010 Posting Or Attaching Unlawful Without Consent~~

~~It shall be unlawful for any person to paste, post, print, nail or otherwise fasten any handbill, sign, poster, advertisement or notice of any kind whatsoever, or cause the same to be done, on any curbstone, flagstone, or any portion or part of any sidewalk or street or upon any tree, lamp post, telegraph pole, telephone pole, hydrant, bridge, pier, fence or fence post, or upon any structure located within or upon any public property within the City of Council Bluffs, Iowa, without the express consent of the city authorities, and it shall be unlawful for any person to paste, post, print, nail or otherwise fasten any handbill, sign, poster, advertisement or notice of any kind or to cause the same to be done on any private property, wall, window, door, gate, fence, advertising board or sign board or on any other structure or building situated on private property unless such person is the owner thereof, without the consent in writing of the owner of such property, wall, window, door, gate, fence, advertising board or sign board or building or structure; provided, however, that the foregoing shall not be construed as~~

being applicable to the posting of legal notices by duly constituted public officers while engaged in the performance of a public duty and in the manner and places prescribed by law.

(Ord. 3677 § 1; November 4, 1963)

3.11.020 Unlawful Distribution And Attachment - Exceptions

It shall be unlawful for any person, firm or corporation, to circulate, distribute, scatter or place or to cause to be circulated, distributed, scattered or placed on or in any of the city's public streets, alleys, sidewalks, public grounds and places, or in or on automobiles or other vehicles private or public and which may be parked on the city's public streets, alleys or parking lots or on any private lot within the city, or to post, fasten or attach or to cause to be posted, fastened or attached to any property located upon such public streets, alleys, sidewalks, public grounds and places, any printed, mimeographed, lithographed, multi-graphed, photographed, or written dodgers, handbills, posters, circulars, cards or other advertising matter of any type or kind, or to scatter or cause to be scattered about on any private property or grounds in the city of Council Bluffs, Iowa, any dodgers, handbills, circulars, cards or posters, without first having secured the written consent of the owner or person in charge thereof and it shall also be unlawful for any person, firm or corporation to throw, leave, or deposit, or to cause to be thrown, left or deposited in or upon any private yard, porch, doorway, or other place on private property, any handbills, circulars, cards, pamphlets, shopping news or any other advertising matter of any kind of nature, including so-called shopping news, unless same shall be placed in either a receptacle or container provided for such purpose, or unless same shall be fastened or attached to such private yard, porch, doorway or other place upon said private property with a suitable device such as a rubber band, clip or tack and done in such a manner so as not to mar, deface or destroy the property upon which same shall be emplaced, and in all events in such a manner as to prevent such advertising matter from being blown about or littering any street, alley, or property, public and private, located within said city; provided, however, that such advertising matter shall not be placed or caused to be placed in the private receptacle designated for the receipt of United States Mail; and provided further that the requirements set forth herein shall not be applicable to any newspaper or other publication issued at regular intervals for which a subscription charge is made and collected and other printing news of a general nature keeping advertising space open therein and with general advertising matter therein contained.

(Ord. 3677 § 1, 1963)

3.11.030 Distributor's Permit Required - Fee

Any person, firm or corporation who follows the calling, trade, profession and occupation and engages in the business of distributing handbills, circulars, cards, pamphlets or other advertising matter, shall be required to secure a Solicitors permit so to do and the fee for such permit shall be twenty-five dollars ($25.00) per year for each person acting as a principal therein.

(Ord. 3677 § 1, 1963)

3.11.040 Distribution Incidental To Business - Permit Fee - Exceptions

Any person, firm or corporation who shall distribute handbills, circulars, cards, pamphlets or other advertising matter, as an incident to the conduct of his or her business or profession but who does not

~~follow the calling, trade, profession, occupation and business of an advertising distributor, shall be required to secure a permit so to do and the fee therefore shall be five dollars per year; provided, however, that the requirements contained herein shall not be applicable to public or charitable enterprises or entertainments where private gain or profit is not sought.~~

~~(Ord. 3677 § 1, 1963)~~

~~3.11.050 Distribution By Local Merchants~~

~~The provisions set forth in this chapter shall not prevent any local merchant with a permanent place of business within the city of Council Bluffs, Iowa, from distributing his or her own handbills or advertisements, and said merchant shall not be required to secure a permit for the distribution of his or her own advertising material, as elsewhere provided in this chapter.~~

~~(Ord. 3677 § 1, 1963)~~

~~3.11.060 Litter Receptacles - Contract Holders Expected~~

~~The provisions of this chapter relative to the posting of advertising material on the city's public streets, sidewalks, or other public places within the city shall not be applicable to any person, firm or corporation who has entered into a written contract with the city of Council Bluffs, Iowa, wherein said person, firm or corporation is permitted the right to install and maintain litterbug receptacles and to inscribe or place advertising material on the sides of said receptacles, subject to the terms and conditions set forth in said contract.~~

~~(Ord. 3677 § 1, 1963)~~

~~3.11.070 Penalty For Violations~~

~~Any person, firm or corporation who shall violate any of the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction shall be fined in a sum not less than five dollars or be imprisoned for a term not to exceed thirty (30) days, and such conviction shall subject such person, firm or corporation to the revocation of the permit hereinbefore required.~~

~~(Ord. 3677 § 1, 1963)~~

Chapter 3.12 - ALARM SYSTEMS

3.12.010 Definitions - Alarm Systems
3.12.020 Alarm Systems - Compliance With Chapter
3.12.030 Alarm System Registration Required
3.12.040 Registration Application Fee - Termination And Renewal
3.12.050 Current Information, Term Of Registration And Renewal
3.12.060 Maintenance Of Alarm Systems
3.12.070 Required Information For PCCC Notification
3.12.080 False Alarm Fees
3.12.090 Suspension Or Revocation Of License Or Permit
3.12.100 Appeal Procedure
3.12.110 Notices

3.12.120 Penalty

3.12.010 Definitions - Alarm Systems

As used in this chapter, unless the context otherwise requires:

Alarm business: Any person (i) who installs alarm systems, other than a principal, or (ii) who, pursuant to an agreement with a principal, communicates the presence of an emergency which is sounded or signaled by an alarm system, to the Pottawattamie County Communications Center ("PCCC") in any manner or by any means.

Alarm system: Any device (other than a device installed upon premises occupied by the city) to detect, deter, sound, prevent or signal an intrusion or other criminal activity, fire, rescue or other emergency situation (collectively "emergency") which, when activated, employs the use of:

1. An audible annunciator; or
2. A visual signal or other means to alert the PCCC of an emergency, whether directly or indirectly.

Audible annunciator: Part of an alarm system which, when activated, sounds or signals an emergency by means of a bell, siren, buzzer or similar sound-producing device which is audible at a distance of fifty (50) feet from the protected premises.

Coordinator: The mayor of the city of Council Bluffs, Iowa, or his/her designee authorized to perform such duties imposed by this chapter.

False alarm: Any alarm that is activated on purpose or by accident, or by system malfunction when there is no intrusion, fire, smoke or medical emergency. The city shall have full authority and discretion to determine those situations and/or circumstances that may constitute a false alarm, but which are not set forth below.

1. Error or Mistake. Any action by any person, firm, corporation or other entity owning or operating any dwelling, building or place, or any action of an agent or employee thereof, which results in the activation of any alarm system when no emergency exists.
2. Malfunction. Any unintentional activation of any alarm system caused by a mechanical malfunction, flaw in design, installation or maintenance of the system. Any activation caused by extraordinary violent conditions of nature, such as tornadoes, floods or earthquakes, shall not be considered a malfunction.
3. Intentional Misuse. Any intentional activation of an alarm system when no burglary, hold-up, fire or other emergency exists or is in progress.
4. Alarms that are cancelled by the alarm company before the responding police officer arrives at the scene shall not be classified as a false alarm. However, with the exception of fire alarms, if an alarm has been cancelled three times during the same thirty (30) day period, the fourth alarm shall constitute a false alarm.

Principal: The person, firm, partnership, association, corporation, company or organization whose premises are or will be protected by an alarm system. If the premises are leased, the principal shall be

the person in possession or control of the protected premises, unless more than one tenant is served by a single alarm system, in which event, "principal" means the owner of the protected premises.

Protected premises: The area which is or will be covered by an alarm system.

(Ord. 5760 § 2 (part), 2003)

3.12.020 Alarm Systems - Compliance With Chapter

It shall be unlawful for any person to install, use, or maintain an alarm system in violation of any of the requirements of this chapter.

(Ord. 5760 § 2 (part), 2003)

3.12.030 Alarm System Registration Required

Any alarm system installed on protected premises shall be registered with the police as set forth below:

1. Existing Alarm Systems. Any alarm system which has been installed as of the effective date of this chapter shall be registered by the principal within sixty (60) days of such effective date.

2. New Alarm Systems. Any new alarm system installed after the effective date of this chapter shall be registered by the alarm business within ten (10) days following installation. Annual registration of the alarm system is the responsibility of the principal.

(Ord. 5760 § 2 (part), 2003)

3.12.040 Registration Application Fee - Termination And Renewal

1. The city, or its designee, shall register each alarm system installed on protected premises upon receipt from the registering principal of the following information on forms provided for that purpose:

    1. The name, address and telephone number of the principal;

    2. The type of premises (e.g., home, office, variety store, etc.) and the name of any business operating in the protected premises by which the protected premises is known;

    3. The address of the protected premises. If the protected premises is in a residential, commercial or industrial complex (e.g., office building, apartment house, shopping center, etc.), the address shall include the name, if any, by which the complex is commonly known;

    4. The names, addresses and telephone numbers including home phone numbers, of at least three natural persons and, if applicable, an alarm business who have access to the protected premises and who may be notified in the event the alarm is activated; and

    5. Certification by the principal that the principal's immediate family, tenants or employees (as appropriate under the circumstances) who have access to the protected premises have been given training which include procedures and practices to avoid false alarms and steps to follow in the event the alarm system is accidentally activated.

2. Along with a registration application, the alarm business or principal shall remit a registration fee in the amount of twenty-five dollars ($25.00), payable to the city, and, if applicable, a late charge of twenty-five dollars ($25.00).

3. The city or designee shall register the alarm system by issuing to the principal a permit bearing the name of the principal, the address of the protected premises, and an identification number, and setting forth the expiration date of the registration. The registration of any alarm system shall not obligate the city or PCCC to respond or accord any priority to any emergency.

4. The term of any registration shall expire upon the earlier of: (i) twelve (12) calendar months from the date of issuance, or (ii) whenever there is a change of the principal.

5. Registration shall be renewed by the principal at least ten (10) days prior to the expiration of each term by registering with the city or its designee in the same manner as provided in paragraph A of this section.

(Ord. 5760 § 2 (part), 2003)

3.12.050 Current Information, Term Of Registration And Renewal

Within ten (10) days following any change of circumstances, the principal shall supplement or amend all information which was provided to the police department at the time of registration. No additional fee shall be due unless the change has terminated the registration as provided in CBMC 3.12.040 Paragraph D,2.

(Ord. 5760 § 2 (part), 2003)

3.12.060 Maintenance Of Alarm Systems

1. The principal shall, at all times, be responsible for the proper maintenance and repair of the alarm system, including the repair or replacement of any component or design feature.

2. Each alarm system shall be maintained so that each audible annunciator will automatically silence within fifteen (15) minutes after being activated, and will not be reactivated unless a new emergency occurs.

3. An alarm system incorporating an audible annunciator shall not be tested between the hours of 8:00 p.m. of any day and 7:00 a.m. of the following day.

(Ord. 5760 § 2 (part), 2003)

3.12.070 Required Information For PCCC Notification

Any alarm business communicating the presence of an emergency to the PCCC shall provide the following information:

1. The name of the principal, the address of the protected premises, the type of premises (home, office, etc.) and the business name, if any, by which the premises are known. Such information shall be repeated a second time at the end of the message;

2. The name and telephone number of the principal, business, or its agent having ready access to the protected premises; and

3. The apparent nature or type of an emergency indicated, e.g., burglary in progress, robbery, fire, rescue or other emergency.

(Ord. 5760 § 2 (part), 2003)

3.12.080 False Alarm Fees

1. The principal shall pay a fee to the city for such false alarm, except fire alarms, within thirty (30) days of invoice in accordance with the schedule of fees as outlined in CMBC 2.08. Failure to make full payment within thirty (30) days of the invoice shall result in a late fee in accordance with the schedule of fees as outlined in CMBC 2.08..

(Ord. 5760 § 2 (part), 2003)

3.12.090 Suspension Or Revocation Of License Or Permit

1. The following shall constitute grounds for suspension and/or revocation of a license or permit:
    1. The violation of any of the provisions of this chapter;
    2. When an alarm system is knowingly activated by a licensee, permit holder, owner or employee or agent of the parties, in a situation where no burglary, fire intrusion, robbery, medical emergency or other emergency is actually in progress;
    3. When the licensee, permit holder, owner or an employee or agent of the parties has knowingly made any false, misleading or fraudulent statement of material fact in the application for a license or any report or record required to be filed with the city; or
    4. Failure to pay applicable fees.
2. The city or designee, in the case of suspension, shall serve the permit holder with a written order of suspension stating the reasons for the suspension. The order shall be effective immediately if personally served, or seventy-two (72) hours after the order of suspension has been deposited by ordinary mail, postage prepaid, in the U.S. mail to the address provided on the permit. When an order becomes effective, the permit holder shall immediately discontinue the use of any alarm system requiring a permit under this chapter, and cease all operations conducted under the authority of any permit, unless such alarm is mandated or required as a matter of federal, state or local law and cannot be disconnected. If the owner or operator of such alarm system continues to maintain the use of the alarm, for each "false alarm" as defined in CBMC 3.12.010, the owner or operator of the alarm shall be charged a fee per response according to the provisions contained in CBMC 3.12.080.
3. A suspension shall become a revocation thirty (30) days after the order of suspension becomes effective unless the permit holder files an appeal of the order of suspension in the manner as hereinafter set forth in this chapter. When an appeal is filed, the order of suspension shall be stayed pending final determination of the appeal. The suspension shall become a revocation if the decision of the hearing officer upholds the suspension, unless the decision is ultimately

overruled by the city council pursuant to CBMC 3.12.100. The suspension shall be dissolved immediately if the decision of the hearing officer reverses the suspension. If the hearing officer and/or city council concur in the suspension and at least fifteen (15) days have elapsed since notification to the licensee of the suspension, the suspension shall be deemed a revocation of the permit.

4. If any permit is revoked pursuant to this chapter, the permit holder shall immediately surrender the permit to the city clerk.

5. Whenever an alarm system which is under suspension, revocation or renewal has been repaired so as to be capable of functioning properly, and the city has received from an alarm company written certification to such effect, the city may recommend reinstatement of the alarm permit, and the permit shall then be issued or reinstated.

6. Any permit holder aggrieved by the decision of the city shall have the right of appeal regarding a denial of an application for a permit or renewal thereof; or for any penalty assessed or any order of suspension issued. The appeal will follow the process set forth in CBMC 3.12.100.

(Ord. 5760 § 2 (part), 2003)

3.12.100 Appeal Procedure

An alarm system owner who receives a notice of a false alarm and believes that notice was improperly issued may appeal the notice to the city attorney's office within thirty (30) days of receiving the notice. A designated hearing officer may make a determination on the information contained in the appeal form or schedule a hearing, if necessary. The hearing officer may determine the false alarm should be chargeable or non-chargeable against the alarm system owner. If the false alarm is determined to be chargeable, the penalty, if any, shall be paid in full within thirty (30) days of the date of the decision of the appeal. Any alarm system owner wishing to appeal the decision of the hearing officer may appeal that decision in writing to the Council Bluffs city council within ten (10) days of the hearing officer's decision. Any further appeals shall be to the Iowa District Court of Pottawattarnie County.

(Ord. 5760 § 2 (part), 2003)

3.12.110 Notices

1. Notice or billing from the city to any alarm system registration holder shall be deemed to have been given or rendered on the date such notice or billing is deposited in the U.S. mail, first class postage prepaid, addressed to the registration holder at the address shown in the city's registration records. A certificate signed by the person who mailed the notice or billing shall be prima facie evidence of the facts stated therein with respect to such notice or billing.

2. Notice to the city or payment under this section shall be effective when received by the appropriate city office or designee.

(Ord. 5760 § 2 (part), 2003)

3.12.120 Penalty

Failure to register or pay fees as set out in this chapter shall be deemed a simple misdemeanor. Any person found guilty of a violation of any of the provisions of this chapter shall, upon conviction, be subject to the penalty provisions of CBMC 8.02.020. Each day that a violation is allowed to continue shall constitute a separate and distinct violation. At the discretion of the city attorney, any violation of the provisions of this chapter may be pursued as a municipal infraction according to the terms of CBMC 1.95, in lieu of criminal prosecution.

(Ord. 5760 § 2 (part), 2003)

~~Chapter 3.14 - PUBLIC ENTERTAINMENT~~

~~3.14.010 License Required - Fees~~
~~3.14.020 Carnivals And Similar Exhibitions - Application - Council Authority~~
~~3.14.030 Carnivals And Similar Exhibitions - Expense Of Policing - Payment And Deposit~~
~~3.14.040 Penalty For Violation Of CBMC 3.14.030~~
~~3.14.050 Temporary Structures - Condition Of Premises - Guaranty Deposit~~
~~3.14.060 Temporary Structures - Inspection Of Premises Upon Removal - Amount Of Deposit Refund~~
~~3.14.070 Temporary Structures - Expenses Deducted From Deposit When Premises Cleaned By City~~
~~*Obstructing entry of police officers — See CBMC 8.56.045.~~

~~3.14.010 License Required - Fees~~

~~No person shall give a public entertainment for gain or profit, without a license from the city, and the charge for such license shall be as follows:~~

1. ~~Menagerie or circus, or two combined, with or without sideshow, twenty-five dollars ($25.00) to one hundred and fifty dollars ($150.00), in the discretion of the city manager, for each day such show be exhibited. Such license shall include street parades.~~

2. ~~Other shows: Any show other than a menagerie or circus, twenty-five dollars ($25.00) per day.~~

3. ~~Street exhibition, ten dollars ($10.00) per day.~~

4. ~~Theatricals: For each theatrical performance, the sum of five dollars; for six performances, eighteen dollars ($18.00); for twelve (12) performances, twenty-four dollars ($24.00); for twenty-four (24) performances, thirty dollars ($30.00); provided, that no theatrical license shall extend beyond one month from the date thereof (when the same is not in a licensed hall of the city). For each theatrical performance held or given in any tent or other temporary structure or upon any vacant lot or ground, for each day or fraction thereof, fifteen dollars ($15.00).~~

5. ~~Museum: For a museum of natural and artificial curiosities, paintings and works of art, not accompanied by theatrical representations, ten dollars ($10.00) per month (when the same is not in a licensed hall in the city).~~

6. ~~For every other exhibition, concert or performance for profit, not given by residents of the city, the sum of five dollars (when the same is not in a licensed hall of the city).~~

7. No license shall be required for any entertainment given by the citizens of this city, when the same shall not be for gain or profit to the persons giving such entertainment.

(Ord. 2146 § 5, 1912)

3.14.020 Carnivals And Similar Exhibitions - Application - Council Authority

All carnivals or shows or exhibitions of like nature desiring to stand, show or perform in the city of Council Bluffs, Iowa, shall first make application so to do to the city council. The city council shall consider such application and authorize the city clerk to issue or not to issue a license to the carnival or show or exhibition of like nature to stand, show or perform, and no such license shall be granted except by a majority vote of the city council.

(Ord. 2846 § 1, 1930)

3.14.030 Carnivals And Similar Exhibitions - Expense Of Policing - Payment And Deposit

All carnivals or shows or exhibitions of like nature shall pay to the city of Council Bluffs, the cost and expense of policing such carnivals or shows or exhibitions and prior to the issuance of any license to any carnival or show or exhibition of like nature to stand or show in Council Bluffs, such carnival or show or exhibition of like nature shall sign an agreement to pay the expense of all special police officers which, at the discretion of the chief of police, may be necessary or advisable to use in the policing of said carnival or show or exhibition of like nature and shall deposit with the city clerk an initial sum of not less than fifty dollars ($50.00) nor more than one hundred dollars ($100.00) at the discretion of the city manager to apply on such expense.

(Ord. 2836 § 1, 1930)

3.14.040 Penalty For Violation Of CBMC 3.14.030

Any person or persons violating any of the provisions of CBMC 3.14.030 shall be guilty of a misdemeanor and upon conviction shall be fined in an amount not to exceed one hundred dollars ($100.00).

(Ord. 2836 § 2, 1930)

3.14.050 Temporary Structures - Condition Of Premises - Guaranty Deposit

At the time the city clerk shall issue any license to any circuit, menagerie, show or other exhibition to be given in tents or other temporary enclosure or structure in the city of Council Bluffs, Iowa, the clerk shall require the licensee to deposit with him or her the sum of fifty dollars ($50.00) as a guaranty that the premises and surrounding streets occupied by the licensee shall be left in a clean and sanitary condition.

(Ord. 2652 § 1, 1925)

3.14.060 Temporary Structures - Inspection Of Premises Upon Removal - Amount Of Deposit Refund

Upon the removal of the licensee from the premises occupied, the clerk shall direct the city engineer to make an inspection of such premises, and if the same are left in a clean and sanitary condition, the clerk shall refund to said licensee the sum of forty-eight dollars ($48.00), retaining the balance to reimburse the city for the expense of making such examination.

~~(Ord. 2652 § 2, 1925)~~

~~**3.14.070 Temporary Structures - Expenses Deducted From Deposit When Premises Cleaned By City**~~

~~In the event such examination shows a breach of such guaranty, the city engineer shall direct the cleaning of such premises and surrounding streets, keeping an accurate record of the cost of such work and shall thereafter render the clerk a statement of such expense, including a fee of five dollars for such superintendence and the clerk shall deduct from such deposit the amount thereof and refund the balance to said licensee.~~

~~(Ord. 2652 § 3, 1925)~~

Chapter 3.15 - ADULT ENTERTAINMENT BUSINESS - LICENSE REQUIRED

3.15.010 Definitions - Adult Entertainment Business
3.15.020 License
3.15.030 Display Of License
3.15.040 License Term
3.15.050 License Renewal
3.15.060 Exception
3.15.070 Application For Adult Entertainment Business License - Contents, Renewals, Required Fees
3.15.080 Prohibited Activities Of Adult Entertainment Business
3.15.090 Escorts/Models - Permit Required
3.15.100 Term Of Permit
3.15.110 Permit Renewal
3.15.120 Permit Identification Card
3.15.130 Permit Renewal Application
3.15.140 Unlawful Acts
3.15.150 Sign Required
3.15.160 Sale Or Transfer
3.15.170 Change Of Location Or Name
3.15.180 Suspension Or Revocation Of A License Or Permit
3.15.190 Conducting As A Nuisance
3.15.200 Penalty

3.15.010 Definitions - Adult Entertainment Business

For the purposes of this chapter, the definitions listed in CBMC 15.03 are adopted by reference and in addition, the following words, terms and phrases shall be deemed to have the following meanings:

Introductory service: A service offered or performed by any person for consideration, the principal purpose of which is to aid persons to become socially acquainted or to otherwise assist persons to meet for social purposes, or which service is generally known or should be known by the offering or performing party to be used by the recipients thereof for the purpose of obtaining information about other persons to be used for social purposes and which involves sessions or other activities where materials distinguished or characterized by an emphasis on matter depicting, describing or relating to

specified sexual activities or specified anatomical areas are provided for observation by or communications to the persons paying such consideration or where models are used.

Nude or seminude: A state of dress in which any specified anatomical area is displayed.

Specified anatomical areas: Any of the following:

1. Less than completely opaquely covered pubic hair, pubes, perineum, anus or buttocks of a male or female; less than completely and opaquely covered female nipple, areola or breast below a point of immediately above the top of the areola, except as is necessary in the feeding of an infant; and

2. Male genitals in a discernibly turgid state, even if completely opaquely covered.

Specified sexual activities: Any of the following:

1. Human genitals in a state of sexual stimulation or arousal;

2. Acts or representations of acts of human masturbation, sexual intercourse, sodomy, bestiality, oral copulation or flagellation;

3. Fondling or erotic touching of human genitals, pubic region, buttock or female breast;

4. Excretory functions as part of or in connection with any of the activities set forth in paragraph G,1 through G,4 above.

(Ord. 5104 § 1 (part), 1992)

3.15.020 License

It is unlawful for any person to engage in, conduct or carry on, in or upon any premises or real property located or situated within the city, the activities of an adult entertainment business or adult entertainment activities as set out in CBMC 15.03.024, unless there has been granted to such person a valid license, pursuant to the provisions of this chapter. A separate license shall be required for each location within the city at which an adult entertainment business it to be established.

(Ord. 5121 § 1, 1993)

3.15.030 Display Of License

Every adult entertainment business shall display a valid license in a conspicuous place within the business so that the same may be readily seen by persons entering the premises.

(Ord. 5104 § 1 (part), 1992)

3.15.040 License Term

The term of an adult entertainment business license shall be for a period of one year; provided, however, that all licenses shall expire on June 30th of each year unless sooner suspended or revoked.

(Ord. 5104 § 1 (part), 1992)

3.15.050 License Renewal

An adult entertainment business license, issued pursuant to the provisions of this chapter, which has not been suspended or revoked, may be renewed for a period not to exceed one year upon written application to the city clerk made ~~at least thirty (30) days~~ prior to the expiration date of the current valid license. The application of renewal of a license shall contain all of the information required by CBMC 3.15.070 and shall be processed in accordance with the provisions of this chapter.

(Ord. 5104 § 1 (part), 1992)

3.15.060 Exception

The requirements of this chapter shall have no application and no effect upon and shall not be construed as applying to a person in the lawful business of:

1. An employment agency licensed under the laws of the state of Iowa;
2. To the state of Iowa or any of its political subdivisions;
3. To any private school as defined in Iowa Code § 261A.4;
4. To a person who, as a part of his or her regular employment duties for a business enterprise that is not an adult entertainment business, occasionally escorts people for or on behalf of the business enterprise.

(Ord. 5104 § 1 (part), 1992)

3.15.070 Application For Adult Entertainment Business License - Contents, Renewals, Required Fees

1. Any person desiring to obtain a license, or renew an existing license, to operate an adult entertainment business, shall make application to the city clerk. Prior to submitting such application for a license, or renewal of a license, a nonrefundable fee ~~of two hundred fifty dollars ($250.00)~~ as listed in the schedule of fees in CMBC 2.08 shall be paid to the city clerk to defray the cost of the investigation and report required by this chapter. The city clerk shall issue a receipt showing that such application or renewal fee has been paid. License issuance or renewal fees required under this chapter shall be in addition to any license, permit or fee required under any other chapter of this code.
2. Neither the filing of an application for a license or renewal thereof, nor payment of an application or renewal fee, shall authorize the conducting of an adult entertainment business until such license has been granted or renewed.
3. Each applicant for an adult entertainment business license or renewal shall furnish the following information:
    1. The present or proposed address where the business is to be conducted;
    2. The full true name under which the business will be conducted;
    3. The full true name and any other names used by the applicant~~, date of birth and social security number~~;

4. The present residence and business addresses, ~~and~~ telephone numbers and email of the applicant;

5. Acceptable written proof that the applicant, manager or other person principally in charge of the operation of the business is at least eighteen years of age;

6. If the applicant is a corporation, the name of the corporation shall be set forth exactly as shown in its articles of incorporation or charter, together with the state and date of incorporation, and the names, residence addresses, ~~dates of birth and social security numbers~~ of each of its current officers and directors. If the applicant is a partnership, the applicant shall set forth the names, residence addresses, ~~dates of birth and social security numbers~~ of each of the partners, including limited partners. If one or more of the partners is a corporation, the provisions of this paragraph pertaining to corporations shall apply. The corporation or partnership applicant shall designate one of its officers or general partners to act as its responsible managing officer. The designated person shall complete and sign all application forms required of an individual applicant under this chapter, but only one application fee shall be charged;

7. In the event the applicant is not the owner of record of the real property upon which the adult entertainment business is or is to be located, the application must be accompanied by a notarized statement from the owner of record of the property acknowledging that an adult entertainment business is or will be located on the property. In addition to furnishing such notarized statement, the applicant shall furnish the name and address of the owner of record of the property, as well as a copy of the lease or rental agreement pertaining to the premises in which the adult entertainment business is or will be located;

~~8. A full and detailed definition of the service to be provided;~~ (Not something we obtain today)

9. The applicant's business, occupation or employment history for the three-year period immediately preceding the date of filing the application. If the applicant is a corporation or partnership, the applicant shall supply this information for each officer, director or partner;

10. The permit history of the applicant, or in the case of a corporation or partnership, of each director, officer, or partner, for the five-year period immediately preceding the date of filing the application, including whether the applicant has ever had a similar license issued by this or any other city, county, state or agency, and whether that license has been suspended or revoked;

11. All criminal convictions and civil infraction violations of the applicant or each corporate director, officer, or partner, excluding simple misdemeanor traffic offenses, including the date, place, nature and sentence of each conviction or infraction; and

12. Such other identification and/or information as the city clerk may require in order to discover the truth of the matters required to be set forth in the application.

~~4. When any change occurs regarding the written information required by paragraph C of this section to be included in the application, the applicant or license holder, as the case may be, shall give written notification of such change to the city clerk within twenty-four hours after such change.~~ (Not something we obtain today)

5. The city clerk shall refer the application to the chief of police or designee, ~~health department~~, fire department, ~~building division~~, and planning department. These officials shall recommend to the clerk whether or not to grant or renew the license.

6. The city clerk, within thirty (30) days after receiving the application, shall grant the license or renewal license only if the clerk finds that all of the following requirements have been met:

    1. The required fees have been paid;

    2. The application and location conforms in all respects to the provisions of this chapter and other applicable provisions of the city and state codes;

    3. The applicant has not knowingly made a material misrepresentation of fact in the application;

    4. The applicant has fully cooperated in the investigation of the application; and

    5. The applicant, manager or other person principally in charge of the operation of the business is at least eighteen years of age.

7. If the city clerk does not find that all of the requirements set forth in paragraphs F,1 through F,5 of this section have been met, the clerk shall deny the application for the license or renewal thereof. In the event the application for the license or renewal is denied by the city clerk, written notice of the denial shall be given to the applicant, specifying the ground or grounds of such denial. Notice of denial of the application for the license or renewal shall be deemed to have been served if it in fact is personally served on the applicant or when deposited in the United States mail with postage prepaid and addressed to the applicant at the residence address set forth in the application for the permit or renewal thereof. Any applicant whose application for an adult entertainment business license or renewal has been denied by the city clerk, may appeal such denial to the city council within twenty (20) days of such denial. Applicants may seek prompt judicial review of this administrative action in any court of competent jurisdiction.

(Ord. 5241 § 1, 1995)

3.15.080 Prohibited Activities Of Adult Entertainment Business

1. No holder of an adult entertainment business license shall employ any person under eighteen years of age.

2. No holder of an adult entertainment business license shall furnish any merchandise or services to any person who is under eighteen years of age, except that escort services may be provided at the special instance and request of a parent, guardian or other person in lawful custody of the person upon whose behalf the escort service is engaged.

3. No adult entertainment business shall be conducted in any manner that permits the observation of model or any material depicting, describing or relating to specified sexual activities or specified anatomical areas by display, decoration, sign, show window or other opening from any public way or from any property not licensed as an adult use.

4. No holder of an adult entertainment business license or any officer, associate, member, representative, agent or employee of such licensee shall engage in any activity or conduct or permit any other person to engage in any activity or conduct in or about the licensed premises which is prohibited by this code or any laws of the state or the United States.

5. ~~No adult entertainment business shall employ escorts or models who do not possess a permit as required by CBMC 3.15.090~~.

6. No part of the interior of the adult entertainment business shall be visible from the outside of the premises.

(Ord. 5104 § 1 (part), 1992)

~~**3.15.090 Escorts/Models - Permit Required**~~

~~It shall be unlawful for any person to act as an escort/model unless there has been granted to such person a valid permit, pursuant to the provisions of this chapter. Such permit shall be issued to the address of the employer of the escort/model, who must in turn also hold a valid adult entertainment business license issued by the city pursuant to the provisions of this chapter. Upon request, the city clerk may issue a new card whenever the escort/model changes employers.~~

~~(Ord. 5104 § 1 (part), 1992)~~

~~**3.15.100 Term Of Permit**~~

~~The term of an escort/model permit shall be for a period of one year; provided, however, that all licenses shall expire on June 30th of each year unless sooner suspended or revoked.~~

~~(Ord. 5104 § 1 (part), 1992)~~

~~**3.15.110 Permit Renewal**~~

~~An escort/model permit, issued pursuant to the provisions of this chapter, which has not been suspended or revoked, may be renewed for a period of one year upon written application to the city clerk made at least sixty days prior to the expiration date of the current valid permit.~~

~~The application for renewal of a permit shall contain all of the information required in CBMC 3.15.130 and shall be processed in accordance with the provisions of this chapter.~~

~~(Ord. 5104 § 1 (part), 1992)~~

~~**3.15.120 Permit Identification Card**~~

~~Each escort/model permit holder shall be issued an identification card which will also serve as an escort model permit. The permit holder shall carry such card upon his or her person when acting as an escort/model and produce the same for inspection upon request. Each permit holder shall immediately~~

surrender, to the city clerk, any escort/model permit issued by the city upon the suspension, revocation or expiration of such permit, or upon leaving employment as an escort/model. A valid permit may be transferred to the premises of a new employer upon payment of a ten dollar ($10.00) transfer fee.

(Ord. 5104 § 1 (part), 1992)

3.15.130 Permit Renewal Application

1. Any person desiring to obtain a permit or renewal of an existing permit, to act as an escort/model, shall make application to the city clerk. Prior to submitting such application for a permit or renewal of a permit, a nonrefundable fee of two hundred fifty dollars ($250.00) shall be paid to the city clerk to defray, in part, the cost of the investigation and report required by this chapter. The city clerk shall issue a receipt showing that such permit application or renewal fee has been paid. Permit fees required under this chapter shall be in addition to any license, permit or fee required under any other chapter of the code.

2. Neither the filing of an application for a permit, or renewal thereof, nor the payment of an application or renewal fee, shall authorize a person to act as an escort/model until such permit has been granted or renewed.

3. Each applicant for an escort/model permit or renewal thereof, shall furnish the following information:

    1. The present or proposed address of the applicant's employer who has an adult entertainment business license;

    2. The full true name under which the business will be conducted;

    3. The full true name and any other names used by the applicant in the past three years;

    4. The present residence address and telephone numbers of the applicant;

    5. Each residence of the applicant for the three year period immediately preceding the date of filing of the application and the inclusive dates of each such address;

    6. Social security number of the applicant;

    7. Acceptable written proof that the applicant is at least eighteen (18) years of age;

    8. The applicant's height, weight, color of eyes and hair and date of birth;

    9. Two photographs of the applicant, at least two inches by two inches in size, taken within the six-month period immediately preceding the date of the filing of the application;

    10. The business, occupation or employment history of the applicant for the three-year period immediately preceding the date of the filing of the application;

    11. The permit history of the applicant for the five-year period immediately preceding the date of the filing of the application, including whether such applicant in previously operating in this or any other city, county, state or territory, has ever had any similar license or permit issued by such agency revoked or suspended, or has had any

professional or vocational license or permit revoked or suspended, and the reason or reasons therefor;

12. All criminal convictions suffered by the applicant, including chapter violations but excepting minor traffic offenses (any traffic offense designated as a felony shall not be construed as a minor traffic offense), stating the date, place, nature and sentence of each such conviction;

13. A certificate from a medical doctor licensed to practice in the state of Iowa, stating that the applicant has within thirty (30) days immediately preceding the date of the application been examined and found to be free of any contagious or communicable disease;

14. Satisfactory evidence that the applicant is employed or has been offered employment, by an adult entertainment business holding a valid license issued by the city including the name and address of the employer or prospective employer and the fact that such employment or continued employment is contingent upon the issuance of said permit; and

15. Such other identification and information as the city clerk may require in order to discover the truth of the matters required to be set forth in the application.

4. The application shall be referred to the chief of police for investigation and recommendation.

5. The chief of police shall have a reasonable period of time in which to investigate the application and background of the applicant.

6. The chief of police, within thirty (30) days after receiving the application, shall recommend granting the permit, or renewal thereof, only if he or she finds that all of the following requirements have been met:

1. The required fees have been paid;

2. The application conforms in all respects to the provisions of this chapter;

3. The applicant has not knowingly made a material misrepresentation of fact in the application;

4. The applicant has fully cooperated in the investigation of the application;

5. The applicant has furnished an acceptable medical certificate in compliance with paragraph C,13 of this section;

6. The applicant has not had an adult entertainment business or escort/model permit or other similar license or permit denied or suspended or revoked for cause by the city or any other city or county located in or out of this state within the past twelve (12) months immediately preceding the date of the filing of the application;

7. The applicant is at least eighteen years of age; and

8. The applicant has not in the past twenty-four months been convicted or pleaded guilty to a misdemeanor or felony crime of moral turpitude or a misdemeanor or felony crime involving sexual misconduct or any offenses involving pimping, pandering, prostitution or lewd conduct.

7. If the chief of police does not find that all of the requirements set forth in paragraph F of this section have been met, the chief shall recommend denial of the application for the permit or renewal thereof. In the event the application for the permit or renewal is denied by the city clerk, written notice of such denial shall be given to the applicant specifying the ground or grounds of such denial. Notice of denial of the application for the permit or renewal thereof shall be deemed to have been served if it in fact is personally served on the applicant or when deposited in the United States mail with postage prepaid and addressed to the applicant and his or her address as set forth in the application for the permit or renewal thereof. Any applicant whose application for an escort/model permit, or renewal thereof, has been denied by the city clerk may appeal such denial to the city council within twenty (20) days of such denial. Applicants may seek prompt judicial review of this administrative action in any court of competent jurisdiction.

8. When any change occurs regarding the written information required by paragraph C of this section, the applicant or permit holder, as the case may be, shall give written notification of such change to the city clerk within twenty-four hours after such change.

(Ord. 5104 § 1 (part), 1992)

3.15.140 Unlawful Acts

It is unlawful for:

1. The holder of an escort/model permit to escort, offer to escort or perform any activity described in CBMC 3.15.010 definition Escort for any person under eighteen years of age, except that escort services may be provided at the special instance and request of the parent, guardian or other person in lawful custody of the person on whose behalf the escort or introductory service is engaged;

2. An escort or model to offer to sell any merchandise or perform any act or offer any services as described in CBMC 3.15.010 definitions Model and Introductory service upon any premises not licensed as an adult entertainment business;

3. Any person while upon any premises licensed as an adult entertainment business to place his or her hands upon or touch with any part of his or her body or fondle in any manner a sexual or genital part of any other person;

4. A patron while on the premises of an adult entertainment business to disrobe so as to become nude except in preparation for bathing or swimming and while actually bathing;

5. An escort to disrobe so as to become nude while performing any of the services listed in CBMC 3.15.010 definition Escort.

(Ord. 5104 § 1 (part), 1992)

~~3.15.150 Sign Required~~

~~The holder of an adult entertainment business shall post a sign at the entrance of the premises which shall state the nature of the business and shall state that no one under the age of eighteen years is allowed on the premises. The sign shall comply with the city's sign regulations. This section shall not be construed to prohibit the holder from establishing an older age limitation for coming on the premises.~~

~~(Ord. 5104 § 1 (part), 1992)~~

~~3.15.160 Sale Or Transfer~~

~~Upon the sale or transfer of any interest in an adult entertainment business, the license shall immediately become null and void. A new application shall be made by any person, firm or entity desiring to own or operate the adult entertainment business. A fee of two hundred fifty dollars ($250.00) shall be payable for each such application. Any application involving the sale or other transfer of any interest in an existing adult entertainment business, as well as any license which may thereafter be granted, shall be subject to the provisions of this chapter.~~

~~(Ord. 5104 § 1 (part), 1992)~~

~~3.15.170 Change Of Location Or Name~~

1. ~~A permittee and/or licensee shall not transfer his permit and/or license to another, nor shall a permittee and/or licensee operate an "adult" use business under the authority of a permit and/or license at any place other than the address designated in the application.~~

2. ~~No license holder shall operate an adult entertainment business under any name or designation not specified in the license.~~

~~(Ord. 5104 § 1 (part), 1992)~~

~~3.15.180 Suspension Or Revocation Of A License Or Permit~~

~~If the city clerk finds that any person holding an adult entertainment business license under the provisions of this chapter has violated any of the provisions of this chapter, state or federal law or conducts such business in such a manner as would have been grounds for denial of a permit as set forth in CBMC 3.15.070 Paragraph G, or if the city clerk finds that any person holding an escort/model permit is engaging in behavior or actions which violate any of the provisions of this chapter, or any state or federal law or which would have been grounds for denial of a license or permit as set forth in CBMC 3.15.130 Paragraph F, the clerk may suspend or revoke the license or permit. No such suspension or revocation shall become effective until the permit or license holder has been notified in writing of the right of such license or permit holder to appeal the suspension or revocation to the city council within twenty (20) days of the date of notice of such suspension or revocation. Notification to the license or permit holder shall be made either by personal delivery or by certified or registered mail, return receipt requested, addressed to the license or permit holder at such license or permit holder's residence address as set forth on the application for a license or permit or renewal thereof. If a timely appeal is filed, the suspension or revocation shall be stayed and shall become effective only upon a final decision of the city council. Otherwise, the suspension or revocation shall become effective after the timely appeal period has expired.~~

(Ord. 5104 § 1 (part), 1992)

3.15.190 Conducting As A Nuisance

Any adult entertainment business which is declared to be a nuisance as defined in CBMC 1.97.030, is subject to the provisions of CBMC 8.54. The city attorney may, in addition to or in lieu of prosecuting a criminal action hereunder, commence an action or actions, proceeding and proceedings for the abatement, removal, or enjoyment thereof, in the manner provided by law. The city attorney shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such establishments and retrain and enjoin any person from operating, conducting, or maintaining an adult entertainment business contrary to the provisions of this chapter.

(Ord. 5430 § 1, 1998)

3.15.200 Penalty

Any person firm, partnership, corporation, or any legal entity found guilty of a violation of any of the provisions of this chapter shall upon conviction be subject to a fine not exceeding one hundred dollars ($100.00) or be imprisoned for a term not exceeding thirty (30) days. Each day that a violation is allowed to continue shall constitute a separate and distinct violation. At the discretion of the city attorney, any violation of the provisions of this chapter may be pursued as municipal infraction according to the terms of CBMC 1.95 in lieu of criminal prosecution.

(Ord. 5104 § 1 (part), 1992)

Not Something we have issued licenses for in over 15 years.

Chapter 3.20 - ENDURANCE CONTESTS

3.20.010 Hours - Permission Required
3.20.020 Penalty For Violation

3.20.010 Hours - Permission Required

No person, firm or corporation shall, within the city of Council Bluffs, operate, stage, exhibit, put on, engage in, or take part in any public show, theatrical production, exhibition, dance marathon, or walking marathon or endurance contest or any amusement or entertainment of whatsoever kind and nature, between the hours of twelve midnight and noon, unless written permission therefor is granted by the city manager.

(Ord. 2890 § 1, 1933)

3.20.020 Penalty For Violation

Any person, firm or corporation violating any of the provisions of this chapter shall be fined in any sum not exceeding one hundred dollars ($100.00) or by imprisonment not exceeding thirty (30) days.

(Ord. 2890 § 2, 1933)

Chapter 3.24 - GAMES AND AMUSEMENTS

3.24.010 Shooting Galleries - License Required - Fee
3.24.030 Horoscopic Views - License Required
3.24.040 Lung Testers - License Required - Fee
3.24.050 Skill Games - License Required - Fee
3.24.060 Games Of Chance - License Required - Fee

3.24.010 Shooting Galleries - License Required - Fee

No person shall carry on, or take part in carrying on, any pistol gallery or shooting gallery without license therefore from the city, and the charge for such license shall be ten dollars ($10.00) per month, or fifty dollars ($50.00) per annum.

(Ord. dated 7-3-1882 § 16)

3.24.030 Horoscopic Views - License Required

No person shall keep horoscopic views for gain or profit without a license therefor from the city, and the charge shall be five dollars per month.

(Ord. dated 7-3-1882 § 18)

3.24.040 Lung Testers - License Required - Fee

No person shall for gain or profit keep for use by others any lung tester or muscle developer without a license therefor from said city, and the charge for such license shall be five dollars per month.

(Ord. dated 7-3-1882 § 19)

3.24.050 Skill Games - License Required - Fee

Any person or persons who open up in the city any wheel of fortune, striking jack, ball throwing or any other game or exhibition for the purpose of exhibiting skill, in any building, street, alley or other place, without first having obtained from the city of Council Bluffs a license therefor, shall be guilty of a misdemeanor, and shall, on conviction, be fined in a sum not exceeding twenty dollars ($20.00), which fine shall be collected as is provided by law.

(Ord. dated 7-3-1882 § 89)

3.24.060 Games Of Chance - License Required - Fee

Any person or persons who wish to open or exhibit any game of chance for amusement or the exhibition of skill as named in this chapter, shall procure from the city a license therefor, which said license shall be issued by the city clerk signed by the city manager, for one month only, and the same shall be nontransferable or assignable, and shall be issued only on payment to the city clerk the sum of ten dollars ($10.00).

(Ord. dated 7-3-1882 § 90)

Not Something we have issued licenses for in over 15 years.

~~Chapter 3.31 - RUBBLE DUMPS~~

~~3.31.005 Purpose Of Chapter~~
~~3.31.010 Definitions - Rubble Dumps~~
~~3.31.015 Storage Of Rubble~~
~~3.31.025 License Required~~
~~3.31.030 Application For License~~
~~3.31.035 Application To Council~~
~~3.31.040 Hearing Required~~
~~3.31.045 Notice Of Hearing~~
~~3.31.050 Conduct Of Hearing~~
~~3.31.055 Action By Council~~
~~3.31.060 Recordation Of License~~
~~3.31.065 Fee~~
~~3.31.070 Bond~~
~~3.31.075 Manner Of Issuance~~
~~3.31.080 Regulations~~
~~3.31.085 Penalty For Violation~~
~~3.31.090 Suspension, Revocation Or Reinstatement Of License - Appeals~~
~~3.31.095 Duration And Renewal~~

~~3.31.005 Purpose Of Chapter~~

~~The purpose of this chapter is to provide for the controlled dumping of rubble within the city limits of Council Bluffs, Iowa.~~

~~(Ord. 4851 § 1 (part), 1988)~~

~~3.31.010 Definitions - Rubble Dumps~~

~~For the purpose(s) of this chapter, the following words, terms and phrases shall have the meanings set forth:~~

~~Rubble: Stone, brick or similar inorganic matter.~~

~~Rubble dump: Any land, premises or property used for the storage of rubble.~~

~~Storage of rubble: The placement or rubble on any parcel of ground for a period of fourteen days or more.~~

~~(Ord. 4851 § 1 (part), 1988)~~

~~3.31.015 Storage Of Rubble~~

~~It is unlawful to place or store rubble on any parcel of ground which is not licensed as a rubble dump.~~

~~(Ord. 4851 § 1 (part), 1988)~~

~~3.31.025 License Required~~

1. ~~License Required. It is unlawful for any person to use any land, premises or property in the city for the storage of any rubble without first securing a license to do so from the city.~~

2. ~~Exception. This chapter shall not prohibit the storage, stockpiling, processing or sales of rock, stone, sand, gravel, coal, cement materials, dirt, soil or any other similar material produced by excavating, quarrying or mining of such materials for purposes of sale, provided that same be restricted to the Class G-M and A-2 districts and not be so stored for a period greater than one hundred fifty (150) days.~~

3. ~~Exception—Area Restrictions. This exception shall be further restricted in that it will not apply to locations:~~

    1. ~~Within one thousand (1,000) feet of the nearest edge of the right-of-way of Interstate 29, Interstate 80, North 16th Street, South 35th Street, 23rd Avenue, South 24th Street south of 23rd Avenue, the South Expressway, and Old Highway 375 from Tostevin Street south to the city limits; and~~

    2. ~~Within three hundred (300) feet of any lot in a residential district or a preexisting residential use.~~

~~(Ord. 4893 § 1, 1989)~~

~~3.31.030 Application For License~~

~~The application for a license required by this chapter shall be filed with the city clerk and shall contain an engineering plan that sets forth:~~

1. ~~A description and plat of the land to be used for the rubble dump;~~

2. ~~A description of the sequence and plan of operation;~~

3. ~~The type and capacity of equipment to be used for operations;~~

4. ~~Existing and proposed roadways and easements;~~

5. ~~Existing topography and watercourses, together with a diagram and written statement explaining the proposed location and extent of earthwork and fill operations, including final elevations;~~

6. ~~Proposed measures to control storm drainage;~~

7. ~~Estimated volume of rubble to be placed in the rubble dump;~~

8. ~~Approximate date of completion;~~

9. ~~Types of materials to be placed in the rubble dump;~~

10. ~~Whether it will be a private rubble dump used exclusively by the applicant for his or her materials or a public rubble dump, operated by the applicant and receiving materials from others;~~

11. Days and hours of the week the rubble dump will be in operation;

12. The names and addresses of the last-known owners of property within five hundred (500) feet of the location for which a license is requested, as shown by the county real property tax records; and

13. The addresses of any occupied buildings on property within five hundred (500) feet of the location for which a license is requested.

(Ord. 4851 § 1 (part), 1988)

3.31.035 Application To Council

Upon receipt by the city clerk. the application shall be reviewed by the directors of public works, health and community development. Once reviewed by the health director, community development department and public works department, the application for a license shall be forwarded to the city council with their recommendations attached.

(Ord. 4851 § 1 (part), 1988)

3.31.040 Hearing Required

The city clerk shall set a hearing date, which date shall be the date of the second council meeting following the date upon which the application and attached recommendations are received, at which time all parties interested in the granting or denying of the rubble dump license may appear before the council and be heard.

(Ord. 4851 § 1 (part), 1988)

3.31.045 Notice Of Hearing

The city clerk shall notify, or cause to be notified, by certified mail, every occupant of any building on any property or the owner of record of any property, within five hundred (500) feet of the location for which the license has been requested pursuant to this chapter, that a hearing thereon has been set before the city council. The notice shall state therein the date, time and purpose of such hearing, and shall be mailed not less than five days prior to the date of hearing. The city clerk shall publish such notice in the official newspaper of the city not less than five days prior to the date set for the hearing. Failure to send notice by mail to any such property owner where the address of such owner is not recorded, or to any occupant where an address or occupant is unknown, shall not invalidate any proceedings regarding the application. Any other notice as may be deemed desirable and practical may be given.

(Ord. 4851 § 1 (part), 1988)

3.31.050 Conduct Of Hearing

Upon the date fixed for the hearing provided for in this chapter, and for which proper notice has been given, the city council shall hear all objections made to the issuance of a license pursuant to this chapter, as well as any evidence submitted by all parties interested in the matter.

(Ord. 4851 § 1 (part), 1988)

3.31.055 Action By Council

If, after consideration of all the evidence produced at the hearing provided for in this chapter, the city council shall find and determine that the location of the premises for which a license has been requested shall not constitute a hazard to the public health, general welfare or public safety of the residents within five hundred (500) feet of such location, or the city as a whole, the city council may approve the rubble dump license application notwithstanding any provisions of the city's zoning ordinances to the contrary. After proper recordation as provided for in this chapter, the city council may issue or may cause to be issued a rubble dump license for the approved application. In no event shall the city council issue or cause to be issued a license until after a public hearing has been held and proper recordation has taken place.

(Ord. 4851 § 1 (part), 1988)

3.31.060 Recordation Of License

After initial approval by the city council for a rubble dump license, but before said license may be granted, the applicant shall record a document to be provided by the city, in the Pottawattamie County recorder's office so as to provide notice of the existence of such rubble dump.

(Ord. 4851 § 1 (part), 1988)

3.31.065 Fee

The fee for a license requested pursuant to this chapter shall be as set forth in the prevailing schedule of fees as most recently adopted by the city council.

(Ord. 4851 § 1 (part), 1988)

3.31.070 Bond

1. No license requested pursuant to this chapter shall be issued until the applicant delivers to the city a cash or corporate surety bond in the amount of five thousand dollars ($5,000.00) for the first acre or portion thereof of proposed rubble storage, and an additional five thousand dollars ($5,000.00) for each additional acre estimated to be in the process of being filled during the course of a year conditioned as follows:

    1. That the licensee, his or her agents and servants, will faithfully operate the rubble dump for which the license is issued in accordance with the provisions of this chapter:

    2. That the licensee, his or her agents and servants, will comply with all the terms, conditions, provisions and regulations contained in this chapter:

    3. That the licensee, his or her agents and servants, will save harmless the city from any expense incurred through the failure of the licensee, his or her agents and servants, to operate and maintain the rubble dump as required by this chapter, including any expense the city may be put to for correcting any condition or violation of this chapter by the city's own labor and equipment whenever the city council determines it is necessary for the city to correct any unsanitary condition or conditions violative of this

chapter or from any damages growing out of the negligence of the licensee or his or her agents or servants;

4. That the licensee shall pay for damages done to curbs, sidewalks or sewers on the premises of the rubble dump from trucks, equipment or over-burden placed on them when found to be broken from these causes;

5. Bond shall run for a period of three years after the rubble dump site has been finished and brought to final grade.

2. The amount of the bond required may be revised annually by the health director to reflect any estimated change in costs of closing the site.

(Ord. 4851 § 1 (part), 1988)

3.31.075 Manner Of Issuance

Whenever the city council authorizes the issuance of a rubble dump license, it shall consist of an original and duplicate original. The original shall be recorded in the office of the register of deeds and returned to the city clerk, who shall keep a permanent file of all such original licenses issued. The duplicate shall be delivered to the applicant as evidence of his or her authority to operate a rubble dump. The license shall state any restrictions or limitations.

(Ord. 4851 § 1 (part), 1988)

3.31.080 Regulations

The following regulations shall be followed by any applicant to whom a license is granted by the city council for operation of a rubble dump, and it shall be unlawful not to follow these regulations:

1. When rubble exists on the site at the time the license is issued, such rubble shall be collected, compacted and covered with dirt or other cover material at least three feet in depth at the finished grade;

2. No refuse other than limited rubble or earth may be put in a rubble dump. All burning is prohibited. The health director may, at his/her discretion, allow materials other than rubble to be placed in the rubble dump. However, these nonrubble materials may never exceed five percent of the total volume of materials placed in any rubble dump;

3. No rubble dump operation shall be conducted so the fill will be placed in streambeds or other areas where watercourses would be obstructed or where erosion by the stream would remove cover material;

4. The licensee shall provide for surface drainage on the rubble dump site which will permit the drainage of storm water within six hours after the last precipitation;

5. The licensee shall take the necessary measures to eliminate dust on the rubble dump site. Access to the rubble dump site shall be controlled by proper fencing, gates, locks and other measures necessary to control access;

6. Routes used by trucks to and from the rubble dump site shall be approved by the public works department;

7. When mud, dirt or spilled debris accumulates on streets from trucks or from rubble dump equipment, it shall be removed by the licensee immediately;

8. The rubble shall not exceed a maximum of four feet of depth prior to its compaction. Rubble shall not exceed a size that cannot be worked into the rubble dump site by the equipment used for spreading and compacting the working face of the site, and shall under no circumstances exceed three feet by three feet in size;

9. The compacting and leveling equipment must traverse all of the area where rubble is deposited. When the slope of a bank is too steep to traverse, then the fill must proceed from the base of the slope;

10. Rubble shall be covered with dirt or sand at least weekly or more frequently when requested by the enforcing officer;

11. Only earth shall be placed over utility lines in the fill area as specified by the public works director;

12. When rubble has been brought up to three feet of the desired grade, it shall be covered with at least thirty-six (36) inches of compacted dirt and seeded in such a manner to prevent erosion. The finally graded and seeded surface shall be maintained at final grade free from erosion and in a well-seeded manner for a period of three years after filling operations have been completed. Final slopes shall not exceed a ratio of one foot vertical to three feet horizontal;

13. Existing topsoil shall be used for cover material, when possible, by removing the dirt prior to filling and by placing this dirt directly over the completed section of the rubble dump, or by stockpiling this dirt until needed. Otherwise, the source of cover material shall be designated when application for a license is made;

14. No materials other than those stated on the application shall be placed in the rubble dump without permission from the city council, and any such improper materials shall be immediately removed at the direction of the health director;

15. Materials shall not be placed on land without using the proper bank stabilization and filling methods. Materials placed in the proper manner and conforming to this chapter will not be in violation of any antidumping prohibitions of this chapter or any other ordinance;

16. The licensee shall not excavate down to the water table or create a sump that will not drain;

17. The licensee shall not violate the terms of his or her application and license;

18. At the request of the city or abutting property owner(s), screening shall be provided to the extent necessary to reasonably satisfy the requesting party;

19. The director of health may allow variations from the regulation of this section; provided he/she finds that the proposed variation is satisfactory in that it addresses the problem sought to be alleviated by the regulation from which the variance is requested.

(Ord. 4851 § 1 (part), 1988)

3.31.085 Penalty For Violation

Any person, firm, partnership, corporation or any legal entity found guilty of a violation of the provisions of this chapter shall, upon conviction, be subject to a fine not exceeding one hundred dollars ($100.00) or be imprisoned for a term not exceeding thirty (30) days. Each day that a violation is allowed to continue shall constitute a separate and distinct violation. At the discretion of the city attorney, any violation of the provisions of this chapter may be pursued as a municipal infraction according to the terms of CBMC 1.95, Municipal Infraction Citation Process, in lieu of criminal prosecution.

(Ord. 4851 § 1 (part), 1988)

3.31.090 Suspension, Revocation Or Reinstatement Of License—Appeals

1. The director of the health department shall have the power to order the suspension or revocation of any license for the violation of the terms and provisions of this chapter. Notification of the order of suspension or revocation shall be made in writing and personally delivered or sent by certified mail. Such order shall not become effective until the expiration of the time for appeal. Pending the determination of such appeal, the operation of any order of suspension or revocation shall be stayed.

2. Notwithstanding the other provisions of this chapter, whenever the health authority finds unsanitary or other conditions in the operation of a rubble dump which, in his/her judgment, constitute an immediate and imminent substantial hazard to the public health, because of the continued operation of the rubble dump, he/she may, without prior warning, notice or hearing, issue a written notice to the license holder or operator citing such condition, specifying the corrective action to be taken; and, if deemed necessary, such order shall state that the license is immediately suspended or revoked, and any rubble dump operations are to be immediately discontinued. Any person to whom such an order is issued shall comply immediately therewith, but upon written petition to the health authority shall be afforded a hearing as soon as possible, by the board of health. If the revocation or suspension is upheld, the aggrieved party may appeal as hereinafter provided. Any person whose license has been suspended or revoked may, at any time, make application for reinspection for the purpose of reinstatement of the license and shall pay a reinspection fee in the sum of fifty dollars ($50.00), which shall not be refundable. Within ten (10) days following receipt of a written request, including a statement signed by the applicant that, in his or her opinion, the conditions causing suspension or revocation of the license have been corrected, the health authority shall make a reinspection. If the applicant has corrected conditions so as to comply with the requirements of this chapter, the license shall be reinstated. Should such reinstatement be denied, the applicant may appeal as provided in paragraph C of this section.

3. Any person aggrieved by the suspension or revocation of any license provided for in this chapter may appeal to the city council within ten (10) days of the order.

(Ord. 4851 § 1 (part), 1988)

3.31.095 Duration And Renewal

All rubble dump licenses issued pursuant to the provisions of this chapter, unless sooner suspended or revoked, shall expire each year on the first day of January. All rubble dump licenses may be renewed thereafter annually upon written application of the licensee and payment of the renewal fee set forth in the prevailing schedule of fees as most recently adopted by the city council.

(Ord. 5167 § 1, 1994)

Chapter 3.32 - JUNK, SALVAGE, SCRAP PROCESSING AND STORAGE YARDS

3.32.010 Definitions - Junk, Salvage, Scrap Processing And Storage Yards
3.32.020 License Required
3.32.030 Application For License
3.32.040 License Application Grant Or Denial
3.32.050 License Required For Each Separate Location
3.32.060 Operational Requirements
3.32.070 Burning Regulations
3.32.080 Maintenance Requirements
3.32.090 Compliance With Other Provisions
3.32.100 Records Required
3.32.110 Purchase From Minor
3.32.120 Requirements Of Other Codes
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3.32.140 Suspension And Revocation
3.32.150 Effect Of Revocation
3.32.160 Nonprofit Collection Centers - Waiver Of Fee
3.32.170 Fee
3.32.180 Duration And Renewal

3.32.010 Definitions - Junk, Salvage, Scrap Processing And Storage Yards

For the purposes of this chapter, the following words, terms, and phrases shall be deemed to have the following definitions:

Junk: Iron, lead, brass, steel, copper or other metal, glass, rags, paper, tires, railroad ties or other waste that may be used again in some form.

Junk dealer: Any person, persons, firm or corporation who, by themselves or acting by or through agents, engage in the business of buying, selling, receiving, collecting or dealing in junk, but not vehicles or salvage vehicles.

Junkyard: Any location in the city where a junk dealer operates his or her business without engaging in the business of operating a salvage yard or scrap processing yard.

Vehicle: Every device in, upon or by which any person or property is or may be transported or drawn upon a highway or waterway, other than a device moved by human power or a device used exclusively upon stationary rails or tracks.

~~Salvage vehicle: Any vehicle or portion thereof not in running or operable condition, and/or not licensed for the current year as provided by law.~~

~~Salvage operator: Any person, persons, firm or corporation who engages in the business of a junk dealer and who engages in the business of operating a salvage yard.~~

~~Salvage yard: Any location in the city where any vehicle or salvage vehicles are bought or sold for the purpose of dismantling, sale, or resale of same for their parts, or for the purpose of converting the remainder of same into junk.~~

~~Scrap processor: Any person, persons, firm or corporation engaged in the operation of a scrap processing yard and in the business of a junk dealer.~~

~~Scrap processing yard: Any location in the city where any vehicles or salvage vehicles containing metal are processed by sorting, shearing to size and chemistry, baling to customer requirements and/or shredding to sell as classified melting stock as any grade of ferrous or nonferrous items with none of such materials being sold for use in the same form or manner as originally used but as melting stock.~~

~~Storage yard: A location used for the limited purpose of storing any salvage vehicle and shall not include any operation that would be defined as junk dealer, salvage operator, scrap processor, or any sales of any vehicle or parts thereof.~~

~~Licensee: Any junk dealer, salvage operator or scrap processor required to be licensed under the provisions of this chapter.~~

~~(Ord. 5257 § 1, 1996)~~

~~3.32.020 License Required~~

~~It is unlawful for any person, firm or corporation to engage in the business of a junk dealer, salvage operator or scrap processor, as defined in this chapter, without having first obtained a license from the city to do so. It shall be the responsibility of the health department to enforce this requirement and all other requirements of this chapter.~~

~~(Ord. 5194 § 2, 1995)~~

~~3.32.030 Application For License~~

~~Any person, persons, firm or corporation desiring to engage in the business of being a junk dealer, salvage operator, salvage yard, storage yard, or scrap processor within the city must first make application for a license to do so, on a form to be furnished for such purpose by the office of the city clerk. The application shall contain the following information:~~

1. ~~The name and place of residence of the applicant, as well as the business address, if any;~~
2. ~~If the applicant is a firm, partnership, corporation or other legal entity, the names and addresses of all associates, partners or officers thereof, shall be set forth. If the applicant is a foreign corporation, adequate proof of authority to conduct business within the state of Iowa must be attached to or included in the application;~~

3. The address of the proposed business location of the applicant where such junk, salvage, storage yard, or scrap processing operations are to be conducted, giving the street address, legal description, and the total area in square feet available for use in such operation;

4. A statement as to whether sales at retail will be made on the premises wherein such junk, salvage, storage yard, or scrap processing operations are to be conducted;

5. A statement as to the nature and type of machinery or equipment to be used as a part of such junk, salvage, storage yard, or scrap processing operations;

6. If the applicant requesting the license was not in existence prior to April 28, 1931, or was not licensed prior to said date, a statement shall be filed with the application, setting forth the date of the meeting of the city's board of adjustment at which time the conditional use in the general manufacturing zone, or heavy industrial zone, was granted, thereby allowing such junk, salvage, or scrap processing operations under the provisions of what is now CBMC 15, Zoning.

7. A list of all citations which applicant has received in the previous five years for violations of this chapter, CBMC 4 or similar codes in other jurisdictions.

(Ord. 5194 § 3, 1995)

3.32.040 License Application Grant Or Denial

Subsequent to the filing of the application for a license, in the manner prescribed by CBMC 3.32.030, the city clerk shall refer the same to the fire chief, the sanitation superintendent, and the building official, each of whom shall cause the premises proposed to be used in such junk, salvage, storage yard, or scrap processing operations to be inspected and, following such inspections, shall each submit his/her written recommendation to the city council in connection therewith. The city council shall also receive a copy of applicant's response to CBMC 3.32.030 Paragraph G regarding previous citations. Thereafter, the city council shall, at either the next regular meeting or at a special meeting, either grant or deny the application. The city clerk shall notify the applicant of the council's decision within fourteen days of said action.

(Ord. 5194 § 4, 1995)

3.32.050 License Required For Each Separate Location

A junk, salvage, storage yard, or scrap processing license shall be required for each separate location at which junk, salvage, storage yard, or scrap processing operations are proposed to be conducted, and the fee required shall be commensurate therewith. The license shall be nontransferable, and in the event of the discontinuance of such operations by the licensee, either voluntarily or involuntarily, no refund for the unused portion of the period for which the same was issued shall be granted.

(Ord. 4992 § 1 (part), 1990)

3.32.060 Operational Requirements

The operations of a junk, salvage, storage yard or scrap processing yard shall be carried on within a fully enclosed building, except that such operations may be conducted outside a building within the enclosed premises, provided the premises are fully surrounded and enclosed by a fence not less than six feet in

height. Such fence shall be maintained in good repair at all times. Existing operators may be given until January 1, 1998, to comply with this provision upon application to the director of public health. It is also unlawful for any junk, salvage or scrap processing materials, salvage vehicles or parts thereof, or equipment used in connection therewith, whether owned by the licensee or someone else, to be stored or parked on any portion of the city's right-of-way, or parking area thereof, or for the same to be stored or parked outside building or fence, as prescribed herein, unless such storage or parking shall otherwise meet the requirements of this section.

(Ord. 5230 § 1, 1995)

3.32.070 Burning Regulations

It is unlawful for any fires other than those fully contained and used for heating purposes to be permitted upon the premises of any licensee hereunder, and only firewood shall be burned except in an incinerator approved by the fire marshal and health director.

(Ord. 5194 § 7, 1995)

3.32.080 Maintenance Requirements

The holder of a license granted under the terms of this chapter shall maintain the premises in and upon which his or her business operations are conducted in as sanitary manner and conditions as is reasonable and consistent therewith, but in no event shall the licensee permit or suffer any condition to exist which by its nature constitutes a health or safety hazard to surrounding property or persons.

(Ord. 4992 § 1 (part), 1990)

3.32.090 Compliance With Other Provisions

The provisions of this chapter shall in no way relieve the holder of a license issued hereunder from compliance with other provisions, rules or regulations of the city of Council Bluffs, to which the licensee may be subject, nor shall he or she be relieved from the necessity of procuring such other licenses as may be required by the city, by reason of the nature and extent of the operations of the licensee.

(Ord. 4992 § 1 (part), 1990)

3.32.100 Records Required

1. Every licensee shall keep for a period of three years from the date of each transaction legible records as follows:

    1. In the case of purchase of junk, the records shall set forth a description of the type and amount of junk purchased, the amount paid, the name and address of the seller from whom the junk is purchased, and the name and address of seller's agent, if any, who relinquishes physical control of the junk.

    2. In the case of transactions of vehicles or salvage vehicles, the records shall set forth the name of the seller from whom purchased together with his or her full address and the name and address of seller's agent, if any, who relinquishes physical control of the vehicle or salvage vehicle. The records shall also include the license number on any license plate attached to the vehicle or salvage vehicle, any vehicle identification

number which is visible, or which upon reasonable inspection would become visible, and the model and year of the vehicle or salvage vehicle so purchased.

2. The records shall at all times be kept open to inspection by the chief of police and sheriff of Pottawattamie County, or the deputy of either, any officer of the police force of the city, the city attorney, and the Pottawattamie County attorney, or an assistant of either, and any other local, state or federal law enforcement personnel authorized in writing for that purpose by the chief of police, which authority shall be exhibited to the salvage operator.

3. In all transactions referred to in paragraph A of this section, where records are required to be kept, the licensee shall demand the seller, or agent or employee of the seller, to produce a driver's license which appears valid on its face or a social security card to establish the true and correct identity of the seller, or agent or employee of the seller. No licensee shall purchase any junk or any vehicle or salvage vehicle unless the seller, or employee or agent of the seller, has produced and displayed to the licensee a driver's license which appears valid on its face or a social security card.

4. No junk, salvage or scrap dealer shall accept any junk, as defined in CBMC 3.32.010, unless he or she shall take a single fingerprint from such person and attach it to the card provided by the city. The fingerprint shall be taken from the right index finger; if the right index finger is missing, the fingerprint shall be taken from the left index finger. The print shall be clear and legible. The card shall become part of the record required herein. A notice shall be displayed in a prominent place to the effect that the dealer is required by city ordinance to fingerprint every person delivering or selling any junk to the dealer. Exception: The requirements of this paragraph shall not apply to ferrous metals and beverage cans.

(Ord. 5951 § 1, 2007)

3.32.110 Purchase From Minor

It is unlawful for any licensee to purchase any junk or vehicles or salvage vehicles from a minor without having secured the written consent of one of the parents or the legal guardian of the minor.

(Ord. 4992 § 1 (part), 1990)

3.32.120 Requirements Of Other Codes

All operations conducted in a junk, salvage or scrap processing yard located within the city shall be accomplished in accordance with and meet not less than the minimum requirements of the city's Uniform Building Code, current edition, as adopted; the city's National Electrical Code and local Uniform Electrical Rules supplementary thereto, as currently adopted, and the city's plumbing code, as adopted.

(Ord. 4992 § 1 (part), 1990)

3.32.130 Penalty For Violation

Any person, persons, firm or corporation who violates any of the provisions of this chapter shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be subject to a fine of not more than one hundred dollars ($100.00) or imprisonment in jail for a term not to exceed thirty (30) days, and each day such violation is continued shall constitute a separate and distinct offense.

(Ord. 4992 § 1 (part), 1990)

3.32.140 Suspension And Revocation

Following reasonable notice and an opportunity to be heard, the city council may suspend or revoke the license or licenses of any licensee under this chapter for the following reasons:

1. Upon a final conviction in a court of competent jurisdiction for a violation of any provision of this chapter, the city council may suspend the license or licenses of a licensee for a period of up to sixty days.

2. Upon a final conviction in a court of competent jurisdiction for a violation of CBMC 3.32.120 where the violation involves property that is stolen, the city council may revoke the license or licenses of a licensee.

3. If any person shall intentionally misrepresent any material fact in making application for a license under this chapter, the city council may revoke the license of the licensee or suspend the license for a period of sixty days.

(Ord. 4992 § 1 (part), 1990)

3.32.150 Effect Of Revocation

Any licensee under this chapter whose license is revoked pursuant to CBMC 3.32.140 shall not thereafter be permitted to hold a license under this chapter, for a period of two years from the date of such revocation. A spouse or business associates holding ten (10) percent or more of the capital stock or ownership interest in the business of a person whose license has been revoked shall not be issued a license under this chapter for a period of two years from the date of such revocation. In the event a license is revoked, the city council shall grant the licensee a reasonable period of time to dispose of its inventory and business.

(Ord. 4992 § 1 (part), 1990)

3.32.160 Nonprofit Collection Centers - Waiver Of Fee

1. For purposes of interpreting this section, the term "nonprofit organization" shall mean any organization associated with a governmental body, any corporation holding a tax exempt status as permitted by the Internal Revenue Service, or any other organization which can prove to the satisfaction of the city council that its intended function is to benefit the public, and that the profit is not being utilized for someone's personal profit.

2. A nonprofit organization taking part in a recycling project by means of operating a collection center for recyclables shall be exempt from all fees required by this chapter. It shall, however, be expected to comply with all other provisions.

(Ord. 4992 § 1 (part), 1990)

3.32.170 Fee

The fee for a license requested pursuant to this chapter shall be as set forth in the prevailing schedule of fees as most recently adopted by the city council.

~~(Ord. 5166 § 1, 1994)~~

~~3.32.180 Duration And Renewal~~

~~All junk, salvage, scrap processing and storage yard licenses issued pursuant to the provisions of this chapter, unless sooner suspended or revoked, shall expire each year on the first day of January. All junk, salvage, scrap processing and storage yard licenses may be renewed thereafter annually upon written application of the licensee and payment of the renewal fee set forth in the prevailing schedule of fees as most recently adopted by the city council.~~

~~(Ord. 5166 § 2, 1994)~~

Above sections addressed in other areas of the code (zoning)

Chapter 3.34 - JUKE BOXES AND AMUSEMENT DEVICES

3.34.010 Definitions - Juke Boxes And Amusement Devices
3.34.030 License Required - Operators - Distributors - Exemptions
3.34.040 License Application - Minimum Age Limit
3.34.050 Same - Duplicate Copy - Investigation And Approval Of Applicant
3.34.060 License Fees - Expiration Date
3.34.070 Refunds
3.34.080 Invalidation Of Existing Licenses
3.34.090 Amusement Parks
3.34.100 Posting Of License - Transfer Of Location
3.34.110 Allowing Placement Without License
3.34.120 Allowing Machines After Expiration Or Revocation Of License
3.34.130 Installation Of Unlicensed Machine By Distributor
3.34.140 Impounding Of Machines - Storage And Auction
3.34.150 Revocation Of License
3.34.160 Pinball Machines And Similar Devices
3.34.170 Gambling Devices - Seizure And Destruction
3.34.180 Penalty For Violation

3.34.010 Definitions - Juke Boxes And Amusement Devices

Juke box: Any music vending machine, contrivance or device which, upon the insertion of a coin, slug, token, plate, disc, or key into any slot, crevice, or opening, or by payment of any price, operates or may be operated for the emission of songs, music or similar amusement.

Mechanical amusement device: Any machine which upon the insertion of a coin, slug, token, plate or disc, may be operated by the public generally for use as a game, entertainment or amusement, whether or not registering a score. It includes such devices as marble machines, pinball machines, skill ball, mechanical grab machines, and all games, operations or transactions similar thereto under whatever name they may be indicated.

Person, firm, corporation, or association: As used herein include the following: any person, firm, corporation or association which owns any such machine; the person, firm, corporation or association in

whose place of business any such machine is placed for use by the public; and the person, firm, corporation or association having control over such machine; provided, however, that the payment of such fee by any person, firm, corporation or association enumerated herein shall be deemed a compliance with this section.

Operator: As used herein refers to and includes the person who operates the place of business where the mechanical amusement device or devices is or are physically located.

Distributor: As used herein refers to and includes the person or persons who sell, lease or deliver possession or custody of juke boxes or mechanical amusement devices to the operator or operators thereof.

(Ord. 3589 § 1, 1960)

3.34.030 License Required - Operators - Distributors - Exemptions

1. Any operator displaying for public patronage or keeping for operation any juke box or mechanical amusement device as herein defined by CBMC 3.34.010, shall be required to obtain a license from the city of Council Bluffs, upon payment of a license fee. Application for such license shall be made to the city clerk upon a form to be supplied by the city clerk for that purpose.
2. Any distributor who sells, leases or delivers possession or custody of mechanical amusement devices to the operator, shall be required to obtain a license from the city upon payment of a license fee. Application for such license shall be made to the city clerk upon a form to be supplied by the city clerk for that purpose.
3. Any operator displaying for public patronage or keeping for operation an amusement device distributed by the Iowa Lottery shall be exempt from the licensing requirement of this section until October 1, 1987.
4. The Iowa Lottery shall be exempt from the distributor licensing requirement established by this section.

(Ord. 4732 § 2, 1987)

3.34.040 License Application - Minimum Age Limit

1. The application for the operator's license shall contain the following information:
    1. Name and address of the applicant, age, date and place of birth;
    2. Prior convictions of applicant, if any;
    3. Place where the machine or device is to be displayed or operated and the business conducted at that place;
    4. Whether the license covers a juke box or coin-operated amusement device;

5. The name of the manufacturer, the type of machine, the serial number of each machine, and the license number of the distributor who will sell, lease, or deliver the machine or device to the operator.

2. The application for the distributor's license shall contain the following information:

    1. Name and address of the applicant, age, date and place of birth;

    2. Prior convictions of applicant, if any;

    3. That he/she is of good moral character.

3. No license shall be issued to any applicant unless he/she shall be over eighteen years of age.

(Ord. 4732 § 3, 1987)

3.34.050 Same - Duplicate Copy - Investigation And Approval Of Applicant

Application for license shall be made out in duplicate, one copy being referred to the chief of police and the other copy to the electrical inspector.

1. The chief of police shall investigate the location wherein it is proposed to operate such machine, ascertain if the applicant is a person of good moral character, and either approve or disapprove the application.

2. No license shall be issued to any applicant unless approved by the chief of police and the city's electrical inspector.

(Ord. 3589 § 5, 1960)

3.34.060 License Fees - Expiration Date

Every applicant, before being granted an operator's license, shall pay an annual license fee as listed in the schedule of fees in CMBC chapter 2.08 for the privilege of operating or maintaining for operation each juke box or mechanical amusement device as defined in CBMC 3.34.010Every applicant, before being granted a distributor's license, shall pay a license fee as listed in the schedule of fees in CMBC chapter 2.08. Fees for all licenses issued under the terms of this chapter shall be payable at the time of issuance and shall be effective until the next succeeding April 1st. Licenses shall expire on the first day of April of each year. If such period is less than one year, the fee shall be prorated on a monthly basis from date of issuance to the following April 1st.

(Ord. 3589 § 6, 1960)

3.34.070 Refunds

Any operator, licensee, his or her executor, administrator, or any person duly appointed by the court to take charge of and administer the property or assets of such licensee for the benefit of his or her creditors may voluntarily surrender any license issued under this chapter to the city council, and when so surrendered, the city council shall refund to the person so surrendering the license a proportionate amount of the license fee paid for such license, as follows: if surrendered during the first three months of the period when the license was issued, the refund shall be three-fourths of the amount of the license

fee; if surrendered more than three months but not more than six months after issuance, the refund shall be one-half of the amount of the license fee; if surrendered more than six months but not more than nine months after issuance the refund shall be one-fourth of the amount of the license fee. No refunds shall be made, however, for any license surrendered more than nine months after issuance. No refunds shall be made to any licensee upon the surrender of his or her license if there is at the time of the surrender a criminal charge pending against him or her or her in any court for the violation of any of the provisions of this chapter. If, however, upon hearing on such charge, the licensee is found and adjudged to be not guilty of the violation, he or she shall be eligible for a refund on the license, as above set forth.

(Ord. 3589 § 7, 1960)

3.34.080 Invalidation Of Existing Licenses

Any operator's license issued prior to the enactment of this chapter into law is declared to be void and of no further force and effect; but any amount paid for any such existing license by the licensee shall be credited against the amount due and owing for a new license as provided under the terms of this chapter.

(Ord. 3589 § 8, 1960)

~~**3.34.090 Amusement Parks**~~

~~Any person, firm, corporation or association operating an amusement park in which juke boxes and/or mechanical amusement devices are displayed for public patronage or operation shall, in lieu of the license fee provided in CBMC 3.34.060, pay a license fee of one hundred fifty dollars ($150.00) per month for each month said park is open and in operation and said devices are in use, said license fee to cover all such machines and devices kept and used in said park. The provisions of this section, however, shall not relieve the operator of the amusement park from filing an application and securing a license for each machine operated within the confines of said park.~~

~~(Ord. 3589 § 9, 1960)~~

3.34.100 Posting Of License - Transfer Of Location

1. The operator's license or licenses herein provided for shall be posted permanently and conspicuously at the location of the machine in the premise wherein the device is to be operated or maintained to be operated.
2. If the licensee moves his or her place of business to another location within the city of Council Bluffs, the license or licenses may be transferred to such new location upon the application to the city clerk, giving the street and number of the new location. The new location shall be approved by the chief of police and the electrical inspector in the same manner as provided in CBMC 3.34.050.

(Ord. 3589 § 10, 1960)

3.34.110 Allowing Placement Without License

It is unlawful for the owner, lessee, agent, manager, or any other person in charge of any premises within the city of Council Bluffs, to permit or allow any juke box or mechanical amusement device to be installed or placed upon the premises owned or leased by him or her or under his or her management, control or supervision, unless and until such machine has been duly licensed as provided herein.

(Ord. 3589 § 11, 1960)

3.34.120 Allowing Machines After Expiration Or Revocation Of License

It is unlawful for the owner, operator, lessee, agent, manager, or any other person in charge of any premises within the city of Council Bluffs, to permit or allow any juke box or amusement device to be upon the premises under his or her management, control or supervision after any license issued for said machine has expired or has been revoked by action of the city council or of any court.

(Ord. 3589 § 12, 1960)

3.34.130 Installation Of Unlicensed Machine By Distributor

It is unlawful for any distributor to place or install any juke box or amusement device upon the premises of any operator unless and until such machine has been duly licensed as herein provided.

(Ord. 3589 § 13, 1960)

~~**3.34.140 Impounding Of Machines - Storage And Auction**~~

~~Any juke box or amusement device found upon the premises of any tavern, drugstore, grocery store, service station, restaurant, or on the premises of any other business establishment or on the premises of any fraternal, veterans, civic, charitable, or any other similar organization or association, which machine is not duly licensed as herein provided, shall be impounded and a charge for such impounding of five dollars plus one dollar for each day of storage of the same, shall be made. In the event of the failure, neglect or refusal of the owner or of any other person claiming any interest, right or title in and to said machine, to claim the same within ten (10) days after the date of the impounding of the same, or the failure, neglect or refusal to pay the charge incident to the impounding of the same, said machine shall be sold at public auction, said sale to be conducted within thirty (30) days after the tenth day following the date of the impounding, upon one publication in a newspaper of general circulation within the city of Council Bluffs, setting forth the date, time and place of said sale, such publication to be not less than five days prior to the date of sale. Upon the sale of said machine or machines there shall be deducted from the sale price charges incident to the impounding and storage of said machine, together with the costs of the sale and the costs of the publication of the notice of sale, and the balance of the sale price shall be paid over to the owner or other person showing his or her right, title or interest in and to said proceeds.~~

(Ord. 3589 § 14, 1960)

3.34.150 Revocation Of License

Every license issued under this chapter is subject to the right, which is hereby expressly reserved, to revoke the same should the licensee, directly or indirectly, permit the operation of any juke box or mechanical amusement device contrary to the provisions of this chapter, the ordinances of the city of Council Bluffs, or the laws of the state of Iowa. Said license may be revoked by the city council after

written notice to the licensee, which notice shall specify the ordinance or law violations with which the licensee is charged, if after a hearing the licensee is found to be guilty of such violations. Ten (10) days' notice of the hearing shall be given the licensee. At such hearing the licensee and his or her attorney may present and submit evidence of witnesses in his or her defense.

(Ord. 3589 § 1 5, 1960)

3.34.160 Pinball Machines And Similar Devices

Notwithstanding the provisions of CBMC 3.34.020 or CBMC 8.34, it is lawful for any person to own, operate, or play mechanical or electronic amusement devices even though the machine or device awards free games or one or more additional balls or shots upon attaining a certain score. These machines and devices are not lawful under this section if they award or are played for cash or merchandise prizes or if the machines or devices are equipped with a push button or other device for releasing free games which are not played off and a meter for measuring the games released or a device by which a person may increase his or her chances of winning free games by inserting additional coins.

(Ord. 4187 § 1, 1976)

3.34.170 Gambling Devices - Seizure And Destruction

If the chief of police shall have reason to believe any mechanical amusement device is used as a gambling device, such machine may be seized by the police and impounded, and if upon the trial of any person for allowing same to be used as a gambling device or for keeping a gambling device said person be found guilty, such machine shall be destroyed by the police.

Gambling devices are handled by the State

(Ord. 3589 § 17, 1960)

3.34.180 Penalty For Violation

Any person, firm, corporation or association violating any of the provisions of this chapter, in addition to the revocation of his or her or its license, shall be liable to a fine or penalty of not less than ten dollars ($10.00) nor more than one hundred dollars ($100.00) for each offense, or imprisonment in jail for not less than two days nor more than thirty (30) days.

(Ord. 3589 § 18, 1960)

Have never issued a penalty for this section

Chapter 3.36 - MINIATURE GOLF

3.36.010 License Required
3.36.020 Application For License
3.36.030 License Fee And Running Period
3.36.040 Hours - Complaints By Adjoining Property Owners
3.36.050 Penalty For Violation

3.36.010 License Required

It is unlawful for any person, partnership, firm or corporation to install, erect, maintain or operate a miniature golf course in the city of Council Bluffs, Iowa, for hire, without having first obtained and secured a license so to do from the city clerk of the city of Council Bluffs, in accordance with the provisions of this chapter.

(Ord. 2837 § 1, 1930)

3.36.020 Application For License

Any person, partnership, firm or corporation desiring to erect or install a miniature golf course in the city of Council Bluffs, for hire, shall first make application to the city clerk setting out in detail the place it is desired to erect and install same, which application shall be referred by the city clerk to the building inspector for investigation and recommendation to the city council.

(Ord. 2837 § 2, 1930)

3.36.030 License Fee And Running Period

Before any miniature golf course, for hire, shall be installed, erected, operated or maintained the applicant shall pay as a license fee for each eighteen (18) hole miniature golf course or fraction thereof, the sum and amount of one hundred dollars ($100.00) per year, all license fees to be paid to the city clerk, in advance, and to expire one year from the date of issuance thereof.

(Ord. 2837 § 3, 1930)

3.36.040 Hours - Complaints By Adjoining Property Owners

It is unlawful for any person, partnership, firm or corporation to maintain or operate any miniature golf course in the city of Council Bluffs, Iowa, for hire, after twelve midnight, whenever ten (10) residents residing within a radius of three hundred (300) feet of such golf course shall, in writing, file with the chief of police a complaint that the operation of such golf course constitutes a nuisance or interferes with their rest or the comfortable enjoyment of their property. In case of such complaints so received, the chief of police shall have authority to close such miniature golf courses at twelve midnight.

(Ord. 2837 § 4, 1930)

3.36.050 Penalty For Violation

Any person who shall violate the provisions of this chapter shall be guilty of a misdemeanor, and upon conviction, shall be fined in an amount not less than five dollars nor more than one hundred dollars ($100.00).

(Ord. 2837 § 5, 1930)

Chapter 3.38 - MOTION PICTURE THEATERS

3.38.010 License Fee Inside Fire Limits
3.38.020 License Fee Outside Fire Limits
3.38.030 License Fee For Transient Businesses
3.38.040 Penalty For Violation

~~For provisions concerning fire regulations, see CBMC 12.~~

~~3.38.010 License Fee Inside Fire Limits~~

~~All persons, firms or corporations engaged in the business of conducting a motion picture theater in this city, located within the fire limits, shall pay as a license fee for the conduct of same the amount of fifty dollars ($50.00) per year, providing the seating capacity of the same is five hundred (500) persons or less and the amount of five cents per seat per year for all additional seats when the seating capacity of the theater is over five hundred (500) persons.~~

~~(Ord. approved November 20, 1916 § 40)~~

~~3.38.020 License Fee Outside Fire Limits~~

~~All persons, firms or corporations engaged in the business of conducting a motion picture theater in this city located outside of the fire limits shall pay as a license fee for the conducting of same the amount of twenty-five dollars ($25.00) per year, provided the seating capacity is five hundred (500) persons or less and the amount of five cents per seat per year for all additional seats when the seating capacity is over five hundred (500) persons.~~

~~(§ 41 of Ord. approved November 20, 1916)~~

~~3.38.030 License Fee For Transient Businesses~~

~~Any person, firm or corporation conducting a transient moving picture business shall pay as a license fee for the conduct of same the amount of twenty-five dollars ($25.00) for a period of ten (10) days' conduct or any portion thereof, and shall pay the sum of two dollars and fifty cents per day for each day that the same is conducted beyond the period of ten (10) days.~~

~~(§ 42 of Ord. approved November 20, 1916)~~

~~3.38.040 Penalty For Violation~~

~~Any person, firm or corporation or any agent thereof violating the provisions of this chapter shall be guilty of a misdemeanor, and upon conviction thereof shall be fined in a sum not less than ten dollars ($10.00) nor more than fifty dollars ($50.00), and each day's maintenance of any such theater without a license shall be considered a separate offense.~~

~~(§ 43 of Ord. approved November 20, 1916)~~

Chapter 3.44 - PAWNBROKERS

3.44.010 Definition
3.44.020 License Required
3.44.030 Affidavit Of Intent And Place Of Business
3.44.040 Bond
3.44.050 License Fee
3.44.060 Register To Be Kept - Copies To Chief Of Police And Patron
3.44.070 Records Open To Inspection
3.44.080 Recording Absolute Purchases - Holding Period For Inspection
3.44.090 Minors
3.44.100 License For Each Place - Agents
3.44.110 Bond And License Filing Fee
3.44.120 Notice To The Public
3.44.130 Serial Number Required
3.44.140 Penalty For Violation
3.44.150 Report Format
3.44.160 Police Holds
3.44.170 Information To Be Collected
3.44.180 Required Use Of Electronic Reporting System

Editor's note— Ord. No. 6307, § 1, adopted October 23, 2017, amended CBMC 3.44 in its entirety to read as herein set out. Former CBMC 3.44.010—CBMC 3.44.160, pertained to similar subject matter, and derived from Ord. No. 4224, 1978; Ord. No. 5381, 1998; Ord. No. 5729, 2002 and Ord. No. 6166, adopted February 25, 2013.

3.44.010 Definition

Any person who loans money on deposit of personal property, or who deals in the purchase of personal property on condition of selling the same back again at a stipulated price, or who makes a public display at his or her place of business of the sign generally used by pawnbrokers to denote their business: Three gilt or yellow balls, or who publicly exhibits any sign of money to loan on personal property, is declared to be a pawnbroker.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.020 License Required

No person shall carry on or engage in business as a pawnbroker in the city without first having obtained a license therefor from the city, and such license shall conform to those now provided for, or that may hereafter be provided by ordinance.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.030 Affidavit Of Intent And Place Of Business

Before such license is issued, the applicant therefor shall make an affidavit before some officer authorized by law to administer oaths, that he or she will faithfully observe and carry out all the provisions, regulations and requirements of any ordinance then in force or that may be hereafter passed, in relation to pawnbrokers or their business, and shall also set out fully the street and number where such business is to be transacted. Said affidavit shall be filed with the city clerk. In addition, prior to issuance of any license, the clerk shall cause an investigation of such applicant to be made by the police department to determine if such applicant is of good moral character, and has complied with all requirements of this chapter.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.040 Bond

Every person applying for a license to engage in carrying on the business of a pawnbroker shall, at the time such license is issued to him, enter into a bond with the city, with two or more good and sufficient securities, to be approved by the city council, in the penal sum of two thousand dollars ($2,000.00), conditioned that such applicant will strictly and faithfully observe all ordinances, regulations and requirements of the city in relation to pawnbrokers or their business, and will pay all costs, fines and penalties incurred on account of his or her failure or neglect in that behalf, and will pay all damages resulting to any person by reason of his or her wrongful purchasing, taking or receiving, in pledge or on deposit, stolen property. The bond shall be filed with the city clerk and may be sued upon by any person damaged, as aforesaid, in the name of the city, for the use of such person, but in no event shall the city be liable for any costs in such suit.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.050 License Fee

Every pawnbroker shall, for such license, pay the sum as listed in the schedule of fees in CMBC chapter 2.08, and shall pay the same in advance.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.060 Register To Be Kept - Copies To Chief Of Police And Patron

Every pawnbroker shall keep a register of all loans and purchases of all articles effected or made by him or her at his or her place of business, which register shall show the date of all loans or purchases and the names of all persons who have left any description of property on deposit as a collateral security or as delivery on sale thereof. Opposite such name and date shall be written in plain hand the person's age and motor vehicle operator's or chauffeur's license number, or social security number, or other identification of public record; the full description of all such property purchased or received on deposit as collateral security; the manufacturer's identifying insignia or serial number if applicable; the time when the loan falls due; the amount of purchase money or the amount loaned and the interest charged and picture number. The pawnbroker shall make such entries within one hour after the receipt or purchase of such property. Every entry shall be made in ink, shall not in any manner be erased, obliterated or defaced, and a copy thereof shall be sent to the chief of police before noon of the following day. In addition to this, he or she shall give to the party negotiating or selling a plain, written or printed ticket for the loan, and a plain, written or printed receipt of the articles purchased having on

each a copy of the entries required by this chapter to be kept in his or her register, for which no charge shall be made.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.070 Records Open To Inspection

The register shall at all times be kept open to inspection of the chief of police and sheriff of Pottawattamie County, or the deputy of either, any officer of the police force of the city; the city attorney, and the prosecuting attorney of Pottawattamie County, and anyone authorized in writing for that purpose by the chief of police, which authority shall be exhibited to the pawnbroker. The pawnbroker shall also, upon request, show and exhibit to any such person or officer, for inspection, any article or articles purchased, taken or received by him.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.080 Recording Absolute Purchases - Holding Period For Inspection

Every pawnbroker shall, on the absolute purchases of any personal property, enter the same in the register in the same manner as property received on pledge, and shall for thirty (30) days after the purchase keep the same at his or her place of business, subject to inspection by the officers and persons mentioned in CBMC 3.44.070, as fully and to the same extent as goods received on pledge.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.090 Minors

It is unlawful for any pawnbroker, junk or secondhand dealer to purchase or receive within the city any property from any person under the age of eighteen (18) years.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.100 License For Each Place - Agents

A license shall be required of every pawnbroker for each and every place where such business is transacted, and it shall be unlawful for anyone to act as agent or solicitor for any pawnbroker while such pawnbroker is engaged in such business at a place other than that specified in said affidavit and license.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.110 Bond And License Filing Fee

In all cases the city clerk shall charge a fee for each license and for each bond filed as listed in the schedule of fees in CMBC chapter 2.08 .

(Ord. No. 6307, § 1, 10-23-2017)

3.44.120 Notice To The Public

Every pawnbroker shall display a notice to his or her customers in a prominent place to the effect that he or she is required by city ordinance to digitally photograph and fingerprint every person pawning or

selling an item to him/her, as well as a digital photograph of the person's driver's license or identification card.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.130 Serial Number Required

No pawnbroker shall accept as collateral security or purchase any camera, radio, television set, lawnmower, typewriter, adding machine, tape recorder, tape player, still or moving picture projector, or any other item which normally bears a manufacturer's serial number or other identifying insignia, unless said item has, plainly visible thereon, the manufacturer's serial number or other identifying insignia.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.140 Penalty For Violation

Any person found guilty of a violation of any of the provisions of this chapter shall, upon conviction, be subject to the penalty provisions of CBMC 8.02.020. At the discretion of the city attorney, any violation of the provisions of this chapter may be pursued as a municipal infraction according to the terms of CBMC 1.95 in lieu of criminal prosecution.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.150 Report Format

The chief of police may require pawnbrokers to provide required information to the police department in a specific format, including the use of an internet-based, electronic reporting system. In the event the city enters into an agreement to utilize an electronic reporting system, it shall be the exclusive means by which such transactions are reported to the chief of police. All records, photographs, identification and information required under this chapter shall be digitally created and delivered to the chief of police no later than 12:00 p.m. on the following business day.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.160 Police Holds

Law enforcement agencies and officers may place a hold on any item owned or held by a pawnbroker if such item is related or possibly related to a crime or criminal investigation. Once the police hold is removed and the owner is advised, the pawnbroker must hold the item for up to thirty (30) days for the owner to claim. After thirty (30) days, the pawnbroker may dispose of such item in the pawnbroker's normal course of action in handling unclaimed property.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.170 Information To Be Collected

At the time of purchase, in addition to the requirements of CBMC 3.44.060, the pawnbroker shall use the required electronic reporting system to collect the following:

1. A digital photograph of the purchased item;

2. A digital photograph of the seller, without any hat or sunglasses, and such photograph shall depict the subject in a non-distorted, readily identifiable fashion.
3. A digital signature of the seller or digital photograph of the seller's signature;
4. A clear and identifiable digital scan of the seller's right index finger or, if the right index finger is missing, the digital scan shall be taken of the left index finger; and
5. A digital photograph or digitally scanned image of the driver's license or identification card of the seller, sufficiently clear to allow all information to be read.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.180 Required Use Of Electronic Reporting System

In the event the city enters into an agreement to utilize an electronic reporting system all pawnbrokers shall operate and maintain an internet-based computer system with digital photographic capability sufficient to comply with the reporting requirements described in CBMC 3.44.150 and CBMC 3.44.160. In the event that the electronic reporting system is unavailable to digitally record a transaction for any reason, the pawnbroker shall make a complete written report of the transaction which shall be entered into the electronic reporting system as soon as practicable. Any malfunction or failure of any equipment required to carry out the reporting requirements of this chapter shall not exempt pawnbroker from recording and reporting the information required under this chapter, and such malfunction or failure shall be corrected by the pawnbroker as soon as practicable. Any costs associated with providing required information to the police department in the format required under this chapter shall be borne by the pawnbroker.

(Ord. No. 6307, § 1, 10-23-2017)

~~**Chapter 3.46 - POOL AND BILLIARD HALLS**~~

~~3.46.010 License Required - Fee~~
~~3.46.020 Minors~~
~~3.46.030 Hours~~
~~3.46.040 Open To View From Street~~
~~3.46.050 Attachment Of License To Table Or Board~~
~~3.46.060 Penalty For Violation~~

~~**3.46.010 License Required - Fee**~~

~~No person shall keep for gain or profit any billiard table, pool table, bagatelle table, pigeon-hole table or shovel board, for use by others, without a license therefor from the city, and the charge for such license shall be twenty-five dollars ($25.00) per year for one table or board, and fifteen dollars ($15.00) per year for each additional table or board, which said license may, at the request of the licensee, be taken out quarterly by payment of one-fourth of said amount of annual fee therefor.~~

~~(Ord. 2590 § 1, 1924)~~

~~**3.46.020 Minors**~~

In addition to the licenses provided for, any person who keeps or maintains for gain, profit or otherwise any billiard hall, pool table, bagatelle table, pigeon-hole table, or shovel board, and who maintains any hall, place or building where any such tables, boards or games are kept for public use, or used by the public or others, the owners, keepers or persons in charge of any such tables, games, pool or billiard hall, or other place where such games are kept for public use or where the same are used for hire or otherwise, by the public, shall not permit any minors to use any of the tables, boards or other devices or games therein, or to remain in or congregate in any such hall, building or place where such tables are kept for such use.

(Ord. 2590 § 2, 1924)

3.46.030 Hours

No owner, keeper or person in charge of any hall, room or place where any such tables, boards or games as are described in the preceding section are kept as therein described, shall keep such pool room, billiard hall or place open later than eleven p.m. or earlier than six a.m., except on Saturdays, on which closing time shall be twelve p.m., nor shall any such place be kept open on the first day of the week commonly called Sunday.

(Ord. 3007, 1939: Ord. 2590 § 3, 1924)

3.46.040 Open To View From Street

All parts of the room or place where any of the tables or games licensed in CBMC 3.46.010 are kept, shall be in plain view of the street, unobstructed by screens, blinds, painted windows or any other device.

(Ord. 2590 § 4, 1924)

3.46.050 Attachment Of License To Table Or Board

The city clerk shall keep a book wherein he or she shall register the number of any and all such tables and boards that are licensed. Upon licensing a table or board, the city clerk shall deliver to the licensee a metallic plate. The licensee shall securely fasten the same in some conspicuous place upon such licensed table or board, and keep the same so fastened during the time such license is in force, and upon the expiration or forfeiture of such license, said licensee shall return the metallic plate to the city clerk.

(Ord. 2590 § 5, 1924)

3.46.060 Penalty For Violation

Any person violating or failing or neglecting to comply with any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction shall be fined not more than one hundred dollars ($100.00), and the city clerk shall, upon conviction, revoke any license granted to such person.

(Ord. 2590 § 6, 1924)

Chapter 3.48 - PUBLIC BUILDINGS AND HALLS

3.48.010 Public Buildings - License Required - Definition
3.48.020 Public Hall - License Required - Definition

~~*For provisions regarding motion picture theaters, see CBMC 3.38.~~

~~**3.48.010 Public Buildings - License Required - Definition**~~

~~No person owning or controlling a public building, or any part thereof, as lessee, agent or otherwise, shall use or allow any other person or persons to use such building, or any part thereof, for proper purposes as a public building without a license therefor from the city, and the charge for such license shall be one hundred dollars ($100.00) per year. Every building, of which the whole or a part may be designated or used for the giving of theatrical exhibitions, shall be deemed a public building.~~

~~(§ 80 of Ord. dated July 3, 1882)~~

~~**3.48.020 Public Hall - License Required - Definition**~~

~~No person owning or controlling a public hall, as lessee, agent or otherwise, shall use, or allow any other person or persons to use such public hall as a public hall without a license therefor from the city, and the charge for such license shall be one hundred dollars ($100.00) per year. Every hall kept for rent or use for dances, balls, concerts, lectures or such like entertainments, shall be deemed a public hall.~~

~~(§ 81 of Ord. dated July 3, 1882)~~

Chapter 3.52 - SECONDHAND DEALERS

3.52.010 Definition
3.52.020 License Required
3.52.030 Affidavit Of Intent And Place Of Business
3.52.040 Bond
3.52.050 License Fee
3.52.060 Register To Be Kept - Copies To The Chief Of Police And Patron
3.52.070 Register Open To Inspection
3.52.080 Holding Period For Inspection
3.52.090 Minors
3.52.100 License For Each Place Of Business - Agents
3.52.110 Bond And License Filing Fee
3.52.120 Notice To The Public
3.52.130 Serial Number Required
3.52.135 Report Format
3.52.140 Penalty For Violation
3.52.150 Information To Be Collected
3.52.160 Required Use Of Electronic Reporting System
3.52.170 Exclusions

*For provisions regarding junk dealers, see CBMC 3.32.

For provisions regarding pawnbrokers, see CBMC 3.44.

3.52.010 Definition

Any person, firm or corporation who shall engage in the business of buying, selling or dealing in secondhand clothing, cassettes, compact discs, DVD's, jewelry, bullion, electronics, musical instruments, guns, rifles, shotguns, firearms, goods, wares or merchandise is hereby declared to be a secondhand dealer.

(Ord. 4230 § 1 (part), 1978)

(Ord. No. 6167, § 1, 2-25-2013; Ord. No. 6318, § 1, 2-26-2018)

3.52.020 License Required

No person shall carry on or engage in business as a secondhand dealer in the city without first having obtained a license therefor from the city, and such license shall conform to those now provided for, or that may hereafter be provided by ordinance.

(Ord. 4230 § 1 (part), 1978)

3.52.030 Affidavit Of Intent And Place Of Business

Before such license is issued, the applicant therefor shall make an affidavit before some officer authorized by law to administer oaths, that he or she will faithfully observe and carry out all the provisions, regulations and requirements of any ordinance then in force or that may be hereafter passed, in relation to secondhand dealers or their business, and shall also set out fully the street and number where such business is to be transacted. Said affidavit shall be filed with the city clerk. In addition, prior to issuance of any license, the clerk shall cause an investigation of such applicant to be made by the police department to determine if such applicant is of good moral character, and has complied with all requirements of this chapter.

(Ord. 4230 § 1 (part), 1978)

3.52.040 Bond

Every person applying for a license to engage in carrying on the business of a secondhand dealer shall, at the time such license is issued to him or her, enter into a bond with the city of Council Bluffs, with two or more good and sufficient securities, to be approved by the city council, in the penal sum of two thousand dollars ($2,000.00), conditioned that such applicant will strictly and faithfully observe all ordinances, regulations and requirements of the city in relation to secondhand dealers or their business, and will pay all costs, fines and penalties incurred on account of his or her failure or neglect in that behalf, and will pay all damages resulting to any person by reason of his or her wrongful purchasing of stolen property; which bond shall be filed with the city clerk and may be sued upon by any person damaged, as aforesaid, in the name of the city, for the use of such person, but in no event shall the city be liable for any costs in such suit.

(Ord. 4230 § 1 (part), 1978)

3.52.050 License Fee

Every secondhand dealer shall, for such license, pay the sum as listed in the schedule of fees in CMBC Chapter 2.08, and shall pay the same in advance.

(Ord. 4230 § 1 (part), 1978)

3.52.060 Register To Be Kept - Copies To The Chief Of Police And Patron

Every secondhand dealer shall keep a register of all purchases of all articles made by him or her at his or her place of business, which register shall show the date of all purchases and the names of all persons from whom said purchases were made. Opposite such name and date shall be written in plain hand the person's age and motor vehicle operator's or chauffeur's license number, or social security number, or other identification of public record, the full description of all such property purchased, the manufacturer's identifying insignia or serial number if applicable, the amount of purchase money, and the picture number. He or she shall make such entries within one hour after the purchase of such property. Every entry shall be made in ink, shall not in any manner be erased, obliterated or defaced, and a copy thereof shall be sent to the chief of police before noon of the following day. In addition to this, he or she shall give to the party selling, a plain, written or printed receipt for the articles purchased having on it a copy of the entries required by this chapter to be kept in his or her register, for which no charge shall be made.

(Ord. 4230 § 1 (part), 1978)

3.52.070 Register Open To Inspection

The register shall at all times be kept open to inspection of the chief of police and sheriff of Pottawattamie County, or the deputy of either, any officer of the police force of the city, the city attorney, and the prosecuting attorney of Pottawattamie County, and anyone authorized in writing for that purpose by the chief of police, which authority shall be exhibited to the secondhand dealer. The secondhand dealer shall also, upon request, show and exhibit to any such person or officer, for inspection, any article or articles purchased by him.

(Ord. 4230 § 1 (part), 1978)

(Ord. No. 6318, § 1, 2-26-2018)

3.52.080 Holding Period For Inspection

Every secondhand dealer shall, for fifteen (15) days after the purchase of any personal property, keep the same at his/her place of business, subject to inspection by the officers and persons mentioned in CBMC 3.52.070.

(Ord. No. 6167, § 1, 2-25-2013)

3.52.090 Minors

It is unlawful for any secondhand dealer to purchase or receive, within the city, any property from any person under the age of eighteen (18) years.

(Ord. 4230 § 1 (part), 1978)

3.52.100 License For Each Place Of Business - Agents

A license is required of every secondhand dealer for each and every place where such business is transacted, and it shall be unlawful for anyone to act as agent or solicitor for any secondhand dealer while such secondhand dealer is engaged in such business in a place other than that specified in his or her affidavit and license.

(Ord. 4230 § 1 (part), 1978)

3.52.110 Bond And License Filing Fee

In all cases the city clerk shall charge a fee for each license and for each bond filed as listed in the schedule of fees in CMBC chapter 2.08 .

(Ord. 4230 § 1 (part), 1978)

3.52.120 Notice To The Public

Every secondhand dealer shall display a notice to his or her customers in a prominent place to the effect that he or she is required by city ordinance to digitally photograph and fingerprint every person pawning or selling an item to him/her, as well as a digital photograph of the person's driver's license or identification card.

(Ord. No. 6318, § 1, 2-26-2018)

Editor's note— Ord. No. 6318, § 1, adopted February 26, 2018, amended CBMC 3.52.120 in its entirety to read as herein set out. Former CBMC 3.52.120, pertained to photograph to be taken, and derived from Ord. No. 4230, 1978 and Ord. No. 6167, adopted February 25, 2013.

3.52.130 Serial Number Required

No secondhand dealer shall purchase any camera, radio, television set, lawnmower, typewriter, adding machine, tape recorder, tape player, still or moving picture projector, or any other item which normally bears a manufacturer's serial number or other identifying insignia, unless said item has plainly visible thereon the manufacturer's serial number or identifying insignia, and shows no indication of said serial number or identifying insignia being removed.

(Ord. 4230 § 1 (part), 1978)

3.52.135 Report Format

The chief of police may require secondhand dealers to provide required information to the police department in a specific format, including the use of an internet-based electronic reporting system. In the event the city enters into an agreement to utilize an electronic reporting system, it shall be the exclusive means by which such transactions are reported to the chief of police. All records, photographs, identification and information required under this chapter shall be digitally created and delivered to the chief of police no later than 12:00 p.m. on the following business day.

(Ord. No. 6167, § 1, 2-25-2013; Ord. No. 6318, § 1, 2-26-2018)

3.52.140 Penalty For Violation

Any person found guilty of a violation of any of the provisions of this chapter shall, upon conviction, be subject to the penalty provisions of CBMC 8.02.020. At the discretion of the city attorney, any violation of the provisions of this chapter may be pursued as a municipal infraction according to the terms of CBMC 1.95 in lieu of criminal prosecution.

(Ord. 5728 § 2, 2002)

3.52.150 Information To Be Collected

At the time of purchase, in addition to the requirements of CBMC 3.52.060, the secondhand dealer shall use the required electronic reporting system to collect the following:

1. A digital photograph of the purchased item;
2. A digital photograph of the seller, without any hat or sunglasses, and such photograph shall depict the subject in a non-distorted, readily identifiable fashion.
3. A digital signature of the seller or digital photograph of the seller's signature;
4. A clear and identifiable digital scan of the seller's right index finger or, if the right index finger is missing, the digital scan shall be taken of the left index finger; and
5. A digital photograph or digitally scanned image of the driver's license or identification card of the seller, sufficiently clear to allow all information to be read.

(Ord. No. 6318, § 1, 2-26-2018)

3.52.160 Required Use Of Electronic Reporting System

In the event the city enters into an agreement to utilize an electronic reporting system all secondhand dealers shall operate and maintain an internet-based computer system with digital photographic capability sufficient to comply with the reporting requirements described in CBMC 3.52.135 and CBMC 3.52.150. In the event that the electronic reporting system is unavailable to digitally record a transaction for any reason, the secondhand dealer shall make a complete written report of the transaction which shall be entered into the electronic reporting system as soon as practicable. Any malfunction or failure of any equipment required to carry out the reporting requirements of this chapter shall not exempt secondhand dealer from recording and reporting the information required under this chapter, and such malfunction or failure shall be corrected by the secondhand dealer as soon as practicable. Any costs associated with providing required information to the police department in the format required under this chapter shall be borne by the secondhand dealer.

(Ord. No. 6318, § 1, 2-26-2018)

3.52.170 Exclusions

The provisions of this chapter shall not apply to the following:

1. Any person, firm or corporation buying and selling furniture and household goods, known as secondhand furniture dealers, or to those engaged in and commonly known as secondhand bookstores;

2. Collecting/selling by nonprofit corporations;
3. Auctions by licensed auctioneers;
4. Any events where sale of items does not exceed ninety-six (96) consecutive hours of duration, including, but not limited to, flea markets, fairs, conventions, hobby shows;
5. Wholesaling or dealer to dealer sales of merchandise;
6. Any sale held on property occupied as a dwelling by the seller, such as a garage sale, yard sale or moving sale.

(Ord. No. 6318, § 1, 2-26-2018)

~~**Chapter 3.56 (RESERVED)**~~

~~**Editor's note—** Ord. No. 6350, § 1, adopted October 8, 2018, repealed CBMC 3.56.010 and CBMC 3.56.020, which pertained to soliciting gifts and derived from Ord. No. 4224, 1978.~~

Chapter 3.58 MOBILE FOOD VENDORS

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3.58.010 Adoption; Scope

This ordinance shall be known as the Council Bluffs Mobile Food Vendor Code and shall apply to Mobile Food Vendors within the city limits of Council Bluffs, Iowa.

HISTORY
Repealed & Reenacted by Ord. 6402 on 10/21/2019

3.58.020 Definitions

For the purpose of this chapter the following terms shall have the meanings respectively ascribed to them:

1. "City'' means the City of Council Bluffs, Iowa.

2. "Director" means the director of the Parks and Recreation Department or his/her authorized designee.

3. "Food" means any raw, cooked, or processed edible substance, beverage, ingredient, ice, or water used or intended for use or for sale in whole or in part for human consumption.

4. "Mobile Food Vendor" shall mean a person who by traveling from place to place upon the public ways sells or offers for sale food from public or private property to consumers for immediate delivery and consumption upon purchase.

5. "Permanent Food Establishment" means a fixed building which a person occupies on a continual basis and from which such person sells or offers to sell food for immediate delivery and consumption upon purchase. Such term shall not include a location where a mobile food vendor sells or offers to sell food.

6. "Private Property'' means a lot or defined area ofland which is not in the ownership of a local, state, or federal government entity.

7. "Public Property" means a lot or defined area of land owned by a local, state or federal government entity, including, but not limited to, city parks, the public right-of-way and service area at the rear or side of buildings, generally more narrow than the street, and any land reserved for transportation purposes including public roadways, parking, sidewalks, and alleys.

HISTORY
Repealed & Reenacted by Ord. 6402 on 10/21/2019

3.58.030 License Required; Exemptions

It shall be unlawful for any person to sell or offer for sale food as a Mobile Food Vendor or operate as a Mobile Food Vendor within the City unless such person complies with the requirements and regulations of this article, including holding a valid and active Mobile Food Vendor license issued by the director under this article.

The following activities are excluded from such definition, and, alone, do not subject a Mobile Food Vendor to being covered by such definition:

1. Farm Stands-the sale or offer for sale of farm products produced or raised by such a vendor from land occupied and cultivated by him/her, or food that is being sold or attempted to be sold on the same parcel or group of parcels under common ownership on which said food is grown.

2. Non-Profit Organizations-Sales activities by a charitable, educational, or religious organization which is exempt from taxation under section 501(c)(3) of the United States Internal Revenue Code when the proceeds thereof shall be applied to the payment of the expenses thereof and the charitable or religious object for which the charitable or religious society exists, provided that such sales are not conducted by such organization in excess of three (3) consecutive days in any seven-day period at the same location.

3. Mobile Food Vending Ancillary to a Permanent Food Establishment-A Mobile Food Vendor license shall not be required if the mobile food vending is ancillary to an existing Permanent food Establishment on the same parcel if all of the following conditions are met:

1. There is a primary land use in a building, which is constructed or which is being constructed, on the parcel in which the mobile food vending unit would be located.
2. Sales of food, associated with the Permanent Food Establishment on the parcel would be allowed, or is lawfully occurring on said parcel.
3. The Mobile Food Vendor is the owner of the Permanent Food Establishment on the parcel where the mobile food vending unit or food stand would be located.

HISTORY
Repealed & Reenacted by Ord. 6402 on 10/21/2019

3.58.040 Application

An applicant for a license pursuant to this article shall file with the Director a signed application on a form to be furnished by the Director, which shall contain the following information:

1. The applicant's business name, address, and phone number; and e-mail address, if any;
2. If the applicant is a corporation, partnership, or other entity, the names of all officers and managers of such entity;
3. If food is to be sold from any motor vehicle, the vehicle license numbers and descriptions of all vehicles from which the applicant proposes to sell food, and the names of all persons expected to drive such vehicles;
4. The description of the general type of food items to be sold;
5. Documentation from the proper authority showing its approval of the applicant's sale of food, if required;
6. A copy of the State of Iowa sales tax permit, or proof of an applicable sales tax exemption, for the applicant;
7. A copy of all certification required by any applicable local, state or federal fire, safety and/or hazardous guidelines related to the sale of food, and the preparation, storage or cooking process thereof;
8. A general description of the types of locations the applicant anticipates selling from;
9. All necessary written consent from property owners, Permanent food Establishment owners or any other written consent required under this Code;
10. Proof of general liability insurance, including products liability coverage, in the amount of $1,000,000 or more per occurrence and $1,000,000 for property damage;
11. Such other information as the Director may require and as requested in the said application form.

HISTORY
Repealed & Reenacted by Ord. 6402 on 10/21/2019

3.58.050 Issuance; Denial

Upon receipt of a complete application for a license pursuant to this article, the Director shall make or cause to be made any inquiry or investigation that may be necessary to determine whether the applicant is in compliance with the provisions of all applicable laws and this Code. The Director may request and take into consideration the recommendations of other affected departments of the City.

After receipt of the completed application and application fee, the Director shall either approve or deny the application. Grounds for denial may include, but are not limited to, the following:

1. A finding that the application is incomplete;
2. The nonpayment of applicable fees;
3. A finding that the application is not in conformance with any applicable laws or this Code;
4. A finding that the applicant has been convicted of three or more separate violations of the provisions of this article within the 12 months preceding the submission of a complete application.

HISTORY
Repealed & Reenacted by Ord. 6402 on 10/21/2019

3.58.60 License Fee

An application for a license under this article shall be accompanied by a nonrefundable processing fee as listed in the schedule of fees in CMBC chapter 2.08 for each motor vehicle, trailer, cart or other piece of mobile equipment to be utilized in the business. An additional nonrefundable processing fee as listed in the schedule of fees in CMBC chapter 2.08 shall be paid by a mobile food vendor who will be primarily doing business within the boundaries of any business improvement district located in whole or in part within the area zoned C4 under the CBMC. If such additional fee is paid, such fact shall be noted on the mobile food vendor's license. A mobile food vendor may primarily do business within such area only upon exhibiting a license showing payment of the additional fee. The additional fees paid under this section shall be forwarded by the city over to the said business improvement district, to offset expenses incurred by the district for cleaning, security, sanitation, and other mobile food vendor-associated maintenance expenses within the boundaries of the said district.

HISTORY
Repealed & Reenacted by Ord. 6402 on 10/21/2019

3.58.070 Renewal

A license issued under this article shall expire on December 31 of each year, unless renewed for the following year by the permittee. The permittee shall renew the license for the following year by filing with the Director, by December 31, a registration updating or confirming the information provided in the immediately preceding license application or registration. The registration shall be on a form provided by the Director. At the time of registration, the permittee shall pay a renewal fee as listed in the schedule of fees in CMBC chapter 2.08per year for each motor vehicle, trailer, cart, or other piece of mobile equipment to be utilized in the business. An additional renewal fee as listed in the schedule of fees in CMBC chapter 2.08shall be paid by a Mobile Food Vendor who will be primarily doing business

within the boundaries of any business improvement district located in whole or in part within the area zoned C-4/Commercial District under the Council Bluffs Municipal Code. If such additional fee is paid, such fact shall be noted on the receipt or other documentation of renewal issued to the Mobile Food Vendor. A Mobile Food Vendor may primarily do business within such area only upon exhibiting a receipt or other documentation showing payment of the additional fee for that year. The additional fees paid under this section shall be forwarded by the City over to the said business improvement district, to offset expenses incurred by the district for cleaning, security, sanitation, and other Mobile Food Vendor -associated maintenance expenses within the boundaries of the said district.

HISTORY
Repealed & Reenacted by Ord. 6402 on 10/21/2019

3.58.080 Sales Regulations

1. A Mobile Food Vendor shall not sell nor offer to sell food from a location within 200 feet of a public entrance used by customers to enter or exit a Permanent food Establishment during the hours food is sold within such Permanent food Establishment, unless each such Permanent food Establishment within such area has provided written consent.

2. A motor vehicle from which a Mobile Food Vendor sells or offers to sell food shall not exceed 40 feet in length and 96 inches in width. A Mobile Food Vendor selling or offering the sale of food from or using a trailer or other auxiliary equipment shall, during such operations, keep the trailer or auxiliary equipment hitched to an operable motor vehicle towing it, unless otherwise permitted by the City in association with an authorized street show, festival, parade, block party, or similar event. An attached trailer or other auxiliary equipment shall not exceed 96 inches in width, and the combined length of the motor vehicle and trailer or auxiliary equipment shall not exceed 60 feet.

3. The maximum dimensions in this subsection may be exceeded by a particular motor vehicle, trailer, or piece of equipment, if approved by the Director upon a Mobile Food Vendor's application for a waiver. If the proposed site of the Mobile Food Vendor shall be in an area designated as City right-of-way, such application for a waiver under this subsection shall also require approval of the Public Works Department, Right-of-Way Division.

4. A Mobile Food Vendor may sell or offer to sell food from a motor vehicle at a location in a City right-of-way open to traffic or parking, but only from a motor vehicle parked in a location where a motor vehicle is authorized to park by law, signage, or city permit. Such a motor vehicle and auxiliary equipment shall not be parked at a diagonal parking space. Such a motor vehicle and auxiliary equipment shall not be parked in a parking space adjacent to the comer of a street intersection.

5. A Mobile Food Vendor who sells or offers to sell food from a vehicle parked at a metered parking space shall pay the metered parking rate required, at such meter. When parking at a parking space with a meter limited to two hours, a mobile food vendor may park at such space for no longer than four consecutive hours.

6. A Mobile Food Vendor shall not sell or offer to sell food from a location which would involve customers to be waited on or served while standing in a portion of a street being traversed by motor vehicle traffic.

7. A Mobile Food Vendor shall not sell nor offer to sell food from City park property unless he/she possesses the specific written consent of the Director. Mobile Food Vendors shall be limited to hard-surfaced areas of the park, but this shall not mean within any roadway or parking lot drive aisle, and shall be limited to the park hours of operation set by the City.

8. A Mobile Food Vendor shall not sell nor offer to sell food from a school property unless he/she possesses the written consent of an authorized representative of the school and presents such written permission at the time of application.

9. A Mobile Food Vendor shall not sell nor offer to sell food from a location within an area authorized for a street show, festival, parade, block party, or similar event, or within 200 feet of any boundary of such authorized area, unless the mobile food vendor is in possession of the written consent of the event permittee to sell or offer to sell food from that location and has provided such written consent as part of the application.

10. A Mobile Food Vendor shall possess and be able to exhibit his/her license under this article, all required Pottawattamie County Health Department permits, a State of Iowa sales tax permit or proof of sales tax exemption, and any other written consents or documentation required under this article, at all times during which the mobile food vendor is selling or offering to sell food

11. An authorized employee of the City's Public Works or Police Departments may order a Mobile Food Vendor to move from or leave a specific location, if the operation of the Mobile Food Vendor at that location causes an obstruction to vehicular or pedestrian traffic or otherwise endangers the health, safety, or welfare of the public. The City may tow or otherwise move a Mobile Food Vendor's vehicle or other auxiliary equipment to another location if the vehicle or equipment presents a danger to public safety and the Mobile Food Vendor fails to move the same. The City shall provide to the Mobile Food Vendor a written explanation for any such order, upon written request by the mobile food vendor to the City.

12. An individual representative of the Mobile Food Vendor shall be present with the motor vehicle and other auxiliary equipment operated by the Mobile Food Vendor at all times that it is parked in City right-of-way or on City property, and at all times that it is parked on private property at a location where food is or will be offered for sale.

13. A Mobile Food Vendor may sell or offer to sell food seven days a week, but only from 6:00 a.m. to 2:30 a.m. It shall be unlawful for a Mobile Food Vendor to sell or offer to sell food at any other times. Notwithstanding this subsection, upon evidence of endangerment of public safety, the chief of police or his/her designee may further limit hours of operation for all mobile food trucks as needed for the protection of public safety.

14. A Mobile Food Vendor using a motor vehicle shall maintain a motor vehicle liability insurance policy for such motor vehicle as required by state law, and shall exhibit proof of such policy when requested.

15. A Mobile Food Vendor shall maintain in operable condition all fire suppression equipment or devices as required by local, state or federal law.

16. It shall be unlawful for a Mobile Food Vendor to sell or offer to sell alcoholic drinks or food.

17. A Mobile Food Vendor shall visibly display his/her business name on his/her motor vehicle or auxiliary equipment.

18. A Mobile Food Vendor shall provide trash receptacles for the collection of trash and recyclable materials, in sizes sufficient to serve his/her customers. Prior to leaving a location, the Mobile Food Vendor shall pick up and properly dispose of any trash, litter, or recyclable materials within 20 feet of the location. Receptacles and their contents shall be removed from the location for proper disposal or recycling, and contents shall not be deposited in public trash or recycling containers on City right-of-way or City property.

19. A Mobile Food Vendor shall not place on City right-of-way or City property any freestanding sign, table, chair, umbrella, electric generator, or other fixture or equipment; provided, that a mobile food vendor may place one identification or menu sign and one table (not for seating customers) on the sidewalk or other area directly adjacent to his/her parked motor vehicle or other equipment.

20. A Mobile Food Vendor shall comply with all City ordinances regulating noise.

HISTORY
Repealed & Reenacted by Ord. 6402 on 10/21/2019

3.58.090 Revocation; Suspension

1. A license issued under this article may be revoked or suspended by the director for any of the following reasons:

    1. Any fraud, misrepresentation, or false statement contained in the application for license;

    2. Any fraud, misrepresentation, or false statement made in connection with the selling of food;

    3. Any violation of this article or any applicable laws or provisions of this Code.

    4. Conducting the business licensed under this article in an unlawful manner or in such a manner as to constitute a breach of the peace or a menace to the health, safety, or general welfare of the public.

2. The Director shall revoke a license issued under this article for any Mobile Food Vendor who is convicted of three or more separate violations of the provisions of this article within any consecutive 12-month period. For purposes of this section conviction shall mean any finding of guilt or liability on the part of the Mobile Food Vendor by a court of competent jurisdiction, and shall include any conviction that has previously been set aside.

3. To revoke or suspend a license, the Director shall provide written notice to the license holder stating the revocation or suspension action taken, the grounds for such action, and the

availability of an appeal under this section. Such notice shall be served personally upon the license holder or sent by regular U.S. mail to the license holder's address as stated in his/her application.

4. A license holder aggrieved by either suspension or revocation of his/her license under this Code may appeal such decision to the Council Bluffs City Council by filing, in writing, a written request of appeal to the Director within ten (10) days of receiving written notice. Such appeal hearing shall occur at the next regularly scheduled City Council meeting, and such notice of the hearing shall be mailed to the licensee at the last known address at least five (5) days prior to the date set for the hearing. At the hearing the licensee shall be afforded the opportunity to present evidence and argument. Formal rules of evidence and procedure shall not apply. Within twenty (20) days after the conclusion of a hearing held pursuant to this section, the City Council shall make written findings which shall be based on a preponderance of the evidence as the standard of proof. Any decision rendered pursuant to this section shall be deemed a final action of the City and subject to appeal in accordance with Iowa law. Until an appeal is heard and determined by the City Council, the mobile food vendor shall cease all mobile food vending operations.

5. A person whose license has been revoked under this article may not re-apply for a new license for a period of one-year after the effective date of the revocation.

HISTORY
Repealed & Reenacted by Ord. 6402 on 10/21/2019

3.58.100 Penalty

Any person, firm, partnership, corporation or other legal entity found guilty of a civil violation of this chapter shall be subject to the penalties provided in § 1.95.020 of the CBMC.

HISTORY
Repealed & Reenacted by Ord. 6402 on 10/21/2019

3.58.110 Special Districts

1. The City finds that the City's various and diverse neighborhoods and business districts have differing characteristics, and will be affected in varying ways by the operations of Mobile Food Vendors. Thus, it is appropriate to provide for the creation of special districts subject to special rules governing mobile food vendors.

2. The City Council may, by Resolution, establish a special district with defined geographic boundaries, and adopt special rules governing Mobile Food Vendors to be applied, based on a reasonable showing of public health and/or public safety concerns demonstrating the need for different operation of Mobile Food Vendor, within such special district. "Special rules" shall mean rules governing Mobile Food Vendors that modify the general rules stated in § 3.58.080, within that special district only. If adopted, such special rules shall take precedence over any conflicting general rules in § 3.58.080. The special rules shall not prevent Mobile Food Vendors from operating within the special district. The general rules in § 3.58.080 shall continue to apply in a special district, unless specifically modified by the special rules.

3. An application for the establishment of a special district may be submitted to the Director by a neighborhood association that is registered as such with the planning department, or by a business improvement district. The proposed special district must lie within the geographic boundaries of such neighborhood association or business improvement district. An application by a neighborhood association or business improvement district shall contain:

    1. A map indicating the boundaries of the proposed special district;

    2. The name of the proposed special district;

    3. The text of the proposed special rules to be applicable in the special district.

4. A copy of the signed resolution of the governing body of the business improvement district or neighborhood association approving the proposed special district and special rules.

5. Documentation showing that an official of the business improvement district or neighborhood association discussed the proposed special district and special rules with Mobile Food Vendors who primarily operate in the proposed special district.

6. Enumeration of the specific reason(s) for expansion or limitation of Mobile Food Vendor activity based upon public health and/or public safety concerns.

Upon the filing of such an application, the mayor or any City councilmember may request that a Resolution establishing such a special district and special rules be forwarded to the City Council for consideration and final action.

HISTORY
Repealed & Reenacted by Ord. 6402 on 10/21/2019

3.58.120 Periodic Review

The mayor and/or Director may, in conjunction with the Public Works and Police Departments, a representative from the City Council, a representative of the Mobile Food Vendor industry, and/or other stakeholders as necessary, perform an annual review of Mobile Food Vendor operations, the general rules in this article, and any special rules adopted under this article, and make recommendations as needed to the City Council for amendment of this article.

HISTORY
Repealed & Reenacted by Ord. 6402 on 10/21/2019

Chapter 3.62 - ~~TRANSIENT MERCHANTS~~ SOLICITOR LICENSE

3.62.010 License Required
3.62.020 Definitions - Transient Merchants
3.62.030 Application For License
3.62.040 Investigation Of Applicant - Issuance
3.62.050 Bond Required
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3.62.070 Appointment Of City Clerk As Agent
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3.62.090 Copies Of License
3.62.100 Prohibited Acts
3.62.110 Revocation Of License
3.62.120 Display Of License - Duplicates
3.62.130 Charitable Or Religious Organizations
3.62.135 School Fundraising Activities
3.62.140 Penalty For Violation

3.62.010 License Required

It shall be unlawful for any solicitor or person making street sales, as hereinafter defined, to engage in any such business within the city of Council Bluffs, Iowa, without first obtaining a license in compliance with the provisions of this chapter. License shall be issued to each individual person, not per company. Any person, firm or corporation who follows the calling, trade, profession and occupation and engages in the business of distributing handbills, circulars, cards, pamphlets or other advertising matter, shall be required to secure a Solicitors permit

(Ord. 5794 § 3 (part), 2004)

3.62.020 Definitions - ~~Transient Merchants~~Solicitor

For the purpose of this chapter, the following words, terms and phrases are defined as follows:

~~Mobile vending unit: Any vehicle, cart, or other contrivance from which street sales are made or offered to be made, and which may be moved from place to place for the purpose of making or offering to make street sales.~~

~~Peddler~~ Solicitor: Any person, traveling by foot, motor vehicle, or other type of conveyance from dwelling to dwelling, or street to street, carrying, conveying, or transporting candies, foods, magazines, or other merchandise, offering and exposing the same for sale, or making sales, and delivering such articles to purchasers, or taking orders for sales for future delivery, whether or not such person has, carries, or exposes for sale a sample of the subject of such sale, or whether or not he/she is collecting advance payment on such sales, or offering to furnish or perform services to be furnished now or in the future.

Person: An individual, ~~partnership, firm, corporation, association, or any body of persons, whether incorporated or not.~~

~~Street sales: Any sales transaction made from a street stand, vehicle, box, contrivance, or place outside of and disconnected from a lawfully recognized building in the city of Council Bluffs, Iowa, near to or adjoining any sidewalk, alley, or other public highway.~~

~~Transient merchant: Any person, whether owner, agent, bailee, consignee or employee, who engages in the sale of goods, wares, or merchandise of any kind, nature or description, with the intention of temporarily or intermittently selling or offering to sell at retail such goods, wares or merchandise within the city of Council Bluffs, Iowa. A merchant shall be presumed to be temporarily or intermittently in business unless it is the intention of such merchant to remain continuously in business at each location~~

~~where the merchant is engaged in business within the city of Council Bluffs, Iowa. as a merchant, for a period of more than sixty (60) days.~~

(Ord. 5794 § 3 (part), 2004)

3.62.030 Application For License

The application for a license, as required by CBMC 3.62.010, shall include the following:

1. The name, ~~date of birth~~, permanent address, phone number and email of the applicant;

~~2. The name, date of birth, and permanent address, phone number and email of any persons who will be acting on behalf of the applicant in conducting business under the authority of such a license;~~

3. The name of the firm or corporation, if any, on whose behalf such business is being conducted and the address, Phone number and email of said firm or corporation;

~~4.~~ A ~~list of the goods, wares, merchandise, or products being sold, and the price of each, along with the name, address, and phone number of the supplier of the goods, wares, merchandise, or products;~~ Type of products and/or services being sold;

5. The make, model, ~~year~~, state of registration, and license number of any and all vehicles being used in connection with the business being transacted by the transient merchant;

~~6. Proof of the state sales tax permit, including state tax identification number, or exemption from state and federal taxing authorities;~~

~~7. A statement as to whether or not the applicant has been convicted of any crime, misdemeanor, or violation of any municipal ordinance, other than a traffic violation, the nature of the offense, and the penalty imposed;~~

~~8. A statement as to whether or not the applicant or any persons conducting or carrying on business within the city of Council Bluffs, Iowa, on behalf of the applicant have conducted or carried on such business at any other place within the state of Iowa and, if so, the names of the last three municipalities where the applicant carried on such business;~~

~~9. The place or places within the city where it is proposed to carry on the business;~~

~~10. The time when such business operation or activity shall be commenced and the time when it will be terminated; and~~

~~11. A photograph of the applicant, and any other person or persons who will conduct or carry on the business within the city of Council Bluffs, Iowa. Such photograph shall be taken not more than ninety (90) days prior to the making of the application and shall be a minimum size of two inches by two inches, showing the head and shoulders of the person photographed.~~

(Ord. 5794 § 3 (part), 2004)

~~3.62.040 Investigation Of Applicant - Issuance~~

1. Upon receipt of an application, the city clerk shall refer the application to the chief of police, who shall make such investigation of the character and reputation of the persons who will conduct the business within the city of Council Bluffs, Iowa, as he/she deems necessary for the protection of the public good.

2. The chief of police shall, based on the investigation of the character and business responsibility of the applicant, endorse his or her approval or disapproval upon the application, and forward such endorsed application to the city clerk.

3. If the application has been approved by the chief of police, the city clerk shall issue a license upon the payment of all fees and compliance with the other conditions herein provided.

4. If the application has not been approved by the chief of police, the city clerk shall not issue a license unless the causes for such disapproval are eliminated; in which case, the application shall be resubmitted to the chief of police for investigation in the same manner as herein provided for the submission of the initial application.

(Ord. 5794 § 3 (part), 2004)

3.62.050 Bond Required

Before any license, as required by CBMC 3.62.010 shall be issued, the applicant shall file with the city clerk a bond running to the city of Council Bluffs, Iowa, in the amount of ten thousand dollars ($10,000.00), executed by the applicant as principal. The surety of such bond shall be a corporate surety authority to do business in the state of Iowa, and the bond and surety therein shall be approved by the city attorney before such license is issued. Bond forms shall be prepared by the city attorney, and any deviation from such form shall be approved by the city attorney. Such bond shall be conditioned:

1. For the observation of provisions of this chapter and any and all other ordinances of the city of Council Bluffs, Iowa, and any statutes of the state of Iowa that regulate merchandising and handling of goods, wares, merchandise, commodities, products or services dealt in by the licensee;

2. For the prompt and full payment of any taxes, fees, or other monies which may become due pursuant to the issuance of the license; and

3. For the full and complete protection of the city against any and all litigation growing out of the issuance of the license or anything done under such license.

(Ord. 5794 § 3 (part), 2004)

3.62.060 Insurance Required

Before any license, as required by CBMC 3.62.010, shall be issued, the applicant shall file with the city clerk a certificate or proof of general liability insurance. The minimum requirements for coverage and amounts of such policy shall be as follows:

1. Injury liability insurance for injuries to one or more persons in any one accident in the amount of two hundred fifty thousand dollars ($250,000.00);

2. Products liability insurance in the amount of five hundred thousand dollars ($500,000.00), combined single limits; and

3. Property damage liability insurance in the amount of one hundred thousand dollars ($100,000.00) for any one accident.

The city of Council Bluffs, Iowa, shall be named as an additional insured against any liabilities that may arise in connection with the licensees.

(Ord. 5794 § 3 (part), 2004)

~~**3.62.070 Appointment Of City Clerk As Agent**~~

~~Before any license, as required by CBMC 3.62.010, shall be issued, the applicant shall file with the city clerk an instrument nominating and appointing the city clerk or the person performing the duties of such position as the applicant's true and lawful agent, with full power and authority to acknowledge service of notice or process for and on behalf of the applicant in respect to any matters connected with or arising out of the business transacted under the license or for the performance of the conditions of the bond provided for in CBMC 3.62.050, or for any breach thereof. Such instrument shall contain a provision that the applicant for the license consents and agrees that service of any notice of civil suit may be made upon the city clerk of the person performing the duties of such position and when so made shall be as valid as if personally served upon the applicant, and that the applicant waives all claim or right of error by reason of such acknowledgement of manner of service. Immediately upon being served with notice or process as herein provided, the city clerk or the person performing the duties of such position shall send to the licensee at his/her address as shown upon the application, a copy of said notice or process. Such notice shall be sent by certified mail and shall be mailed not more than two days after service of the notice or process upon the city clerk, as herein provided.~~

(Ord. 5794 § 3 (part), 2004)

3.68.080 License Fee

For each license ~~or duplicate~~ issued hereunder, the applicant shall pay the applicable fee as found in the schedule of fees set forth in CBMC 2.08. Applicant may obtain a license for 6 months or for 1 year.

(Ord. 5794 § 3 (part), 2004)

~~**3.62.090 Copies Of License**~~

~~When more than one person will engage in the conduct of the business of a transient merchant, whether as agent, servant, employee or in any other capacity, one copy of the license shall be delivered to the applicant/licensee for each of said persons, the copy of which shall bear the name of the applicant/licensee, the name of the individual acting for or on the behalf of the licensee, and a recitation as to the capacity of the person so acting.~~

(Ord. 5794 § 3 (part), 2004)

3.62.100 Prohibited Acts

No Solicitor, or person making street sales, ~~or any person acting on behalf of said Solicitor,transient merchant, peddler, or person making street sales~~ shall:

1. Shout, blow on a horn, ring a bell, or use any loudspeaker or amplifying system for the purpose of advertising or otherwise announcing his or her wares, or business activities, except as may be permissible under any other ordinance of the city of Council Bluffs, Iowa, or statute of the state of Iowa, and such acts shall be specifically prohibited after 9:00 p.m. and before 9:00 a.m. on any day of the week;

2. Have any right to any location in the public streets or ways or upon any public property, nor shall he/she be permitted to operate in any congested area where such operations might impede or inconvenience the public. The judgment of a police officer exercised in good faith shall be deemed conclusive as to whether the area is congested or the public inconvenienced;

~~3. Sell or offer to sell goods, wares, or merchandise from a mobile vending unit on any of the city's public streets between the hours of 10:00 p.m. and 7:00 a.m. on any day of the week, and on any of the city's arterial streets as set forth on the city's arterial street map between the hours of 4:00 p.m. and 6:00 p.m. on any day of the week;~~

4. Sell or offer to sell goods, wares, or merchandise on any of the city's public streets ~~or other areas that are situated within a one block radius of any school between the hours of 7:30 a.m. and 4:30 p.m. during the days when any such school is in session;~~

~~5. Sell or offer to sell goods, wares, or merchandise from a mobile vending unit unless said mobile vending unit is parked in accordance with the ordinances of the city of Council Bluffs, Iowa, and the statutes of the state of Iowa;~~

~~6. Sell or offer to sell goods, wares, or merchandise from a mobile vending unit from any side of the unit other than the curb side of said mobile vending unit;~~

~~7. Operate a mobile vending unit that is not equipped with an accessible container in which all litter and wrappers from goods, wares, or merchandise sold therefrom can be placed, and it shall be the duty of the operator of said mobile vending unit to see that any litter and wrappers do not remain after completing sales in any one location; or~~

8. Enter upon any residential premises in the city where the owner, occupant, or person legally in charge of the premises has posted, at the entry to the premises or at the entry to the principal building on the premises, a sign bearing the words "No Peddlers," "No Solicitors," or words of similar import.

(Ord. No. 6082, § 1, 6-14-2010)

Editor's note— Ord. No. 6082, § 1, adopted June 14, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 5794, § 3, 2004.

3.62.110 Revocation Of License

Any license issued hereunder may be revoked for cause after reasonable notice and opportunity for hearing by the city clerk, who shall give such notice by certified mail to the permanent address of the applicant. Notice shall be in writing, and include the specific grounds of the complaint, and the time and place of hearing. In the event of such revocation, no other Solicitors ~~transient merchant~~ license shall be

issued to such applicant for a period of two years thereafter. A license may be revoked for any of the following causes:

1. Violation of any provision of this chapter;
2. Fraud, misrepresentation, or false statement contained in the license application;
3. Fraud, misrepresentation, or false statement made in connection with the selling of goods, wares, merchandise, or services by the transient merchant or any person acting on his/her behalf; or
4. Conviction of the licensee or any person acting on his/her behalf, for a felony or for any misdemeanor involving moral turpitude.

(Ord. 5794 § 3 (part), 2004)

3.62.120 Display Of License - Duplicates

Any license ~~or copy~~ issued herein shall at all times be carried by the licensee ~~and any person acting for or on such licensee's behalf~~. Such license shall be displayed to any person requesting to see the same, and it shall be unlawful for any licensee ~~or person acting for or on the behalf of said licensee~~ to engage in the conduct or carrying on of the business without such license in his/her possession. ~~If a license or copy is lost, defaced, or destroyed, a duplicate license shall be issued by the city clerk, stamped with the word "duplicate" upon its face. The fee for such a duplicate shall be as set forth in the schedule of fees of the city of Council Bluffs, Iowa.~~

(Ord. 5794 § 3 (part), 2004)

~~**3.62.130 Charitable Or Religious Organizations**~~

~~1. Except as set forth in CBMC 3.62.100 Paragraph H, the provisions of this chapter shall not apply to any charitable or religious organization which is exempt from taxation under Section 501(c)(3) of the United States Internal Revenue Code, and engaging in the sale of any product, goods, wares, or merchandise, for the purpose of raising funds for the furtherance of such organization, provided that any such group shall file an affidavit with the city clerk stating the purpose for which such funds are being raised, and that all monies realized by such sales, after deducting the expenses of sale, shall be expended for such charitable or religious purpose, and that none of said monies will inure to the benefit of any of the individual members of such group or organization.~~

(Ord. No. 6093, § 1, 7-26-2010)

Editor's note— Ord. No. 6093, § 1, adopted July 26, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 5801, § 1, 2004; Ord. No. 5794, § 3, 2004.

3.62.135 School Fundraising Activities

Except as set forth in CBMC 3.62.100 Paragraph H, the provisions of this chapter shall not apply to school fundraising activities. ~~For this exemption to be effective, the school shall, in writing, give notice to the city clerk of the merchandise being sold, approximate number of students involved, and the duration of the sales activities.~~

(Ord. No. 6093, § 2, 7-26-2010)

Editor's note— Ord. No. 6093, § 2, adopted July 26, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 5794, § 3, 2004.

3.62.140 Penalty For Violation

Any person found guilty of a violation of any of the provisions of this chapter shall, upon conviction, be subject to the penalty provisions set forth in CBMC 8.02.020. Each day that a violation is allowed to continue shall constitute a separate and distinct violation. At the discretion of the city attorney, any violation of the provisions of this chapter may be pursued as a municipal infraction according to the terms of CBMC 1.95 in lieu of criminal prosecution. ?????

(Ord. 5794 § 3 (part), 2004)

~~**Chapter 3.64 - VEHICLES FOR HIRE - BUSES**~~

~~3.64.010 Compliance With City Regulation~~
~~3.64.020 Violation Of CBMC 3.64.010~~
~~3.64.030 Franchise Or Permit Required~~
~~3.64.040 Penalty For Violation Of CBMC 3.64.030~~
~~3.64.050 Each Passenger Carried As Separate Offense~~

~~*Traffic regulations— See CBMC 9.28.~~

~~**3.64.010 Compliance With City Regulation**~~

~~It shall be unlawful for any person, partnership or corporation engaged in the operation of motor carriers furnishing public transportation along, over or upon the streets and avenues in the City of Council Bluffs, whether from points within said city or from points without said city, and the agents, operating agents, and employees of such person, partnership or corporation to traverse any route along, over or upon any streets or avenues in the said city, except on such route or routes as the City Council by ordinance or resolution may prescribe.~~

~~(Ord. 3213 § 1; October 1, 1948)~~

~~**3.64.020 Violation Of CBMC 3.64.010**~~

~~Any violation of CBMC 3.64.010 shall be deemed a misdemeanor, and upon conviction thereof the person, partnership or corporation operating any motor carrier and the person having control thereof shall be fined not exceeding the sum of one hundred dollars ($100.00) for each offense.~~

~~(Ord. 3213 § 2; October 1, 1948)~~

~~**3.64.030 Franchise Or Permit Required**~~

~~It shall be unlawful for any person, firm, corporation or association, not holding a valid franchise or permit therefor from the City of Council Bluffs, to transport passengers for hire between points within the City of Council Bluffs, Iowa, by motor bus.~~

~~(Ord. 3250 § 1; March 13, 1950)~~

~~3.64.040 Penalty For Violation Of CBMC 3.64.030~~

~~Any person, firm, corporation or association found guilty of violating the provisions of CBMC 3.64.030 shall be fined in an amount not to exceed one hundred dollars ($100.00).~~

~~(Ord. 3250 § 2; March 13, 1950)~~

~~3.64.050 Each Passenger Carried As Separate Offense~~

~~Each passenger carried in violation of the prohibition of CBMC 3.64.030 shall constitute a separate offense.~~

~~(Ord. 3250 § 3; March 13, 1950)~~

Not Something we have issued licenses for in over 15 years. Have no enforcement

~~Chapter 3.68 - VEHICLES FOR HIRE - TAXIS~~

~~3.68.010 Definitions - Vehicles For Hire - Taxis~~
~~3.68.020 Taxicab Driver Permit Required~~
~~3.68.030 Taxicab Driver Permit - Qualifications And Application~~
~~3.68.040 Taxicab Driver Permit - Identification And Examination~~
~~3.68.050 Taxicab Driver Permit - Approval, Issuance, Form And Display~~
~~3.68.060 Taxicab Driver Permit~~
~~3.68.070 Insurance Required~~
~~3.68.080 Cancellation Or Suspension Of Insurance~~
~~3.68.090 Suspension Or Revocation Of Driver's Permit~~
~~3.68.100 Distinctive Color Scheme And Numbering Of Cabs~~
~~3.68.110 Stands In Parking Meter District~~
~~3.68.120 Stands Outside Of Parking Meter District~~
~~3.68.130 Soliciting Prohibited~~
~~3.68.140 Privilege Of First Passenger~~
~~3.68.150 Vehicle Inspection~~
~~3.68.160 Taximeter~~
~~3.68.170 Rates Of Fare~~
~~3.68.180 Failure To Pay Fare~~
~~3.68.190 Penalty For Violation~~

~~*Traffic regulations — See CBMC 9.~~

~~3.68.010 Definitions - Vehicles For Hire - Taxis~~

For the purposes of this chapter, unless the context indicates a different meaning:

Taxicab: Any motor vehicle used for transportation of passengers for hire, except buses.

Operator: Any person, firm, association or corporation, whether owner or lessee, engaged in the business of operation of one or more taxicabs.

Driver: Any person actually engaged in the driving of a taxicab, either for himself or herself or as an employee of an operator.

Street: Any street, avenue, boulevard, alley or public way within the corporate limits of the city of Council Bluffs.

Suspension: The permit of a driver shall be held in abeyance so that the driver shall not operate any taxicab within the city limits of Council Bluffs, Iowa, for the entire period of the suspension, such periods not to exceed one year.

Revocation: The permit of a driver shall be withheld and denied so that the driver shall not operate any taxicab within the city limits for a period of two years, and no taxicabs owned and/or operated by the driver shall be allowed to be operated within the city for a period of six months.

(Ord. 4324 § 1 (part), 1980)

3.68.020 Taxicab Driver Permit Required

No person shall operate a taxicab over or upon the streets of the city unless and until such person shall first have obtained a taxicab driver permit as required by this chapter, and complied with the provisions and regulations contained in this chapter. It is unlawful and a misdemeanor for any person not holding a taxicab driver permit issued pursuant to this chapter to operate a taxicab over or upon the streets of the city for purposes of transporting a passenger for hire between points in the city or for purposes of transporting a passenger for hire from a point within the city to a point outside the city.

(Ord. 4337 § 1, 1980)

3.68.030 Taxicab Driver Permit - Qualifications And Application

1. Every person desiring to operate a taxicab within the corporate limits of the city pursuant to the provisions of this chapter must obtain a taxicab driver permit. No person shall be eligible to obtain a taxicab driver permit hereunder unless such person meets the following qualifications:
    1. Be at least eighteen (18) years of age;
    2. Possess a valid Iowa chauffeur's license, or valid license from another state which would permit that person to operate a taxicab;
    3. Be able to speak, read and write the English language;
    4. Shall not have been convicted of a serious traffic law violation during the two years prior to making application, including, but not limited to, reckless driving, operation of a motor vehicle while under the influence, or three or more nonmoving traffic law violations within one year prior to the making of an application;

5. Be of good moral character and submit with his or her application, testimonials of at least two reputable persons as to the applicant's good character and reliability. For the purposes of this chapter, "a person of good moral character" shall be any person who meets the following requirements:

    1. Such person has such financial standing and good reputation as will satisfy the issuing authority that such person will comply with this chapter and all laws, ordinances, and regulations applicable to such operation under this chapter;

    2. Such person has not held a license under this chapter which has been revoked during the two years last preceding the date of application; and

    3. Such person has not been convicted of a felony occurring more than five years before the date of an application for a license, and if such person's rights of citizenship have been restored by the governor, the issuing authority may determine that he or she is a person of good moral character, notwithstanding the conviction.

2. Any person desiring to obtain a taxicab driver permit shall make application for the permit on a form furnished by the city clerk, which application shall state:

    1. The full name and present address of the applicant;

    2. The applicant's place of residence prior to his or her present address;

    3. The applicant's age, weight, color of eyes, and color of hair;

    4. The applicant's place of birth;

    5. Whether the applicant is a citizen of the United States by either birth or naturalization;

    6. Places of previous employment:

    7. The applicant's marital status;

    8. The applicant's previous criminal history;

    9. Whether the applicant has previously been licensed as a driver or chauffeur and, if so, when, where and whether his or her license has been revoked or suspended, and for what cause;

    10. The number of applicant's state driver's license;

    11. The make, model, year and license number of the taxicab or taxicabs which applicant intends to operate, and the company name and number of such taxicab or taxicabs if applicable.

3. If after issuance of a taxicab driver's license, the licensee proposes to operate a taxicab or taxicabs different from those described in the application, the licensee shall first notify the city clerk and supply all information required in part (11) above. The applicant shall provide the city clerk with three recent photographs of the applicant, one of which is to be attached to the

application, and one other to be affixed to the permit in such a manner that it cannot be removed without the probability of detection, if such license is issued. Any fraudulent representation made upon such application shall be grounds for denial, suspension, or revocation of the permit.

(Ord. 4324 § 1 (part), 1980)

3.68.040 Taxicab Driver Permit - Identification And Examination

Each application form, upon completion, shall be submitted by the city clerk to the chief of police, or an officer or officers designated by him, who shall fingerprint the applicant and give to the applicant an examination which shall test the applicant's knowledge of the provisions of this chapter, the traffic regulations and geography of the city, and the laws of the state of Iowa relative to the operation of motor vehicles. If the result of such examination is not satisfactory, the applicant shall be denied a license.

(Ord. 4324 § 1 (part), 1980)

3.68.050 Taxicab Driver Permit - Approval, Issuance, Form And Display

The chief of police shall upon review of the applicant's driving and criminal record, application and examination, make a recommendation to the city manager concerning the issuance or denial of a permit. Upon approval of the city manager, there shall be issued to the applicant a permit which shall be in such form as to contain a brief description, the photograph and signature of the permittee. Such permit shall be at all times clearly displayed in the taxicab operated by the permittee and in such manner as to be readily examined by police or passengers.

(Ord. 4324 § 1 (part), 1980)

3.68.060 Taxicab Driver Permit

1. Initial and Renewal Fee. The fee for a taxicab driver permit shall be ten dollars ($10.00) for the first year, which fee shall accompany the application. All such licenses shall be in force for one year from date of issuance, unless sooner suspended or revoked. Such licenses shall not be transferable and may be renewed for each succeeding year upon the payment of a fee of five dollars.

2. Reciprocity In the event that an applicant for a taxicab driver permit holds a valid and currently in force taxicab driver's permit from the city of Omaha, Nebraska, the fee for the initial issuance of a taxicab driver permit hereunder to such applicant shall be five dollars, with a five dollar renewal fee for each succeeding year.

(Ord. 4324 § 1 (part), 1980)

3.68.070 Insurance Required

No permit shall be issued to any person to drive a taxicab unless and until the applicant shall file with the city clerk and have approved by the city attorney or his or her designee a certificate of insurance evidencing an insurance policy of standard form issued by an insurance company association, reciprocal or interinsurance exchange, or other insurer authorized to do business in the state of Iowa, for such

taxicab and conditioned to inure to the benefit of any person or the personal representative of any person who may suffer bodily injury or death or property damage by reason of any legal liability on the part of the driver or operator or owner of said taxicab, and providing coverage to a minimum of five hundred thousand dollars ($500,000.00) bodily injury and property damage combined single limit per occurrence.

(Ord. 4683 § 1, 1986)

3.68.080 Cancellation Or Suspension Of Insurance

Such policy shall not he or she cancelled or suspended either by the insured or the insurer unless at least twenty (20) days' notice in writing of the intention to cancel or suspend such policy has been filed with the city clerk, and upon such suspension or cancellation of insurance, the permit of the driver shall stand suspended until such time as an acceptable certificate of insurance shall be on file.

(Ord. 4324 § 1 (part), 1980)

3.68.090 Suspension Or Revocation Of Driver's Permit

A taxicab driver permit may be suspended or revoked at any time for violation of any of the provisions of this chapter or for any cause deemed sufficient by the city manager and/or chief of police. Upon determination by either the city manager or the chief of police that a taxicab driver permit should be suspended or revoked, the city manager or the chief of police, as the case may be, shall notify the permittee by written notice that the license shall stand suspended or revoked as of a certain date, indicating the grounds for the suspension or revocation, and shall further indicate in such notice that the licensee has the right to appeal such suspension or revocation to the party issuing the notice. The permittee shall have ten (10) days from receipt of the notice of suspension or revocation to appeal such suspension or revocation. Hearing upon such proposed suspension or revocation shall be set to occur on a date not more than ten (10) days after receipt of permittee's request to appeal. The party conducting the hearing upon the appeal of the permittee may take into consideration any and all evidence relevant and material to the issues presented. The permittee shall have the right to present his or her defense, and have the right to cross-examine all witnesses presented by the city. Upon completion of the hearing, the party conducting the hearing may modify, amend or void the period of revocation or suspension. Any party aggrieved by the decision of the party conducting the hearing may appeal the decision further to the district court. Upon suspension or revocation, such license shall forthwith be surrendered by the permittee to the city clerk.

(Ord. 4324 § 1 (part), 1980)

3.68.100 Distinctive Color Scheme And Numbering Of Cabs

Every driver or operator of a taxicab or taxicabs shall adopt a distinguishing color scheme design or dress for all vehicles driven or operated as taxicabs, and shall use the same on all such vehicles so operated under this chapter, and shall have the trade name, if any, legibly printed on the vehicles on both sides thereof. Such color scheme, design or dress shall not imitate or so closely resemble the color scheme, design or dress used or adopted by other drivers or operators as to be confused therewith, but shall be so distinctive as to be readily identified by either patrons or the police department. Where a driver or operator operates or has more than one taxicab operating in Council Bluffs, all such cabs shall be

consecutively numbered, and the number of each such cab shall be prominently displayed upon the front, back and both sides of each cab in arabic numerals at least two and one-half inches in height, and of a color contrasting the background.

(Ord. 4324 § 1 (part), 1980)

3.68.110 Stands In Parking Meter District

Any driver or operator desiring exclusive use of a cab stand or stands within a parking metered district, shall make application to the city clerk therefor and shall deposit with the city clerk a fee of one hundred fifty dollars ($150.00) for each stand requested. Upon receipt of such application and fee, the city clerk, with the concurrence of the city manager or his or her designee, may assign to the operator such stand or stands as, in their judgment, may be proper, and shall cause the parking meter to be removed from such space and an appropriate sign or mark placed therein, designating such space as reserved for a taxicab stand. Such reservation of space may be continued from year to year upon payment of an annual fee of one hundred fifty dollars ($150.00).

(Ord. 4324 § 1 (part), 1980)

3.68.120 Stands Outside Of Parking Meter District

Any taxicab driver or operator desiring exclusive use of a cab stand or stands outside of the parking meter district shall make application to the city clerk therefor and deposit with the city clerk a fee of one hundred dollars ($100.00) for each stand requested. Upon receipt of such application and fee, the city clerk, with the concurrence of the city manager or his or her designee, may assign to the operator such stand or stands as, in their judgment, may be proper, and thereupon cause appropriate signs or marks placed therein designating the space as reserved for a cab stand. Such reservation of space may be continued from year to year upon payment of an annual fee of one hundred dollars ($100.00).

(Ord. 4324 § 1 (part), 1980)

3.68.130 Soliciting Prohibited

It is unlawful for any person owning, possessing or operating any taxicab in the city to seek employment for any taxicab in, upon or along the streets, alleys or public ways of the city by traversing the streets, alleys or public ways at a speed substantially lower than that of the posted speed limit, or in any other manner so as to attract or solicit persons to become passengers therein or in any manner or at such rate of speed as to interfere with or impede traffic.

(Ord. 4324 § 1 (part), 1980)

3.68.140 Privilege Of First Passenger

The person first ordering or hiring a taxicab shall have the right to direct whether or not other passengers or persons shall be allowed to ride in the cab at the same time, and it shall be the duty of the driver to obtain the consent of such person before accepting other passengers or persons for transportation.

(Ord. 4324 § 1 (part), 1980)

3.68.150 Vehicle Inspection

~~Before a taxicab driver permit is issued, the applicant therefor shall furnish to the city clerk a state vehicle inspection certificate from an officially authorized or licensed inspection station of the state wherein such vehicle or vehicles are registered and licensed, issued within six months prior to the application, certifying that the vehicle or vehicles to be driven by the permittee have been inspected and that the same are equipped with safety devices and appliances as required by the state motor vehicle law of the state wherein such vehicle or vehicles are licensed, and that all such devices or appliances are in good working condition. All taxicabs operated by taxicab drivers holding permits hereunder shall be inspected by an officially authorized or licensed Iowa state inspection station at least once every year. However, if a taxicab is licensed and registered in a state whose laws provide for a periodic safety inspection, a certificate from an officially authorized or licensed state inspection station of such state may be presented in lieu of the foregoing, and the certificate filed with the city clerk showing that all safety devices or appliances are in proper working order. In the event such certificate is not furnished as required in this section, the taxicab driver's license for the operation of such taxicab may be suspended until such time as such equipment is placed in proper condition and the certificate thereof filed with the city clerk. The city manager or chief of police may order the immediate inspection of any taxicab which either of them has reason to believe is unsafe. Failure to comply with such order of the city manager or the chief of police, or failure to obtain upon such an order an inspection certificate certifying the good working condition of the suspected vehicle as required in this section, shall be grounds for suspension of the taxicab driver permit.~~

~~(Ord. 4324 § 1 (part), 1980)~~

~~3.68.160 Taximeter~~

1. ~~Semiannual Inspection Permit Required. All taxicabs shall be equipped with a taximeter of standard design, so placed and lighted in the taxicab so as to enable passengers to see and read same during both daylight and nighttime hours. Such meters shall be inspected at least once each six months by a competent inspector, either as designated by the chief of police, or pursuant to paragraph C below, and any taxicab found to be equipped with a defective meter shall be removed from service until such meter is repaired or replaced. After such inspection, the inspector shall thereupon cause to be attached to the meter a stamp showing the date of inspection and the approval thereof and the initials or signature of the inspector. There is fixed a fee of two dollars for such semiannual inspection. No person shall permit to be used or drive a taxicab equipped with a meter, the cover of which is not intact and sealed, or which has not been inspected as required by this section.~~

2. ~~Complaint—Spot Inspection. Upon complaint by any person to the city manager or the chief of police of the inaccuracy of any taximeter, the chief of police shall order the meter to be immediately inspected and the same tested for inaccuracy. If upon such inspection and testing, the taximeter is found to be accurate, no fee shall be charged. If upon such inspection and testing, the taximeter is found to be inaccurate, the taxicab shall be removed from service until the taximeter is repaired or replaced, and has successfully passed further inspection. The fee for a spot inspection which reveals an inaccurate taximeter, and for each subsequent inspection to determine if the taximeter has been repaired or replaced, shall be five dollars, if such inspection is conducted by personnel of the city.~~

3. Reciprocity. For purposes of any inspection required or ordered pursuant to this section, taximeter inspections conducted by the city of Omaha, Nebraska, pursuant to Chapter 38 of the Omaha Municipal Code, and taximeter inspection stamps issued pursuant to such inspections, shall be recognized and given the same effect as if the inspections had been conducted by the city of Council Bluffs pursuant to this chapter.

(Ord. 4324 § 1 (part), 1980)

3.68.170 Rates Of Fare

The rates of fare charged by the operator for taxicab service shall be posted in a conspicuous place in the passenger compartment in each taxicab.

(Ord. 4324 § 1 (part), 1980)

3.68.180 Failure To Pay Fare

It is unlawful for any person to refuse to pay the ordinary and reasonable fare for any taxicab hired by him or her for the purpose of riding in the same or for the transportation of any persons, goods, wares or other property.

(Ord. 4324 § 1 (part), 1980)

3.68.190 Penalty For Violation

Any person, firm or corporation violating any of the provisions of this chapter is guilty of a misdemeanor and shall be subject to a fine of not to exceed one hundred dollars ($100.00) and costs, or imprisonment in jail for not to exceed thirty (30) days. In addition, any person holding a taxicab driver's license under this chapter may, in the discretion of the city manager or chief of police, have his or her license suspended or revoked for any violation of this chapter.

(Ord. 4324 § 1 (part), 1980)

Haven't issued a Taxi cab permit in a few years. Not something the Clerk's Office has any enforcement over

ORDINANCE NO. 6583

AN ORDINANCE TO AMEND TITLE 3 BUSINESS REGULATIONS AND LICENSES OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REPEALING EXISTING CHAPTER 3.04 "BAIL BONDS"; CHAPTER 3.11 "HANDBILLS"; CHAPTER 3.14 "PUBLIC ENTERTAINMENT"; CHAPTER 3.20 "ENDURANCE CONTESTS"; CHAPTER 3.24 "GAMES AND AMUSEMENTS"; CHAPTER 3.36 "MINIATURE GOLF"; CHAPTER 3.38 "MOTION PICTURE THEATERS"; CHAPTER 3.46 "POOL AND BILLIARD HALLS"; CHAPTER 3.48 "PUBLIC BUILDINGS AND HALLS"; CHAPTER 3.64 "VEHICLES FOR HIRE-BUSES" AND CHAPTER 3.68 "VEHICLES FOR HIRE-TAXIS".

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That Title 3 Business Regulations and Licenses of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended by repealing existing Chapter 3.04 "Bail Bonds"; Chapter 3.11 "Handbills"; Chapter 3.14 "Public Entertainment"; Chapter 3.20 "Endurance Contests"; Chapter 3.24 "Games and Amusements"; Chapter 3.36 "Miniature Golf"; Chapter 3.38 "Motion Picture Theaters"; Chapter 3.46 "Pool and Billiard Halls"; Chapter 3.48 "Public Buildings and Halls"; Chapter 3.64 "Vehicles for hire-Buses" and Chapter 3.68 "Vehicles for Hire-Taxis".

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED
AND November 13, 2023.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 10-23-23
Second Consideration: 11-13-23
Public Hearing: n/a
Third Consideration: _____

ORDINANCE NO. 6584

AN ORDINANCE TO AMEND CHAPTER 3.02 GENERAL PROVISIONS OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REPEALING EXISTING SECTION 3.02.020 "TERM OF LICENSES-MINIMUM FEES"; SECTION 3.02.030 "ISSUANCE OF MATERIALS ACCOMPANYING LICENSES"; 3.02.040 "RECORDING OF LICENSES ISSUED-DELINQUENCIES"; SECTION 3.02.060 "SIGNATURES REQUIRED ON LICENSES"; SECTION 3.02.070 "LICENSE REGISTER"; SECTION 3.02.080 "LICENSES ISSUED TO MORE THAN ONE PERSON" AND BY AMENDING SECTION 3.02.090 "PENALTIES FOR VIOLATIONS".

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That Chapter 3.02 General Provisions of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended by repealing existing Section 3.02.020 "Term of Licenses-Minimum Fees"; Section 3.02.030 "Issuance of Materials accompanying licenses"; Section 3.02.040 "Recording of Licenses Issued-Delinquencies"; Section 3.02.060 "Signatures Required on Licenses"; Section 3.02.070 "License Register"; Section 3.02.080 "Licenses Issued to More than one person" and by amending Section 3.02.090 "Penalties for violations" to now read as follows:

Chapter 3.02 - GENERAL PROVISIONS
3.02.010 Licensing And Taxation
3.02.050 Charges To Be Paid Before License Issued
3.02.090 Penalties For Violations

3.02.010 Licensing And Taxation
The various objects, subjects, persons, trades, vocations, professions and occupations, with the City of Council Bluffs, shall be licensed, taxed and regulated as in this title provided.
(§ 1; Ord. dated July 3, 1882)

3.02.050 Charges To Be Paid Before License Issued
The City Clerk shall not issue any license until the party applying for the same shall have paid into the City Treasury the sum of money charged therefor by ordinance.
(§ 84; Ord. dated July 3, 1882)

3.02.090 Penalties For Violations
Failure to register or pay fees as set out in this chapter shall be deemed a simple misdemeanor. Any person found guilty of a violation of any of the provisions of this chapter shall, upon conviction, be subject to the penalty provisions of CBMC 8.02.020. Each day that a violation is allowed to continue shall constitute a separate and distinct violation. At the discretion of the city attorney, any violation of the provisions of this chapter may be pursued as a municipal infraction according to the terms of CBMC 1.95, in lieu of criminal prosecution.

(§ 88; Ord. dated July 3, 1882)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED
AND November 13, 2023.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 10-23-23
Second Consideration: 11-13-23
Public Hearing: N/A
Third Consideration: _____

ORDINANCE NO. 6585

AN ORDINANCE TO AMEND CHAPTER 3.12 ALARM SYSTEMS OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 3.12.080 "FALSE ALARM FEES".

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That Chapter 3.12 Alarm Systems of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Section 3.12.080 "False Alarm Fees" to now read as follows:

3.12.080 False Alarm Fees

A. The principal shall pay a fee to the city for such false alarm, except fire alarms, within thirty (30) days of invoice in accordance with the Schedule of Fees as outlined in CBMC 2.08.
B. Failure to make full payment within thirty (30) days of the invoice shall result in a late fee in accordance with the Schedule of Fees as outlined in CBMC 2.08.

(Ord. 5760 § 2 (part), 2003)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED
AND November 13, 2023.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 10-23-23
Second Consideration: 11-13-23
Public Hearing: N/A
Third Consideration: _____

ORDINANCE NO. 6586

AN ORDINANCE TO AMEND CHAPTER 3.15 ADULT ENTERTAINMENT BUSINESS-LICENSE REQUIRED OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 3.15.010 "ADULT ENTERTAINMENT BUSINESS"; SECTION 3.15.050 "LICENSE RENEWAL"; SECTION 3.15.070 "APPLICATION FOR ADULT ENTERTAINMENT BUSINESS LICENSE-CONTENTS, RENEWALS, REQUIRED FEES"; SECTION 3.15.080 "PROHIBITED ACTIVITIES OF ADULT ENTERTAINMENT BUSINESS"; AND BY REPEALING SECTION 3.15.090 "ESCORTS/MODELS-PERMIT REQUIRED"; SECTION 3.15.100 "TERM OF PERMIT; SECTION 3.15.110 "PERMIT RENEWAL"; SECTION 3.15.120 "PERMIT IDENTIFICATION CARD"; SECTION 3.15.130 "PERMIT RENEWAL APPLICATION"; SECTION 3.15.140 "UNLAWFUL ACTS"; SECTION 3.15.150 "SIGN REQUIRED"; SECTION 3.15.160 "SALE OR TRANSFER"; SECTION 3.15.170 "CHANGE OF LOCATION OR NAME"; SECTION 3.15.180 "SUSPENSION OR REVOCATION OF A LICENSE OR PERMIT"; SECTION 3.15.190 "CONDUCTING AS A NUISANCE" AND SECTION 3.15.200 "PENALTY".

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That Chapter 3.15 Adult Entertainment Business-License Required of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended to now read as follows:

Chapter 3.15 - ADULT ENTERTAINMENT BUSINESS - LICENSE REQUIRED

3.15.010 Definitions - Adult Entertainment Business
3.15.020 License
3.15.030 Display Of License
3.15.040 License Term
3.15.050 License Renewal
3.15.060 Exception
3.15.070 Application For Adult Entertainment Business License - Contents, Renewals, Required Fees
3.15.080 Prohibited Activities Of Adult Entertainment Business

3.15.010 Definitions - Adult Entertainment Business

For the purposes of this chapter, the definitions listed in CBMC 15.03 are adopted by reference and in addition, the following words, terms and phrases shall be deemed to have the following meanings:

Introductory service: A service offered or performed by any person for consideration, the principal purpose of which is to aid persons to become socially acquainted or to otherwise assist persons to meet for social purposes, or which service is generally known or should be known by the offering or performing party to be used by the recipients thereof for the purpose of obtaining information about other persons to be used for social purposes and which involves sessions or other activities where materials distinguished or characterized by an emphasis on matter depicting, describing or relating to

specified sexual activities or specified anatomical areas are provided for observation by or communications to the persons paying such consideration or where models are used.

Nude or seminude: A state of dress in which any specified anatomical area is displayed.

Specified anatomical areas: Any of the following:

A. Less than completely opaquely covered pubic hair, pubes, perineum, anus or buttocks of a male or female; less than completely and opaquely covered female nipple, areola or breast below a point of immediately above the top of the areola, except as is necessary in the feeding of an infant; and

B. Male genitals in a discernibly turgid state, even if completely opaquely covered.

Specified sexual activities: Any of the following:

A. Human genitals in a state of sexual stimulation or arousal;

B. Acts or representations of acts of human masturbation, sexual intercourse, sodomy, bestiality, oral copulation or flagellation;

C. Fondling or erotic touching of human genitals, pubic region, buttock or female breast;

D. Excretory functions as part of or in connection with any of the activities set forth in paragraph G,1 through G,4 above.

(Ord. 5104 § 1 (part), 1992)

3.15.020 License

It is unlawful for any person to engage in, conduct or carry on, in or upon any premises or real property located or situated within the city, the activities of an adult entertainment business or adult entertainment activities as set out in CBMC 15.03.024, unless there has been granted to such person a valid license, pursuant to the provisions of this chapter. A separate license shall be required for each location within the city at which an adult entertainment business it to be established.

(Ord. 5121 § 1, 1993)

3.15.030 Display Of License

Every adult entertainment business shall display a valid license in a conspicuous place within the business so that the same may be readily seen by persons entering the premises.

(Ord. 5104 § 1 (part), 1992)

3.15.040 License Term

The term of an adult entertainment business license shall be for a period of one year; provided, however, that all licenses shall expire on June 30th of each year unless sooner suspended or revoked.

(Ord. 5104 § 1 (part), 1992)

3.15.050 License Renewal

An adult entertainment business license, issued pursuant to the provisions of this chapter, which has not been suspended or revoked, may be renewed for a period not to exceed one year upon written application to the city clerk made prior to the expiration date of the current valid license. The application of renewal of a license shall contain all of the information required by CBMC 3.15.070 and shall be processed in accordance with the provisions of this chapter.

(Ord. 5104 § 1 (part), 1992)

3.15.060 Exception

The requirements of this chapter shall have no application and no effect upon and shall not be construed as applying to a person in the lawful business of:

A. An employment agency licensed under the laws of the state of Iowa;

B. To the state of Iowa or any of its political subdivisions;

C. To any private school as defined in Iowa Code § 261A.4;

D. To a person who, as a part of his or her regular employment duties for a business enterprise that is not an adult entertainment business, occasionally escorts people for or on behalf of the business enterprise.

(Ord. 5104 § 1 (part), 1992)

3.15.070 Application For Adult Entertainment Business License - Contents, Renewals, Required Fees

A. Any person desiring to obtain a license, or renew an existing license, to operate an adult entertainment business, shall make application to the city clerk. Prior to submitting such application for a license, or renewal of a license, a nonrefundable fee as listed in the Schedule of Fees in CBMC 2.08 shall be paid to the city clerk to defray the cost of the investigation and report required by this chapter. The city clerk shall issue a receipt showing that such application or renewal fee has been paid. License issuance or renewal fees required under this chapter shall be in addition to any license, permit or fee required under any other chapter of this code.

B. Neither the filing of an application for a license or renewal thereof, nor payment of an application or renewal fee, shall authorize the conducting of an adult entertainment business until such license has been granted or renewed.

C. Each applicant for an adult entertainment business license or renewal shall furnish the following information:

    1. The present or proposed address where the business is to be conducted;

    2. The full true name under which the business will be conducted;

    3. The full true name and any other names used by the applicant;

    4. The present residence and business addresses, telephone numbers and email of the applicant;

5. Acceptable written proof that the applicant, manager or other person principally in charge of the operation of the business is at least eighteen years of age;

6. If the applicant is a corporation, the name of the corporation shall be set forth exactly as shown in its articles of incorporation or charter, together with the state and date of incorporation, and the names, residence addresses, of each of its current officers and directors. If the applicant is a partnership, the applicant shall set forth the names, residence addresses, of each of the partners, including limited partners. If one or more of the partners is a corporation, the provisions of this paragraph pertaining to corporations shall apply. The corporation or partnership applicant shall designate one of its officers or general partners to act as its responsible managing officer. The designated person shall complete and sign all application forms required of an individual applicant under this chapter, but only one application fee shall be charged;

7. In the event the applicant is not the owner of record of the real property upon which the adult entertainment business is or is to be located, the application must be accompanied by a notarized statement from the owner of record of the property acknowledging that an adult entertainment business is or will be located on the property. In addition to furnishing such notarized statement, the applicant shall furnish the name and address of the owner of record of the property, as well as a copy of the lease or rental agreement pertaining to the premises in which the adult entertainment business is or will be located;

8. The applicant's business, occupation or employment history for the three-year period immediately preceding the date of filing the application. If the applicant is a corporation or partnership, the applicant shall supply this information for each officer, director or partner;

9. The permit history of the applicant, or in the case of a corporation or partnership, of each director, officer, or partner, for the five-year period immediately preceding the date of filing the application, including whether the applicant has ever had a similar license issued by this or any other city, county, state or agency, and whether that license has been suspended or revoked;

10. All criminal convictions and civil infraction violations of the applicant or each corporate director, officer, or partner, excluding simple misdemeanor traffic offenses, including the date, place, nature and sentence of each conviction or infraction; and

11. Such other identification and/or information as the city clerk may require in order to discover the truth of the matters required to be set forth in the application.

D. The city clerk shall refer the application to the chief of police or designee, fire department, and planning department. These officials shall recommend to the clerk whether or not to grant or renew the license.

E. The city clerk, within thirty (30) days after receiving the application, shall grant the license or renewal license only if the clerk finds that all of the following requirements have been met:

1. The required fees have been paid;
2. The application and location conforms in all respects to the provisions of this chapter and other applicable provisions of the city and state codes;
3. The applicant has not knowingly made a material misrepresentation of fact in the application;
4. The applicant has fully cooperated in the investigation of the application; and
5. The applicant, manager or other person principally in charge of the operation of the business is at least eighteen years of age.

F. If the city clerk does not find that all of the requirements set forth in paragraphs F,1 through F,5 of this section have been met, the clerk shall deny the application for the license or renewal thereof. In the event the application for the license or renewal is denied by the city clerk, written notice of the denial shall be given to the applicant, specifying the ground or grounds of such denial. Notice of denial of the application for the license or renewal shall be deemed to have been served if it in fact is personally served on the applicant or when deposited in the United States mail with postage prepaid and addressed to the applicant at the residence address set forth in the application for the permit or renewal thereof. Any applicant whose application for an adult entertainment business license or renewal has been denied by the city clerk, may appeal such denial to the city council within twenty (20) days of such denial. Applicants may seek prompt judicial review of this administrative action in any court of competent jurisdiction.

(Ord. 5241 § 1, 1995)

3.15.080 Prohibited Activities Of Adult Entertainment Business

A. No holder of an adult entertainment business license shall employ any person under eighteen years of age.

B. No holder of an adult entertainment business license shall furnish any merchandise or services to any person who is under eighteen years of age, except that escort services may be provided at the special instance and request of a parent, guardian or other person in lawful custody of the person upon whose behalf the escort service is engaged.

C. No adult entertainment business shall be conducted in any manner that permits the observation of model or any material depicting, describing or relating to specified sexual activities or specified anatomical areas by display, decoration, sign, show window or other opening from any public way or from any property not licensed as an adult use.

D. No holder of an adult entertainment business license or any officer, associate, member, representative, agent or employee of such licensee shall engage in any activity or conduct or permit any other person to engage in any activity or conduct in or about the licensed premises which is prohibited by this code or any laws of the state or the United States.

E. No part of the interior of the adult entertainment business shall be visible from the outside of the premises.

(Ord. 5104 § 1 (part), 1992)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED
AND November 13, 2023.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 10-23-23
Second Consideration: 11-13-23
Public Hearing: N/A
Third Consideration: _____

ORDINANCE NO. 6578

AN ORDINANCE TO AMEND TITLE 3 BUSINESS REGULATIONS AND LICENSES OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REPEALING EXISTING CHAPTER 3.34 "JUKE BOXES AND AMUSEMENT DEVICES".

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That Title 3 Business Regulations and Licenses of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended by repealing existing Chapter 3.34 "Juke Boxes and Amusement Devices".

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED
AND November 13, 2023.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 10-23-23
Second Consideration: 11-13-23
Public Hearing: n/a
Third Consideration: _____

ORDINANCE NO. 6588

AN ORDINANCE TO AMEND CHAPTER 3.44 PAWNBROKERS OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 3.44.050 "LICENSE FEE"; SECTION 3.44.110 "BOND AND LICENSE FILING FEE".

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That Chapter 3.44 Pawnbrokers of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Section 3.44.050 "License Fee" and Section 3.44.110 "Bond and License Filing Fee" to read as follows:

3.44.050 License Fee

Every pawnbroker shall, for such license, pay the sum as listed in the Schedule Of Fees in CBMC 2.08, and shall pay the same in advance.

(Ord. No. 6307, § 1, 10-23-2017)

3.44.110 Bond And License Filing Fee

In all cases the city clerk shall charge a fee for each license and for each bond filed as listed in the Schedule Of Fees in CBMC 2.08.

(Ord. No. 6307, § 1, 10-23-2017)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED AND APPROVED November 13, 2023.

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration 10-23-23
Second Consideration: 11-13-23
Public Hearing: N/A
Third Consideration: _____

ORDINANCE NO. 6589

AN ORDINANCE TO AMEND CHAPTER 3.52 SECONDHAND DEALERS OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 3.52.050 "LICENSE FEE"; SECTION 3.52.110 "BOND AND LICENSE FILING FEE".

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That Chapter 3.52 Secondhand Dealers of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Section 3.52.050 "License Fee" and Section 3.52.110 "Bond and License Filing Fee" to read as follows:

3.52.050 License Fee

Every secondhand dealer shall, for such license, pay the sum as listed in the Schedule Of Fees in CBMC Chapter 2.08, and shall pay the same in advance.

(Ord. 4230 § 1 (part), 1978)

3.52.110 Bond And License Filing Fee

In all cases the city clerk shall charge a fee for each license and for each bond filed as listed in the Schedule Of Fees in CBMC chapter 2.08.

(Ord. 4230 § 1 (part), 1978)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED AND APPROVED November 13, 2023.

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration 10-23-23
Second Consideration: 11-13-23
Public Hearing: N/A
Third Consideration: _____

ORDINANCE NO. 6590

AN ORDINANCE TO AMEND CHAPTER 3.58 MOBILE FOOD VENDORS OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 3.58.060 "LICENSE FEE" AND SECTION 3.58.070 "RENEWAL".

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That Chapter 3.58 Mobile Food Vendors of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby amended by amending Section 3.58.060 "License Fee" and Section 3.58.070 "Renewal" to read as follows:

3.58.60 License Fee

An application for a license under this article shall be accompanied by a nonrefundable processing fee as listed in the Schedule Of Fees in CBMC 2.08 for each motor vehicle, trailer, cart or other piece of mobile equipment to be utilized in the business. An additional nonrefundable processing fee as listed in the Schedule Of Fees in CBMC 2.08 shall be paid by a mobile food vendor who will be primarily doing business within the boundaries of any business improvement district located in whole or in part within the area zoned C4 under the CBMC 2.08. If such additional fee is paid, such fact shall be noted on the mobile food vendor's license. A mobile food vendor may primarily do business within such area only upon exhibiting a license showing payment of the additional fee. The additional fees paid under this section shall be forwarded by the city over to the said business improvement district, to offset expenses incurred by the district for cleaning, security, sanitation, and other mobile food vendor-associated maintenance expenses within the boundaries of the said district.

HISTORY
Repealed & Reenacted by Ord. 6402 on 10/21/2019

3.58.070 Renewal

A license issued under this article shall expire on December 31 of each year, unless renewed for the following year by the permittee. The permittee shall renew the license for the following year by filing with the Director, by December 31, a registration updating or confirming the information provided in the immediately preceding license application or registration. The registration shall be on a form provided by the Director. At the time of registration, the permittee shall pay a renewal fee as listed in the Schedule Of Fees in CBMC 2.08 per year for each motor vehicle, trailer, cart, or other piece of mobile equipment to be utilized in the business. An additional renewal fee as listed in the Schedule Of Fees in CBMC 2.08 shall be paid by a Mobile Food Vendor who will be primarily doing business within the boundaries of any business improvement district located in whole or in part within the area zoned C-4/Commercial District under the Council Bluffs Municipal Code. If such additional fee is paid, such fact shall be noted on the receipt or other documentation of renewal issued to the Mobile Food Vendor. A Mobile Food Vendor may primarily do business within such area only upon exhibiting a receipt or other documentation showing payment of the additional fee for that year. The

additional fees paid under this section shall be forwarded by the City over to the said business improvement district, to offset expenses incurred by the district for cleaning, security, sanitation, and other Mobile Food Vendor -associated maintenance expenses within the boundaries of the said district.

HISTORY
Repealed & Reenacted by Ord. 6402 on 10/21/2019

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED
AND November 13, 2023.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 10-23-23
Second Consideration: 11-13-23
Public Hearing: N/A
Third Consideration: _____

ORDINANCE NO. 6591

AN ORDINANCE TO RETITLE AND AMEND CHAPTER 3.62 TRANSIENT MERCHANTS OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, TO NOW BE KNOWN AS SOLICITORS AND BY AMENDING SECTION 3.62.010 "LICENSE REQUIRED"; AMENDING AND RETITLING SECTION 3.62.020 "DEFINITIONS-TRANSIENT MERCHANTS" TO NOW BE KNOWN AS "DEFINITIONS-SOLICITORS"; AMENDING SECTION 3.62.030 "APPLICATION FOR LICENSE"; REPEALING SECTION 3.62.040 "INVESTIGATION OF APPLICANT-ISSUANCE"; SECTION 3.62.050 "BOND REQUIRED"; 3.62.070 "APPOINTMENT OF CITY CLERK AS AGENT"; AMENDING SECTION 3.68.080 "LICENSE FEE"; REPEALING SECTION 3.62.090 "COPIES OF LICENSE"; AMENDING SECTION 3.62.100 "PROHIBITED ACTS; SECTION 3.62.110 "REVOCATION OF LICENSE"; SECTION 3.62.120 "DISPLAY OF LICENSE-DUPLICATES"; REPEALING SECTION 3.62.130 "CHARITABLE OR RELIGIOUS ORGANIZATIONS" AND BY AMENDING SECTION 3.62.135 "SCHOOL FUNDRAISING ACTIVITIES".

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That Chapter 3.62 Solicitors of the 2020 Municipal Code of Council Bluffs, Iowa, is hereby retitled and amended to read as follows:

Chapter 3.62 - SOLICITORS

3.62.010 License Required
3.62.020 Definitions - Solicitors
3.62.030 Application For License
3.62.060 Insurance Required
3.68.080 License Fee
3.62.100 Prohibited Acts
3.62.110 Revocation Of License
3.62.120 Display Of License - Duplicates
3.62.135 School Fundraising Activities
3.62.140 Penalty For Violation

3.62.010 License Required

It shall be unlawful for any solicitor, or person making street sales, as hereinafter defined, to engage in any such business within the city of Council Bluffs, Iowa, without first obtaining a license in compliance with the provisions of this chapter. License shall be issued to each individual person, not per company. Any person, firm or corporation who follows the calling, trade, profession and occupation and engages in the business of distributing handbills, circulars, cards, pamphlets or other advertising matter, shall be required to secure a Solicitors permit

(Ord. 5794 § 3 (part), 2004)

3.62.020 Definitions - Solicitors

For the purpose of this chapter, the following words, terms and phrases are defined as follows:

Person: An individual.

Solicitor: Any person, traveling by foot, motor vehicle, or other type of conveyance from dwelling to dwelling, or street to street, carrying, conveying, or transporting candies, foods, magazines, or other merchandise, offering and exposing the same for sale, or making sales, and delivering such articles to purchasers, or taking orders for sales for future delivery, whether or not such person has, carries, or exposes for sale a sample of the subject of such sale, or whether or not he/she is collecting advance payment on such sales, or offering to furnish or perform services to be furnished now or in the future.

(Ord. 5794 § 3 (part), 2004)

3.62.030 Application For License

The application for a license, as required by CBMC 3.62.010, shall include the following:

A. The name, permanent address, phone number and email of the applicant;

B. The name of the firm or corporation, if any, on whose behalf such business is being conducted and the address, Phone number and email of said firm or corporation;

C. Type of products and/or services being sold;

D. The make, model, state of registration, and license number of any and all vehicles being used in connection with the business being transacted by the transient merchant;

(Ord. 5794 § 3 (part), 2004)

3.62.060 Insurance Required

Before any license, as required by CBMC 3.62.010, shall be issued, the applicant shall file with the city clerk a certificate or proof of general liability insurance. The minimum requirements for coverage and amounts of such policy shall be as follows:

1. Injury liability insurance for injuries to one or more persons in any one accident in the amount of two hundred fifty thousand dollars ($250,000.00);

2. Products liability insurance in the amount of five hundred thousand dollars ($500,000.00), combined single limits; and

3. Property damage liability insurance in the amount of one hundred thousand dollars ($100,000.00) for any one accident.

The city of Council Bluffs, Iowa, shall be named as an additional insured against any liabilities that may arise in connection with the licensees.

(Ord. 5794 § 3 (part), 2004)

3.62.080 License Fee

For each license issued hereunder, the applicant shall pay the applicable fee as found in the Schedule Of Fees set forth in CBMC 2.08. Applicant may obtain a license for 6 months or for 1 year.

(Ord. 5794 § 3 (part), 2004)

3.62.100 Prohibited Acts

No Solicitor, or person making street sales, shall:

A. Shout, blow on a horn, ring a bell, or use any loudspeaker or amplifying system for the purpose of advertising or otherwise announcing his or her wares, or business activities, except as may be permissible under any other ordinance of the city of Council Bluffs, Iowa, or statute of the state of Iowa, and such acts shall be specifically prohibited after 9:00 p.m. and before 9:00 a.m. on any day of the week;

B. Have any right to any location in the public streets or ways or upon any public property, nor shall he/she be permitted to operate in any congested area where such operations might impede or inconvenience the public. The judgment of a police officer exercised in good faith shall be deemed conclusive as to whether the area is congested or the public inconvenienced;

C. Sell or offer to sell goods, wares, or merchandise on any of the city's public streets;

D. Enter upon any residential premises in the city where the owner, occupant, or person legally in charge of the premises has posted, at the entry to the premises or at the entry to the principal building on the premises, a sign bearing the words "No Peddlers," "No Solicitors," or words of similar import.

(Ord. No. 6082, § 1, 6-14-2010)

Editor's note— Ord. No. 6082, § 1, adopted June 14, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 5794, § 3, 2004.

3.62.110 Revocation Of License

Any license issued hereunder may be revoked for cause after reasonable notice and opportunity for hearing by the city clerk, who shall give such notice by certified mail to the permanent address of the applicant. Notice shall be in writing, and include the specific grounds of the complaint, and the time and place of hearing. In the event of such revocation, no other solicitors license shall be issued to such applicant for a period of two years thereafter. A license may be revoked for any of the following causes:

A. Violation of any provision of this chapter;

B. Fraud, misrepresentation, or false statement contained in the license application;

C. Fraud, misrepresentation, or false statement made in connection with the selling of goods, wares, merchandise, or services by the transient merchant or any person acting on his/her behalf; or

D. Conviction of the licensee or any person acting on his/her behalf, for a felony or for any misdemeanor involving moral turpitude.

(Ord. 5794 § 3 (part), 2004)

3.62.120 Display Of License - Duplicates

Any license issued herein shall at all times be carried by the licensee. Such license shall be displayed to any person requesting to see the same, and it shall be unlawful for any licensee to engage in the conduct or carrying on of the business without such license in his/her possession.

(Ord. 5794 § 3 (part), 2004)

3.62.135 School Fundraising Activities

Except as set forth in CBMC 3.62.100 Paragraph H, the provisions of this chapter shall not apply to school fundraising activities.

(Ord. No. 6093, § 2, 7-26-2010)

Editor's note— Ord. No. 6093, § 2, adopted July 26, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 5794, § 3, 2004.

3.62.140 Penalty For Violation

Any person found guilty of a violation of any of the provisions of this chapter shall, upon conviction, be subject to the penalty provisions set forth in CBMC 8.02.020. Each day that a violation is allowed to continue shall constitute a separate and distinct violation. At the discretion of the city attorney, any violation of the provisions of this chapter may be pursued as a municipal infraction according to the terms of CBMC 1.95 in lieu of criminal prosecution.

(Ord. 5794 § 3 (part), 2004)

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its publication, as by law provided.

PASSED
AND November 13, 2023.
APPROVED

_____

MATTHEW J. WALSH Mayor

Attest: _____

JODI QUAKENBUSH City Clerk

First Consideration: 10-23-23
Second Consideration: 11-13-23
Public Hearing: N/A
Third Consideration: _____

Council Communication

Department: City Clerk
Case/Project No.: URV-01-010 and URV-04-004
Submitted by: Housing & Economic Development

Ordinances 6592 and 6593
ITEM 5.B.

Council Action: 11/13/2023

Description

Ordinance 6592 to repeal Ordinance No. 5498 which established the Tract II Industrial Park Urban Revitalization Area within the City of Council Bluffs. URV-01-010

Ordinance 6593 to repeal Ordinance No. 5823 which established the South 19th Street Urban Revitalization Area within the City of Council Bluffs. URV-04-004

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	10/17/2023
Ordinance 6592	Ordinance	10/17/2023
Ordinance 6593	Ordinance	10/17/2023

Council Communication

Department: Community Development Case/Project Nos.: URV-01-010 and URV-04-004	Ordinance Nos.: Resolution Nos.: 23-	First Reading: 10-23-23 Second Reading: N/A Third Reading: N/A Public Hearing: 10-23-23

Subject/Title

1) Repeal of the Tract II Industrial Park Urban Revitalization Plan, Area and Ordinance
2) Repeal of the South 19th Street Urban Revitalization Plan, Area and Ordinance

Background/Discussion

Background

Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property. Urban revitalization tax abatement incentives apply to commercial development, industrial development and multi-family residential development (12 units or more). Both new construction on vacant or unimproved land and the rehabilitation of existing structures are eligible for tax abatement.

The City of Council Bluffs currently has 19 urban revitalization areas. Some of these areas projects have been completed. As a result, these two areas should now be repealed.

Discussion

Tract II Industrial Park – The Tract II Industrial Park Urban Revitalization Area was originally adopted on March 27, 2000 by Resolution 00-65 and Ordinance 5498. As a result of the creation of this urban revitalization area several commercial improvement projects were able to be completed.

South 19th Street – The South 19th Street Urban Revitalization Area was originally adopted on November 22, 2004 by Resolution 04-270 and Ordinance 5823. As a result of the creation of this urban revitalization area several commercial improvement projects were able to be completed.

Staff Recommendation

The Community Development Department recommends repealing the Tract II Industrial Park and South 19th Street Urban Revitalization Plans and Areas and including the corresponding ordinances, effective October 23, 2023.

Attachments

Resolutions and Ordinances to Repeal

Prepared by: Marianne Collins, Housing & Economic Development Planner, Community Development Department
Submitted by: Courtney Harter, Housing & Economic Development Director, Community Development Department

ORDINANCE NO. 6592

AN ORDINANCE TO REPEAL ORDINANCE NO. 5498 WHICH ESTABLISHED THE TRACT II INDUSTRIAL PARK URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.

WHEREAS, on March 27, 2000, Ordinance No. 5498 was passed by the City Council establishing the Tract II Industrial Park Urban Revitalization Area; and

WHEREAS, the project is complete and there is no longer a need for the Tract II Industrial Park Revitalization Plan and Area; and

WHEREAS, pursuant to Section 404.7 of the Code of Iowa, and after study and consideration, it is the opinion of this City Council that Ordinance No. 5498, which established the Tract II Industrial Park Urban Revitalization Area, should be repealed, effective October 23, 2023.

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That Ordinance No. 5498 passed and approved on March 27, 2000 is hereby repealed, effective October 23, 2023.

APPROVED
AND
ADOPTED November 13, 2023

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

First Consideration: 10-23-23
Second Consideration: 11-13-23
Public Hearing: N/A
Third Consideration: _____

ORDINANCE NO. 6593

AN ORDINANCE TO REPEAL ORDINANCE NO. 5823 WHICH ESTABLISHED THE SOUTH 19TH STREET URBAN REVITALIZATION AREA WITHIN THE CITY OF COUNCIL BLUFFS.

WHEREAS, on November 22, 2004, Ordinance No. 5823 was passed by the City Council establishing the South 19th Street Urban Revitalization Area; and

WHEREAS, the project is complete and there is no longer a need for the South 19th Street Revitalization Plan and Area; and

WHEREAS, pursuant to Section 404.7 of the Code of Iowa, and after study and consideration, it is the opinion of this City Council that Ordinance No. 5823, which established the South 19th Street Urban Revitalization Area, should be repealed, effective October 23, 2023.

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That Ordinance No. 5823 passed and approved on November 22, 2004 is hereby repealed, effective October 23, 2023.

APPROVED
AND
ADOPTED November 13, 2023

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

First Consideration: 10-23-23
Second Consideration: 11-13-23
Public Hearing: N/A
Third Consideration: _____

Council Communication

Department: City Clerk
Case/Project No.: ZC-23-013
Submitted by: Christopher N. Gibbons, AICP, Planning Manager

Reconsider Ordinance 6568
ITEM 6.A.

Council Action: 11/13/2023

Description

Ordinance to amend the zoning map as adopted by reference in section 15.27.020 by rezoning property legally described as the south 100 feet of Lot 1 and all of Lots 2 and 3, all in Block 16, Bayliss First Addition from R-3/Low Density Multifamily Residential District to C-1/Commercial District, as defined in chapter 15.14. Location: Undeveloped land lying at the northeast corner of North 7th Street and Mynster Street intersection. ZC-23-013

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	8/18/2023
Attachment A: Conceptual laundromat site plan	Other	8/18/2023
Attachment B: Location/zoning map	Map	8/18/2023
Notice of Public Hearing	Notice	8/18/2023
Ordinance 6568 as amended 9-11-23	Ordinance	10/4/2023

City Council Communication

Department: Community Development CASE # ZC-23-013 Applicant/Property Owner: Philip S. Storey 1200 Crescent Drive Council Bluffs, IA 51503	Ordinance No. _____	City Council 1st Consideration: 8/28/2023 2nd Consideration: 9/11/2023 3rd Consideration: 9/25/2023 Planning Commission: 8/8/2023

Subject/Title

Request: Public hearing on the request of Philip Storey to rezone property legally described as the South 100 feet of Lot 1 and all of Lots 2 and 3, all in Block 16, Bayliss First Addition, City of Council Bluffs, Pottawattamie County, Iowa from R-3/Low Density Multi-Family Residential District to C-1/Neighborhood Commercial District.

Location: Undeveloped land lying at the northeast corner of North 7th Street and Mynster Street intersection.

Background

The Community Development Department has received a request from Mr. Philip Storey to rezone property legally described as the South 100 feet of Lot 1 and all of Lots 2 and 3, all in Block 16, Bayliss First Addition, City of Council Bluffs, Pottawattamie County, Iowa from R-3/Low Density Multi-Family Residential District to C-1/Neighborhood Commercial District. The subject property is located at the northeast corner of the intersection of North 7th Street and Mynster Street and contains 0.34 acres (15,000 sq. ft.) of undeveloped land. The purpose of this request is to allow the applicant the ability to construct a 3,500 square foot laundromat facility and 17 parking stalls on the subject property (see Attachment A).

Land Use and Zoning

The following zoning and land uses surround the subject property:

- North: A mixture of single-family and multi-family residential dwellings all zoned R-3/Low Density Multi-Family Residential District;
- South: Medical clinic (plasma center) zoned C-4/Downtown Business District;
- East: A place of religious assembly zoned R-3/Low Density Multi-Family Residential District, and a retail sales establishment zoned C-4/Downtown Business District; and
- West: A mixture of single-family and multi-family residential dwellings all zoned R-3/Low Density Multi-Family Residential District, and a mixture of retail sales establishments and a place of religious assembly all zoned C-3/Central Business District.

A location/zoning map is included with this report as Attachment 'B'.

The future land use plan of the Bluffs Tomorrow: 2030 (Comprehensive Plan) designates the subject property as 'Local Commercial'.

Public notices were mailed to all property owners within 200 feet of the request. The City received one comment from Scott Friedman, 13007 Frances Street, Omaha, NE 68144, on behalf of the B'nai Israel

Synagogue (618 Mynster Street), who stated said the synagogue is opposed to the rezoning request for the following reasons:

1. The commercial laundromat will increase pedestrian and vehicular traffic along Mynster Street, which raises security concerns for protecting the synagogue's property; and
2. The north side of Mynster Street is zoned R-3 District and the proposed C-1 District will allow commercial land uses that are out of character and incompatible with the adjacent residential area.

All City Departments and local utilities were notified of the proposed rezoning request. The following comments were received:

A. Council Bluffs Fire Department stated they have no comments for the request.
B. Council Bluffs Public Works stated they have no comments for the request.
C. Council Bluffs Water Works stated they have no comments for the request.
D. MidAmerican Energy stated they have no objections to the proposed rezoning.

Discussion

1. The applicant has requested to rezone the subject property from R-3/Low Density Multi-Family Residential District to C-1/Neighborhood Commercial District in order to build a new 3,500 square foot laundromat with 17 off-street parking stalls. Per Section 15.14.01 of the Council Bluffs Municipal Code (Zoning Ordinance), the purpose and intent of the C-1/Neighborhood Commercial District is to *"provide for the development of retail, office, and minor commercial facilities adjacent to neighborhood residential areas. The district allows for a large variety of commercial and service uses".* A laundromat is considered a 'consumer service establishment' as per Section 15.03.172 of the Council Bluffs Zoning Ordinance and is allowed in a C-1 District as a principal use.
2. The future land use plan of the Bluffs Tomorrow 2030 (Comprehensive Plan) designates the subject property as 'Local Commercial'. This designation is described as *"commercial areas with land uses oriented towards goods and services that meet the demand of Council Bluffs residents. These uses include grocery stores, convenience stores, pharmacies, banks, auto services, and small offices. They are typically located along visible corridors or at neighborhood centers, and may be configured as multi-tenant shopping centers or individual developments on smaller lots".* The C-1/Commercial District allows a variety of neighborhood oriented commercial land uses and is generally consistent with the 'Local Commercial' future land use plan designation.
3. The property contains 15,000 square feet (0.34 acres) of land, which exceeds the minimum C-1/Commercial District lot size requirements. All land development on the property shall comply with the site development standards stated in Section 15.14.050, *Site Development Regulations, C-1/Commercial District,* of the Council Bluffs Zoning Ordinance.
4. The subject property is adjacent to an existing commercial node at one of the entrances into the Kanesville-Tinley Neighborhood. Rezoning the property from R-3 District to C-1 District will provide the residents in said neighborhood access to additional neighborhood oriented goods and services that are within a reasonable biking/walking distance of their homes.
5. The subject property has access to water, sanitary sewer, and storm sewer utilities within North 7th Street and Mynster Street rights-of-ways and is suitable for commercial development.
6. The subject property is located within an AH Flood Zone, as per FEMA Flood Insurance Rate Map panel #19155C0413E, dated 2/4/2005. All development on the subject property shall comply with applicable Federal, State, and local floodplain development standards.

Recommendation

The Community Development Department recommends approval of the request by Philip Storey to rezone property legally described as the South 100 feet of Lot 1 and all of Lots 2 and 3, all in Block 16, Bayliss First Addition, City of Council Bluffs, Pottawattamie County, Iowa from R-3/Low Density Multi-Family Residential District to C-1/Neighborhood Commercial District, based on reasons stated above.

Public Hearing

Staff speaker for the request:

1. Christopher Gibbons, Planning Manager, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA 51503

Speakers in favor:

1. Philip Storey, 1200 Crescent Drive, Council Bluffs, IA 51503

Speakers against:

1. Deborah Petersen, 215 S. Main Street, Council Bluffs, IA 51503
2. Debbie Soloman, 1103 N. 93rd Street, Omaha, NE 68114
3. Rick Katelman, 2767 Farnam Street, Omaha, NE 68131

The City Planning Commission recommended approval of the request by Philip Storey to rezone property legally described as the South 100 feet of Lot 1 and all of Lots 2 and 3, all in Block 16, Bayliss First Addition, City of Council Bluffs, Pottawattamie County, Iowa from R-3/Low Density Multi-Family Residential District to C-1/Neighborhood Commercial District.

VOTE: AYE – Bass, Bailey, Opperman, Rew, Stroebele, and Van Houten. NAY – Hutcheson, Knauss, and Rater. ABSTAIN – None. ABSENT – None. VACANT - Two Motion: Carried.

Attachments

Attachment A: Conceptual laundromat site plan
Attachment B: Location/zoning map

Prepared by: Christopher N. Gibbons, AICP, Planning Manager, Community Development Department

ATTACHMENT A

N. 7TH STREET

8'x8' TRASH ENCLOSURE

150.0'

5.0' SETBACK

44.0'

6.0' SIDEWALK

18.0' TYP.

9.0' TYP.

20.0'

20.0' SETBACK

3,520 S.F. BUILDING

80.0'

100.0'

24.0

16 PARKING STALLS AND 1 A.D.A. STALL

6.0' (5.0' MINIMUM GREENSPACE)

LANDSCAPE

LANDSCAPE

53.0'

24.0' DRIVE

R=10.0' (TYP)

MYNSTER STREET

NOTE:
ZONING CHANGE FROM R-3 TO C-3 REQUIRED.

0 5 10 20
Feet

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

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

JNS drawn
PJG designed
PJG approved
JUNE'23 date
revision date

project MYNSTER COMMERCIAL DEVELOPMENT
client
sheet CONCEPTUAL SITE LAYOUT EXHIBIT

project no. 106223
sheet C1.0

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASE #ZC-23-013 LOCATION/ZONING MAP

ATTACHMENT B

Legend

Subject Property

Parcels

0 50 100

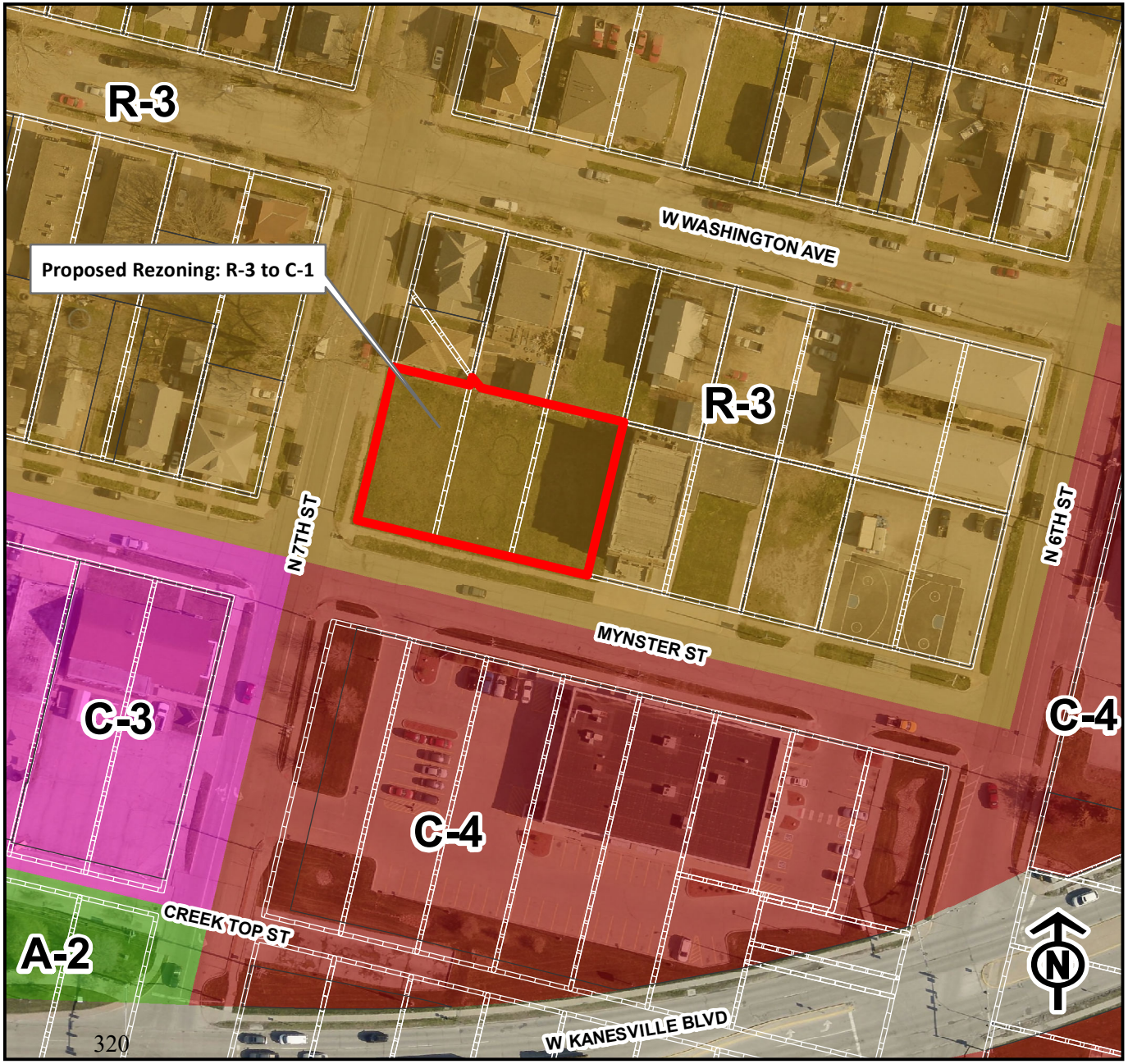
1 Inch = 100 Feet

Last Amended: 7/14/2023

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

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 expressely denies any and all responsibilities for errors, if any, in the information contained on this mapof the misuse 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.



NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request of Philip S. Storey to rezone property legally described as the South 100 feet of Lot 1 and all of Lots 2 and 3, all in Block 16, Bayliss First Addition, City of Council Bluffs, Pottawattamie County, Iowa from R-3/Low Density Multifamily Residential District to C-1/Commercial District.

You are further notified that the public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m., on the 11th day of September, 2023 in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.

_____

Jodi Quakenbush, City Clerk

ORDINANCE NO. 6568

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.27.020 OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING PROPERTY LEGALLY DESCRIBED AS THE SOUTH 100 FEET OF LOT 1 AND ALL OF LOTS 2 AND 3, ALL IN BLOCK 16, BAYLISS FIRST ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA FROM R-3/LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT TO C-1/COMMERCIAL DISTRICT, AS SET FORTH AND DEFINED IN CHAPTER 15.14 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, WITH LIMITED PERMITTED USES AS SET FORTH BELOW.

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.070 of the 2020 Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended by rezoning property legally described as the South 100 feet of Lot 1 and all of Lots 2 and 3, all in Block 16, Bayliss First Addition, City of Council Bluffs, Pottawattamie County, Iowa from R-3/Low Density Multifamily Residential District to C-1/Commercial District, as set forth and defined in Chapter 15.14 of the Municipal Code of Council Bluffs, Iowa.

Limited permissible uses for this property shall apply. No Conditional Uses are permitted. The following are the only permitted Principal Uses pursuant to CBMC 15.14.020:

E. Consumer service establishment;
F. Cultural service;
G. Financial service;
K. Religious assembly.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

ADOPTED
AND October 9, 2023.
APPROVED

_____

CHAD M. HANNAN Mayor Pro Tem

Attest: _____

JODI QUAKENBUSH City Clerk

First Consideration: 8-28-23
Second Consideration: 9-11-23
Public Hearing: 9-11-23
Third Consideration: 10-9-23

Council Communication

Department: City Clerk
Case/Project No.:
Submitted by:

Resolution 23-304
ITEM 7.A.

Council Action: 11/13/2023

Description

Resolution to adopt the current Schedule of Fees for 2023, Version 2, dated November 13, 2023.

Background/Discussion

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Redline Schedule of Fees	Other	11/7/2023
Resolution 23-304	Resolution	11/7/2023

CITY OF COUNCIL BLUFFS, IOWA

SCHEDULE OF FEES

2023 Version ~~1~~ 2
Council Approved ~~6-12-23~~ 11-13-23

CITY OF COUNCIL BLUFFS – SCHEDULE OF FEES

Chapter 2.08 SCHEDULE OF FEES

2.08.010 Purpose.
The purpose of this chapter is to set forth those fees and charges authorized to be charged by the city pursuant to specific authorization of the city council, as evidenced herein, or as authorized in other chapters of this code. The provisions of this chapter shall constitute authorization for the mayor or his/her designee to charge and collect the fees and charges set forth herein. If a fee or charge is authorized to be made or charged in another chapter of this code, but is not set forth in this chapter, such fee or charge is nonetheless authorized to be made or charged, the same as if it were set forth herein.
(Ord. 5768 § 2 (part), 2003).

2.08.020 Fees set by resolution.
Any fees not specifically set forth in this chapter shall be set and amended by resolution of the city council. The schedule of fees shall be maintained and shall be available for inspection in the office of the city clerk.
(Ord. 5768 § 2 (part), 2003).

2.08.030 Waiver of fees.
The fees contained in the schedule and those authorized by other provisions of this municipal code may be waived by resolution of the city council if it is determined to be in the best interests of the city of Council Bluffs. In addition to this waiver authority of the city council, the mayor may waive parking meter hood fees set out in Section 2.08.060 herein, if he/she determines such a waiver to be in the best interests of the city.
(Ord. 5768 § 2 (part), 2003).
(Ord. No. 6035, § 1, 7-27-2009).

FEES CHARGED BY THE COUNCIL BLUFFS POLICE DEPARTMENT

RANGE FEES - Defensive tactics	
4 hours (1/2 day)	75.00
8 hours (full day)	150.00
Reports	10.00
Supplement Reports	.50 per page
CD/DVD	Disk containing digital photos 30.00
Special Event - Staffing	Rate varies – will work with applicant to define before event
Special Event – Cruiser	$35.00/hour
Fingerprints	20.00 + 5.00 extra card
Tow In Ad Fees	35.00
Records Check	10.00
Vault Fees	20.00

	Special Transit Service	2.50/person/ride

Resolution 12-86

	Bank returned item fee	30.00

	Fairview Cemetery	
	Cemetery Lot/Space Sale	$600.00 per space
	Title Transfer fee	$15.00

	Special Event Application Fees	Beginning July 1, 2024
Small Events	Neighborhood Block parties, Business Block parties/Parking lot parties, Walk/Run/Race/Bike Ride/Poker Run with no street closures, Professional Fireworks displays	$25.00 per application
Large Events	Walk/Run/Race/Bike Ride/Poker Run with street closures, Community Events, Parades, Farmers Market, 100 Block Closure Events	$50.00 per application

Municipal Code Section	Description of License, Fee, or Permit	Charge
1.52.020	**Fees for Ambulance Services:**	Effective 2-1-21
	Basic Life Support Emergency	700.00
	Advance Life Support (ALS)	800.00
	Advanced Life Support 2	950.00
	Mileage (per loaded mile)	15.00
	ALS – Treat/No Transport	200.00
	EMS Standby Fee (Crew of 2 people)	$90/hr

Resolution (1-25-21)
Ordinance
No. 5760, Section 2 (part), 2003

3.12.040(b)	**Alarm System Fees:**	
	Registrations – 12 months	25.00
	Late registration – add penalty	25.00
3.12.080	False Alarm Fees	
	Two per year	100.00
	Three or more per year	250.00/each incident
	After 30 days – late fee	50.00

Ordinances are from 1925 – 1930

	Adult Entertainment:	
3.15.070	Application and renewal fee – adult entertainment business license	250.00 (nonrefundable)
	~~**Rubble Dumps:**~~	
3.31.065	~~License – original~~	~~1,000.00~~
3.31.095	~~License – renewal~~	~~1,000.00~~
	~~**Junk, Salvage, Scrap Processing and Storage Yards:**~~	
3.32.170	~~Up to 5,000 sq. ft.~~ ~~5,001 – 10,000 sq. ft.~~ ~~10,001 – 20,000 sq. ft.~~ ~~20,001 + sq. ft.~~	~~50.00~~ ~~100.00~~ ~~150.00~~ ~~200.00~~
3.32.180	~~Renewal~~	~~Same as original~~
	~~**Juke Boxes and Amusement Devices:**~~	
3.34.060	~~Juke boxes~~	~~10.00 per machine~~
	~~Mechanical amusement devices requiring the deposit of one cent for operation~~	~~10.00 per machine~~
	~~Mechanical amusement devices requiring the deposit of five cents or more for operation~~	~~50.00 per machine~~
	~~Application for distributor's license~~	~~100.00 per year~~

Municipal Code Section	Description of License, Fee, or Permit	Charge
	Pawnbrokers:	
3.44.050	License fee	100.00 per year
3.44.110	Bond & license filing fee	.50 each license 1.00 each bond
	Secondhand Dealers:	
3.52.050	License fee	100.00 per year
	Solicitors License (peddler, transient merchant, handbill)	100.00 six Month 200.00 one year
	~~**Transient Merchants:**~~	
~~3.62.080~~	~~License fee~~	~~100.00 per person/one week per year~~ ~~10.00 each additional week per year~~
	~~**Vehicles for Hire – Taxis:**~~	
~~3.68.060~~	~~Taxicab driver permit~~	~~10.00/first year~~
	~~Renewal~~	~~5.00/year~~

3.58	**Mobile Food Vendor License**	Ordinance 6402
	YEARLY FEE for January - December of current year – due at time of application submission.	100.00/year
	PRO-RATED FEE per month through December of the current year – due at time of application submission.	8.35/month
	C4 Business District – an additional one-hundred dollars shall be paid by a mobile food vendor who will be primarily doing business within boundaries of any C4 Business District. Refer to City zoning map to determine location(s) of C4 Business District	100.00

	Air Pollution Control:	
4.02.020(4)(B)(i)	Prescription Burn Application Fee	200.00

2.08.040 Fees and charges authorized in Title 4.

4.12.020	Administrative fee – assessment of delinquent solid waste bills	5.00
4.12.080	Monitoring/inspection fee – solid waste generated outside Council Bluffs city limits	.50 per ton
4.12.090	Commercial Collection (Annual fee)	$ 40.00/pickups 75.00/packers/ large trucks
4.12.110(A)	Residential Solid Waste Collection and Disposal	$216.00/year April 1, 2021- $240.00/year July 1, 2023 - $252.00/year July 1, 2025 - $264.00/year

Municipal Code Section	Description of License, Fee, or Permit	Charge
4.12.110(C)	Special Residential Solid Waste Collection and Disposal for applicants whose combined gross household income does not exceed the previous year poverty level for a two person household as defined by the U.S. Department of Health & Human Services	$108.00/year April 1, 2021- $120.00/year July 1, 2023 - $126.00/year July 1, 2025 - $132.00/year
4.12.060 A (2)	Contractor Extra bag charge	3.00/bag
4.12.060 A (2) b	Contractor Extra 96-gallon Trash Cart Fee	120.00/annually
4.12.060 A (2) b	Contractor Extra 96-gallon Recycle Cart Fee	60.00/annually
4.12.060 A (11)	Replacement 96-gallon cart	85.00 each
4.12.060 A (11)	Replacement 48-gallon cart	75.00 each
4.12.060 A (12)	Cart Size Exchange	75.00 each
4.12.110 (B)	Late fee for nonpayment	$20.00/billing cycle
4.12.160(c)	Administrative fee for delinquent account	$50.00/account

	Abandoned and Junk Vehicles:	
4.15.060	Administrative fee – abatement/ removal of junk vehicles	$25.00 per vehicle (plus the actual cost of abatement)
	Weed Nuisances and Solid Waste:	
4.19.020	Abatement of weeds/offensive growths and solid waste (plus actual cost of abatement)	
	Size of lot cut 0-10,000 sq. ft. 10,001 – 20,000 sq. ft. 20,001 – 30,000 sq. ft. 30,001 – 40,000 sq. ft. 40,001 – 43,559 sq. ft. 43,560 – 217,779 sq. ft. 217,800 +	 110.00 145.00 180.00 215.00 250.00 285.00 320.00
	Animal Control Fees:	
4.20.030	**Cruel treatment - Impound fee**	250.00

Municipal Code Section	Description of License, Fee, or Permit	Charge
4.20.050	**Tickets/Fees:** **Animal at Large/Impound** First Occurrence Second Occurrence Third Occurrence Fourth Occurrence Subsequent (add per occurrence) Failure to pay within 30 days of issuance – Fines are doubled	 50.00 60.00 70.00 80.00 10.00 (add up to $100)
4.20.060	**Impoundment fee**	40.00
4.20.120	**Appeal Bond**	250.00
4.20.132	**Animal Control Appeal – Processing fee**	100.00
4.20.150	Removal of dead animals from residences	20.00
	Unwanted Animals: Brought in for adoption Picked up during business hours* *Transporting animal within city limits only **Humane Disposal of Animals:** Brought in Picked up during business hours*	 0.00 20.00 0.00 20.00
4.20.230	**Failure to Have License Fee Tickets** 1st Occurrence 2nd Occurrence 3rd Occurrence 4th Occurrence Subsequent Occurrences (add per occurrence) Failure to pay within 30 days of issuance – Fines are doubled	 50.00 60.00 70.00 80.00 10.00 (up to $100)
4.20.240	**Dog Licenses**: Altered Unaltered Late Penalty Duplicate Tag **Cat Licenses** Altered Unaltered Late Penalty Duplicate Tag License for dogs or cats 4-6 months old or new to the community, 50% discount after July 1. For any cat or dog that cannot be altered without extraordinary risk of physical complications because of age or health and for which a licensed vet has verified this condition in writing, the license fee will be that of an altered animal.	 14.00 30.00 15.00 5.00 10.00 22.00 15.00 5.00
4.20.260	**Failure to Display License/Rabies Tag Fee Tickets** 1st Occurrence	 10.00

Municipal Code Section	Description of License, Fee, or Permit	Charge
	2nd Occurrence	20.00
	3rd Occurrence	30.00
	4th Occurrence	40.00
	Subsequent (add per occurrence)	10.00
	Failure to pay within 30 days of issuance – Fines are doubled	
4.20.274	**Cattery License:**	
	Commercial	50.00
	Non-commercial	30.00
	Kennel License:	
	Commercial	50.00
	Non-commercial	30.00
	Hobby Breeder	30.00
4.20.290	**Farm Animal Permit, per year**	75.00
4.32.146	Permit to construct, alter or extend a private sewage disposal system	150.00
4.33.030	Private well	25.00
4.60.040	Hazardous material response:	
	Manpower	40.00 per hour
	Apparatus (utilized)	150.00 per hour
	Apparatus (standby)	100.00 per hour
	Ambulance/Rescue Squad	150.00 per hour
	Command vehicle/Utility truck	60.00 per hour
	Supplies or outside services	Market prices plus 15% admin. fee.
	Mileage (assessed after first 10 miles)	6.00
	Decontamination, repair, replacement, maintenance of equipment, apparatus or supplies	Cost, plus admin. fee
	Small motor fuels – anti-freeze response	100.00
	Fireworks displays	150.00

Recycle Center Fees	**Effective 7-1-23**
Appliance (non-CFC, residential) each	8.00
Appliance (CFC, residential) each	20.00
Appliance (non-CFC, commercial) each	14.00
Appliance (CFC, commercial) each	26.00
Construction debris, per ton Minimum charge	70.00 10.00
Concrete, per ton Minimum charge	35.00 10.00
Electronics, per pound	0.40

Municipal Code Section	Description of License, Fee, or Permit	Charge
	Minimum charge	5.00
	Load fee, per end loader bucket	8.00
	Lumber (clean, unpainted, untreated), per ton Minimum charge	35.00 10.00
	Mulch, landscape, per ton	40.00
	Mulch, landscape, (wholesale) per ton	23.00
	Mulch, lumber, per end loader bucket	8.00
	Tires self-stacked, per ton	300.00
	Tires unstacked, per ton	600.00
	Tires each stacked (light truck and smaller)	4.00
	Tires each unstacked (light truck and smaller)	8.00
	Tree debris and yard waste, per ton Minimum charge	30.00 5.00
	Unload fee (by trailer size)	
	Up to 8'	15.00
	9' to 12'	20.00
	13' to 16'	25.00
	17' to 24'	35.00
	Surcharge on non-secured/non-covered loads	15.00 each load

2.08.050 Fees and charges authorized in Title 5.

5.22.010	**New service charge, rate or rental, inside the city limits:**	
	Rate per hundred cubic feet per month	May 1, 2021 - $3.60/100 cubic ft. July 1, 2022 - $3.90/100 cubic ft. July 1, 2023 - $4.22/100 cubic ft. July 1, 2024 - $4.57/100 cubic ft. July 1, 2025 - $4.95/100 cubic ft.
	Sewer service charge based upon monthly average	
	For residential and commercial users whose total metered water usage is less than 200,000 cubic feet per month, sewer service charges throughout the year will be based on the daily average water usage during the	

Municipal Code Section	Description of License, Fee, or Permit	Charge
	billing periods which most closely correspond with the months November through March.	
	New service charge, rate or rental, outside the city limits:	
	Rate per hundred cubic feet per month	May 1, 2021 - $4.48/100 cubic ft. July 1, 2022 - $4.85/100 cubic ft. July 1, 2023 - $5.25/100 cubic ft. July 1, 2024 - $5.69/100 cubic ft. July 1, 2025 - $6.16/100 cubic ft.
	Sewer service charge based upon monthly average	
	For residential and commercial users whose total metered water usage is less than 2,000 hundred cubic feet per month, sewer service charges throughout the year will be based on the daily average water usage during the billing periods which most closely correspond with the months November through March.	
5.22.020	Flat rate sewerage service charge per month	May 1, 2021 -$28.80/Residential Unit July 1, 2022 - $28.80/ Residential Unit July 1, 2023 - $28.80/ Residential Unit July 1, 2024 - $28.80/ Residential Unit July 1, 2025 - $28.80/ Residential Unit
	Minimum sewerage service charge per month	May 1, 2021 -$12.50/ Residential Unit July 1, 2022 - $13.08/ Residential Unit July 1, 2023 - $13.69/ Residential Unit July 1, 2024 - $14.33/ Residential Unit July 1, 2025 - $15.00/ Residential Unit
5.22.050	Administrative assessment fee for collection of delinquent sewer bills	5.00
5.22.060	Special rates for users who are defined as significant users under the city's pretreatment program based on concentration of raw flow prior to pretreatment shall be as follows:	
	Flow rate (inside city limits):	April 1, 2021 - $3.20/100 cubic ft. July 1, 2022 - $3.46/100 cubic ft.

Municipal Code Section	Description of License, Fee, or Permit	Charge
		July 1, 2023 - $3.73/100 cubic ft. July 1, 2024 - $4.03/100 cubic ft. July 1, 2025 - $4.35/100 cubic ft.
	Flow rate (outside city limits):	April 1, 2021 - $4.52/100 cubic ft. July 1, 2022 - $4.88/100 cubic ft. July 1, 2023 - $5.27/100 cubic ft. July 1, 2024 - $5.69/100 cubic ft. July 1, 2025 - $6.14/100 cubic ft.
	Surcharges (inside city):	
	For biochemical oxygen demand (BOD) over 350 parts per million, by weight	April 1, 2021 - $.291 per pound July 1, 2022 - $.291 per pound July 1, 2023 - $.291 per pound July 1, 2024 - $.291 per pound July 1, 2025 - $.291 per pound
	For suspended solids over 350 parts per million, by weight	April 1, 2021 - $.596 per pound July 1, 2022 - $.596 per pound July 1, 2023 - $.596 per pound July 1, 2024 - $.596 per pound July 1, 2025 - $.596 per pound
	For recoverable oil and grease over 100 parts per million, by weight	April 1, 2021 - $.291 per pound July 1, 2022 - $.291 per pound July 1, 2023 - $.291 per pound July 1, 2024 - $.291 per pound July 1, 2025 - $.291 per pound
	Surcharges (outside city):	
	For biochemical oxygen demand (BOD) over 350 parts per million, by weight	April 1, 2021 - $.375 per pound July 1, 2022 - $.375 per pound July 1, 2023 - $.375 per pound July 1, 2024 - $.375 per pound July 1, 2025 - $.375 per pound
	For suspended solids over 350 parts per million, by weight	April 1, 2021 - $.684 per pound July 1, 2022 - $.684 per pound July 1, 2023 - $.684 per pound July 1, 2024 - $.684 per pound July 1, 2025 - $.684 per pound

Municipal Code Section	Description of License, Fee, or Permit	Charge
	For recoverable oil and grease over 100 parts per million, by weight	April 1, 2021 - $.375 per pound July 1, 2022 - $.375 per pound July 1, 2023 - $.375 per pound July 1, 2024 - $.375 per pound July 1, 2025 - $.375 per pound
5.23.020	Disposal fees for septic tank refuse	$50.00/1,000 gallons

(Ord. 5825 § 1, 2004). (Ord. 6228, 2015). (Ord. 6425, 2020) (Ord 6448, 2021)

	Post-Construction Stormwater Control Fee Structure	
6.20	**All Development – Review Fee**	500.00
	Residential <10 acres Minimum Fee Maximum Fee Disturbed Acre Fee	 650.00 2,000 150.00/acre
	Residential >10 acres Minimum Fee Maximum Fee Disturbed Acre Fee	 2,500 7,500 200/acre
	Commercial/Industrial/Mixed Use Minimum Fee Maximum Fee Disturbed Acre Fee	 1,000 7,500 500/acre
Resolution 12-341	**Re-Development** Minimum Maximum Disturbed Acre Fee	 1,000 5,000 500/acre

2.08.060 Fees and charges authorized in Title 9.

9.08.180	Prohibited parking violation	15.00
	After 30 days	20.00
9.36.030	Parking meter fees	
	1/2 hour meters	0.75 per hour
	1-2 hour meters	0.50 per hour
	10 hour meters	0.25 per hour
9.32.120	Leased Parking in Municipal Lots: ~~Scott Street lot, Beno Lot @ Kanesville & Main, Vine Street Lot~~	~~25.00/~~month January 1, 2024 - $40.00 January 1, 2025 - $45.00 January 1, 2026 - $50.00
9.36.090	Parking meter hood fee	5.00 per day per hood
9.36.120	Overtime parking violation	15.00

Municipal Code Section	Description of License, Fee, or Permit	Charge
	After 30 days	20.00

2.08.070 Parks and Recreation fees and charges.

Outdoor Water Park Fees (All fees include tax)	Resolution 20-297
Admission without slide	5.00
Admission with slide	6.00
10 Swim Punch Card (without slide)	40.00
10 Swim Punch Card (slide)	50.00
Individual Season Pass	100.00
Family Season Pass (four or less)	275.00
Additional family member	100.00
Family night-per person	4.00
Swim Lessons:	30.00
Pool Rental – Pirate Cove Water Park (up to 30 people)	275.00
Pool Rental – Katelman Water Park (up to 30 people)	250.00
Adult Softball (Team Fee)	
Fee per game scheduled	25.00
Youth Sports (Individual Fee)	45.00
Non-CBRC Field Rental Fees	
Baseball and softball fields	60.00/field/day (no team fees)
Lights	35.00/day
Council Bluffs Recreation Complex Rental Fees	
Baseball/Softball	
Fields #1--6, 10	75.00/day
Fields #7, 8, 9	80.00/day
Adult use (out of high school)	
Baseball/Softball Fields	80.00/day
Baseball/Softball Fields #1-10	
Single game, non-league, non-repeating use only	30.00
Baseball/Softball--Lights	
Fields 1--4	35.00/day
Fields 5--6	25.00/day
Fields 7--10	65.00/day

Municipal Code Section	Description of License, Fee, or Permit		Charge
Tournament Fee			
1-5 Fields/day			360.00/day
6+ Fields/day			720.00/day
Baseball/Softball Fee for Premium Usage Dates (CWS dates)			$5000 Lump Sum
Soccer Fields			
U12 13/14			80.00/field/day
U10			55.00/field/day
U8			45.00/field/day
U6			35.00/field/day
Soccer Team Fee			16.50/team
Tournament Soccer Fee			550.00
Field Reconfiguration Fee			500.00
CBSC Game Fee			16.50/game
SIFL Game Fee			40.00/game
Practice Permits			
Baseball/softball fields			6.00/hr.
Entire soccer/football field			12.00/hr.
For non-parks and recreation league teams, fees are:			
Youth Tennis Lessons (6 Sessions)		Individual	45.00
Soccer Mini-Pitch		Team Fee	70.00
Pickleball			
Pickleball League – Individual			35.00
Pickleball added Instruction			20.00
Pickleball - Team			220.00
Youth Pickleball Lessons (ages 8-18)			40.00/6 sessions
Adult Pickleball Lessons (Ages 19+)			60.00/6 sessions
Park Shelters			25.00 per hour
Bayliss Park Rental Fees			
1 Quadrant of Bayliss Park			50.00/hr
Full Park – Full Day			1,600.00
Full Park – Half Day			800.00

* In addition to these fees, for some events the Director of Parks and Recreation shall collect a security deposit along with the permit fees to cover any negative impact an event may have on the park or its improvements. Proof of insurance may be required if deemed appropriate by the director.

Municipal Code Section	Description of License, Fee, or Permit	Charge
Tom Hanafan River's Edge Park Rental Fees		
Rental Fees		**All Day Rate**
Entire Park (Includes great lawn and amphitheater)		2,000.00
¼ Park (Great lawn)		500.00
Pavilion – Weekday (Monday through Thursday)		
Entire Facility (hourly)		125.00
Entire Facility (All-day; over 4 hours)		650.00
Pavilion – Weekend (Friday through Sunday)		
Entire Facility (hourly)		150.00
Entire Facility (All-day; over 4 hours)		850.00
Other Fees (Direct, in park costs to be charged)		
City Labor any service requiring additional labor will be charges out at current City labor costs.		

The *Use Policy for Tom Hanafan River's Edge Park* outlines the rental policies and specific allocation of the above park fees.

10.02.070	Administrative fee for enforcing and overseeing the removal of solid waste and other nuisances as set forth in Section 1.97.030(11), in addition to actual documented costs	110.00
10.20.120	Abandon sewer lateral	
	Address: For new structures	50.00
	Banner	25.00
	Driveway Residential* Commercial/Industrial* *If work involves the roadway, such as saw cutting or milling, add $10.00 to the fee	 50.00 90.00
	Excavation: Behind back of curb* *If work involves sidewalk *If work involves driveway approach In roadway – each location	 75.00 Add 25.00 Add 25.00 150.00
	Sidewalk	40.00
	Fiber Optic Network	
	Permit Application – includes up to 1,000 LF of fiber optic	350.00
	Additional installation per 1,000 LF including fiber optic cable, with conduit and necessary appurtenances	275.00/1,000 LF
	Single Service Fiber User Connection	150.00 ea
	Small Wireless Facilities: Annual Attachment fee for City owned poles	 150.00 ea.

Municipal Code Section	Description of License, Fee, or Permit	Charge
	Permit Application – up to five installations* *If more than five	500.00 Add 50.00 ea.
	Truck: Oversize dimensions or overweight One time trip Annual Commercial vehicle or tractor in residential area	 25.00 250.00 50.00
	Miscellaneous work in right-of-way License to occupy Communications License Agreement	45.00 100.00 1000.00/annual
10.44.020	Moving contractor (new & renewal)	100.00
10.44.040	Moving permit fee – 100% of the permit fee charges for the estimated cost of new building or structure of similar construction for both locations Moving permit fee – Type "J" buildings	 150.00
12.03.010	Aerosol products – to store level 2 or 3 products in excess of 500 lbs.	20.00
	Outside tire storage – to store tires outside in excess of 1,000 cubic feet	25.00
	Flammable or combustible liquid pipeline – to repair or modify a pipeline	25.00
	To line an underground fuel tank – Installation fees For each tank: 0 – 6,000 gallons 6,001 – 20,000 gallons 20,001 – 50,000 gallons 50,001 – 200,000 gallons 200,001 – 1,000,000 gallons 1,000,001 gallons ore more	 25.00 40.00 75.00 100.00 150.00 275.00
	Removal of underground storage tanks Each additional tank on same site	30.00 15.00
	Storage of flammable liquids, compressed and liquefied gas systems: 1,000 – 3,000 gallons 3,001 – 30,000 gallons 30,001 – 60,000 gallons 60,001 – 100,000 gallons 100,001 – 300,000 gallons 300,001 gallons or more	 25.00 30.00 60.00 75.00 125.00 225.00
	Retail dealers in flammable liquids, combustible/explosive materials or public garages: Acetylene torch or propane torch:	

Municipal Code Section	Description of License, Fee, or Permit	Charge
	Over 10 pounds Each addition	15.00 5.00
	Pedestalator or outlet service pump Each addition	10.00 3.00
	Ammunition – to store or sell small arms ammunition	15.00
	Calcium carbide – to store over 100 pounds	15.00
	Chemicals – to store over 250 gallons of hazardous chemicals	25.00
	Dry cleaners – to operate	40.00
	Laundromats – to operate	40.00
	Finishing shop, including painting, spraying, and dipping, storing more than 5 gallons of flammable finish - to operate	40.00
	Public garages – including car washes to operate/per bay Oil dealers – to operate	10.00 15.00
	Paint dealers – to operate	30.00
	To operate and maintain a refrigeration system containing more than 20 pounds of refrigerant	15.00
	Lumber yards – to operate	100.00
	Tent sales – to operate	35.00
	Grain elevators to operate	160.00
	Fireworks Display (per day)	150.00

13.01.030	Temporary License – Fee (temporary)	150.00 (one year)
13.03.030	**Board of Appeals** Administrative filing fee per appeal	 50.00
13.05.020	**Demolition of Buildings and Structures** Demolition Permit Principal Structure Accessory Structure	 100.00 50.00
13.05.090	Demolition Contractor License	100.00
13.07.100	**General Contractor Licensing** General Contractor – biennial – Class A Building Contractor – biennial – Class B	 150.00 150.00

Municipal Code Section	Description of License, Fee, or Permit	Charge
	Residential Contractor – biennial – Class C	100.00
	Class D & E	100.00
	Moving Contractor – biennial	100.00
	Sign Contractor – biennial	100.00
	Utility Contractor – biennial	100.00
	Siding – biennial (Residential)	100.00
	Window – biennial (Residential)	100.00
	Retaining Walls – biennial (Residential)	100.00
	Grading - biennial	100.00
	One Job License	
	General Contractor – per job – Class A	1,000.00
	Building Contractor – per job – Class B	500.00
	Residential Contractor – per job – Class C	400.00
	Class D & E	150.00
	ONE JOB LICENSE – per job	150.00
	Certificate Fee	
	The fee for inspection and a certificate of occupancy for a change in group occupancy/use (if not part of a current active building permit).	150.00
13.07.120	Penalty for late renewals	20.00 per month for a maximum of three months
	Utility Contractor Exam	50.00/test
13.07.175	Landlord Registration – work done in rental units	100.00/two year period
13.08.100	**Building Permit Fees:** Total valuations:	
	$1.00 - $500.00	$23.50
	501.00 to 2,000.00	$23.50 for the first $500 + $3.05 for each additional $100.00 or fraction thereof, to an including $2,000.00
	2,001.00 - 25,000.00	$69.25 for the first $2,000 plus $14.00 for each additional $1,000 or fraction thereof, to and including $25,000.00
	25,001.00 – 50,000.00	$391.75 for the first $25,000 plus $10.10 for each additional $1,000 or fraction thereof, to and including $50,000.00

Municipal Code Section	Description of License, Fee, or Permit	Charge
	50,001.00 – 100,000.00	$643.75 for the first $50,000 plus $7.00 for each additional $1,000 or fraction thereof, to and including $100,000.00
	100,001.00 – 500,000.00	$993.75 for the first $100,000 plus $5.60 for each additional $1,000 or fraction thereof, to and including $500,000.00
	500,001.00 – 1,000.000.00	$3233.75 for the first $500,000 plus $4.75 for each additional $1,000 or fraction thereof to an including $1,000,000.00
	1,000,000.00 and up	$5,608.75 for the first $1,000,000.00 plus $3.95 for each additional $1,000 or fraction thereof
	Permit Fee Multiplier	Based on International Code Council Building Valuation Data Report
	Fees (One and Two Family Dwellings and accessory structures only):	
	Roofing-Siding-Window Replacement (Combo) Any combination of Two Replacement Replacement of any one of the three Fences in Non-Residential District Fence in Non-Residential District that exceed 1500 linear feet Fence in Residential District Retaining wall (Resolution 22-90)	75.00 50.00 30.00 50.00 Based on valuation 30.00 Based on valuation
13.08.370	**Sign permit fees** Anything above 100 square feet	50.00 3.00 per square foot
	Building Other Inspections and Fees:	

Municipal Code Section	Description of License, Fee, or Permit	Charge
	Inspections outside normal business hours per hour (minimum charge 2.5 hours)	123.00/hour
	Re-inspection fees assessed under provisions of Section 13.01.305.8, per Inspection	123.00/hour
	Inspections for which no fee is specifically indicated (minimum charge one hour)	123.00/hour
	Additional plan review required by changes, additions, or revisions (minimum charge one hour)	123.00/hour
	For use of outside consultants for plan review and inspections	Actual Costs*
	*Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	
13.09.070	**Mechanical Code Permit Fees:**	
	Permit issuance fee	23.50
	For the issuing of each supplemental permit for which the original permit has not expired, been cancelled, or finaled	7.50
	Unit Fee Schedule:	
	(Note: The following do not include permit-issuing fee)	
	Furnace & Heat Pumps –	
	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	14.80
	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	18.20
	For the installation or relocation of each floor furnace, including vent	14.80
	For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	14.80
	Appliance Vents –	
	For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit	7.25
	Repairs or Additions –	
	For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code	13.70
	Boilers, compressors, Absorption Systems and Air Conditioning –	14.70
	For the installation or relocation of each boiler or compressor up to and including 3 ton horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	27.15

Municipal Code Section	Description of License, Fee, or Permit	Charge
	For the installation or relocation of each boiler or compressor over 3 ton horsepower (10.6 kW) to and including 15 ton horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	37.25
	For the installation or relocation of each boiler or compressor over 15 ton horsepower (52.7 kW) to and including 30 ton horsepower (105.5 kW), or each absorption system of 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/(293.1 kW)	55.45
	For the installation or relocation of each boiler or compressor over 30 ton horsepower (105.5 kW) to and including 50 ton horsepower (176 kW), or each absorption system of 1,000,000 Btu/h (291.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	92.65
	For the installation or relocation of each boiler or compressor over 50 ton horsepower (176 kW) or each absorption system over 1,750,000 Btu/h (512.9 kW)	10.65
	Air Handlers –	
	For each air-handling unit up to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto	18.10
	(Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code)	10.65
	For each air-handling unit over 10,000 cfm (4719 L/s)	7.25
	Evaporative Coolers –	
	For each evaporative cooler other than portable type	10.65
	Ventilation and Exhaust –	
	For each ventilation fan connected to a single duct	10.65
	For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	18.20
	For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	14.50
	Incinerators –	
	For the installation or relocation of each domestic-type incinerator	10.65
	For the installation or relocation of each commercial or industrial-type incinerator	30.00
	Miscellaneous –	
	For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which the fee is listed in the table	123.00
	Restoration of Gas Service	123.00
	Mechanical Other Inspections and Fees:	123.00
	Inspections outside normal business hours per hour (minimum charge 2.5 hours)	
	Re-inspection fees assessed under provision of Section 305.8, per Inspection	
	Inspections for which no fee is specifically indicated per hour (minimum charge one hour)	

Municipal Code Section	Description of License, Fee, or Permit	Charge
	Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum charge one hour)	123.00
	Mechanical Permit Fees (Industrial and Large Commercial with Valuation of $5,000,000 or more):	
	For the issuance of each mechanical permit	23.50
	For the issuing of each supplemental permit for which the original permit has not expired, been cancelled, or finaled	7.50
	System Fee Schedule:	
	Steam or Hydronic Heating System sized by million Btu/hour (MBH)	2.86
	Radiant Floor Heating System sized by million Btu/hour (MBH)	3.81
	Chilled Beam Cooling System sized by million Btu/hour (MBH)	2.86
	Underfloor Air Distribution System sized by cubic feet per minute (CFM)	0.03
	Geothermal Well System sized by each (EA)	28.60
	Variable Refrigerant Flow System sized by million Btu/hour (MBH)	14.30
	Process Fluid System (Air, Natural Gas, Vacuum, DI Water, RO Water, Nitrogen, Medical Gas) sized by square footage (SF)	2.86
	Fuel Oil and Gas Dispensing System or Standby System sized by gallon capacity (GAL)	14.30
	Refrigerant System for Commercial Kitchen Coolers and Freezers sized by million Btu/hour (MBH)	14.30
	Vehicle Exhaust System sized by million Btu/hour (MBH)	0.14
	Welding Exhaust System sized by million Btu/hour (MBH)	0.14
	Industrial Dust Collector System sized by million Btu/hour (MBH)	0.03
	Unit Fee Schedule:	
	(Note: The following do not include permit issuing fee)	
	Chiller (water-cooled, air-cooled, absorption) sized by tons (Tons)	2.86
	Cooling Tower (natural draft, mechanical draft) sized by tons (Tons)	2.86
	Unitary Evaporative Cooler sized by tons (Tons)	2.86
	Packaged AC Unit/Heat Pump with Integral Gas Furnace sized by tons (Tons)	5.72
	Ductless Split AC Unit/Heat Pump sized by tons (Tons)	5.72
	Ducted Split DX AC Unit/Heat Pump without Forced Air Furnace sized by tons (Tons)	7.15
	Computer Room AC Unit Water-Cooled sized by tons (Tons) CRAH	7.15
	Computer Room AC Unit Refrigerant Cooled (remote condenser) sized by tons (Tons) CRAC	14.30

Municipal Code Section	Description of License, Fee, or Permit	Charge
	Gas or Fuel Oil Fired Boiler (Water or Steam) sized by million Btu/hour (MBH)	0.57
	Electric Boiler sized by kilowatts (kW) sized by million Btu/hour (MBH)	0.57
	Gas-Fired or Infrared Unit Heater sized by million Btu/hour (MBH)	0.36
	Electric Unit Heater and Electric Radiators sized by million Btu/hour (MBH)	0.36
	Steam Humidifier sized by square footage (SF)	0.29
	Central Station or Built-Up Air Handling Unit sized by cubic feet per minute (CFM)	0.10
	Terminal Unit (VAV, CV, PIU, WSHP, etc.) sized by each (EA)	28.60
	Fan Coil Unit sized by each (EA)	28.60
	Commercial Kitchen Hood sized by each (EA)	28.60
	Commercial Kitchen Hood Make-up Unit sized by each (EA)	57.20
	Exhaust Fans with Ductwork sized by each (EA)	57.20
	Exhaust Fans without Ductwork sized by each (EA)	28.60
	Outdoor Air Supply Fan sized by each (EA)	28.60
	Smoke Control and Refrigerant Exhaust Fan sized by each (EA)	57.20
	Exhaust Hood (non-laboratory) sized by each (EA)	57.20
	Laboratory Fume Hood Cabinet sized by each (EA)	57.20
	Miscellaneous – For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which the fee is listed in the table sized by each (EA)	143.00
	Mechanical Other Inspections and Fees:	
	Inspections outside of normal business hours per hour (minimum charge 2.5 hours)	286.00*
	Re-inspection fees assessed under provisions of Section 305.8, per Inspection	286.00*
	Inspections for which no fee is specifically indicated per hour (minimum charge one hour)	286.00*
	Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge one hour)	286.00*
	*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	
13.12.060	**Plumbing Code Permit Fees:**	
	For the issuance of each plumbing permit	23.50
	For the issuing each supplemental permit for which the original permit has not expired, been cancelled, or finaled	7.50
	Unit Fee Schedule:	

Municipal Code Section	Description of License, Fee, or Permit	Charge
	(Note: the following do not include permit-issuing fee)	
	Fixtures and Vents –	
	For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage, piping, and backflow protection thereof)	9.80
	For repair or alteration of drainage or vent piping, each fixture	4.75
	Sewers, Disposal Systems and Interceptors:	
	For each building sewer and water service and each trailer park sewer and water service	24.65
	For each cesspool	37.25
	For each private sewage disposal system	74.50
	For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps	19.90
	Rainwater systems – per drain	9.80
	Water Piping and Water Heaters –	
	For installation, alteration, or repair of water piping or water-treating equipment, or both, each	4.75
	For each water heater, including vent	12.30
	For vents only, see **Mechanical Permit Fees**	
	Gas Piping Systems –	
	For each piping system of one to five outlets	6.15
	For each additional outlet over five, each	1.20
	Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices –	
	For each lawn sprinkler system on any one meter, including backflow protection devices thereof	14.80
	For atmospheric-type vacuum breakers or backflow protection devices not included in **Fixtures and Vents**:	
	1 to 5 devices	12.30
	Over 5 devices, each	2.25
	For each backflow-protection device other than atmospheric-type vacuum breakers:	
	2 inches (50.8 mm) and smaller	12.30
	Over 2 inches (50.8 mm)	24.65
	Swimming Pools –	
	For each swimming pool or spa (in ground):	
	Public pool	91.25
	Public spa	60.75
	Private pool	60.75
	Private spa	30.25
	Miscellaneous –	9.80
	For each appliance or piece of equipment regulated by the Plumbing Code but not classed in other appliance categories, or for which no other fee is listed in this code	30.00
	Restoration of Gas Service	

Municipal Code Section	Description of License, Fee, or Permit	Charge
	Plumbing Other Inspections and Fees:	
	Inspections outside normal business hours per hour (minimum charge 2.5 hours)	123.00
	Re-inspection fees assessed under provisions of Section 305.8, per Inspection	123.00
	Inspections for which no fee is specifically indicated per hour (minimum charge one hour)	123.00
	Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum charge one hour)	123.00
	Plumbing Permit Fees (Industrial and Large Commercial with Valuation of $5,000,000 or more):	23.50
	For the issuance of each plumbing permit	
	For the issuing of each supplemental permit for which the original permit has not expired, been cancelled, or finaled	7.50
	System Fee Schedule:	
	Domestic Supply Piping System sized by peak gallons per minute (GPM)	2.86
	Domestic Drain Piping System sized by peak gallons per minute (GPM)	2.86
	Stormwater Piping System sized by peak gallons per minute (GPM)	2.86
	Reverse Osmosis/Deionized Water System sized by peak gallons per minute (GPM)	5.72
	Pool Filtration System sized by peak gallons per minute (GPM)	5.72
	Process Vacuum System sized by horsepower of vacuum pump (HP)	28.60
	Solar Water Heating System sized by number of solar panels (EA)	14.30
	Rain Water System sized by capacity of system in gallons (GAL)	2.86
	Gas Piping System sized by million Btu/hour (MBH)	2.86
	Irrigation System sized by number of sprinkler heads (EA)	5.72
	Unit Fee Schedule:	
	(Note: The following do not include permit issuing fee)	
	Fixtures and Vents –	
	For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection thereof) sized by each (EA)	5.72
	For repair or alterations of drainage or vent piping, each fixture (EA)	5.72
	Sewers, Disposal Systems and Interceptors –	
	For each cesspool sized by each (EA)	286.00
	For each private sewage disposal system sized by each (EA)	286.00

Municipal Code Section	Description of License, Fee, or Permit	Charge
	For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps sized by each (EA)	286.00
	Water Heaters –	
	Potable Water Heat Exchanger sized by gallon per minute (GPM)	1.43
	Commercial Gas-Fired Water Heater sized by tank capacity in gallons (GAL)	1.43
	Commercial Electric Water Heater sized by tank capacity in gallons (GAL)	1.43
		1.43
	Residential Gas-Fired Water Heater sized by tank capacity in gallons (GAL)	1.43
	Residential Electric Water Heater sized by tank capacity in gallons (GAL)	1.43
	Instantaneous, Point of Use, Electric Water Heater sized by gallon per minute (GPM)	5.72
	Backflow Preventer sized by each (EA)	57.20
	Domestic Water Booster Pump sized by horsepower of pump (HP)	11.44
	Gray Water Lift Station sized by horsepower of pump(s) (HP)	11.44
	Sewage Ejector Pump sized by horsepower of pump(s) (HP)	11.44
	Sump Pumps sized by horsepower of pump(s) (HP)	11.44
	Process Air Compressor sized by horsepower of motor(s) (HP)	11.44
	Water Softener sized by gallon per minute (GPM)	28.60
	Swimming Pools –	
	Public Pool sized by capacity in gallons (GAL)	0.01
	Public Spa sized by capacity in gallons (GAL)	0.06
	Private Pool sized by capacity in gallons (GAL)	0.01
	Private Spa sized by capacity in gallons (GAL)	0.11
	Miscellaneous –	
	For each appliance or piece of equipment regulated by the Plumbing Code but not classed in other appliance categories, or for which the fee is listed in this code sized by each piece of equipment (EA)	14.30
	Plumbing Other Inspections and Fees:	
	Inspections outside of normal business hours per hour (minimum charge 2.5 hours)	286.00*
	Re-inspection fees assessed under provisions of Section 305.8, per Inspection	286.00*
	Inspections for which no fee is specifically indicated per hour (minimum charge one hour)	286.00*
	Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge one hour)	286.00*
13.16.120	**Electrical Code Permit Fees**:	
	For the issuance of each electrical permit	23.50

Municipal Code Section	Description of License, Fee, or Permit	Charge
	For the issuing of each supplemental permit for which the original permit has not expired, been cancelled, or finaled	7.50
	System Fee Schedule: *(Note: the following do not include permit issuing fee)*	
	New Residential Buildings – The following fees shall include all wiring and electrical equipment or on each building, or other electrical equipment on the same premises constructed at the same time.	
	Multifamily. For new multifamily buildings (apartments and condominiums) having three or more dwelling units, constructed at the same time, not including the area of garages, carports and accessory building, per square foot (0.09m²)	0.050
	Single – and two-family. For new single – and two-family residential buildings constructed at the same time and not including the area of garages, carports, and accessory buildings, per square foot (0.09m²)	0.056
	For other types of residential occupancies and for alterations, additions, and modifications to existing residential buildings, use either the Unit Fee Schedule or per square foot calculation for the appropriate category.	
	Private Swimming Pools – For new private, in-ground swimming pools for single-family and multifamily occupancies, including a complete system of necessary branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment directly related to the operation of a swimming pool, each pool	49.50
	Carnivals and Circuses – Carnivals, Circuses, or other traveling shows or exhibitions utilizing transportable-type rides, booths, displays, and attractions.	
	For electrical generators and electrically driven rides, each	23.50
	For mechanically driven rides and walk-through attractions or displays having electrical lighting, each	7.25
	For a system of area and booth lighting, each	7.25
	For permanently installed rides, booths, displays, and attractions, use the Unit Fee Schedule	
	Temporary Power Service – For a temporary service pole or pedestal, including all pole or pedestal-mounted receptacle outlets and appurtenances, each	23.50
	For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lights, Christmas tree sales lots, fireworks stands, etc., each	12.50
	Unit Fee Schedule: *(Note: the following do not include permit-issuing fee)*	

Municipal Code Section	Description of License, Fee, or Permit	Charge
	Receptacle, Switch and Lighting Outlets –	
	For receptacle, switch, light or other outlets at which current is used or controlled, except services, feeders, and meters:	
	First 20 fixtures, each	1.10
	Additional fixtures, each	0.73
	(Note: For multioutlet assemblies, each 5 feet (1524 mm) or fraction thereof may be considered as one outlet)	
	Lighting Fixtures –	
	For lighting fixtures, sockets or other lamp-holding devices:	
	First 20 fixtures, each	1.10
	Additional fixtures, each	0.73
	For pole or platform-mounted lighting fixtures, each	1.10
	For theatrical-type lighting fixtures or assemblies, each	1.10
	Residential Appliances –	
	For fixed residential appliances or receptacles outlets for same, including wall-mounted electrical ovens; counter-mounted cooking tops; electric ranges; self-contained room, console, or through-wall air conditions; space heaters; food waste grinders; dishwashers; washing machines; water heaters; clothes dryers; or other motor-operated appliances not exceeding 1 horsepower (HP) (746 W) in rating, each	4.75
	(Note: For other types of air-conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus)	
	Nonresidential Appliances –	
	For nonresidential appliances and self-contained factory-wired nonresidential appliances not exceeding 1 horsepower (HP), kilowatt (kW), or kilovolt-ampere (kVA) in rating, including medical and dental devices; food, beverage, and ice cream cabinets; illuminated show cases; drinking fountains; vending machines; laundry machines; or other similar types equipment, each	4.75
	(Note: For other types of air-conditioners and other motor-driven appliances having larger electrical ratings, see Power Apparatus)	
	Power Apparatus –	
	For motors, generators, transformers, rectifiers, synchronous converters, capacitators, industrial heating, air conditioners and heat pumps, cooking or baking equipment and other apparatus, as follows:	
	Rating in horsepower (HP), kilowatts (kW), kilovolt-amperes (kVA) or kilovolt-amperes-reactive (kVAR):	
	Up to and including 1, each	4.75
	Over 1 and not over 10, each	12.30
	Over 10 and not over 50, each	24.60
	Over 50 and not over 100, each	49.50
	Over 100, each	74.50
	(Note:	

Municipal Code Section	Description of License, Fee, or Permit	Charge
	1. *For equipment or appliances having more than one motor, transformer, heater, etc. the sum of the combined ratings may be used.* 2. *These fees include all switches, circuit breakers, contactors, thermostats, relays, and other directly related control equipment.)*	
	Busways – For trolley and plug-in-type busways, each 100 feet (30 480 mm) or fraction thereof *(Note: An additional fee is required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in-type busways) A fee is not required for portable tools.*	7.25
	Sign, Outline Lighting and Marquees – For signs, outline lighting systems or marquees supplied from one branch circuit, each For additional branch circuits within the same sign, outline lighting system or marquee, each	24.60 4.75
	Services – For services of 600 volts or less and not over 200 amperes in rating, each charge For services of 600 volts or less and over 200 amperes to 1,000 amperes, each For services over 600 volts or over 1,000 amperes in rating, each	30.50 62.15 124.50
	Solar – For residential home solar panel systems mounted to both the roof and ground	100.00
	Miscellaneous Electrical Apparatus Conduits and Conductors - For electrical apparatus, conduits, and conductors for which a permit is required but for which no fee is herein set forth *(Note: this fee is not applicable when a fee is paid for one or more services, outlets, fixtures, appliances, power apparatus, busways, signs or other equipment)*	18.20 30.00
	Restoration of Electrical Service	
	Electrical Other Inspections and Fees: Inspections outside normal business hours per hour (minimum charge 2.5 hours) Re-inspection fees assessed under provisions of Section 305.8, per Inspection Inspections for which no fee is specifically indicated per hour (minimum charge one hour) Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum charge one hour)	123.00 123.00 123.00 123.00
	Electrical Permit Fees (Industrial and Large Commercial with Valuation of $5,000,000 or more):	

Municipal Code Section	Description of License, Fee, or Permit	Charge
	For the issuance of each electrical permit	23.50
	For the issuing of each supplemental permit for which the original permit has not expired, been canceled, or finaled	7.50
	System Fee Schedule:	
	Ventilation Equipment sized by horsepower (HP)	9.53
	Heating Equipment sized by kilowatts (kW)	11.44
	Pumps (P) sized by horsepower (HP)	8.17
	Variable Air Volume Devices (VAV) per unit	40.00
	Emergency Electrical System Generators sized by kilowatts (kW)	1.14
	Equipment Grounding Inspection sized by exothermic or mechanical terminations	2.50
	Building Lightning Protection Inspection sized by exothermic or mechanical terminations	2.50
	Temporary Power Service	286.00
	For a temporary service pole or pedestal, including all pole or pedestal-mounted receptacle outlets and appurtenances, sized by amps (AMPS)	
	For a temporary distribution system and temporary lighting and receptacle outlets for construction sites, decorative lights, Christmas tree sales lots, fireworks, etc., sized by amps (AMPS)	
	Unit Fee Schedule:	
	(Note: The following do not include permit issuing fees)	
	120 volt Outlets per outlet	7.00
	Light Fixtures sized per fixture	5.00
	Transformers sized by kilovolt-amps (kVA)	0.76
	Motor Control Centers sized by amps (AMPS)	0.95
	Sub-panels sized by amps (AMPS)	0.57
	Industrial Appliances/Devices/Machinery –	
	For fixed Appliances/Devices/Machinery sized by kilowatts (kW)	1.14
	Busways –	
	For trolley and plug-in-type busways, sized by amps (AMPS)	1.43
	(Note: An additional fee is required for lighting fixtures, motors and other appliances that are connected to trolley and plug-in-type busways. A fee is not required for portable tools.)	
	Solar –	
	For commercial and instrustrial building solar panel systems mounted to both the roof and ground	250.00
	Signs, Outline Lighting and Marquees –	
	For signs, outline lighting systems or marquees sized by amps (AMPS)	19.07
	Services –	
	Meter Loop & Service sized by Amps	0.95

Municipal Code Section	Description of License, Fee, or Permit	Charge
	Miscellaneous Apparatus, Conduits, and Conductors – For electrical Apparatus, conduits, and conductors for which a permit is required by for which no fee is herein set forth, sized by circuit amps (AMPS) *(Note: the fee is not applicable when a fee is paid for one or more service, outlets, fixtures, appliances, power apparatus, busways, signs, or other equipment.)*	14.30
	Electrical Other Inspections and Fees: Inspections outside of normal business hours per hour (minimum charge 2.5 hours) Re-inspection fees assessed under provisions of Section 13.01.305.8, per Inspection Inspections for which no fee is specifically indicated per hour (minimum charge one hour) Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum charge one hour) *Or the hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	 286.00* 286.00* 286.00* 286.00*
13.17.210	License/registration: biennial Electrical Contractor – active Electrical Contractor – inactive Honorary (retired) Contractor Journeyman Electrical Temporary Journeyman (for 4 months – renewal same) Honorary (retired) Journeyman Residential Wireman Maintenance Electrician Apprentice Electrician	 150.00 70.00 20.00 50.00 50.00 10.00 50.00 50.00 20.00
13.18.050	Factory Built Structures Set down fee Penalty (set down without permit)	 20.00 40.00
13.18.070	Electrical hook-up fee	20.00
13.18.080	Plumbing hook-up fee	20.00
13.18.085	Mechanical hook-up fee	20.00
13.18.090	Utility hook-up fee	20.00
13.33.050(K)	**Grading and Excavation Permit Fees** Less than 50 cubic yards 50 cubic yards or more/per CY* On-site only Hauled outside city limits Hauled from outside city limits to site Hauled from one site within city limits	 40.00 0.05 0.10 0.15 0.10

Municipal Code Section	Description of License, Fee, or Permit	Charge
	*Permit issuance fee	25.00
14.03.060	Text amendment to subdivision ordinance	500.00
14.05.030	Application for property line adjustment	200.00
14.06.030	Application for parcel split	200.00
14.07.010	Application for re-subdivision	300.00 + $5.00 per lot
14.08.030	Application for minor subdivision (final plat)	300.00 + $5.00 per lot
14.09.020	Application for major subdivision (final plat)	300.00
14.10.020	Application for cluster subdivision (final plat)	300.00
14.11.020	Application for preliminary subdivision review	500.00 + $5.00 per lot
14.11.060	Preliminary plan variance request	250.00/variance
14.12.060	Review final construction plans-minimum	200.00 + $10.00 per lot??
15.02.060	Zoning change	300.00
	Conditional use	300.00
	Development plan review	500.00 + $10.00 per acre
	Appeal of administrative decision	300.00
	Text amendment to zoning ordinance	500.00
	Urban revitalization application	500.00 + $15.00 per $100,000 in value/maximum $1,500.00
	Zoning variance application	300.00
	Comprehensive plan amendment	400.00
	Targeted Jobs Grant Management	1% of total award per monitoring year up to $1,500/year
	Temporary Use Permit	150.00
	Zoning Compliance/verification letters	50.00
	Workforce Housing Tax Credit Application Fee	1,000.00 per unit
	Street, alley and public property vacation	200.00
	Acquisition of Alley property: 0-300 square feet 301 – 5,000 square feet Over 5,000 square feet	 75.00 0.15 per square ft. 0.50 per square ft
	Acquisition of street property: 0-300 square feet 301 – 5,000 square feet Over 5,000 square feet	 75.00 0.15 per square ft. 0.50 per square ft.
15.23.025	Parking lot of 10 stalls or less Parking lot greater than 10 stalls	30.00 1.00 per stall

Municipal Code Section	Description of License, Fee, or Permit	Charge
16.09.020	Historic preservation - Certificate of Appropriateness	100.00
	Historic Preservation – Local landmark/historic district review	300.00
17.09.020	**Rental Registration Fee (Annual)** a. Single Family Dwelling b. Two Family Dwelling – Duplex c. Multi Family Dwelling d. Late fee for Non-Registration	 71.00 106.00 51.00 and 35.50 per unit 25.00 per dwelling unit
	*(d.) 25.00 cap	
17.09.030	**Rental Housing Re-Inspection Fee** 2nd Re-Inspection 3rd and Subsequent Re-Inspection No Show fee for missing a scheduled inspection	 100.00 per inspection 100.00 per inspection 100.00
17.11.050	Housing Board of Appeals Filing Fee	50.00
17.15.050	**Vacant Property Registration**	300.00 per year

Resolution 23-304

A Resolution to adopt the current Schedule of Fees for 2023, Version 2, dated November 13, 2023.

WHEREAS, Update of the Schedule of Fees; and

WHEREAS, the City Clerk's office will maintain and update the Schedule of fees and will submit at a minimum an annual update; and

WHEREAS, it would be in the best interest of the City to adopt the current Schedule of Fees.

NOW, THEREFORE, BE IT RESOLOVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:

That the Schedule of Fees attached hereto and entitled Schedule of Fees 2023, Version 2, dated November 13, 2023, is hereby adopted and approved, and a copy shall be maintained and available for inspection in the City Clerk's office.

ADOPTED
AND
APPROVED November 13, 2023

_____
Matthew J. Walsh, Mayor

_____
Jodi Quakenbush, City Clerk

Council Communication

Department: Finance
Case/Project No.:
Submitted by: Finance Department/Danielle Bemis

Resolution 23-305, 23-306, 23-307 and 23-308
ITEM 7.B.

Council Action: 11/13/2023

Description

Resolutions 23-305, 23-306, 23-307 and 23-308 authorizing Interfund Loan approval for FY25 TIF Certifications.

Background/Discussion

According to Iowa Code Section 403.19, a city shall certify to the County Auditor on or before December 1, the amount of loans, indebtedness, or bonds which quality for payment from a Tax Increment Financing (TIF) district for each established urban renewal area. This certification provides for the division of taxes collected attributable to specific projects.

Interfund Loan resolutions included:
Reimbursement from West Broadway TIF for administrative costs estimated to be $690.
Reimbursement from Playland Park TIF for administrative costs, maintenance costs, and expenditures related to the River's Edge Development Project estimated to total $579,132.
Reimbursement from Valley View North TIF for administrative costs of $650.
Reimbursement from New Horizon TIF for administrative costs of $3,417.

Recommendation

Council to approve the resolution authorizing grant appropriation, certificate of indebtedness, and direct the filing of certifications to the County Auditor.

ATTACHMENTS:

Description	Type	Upload Date
Interfund Loan Invoice List	Other	11/2/2023
Resolution 23-305	Resolution	11/7/2023
Resolution 23-306	Resolution	11/7/2023
Resolution 23-307	Resolution	11/7/2023
Resolution 23-308	Resolution	11/7/2023

TIF Certification Invoice List FY2025 Certification

URN Area	Vendor	Code	Check Date	Amount	Check #	Description
Playland	AHLERS & COONEY P.C	A15110-640700	04/10/23	5,950.00	55675	River's Edge WATER Main Analysis
	AHLERS & COONEY P.C	A15110-640700	04/10/23	3,500.00	55675	River's Edge WATER Main Analysis
	AHLERS & COONEY P.C	A15110-640700	06/05/23	304.00	56318	Playland Park Amendment 6
	AHLERS & COONEY P.C	A15110-640700	06/05/23	116.00	56318	Argent DA
	AHLERS & COONEY P.C	A15110-640700	06/19/23	332.00	56465	Broadmoor Development Company
	AHLERS & COONEY P.C	A15110-640700	06/30/23	867.00	56716	Broadmoor Development Company
	AHLERS & COONEY P.C	A15110-640700	06/30/23	884.50	57135	Broadmoor Development Company
				11,953.50	**Playland**	
Valley View North	AHLERS & COONEY P.C	A15110-640700	06/30/23	650.00	56716	Western Ridge Apt DA
				650.00	**Valley View North**	
W. Broadway	AHLERS & COONEY P.C	A15110-640700	06/05/23	50.00	56318	White Lotus DA
	AHLERS & COONEY P.C	A15110-640700	06/30/23	640.00	56716	Broadway Family Dentistry DA
				690.00	**W. Broadway**	
New Horizon	AHLERS & COONEY P.C	A15400-640700	05/14/21	1,272.00	47599	Professional Services
	AHLERS & COONEY P.C	A15400-640700	06/25/21	219.00	48229	Professional Services
	AHLERS & COONEY P.C	A15400-640700	06/25/21	1,446.00	48229	Robert McCarthy DA
	AHLERS & COONEY P.C	A15400-640700	07/09/21	204.00	48409	Robert McCarthy DA
	AHLERS & COONEY P.C	A15400-640700	12/03/21	138.00	50137	Professional Services
	AHLERS & COONEY P.C	A15400-640700	12/03/21	138.00	50137	Robert McCarthy DA
				3,417.00	**New Horizon**	

RESOLUTION NO. 23-305

RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19

WHEREAS, the City of Council Bluffs, Iowa has adopted the West Broadway Urban Renewal Plan, as amended (the "Plan") for the West Broadway Urban Renewal Area (the "Urban Renewal Area") for the purpose of undertaking urban renewal projects, including the projects described as First Ave Multi-Modal Corridor and First Ave Acquisition/Disposition, (the "Fees and costs") within the Urban Renewal Area; and

WHEREAS, the fees and costs is related to the Urban Renewal Area; is described on 2015 Amendment to the West Broadway Urban Renewal Plan page 11 of the Plan; does not exceed the projected fees and cost estimate on 2015 Amendment to the West Broadway Urban Renewal Plan page 11 of the Plan; and, in the judgment of the Council will further one or more of the objectives of the Plan. Therefore, the costs constitute a public use and purpose as provided by Iowa Code Chapters 15A and 403; and

WHEREAS, the City intends to advance or has advanced costs from the General Fund and the First Avenue Capital Projects Fund to pay costs associated with the fees and costs, and thereafter reimburse said fund with tax increment; and

WHEREAS, before approving an urban renewal project for reimbursement with tax increment, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the City to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 before December 1, 2023; and

WHEREAS, the amount of funds advanced or to be advanced for the Project is currently estimated at $690.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Council Bluffs, Iowa, as follows:

Section 1. Pursuant to Ordinance No.87-570 and TIF Ordinance 6283, there has been established the West Broadway Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Council finds the Project to be an Urban Renewal Project as defined in Iowa Code Chapter 403, and further finds that said Project is included in the Plan for the Urban Renewal Area.

Section 2. It is hereby directed that the total costs for the Projects advanced from the General Fund and the First Avenue Capital Projects Fund in order to pay the costs of the Projects shall be treated as an internal loan (the "Loan") from the General Fund and the First Avenue Capital Projects Fund and shall be reimbursed the total actual cost from the Tax Increment Fund.

Section 3. All Project costs to be incurred for the Projects are approved, to be advanced as described in Section 2. The Project is currently estimated to cost approximately $690.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 shall be made by the Council on or before December 1, 2023.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA, this 13th day of November, 2023

_____
Mayor

ATTEST:

_____
City Clerk

RESOLUTION NO. 23-306

RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19

WHEREAS, the City of Council Bluffs, Iowa has adopted the Playland Park Urban Renewal Plan, as amended (the "Plan") for the Playland Park Urban Renewal Area (the "Urban Renewal Area") for the purpose of undertaking urban renewal projects, including the project described as project cost- Playland Park, (the "Project") within the Urban Renewal Area; and

WHEREAS, the Project is located in the Urban Renewal Area; is described on pages 5 and 7 of the Plan Amendment 4; does not exceed the projected Project cost estimate on pages 5 and 7 of the Plan Amendment 4; and, in the judgment of the Council will further one or more of the objectives of the Plan. Therefore, the Project constitutes a public use and purpose as provided by Iowa Code Chapters 15A and 403; and

WHEREAS, the City intends to advance or has advanced costs from the General Fund and the Capital Projects Fund to pay costs associated with the River's Edge Development Project, and thereafter reimburse said fund with tax increment; and

WHEREAS, before approving an urban renewal project for reimbursement with tax increment, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the City to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 before December 1, 2023; and

WHEREAS, the amount of funds advanced or to be advanced for the Project is currently estimated at $579,131.50.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Council Bluffs, Iowa, as follows:

Section 1. Pursuant to Resolution No.16-147 and TIF Ordinance 5766, there has been established the Playland Park Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Council finds the Project to be an Urban Renewal Project as defined in Iowa Code Chapter 403, and further finds that said Project is included in the Plan for the Urban Renewal Area.

Section 2. It is hereby directed that the total costs for the Project advanced from the General Fund and the Capital Projects Fund in order to pay the costs of the River's Edge Development Project shall be treated as an internal loan (the "Loan") from the General Fund and

the Capital Projects Fund and shall be reimbursed the total actual Project cost from the Tax Increment Fund.

Section 3. All Project costs to be incurred for the Project are approved, to be advanced as described in Section 2. The Project is currently estimated to cost approximately $579,131.50.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 shall be made by the Council on or before December 1, 2023.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA, this 13th day of November, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

RESOLUTION NO. 23-307

RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19

WHEREAS, the City of Council Bluffs, Iowa has adopted the Valley View North Urban Renewal Plan, as amended (the "Plan") for Valley View North Urban Renewal Area (the "Urban Renewal Area") for the purpose of undertaking urban renewal projects, including the administrative cost described as Planning, Engineering Fees, Attorney Fees, Administrative and Other Related Costs, (the "Cost") within the Urban Renewal Area; and

WHEREAS, the administrative cost spend is related to the Urban Renewal Area; is described on page 8 of the Plan; does not exceed the projected cost estimate on page 8 of the Plan; and, in the judgment of the Council will further one or more of the objectives of the Plan. Therefore, the administrative cost constitute a public use and purpose as provided by Iowa Code Chapters 15A and 403; and

WHEREAS, the City intends to advance or has advanced costs from the General Fund to pay costs associated with the administrative cost, and thereafter reimburse said fund with tax increment; and

WHEREAS, before approving an urban renewal project for reimbursement with tax increment, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the City to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 before December 1, 2023; and

WHEREAS, the amount of funds advanced or to be advanced for the Project is currently estimated at $650.00.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Council Bluffs, Iowa, as follows:

Section 1. Pursuant to Adoption Ordinance No.22-125 and TIF Ordinance 6496, there has been established the Valley View North Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Council finds the administrative cost spend to be part of an Urban Renewal Project as defined in Iowa Code Chapter 403, and further finds that said Project is included in the Plan for the Urban Renewal Area.

Section 2. It is hereby directed that the total costs for the administrative cost advanced from the General Fund in order to pay the administrative costs shall be treated as an internal loan (the "Loan") from the General Fund and shall be reimbursed the total actual cost from the Tax Increment Fund.

Section 3. All Project costs to be incurred for the Project are approved, to be advanced as described in Section 2. The Project is currently estimated to cost approximately $650.00.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 shall be made by the Council on or before December 1, 2023.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA, this 13th day of November, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

RESOLUTION NO. 23-308

RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19

WHEREAS, the City of Council Bluffs, Iowa has adopted the New Horizon Urban Renewal Plan, (the “Plan”) for New Horizon Urban Renewal Area (the "Urban Renewal Area") for the purpose of undertaking urban renewal projects, including the administrative cost described as Planning, Engineering Fees, Attorney Fees, Administrative and Other Related Costs, (the "Cost") within the Urban Renewal Area; and

WHEREAS, the administrative cost spend is related to the Urban Renewal Area; is described on page 7 of the Plan; does not exceed the projected cost estimate on page 7 of the Plan; and, in the judgment of the Council will further one or more of the objectives of the Plan. Therefore, the administrative cost constitute a public use and purpose as provided by Iowa Code Chapters 15A and 403; and

WHEREAS, the City intends to advance or has advanced costs from the General Fund to pay costs associated with the administrative cost, and thereafter reimburse said fund with tax increment; and

WHEREAS, before approving an urban renewal project for reimbursement with tax increment, it is necessary to make certain findings under Chapter 403; and

WHEREAS, it is the intention of the City to certify the amount of funds advanced for reimbursement under Iowa Code Section 403.19 before December 1, 2023; and

WHEREAS, the amount of funds advanced or to be advanced for the Project is currently estimated at $3,417.00.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Council Bluffs, Iowa, as follows:

Section 1. Pursuant to Adoption Ordinance No.22-125 and TIF Ordinance 6496, there has been established the New Horizon Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area, as amended, are deposited. The Council finds the administrative cost spend to be part of an Urban Renewal Project as defined in Iowa Code Chapter 403, and further finds that said Project is included in the Plan for the Urban Renewal Area.

Section 2. It is hereby directed that the total costs for the administrative cost advanced from the General Fund in order to pay the administrative costs shall be treated as an internal loan (the "Loan") from the General Fund and shall be reimbursed the total actual cost from the Tax Increment Fund.

Section 3. All Project costs to be incurred for the Project are approved, to be advanced as described in Section 2. The Project is currently estimated to cost approximately $3,417.00.

Section 4. Certification for reimbursement under Iowa Code Section 403.19 shall be made by the Council on or before December 1, 2023.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, STATE OF IOWA, this 13th day of November, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

Council Communication

Department: Finance
Case/Project No.:
Submitted by: Finance Department/Danielle Bemis

Resolution 23-309
ITEM 7.C.

Council Action: 11/13/2023

Description

Resolution authorizing for annual certification for Tax Increment Financing Indebtedness.

Background/Discussion

According to Iowa Code Section 403.19, a city shall certify to the County Auditor on or before December 1, the amount of loans, indebtedness, or bonds which quality for payment from a Tax Increment Financing (TIF) district for each established urban renewal area. This certification provides for the division of taxes collected attributable to specific projects.

The following projects require debt certification on or before December 1, 2023 for the collection of TIF funds in Fiscal Year 2025.

West Broadway-2200 W. Broadway, Urban Renewal (URN) Costs
Original 1983 Mall-125 W. Broadway, 103 W. Broadway, Urban Renewal (URN) Costs
Playland Park-Rivers Edge Development Project, 2010C Bonds, Rivers Edge Parking, Noddle Office Building, Rivers Edge Apartments, Parking Garage Maintenance Costs, Parking Garage CAM Agreement, Urban Renewal (URN) Costs
Marketplace-Legacy CB, Iowa Finance Authority Bonds
Bluffs Northway-Walmart
Franklin Ave-Kingsridge Dr.
Bluffs Vision-MAC Ventures
Valley View North-Urban Renewal (URN) Costs
New Horizon-Patrick Cir., Urban Renewal (URN) Costs

Recommendation

Council to approve the resolution authorizing grant appropriation, certificate of indebtedness, and direct the filing of certifications to the County Auditor.

ATTACHMENTS:

Description	Type	Upload Date
TIF Certification Request Summary	Other	11/2/2023
TIF Certification Sheets	Other	11/3/2023
Resolution 23-309	Resolution	11/7/2023

FY25 TIF REQUESTS

	District	TIF Paid To	Final Pymt Year	Comments	FY23 TIF Request	FY24 TIF Request	FY25 TIF Request	
Fund 131	W.Broadway	2012C Bonds Bunge	2025	Done	330,000	300,000	-	
		D&D 10 Yr 80%	2027		52,000	50,000	55,000	
		Echo Building Demo	2024	Done	-	95,800	-	
		Upcoming projects, developer agreements, urban renewal charges	2025	Interfund loan	12,518	16,171	690	
Fund 132	1983 Mall Downtown	Hughes Iron 15 Years 85% MAX $625,000	2027	Done: Reachs MAX in FY24	62,000	25,000	-	
		Sawyer Bldg 15 Years 80% Max 900,000	2032		112,000	59,000	78,000	
		The Rise 15 Years 80% MAX $750,000	2034		77,000	46,000	57,000	
		Additional Vine Street Parking	2025	Interfund Loan - Land purchase, will certify development project in FY26	-	71,517	-	
Fund 135	Metro Crossing	Power Drive Extension	2025	Done - Hit Sunset	-	-	-	
		Promissory Note	2025	Done - Hit Sunset	-	-	-	
		Upcoming projects, developer agreements, urban renewal charges	2025	Done - Hit Sunset	5,849	-	-	Ties to Playland Analysis
Fund 136	Playland Park	Rivers Edge Development Project	2025	Interfund loan	209,942	694,409	362,809	200,000
		GO Bond 2010C	2025		132,000	130,000	64,000	63,756
		Parking Garage	2038		775,369	775,369	775,369	227,399
		Noddle Office Building 20 Yr 75% Max $9,000,000	2040		230,000	255,000	260,000	257,940
		Rivers Edge Apt 18 Yr 75% Max $11,175,000-added 3rd building FY23	2038		484,000	438,000	430,000	424,256
		FY23 Parking Garage Maintenance	2025	Interfund loan	178,329	116,025	90,740	90,740
		FY23 CAM Expenses	2025	Interfund loan	30,000	56,807	113,629	113,629
		Upcoming projects, developer agreements, urban renewal charges	2025	Interfund loan	-	4,155	11,954	11,954
								1,389,674
Fund 138	Market place	IFA & Legacy 90% Max $8,750,000	2029	MAX	928,000	870,000	850,000	
Fund 141	Bluffs Northway	Wal Mart 12 Yr 100% Max $5,000,000	2027	MAX	410,000	405,000	390,000	
Fund 142	Franklin Ave	McCarthy 12 Years 100%	2027	MAX	145,000	150,000	155,000	
Fund 143	Bluffs Vision	MAC Ventures Field House 15 Yr 90%	2034		-	-	-	
		MAC Ventures Hotel 15 Yr 90%	2034		208,000	255,000	255,000	
		MAC Ventures Retail 15 Yr 90%	2034		-	-	-	
Fund 126	Valley View North	Upcoming projects, developer agreements, urban renewal charges	2025	Interfund loan	-	2,963	650	
Need to Add	New Horizon	McCarthy 10 Yr 53.86% and separate 46.14% for LMI Housing	2034	MAX	-	-	60,000	
		Upcoming projects, developer agreements, urban renewal charges	2025	Interfund loan	-	-	3,417	
				Totals	4,382,007	4,816,216	4,013,258	

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: West Broadway 1987

Urban Renewal Area Number: 78029 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **55,690**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: West Broadway 1987

Urban Renewal Area Number: 78029 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1.	D & D This grant requires an annual cerification of debt which is currently estimated to be $55,000. Our intent is to collect 80% of the captured revenue as calculated with certified levy rates for FY25. Parcel # 754426359008 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/13/2023	55,000
2.	Development Reimbursement Certifying $690 for FY25 internal fund loan for URN Consulting. ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/13/2023	690
3.	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
4.	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
5.	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 55,690

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 2

SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: West Broadway 1987

Urban Renewal Area Number: 78029 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
We would like to certify less than the maximum available TIF revenue for the West Broadway Renewal Area.	55,000
The grant for 2200 W. Broadway requires an annual certification of debt which is currently estimated to be $55,000. Our intent is to collect 80% of the captured incremental revenue as calculated with certified levy rates for FY25.	
We are requesting the total certified amount of $690 for internal fund loans related URN Consulting.	690

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Original 1983 Mall

Urban Renewal Area Number: 78001 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **135,000**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Original 1983 Mall

Urban Renewal Area Number: 78001 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1.	125 W. Broadway (Sawyer Building) This grant requires an annual appropriation of debt which is currently estimated to be $78,000. Our intent is to collect 80% of the capture incremental revenue based on FY25 certified levy rates. Parcel # 754425479009 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/13/2023	78,000
2.	103 W. Broadway (The Rise) This grant requires an annual appropriation of debt which is currently estimated to be $57,000. Our intent is to collect 80% of the capture incremental revenue based on FY25 certified levy rates. Parcel # 754425479011 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/13/2023	57,000
3.	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
4.	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
5.	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: **135,000**

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 2

SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Original 1983 Mall

Urban Renewal Area Number: 78001 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
I would like to certify less than the maximum available TIF revenue for the Original 1983 Urban Renewal Area. The grant for 125 W. Broadway requires an annual certification of debt which is currently estimated to be $78,000. Our intent is to collect 80% of the caputured incremental revenue as calculated with certified levy rates for FY25.	78,000
I would like to certify less than the maximum available TIF revenue for the Original 1983 Urban Renewal Area. The grant for 103 W. Broadway requires an annual certification of debt which is currently estimated to be $57,000. Our intent is to collect 80% of the caputured incremental revenue as calculated with certified levy rates for FY25.	57,000

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Council Bluffs Playland Park Urban Renewal (Pott Co District 00015 & 00018)

Urban Renewal Area Number: 78046 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **2,036,697**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Council Bluffs Playland Park Urban Renewal (Pott Co District 00015 & 00018)

Urban Renewal Area Number: 78046 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1.	Rivers Edge Parking This grant requires an annual appropriation of debt which is currently $547,970 Our intent is to collect up to $546,268. Parcel # 754428357005 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/13/2023	547,970
2.	Noddle Office Building This grant requires an annual appropriation of debt which is currently estimated to be $257,940. Our intent is to collect 75% of the capture incremental revenue based on FY25 certified levy rates. Parcel # 754428357001 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/13/2023	257,940
3.	Rivers Edge Apartments This grant requires an annual appropriation of debt which is currently estimated to be $424,256. Our intent is to collect 75% of the capture incremental revenue based on FY25 certified levy rates. Parcel # 754428358001, 754428356006 & 754428358002 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/13/2023	424,256
4.	Rivers Edge Parking This grant requires an annual appropriation of debt which is currently estimated to be $227,399. Our intent is to collect 25% of the capture incremental revenue based on FY25 certified levy rates. Parcel # 754428357001, 754428358001 & 754428356006 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/13/2023	227,399
5.	Development Reimbursement Certifying $579,132 for FY25 internal fund loan including CAM Agreement, URN Consulting, Parking Garage Maintenance Agreement, and River's Edge Development Project ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/13/2023	579,132

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 2,036,697

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 2

SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Council Bluffs Playland Park Urban Renewal (Pott Co District 00015 & 00018)

Urban Renewal Area Number: 78046 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
I would like to cerify the maximum available TIF revenue for the Playland Area Urban Renewal Area.	
We are requesting the maximum captured amount. Our intent is to collect 100% of the captured incremental revenue as calculated with certified levy rate for FY25.	

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Marketplace

Urban Renewal Area Number: 78045 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **850,000**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Marketplace

Urban Renewal Area Number: 78045 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1.	This grant requires an annual appropriation of debt which is currently estimated to be $850,000. We are requesting the maximun amount. Our intent is to collect 100% of the incremental revenue based on FY25 certified levy rates.	11/13/2023	850,000
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
2.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
3.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
4.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
5.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: **850,000**

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 2

SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR
CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Marketplace

Urban Renewal Area Number: 78045 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
This grant requires an annual certification of debt which is currently estimated to be $850,000. We are requesting the maximun captured amount. Our intent is to collect 100% of the captured incremental revenue as calculated with certified levy rates for FY25.	850,000

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested

Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Northway Urban Renewal (Walmart)

Urban Renewal Area Number: 78053 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **390,000**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Northway Urban Renewal (Walmart)

Urban Renewal Area Number: 78053 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1.	A redevelopment agreement requires an annual appropriation of debt which is currently estimated to be $390,000. Our intent is to collect 100% of the captured incremental revenue based on FY25 certified levy rates. Parcel # 754423405001, 754423405002, 754423405003 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/13/2023	390,000
2.	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
3.	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
4.	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
5.	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 390,000

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 2

SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR
CERTIFICATION TO COUNTY AUDITOR
Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Northway Urban Renewal (Walmart)

Urban Renewal Area Number: 78053 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
This redevelopment agreement requires an annual certification of debt which is currently estimated to be	390,000
$390,000. Our intent is to collect 100% of the captured incremental revenue as calculated with certified	
levy rates for FY25.	

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested

Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Franklin Avenue Urban Renewal

Urban Renewal Area Number: 78052 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **155,000**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Franklin Avenue Urban Renewal

Urban Renewal Area Number: 78052 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1.	This grant requires an annual appropriation of debt which is currently estimated to be $155,000. Our intent is to collect 100% of the captured incremental revenue based on FY25 certified levy rates.	11/13/2023	155,000
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
2.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
3.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
4.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
5.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: **155,000**

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 2

SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Franklin Avenue Urban Renewal

Urban Renewal Area Number: 78052 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
This grant requires an annual certification of debt which is estimated to be $155,000. Our intent is to collect 100% of the captured incremental revenue as calculated with certified levy rates for FY25.	155,000

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Vision

Urban Renewal Area Number: 78054 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **255,000**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Vision

Urban Renewal Area Number: 78054 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1.	2501 Bass Pro Drive (Hotel) This grant requires an annual appropriation of debt which is currently estimated to be $255,000. Our intent is to collect 90% of the capture incremental revenue based on FY25 certified levy rates. Parcel # 744403327009 ☐ 'X' this box if a rebate agreement. List administrative details on lines above.	11/13/2023	255,000
2.	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
3.	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
4.	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
5.	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: **255,000**

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 2

SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Bluffs Vision

Urban Renewal Area Number: 78054 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
I would like to certify less than the maximum available TIF revenue for Bluffs Vision Urban Renewal Area.	255,000
The grant for 2501 Bass Pro Drive requires an annual certification of debt which is currently estimated to	
be $255,000. Our intent is to collect 90% of the captured incremental revenue as calculated with certified	
levy rates for FY25. (Hotel)	

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested

Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Valley View North

Urban Renewal Area Number: 78004 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **650**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Valley View North

Urban Renewal Area Number: 78004 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1.	URN Consulting Certifying $650 for FY25 internal fund loan.	11/13/2023	650
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
2.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
3.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
4.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
5.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 650

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 2

SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: Valley View North

Urban Renewal Area Number: 78004 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
We are requesting the total certified amount of $650 for URN Consulting internal fund loan.	650

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

CITY TIF FORM 1 - INDEBTEDNESS CERTIFICATION Cover Sheet

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested

Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: New Horizons

Urban Renewal Area Number: 78055 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **63,417**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: New Horizons

Urban Renewal Area Number: 78055 (Use five-digit Area Number Assigned by the County Auditor)

	Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1.	This grant requires an annual appropriation of debt which is currently estimated to be $60,000. Our intent is to collect 100% of the captured incremental revenue based on FY25 certified levy rates.	11/13/2023	60,000
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
2.	URN Consulting Certifying $3,417 for FY25 internal fund loan.	11/13/2023	3,417
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
3.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
4.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
5.			
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 63,417

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

CITY TIF FORM 2

SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Council Bluffs County: Pottawattamie

Urban Renewal Area Name: New Horizons

Urban Renewal Area Number: 78055 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
This grant requires an annual appropriation of debt which is currently estimated to be $60,000. Our intent is to collect 100% of the captured incremental revenue based based on FY25 certified levy rates.	60,000
We are requesting the total certified amount of $3,417 for internal fund loans related to URN Consulting.	3,417

Dated this 13th day of November, 2023

Signature of Authorized Official

712-890-5305
Telephone

RESOLUTION NO. 23-309

A Resolution to authorize the Certification of Indebtedness, a reduction in Certification of Indebtedness, and direct the filing of the Tax Increment Financing (TIF) Indebtedness Certification report with the County for West Broadway, Original 1983 Downtown Mall, Playland Park, Marketplace, Bluffs Northway, Franklin Avenue, Bluffs Vision, Valley View North, and New Horizon Urban Renewal Areas.

WHEREAS, the City of Council Bluffs has entered into development agreements within West Broadway, Original 1983 Mall, Playland Park, Marketplace, Bluffs Northway, Franklin Avenue, Bluffs Vision, Valley View North, and New Horizon Urban Renewal Districts and;

WHEREAS, West Broadway (2200 W. Broadway-D & D, URN Consulting and Development) Original 1983 Mall (125 W. Broadway-Sawyer Building, 103 W. Broadway-The Rise), Playland Park (2010C Bonds, 100 N. 42nd St-Rivers Edge Parking, 4200 Rivers Edge Pkwy-Noddle Office Building, 4104 Rivers Edge Pkwy-Rivers Edge Apartments, River's Edge Parking Maintenance, River's Edge Parking CAM Agreement, URN Consulting), Marketplace (Legacy CB LLC and BOKF), Bluffs Northway (Walmart), Franklin Avenue (McCarthy Construction), Bluffs Vision (MAC Ventures Field House, Hotel, and Retail), Valley View North (URN Consulting), and New Horizon (McCarthy, URN Consulting) for Certification of Indebtedness, and;

WHEREAS, according to Iowa Code Section 403.19, a City shall certify new debt to the County Auditor on or before December 1, the amount of loans, indebtedness, or bonds which qualify for payment from a Tax Increment Financing (TIF) district for each established urban renewal area. This certification provides for the division of taxes collected attributable to specific projects.

WHEREAS, the certification of the aforementioned TIF rebates is in the best interest of the City:

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA:

That the Finance Director is hereby authorized to appropriate the grant, approve the Certification of Indebtedness, reduction of Certification of Indebtedness, and direct the filing of Certification to the County Auditor for West Broadway, Original 1983 Downtown Mall, Playland Park, Marketplace, Bluffs Northway, Franklin Avenue, Bluffs Vision, Valley View North, and New Horizon Urban Renewal Areas.

ADOPTED AND APPROVED: November 13, 2023

_____

Matthew J. Walsh, Mayor

ATTEST:

_____

Jodi Quakenbush, City Clerk

Council Communication

Department: Community Development
Case/Project No.:
Submitted by: Courtney Harter, Director, Community Development Department

Resolution 23-310
ITEM 7.D.

Council Action: 11/13/2023

Description

Resolution authorizing the Mayor to execute an agreement with the Iowa West Foundation for the Housing Development Program and authorizing $2 million in American Rescue Plan Act (ARPA) Revenue Loss funds to support the required local match.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Updated Staff Report	Staff Report	11/6/2023
Attachment A: Housing Development Program Agreement	Other	11/3/2023
Resolution 23-310	Resolution	11/7/2023

Council Communication

Department: Community Development	Resolution No. _____	Public Hearing: 11-13-2023

Subject/Title

Approval authorizing the Mayor to execute an agreement with the Iowa West Foundation for Housing Development Program and authorize $2 million in American Rescue Plan Act funds Revenue Loss to support the required local match.

Background/Discussion

The need for housing in Council Bluffs continues to be a critical issue that the City and the Iowa West Foundation (IWF) have both been working to address. The City's 2022 Housing Needs Assessment found there has been a decline in affordable housing options including owner and rental units. Over 45% of renters are cost-burdened, meaning they pay more than 30% of their monthly income towards housing-related expenses (rent, utilities and insurance). It also found that households at or below 80% of the median family income (MFI) struggle to find affordable homes. In the 2022 Imagine Hour community conversations hosted by IWF, housing emerged as the single most reported need in Council Bluffs.

In 2023, IWF and City Staff began meeting to find new partnership opportunities to create new housing throughout the City. The Housing Development Program was formed with the goal to accelerate housing construction by incentivizing at least 1,300 new residential units over the next 10 years. The Program identifies funds being used towards acquisition, early architectural/engineering fees, infrastructure development and incentives for developers to create housing. It will be a city-wide program but with key areas of focus being Dodge Park, First Avenue, River's Edge and East Manawa. Staff has the goal of a $10 million fund to support this effort with the intent to recycle dollars through lot sales and TIF reimbursement where possible.

IWF has awarded the City $4 million to support the Program. To secure these funds, the City committed $2 million in match with the intent to utilize American Rescue Plan Act (ARPA) funds as the source. Additionally, Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and tax incentives will be used to further support the Program.

Additionally, key features of the program include an annual developer open house to draw new firms to Council Bluffs, updates to the City's website relating to housing and incentives and regular reporting of achievements and benchmarks.

Recommendation

Approval authorizing the Mayor to execute an agreement with the Iowa West Foundation for Housing Development Program Initiative and authorize $2 million in American Rescue Plan Act funds to support the required local match.

Attachment A

Housing Development Program
City of Council Bluffs

1. Goal

The purpose of this grant is to accelerate housing construction in Council Bluffs with a specific target of incentivizing 1,300 new residential units over the next 10 years (2024-2034).

2. Background

Iowa West Foundation (IWF) has invested in housing construction since 1996. During that time, housing has remained a critically important issue for Council Bluffs. This was most recently evidenced by the Imagine Hour community conversations that IWF hosted in 2022. Housing emerged in those conversations as the single most frequently reported need in Council Bluffs.

In light of that community input and declining economic conditions following the 2020 pandemic, Iowa West Foundation has made housing construction a key priority. Building on the 2015 Housing Strategy, staff has broadened the scope and scale to substantially accelerate impact. As part of this, staff began a conversation with the City of Council Bluffs in 2022 to examine large-site opportunities for housing construction, many of which the City of Council Bluffs owns or subsidizes. This initiative is the result of the city's proposal on how to accelerate their efforts.

The program will be used to pay for acquisition, early architectural/engineering costs, infrastructure development, or direct incentives to for-profit and non-profit developers to create housing. At the recommendation of Iowa West Foundation, funds may also be applied to support needed administrative infrastructure to execute the program effectively. As proposed, the program is city-wide with specific priority areas proposed. Those areas include: Dodge Park, First Avenue, River's Edge, and East Manawa. Additionally, the City commits to reinvesting uncommitted dollars generated from the program (for example through lot sales) to extend the program. The City also indicates that it will continue its current housing investment through HOME and other funds as a supplement to these dollars.

3. Activities / Deliverables

A. Identify / prioritize housing investments: In order to make the most effective use of funds, the City will need to cultivate relationships with potential developers as well as prioritize among the different potential investment areas. This should be done with an eye to actively soliciting interest from existing and new developers.

   Additionally, IWF and the city will identify a mutually acceptable external advisor(s) to evaluate which potential investments will be treated with the greatest urgency in order to meet the housing unit goals. In support of this activity, the City commits to:
   - Milestone: City will host minimum of one developer open house annually
   - Deliverable: City will review / update website based on external feedback and will ensure that developers have access to current information about opportunities.

B. Administer Grants / Developer Incentives: The City may provide grants to prospective multi-family and missing middle housing developers as an incentive to assist in the project development. Developers shall submit an application to the Community Development Department. Applications will be taken on a rolling basis.

- Deliverable: The City shall develop a final rubric for evaluating grants / incentives and submit to IWF for approval. The rubric should identify a points-based system that reflects the common partner goals for the project.
    - It may also identify maximum profit in the case of for-profit developers and maximum awards for different types of projects. For example, the City has currently proposed a $2 million / project incentive cap and a $30,000 / unit subsidy cap.
    - It should reflect the proposed timelines for developer accountability:
        - Existing projects – not more than 3 months from award to permit approval / 30 months from award to certificate of occupancy.
        - New projects – not more than 24 months from award to permit approval / 48 months from award to certificate of occupancy.
    - The points should reflect good practice with respect to mixing incomes. For example, projects that concentrate poverty should not rank well compared to those that integrate affordability at a neighborhood scale.
    - We recommend periodically evaluating the selection criteria to ensure continued effectiveness. The City's initial draft criteria is incorporated as Addendum A.

C. Site Acquisition / Preparation: The City may utilize funds to create "site-ready" development areas. This includes infrastructure projects to prepare land for private development. In the event that the City directly utilizes funds, then the City must follow an appropriate bidding process. The process must be designed in a way that does not favor prior successful bidders. The City should use this program to grow the roster of potential bidders.

4. Expected Outcomes / Impact

The specific outcome of this funding is the creation of new residential units in Council Bluffs. The City of Council Bluffs has proposed a target of at least 1,300 units resulting from direct investment from this project. The City's impact will be measured through the following metrics:

- Number of units created
- Average dollar spent per unit created
- Breakdown of income levels served by unit
- Additional tax base created
- Private investment in the community by funded project
- The amount of program income reinvested
- At least one annual developer open house designed to attract new developers
- Up-to-date and easy-to-use information is readily available to developers
- Number of new developers who pull permits

5. Partner Points of Contact
    - Courtney Harter, Community Development Director, City of Council Bluffs
    - Matthew Henkes, Vice President, Iowa West Foundation

6. Period of Performance / Length of commitment

This program is designed as a 10-year program and will extend from 09/01/2023 through 12/31/2033 or until the program is completed, whichever comes first.

7. Progress Reporting

Two types of reporting will be required from the City of Council Bluffs – to reconcile past disbursements and to complete the program.

- Interim reconciliation reports will be triggered by each $1 million in funding disbursed. The City will be responsible for providing an update on the metrics identified under Expected Outcomes. Additionally, the City will provide a financial reconciliation identifying the total subsidy provided per project as well as the amount of IWF funds expended to-date. Each interim report will confirm that IWF funding is not more than 50% of the total project funding.
- At the conclusion of this initiative, the City of Council Bluffs will provide a final report, not to exceed five pages, detailing the outcome, successes, and challenges of the project. Additionally, a full reconciliation of funds expended must be included.

8. Budget/Conditions of Initiative disbursements

The total Iowa West Foundation commitment is $4 million. Based on the information provided by the City of Council Bluffs, the City's $2 million contribution will be expended first. Funds will be made available in tranches of not more than $1 million (without additional review and approval). It is expected that interim reconciliation reports will be submitted and approved prior to disbursement of the next $1 million.

The City of Council Bluffs has proposed a total budget of $10 million. Funding is conditioned on the $2 million commitment from the City. If the remaining $4 million anticipated from other philanthropic sources is determined to be unfeasible, the City must notify IWF immediately.

9. Conditions and exclusions of the Initiative

Funding is conditioned upon the following:

- IWF and the City will identify a mutually acceptable consultant with broad capabilities to advise on the activities and deliverables of this initiative. The City will provide day-to-day management and both parties will have full access to the consultant's work product.
- Developers may not receive incentives if they are not in good standing. The City and IWF must agree to a common definition of good standing, but we anticipate it would not include developers who are underperforming on active agreements or are holding derelict or vacant buildings.
- Development agreements must include provisions to hold developers accountable. These will likely take the form of a buy-back or claw-back provision.
- Funds may not be used for dirt work at the East Manawa site. Funds may support phases of the East Manawa project that do not require additional dirt.
- Consideration must be given to sites not owned by the City. This includes developer-initiated projects.

Please sign and date below to ensure that all parties acknowledge and understand the terms of the agreement.

Brenda Mainwaring, President and CEO Iowa West Foundation	Mayor Matt Walsh City of Council Bluffs
Date	Date

Addendum A

DRAFT CRITERIA FOR PROJECT INCENTIVES

The City may provide grants to prospective multi-family and missing middle housing developers as an incentive to assist in the project development. Developers shall apply to the Community Development Department. Applications will be taken on a rolling basis. *A minimum of 35 points is required to be considered for funding*. Once the minimum points are achieved, the City shall have discretion regarding any funding awards. A maximum per unit grant is $ 30,000 for multi-family and $75,000 for attached single family "missing middle." A total maximum award per project is $2,000,000. Additional City funds may be available via tax rebates and abatements or federal programs. These will be evaluated independently and may impact the total maximum award.

The following criteria will be used to evaluate applications for private development incentives (City will define further):

1. Number of Units Created (15 points): A sliding scale will be used based on the number of units per acre:

Number of Units	Points
30+	15
15 – 29.99	10
5 – 14.99	5
< 4.99	0

   If a Planned Residential Overlay (PR) is created, the maximum number of points shall be awarded.

2. Design (15 points): A sliding scale will be used based on the overall esthetics and materials chosen for the project:

Design Standards	Points
Meets Corridor Overlay Standards or establishes design standards with PR Overlay	15
15% glass on lot frontages and hardy materials only. Mix of textures and materials that complement the neighborhood or corridor. Includes usable balconies.	10
15% glass on lot frontages and hardy materials only. Mix of textures and materials that complement the neighborhood or corridor.	5
< 15% glass on lot frontages.	0

3. Income Targets (10 points): A mix of units available to all income levels including households at or below 80% of the median family income (MFI), missing middle (80% to 120% MFI) and market rate. Priorities will be given to projects in this order:

Income Mix	Points
Mixed Income: general mix of all income types with at 30% of units occupied/sold to households at or below 80% MFI, 30% of units occupied/sold to households between 80% and 120% MFI and the remaining units market rate.	10
Middle Income: general mix of income types with units occupied/sold to households between 80% and 120% MFI.	8
Low and Moderate-Income Only: all units occupied/sold to households at or below 80% of the MFI.	5
Market Rate Only: all units occupied/sold without income restriction.	0

4. Location within Priority Areas (5 points): Projects located within the defined priority areas shall receive 5 points. Projects outside these priority areas shall be awarded 0 points.

5. Other Local/State/Federal Incentives Secured (5 points): Example funding includes tax increment financing, tax abatement, state housing tax credits, historic tax credits, brownfield/grayfield tax credits.

RESOLUTION NO. 23-310

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE IOWA WEST FOUNDATION FOR THE HOUSING DEVELOPMENT PROGRAM AND AUTHORIZING $2 MILLION IN AMERICAN RESCUE PLAN ACT (ARPA) REVENUE LOSS FUNDS TO SUPPORT THE REQUIRED LOCAL MATCH.

WHEREAS, the need for housing of all types continues to be a priority for the City of Council Bluffs and the Iowa West Foundation; and

WHEREAS the City wishes to develop a Housing Development Program with a goal to create 1,300 new housing units within the next 10 years; and

WHEREAS the Iowa West Foundation has granted the City $4 million for the Program to accelerate housing construction with funds being used towards acquisition, early architectural/engineering fees, infrastructure development and incentives for developers; and

WHEREAS, the City agrees to match this grant with $2 million in American Rescue Plan Act (ARPA) funds.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the Mayor is hereby authorized to execute an agreement with the Iowa West Foundation for Housing Development Program Initiative; and

BE IT FURTHER RESOLVED

That the City authorizes $2 million in American Rescue Plan Act Revenue Loss funds to support the required local match.

ADOPTED
AND
APPROVED: November 13, 2023

_____
Matthew J. Walsh Mayor

ATTEST: _____
Jodi Quakenbush City Clerk

Council Communication

Department: Community Development
Case/Project No.: OTB-22-001
Submitted by: Courtney Harter, Director, Community Development Department

Resolution 23-311
ITEM 7.E.

Council Action: 11/13/2023

Description

Resolution to return property to the City legally described as Lot 10, Blk 11, Crawford's Addition. Location East of 926 Ave H OTB-22-001

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/3/2023
Resolution 23-311	Resolution	11/7/2023

City Council Communication

Department: Community Development CASE #OTB-22-001 Applicant: Tammy Grimm Grimm Custom Homes, LLC 319 North Millard Street Council Bluffs, IA 51503	Reso. of Intent No. 22-74 Reso. to dispose No. 22-87 Reso. to return No. _____	City Council: 11-13-2023

Subject/Title

Request: Request of Tammy Grimm to return City owned property legally described as Lot 10, Block 11, Crawford's Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: East of 926 Avenue H

Background/Discussion

In March 2022, the City passed Resolution 22-87 to sell a city-owned lot to Tammy Grimm under the City's *Inventory and Disposal Policy for Surplus City Property* program. The applicant has offered $9,800.00 to purchase the property, and submitted a $980.00 down payment. The property is eligible for a forgivable mortgage as it has been actively marketed on the Surplus Property list for more than the required 24 months.

In September 2023, Ms. Grimm contacted the City stating the adjacent neighbor was encroaching on the property she purchased. The neighbor had become aggressive and is hindering the development of the property by her company. At the request of the buyer, the City wishes to transfer the lot back to the City. Staff will then work with the neighbor to properly identify the property lines and either request the neighbor purchase the lot or remove all property so the lot can be resold to another builder.

Resolution 23-281 to accept the parcel back was approved October 9, 2023; however, the name of the property owner had been switched at the County. This resolution has the corrected owner name as filed with Pottawattamie County.

Recommendation

The Community Development Department recommends the lot legally described as Lot 10, Block 11, Crawford's Addition, City of Council Bluffs, Pottawattamie County, Iowa be returned to the City and the deposit of $980.00 be returned to Tammy Grimm.

Return to: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503 - Phone: (712) 890-5261
Prepared by: Community Development Dept., Council Bluffs, IA 51503 – Phone: (712) 890-5350

RESOLUTION NO. 23-311

A RESOLUTION TO RETURN PROPERTY TO THE CITY LEGALLY DESCRIBED AS LOT 10, BLOCK 11, CRAWFORD'S ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the City passed Resolution 22-87 to sell a buildable lot to Grimm Custom Homes, LLC legally described as Lot 10, Block 11, Crawford's Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, Ms. Grimm cannot meet the requirements of the *Inventory and Disposal Policy for Surplus City Property program* and wishes to return the lot to the City; and

WHEREAS, the City accepts the property back into its surplus city property inventory.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the Mayor and City Clerk be and are hereby authorized, empowered and directed to execute a quit claim deed conveying the Grimm Custom Homes, LLC interest in the above-described property as follows:

City of Council Bluffs: Lot 10, Block 11, Crawford's Addition, City of Council Bluffs, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That the City shall return the submitted $980.00 down payment to Tammy Grimm. Closing must occur within 30 days of approval.

BE IT FURTHER RESOLVED

That the City Clerk is directed to deliver this resolution and attached documents to the County Recorder.

ADOPTED
AND
APPROVED: November 13, 2023.

_____
Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush, City Clerk

Council Communication

Department: Community Development
Case/Project No.: MIS-23-009
Submitted by: Christopher Gibbons, Planning Manager, and Moises Monrroy, Planner

Resolution 23-312
ITEM 7.F.

Council Action: 11/13/2023

Description

Resolution adopting a site-specific development plan for a new behavioral healthcare hospital on property legally described as the E ½ of the NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial. Location: Undeveloped property at the southwest corner of South 24th Street and Richard Downing Avenue. MIS-23-009

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/3/2023
Attachment A: Location/Zoning Map	Map	11/3/2023
Attachment B: Letter of Intent	Letter	11/3/2023
Attachment C: Land Title Survey	Other	11/3/2023
Attachment D: Existing Conditions Exhibit	Other	11/3/2023
Attachment E: Grading, Drainage, and Utility Plan	Other	11/3/2023
Attachment F: Site Plan	Other	11/3/2023
Attachment G: Construction Plans	Other	11/3/2023
Attachment H: Landscaping Plan	Other	11/3/2023
Attachment I: Signage Plan	Other	11/3/2023
Resolution 23-212	Resolution	11/7/2023

City Council Communication

Department: Community Development CASE #ZC-23-014 and #MIS-23-009 Applicant: Garrett Smith Acadia Healthcare 6100 Tower Circle #1000 Franklin, TN 37067 Property Owner: CF Realty Group LLC 6457 Grances Street, Suite 100 Omaha, NE 68106 Representative: Adam Crunk Crunk Engineering LLC 7112 Crossroads Boulevard, Suite 201 Brentwood, TN 37027	Ordinance No. _____ Resolution No. _____	Case #ZC-23-014 1st Consideration: 10/23/2023 2nd Consideration: 11/13/2023 3rd Consideration: 11/27/2023 Case #MIS-23-009: 11/13/2023 Planning Commission: 10/10/2023

Subject/Title

Request: Combined public hearings on the request of Acadia Healthcare, represented by Garrett Smith, to rezone property legally described as the E ½ of the NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates, and Agricultural District to A-P/Administrative-Professional District; and to adopt the associated site-specific development plan for a new behavioral healthcare hospital on the subject property.

Location: Undeveloped property at the southwest corner of South 24th Street and Richard Downing Avenue

Background

The Community Development Department has received two applications from Acadia Healthcare, represented by Garrett Smith, for the following requests:

A. CASE #ZC-23-014: Rezone property legally described as the E ½ NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates, and Agricultural District to A-P/Administrative-Professional District; and

B. CASE #MIS-23-009: Adopt a site-specific development plan for a new behavioral health hospital on property legally described above.

Acadia Healthcare and Methodist Jennie Edmundson have formed a partnership to construct a new one-story 71,300 square-foot behavioral hospital on the subject property. The hospital will consist of 96 beds and will provide treatment for mood/thought disorders, geriatric behavioral health, substance-use disorder, child and adolescent behavioral health, and other related outpatient services. The purpose of the rezoning and site-specific development plan is to allow the applicant to master plan and construct their new hospital in a manner that

provides the best care and security for their patients and ensures the hospital is compatible with other properties in the surrounding area.

CASE #ZC-23-014

The subject property is currently zoned A-2/Parks, Estates, and Agricultural District. The applicant intends to rezone the subject property to the A-P/Administrative-Professional District in order to construct a new behavioral hospital. A site-specific development plan is proposed to be adopted on the subject property in conjunction with the proposed rezoning (see Case #MIS-23-009).

Land Use and Zoning – The following zoning and land uses surround the subject property:

North: The Council Bluffs Recreation Complex, which is zoned A-2/Parks, Estates and Agricultural District.

South: A warehousing and distribution facility (Amazon Fulfillment Center) that is zoned I-1/Light Industrial District.

East: Undeveloped land that is zoned I-2/General Industrial District.

West: A commercial greenhouse (Dallas Johnson Greenhouse) and undeveloped land that is zoned A-2/Parks, Estates and Agricultural District.

The Future Land Use Plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as 'Regional Commercial.'

Property Owner Notification – Public notices were mailed to all property owners within 200 feet of the request. One notice addressed to the State of Iowa was returned as undeliverable. No public comments were received as of the date of this report.

City Departments and Utilities – All appropriate City departments and utilities were notified of the proposed planned commercial development plan. The following comments were received:

- Council Bluffs Fire Department stated they have no comments for the project.
- Council Bluffs Police Department stated they have no comments for the project.
- Council Bluffs Parks and Recreations Department recommended the applicant install a sidewalk along their South 24th Street frontage that extends from Richard Downing Avenue to the existing sidewalk at the Amazon Distribution Center (3860 South 24th Street).
- Council Bluffs Water Works stated they have no comments for the project.
- Cox Communications stated they have no objection to the proposed project.

Discussion

A. The applicant has requested to rezone the subject property from A-2/Parks, Estates, and Agricultural District to A-P/Administrative Professional Office District to construct a new 71,330-square foot behavioral hospital. Per Section 15.13.010, Statement of Intent, of the Council Bluffs Municipal Code (Zoning Ordinance) states the A-P District is *"intended and designed to provide, in certain areas of the city, for the development of professional and low-intensity business offices and uses in areas where residential dwellings predominate".* The subject property contains 23.47 acres of land and is located in the southwest quadrant of the City. This area can be generally described as a mixture of commercial, industrial, residential, and agricultural land uses. There are no medical services in this area of the City but there are many existing

residential developments located within a 1.5 mile radius of the site that could utilize the hospital's services. These developments include, but are not limited to, Twin City, The Grove Mobile Home Park, Chapel Ridge Apartments, Fox Run Landing, Lake Manawa, Malmore Acres, and residences along 23rd Avenue (between Indian Creek and S. 24th Street).

B. The future land use plan of the Bluffs Tomorrow: 2030 Plan designates the subject property as 'Regional Commercial'. This designation was applied to the property in 2019 (Case #CP-19-002) when Fleet Farm proposed to build one of their big box retail stores at the corner of Richard Downing Avenue and South 24th Street. Per the Bluffs Tomorrow: 2030 Plan, the 'Regional Commercial' designation is described as "*areas that include significant commercial development in high visibility areas, such as expressway interchanges and major destination centers. Uses in these areas include big-box retailers, casinos, franchise restaurants, and large multi-tenant shopping centers. Often, regional commercial centers are arranged around an internal circulation system with coordinated development".*

   In most instances, the Regional Commercial designation is applied to properties in the City that are zoned PC/Commercial District and contain large shopping centers such as Marketplace, MetroCrossing, and Manawa Power Center. The A-P District often serves as a transitional zoning district between commercial areas and residential areas in the City. The land uses within the A-P District consist of a mixture of residential (single-family, two-family, and multi-family) and non-residential uses (i.e., business professional offices, hospitals, government uses, and colleges/universities). The non-residential uses in the A-P District have the regulatory ability to be similar in size and scale as commercial uses in the P-C District with the adoption of a master development plan. The applicant's proposal includes the adoption of a master development plan to ensure their behavioral hospital is designed in a manner that is compatible with existing land uses and development context of the surrounding South 24th Street area. For these reasons, the request to rezone the property to A-P District is determined to be generally consistent with the purpose and intent of the Regional Commercial land use plan designation.

C. The subject property contains 23.47 acres of land, which exceeds the minimum A-P/Administrative-Professional District lot size requirements. Additionally, the property will be owned by one entity and meets the minimum 1.5 acre lot size requirement to be eligible to adopt a site-specific development plan. All land development on the property shall comply with adopted site-specific development plan that is stated below (see Case #MIS-23-009).

D. The subject property has access to water, sanitary sewer, and storm sewer utilities within Richard Downing Avenue and/or South 24th Street rights-of-ways and is suitable for development.

E. The subject property is located with an 'X' Flood Zone (protected by levee) as per FEMA Flood Insurance Rate Map #19155C0560E, dated 2/4/2005. All development on the subject property shall comply with applicable Federal, State, and local floodplain development standards.

CASE #MIS -23-009

Section 15.13.050, Site Development Regulations, A-P/Administrative-Professional District, of the Council Bluffs Municipal Code (Zoning Ordinance) states that "*any property, or combination of contiguous properties owned by the same person or entity, that are zoned A-P District and contain a minimum of one and one-half acres of total land area, shall be allowed to adopt a site specific development plan.*" The subject property contains 23.47 acres of total land area, thus is eligible for the adoption of a site-specific development plan. The applicant is proposing to adopt a site-specific development plan for the proposed behavioral hospital in order to provide the best care and security for their patients and ensure the hospital is compatible with other properties in the surrounding area. In the event the applicant were to subdivide the northerly portion of the subject property for

future development, the new lot would be subject to this development plan. If this development plan were not adequate for development on the new lot, the owner would have the option to adopt a new development plan.

A. Site Development

1. All principal and accessory structures shall have a minimum setback of 10 feet from all property lines.

2. The maximum height for principal structures shall be 50 feet, in accordance with Section 15.13.050, Site Development Regulations, A-P/Administrative-Professional District, of the Council Bluffs Municipal Code (Zoning Ordinance).

3. The maximum height for accessory structures shall be 18 feet, in accordance with Section 15.13.050, Site Development Regulations, A-P/Administrative-Professional District, of the Council Bluffs Municipal Code (Zoning Ordinance).

4. The maximum combined lot coverage for all structures shall not exceed 60% of the total lot area.

5. The stormwater detention pond located at the southeast corner of the lot shall be considered a site amenity. The developer shall incorporate landscaping, benches, trails or a combination thereof around the perimeter of this detention pond at the time of construction.

    a. A walking path will be installed around the perimeter of the detention pond, as shown in the submitted site plan (see Attachment 'F').

6. All fences shall be installed in accordance with Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance). **Exception**: For security purposes, any fences/walls installed around the proposed courtyard areas on the subject property shall be allowed to measure up to 14 feet in height.

7. Any solar energy conversion systems installed at this site shall be subject to Section 15.34.030, Solar Energy Conversion Systems, of the Council Bluffs Municipal Code (Zoning Ordinance).

8. All outdoor light poles shall be limited to a maximum height of 25 feet, as measured from finished grade to the highest point of the pole structure. All light poles shall be painted or finished aluminum or steel. Wood poles shall not be allowed. All exterior lighting shall conform to Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance).

9. Outdoor storage of materials, products, equipment, or packaging shall not be permitted. This includes the semi-permanent and/or permanent placement of inter-modal storage/shipping containers.

B. Traffic/Access Management

1. A traffic impact analysis/study shall be submitted to the Council Bluffs Public Works Department which identifies the viability of a second entrance/exit off South 24th Street and any potential improvements required for South 24th Street and Richard Downing Avenue.

2. The painted crosswalk just west of the north entrance/exit shall be relocated to the east at the entrance/exit.

3. A minimum five-foot wide sidewalk shall be installed along South 24th Street prior to the issuance of the Certificate of Occupancy for the proposed hospital.

4. A minimum five-foot wide pedestrian way shall be provided from the primary entrance of the proposed hospital to the sidewalk, to the extent practical. The pedestrian way may be designated with pavement striping, landscaping, change in surface material, curb and/or grade separation, or some other alternative approved by the Community Development Department Director or his assign. It is encouraged that the pedestrian connection be incorporated into the overall layout of the lot.

C. Utilities

1. The sewer easements shown in the submitted application shall be revised to incorporate the following:

   a. A 30-foot wide storm and sanitary sewer easement shall be placed along the north property line adjacent to Richard Downing Avenue; and

   b. A 20-foot wide storm sewer easement shall be placed along the south property line.

2. A drainage report for stormwater management shall be submitted to the Council Bluffs Public Works Department.

3. A Post-Construction Stormwater Management Plan shall be submitted with the building permit application for the proposed hospital.

4. An Iowa Department of Natural Resources (IDNR) General Permit #2 shall be required for the approval of the grading permit for this project.

5. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.

6. All grading and drainage activity for this development shall be completed in accordance with Public Works standards.

D. Off-Street Parking

1. The minimum number of off-street parking spaces shall be calculated using the parking requirements in Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land, the total requirement for off-street parking shall be the sum of the requirement of the different uses.

   a. The minimum number of required off-street parking spaces for a 'hospital' is based on a calculation of one and a half (1 ½) parking spaces per bed, as per Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance). The proposed hospital will contain 96 beds, which equates to a minimum of 144 required off-street parking spaces. The submitted site plan (see Attachment 'F') shows 177 parking spaces will be provided at this site, which exceeds minimum off-street parking requirements. An additional 86 spaces would be provided for a possible expansion of the hospital in the future.

2. All off-street parking areas, driveways and drive aisles shall comply with the standards in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance), and Iowa's Statewide Urban Design and Specifications (SUDAS) manuals for public improvements.

3. All off-street parking lots shall comply with Chapter 661–18, Parking for Persons with Disabilities, of the Iowa Administrative Code.

4. Bicycle parking shall be incorporated into the overall layout of the site.

    a. Designated bicycle parking areas shall be located within 50 feet of, and clearly visible from, the main entrance of the building.

    b. Bicycle racks shall be secured to the pavement in a location that does not conflict with pedestrian or vehicular circulation routes.

    c. Bicycle parking shall be provided at a rate of one bicycle parking space per 8,000 square feet of gross floor area.

        i. The proposed hospital will have a ground floor area of 71,300 square feet, which equates to a minimum of nine required bicycle parking spaces.

    d. Bicycle parking shall be installed prior to the issuance of the Certificate of Occupancy for the proposed hospital.

5. A parking lot permit shall be submitted with the building permit application for the proposed hospital, and shall include the number, location, and dimension of all drive aisles and spaces, bicycle parking, pedestrian ways, islands, landscaped areas, loading areas and lighting.

E. Architecture

1. Building exteriors shall be made up of 100% masonry materials such as brick, split faced block (with texture), non-flat faced concrete masonry units (CMU), or EFIS materials. Metal shall only be allowed as an architectural accent. A minimum of 20% of all building façades visible from a public street right-of-way or private drive shall be made of brick, stone or tile, and shall be located primarily along the base of the building façade. No flat faced/smooth concrete block shall be allowed except for the rear wall of a building when it is not visible from a public street right-of-way. Wood and vinyl siding shall be not allowed.

    a. The proposed building will be constructed primarily out of EIFS, modular face brick, and thin stone base, as per the submitted architectural renderings (see Sheets A7.1 through A7.4, Attachment ‘G’). The Community Development Department finds the proposed building exteriors are acceptable and shall be approved as shown.

2. All rooftop mounted mechanical equipment that is visible from an adjacent public street right-of-way shall be screened from view using architectural design features.

3. All ground-mounted mechanical equipment that is visible from an adjacent public street right-of-way shall be completely screened from view using architectural design features, fencing, masonry wall, landscaping, or a combination thereof.

4. All trash receptacles visible from a public right-of-way shall be enclosed on three sides with a masonry, wood, or vinyl fence and shall be have a lockable gate that, when closed, completely eliminates view of the dumpster.

F. Landscaping and Streetscapes

1. A landscaping plan shall be part of every building permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped.

    a. The Community Development Department finds the submitted landscaping plan (see Attachment 'H') is acceptable.

2. The existing row of trees planted along the westerly property line shall be preserved. In the event these trees have to be removed at the time of construction, they shall be replaced with a sufficient amount of trees to achieve a similarly opaque barrier within three years of planting.

3. The existing row of trees planted along South 24th Street provides a sufficient amount of street tree plantings and thus shall be preserved.

4. A minimum of one deciduous shade tree shall be planted every 30 linear feet along Richard Downing Avenue. Street tree plantings shall be as designated in the Council Bluffs Street Tree Species Guide.

5. Not less than 10% of the gross lot area shall be landscaped with trees, shrubs and other plant materials.

6. Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, river rock, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.

7. A minimum five foot-wide strip of landscaping, planted with trees, shrubs, and/or grass, shall be installed between the edge of all parking lot areas and any abutting property line. The five-foot wide strips may be included in the 10% requirement.

8. All parking lot islands shall be planted with a minimum of one canopy shade tree and ground cover vegetation (e.g., shrubs, sod, mulch, or river rock, etc.).

9. All disturbed areas without a specific landscape design shall be seeded with sod, turf, and/or prairie grass.

10. All trees shall have a minimum caliper width of two inches at the time of planting.

11. Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating on the subject property.

12. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.

G. Signage

1. The total maximum amount of signage allowed shall be based on a calculation of one and one-half (1 ½) square feet of signage per each lineal foot of street frontage along a public street right-of-way or private drive.

    a. Tobacco free/no-smoking signs shall be exempt from the overall amount of signage allowed on the subject property.

2. The total amount of attached signage shall be limited to 15% of the building façade to which it is attached. Attached signage can be placed at any location on the building but shall not extend beyond any building wall or above the peak of the roof.

    a. One attached wall sign will be installed on the south elevation of the building, as per the submitted signage plan (see Attachment 'I'). No signage calculations were provided with the application.

3. A maximum of one ground/monument sign shall be allowed on the subject property and shall be limited to a maximum height of 10 feet, as measured from finished grade to the highest point of the sign structure. The entire monument sign shall be counted as signage as measured from finished grade to the highest point of the monument and from one side of the monument structure to the other. The maximum sign area shall not exceed 100 square feet of signage per face.

    a. One monument sign will be installed near the northerly driveway entrance onto South 24th Street, as per the submitted signage plan (see Attachment 'I'). No signage calculations were provided with the application.

4. On-site directional signage shall count toward the overall amount of signage permitted on the subject property. Each sign shall be limited to a maximum height of six feet, as measured from finished grade to the highest point of the sign structure.

    a. Five directional signs will be installed on the subject property, as per the submitted signage plan (see Attachment 'I'). The proposed directional signs will have a combined area of 39.2 square feet. The Community Development Department finds the amount of on-site directional signage is acceptable.

5. No sign listed in Section 15.33.070, Prohibited Signs, of the Council Bluffs Municipal Code (Zoning Ordinance) shall be permitted.

6. A sign permit shall be submitted with every building permit application for any attached, detached and/or on-premise directional signage proposed to be installed on the subject property.

Recommendation

The Community Development Department recommends approval of the requests to (1) rezone property legally described as the E ½ of the NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates, and Agricultural District to A-P/Administrative-Professional District; and (2) adopt the associated site-specific development plan for a new behavioral healthcare hospital on the subject property, subject to the comments stated above and the following condition:

A. Any modifications to the approved development plan which substantially alter the design, layout, configuration, and/or appearance of the project shall be reviewed the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

Public Hearing

Staff speaker for the request:

1. Christopher Gibbons, Planning Manager, City of Council Bluffs, 209 Pearl Street, Council Bluffs, IA

51503

Speakers in favor:

1. Jeffrey E. Francis, Methodist Health System, 825 South 169th Street, Omaha, NE 68118

2. Miles D. Kramer, LCSW, Acadia Healthcare, 6100 Tower Circle, Suite 1000, Franklin, TN 37067

3. Charles A. Hill, AIA, LEED AP, Stengel Hill Architecture, 613 West Main Street, Louisville, KY 40202

4. Brad Lipsey, Crunk Engineering, 7112 Crossroads Boulevard, Suite 201, Brentwood, TN 37027

Speakers against: None

The City Planning Commission recommended approval of the requests to (1) rezone property legally described as the E ½ of the NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial, City of Council Bluffs, Pottawattamie County, Iowa, from A-2/Parks, Estates, and Agricultural District to A-P/Administrative-Professional District; and (2) adopt the associated site-specific development plan for a new behavioral healthcare hospital on the subject property, subject to the comments stated above and the following condition:

A. Any modifications to the approved development plan which substantially alter the design, layout, configuration, and/or appearance of the project shall be reviewed the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

VOTE: AYE – Hutcheson, Knauss, Opperman, Rater, Rew, Stroebele, and Van Houten. NAY – None. ABSTAIN – Bass. ABSENT – Bailey and Watson. VACANT - One Motion: Carried.

Attachments

Attachment A: Location/Zoning Map
Attachment B: Letter of Intent
Attachment C: Land Title Survey
Attachment D: Existing Conditions Exhibit
Attachment E: Grading, Drainage, and Utility Plan
Attachment F: Site Plan
Attachment G: Construction Plans
Attachment H: Landscaping Plan
Attachment I: Signage Plan

Prepared by: Christopher Gibbons, AICP, Planning Manager, and Moises Monrroy, Planner, Community Development Department

Attachment 'A'

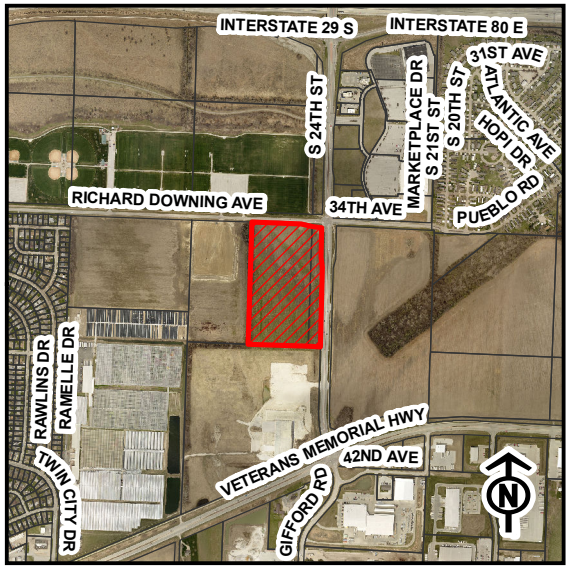
CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASES #ZC-23-014 & #MIS-23-009 LOCATION/ZONING MAP

Legend

Subject Property

0 150 300

1 Inch = 300 Feet

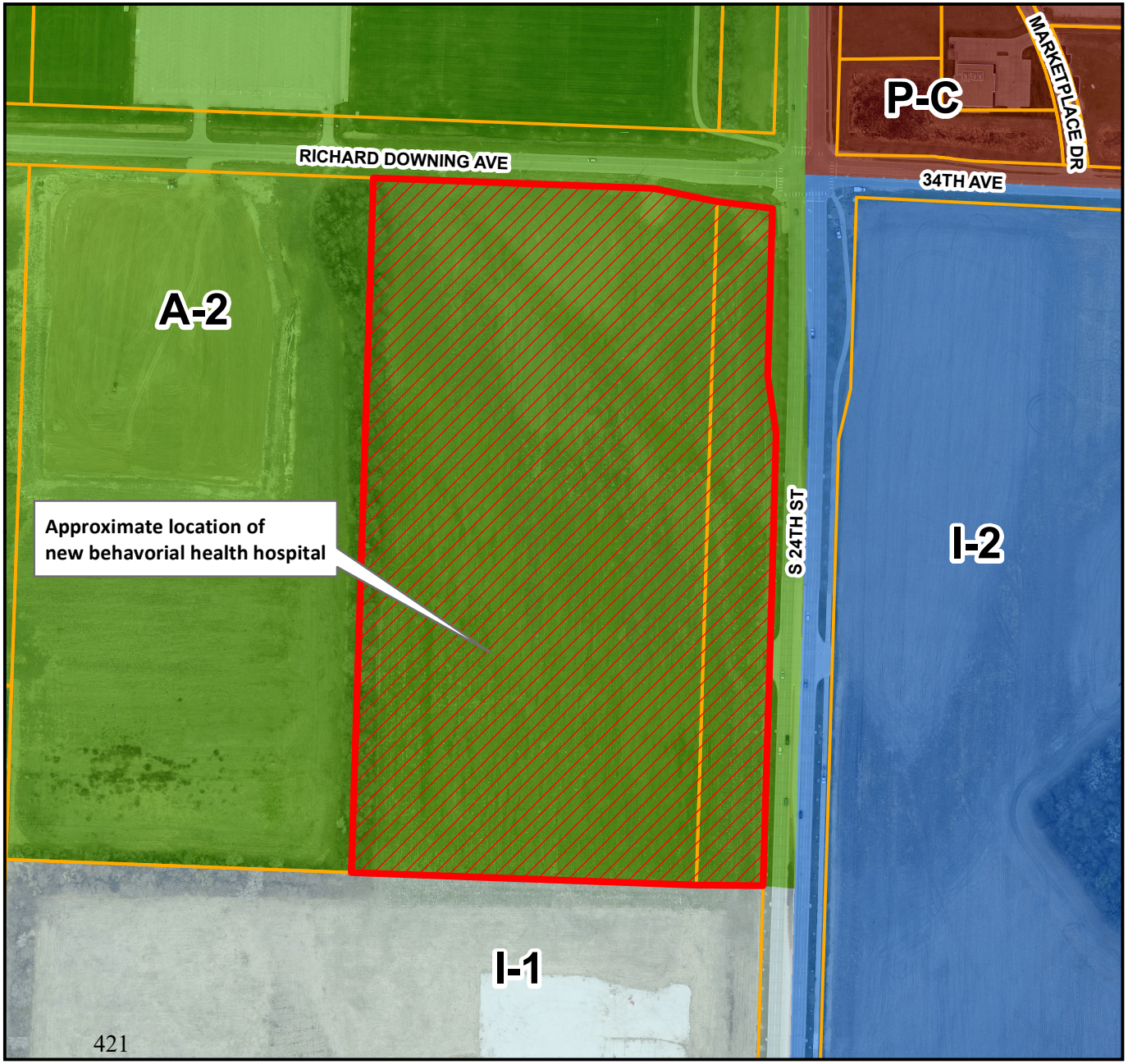


Last Amended: 9/18/2023

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

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 expressely denies any and all responsibilities for errors, if any, in the information contained on this mapof the misuse 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.



Attachment 'B'

09-12-2023

ATTN: City of Council Bluffs, Iowa
209 Pearl Street
Council Bluffs, Iowa 51503

Letter of Intent

The proposed project is a 82,799 sq-ft behavioral health hospital with 96 beds, 169 parking spaces, and possible expansion in the future. The project will be served by a sanitary sewer service line expected to extend from the sanitary sewer main on S 24th St. The project will also be served by a domestic water service line expected to extend from the water main along S 24th St and Richard Downing Ave.

3 access drives are proposed; the first and second are for main access to the site from S 24th St and the third is mainly to serve as a secondary access point as well as fire access and connects to Richard Downing Ave.

The project is expected to be completed in one phase with all infrastructure to be completed together. Construction is due to start in March of 2024 and finish in August of 2025.

If you have any questions or need additional information, please contact me at pablo@crunkeng.com.

Thanks,

Pablo Dahbura
Crunk Engineering LLC
615-873-1795

Attachment 'C'

THIS ZONING INFORMATION IS TAKEN FROM THE CITY OF COUNCIL BLUFFS/POTTAWATTAMIE COUNTY GIS WEBSITE AS OF THE DATE OF JULY 28TH, 2023. CONTACT THE INSURER FOR VERIFICATION OF THE CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS (SEE TABLE A, ITEM 6(a) AND (b) OF THE 2016 ALTA/NSPS STANDARD DETAIL REQUIREMENTS).

ZONING: SUBJECT PROPERTY IS ZONED
A-2 - A-2/PARKS, ESTATES, AND AGRICULTURAL DISTRICT

FLOOD ZONE

PROPERTY IS IN FLOOD ZONE "X", AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE.
COMMUNITY PANEL NUMBER
19155C0560E
REVISED DATE: FEBRUARY 4, 2005

LOT SETBACKS

REGULATOR	(A-2) PARKS ESTATES, AND AGRICULTURAL DISTRICT	
MINIMUM LOT AREA (ACRES)	3	
MINIMUM LOT WIDTH (FEET)	150	
MINIMUM LOT DEPTH (FEET)	200	
	PRINCIPAL STRUCTURE	ACCESSORY STRUCTURE
FRONT YARD SETBACK (FEET)	50	50
STREET SIDE YARD SETBACK (FEET)	20	20
SIDE YARD SETBACK (FEET)	**	**
REAR YARD SETBACK (FEET)	20	20
MAXIMUM HEIGHT (FEET)	35	25
LOT COVERAGE (ALL STRUCTURES)	10% (MAXIMUM)	

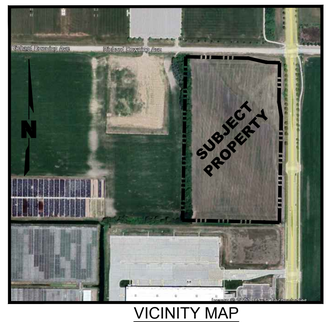
** 10% OF LOT WIDTH OR 10 FEET WHICHEVER IS GREATER

ALTA/NSPS LAND TITLE SURVEY

EAST HALF OF THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 74 NORTH, RANGE 44 WEST AND LOT 2, SOUTH 24TH AND HIGHWAY 275 INDUSTRIAL

N

0' 30' 60' 120'
SCALE IN FEET



VICINITY MAP
NOT TO SCALE

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE CURB AND GUTTER
- P–OH — OVERHEAD POWER LINE
- SD — SD — STORM SEWER LINE
- SS — SS — SANITARY SEWER LINE
- (P) PLATTED DISTANCE
- (R) RECORD DISTANCE
- SET PROPERTY CORNER (AS NOTED)
- FOUND 5/8" REBAR (UNLESS NOTED OTHERWISE)
- DECIDUOUS TREE
- FIRE HYDRANT
- WV WATER VALVE
- LTP LIGHT POLE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CURB INLET
- SIGN
- GUY WIRE
- ELECTRIC VAULT
- FIRE HYDRANT
- TRANSFORMER
- WATER VALVE
- TRAFFIC SIGNAL BOX
- POWER POLE
- SECTION CORNER

(A) WEST HALF OF THE NE1/4 OF THE SE1/4 OF SECTION 10-T74N-R44W

(B) SOUTH 24TH & HIGHWAY 275 INDUSTRIAL LOT 1

PART OF THE NE1/4 OF THE SE1/4 OF SECTION 10-T74N-R44W

LOT 2 SOUTH 24TH AND HIGHWAY 275 INDUSTRIAL

SOUTH 24TH STREET

RICHARD DOWNING AVENUE

EAST LINE OF THE SE1/4 PF SECTION10-T74N-R44W

N01°51'26"E 1323.19'(M), 1323.36'(R)

S87°53'20"E 658.46'(M) 658.45'(R)

S87°23'13"E 124.81'(M) 124.76'(R)

S01°43'18"W 1323.18'(M) 1323.11'(R)

N01°43'05"E 863.01'(M) 862.92'(R)

112.22'(M) 122.04'(R) N08°30'44"W

N01°42'44"E 319.95'(M) 320.04'(R)

S87°53'14"E 655.33'(M) 655.35'(R)

N76°35'39"W 153.19'(M&R)

N87°19'54"W 104.77'(M) 105.00'(R)

TREE LINE

5/8" RB W/CAP 17413

5/8" RB W/CAP 17108

3/4" O.T.P.

18" CMP FL. EL. = 972.24

24" RCP FL. EL. = 970.13

24" RCP FL. EL. = 969.98

18" RCP FL. EL. = 971.00

18" RCP FL. EL. = 971.43

24" RCP FL. EL. = 969.98

18" RCP FL. EL. = 969.68

24" RCP FL. EL. = 969.23

STORM SEWER MANHOLE
RIM EL. = 975.61
(2) 6" METAL (S) = 972.26
12" RCP (E) = 971.97

STORM SEWER MANHOLE
RIM EL. = 975.60
(2) 6" METAL (N) = 972.18
12" RCP (E) = 972.05

STORM SEWER MANHOLE
RIM EL. = 974.22
48" RCP (W) = 967.23
48" RCP (E) = 967.09
6" METAL (E) = 969.79

STORM SEWER MANHOLE
RIM EL. = 974.39
(2) 6" METAL (E) = 971.24
12" METAL (E) = 969.84

STORM SEWER MANHOLE
RIM EL. = 974.16
48" RCP (W) = 965.91
48" RCP (E) = 965.96
6" METAL (E) = 970.01

STORM SEWER MANHOLE
RIM EL. = 975.04
24" RCP (W) = 969.34
24" RCP (E) = 969.32
(2) 6" METAL (E) = 971.49

STORM SEWER MANHOLE
RIM EL. = 975.43
(2) 6" METAL (S) = 971.93
18" RCP (N) = 969.70
18" RCP (E) = 969.43

STORM SEWER MANHOLE
RIM EL. = 975.47
18" RCP (W) = 967.42
18" RCP (E) = 967.09

STORM SEWER MANHOLE
RIM EL. = 975.24
(2) 6" METAL (N) = 971.71
12" RCP (S) = 971.74

STORM SEWER MANHOLE
RIM EL. = 974.30
48" RCP (W) = 966.44
6" METAL (W) = 971.25
48" RCP (E) = 966.41

STORM SEWER MANHOLE
RIM EL. = 974.53
12" METAL (W) = 969.53
(2) 6" METAL (W) = 971.43
18" RCP (E) = 968.16

SANITARY SEWER MANHOLE
RIM EL. = 974.90
18" STEEL (N) = 963.78
12" PVC (E) = 964.11
18" STEEL (S) = 963.76

STORM SEWER MANHOLE
RIM EL. = 974.65
48" RCP (W) = 966.47
(2) 6" METAL (W) = 971.63
48" RCP (E) = 966.44

SANITARY SEWER MANHOLE
RIM EL. = 975.08
18" STEEL (N) = 964.08
18" STEEL (S) = 964.02
8" STEEL (E) = 964.11

STORM SEWER MANHOLE
RIM EL. = 974.90
24" RCP (W) = 968.99
(2) 6" METAL (W) = 971.58
24" RCP (E) = 968.89

SANITARY SEWER MANHOLE
RIM EL. = 975.39
12" STEEL (N) = 964.88
12" PVC (NE) = 964.69
8" STEEL (E) = 964.67
18" STEEL (S) = 964.64

SANITARY SEWER MANHOLE
RIM EL. = 974.63
12" PVC (E) = 964.94
12" PVC (SW) = 964.92

TITLE COMMITMENT LEGAL DESCRIPTION

COMMERCIAL PARTNERS TITLE, A DIVISION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY AS AUTHORIZED AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NUMBER: CP72096
COMMITMENT DATE: MAY 24, 2023 AT 7:00 A.M.

THE LAND IS DESCRIBED AS FOLLOWS:

Parcel 1:

EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (E 1/2 NE 1/4 SE 1/4) OF SECTION 10, IN TOWNSHIP 74, RANGE 44, EXCEPT ROAD RIGHT–OF–WAY, POTTAWATTAMIE COUNTY, IOWA.

PARCEL 2:

LOT 2, IN SOUTH 24TH AND HIGHWAY 275 INDUSTRIAL, ACCORDING TO THE RECORDED PLAT THEREOF, POTTAWATTAMIE COUNTY, IOWA.

SCHEDULE B PART II SPECIAL EXCEPTIONS

(10) TRANSMISSION LINE EASEMENT IN FAVOR OF IOWA POWER AND LIGHT COMPANY DATED MARCH 31, 1967, RECORDED DECEMBER 26, 1967, IN BOOK 1452, PAGE 69

PARTIAL RELEASE OF TRANSMISSION LINE EASEMENT DATED JANUARY 20, 2009, RECORDED JULY 15, 2009, AS INSTRUMENT NO. 2009–010057. (DOES NOT AFFECT SUBJECT PROPERTY)

(11) ELECTRIC EASEMENT IN FAVOR OF MIDAMERICAN ENERGY COMPANY DATED JANUARY 20, 2009, RECORDED JANUARY 27, 2009, IN BOOK 2009, PAGE 000913. (AFFECTS SUBJECT PROPERTY) (AS SHOWN ON SURVEY)

(12) RIGHTS OF DIRECT ACCESS TO PRIMARY ROAD U.S. 275 CONVEYED TO THE STATE OF IOWA IN ACCESS RIGHTS DEED DATED SEPTEMBER 20, 2005, RECORDED NOVEMBER 14, 2005, IN BOOK 106, PAGE 09928. (DOES NOT AFFECT SUBJECT PROPERTY)

PROPERTY OWNERS

(A) OWNER: KREJCI, FRANK R TRUST
LEGAL: WEST HALF OF NE¼ OF SE¼ S10–T74N–R5W

(B) OWNER: AMAZON.COM SERVICES, LLC
LEGAL: LOT 1, SOUTH 24TH & HIGHWAY 275 INDUSTRIAL

GENERAL NOTES

1. ALL BEARINGS ARE ASSUMED
2. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 1,020,777.68 SQUARE FEET OR 23.434 ACRES, MORE OR LESS.
3. SUBJECT PROPERTY DOES NOT CURRENTLY HAVE AN ADDRESS.
4. NO EVIDENCE OF RECENT EARTH MOVING OR BUILDING CONSTRUCTION WAS OBSERVED AT THE TIME OF SURVEY.

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO:
CF REALTY GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY; ACADIA REAL ESTATE HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY; COMMERCIAL PARTNERS TITLE, A DIVISION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 6(a), 8, 11, 13 AND 16 OF TABLE A THEREOF.

THE FIELD SURVEY WAS COMPLETED: 07–10–23

THIS ALTA SURVEY WAS PREPARED USING THE COMMITMENT FOR TITLE INSURANCE ISSUED BY:
COMMERCIAL PARTNERS TITLE, A DIVISION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY AS AUTHORIZED AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: CP72096
COMMITMENT DATE: MAY 24, 2023 AT 7:00 A.M.

LICENSED LAND SURVEYOR
TERRY ROTHANZL
17413
IOWA

Terry S Rothanzl

olsson
Engineering · Nebraska COA #CA-0638
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
www.olsson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

EAST 1/2 OF THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 74 NORTH, RANGE 44 WEST, AND LOT 2, SOUTH 24TH AND HIGHWAY 275 INDUSTRIAL

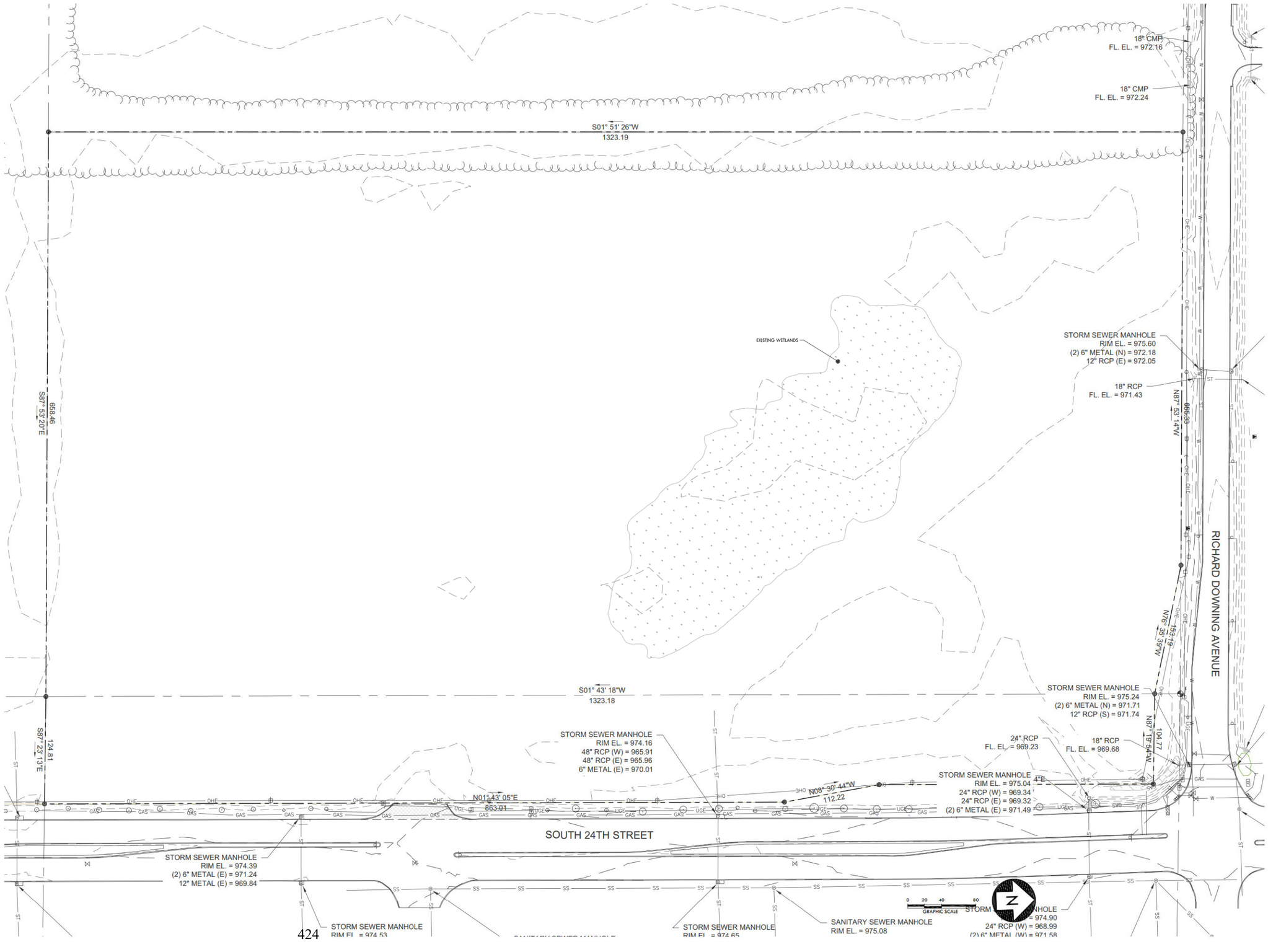
COUNCIL BLUFFS | POTTAWATTAMIE COUNTY | IOWA | 2023

drawn by:	DSP
checked by:	TLR/DSH
approved by:	TLR
QA/QC by:	TLR/DSH
project no.:	023-04121
drawing no.:	
date:	7-28-23

SHEET
1 of 1

DWG: F:\2023\04001-04500\023-04121\40-Design\Survey\SRVY\Xref\V_XTOPO_02304121.dwg USER: dpeterson
DATE: Aug 01, 2023 1:15pm XREFS: V_XBND\V_02304121

Attachment 'D'



STENGEL
ARCHITECTURE
613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax

Civil Engineering
CRUNK ENGINEERING

Structural Engineering
SKYHOOK
STRUCTURAL ENGINEERING, P.C.

Mechanical/Electrical Engineering
CMTA

Interior Design

ACADIA
HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

WILLIAM CRUNK
23887
9/7/23
IOWA

EXISTING CONDITIONS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

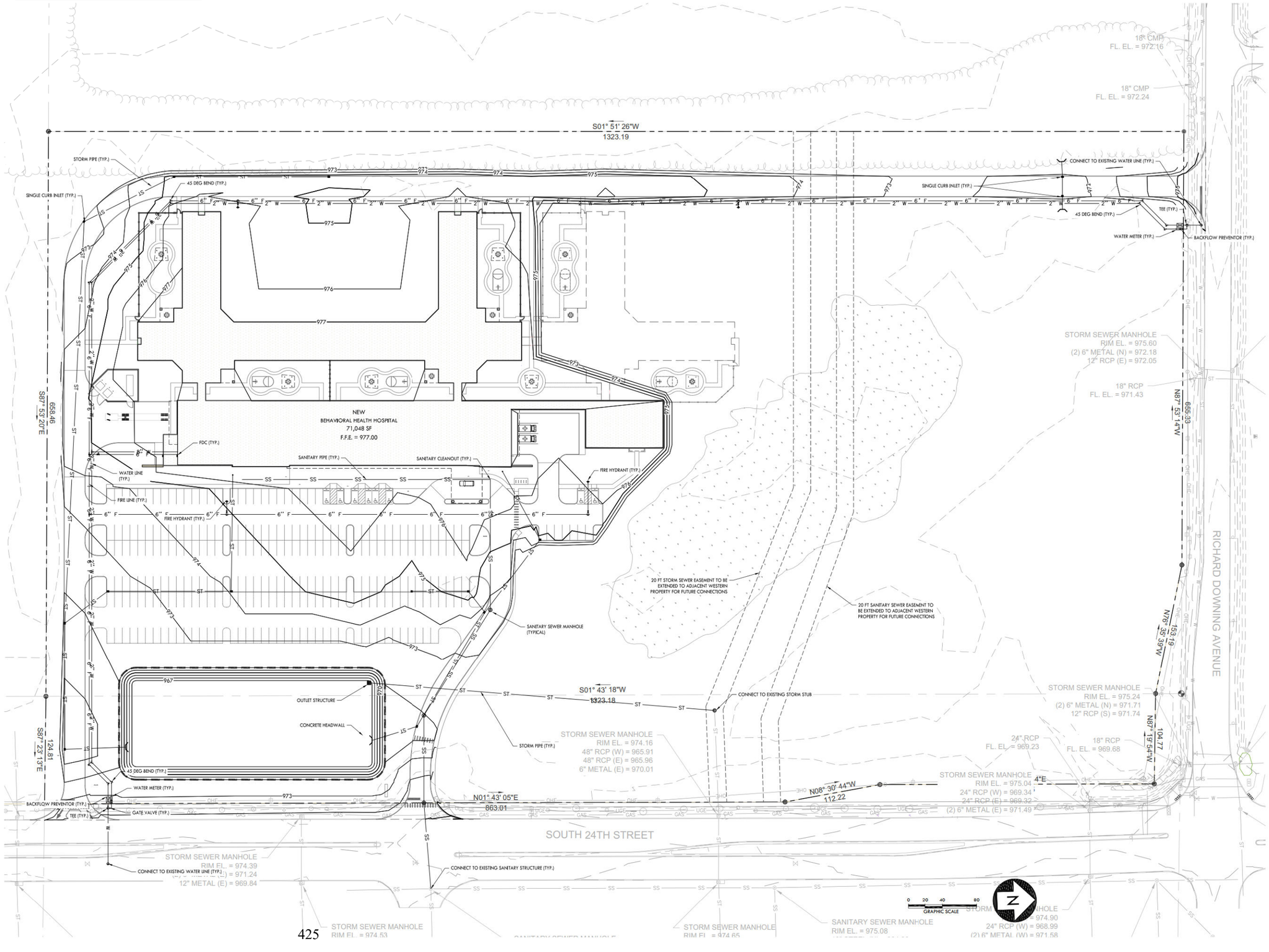
07 Sept 2023
AHC2246

C1.0

PRELIMINARY DRAINAGE CALCULATIONS

1 INCH OF RAINFALL OVER THE IMPERVIOUS SITE AREA RESULTS IN 19,150.60 CU-FT OF STORMWATER RUNOFF.

THE PROPOSED POND HOLDS 174,171.38 CU-FT OF WATER.



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ARCHITECTURE

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CRUNK ENGINEERING

Structural Engineering
SKYHOOK
STRUCTURAL ENGINEERING, P.C.

Mechanical/Electrical Engineering
CMTA

Interior Design

ACADIA
HEALTHCARE

WILLIAM CRUNK
23887
9/7/23
IOWA

GRADING, DRAINAGE, & UTILITY PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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C3.0

50% CD SET - NOT FOR CONSTRUCTION

Attachment 'E'

Attachment 'F'

SITE DATA TABLE

SITE ACREAGE: 23.43
EXISTING ZONING:
PROPOSED ZONING: AP
PROPOSED USE: HOSPITAL

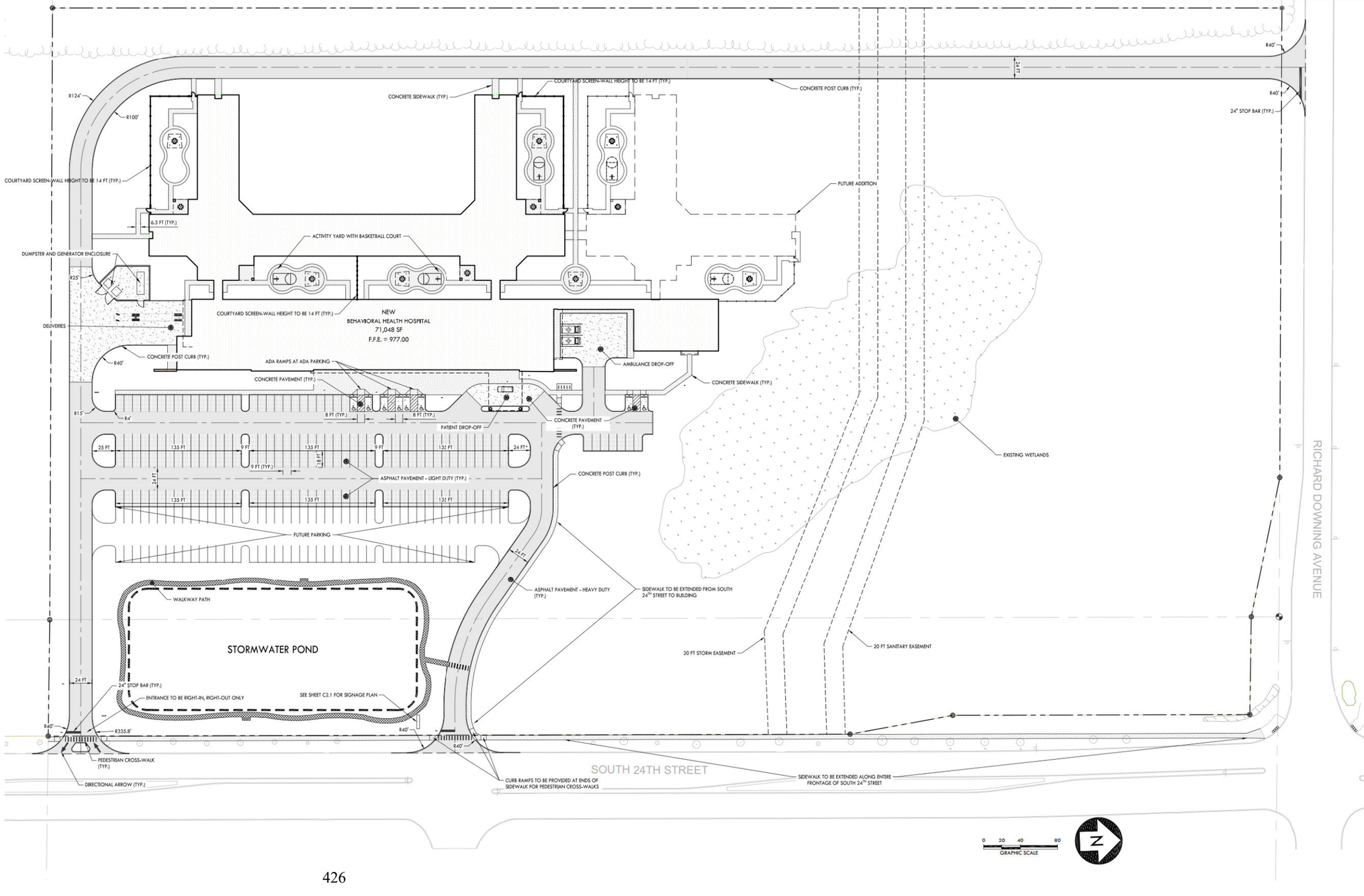
PROPOSED BEDS: 96
FUTURE BEDS: 48

TOTAL BUILDING SQ-FT = 71,048
FUTURE ADDITION SQ-FT = 17,417

REQUIRED PARKING:
INPATIENT SERVICES - 1.5 SPACES PER BED - 144 REQUIRED REGULAR SPACES - 5 REQUIRED ADA SPACES
OUTPATIENT SERVICES - 10% OF REGULAR SPACES MUST BE ADA - 20 REQUIRED REGULAR SPACES - 2 REQUIRED ADA SPACES

164 REQUIRED REGULAR SPACES
7 REQUIRED ADA SPACES

PROVIDED PARKING:
REGULAR SPACES = 169
A.D.A SPACES = 8
TOTAL SPACES = 177



STENGEL ARCHITECTURE
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Civil Engineering
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CMTA
Interior Design

ACADIA HEALTHCARE

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WILLIAM CRUNK 23887 9/7/23 IOWA

SITE LAYOUT PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, ICWA

07 Sept 2023
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C2.0

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CIVIL

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ID2.1D	PARTIAL FURNITURE PLAN - AREA 'D'
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FIRE PROTECTION

Code Information

GOVERNING REGULATIONS

Council Bluffs Building Code

- Uniform Administrative Code (adopted IBC 2018) — 2018 IDMC
- International Building Code with Local Amendments and Ordinances — 2018 Edition

Council Bluffs Mechanical Code

- International Mechanical Code with Local Amendments — 2021 Edition

Council Bluffs Plumbing Code

- Uniform Plumbing Code with Local Amendments — 2021 Edition

Council Bluffs Lighting and Electrical Code

- National Electrical Code with Local Amendments — 2020 Edition

Council Bluffs Energy Code

- International Energy Conservation Code with Local Amendments — 2012 Edition

Council Bluffs Fire Code

- International Fire Code with Local Amendments — 2015 Edition

Council Bluffs Fuel Gas Code

- International Fuel Gas Code with Local Amendments — 2015 Edition

Accessibility Regulations

- ADA Standards for Accessible Design — 2010 Edition

National Fire Protection Association - Life Safety Code — NFPA 101 - 2015 Edition

Iowa Administrative Code (IAC) re: Code of Federal Regulations (CFR) Title 42

PROJECT DESCRIPTION

The Project Scope for the New Behavioral Health Hospital consists of a new one-story, 71,940 sf, Mixed-Facility to be located in Council Bluffs, Iowa. The Facility will be classified as an Institutional (I-2) Occupancy and constructed Type II-B Construction. The entire Facility will be fully sprinklered.

BUILDING CLASSIFICATIONS

FIRE PROTECTION, DETECTION AND ALARM SYSTEMS

All code compliant to toward upon new Building which will be fully protected by approved automatic sprinkler and fire alarm systems at completion of the Project.

USE GROUPS OCCUPANCIES

International Building Code (IBC 2018)	NFPA 101
I-2 (Institutional - Incapacitated) Condition 1 (Sections 308.3, 308.3.1.1 and 407)	New Healthcare (Chapter 18)

TYPE OF CONSTRUCTION

Type II-B (Noncombustible, Unprotected) (Section 602.2)	Type II(000) (Noncombustible, Unprotected) (Table 4.6.6.1)

ALLWOBLE BUILDING HEIGHT

IBC 2018	NFPA 101
3P (3T) 1 Story (above Grade) (Table 504.3, 504.4)	1 Story (Table 18.1.6.1)

ACTUAL BUILDING HEIGHT

3P (3T) 1 Story (above Grade)

ALLWOBLE BUILDING AREA

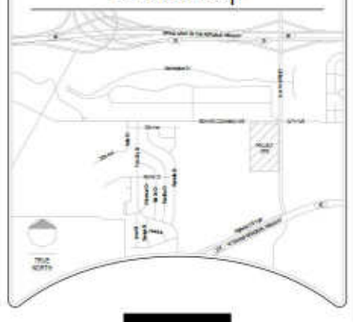
IBC 2018	NFPA 101
44,000sf per Building (Table 506.2(2)1)	NA

ACTUAL BUILDING AREA

Project is separated into three distinct buildings as indicated on Sheet A2.1.0

Total new building: 71,940sf
Building 1 - Areas A and B = 30,097 SF (Allowable of 44,000 SF)
Building 2 - Area C and D = 35,205 SF (Allowable of 44,000 SF)
Building 3 - Area E = 5,799 SF (Allowable OF 44,000 SF)

Location Map



STENGEL HILL ARCHITECTURE

613 WEST MAIN STREET LOUISVILLE, KENTUCKY 40202 502.893.1675 502.893.1676 fax

ACADIA HEALTHCARE + METHODIST JENNIE EDMUNDSON

NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IA

S 24TH STREET
COUNCIL BLUFFS, IA 51501

50% CD SET - NOT FOR CONSTRUCTION

07 Sept 2023
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50% CD SET - NOT FOR CONSTRUCTION

NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.

Civil Engineering
CRUNK ENGINEERING
Crunk Engineering, LLC
7112 Crossroads Blvd, Suite 201 / Brentwood, TN / 37027
615.673.1795

Structural Engineering
SKYHOOK STRUCTURAL ENGINEERING, P.C.
Skyhook Structural Engineering, P.C.
229 Ward Circle, Suite B23 / Brentwood, TN / 37027
615.777.0067

Mechanical/Electrical Engineering
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CMTA, Inc.
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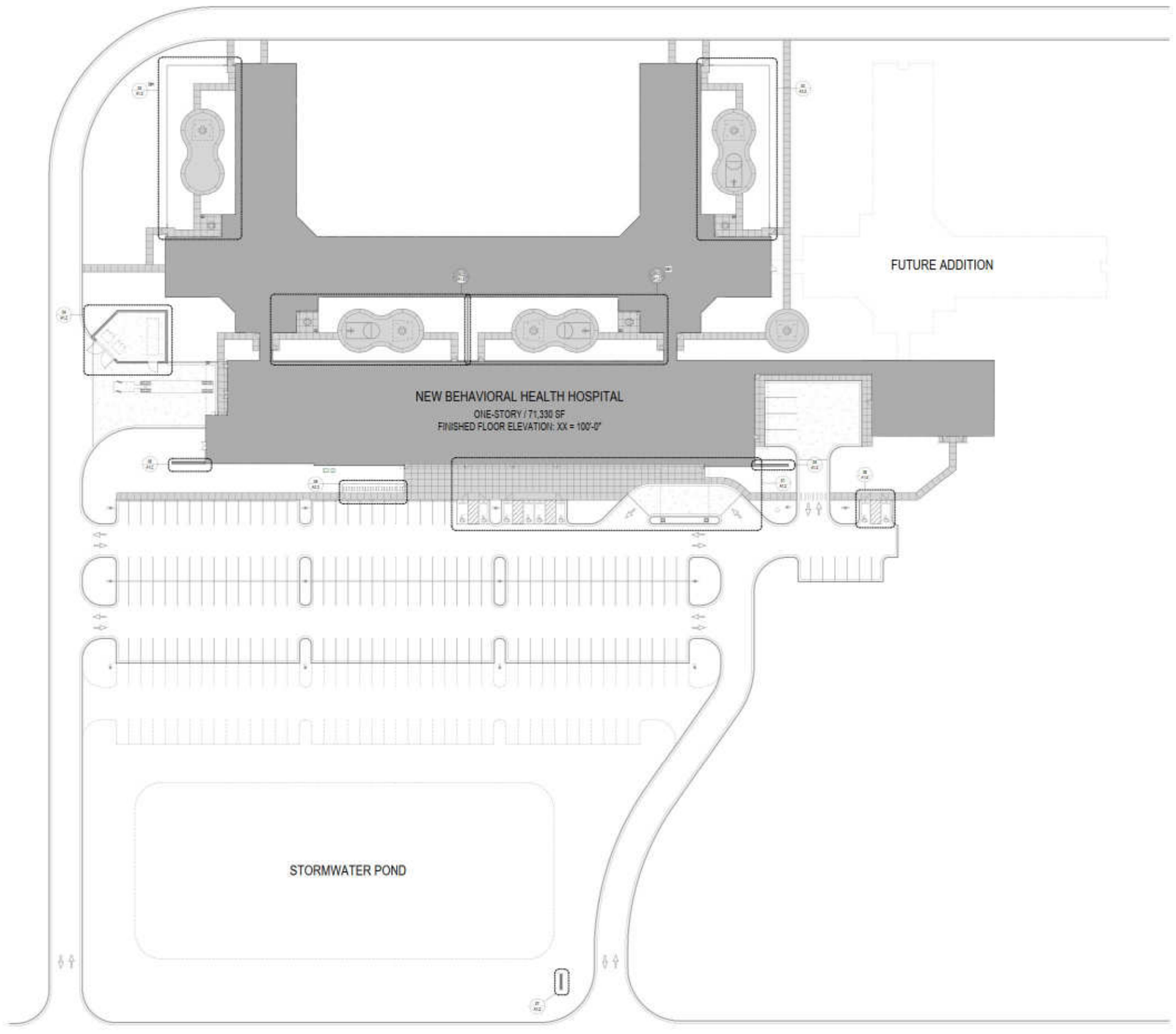
Interior Design
Stengel Hill Architecture
613 West Main Street / Louisville, KY / 40202
502.893.1675 / 502.893.1676 fax

Foodservices Design
INMAN foodservices group
Inman Foodservices Group, LLC
3807 Charlotte Avenue / Nashville, TN / 37209
615.321.5891 / 615.321.5889 fax



01 ARCHITECTURAL SITE PLAN

GENERAL NOTES

1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL EMPLOY DUST REDUCTION MEASURES WHEN PERFORMING EXCAVATION, GRADING, OR DEMOLITION WORK ON SITE.
3. CONTRACTOR SHALL PROVIDE WASH-DOWN FACILITIES TO CLEAN LOOSE DIRT, ROCK, VEGETATION OR ANY TYPE OF DEMOLITION DEBRIS FROM TRUCKS EXITING THE PROPERTY.
4. ALL TRUCKS EXITING THE SITE MUST BE COVERED BY DUST-REDUCING TOPS.
5. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONFIGURATIONS SHOWN IN CONSTRUCTION DRAWINGS.
6. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR-FURNISHED CIVIL, STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
8. FIRE ACCESS ROADS:
   - 32' WIDE OR GREATER - PARKING ALLOWED ON BOTH SIDES
   - AT LEAST 28' WIDE BUT LESS THAN 34' - NO PARKING ON ONE SIDE
   - LESS THAN 28' WIDE - NO PARKING ON EITHER SIDE.

SITE PLAN KEYNOTES

STENGEL HILL ARCHITECTURE
615 WEST MAIN STREET
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502.893.1978
502.893.1979 fax

Civil Engineering
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SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

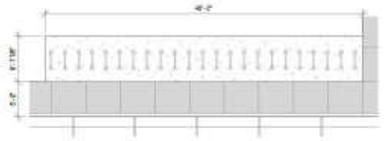
50% CD SET - NOT FOR CONSTRUCTION

SITE PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

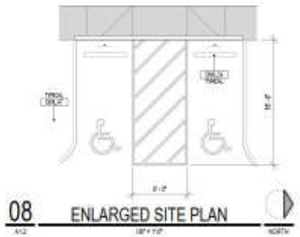
07 Sept 2023
AHC2246

A1.1

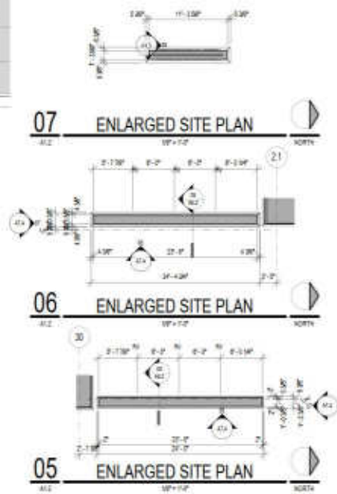
03 ENLARGED SITE PLAN



09 ENLARGED SITE PLAN



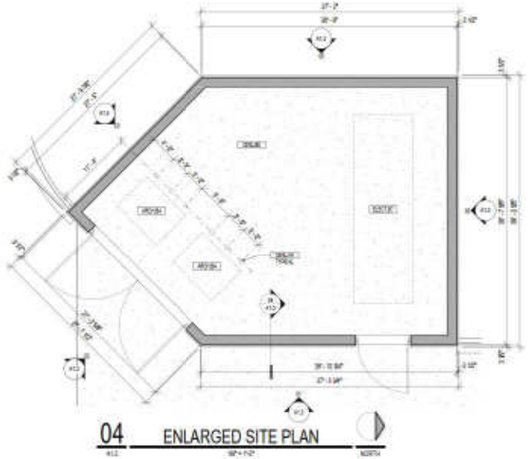
08 ENLARGED SITE PLAN



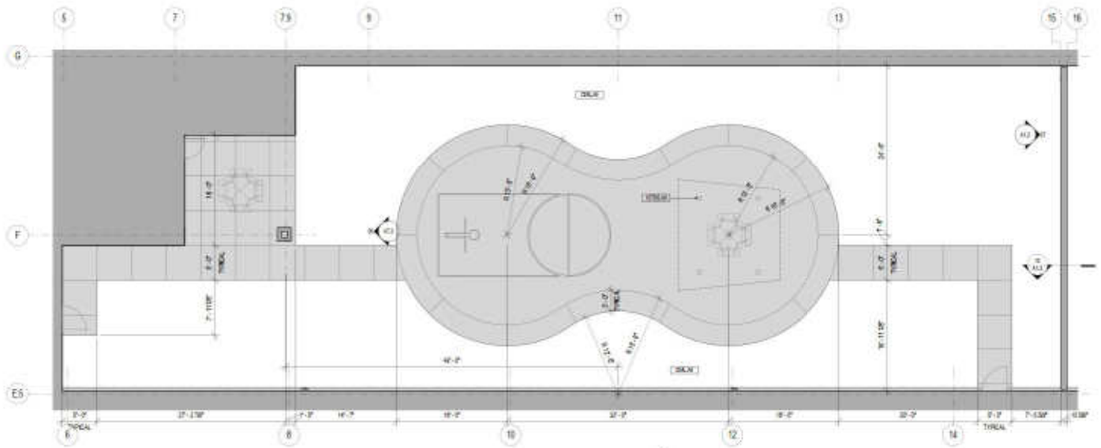
07 ENLARGED SITE PLAN

06 ENLARGED SITE PLAN

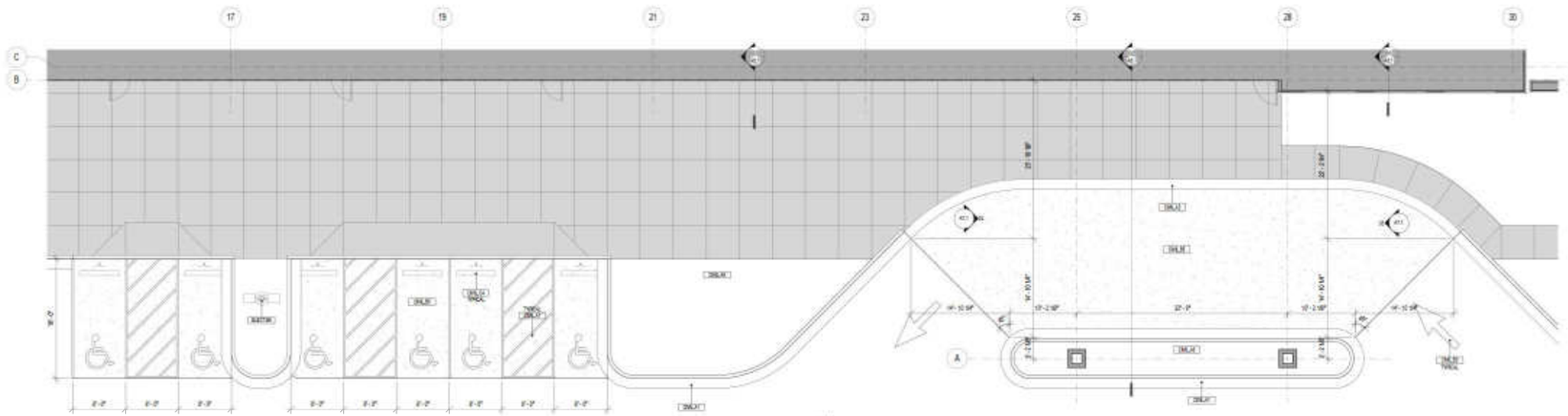
05 ENLARGED SITE PLAN



04 ENLARGED SITE PLAN



02 ENLARGED SITE PLAN



01 ENLARGED SITE PLAN

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   - LESS THAN 28' WIDE – NO PARKING ON EITHER SIDE.

SITE PLAN KEYNOTES

EXISTING:	
ARCH.04	V.F.V.I. DUMPSTER.
CIVIL.A1	CONCRETE CURB AND GUTTER ASSEMBLY (REFER TO CIVIL DRAWINGS).
CIVIL.A2	CONCRETE SIDEWALK ASSEMBLY (REFER TO CIVIL DRAWINGS).
CIVIL.A3	ZERO TRANSITION CONCRETE SIDEWALK ASSEMBLY FLUSH WITH ADJACENT ASPHALT PAVEMENT (REFER TO CIVIL DRAWINGS).
CIVIL.A7	ADA ACCESSIBLE PARKING SPACE, PAINTED MARKINGS, SIGN AND BOLLARD (REFER TO CIVIL DRAWINGS).
CIVIL.A8	LANDSCAPE/HARDSCAPE AREA (REFER TO CIVIL/HARDSCAPE DRAWINGS).
CIVIL.A9	CONCRETE FILLED, PAINTED STEEL PIPE BOLLARD (REFER TO CIVIL DRAWINGS).
CIVIL.B3	PAINTED DIRECTIONAL ARROWS (REFER TO CIVIL DRAWINGS).
CIVIL.B5	CONCRETE PAVEMENT (REFER TO CIVIL DRAWINGS).
CIVIL.G4	PRECAST CONCRETE WHEEL STOP (REFER TO CIVIL DRAWINGS).
ELECT.B5	EXTERIOR POLE-MOUNTED SITE LIGHT/CONCRETE BASE ASSEMBLY (REFER TO ELECTRICAL DRAWINGS).
ELECT.B7	CONCRETE PAD-MOUNTED ELECTRICAL EMERGENCY GENERATOR (REFER TO ELECTRICAL DRAWINGS).

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ENLARGED SITE PLANS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

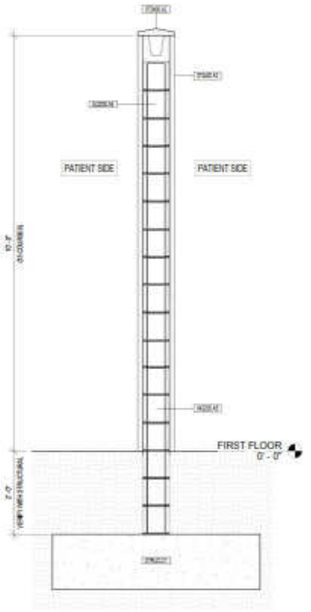
A1.2

GENERAL NOTES

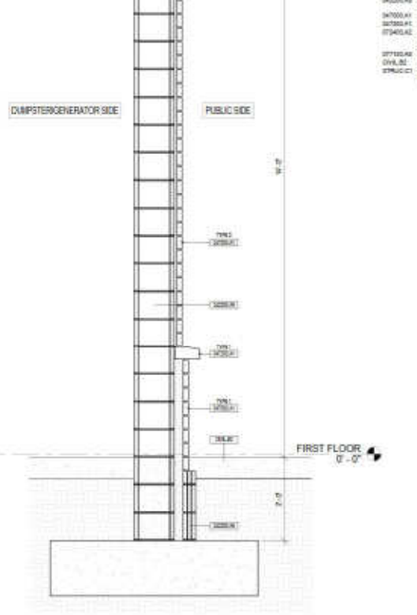
1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL EMPLOY DUST REDUCTION MEASURES WHEN PERFORMING EXCAVATION, GRADING, OR DEMOLITION WORK ON SITE.
3. CONTRACTOR SHALL PROVIDE WASH-DOWN FACILITIES TO CLEAN LOOSE DIRT, ROCK, VEGETATION OR ANY TYPE OF DEMOLITION DEBRIS FROM TRUCKS EXITING THE PROPERTY.
4. ALL TRUCKS EXITING THE SITE MUST BE COVERED BY DUST-REDUCING TOPS.
5. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND SHALL NOTIFY ARCHITECT/ENGINEER IF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONFIGURATIONS SHOWN IN CONSTRUCTION DRAWINGS.
6. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR-FURNISHED CIVIL, STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
8. FIRE ACCESS ROADS:
   - 32' WIDE OR GREATER - PARKING ALLOWED ON BOTH SIDES
   - AT LEAST 28' WIDE BUT LESS THAN 34' - NO PARKING ON ONE SIDE
   - LESS THAN 28' WIDE - NO PARKING ON EITHER SIDE.

SITE PLAN KEYNOTES

032000.AA	NOMINAL 8" X 8" X 16" CONCRETE MASONRY UNIT.
042200.AE	NOMINAL 4" X 8" X 16" CONCRETE MASONRY UNIT (REFER TO STRUCTURAL DRAWINGS).
042200.AF	NOMINAL 12" X 8" X 16" CONCRETE MASONRY UNIT (REFER TO STRUCTURAL DRAWINGS).
047200.AY	ADHERED STONE VENEER.
047200.FC	ARCHITECTURAL CAST STONE SILL.
072400.AD	EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (CJ) AND REVEALS (RV) AS INDICATED ON EXTERIOR ELEVATIONS.
077100.AX	PREFINISHED ALUMINUM COPING SYSTEM.
CIVIL.SC	FINISH GRADE VARIES (REFER TO CIVIL DRAWINGS).
STRUC.CT	CAST-IN-PLACE REINFORCED CONCRETE FOUNDATION (REFER TO STRUCTURAL DRAWINGS).



10 WALL SECTION



09 WALL SECTION

08 MONUMENT SIGN ELEVATION

07 ACTIVITY FENCE - INTERIOR ELEVATION

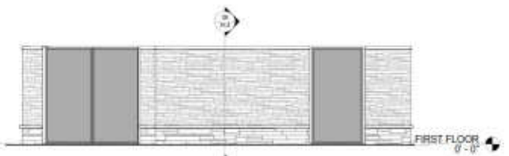
06 ELEVATION - DUMPSTER/ GENERATOR ENCLOSURE

05 ELEVATION - DUMPSTER/ GENERATOR ENCLOSURE

04 MONUMENT SIGN ELEVATION

03 ELEVATION - DUMPSTER/ GENERATOR ENCLOSURE

02 ELEVATION - DUMPSTER/ GENERATOR ENCLOSURE



01 ELEVATION - DUMPSTER/ GENERATOR ENCLOSURE

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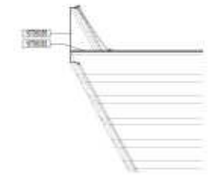
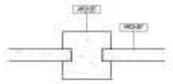
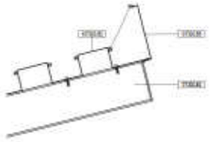
A1.3



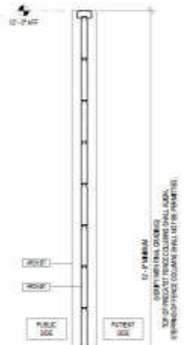
10 DETAIL
A1.4 1 1/2" = 1'-0"

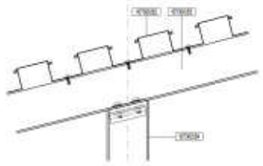


13 DETAIL - PRECAST FENCE
A1.4 1 1/2" = 1'-0"



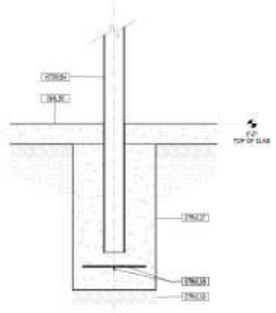
09 DETAIL
A1.4 1 1/2" = 1'-0"





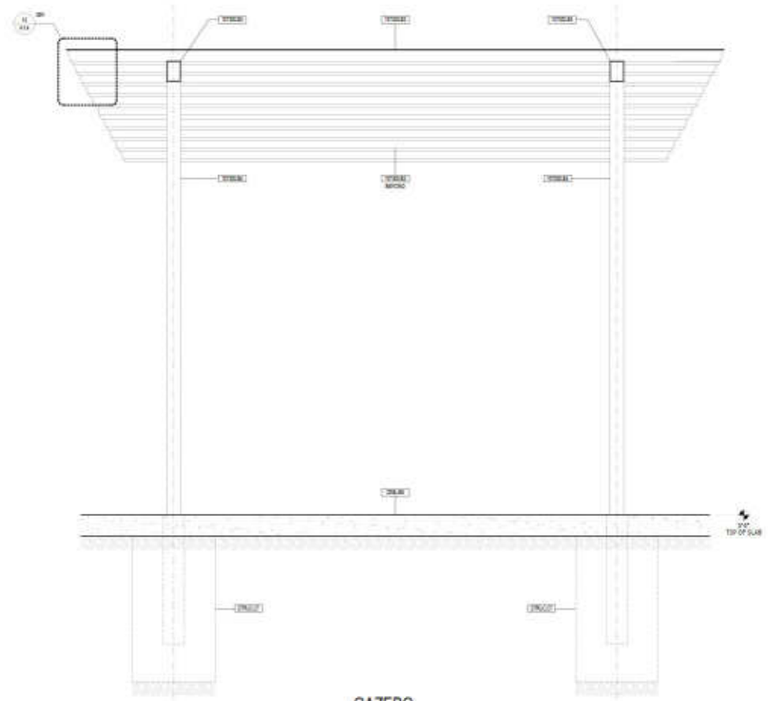
08 DETAIL
A1.4 1 1/2" = 1'-0"

07 DETAIL
A1.4 1 1/2" = 1'-0"

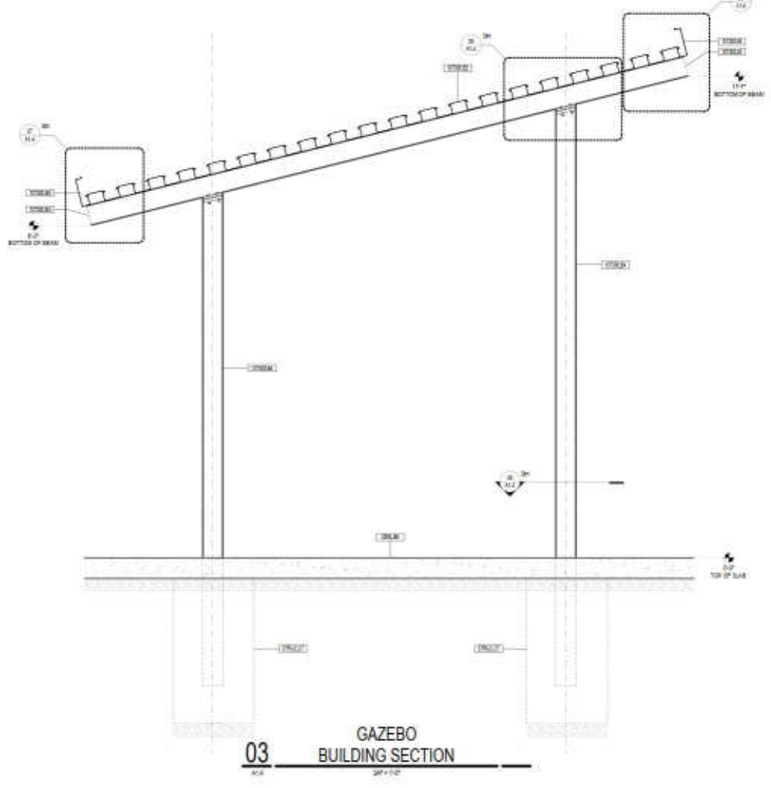


06 TYPICAL COLUMN DETAIL
A1.4 3/4" = 1'-0"

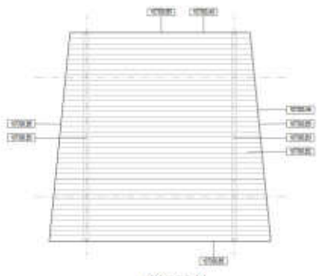
05 TYPICAL COLUMN DETAIL
A1.4 1 1/2" = 1'-0"



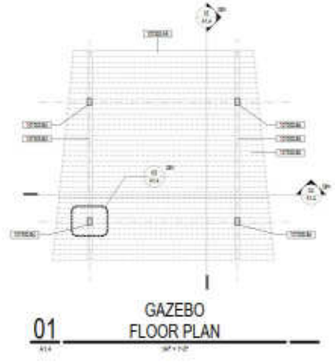
04 GAZEBO BUILDING SECTION
A1.4 3/8" = 1'-0"



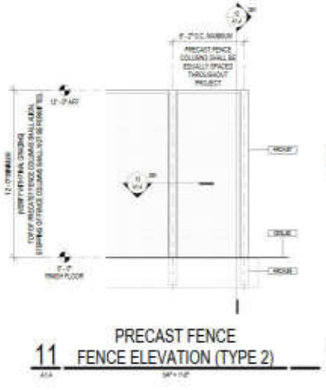
03 GAZEBO BUILDING SECTION
A1.4 3/8" = 1'-0"



02 GAZEBO FLATTENED FRAMING PLAN
A1.4 3/8" = 1'-0"



01 GAZEBO FLOOR PLAN
A1.4 3/8" = 1'-0"



12 PRECAST FENCE FENCE SECTION (TYPE 2)
A1.4 3/4" = 1'-0"

11 PRECAST FENCE FENCE ELEVATION (TYPE 2)
A1.4 3/4" = 1'-0"

GENERAL NOTES

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3. CONTRACTOR SHALL PROVIDE WASH-DOWN FACILITIES TO CLEAN LOOSE DIRT, ROCK, VEGETATION OR ANY TYPE OF DEMOLITION DEBRIS FROM TRUCKS EXITING THE PROPERTY.
4. ALL TRUCKS EXITING THE SITE MUST BE COVERED BY DUST-REDUCING TOPS.
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   - LESS THAN 28' WIDE - NO PARKING ON EITHER SIDE.

SITE PLAN KEYNOTES

107350.A6	2" WIDE SMART ALUMINUM SIDEWIRE TO ENTRUDED ALUMINUM WITH FASTENERS.
107350.A8	METAL ENDWALL SYSTEM
107350.B2	3" METAL DECK FASTENED TO 6" X 4" STEEL BEAM (BY PRE-ENGINEERED ALUMINUM CANOPY MANUFACTURER)
107350.B3	6" X 4" STEEL BEAM (BY PRE-ENGINEERED ALUMINUM CANOPY MANUFACTURER)
107350.B4	6" X 4" STEEL COLUMN (BY PRE-ENGINEERED ALUMINUM CANOPY MANUFACTURER)
107350.B5	8" METAL FASCIA (BY PRE-ENGINEERED ALUMINUM CANOPY MANUFACTURER)
ARCH.A4	PRECAST FENCE CONTINUOUS SPREAD FOOTING BY SPECIALTY ENGINEER.
ARCH.A1	16X5 INTEGRALLY-COLORED PRECAST SECURITY FENCE SYSTEM EQUAL TO "SUNRISE BRICK" (GRADE-S ONLY) SCREEN WALL ASSEMBLY (INCLUDING ASSOCIATED WALL PANELS, POST, POST CAPS, AND PANEL CAPS) OR ARCHITECT APPROVED EQUAL. COLORS TO BE SELECTED BY ARCHITECT. (GRADE)
CIVIL.B2	FINISH GRADE VARIES (REFER TO CIVIL DRAWINGS)
CIVIL.B5	CONCRETE PAVEMENT (REFER TO CIVIL DRAWINGS)
STRUC.C1	24" DIAMETER CONCRETE FOOTING TYPICAL AT EACH COLUMN.
STRUC.C5	#5 x 18" REINFORCING, (2ND EACH WAY (2' O.C., 6" CLEAR FROM BOTTOM OF COLUMN)
STRUC.C9	GRAVEL SUB-BASE (REFER TO STRUCTURAL DRAWINGS)

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COUNCIL BLUFFS, IOWA

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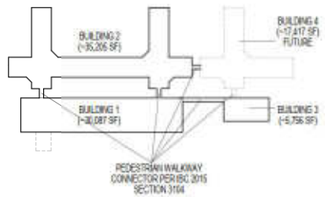
A1.4

BUILDING SEPARATION



NEW BEHAVIORAL HEALTH HOSPITAL

Original Allowable Area Prior to Modification:
IBC 2015 Chapter 5 - Tables 504 4/506.2 Group I-2 Type II-B Construction Allowable 1 Story, 11,000 SF.

Allowable Area after Modification:
IBC 2015 Chapter 5 - Section 506 - Building Area Modifications
Allowable Area Calculation = ([Table 503 allowable value]+[Table 503 Allowable Value] X (Sprinkler Increase Value of 300 Percent for a multiplied value of "3"))
Actual Allowable Area =[11,000 + (11,000 X 3)] = 44,000 SF

We have provided Separate Buildings per IBC 2015 Chapter 31 - Section 3104 Pedestrian Walkways and Tunnels. Per 3104.1 "The pedestrian walkway shall not contribute to the building area or the number of stories or height of connected buildings". Per 3104.2 "Buildings connected by pedestrian walkways or tunnels shall be considered to be separate structures." Per 3104.5.2 "The wall separating the pedestrian walkway and the building shall comply with Section 3104.5.2.1 or 3104.5.2.2 where."
"1. The distance between the connected building is more than 10 feet."
"2. The pedestrian walkway and connected buildings are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, and the roof of the walkway is not more than 55 feet above grade connecting to the fifth, or lower, story above grade plane, of each building."
Per 3104.5.2.1 "The wall shall be capable of resisting the passage of smoke."

The breakdown of Building Areas are as follows (Reference Sketch)
Building 1 - Areas A and B = ~30,087 SF (Allowable of 44,000 SF)
Building 2 - Area C and D = ~35,205 SF (Allowable of 44,000 SF)
Building 3 - Area E = ~5,756 SF (Allowable OF 44,000 SF)

LIFE SAFETY LEGEND

ALL AREAS WITHIN PROJECT LIMITS SHALL BE PROTECTED BY AN ASSOCIATED AUTOMATIC SPRINKLER SYSTEM AND ASSOCIATED FIRE ALARM SYSTEM AT THE COMPLETION OF THE PROJECT.

CORRIDOR (ALL CORRIDOR WALLS SHALL BE SMOKE RESISTIVE PARTITIONS PER SECTION C GENERAL PARTITION ASSEMBLY AS INDICATED ON SHEET A3.2)

SUITE

REFUSE AREA

AUTOMATIC FIRE PROTECTION SYSTEM CONTROL PANEL LOCATION

AUTOMATIC FIRE SPRINKLER SYSTEM FLOW/TAMPER SWITCH LOCATION

(NE) THIS DOOR SHALL BE LABELED "NO EXIT" PER NFPA 101

SCX.X — DESIGNATES SMOKE COMPARTMENT (SEE LIFE SAFETY PARTITION LEGEND FOR SMOKE BARRIER DESIGNATION)

FACP — MAIN CONTROL PANEL (CENTRAL PROCESSING UNIT)

FAA — FIRE ALARM REMOTE ANNUNCIATOR LOCATION

NAC — POWER SUPPLY FOR NOTIFICATION DEVICES

FE — FIRE EXTINGUISHER (WALL BRACKET MOUNTED)

FEC — FIRE EXTINGUISHER CABINET MOUNTED

EXIT SIGN WITH DIRECTIONAL INDICATOR

SMOKE CONNECTION FIRE DEPARTMENT (REFER TO CIVIL DRAWINGS)

KB — KNOCK BOX FIRE EVACUATION

TRAVEL DISTANCE TO EXIT

TRAVEL DISTANCE TO SMOKE BARRIER

TRAVEL DISTANCE TO EXIT ACCESS

LIFE SAFETY PARTITION LEGEND

COUNCIL BLUFFS BUILDING CODE (2018 IBC) NFPA 101 - 2018 EDITION

SMOKE PARTITION	DOOR
SMOKE RESISTIVE CONSTRUCTION PER SECTION 711	DOOR DESIGNATION PER SECTION 13.2.2
ADJUSTED (SELF OR AUTOMATIC CLOSING DOORS)	
FIRE AND/OR SMOKE DAMPERS NOT REQUIRED.	

1 HOUR SMOKE BARRIER	1 HOUR FIRE RESISTANCE RATED FIRE SMOKE BARRIER
1 HOUR FIRE RESISTANCE RATED FIRE BARRIER PER SECTION 711	BARRIER PER SECTION 6.3
22 MINUTE FIRE RESISTANCE RATED	22 MINUTE FIRE RESISTANCE RATED
SELF OR AUTOMATIC CLOSING DOORS	SELF OR AUTOMATIC CLOSING DOORS
FIRE DAMPERS REQUIRED. SMOKE DAMPERS REQUIRED.	FIRE DAMPERS NOT REQUIRED. SMOKE DAMPERS REQUIRED.

1.5 HOUR FIRE BARRIER	1.5 HOUR FIRE BARRIER
1 HOUR FIRE RESISTANCE RATED FIRE BARRIER PER SECTION 711	1 HOUR FIRE RESISTANCE RATED FIRE BARRIER PER SECTION 6.3
22 MINUTE FIRE RESISTANCE RATED	22 MINUTE FIRE RESISTANCE RATED
SELF OR AUTOMATIC CLOSING DOORS	SELF OR AUTOMATIC CLOSING DOORS
FIRE DAMPERS REQUIRED. SMOKE DAMPERS NOT REQUIRED.	FIRE DAMPERS REQUIRED. SMOKE DAMPERS NOT REQUIRED.

2 HOUR FIRE BARRIER	2 HOUR FIRE BARRIER
2 HOUR FIRE RESISTANCE RATED FIRE BARRIER PER SECTION 711	2 HOUR FIRE RESISTANCE RATED FIRE BARRIER PER SECTION 6.3
22 MINUTE FIRE RESISTANCE RATED	22 MINUTE FIRE RESISTANCE RATED
SELF OR AUTOMATIC CLOSING DOORS	SELF OR AUTOMATIC CLOSING DOORS
FIRE DAMPERS REQUIRED. SMOKE DAMPERS NOT REQUIRED.	FIRE DAMPERS REQUIRED. SMOKE DAMPERS NOT REQUIRED.

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE PAINTED STENCILED WARNINGS ABOVE CEILING IN VISIBLE LOCATIONS AT 10'-0" ON CENTER MINIMUM SPACING BOTH SIDES AT ALL LOCATIONS AS FOLLOWS:

   WARNINGS AT LOCATIONS OF FIRE BARRIERS AS INDICATED BY TYPE FB1 ASSEMBLIES IN CONSTRUCTION DRAWINGS SHALL CONSIST OF RED LETTERS IN 3" MINIMUM HIGH TYPE WHICH STATES "FIRE BARRIER - SEAL ALL PENETRATIONS."

   WARNINGS AT LOCATIONS OF SMOKE BARRIERS AS INDICATED BY TYPE "SB" ASSEMBLIES IN CONSTRUCTION DRAWINGS SHALL CONSIST OF RED LETTERS IN 3" MINIMUM HIGH TYPE WHICH STATES "SMOKE BARRIER - SEAL ALL PENETRATIONS."

   ALL CORRIDOR WALLS SHALL BE SMOKE RESISTIVE PARTITIONS PER THE TYPE "C" SPECIAL PARTITION ASSEMBLY AS INDICATED ON SHEET A3.2.

2. CONTRACTOR SHALL PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS AS REQUIRED TO MAINTAIN RATING AT ALL PENETRATIONS THROUGH NEW FIRE-RATED ASSEMBLIES.

3. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.

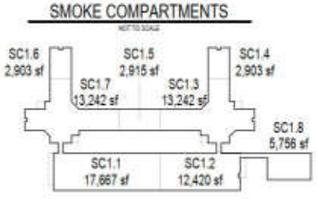
4. PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.

5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO EXACTLY 6" ABOVE CEILING UNLESS OTHERWISE NOTED (REFER TO INTERIOR PARTITION TYPES).

6. CONTRACTOR SHALL PROVIDE 1'T x 4'-0" x 5" APPLICABLE GLASS FIBER ACOUSTICAL INSULATION AT ALL INTERIOR PARTITION TYPES WITH 6" METAL STUDS OR LARGER.

01 LIFE SAFETY PLAN

SMOKE COMPARTMENTS



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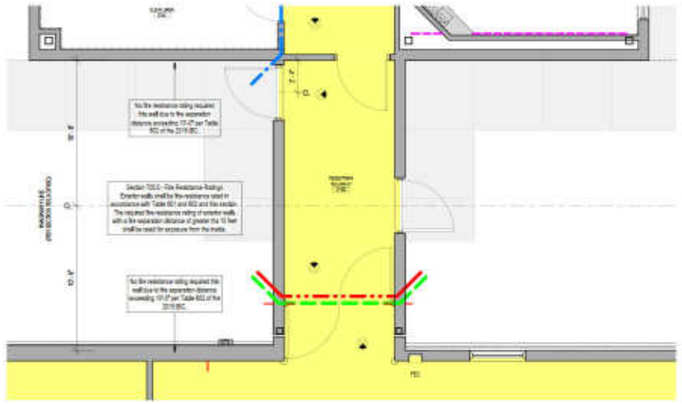
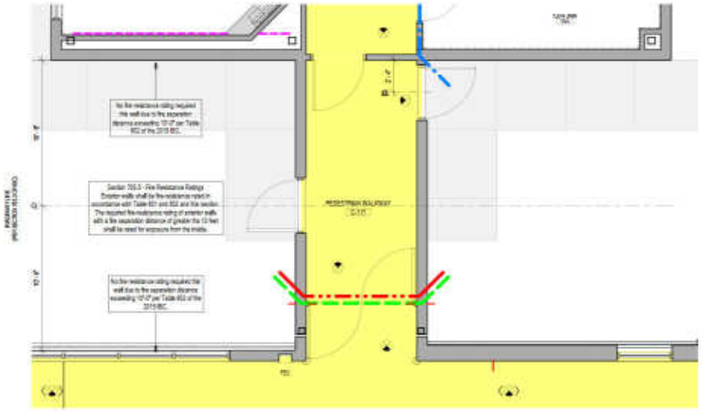
A3.1



2 ENLARGED LIFE SAFETY PLAN



1 ENLARGED LIFE SAFETY PLAN

GENERAL NOTES

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   MARKINGS AT LOCATIONS OF FIRE BARRIERS AS INDICATED BY TYPE FB1 ASSEMBLIES IN CONSTRUCTION DRAWINGS SHALL CONSIST OF RED LETTERS IN 3" MINIMUM HIGH TYPE WHICH STATES "FIRE BARRIER - SEAL ALL PENETRATIONS."

   MARKINGS AT LOCATIONS OF SMOKE BARRIERS AS INDICATED BY TYPE "SB" ASSEMBLIES IN CONSTRUCTION DRAWINGS SHALL CONSIST OF RED LETTERS IN 3" MINIMUM HIGH TYPE WHICH STATES "SMOKE BARRIER - SEAL ALL PENETRATIONS."

   ALL CORRIDOR WALLS SHALL BE SMOKE RESISTIVE PARTITIONS PER THE TYPE "C" SPECIAL PARTITION ASSEMBLY AS INDICATED ON SHEET A2.2.

2. CONTRACTOR SHALL PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS AS REQUIRED TO MAINTAIN RATING AT ALL PENETRATIONS THROUGH NEW FIRE-RATED ASSEMBLIES.

3. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.

4. PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.

5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO EXACTLY 6" ABOVE CEILING UNLESS OTHERWISE NOTED (REFER TO INTERIOR PARTITION TYPES).

6. CONTRACTOR SHALL PROVIDE 1FT x 4'-0" x 6" ARTICULABLE GLASS FIBER ACOUSTICAL INSULATION AT ALL INTERIOR PARTITION TYPES WITH 6" METAL STUDS OR LARGER.

LIFE SAFETY PARTITION LEGEND

LIFE SAFETY LEGEND

STENGEL HILL ARCHITECTURE

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ACADIA HEALTHCARE

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ENLARGED LIFE SAFETY PLANS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A3.1.0

2 OCCUPANCY LOAD/EXIT PLAN

OCCUPANCY LOADS - FIRST FLOOR

FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	4213 SF	300	15
ASSEMBLY WITHOUT FIXED SEATS - GYMNASIUM	3074 SF	7	440
ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED (TABLES AND CHAIRS)	1946 SF	15	130
BUSINESS AREAS	14252 SF	100	143
EGRESS/NON-OCCUPIED SPACE	12866 SF	0	
INSTITUTIONAL AREAS - INPATIENT TREATMENT AREAS	11167 SF	240	47
INSTITUTIONAL AREAS - OUTPATIENT TREATMENT AREAS	2351 SF	100	24
INSTITUTIONAL AREAS - SLEEPING AREAS	13099 SF	120	99
KITCHEN, COMMERCIAL	2334 SF	200	12
Grand total	84159 SF		912 912/18 Exits = ~51 Occupants per Exit

IBC 2015 - SECTION 1005.3.2 - EGRESS WIDTH

Level	# of Occupants	Actual Occupant	Required	Provided
First	912	2	182.4"	143"

LIFE SAFETY PARTITION LEGEND

1-HOUR FIRE BARRIER — SMOKE BARRIER — 2-HOUR FIRE BARRIER

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OCCUPANCY LOAD/EXITING PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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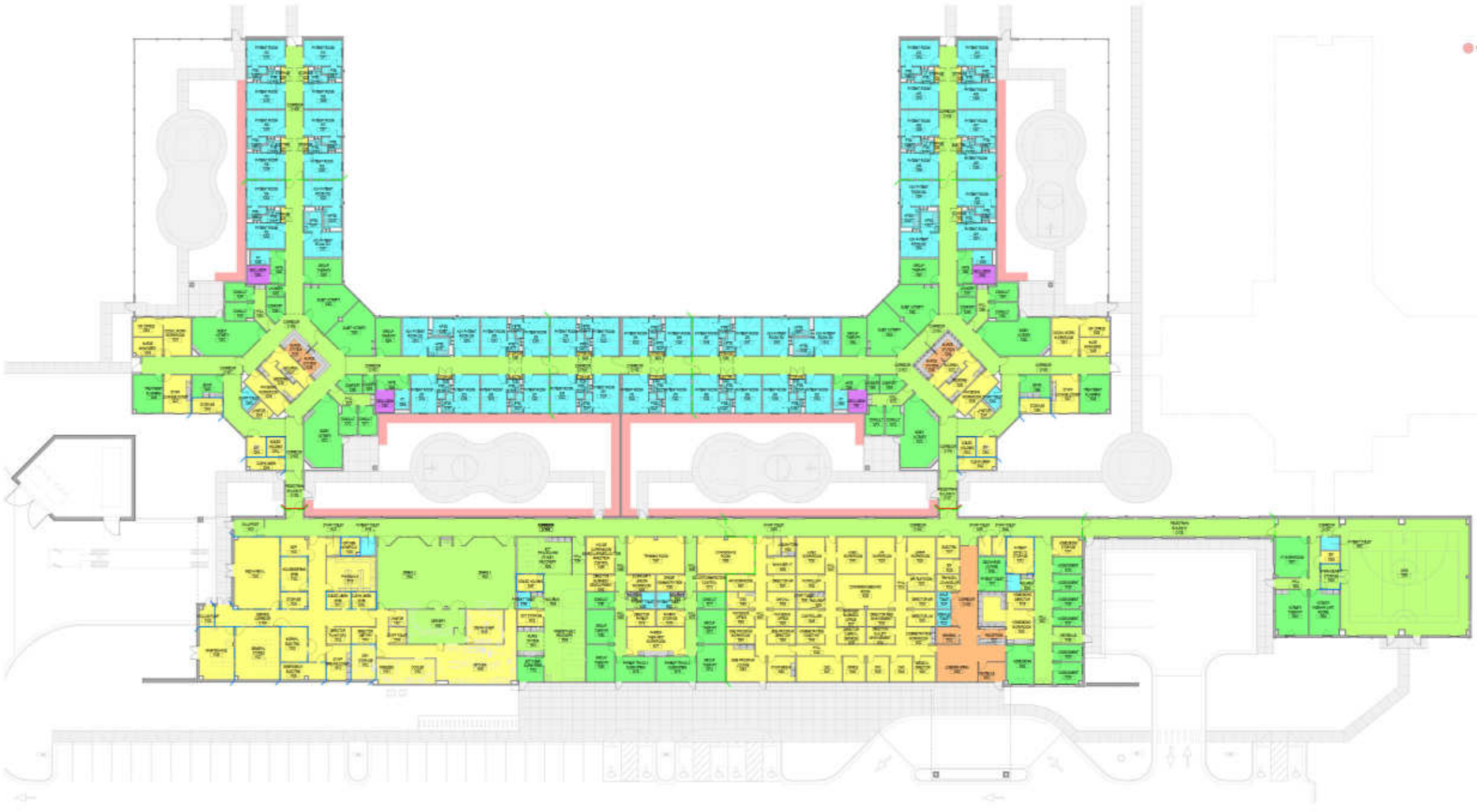

01 SECURITY PROVISIONS PLAN

SECURITY LEGEND

INTERIOR PROVISIONS:

LEVEL 1A: - NO SECURITY PROVISIONS REQUIRED (STAFF AREA)

LEVEL 2: - WALLS: IMPACT RESISTANT GYPSUM WALLBOARD
- CEILINGS: ACOUSTICAL
- STANDARD GRILLES/REGISTERS/DIFFUSERS
- STANDARD LIGHT FIXTURES
- SECURE SPRINKLER HEADS (RAVEN)
- STANDARD SEALANTS

LEVEL 2A: - WALLS: IMPACT RESISTANT GYPSUM WALLBOARD
- CEILINGS: ACOUSTICAL AT 9'-0" MINIMUM
- ANTI-LIGATURE GRILLES/REGISTERS/DIFFUSERS
- STANDARD LIGHT FIXTURES WITH IMPACT LENS
- SECURE SPRINKLER HEADS (RAVEN)
- TAMPER-RESISTANT FASTENERS
- HIGH-PROOF SEALANTS

LEVEL 2B: - WALLS: IMPACT RESISTANT GYPSUM WALLBOARD
- CEILINGS: STANDARD GYPSUM WALLBOARD AT 9'-0" MINIMUM
- ANTI-LIGATURE GRILLES/REGISTERS/DIFFUSERS
- ANTI-LIGATURE FIXTURES
- IMPACT RESISTANT LIGHT FIXTURES
- STAINLESS STEEL ELECTRICAL DEVICE COVERPLATES
- SECURE SPRINKLER HEADS (RAVEN)
- TAMPER-RESISTANT FASTENERS
- HIGH-PROOF SEALANTS

LEVEL 3: - WALLS: IMPACT RESISTANT GYPSUM WALLBOARD
- CEILINGS: STANDARD GYPSUM WALLBOARD
- ANTI-LIGATURE GRILLES/REGISTERS/DIFFUSERS
- ANTI-LIGATURE FIXTURES
- STAINLESS STEEL ELECTRICAL DEVICE COVERPLATES
- SECURE SPRINKLER HEADS (RAVEN)
- TAMPER-RESISTANT FASTENERS
- HIGH-PROOF SEALANTS

LEVEL 4: - WALLS: IMPACT RESISTANT GYPSUM WALLBOARD
- CEILINGS: STANDARD GYPSUM WALLBOARD AT 10'-0" MINIMUM
- ANTI-LIGATURE GRILLES/REGISTERS/DIFFUSERS
- ANTI-LIGATURE FIXTURES
- IMPACT RESISTANT LIGHT FIXTURES
- STAINLESS STEEL ELECTRICAL DEVICE COVERPLATES
- SECURE SPRINKLER HEADS (RAVEN)
- TAMPER-RESISTANT FASTENERS
- HIGH-PROOF SEALANTS

EXTERIOR PROVISIONS:

- HIGH IMPACT RESISTANT SIPS UP TO 10'-0"
- PROVIDE IMPACT RESISTANT DOOR/DOOR PROTECTION

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SECURITY PROVISIONS PLAN
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A3.1.2

01 SPECIAL LOCKING PLAN

SPECIAL LOCKING LEGEND

- INDICATES ELECTROMAGNETIC LOCKING DEVICE TO REMAIN LOCKED UPON FIRE ALARM INITIATION PER THE EXCEPTION OUTLINED BELOW WITHIN SECTION 1010.1.9.6, FOR 2015 IBC SECTION 1010.1.9.6 - CONTROLLED EGRESS DOORS IN GROUP I-2. ELECTRIC LOCKING SYSTEMS, INCLUDING ELECTRO-MECHANICAL AND ELECTROMAGNETIC LOCKING SYSTEMS, SHALL BE PERMITTED TO BE LOCKED IN THE MEANS OF EGRESS IN A GROUP I-2 OCCUPANCY WHERE THE CLINICAL NEEDS OF PERSONS RECEIVING CARE REQUIRE THEIR CONTAINMENT. CONTROLLED EGRESS DOORS SHALL BE PERMITTED IN SUCH OCCUPANCIES WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.6.1 OR AN APPROVED AUTOMATIC SMOKE OR HEAT DETECTION SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 907, PROVIDED THAT THE DOORS ARE INSTALLED AND OPERATE IN ACCORDANCE WITH THE FOLLOWING ITEMS:

1. THE DOOR LEAVES SHALL UNLOCK UPON ACTUATION OF THE AUTOMATIC SPRINKLER SYSTEM OR AUTOMATIC FIRE DETECTION SYSTEM.
2. THE DOOR LEAVES SHALL UNLOCK ON LOSS OF POWER CONTROLLING THE LOCK OR LOCK MECHANISM.
3. THE DOOR LOCKING SYSTEM SHALL BE INSTALLED TO HAVE THE CAPABILITY OF BEING UNLOCKED BY A SWITCH LOCATED AT THE FIRE COMMAND CENTER, A NURSING STATION OR OTHER APPROVED LOCATION. THE SWITCH SHALL BE DIRECTLY BREAK POWER TO THE LOCK.
4. A BUILDING OCCUPANT SHALL NOT BE REQUIRED TO PASS THROUGH MORE THAN ONE DOOR EQUIPPED WITH A CONTROLLED EGRESS LOCKING SYSTEM BEFORE ENTERING AN EXIT.
5. THE PROCEDURES FOR UNLOCKING THE DOORS SHALL BE DESCRIBED AND APPROVED AS PART OF THE EMERGENCY PLANNING AND PREPAREDNESS REQUIRED BY CHAPTER 4 OF THE INTERNATIONAL FIRE CODE.
6. ALL CLINICAL STAFF SHALL HAVE THE KEYS, CODES OR OTHER MEANS NECESSARY TO OPERATE THE LOCKING SYSTEMS.
7. EMERGENCY LIGHTING SHALL BE PROVIDED AT THE DOOR.
8. THE DOOR LOCKING SYSTEM UNITS SHALL BE LISTED IN ACCORDANCE WITH UL 294.

EXCEPTIONS: ITEMS 1 THROUGH 4 SHALL NOT APPLY TO DOORS TO AREAS OCCUPIED BY PERSONS WHO, BECAUSE OF CLINICAL NEEDS, REQUIRE RESTRAINT OR CONTAINMENT AS PART OF THE FUNCTION OF A PSYCHIATRIC TREATMENT AREA.

ITEMS 1 THROUGH 4 SHALL NOT APPLY TO DOORS TO AREAS WHERE A LISTED EGRESS CONTROL SYSTEM IS UTILIZED TO REDUCE THE RISK OF CHILD ABDUCTION FROM NURSERY AND OBSTETRIC AREAS OF A GROUP I-2 HOSPITAL.

- INDICATES ELECTROMECHANICAL OR ELECTROMAGNETIC LOCKING SYSTEM TO UNLOCK UPON FIRE ALARM INITIATION.
- INDICATES SECLUSION ROOM DOOR LOCKING. PATIENT UNDER CONTINUOUS STAFF SUPERVISION WHILE IN SECLUSION ROOM.
- INDICATES DOOR THAT IS NOT AN EXIT NOR A WAY OF EXIT ACCESS BUT MAY BE MISTAKEN FOR AN EXIT. PER 2015 NFPA 101 LIFE SAFETY CODE SECTION 7.10.3 - NO EXIT. A SIGN THAT READS "NO EXIT" SHALL BE PROVIDED AT THIS OPENING. THE SIGN SHALL HAVE THE WORD "NO" IN LETTERS 2"HIGH WITH A STROKE WIDTH OF 3/8" AND THE WORD "EXIT" IN LETTERS 1" HIGH WITH THE WORD "EXIT" BELOW THE WORD "NO".

LIFE SAFETY PARTITION LEGEND

1 HOUR FIRE BARRIER — 2 HOUR FIRE BARRIER

1 HOUR BARRIER

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SPECIAL LOCKING PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
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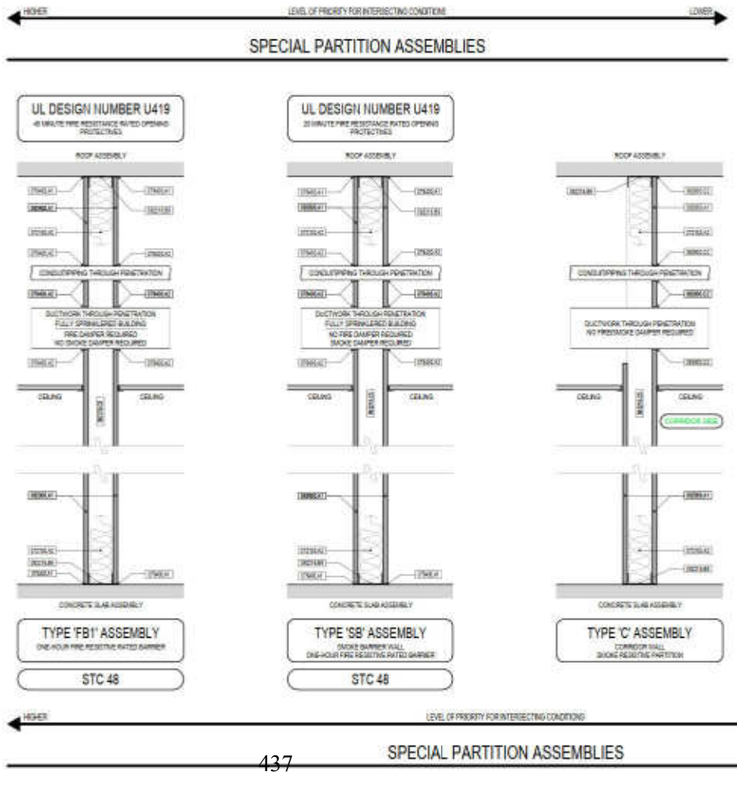
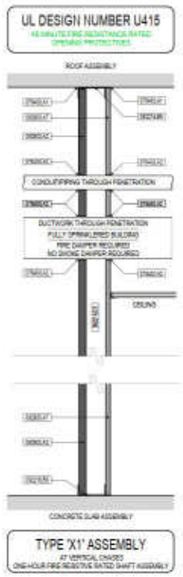
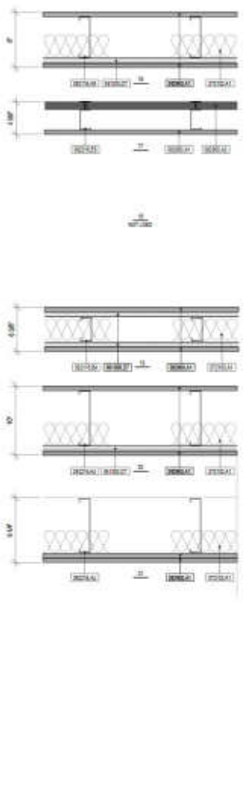
A3.1.3

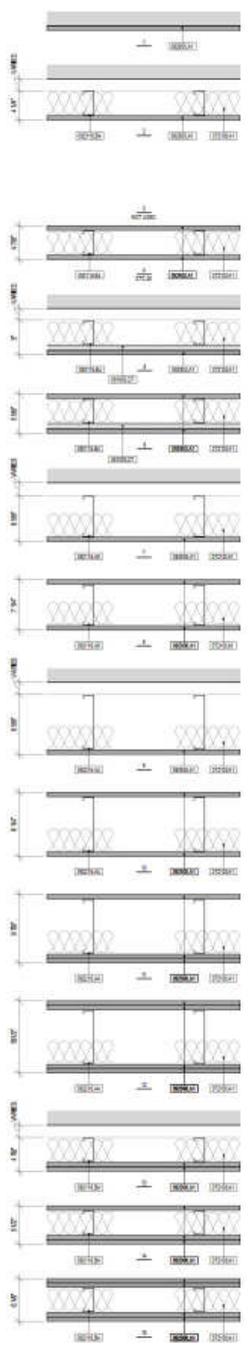




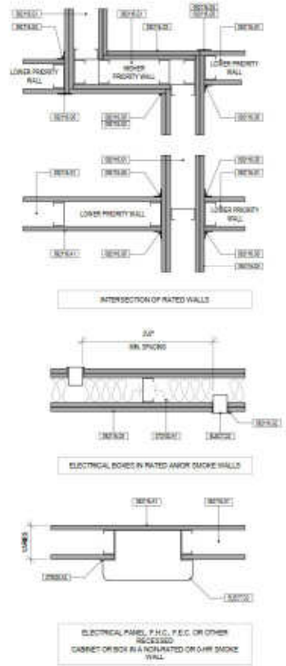
INTERIOR PARTITION TYPES (CONT.)



INTERIOR PARTITION TYPES



PARTITION DETAILS



GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED.
2. PROVIDE MOISTURE RESISTANT GYPSUM WALLBOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE XX UNLESS NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE YY UNLESS OTHERWISE NOTED.
4. PROVIDE DEFLECTION TRACK AT ALL FULL HEIGHT PARTITIONS INCLUDING CORRIDOR, FIRE BARRIER, FIRE WALL, SMOKE AND DRAFT PARTITIONS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

PARTITION KEYNOTES

072100.A1	MINERAL WOOL ACOUSTIC INSULATION (TYPE 2).
072100.A2	SPRAY-APPLIED CLOSED-CELL POLYURETHANE FOAM INSULATION (TYPE 2).
078400.A1	HEAD OF WALL FIRE STOP JOINT TREATMENT SYSTEM INTERSECTION OF FIRE / INSIDOR SMOKE RESISTIVE SEPARATION ASSEMBLY, WITH ROOF ASSEMBLY OR FLOOR ASSEMBLY
078400.A2	MECHANICAL OR ELECTRICAL THROUGH-PENETRATION FIRE STOP SYSTEM AS REQUIRED TO MAINTAIN FIRE / INSIDOR SMOKE RESISTIVE SEPARATION ASSEMBLY (REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS).
079200.A2	CONTINUOUS BEAD OF SEALANT.
092116.A1	ALIGN FACE OF SOFFIT WITH FACE OF ADJACENT WALL CONSTRUCTION.
092116.C8	
092116.G1	
092116.S2	
092116.S3	
092116.S8	
092116.B1	FLOOR AND CEILING RUNNERS.
092116.C8	REFER TO FLOOR PLAN, INTERIOR PARTITION TYPES, SPECIAL PARTITION ASSEMBLIES AND PARTITION TYPE LEGEND FOR SPECIFIC WALL CONSTRUCTION AND HEIGHT.
092900.A1	5/8" GYPSUM WALLBOARD. REFER TO PARTITION TYPES SHEET A3.2.
092900.A2	1" GYPSUM WALLBOARD SHAFT LINER PANELS.
092900.A7	5/8" TYPE-X GYPSUM WALL BOARD.
092900.C3	ACOUSTIC SEALANT TO LIGHT THE FREE PASSAGE OF SMOKE.
ELECT.D1	CEILING MOUNTED PENDANT LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS)
ELECT.D3	IN-GROUND SIZE LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS).

PARTITION TYPE LEGEND

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PARTITION DETAILS
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HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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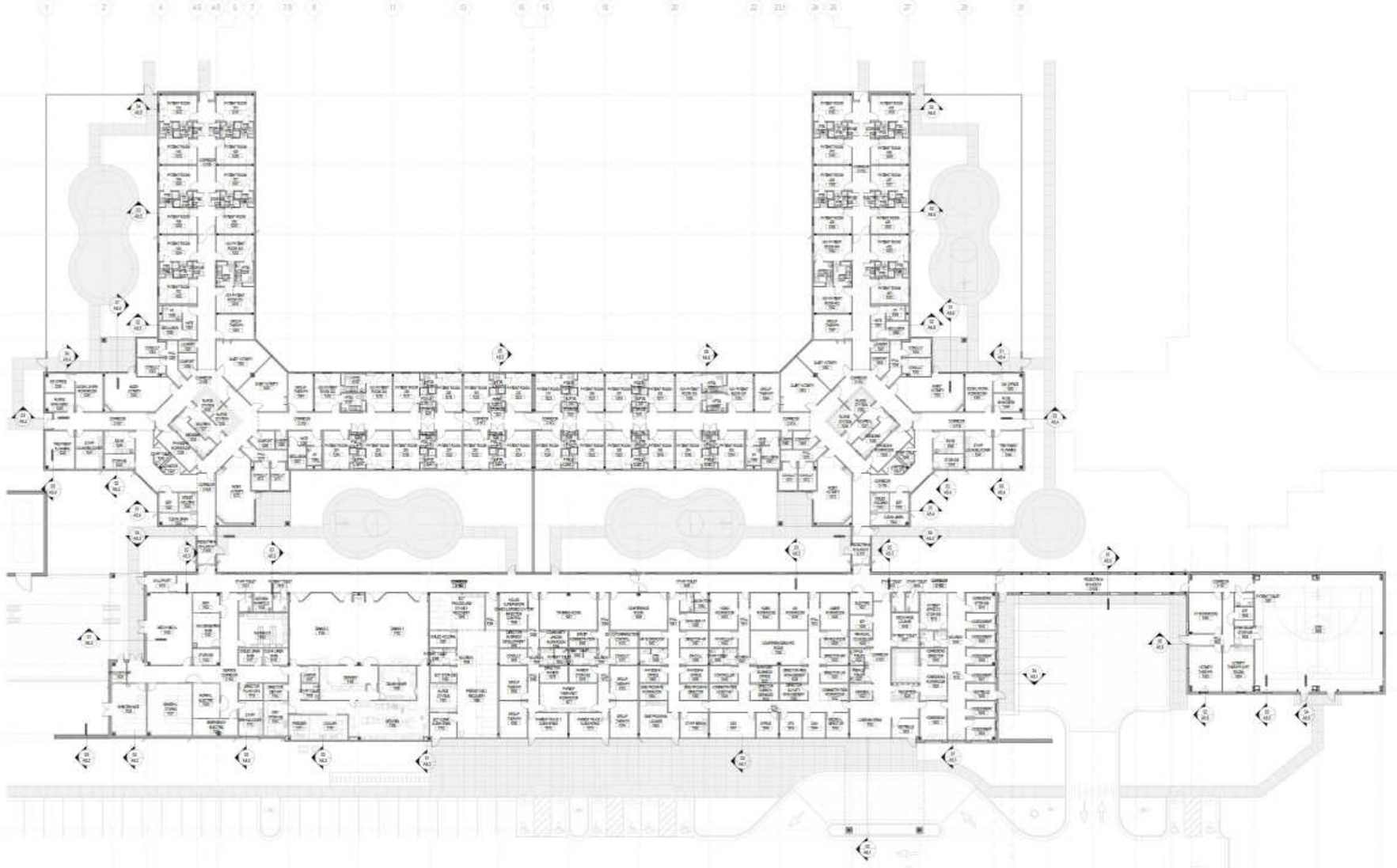
A3.3



01 COMPOSITE FLOOR PLAN

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COMPOSITE FLOOR PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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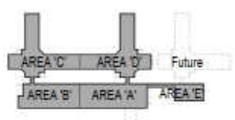
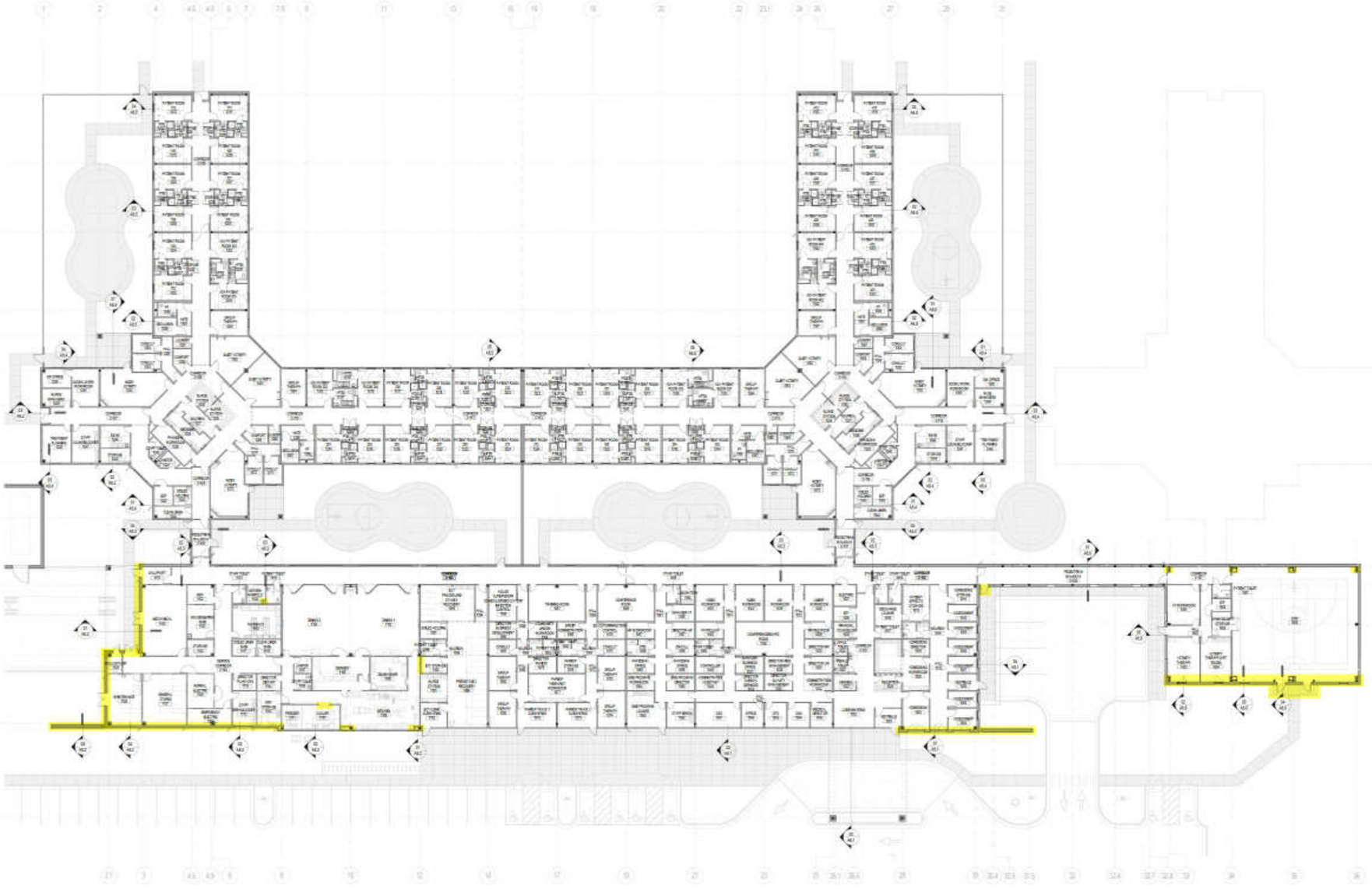
A4.1

KEYPLAN
NOT TO SCALE



NEW BEHAVIORAL HEALTH HOSPITAL

AREA WITH CHANGES



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COMPOSITE FLOOR PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

22 August 2023
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A4.1

KEYPLAN
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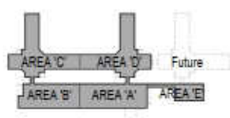
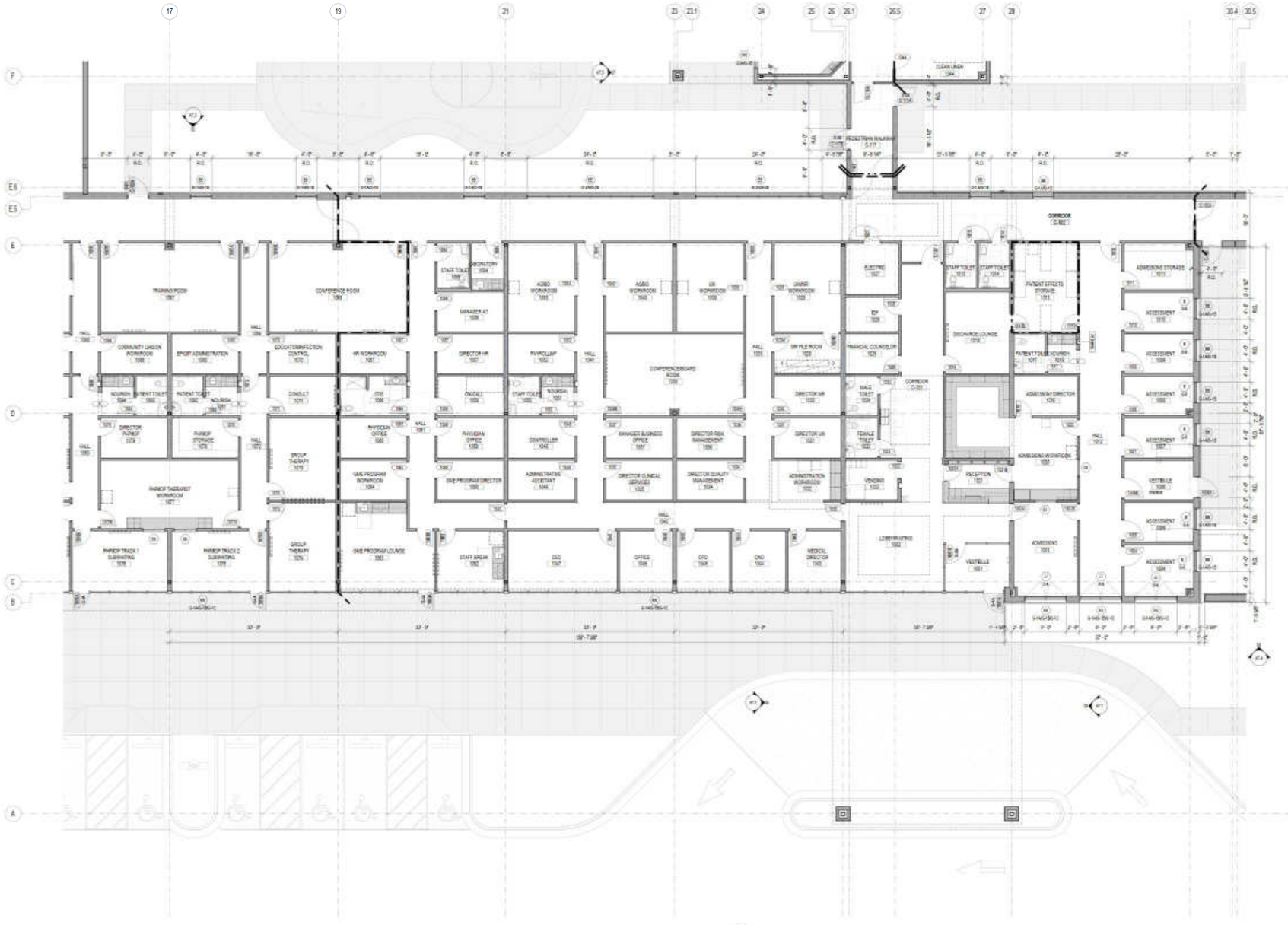


NEW BEHAVIORAL HEALTH HOSPITAL



01 PARTIAL FLOOR PLAN - AREA 'A'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL, UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATROOM HOOKS, WALL MOUNTED EQUIPMENT, SANITARY UNITS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

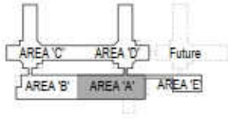
FLOOR PLAN KEYNOTES

104415.61 - 10LB RECESSED CERTIFICATION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN



NEW BEHAVIORAL HEALTH HOSPITAL

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PARTIAL FLOOR PLAN - AREA 'A'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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A4.1A

01 PARTIAL FLOOR PLAN - AREA 'A'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL, UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATROOM HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

10A415.A1 10AA RECESSED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.

AREA WITH CHANGES

CHANGES TO INDICATED WALL AND OPENINGS LOCATIONS

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

AREA 'C' AREA 'D' Future
AREA 'B' AREA 'A' AREA 'E'

NEW BEHAVIORAL HEALTH HOSPITAL

STENGEL HILL ARCHITECTURE
615 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1978
502.893.1979 fax

Civil Engineering
CRUNK ENGINEERING
Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

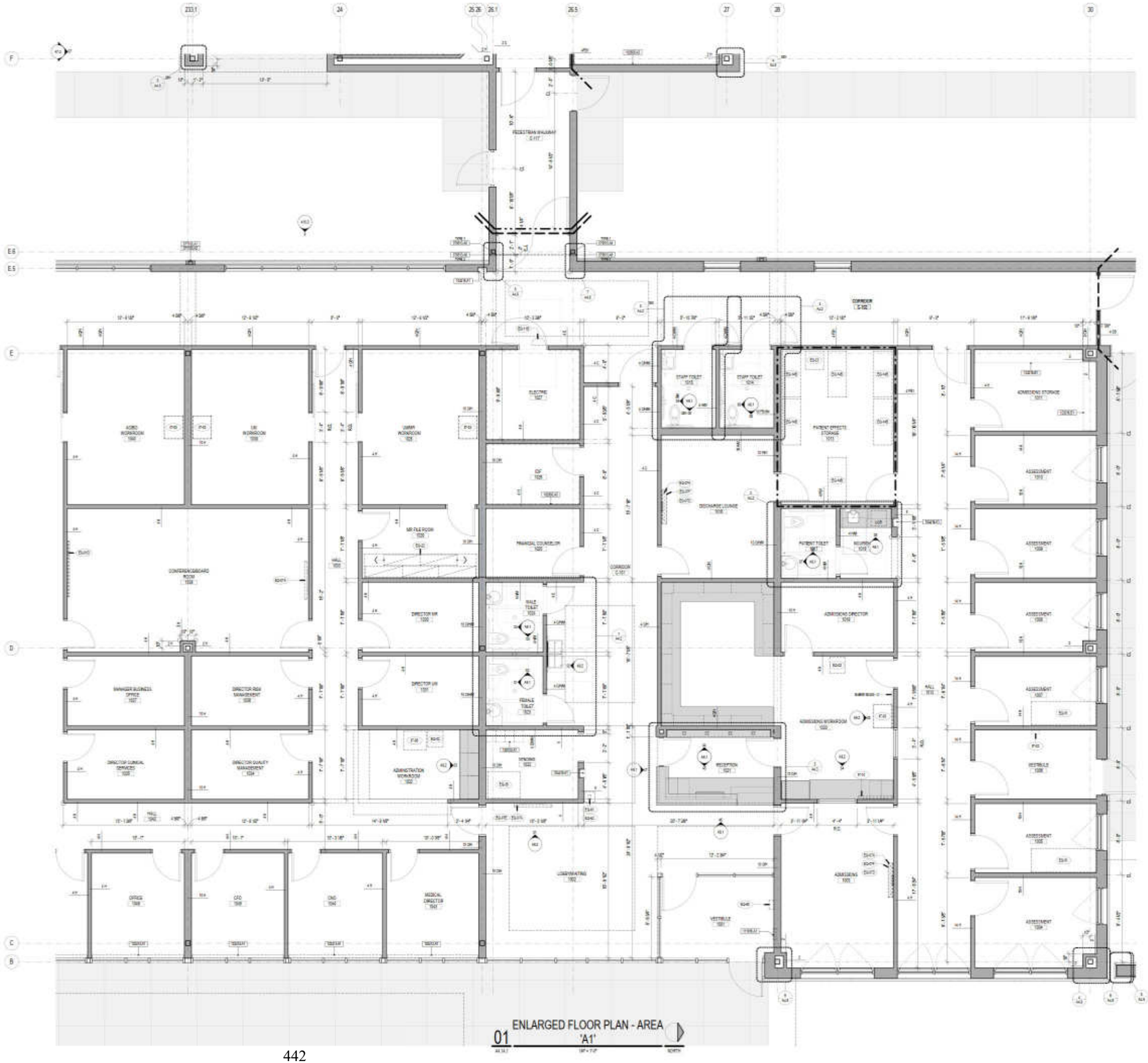
ACADIA HEALTHCARE

NOT FOR CONSTRUCTION

PARTIAL FLOOR PLAN - AREA 'A'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

22 August 2023
AHC2246

A4.1A



GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATHOOKS HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK, AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

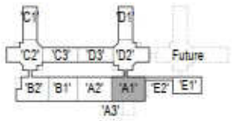
FLOOR PLAN KEYNOTES

077100.A1	PREFINISHED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.
077100.A2	22 GA. STEEL 2" X 3" DOWNSPOUT WITH KYNAR 500 FINISH. COLOR TO BE SELECTED BY ARCHITECT.
079051.A0	2" EXPANSION JOINT COVER ASSEMBLY. PROVIDE TYPE AS INDICATED.
102800.A2	WALL PROTECTION (REFER TO INTERIOR DESIGN DRAWINGS)
104416.A1	SEMI-RECESSED EXTINGUISHER FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 4'-0" TO TOP OF FIRE EXTINGUISHER.
123132.A1	6 TIER PLASTIC LAMINATE CLAD LOCKERS.
111915.A1	RECESSED GUN LOCKER.
123412.A1	MANUALLY OPERATED ROLLER WINDOW SHADE.
122216.B1	PLASTIC LAMINATE CLAD SHELVES WITH HEAVY DUTY STANDARDS AND BRACKETS AT 7'-4" O.C. MAXIMUM.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN



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CMTA
Interior Design

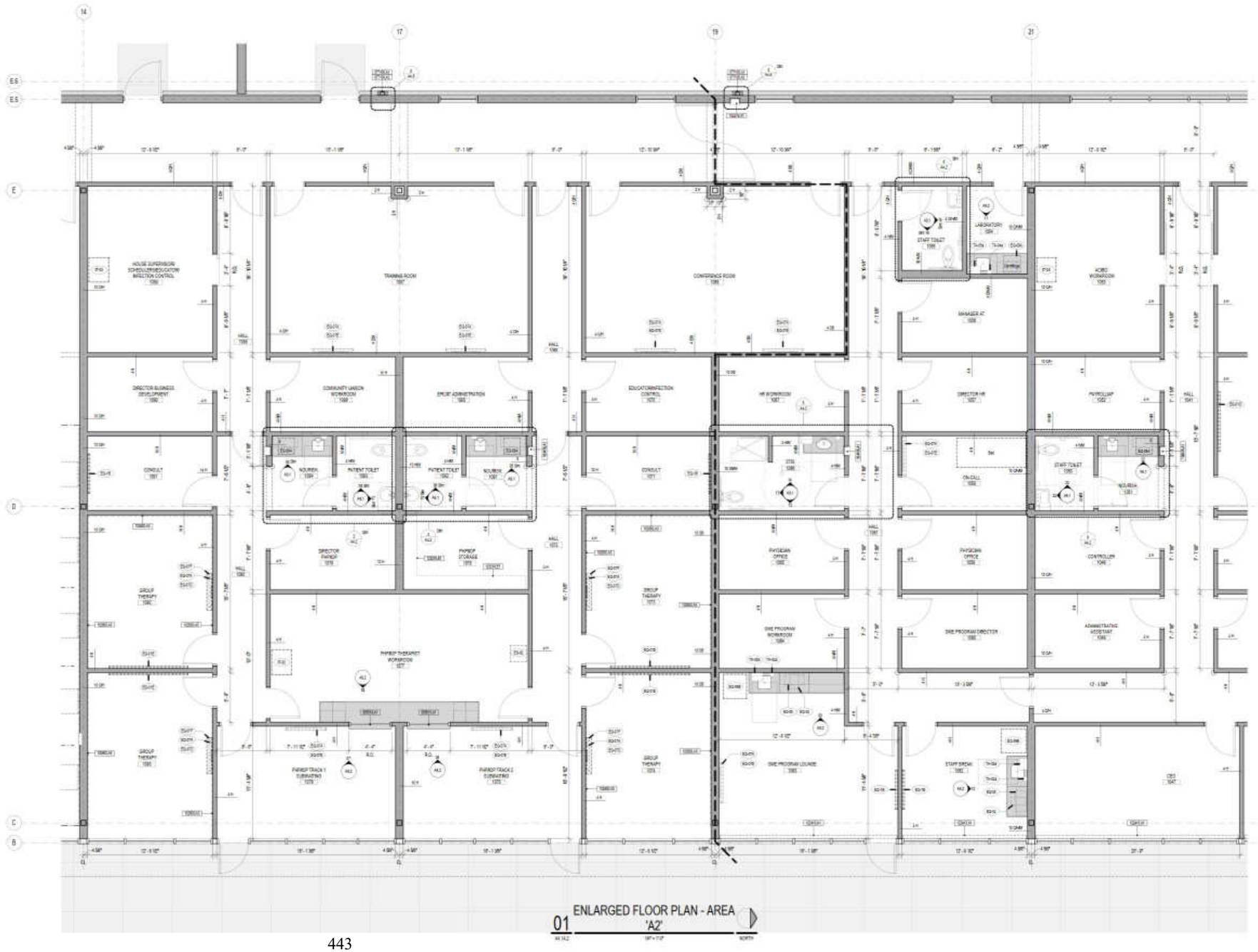
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'A1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1A.1



01 ENLARGED FLOOR PLAN - AREA 'A2'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE 4 UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE 2 UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATROOM HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

07710.6A1	PREPAINTED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.
07710.6A2	22 GA. STEEL 2'-0 X 8" DOWNSPOUT WITH KYNAR 500 FINISH. COLOR TO BE SELECTED BY ARCHITECT.
08961.6A1	RECESSED MANUAL SLIDING ALUMINUM FRAMED SERVICE WINDOW UNIT.
10260.6A2	WALL PROTECTION (REFER TO INTERIOR DESIGN DRAWINGS).
10440.6A1	SEMI-RECESSED EXTINCTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 4'-0" TO TOP OF FIRE EXTINGUISHER.
12523.6A1 12524.6E1	MANUALLY OPERATED ROLLER WINDOW SHADE. PLASTIC LAMINATE CLAD CASEWORK WITH HEAVY DUTY STANDARDS AND BRACKETS AT 1'-4" O.C. MAXIMUM.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

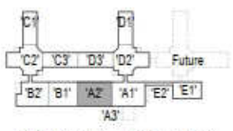
TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATROOM HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN



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CMTA

Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'A2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1A.2

01 PARTIAL FLOOR PLAN - AREA 'B'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 5'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATHOOKS HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER AV EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

PLUMB.09

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

AREA 'C' AREA 'D' Future
AREA 'B' AREA 'A' AREA 'E'

NEW BEHAVIORAL HEALTH HOSPITAL

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ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

PARTIAL FLOOR PLAN - AREA 'B'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1B

01 PARTIAL FLOOR PLAN - AREA 'B'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
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4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
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REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

RUNNER

AREA WITH CHANGES

CHANGES TO INDICATED WALL AND OPENINGS LOCATIONS

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

AREA 'C' | AREA 'D' | Future
AREA 'B' | AREA 'A' | AREA 'E'

NEW BEHAVIORAL HEALTH HOSPITAL

STENGEL HILL ARCHITECTURE
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Mechanical/Electrical Engineering
CMTA

Interior Design

ACADIA HEALTHCARE

NOT FOR CONSTRUCTION

PARTIAL FLOOR PLAN - AREA 'B'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

22 August 2023
AHC2246

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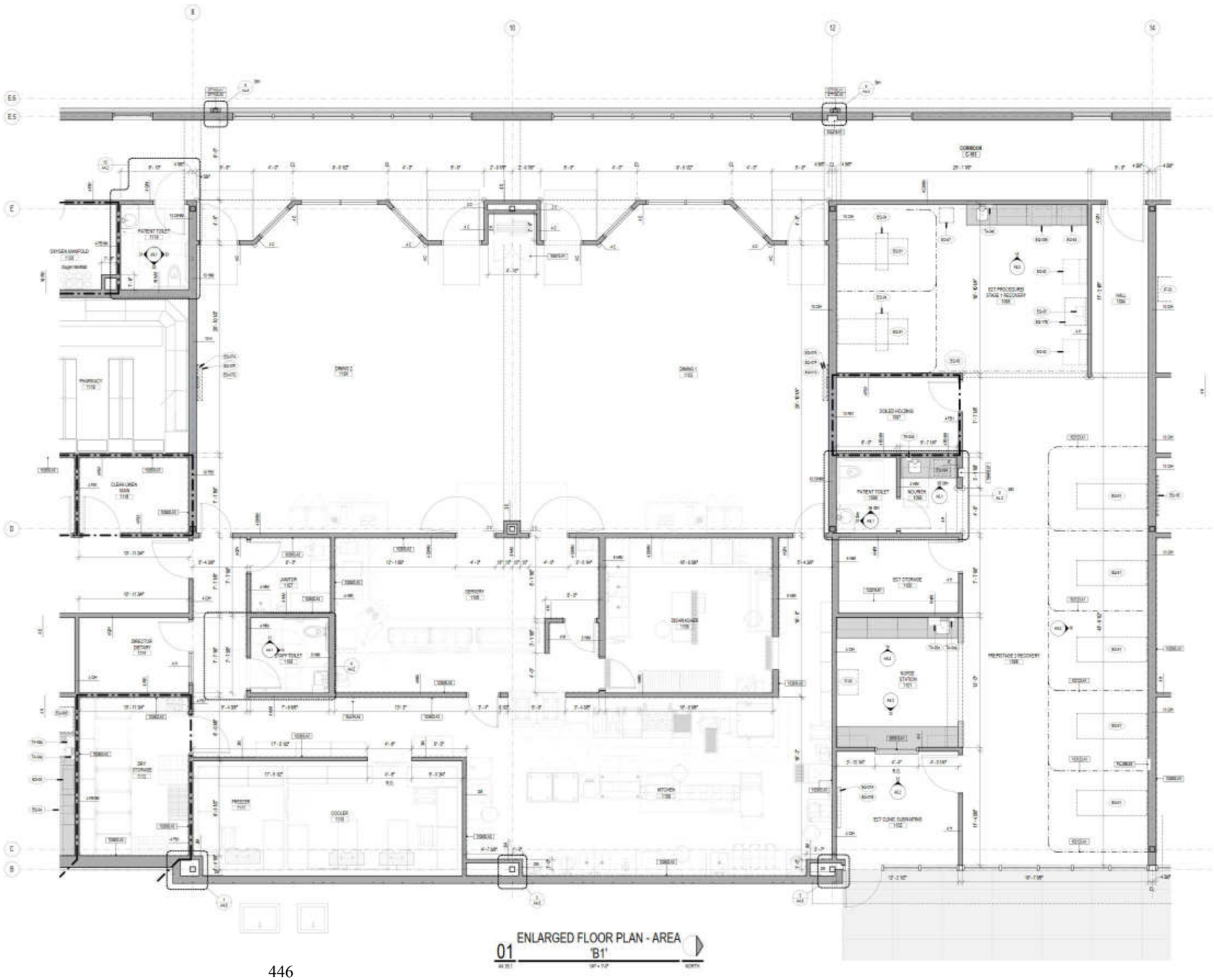

01 ENLARGED FLOOR PLAN - AREA 'B1'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL, UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAM" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIBERPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARK BOARDS, CHALKBOARDS, TACKBOARDS, COATROBE HOOKS, WALL MOUNTED EQUIPMENT, GRAB/TOILET SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER AV EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

07710.64	PREFINISHED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.
07720.62	22 GA. STEEL 2'-0 3/" DOWNSPOUT WITH KYNAR 500 FINISH. COLOR TO BE SELECTED BY ARCHITECT.
08961.63	RECESSED MANUAL SLIDING ALUMINUM FRAMED SERVICE WINDOW UNIT.
10212.63	CUBICLE CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).
10260.63	WALL GRUTECTION-PROTECTION OF INTERIOR DESIGN DRAWINGS.
10441.63	CEMI-RECESSED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.
10441.64	FIRE EXTINGUISHER AND BRACKET (REFER TO SPECIFICATIONS FOR TYPE).
10831.63	DEMOUNTABLE PANEL PARTITION.
12327.63	PLASTIC LAMINATE CLAD SHELVES WITH HEAVY DUTY STANDARDS AND BRACKETS AT 1'-0" O.C. MAXIMUM.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

'C2' 'D2'
'C3' 'D3'
'B2' 'B1' 'A2' 'A1' 'E2' 'E1' Future
'A3'

NEW BEHAVIORAL HEALTH HOSPITAL

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ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'B1'
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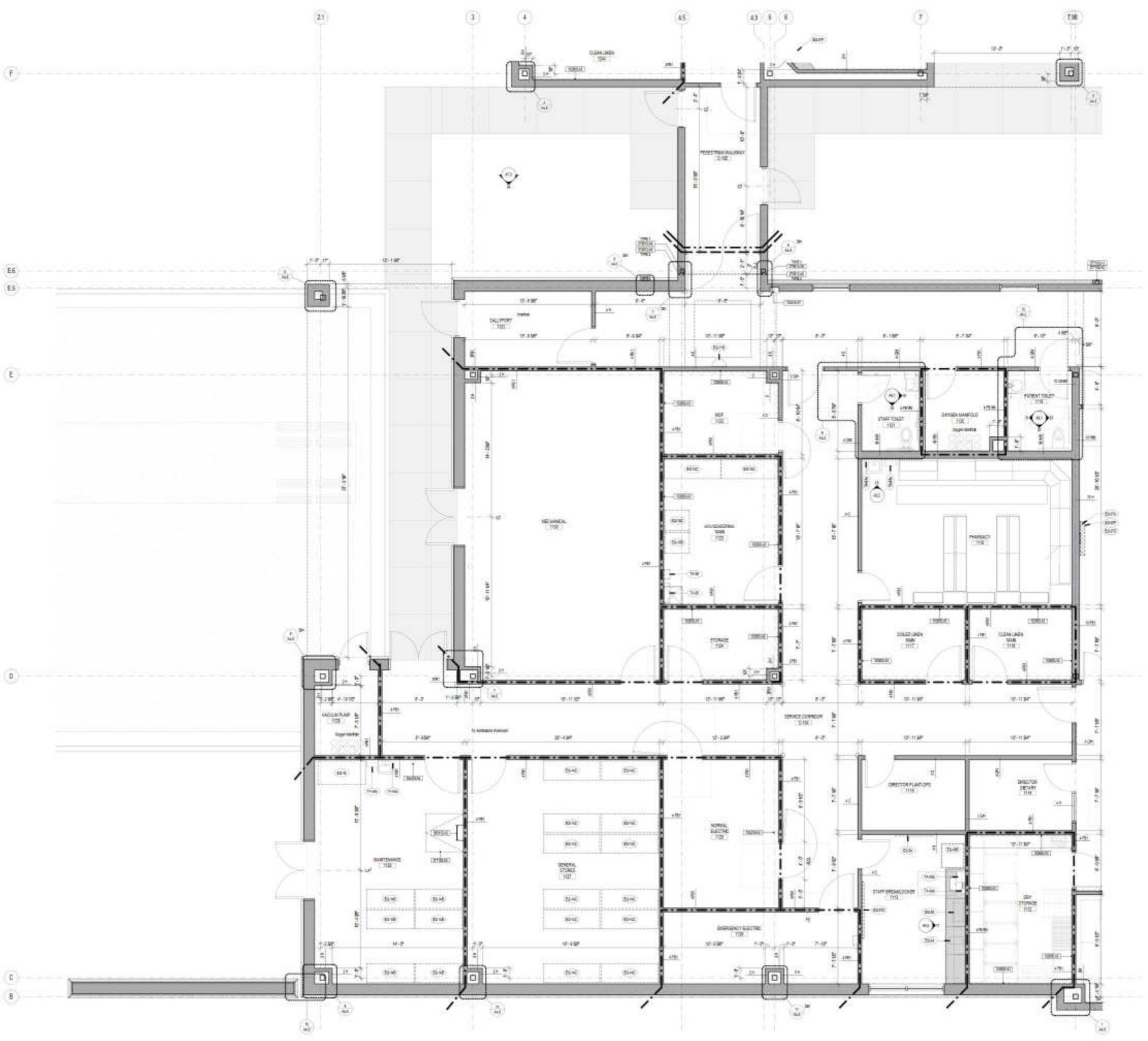
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1B.1



01 ENLARGED FLOOR PLAN - AREA 'B2'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL, UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

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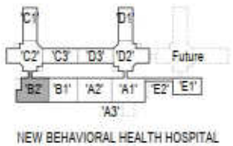
FLOOR PLAN KEYNOTES

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN



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ENLARGED FLOOR PLAN - AREA 'B2'
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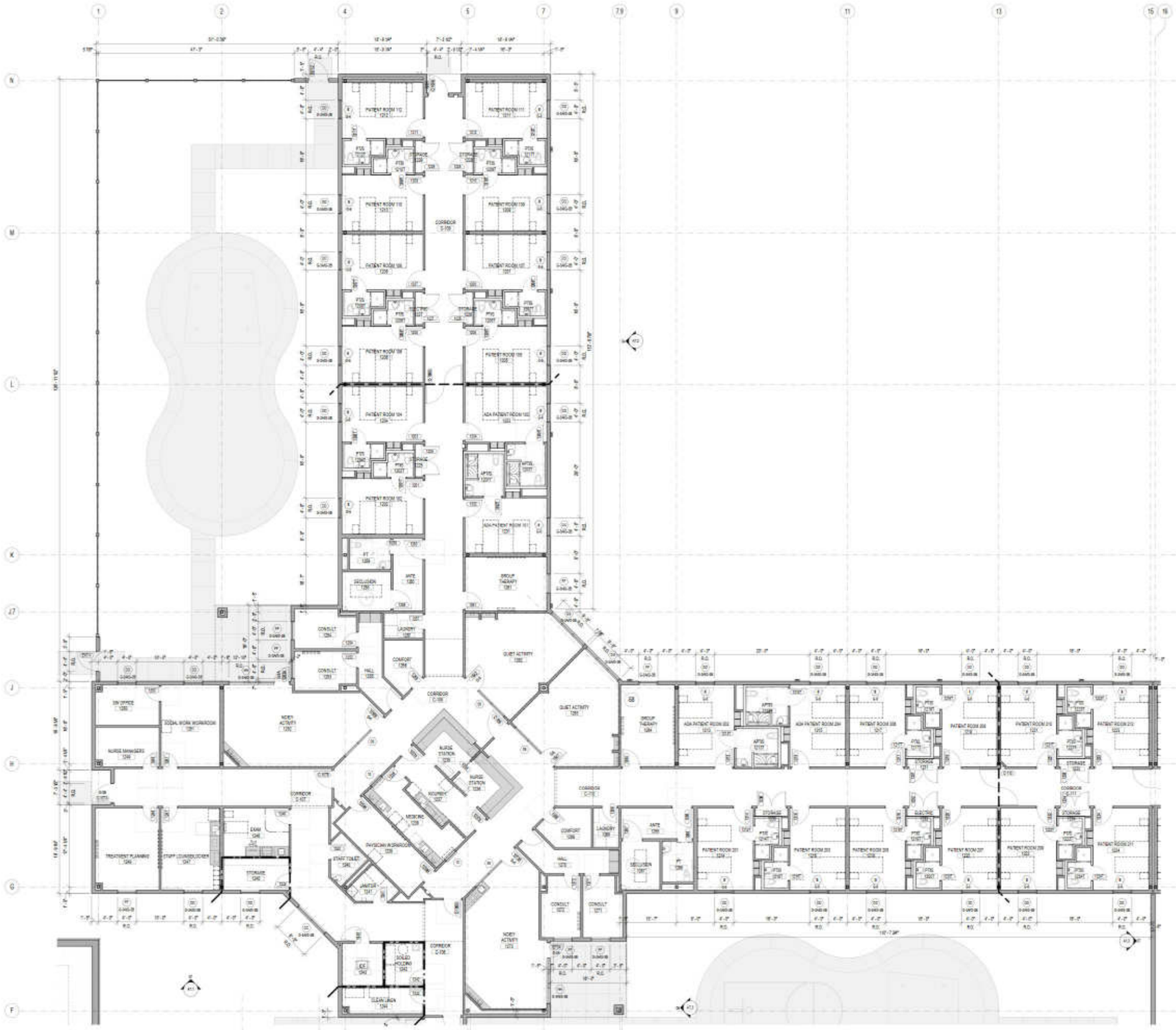
A4.1B.2



01 PARTIAL FLOOR PLAN - AREA 'C'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 5'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE 4 UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE 2 UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, HAND/GUARDS, CHALKBOARDS, TACKBOARDS, COATROBE HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

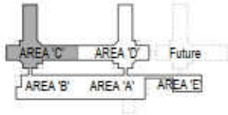
REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN



NEW BEHAVIORAL HEALTH HOSPITAL

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Structural Engineering
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Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

PARTIAL FLOOR PLAN - AREA 'C'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1C

50% CD SET - NOT FOR CONSTRUCTION

01 ENLARGED FLOOR PLAN - AREA 'C1'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAM" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATROBE HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

077100.A1 PREFINISHED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.

077100.A2 22 GA. STEEL 2" X 3" DOWNSPOUT WITH KYNAR 500 FINISH, COLOR TO BE SELECTED BY ARCHITECT.

102122.A1 CUBICLE CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).

104410.A1 SEMI-RECESSED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEDUCT AT 2'-6" TO TOP OF FIRE EXTINGUISHER.

123616.B1 PLASTIC LAMINATE CLAD ENDLESS WITH HEAVY DUTY STANDARDS AND BRACKETS AT 7'-4" O.C. MAXIMUM.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

'C1' 'D1'
'C2' 'C3' 'D3' 'D2' Future
'B2' 'B1' 'A2' 'A1' 'E2' 'E1'
'A3'

NEW BEHAVIORAL HEALTH HOSPITAL

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ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'C1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
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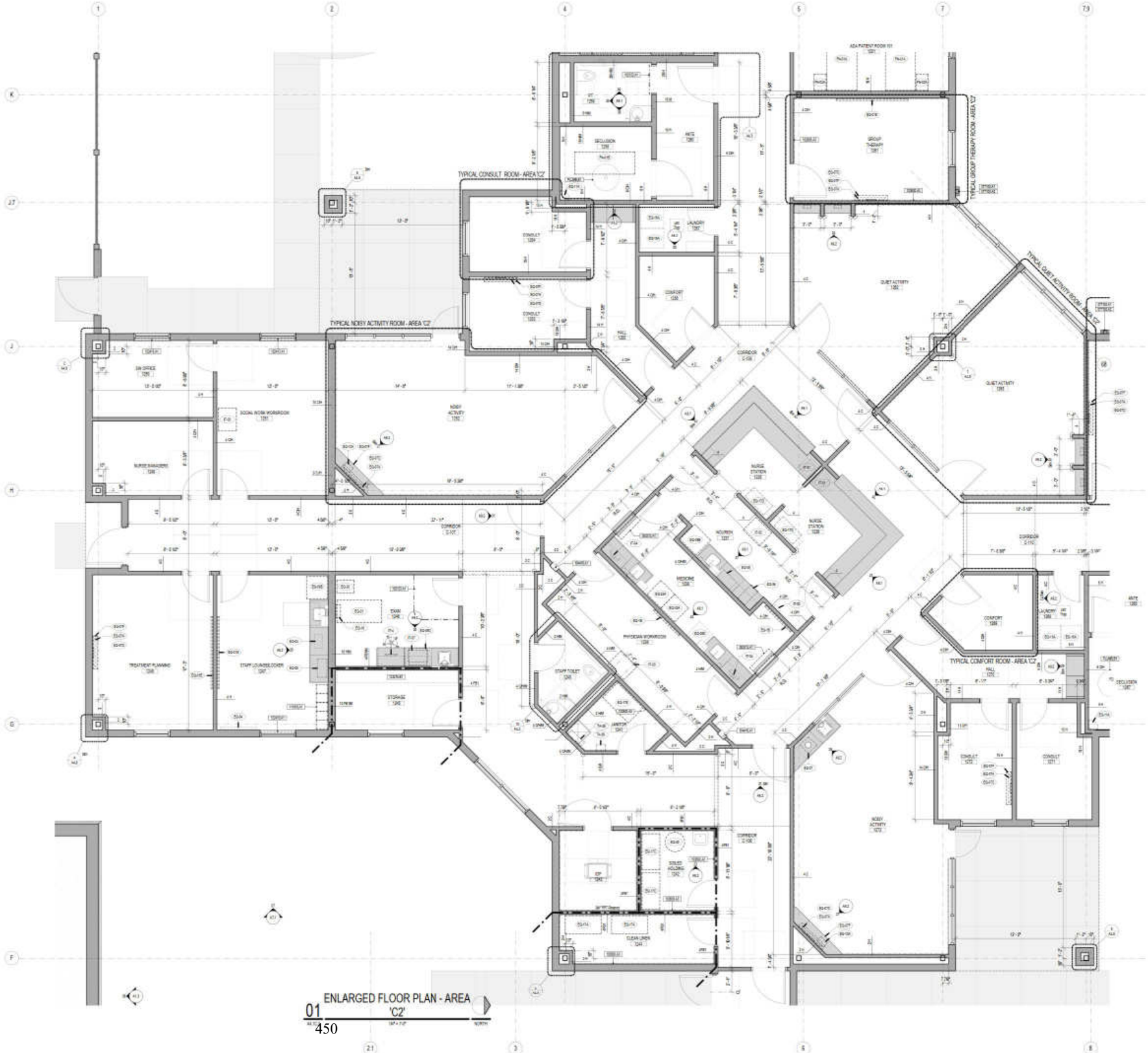
A4.1C.1



01 ENLARGED FLOOR PLAN - AREA 'C2'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 5'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE 4 UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE 2 UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, GRAB/GUARDS, CHALKBOARDS, TACKBOARDS, COATROOM HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

07710.6A1	PREFINISHED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.
07720.A2	22 GA. STEEL 2'-0" DOWNSPOUT WITH KYNAR 500 FINISH, COLOR TO BE SELECTED BY ARCHITECT.
08331.A1	ROLLING COUNTER DOOR SYSTEM COMPLETE WITH SILL AND TRIM.
10210.A1	CURVED CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).
10260.A2	WALL GRID TO A (REFER TO INTERIOR DESIGN DRAWINGS).
10440.A1	CEMI-RECESSED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.
11160.A1	RECESSED GUN LOCKER
12241.A1	MANUALLY OPERATED ROLLER WINDOW SHADE
12321.B1	PLASTIC LAMINATE CLAD CABINET WITH HEAVY DUTY STANDARDS AND BRACKETS AT 7'-4.5" O.C. MAXIMUM.
PLUMB.B1	FLOOR DRAIN CENTERED IN ROOM (REFER TO PLUMBING DRAWINGS).

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

'C2' 'C3' 'D3' 'D2' Future
'B2' 'B1' 'A2' 'A1' 'E2' 'E1'
'A3'

NEW BEHAVIORAL HEALTH HOSPITAL

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CMTA
Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'C2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1C.2

01 ENLARGED FLOOR PLAN - AREA 'C3'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATROBE HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK, AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

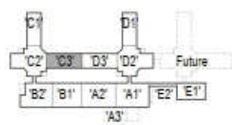
FLOOR PLAN KEYNOTES

07710(5.A)	PREFINISHED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.
07710(5.A)	22 GA. STEEL 2" X 3" DOWNSPOUT WITH KYNAR 500 FINISH, COLOR TO BE SELECTED BY ARCHITECT.
07951(5.A)	2" EXPANSION JOINT COVER ASSEMBLY. PROVIDE TYPE AS INDICATED.
10213(5.A)	CUBICLE CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).
10260(5.A)	WALL GROUTED NOA (REFER TO INTERIOR DESIGN DRAWINGS).
10441(5.A)	SEMI-RECESSED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.
10531(5.F)	PLASTIC LAMINATE CLAD SHELVES WITH HEAVY DUTY STANDARD AND BRACKETS AT 1'-4" O.C. MAXIMUM.
PLUMB.5H	FLOOR DRAIN CENTERED IN ROOM (REFER TO PLUMBING DRAWINGS).

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN



NEW BEHAVIORAL HEALTH HOSPITAL

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Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'C3'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
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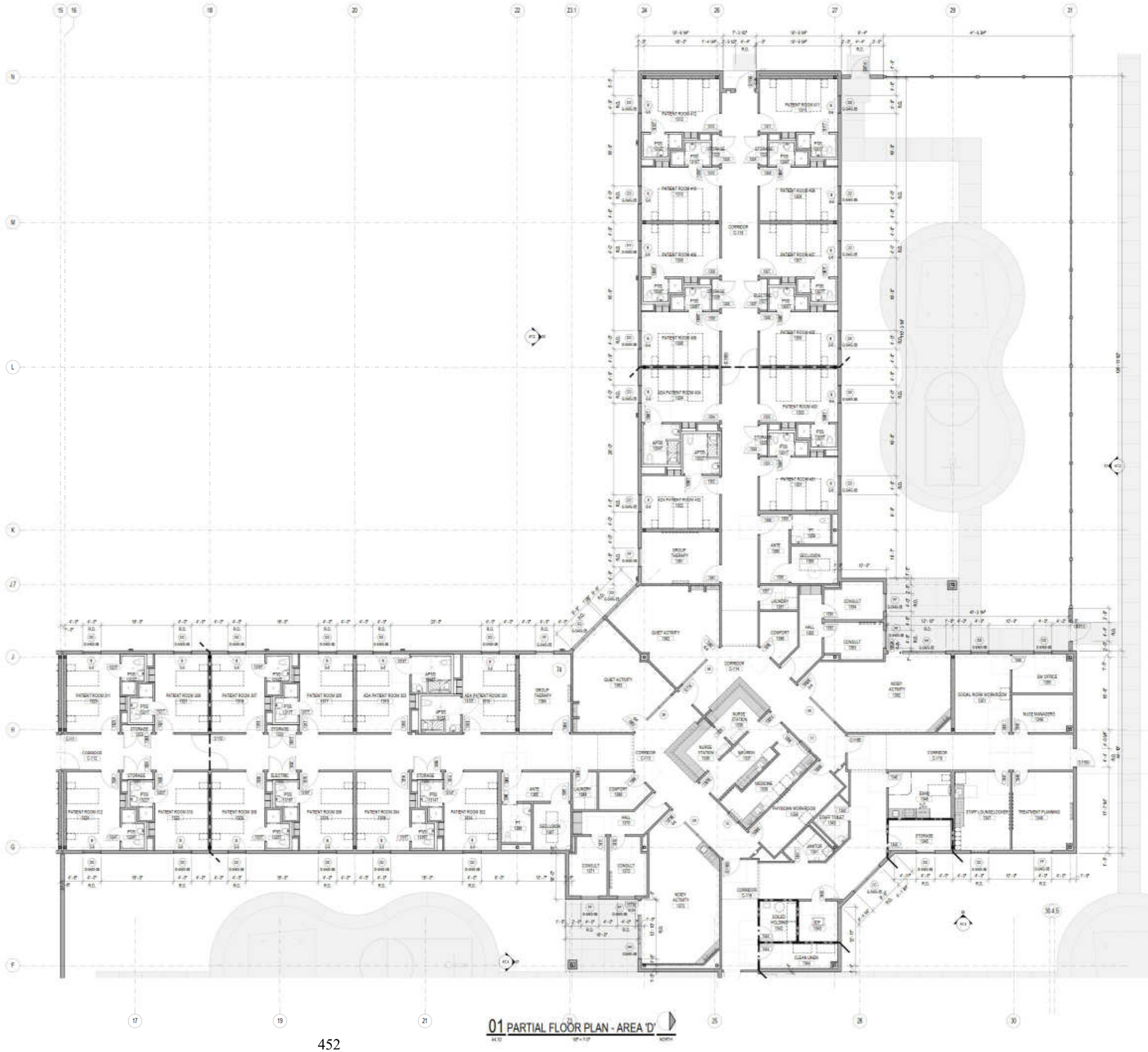
A4.1C.3



01 PARTIAL FLOOR PLAN - AREA 'D'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 5'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATHOOKS HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

AREA 'C' AREA 'D' Future
AREA 'B' AREA 'A' AREA 'E'

NEW BEHAVIORAL HEALTH HOSPITAL

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Interior Design

ACADIA HEALTHCARE

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PARTIAL FLOOR PLAN - AREA 'D'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1D

01 ENLARGED FLOOR PLAN - AREA 'D1'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE 4 UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE 2 UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAM" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, HAND GUARDS, CHALKBOARDS, TACKBOARDS, COATHOOKS HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

07710.6A1 PREFINISHED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.

07710.6A2 22 GA. STEEL 2" X 3" DOWNSPOUT WITH KYNAR 500 FINISH, COLOR TO BE SELECTED BY ARCHITECT.

10213.2A1 CUBICLE CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).

10440.1A1 SEMI-RECESSED OPTEMYA FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEDUCT AT 2'-6" TO TOP OF FIRE EXTINGUISHER.

10531.6A1 PLASTIC LAMINATE CLAD ENCLOSED WITH HEAVY DUTY STANDARDS AND BRACKETS AT 7'-4" O.C. MAXIMUM.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

'C1' 'D1' 'C2' 'C3' 'D3' 'D2' Future 'B2' 'B1' 'A2' 'A1' 'E2' 'E1' 'A3'

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ACADIA HEALTHCARE

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ENLARGED FLOOR PLAN - AREA 'D1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A4.1D.1

01 ENLARGED FLOOR PLAN - AREA 'D2'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL, UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 5'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

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REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

077100.A1	PREFINISHED STEEL BREAK METAL DOWNSPOUT. PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.
077100.A2	22 GA. STEEL 2" X 3" DOWNSPOUT WITH KYNAR 500 FINISH. COLOR TO BE SELECTED BY ARCHITECT.
083313.A1	ROLLING COUNTER DOOR SYSTEM COMPLETE WITH SILL AND TRIM.
102132.A1	CUBICLE CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).
102800.A2	WALL GROUTED TOWEL/PAPER TO INTERIOR DESIGN DRAWINGS.
104470.A1	CENTER-MOUNTED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.
115213.A1	RECESSED GUN LOCKER
123413.A1	MANUALLY OPERATED ROLLER WINDOW SHADE.
123216.B1	PLASTIC LAMINATE CLAD SHELVES WITH HEAVY DUTY STANDARDS AND BRACKETS AT 7'-4" O.C. MAXIMUM.
PLUMB.B1	FLOOR DRAIN CENTERED IN ROOM (REFER TO PLUMBING DRAWINGS).

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

'C2' 'C3' 'D3' 'D2' Future
'B2' 'B1' 'A2' 'A1' 'E2' 'E1'
'A3'

NEW BEHAVIORAL HEALTH HOSPITAL

STENGEL HILL ARCHITECTURE
615 WEST MAIN STREET
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CRUNK ENGINEERING
Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'D2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
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A4.1D.2

01 ENLARGED FLOOR PLAN - AREA 'D3'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATROOM HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

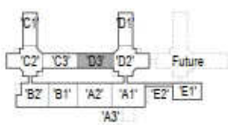
FLOOR PLAN KEYNOTES

07710.6A1	PREFINISHED STEEL BREAK METAL DOWNSPOUT PROTECTION COVER INSTALLED FROM GRADE TO 10'-0" ABOVE FINISH FLOOR, COLOR TO BE SELECTED BY ARCHITECT.
07715.6A2	22 GA. STEEL 2" X 3" DOWNSPOUT WITH KYNAR 500 FINISH, COLOR TO BE SELECTED BY ARCHITECT.
07951.6A5	2" EXPANSION JOINT COVER ASSEMBLY - PROVIDE TYPE AS INDICATED.
10213.6A1	CURVED CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).
10260.6A2	WALL GRUTECTION-PROTECTION (REFER TO INTERIOR DESIGN DRAWINGS).
10440.6A1	CEMI-RECESSED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER - MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.
10531.6B1	PLASTIC LAMINATE CLAD SHELVES WITH HEAVY DUTY STANDARDS AND BRACKETS AT 1'-4" O.C. MAXIMUM.
PLUMB.B1	FLOOR DRAIN (CENTERED IN ROOM) (REFER TO PLUMBING DRAWINGS)

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN



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Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'D3'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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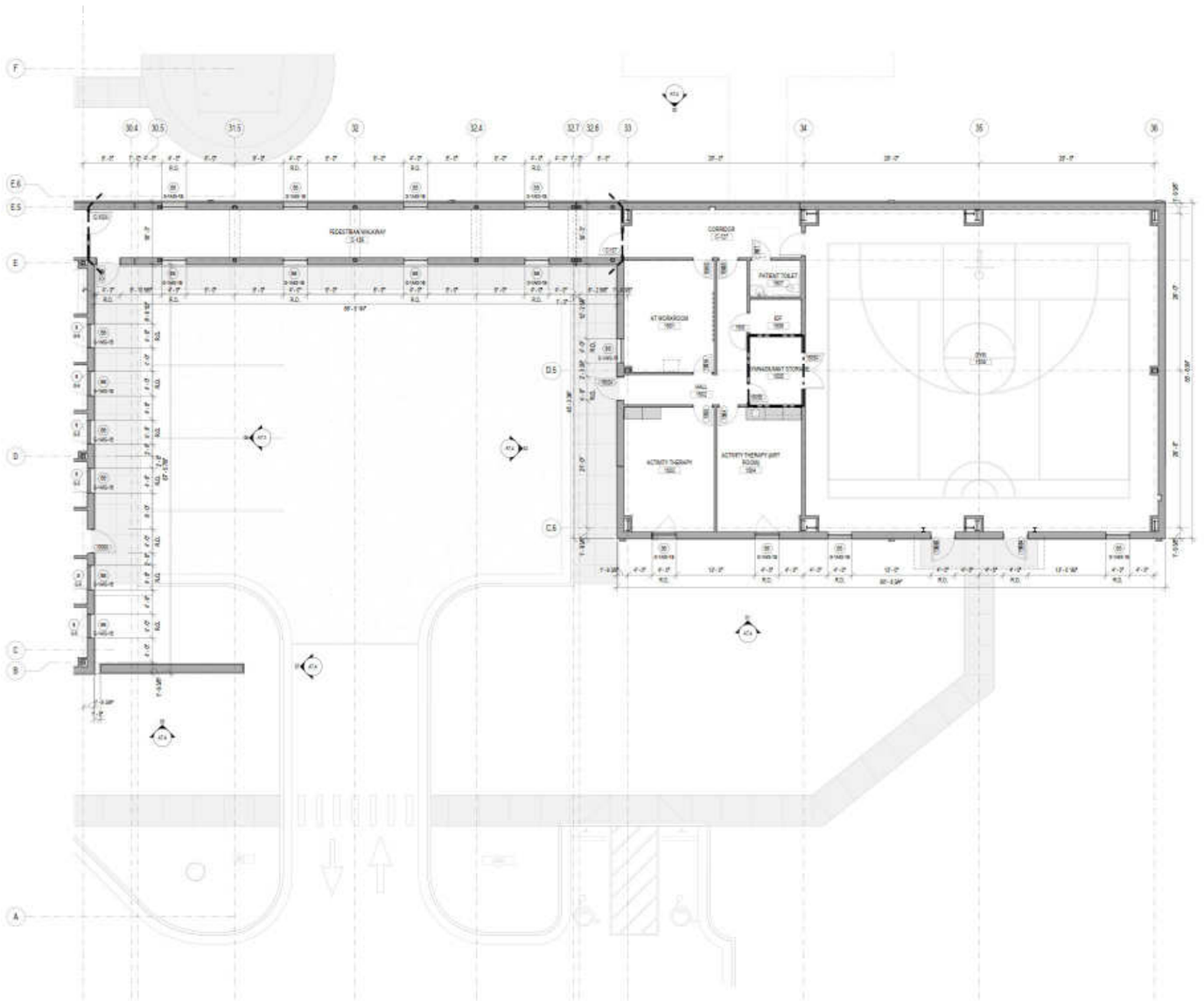
A4.1D.3



01 PARTIAL FLOOR PLAN - AREA 'E'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATHOOKS HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

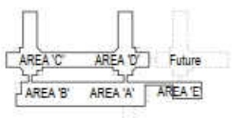
REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN



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ACADIA HEALTHCARE

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PARTIAL FLOOR PLAN - AREA 'E'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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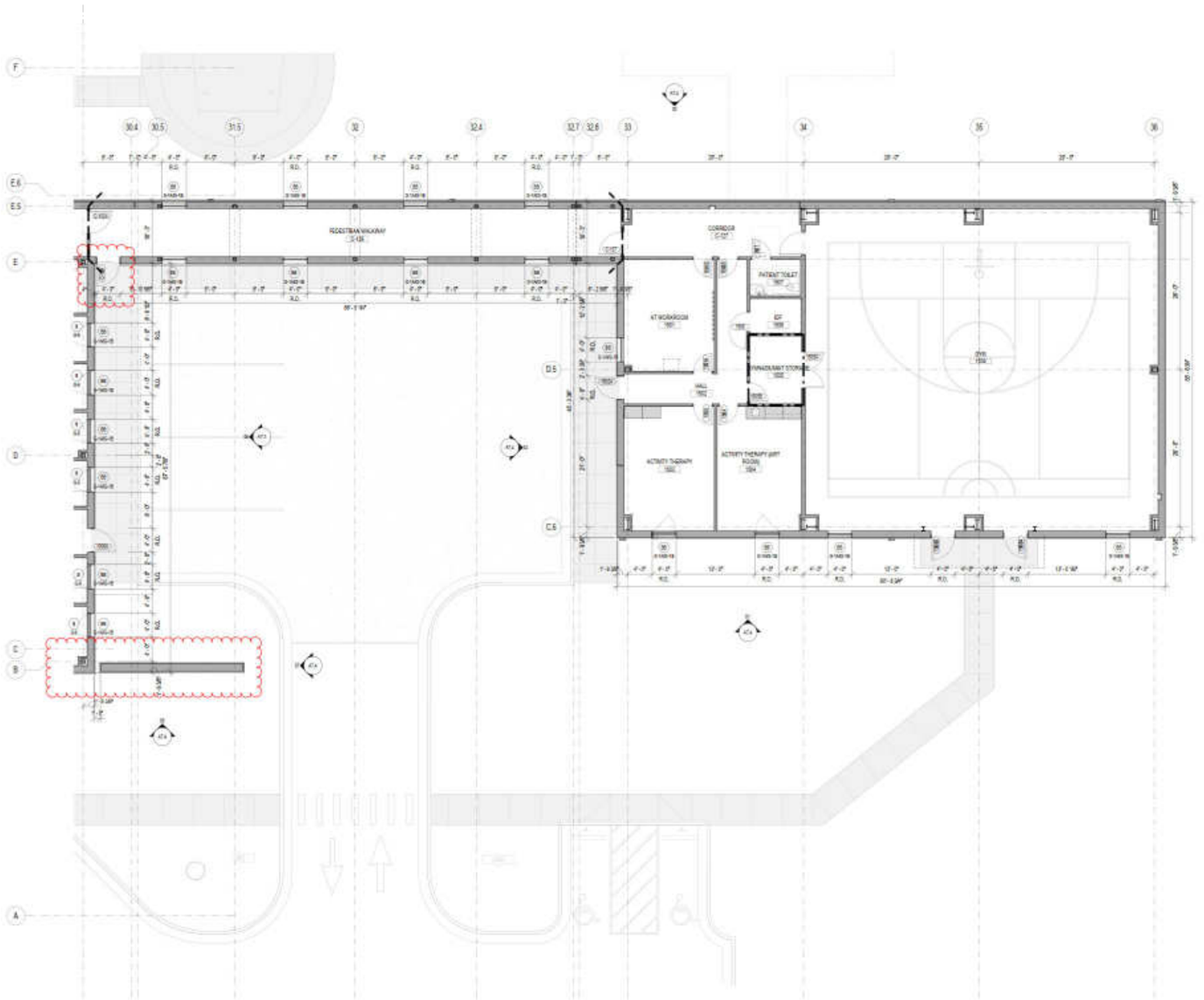
A4.1E



01 PARTIAL FLOOR PLAN - AREA 'E'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

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REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

MOVED DOOR C-126 AND INDICATED WALL

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

AREA 'C' AREA 'D' Future
AREA 'B' AREA 'A' AREA 'E'

NEW BEHAVIORAL HEALTH HOSPITAL

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Interior Design

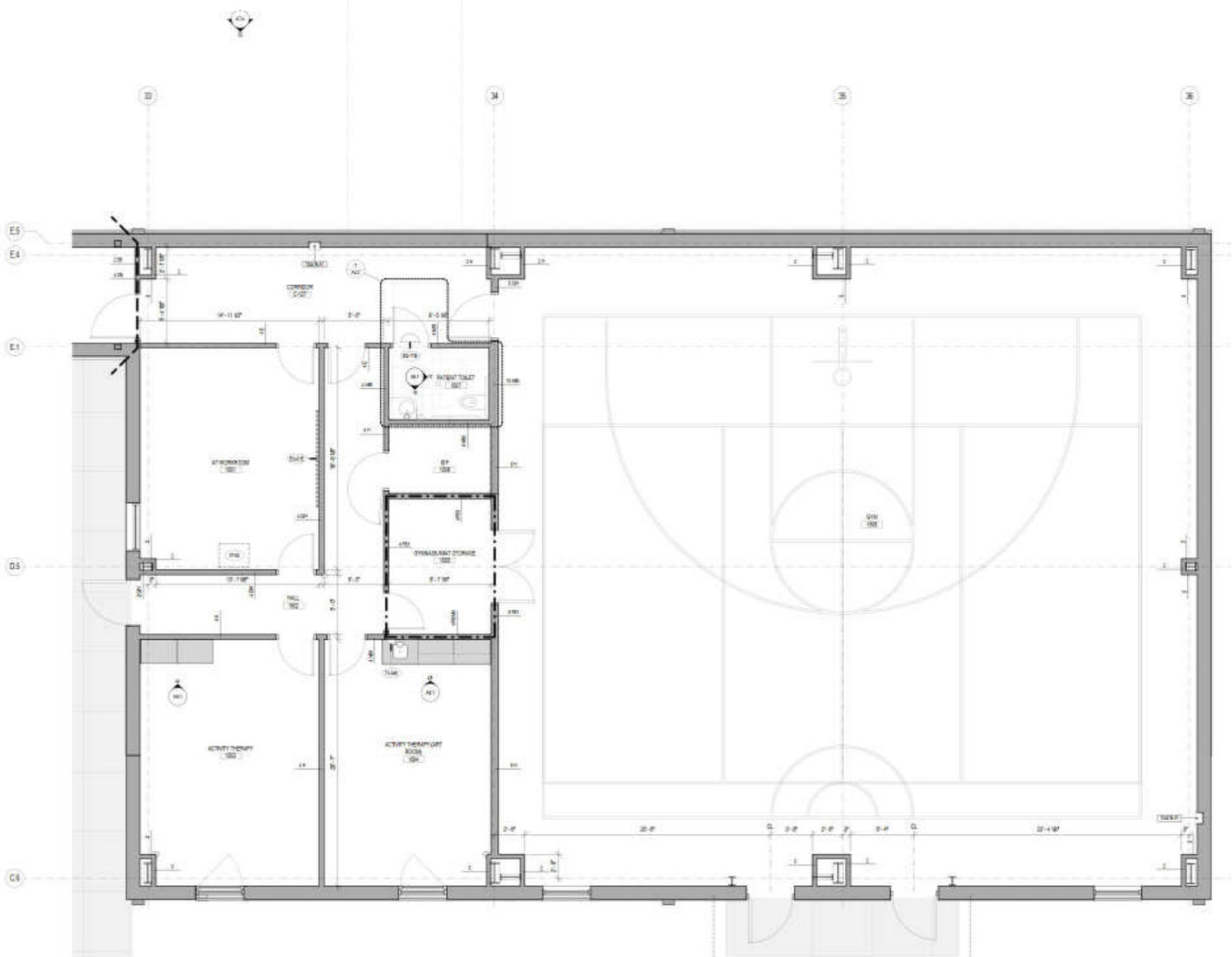
ACADIA HEALTHCARE

NOT FOR CONSTRUCTION

PARTIAL FLOOR PLAN - AREA 'E'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

22 August 2023
AHC2246

A4.1E



01 ENLARGED FLOOR PLAN - AREA 'E1'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 5'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAM" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARDS, CHALKBOARDS, TACKBOARDS, COATHOOKS HOOKS, WALL MOUNTED EQUIPMENT, DIAGNOSTIC SETS, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS AND/OR OTHER A/V EQUIPMENT, ARTWORK AND SIGNAGE.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

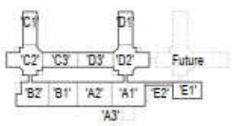
10441E.A1 105A RECESSED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE



NEW BEHAVIORAL HEALTH HOSPITAL

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ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED FLOOR PLAN - AREA 'E1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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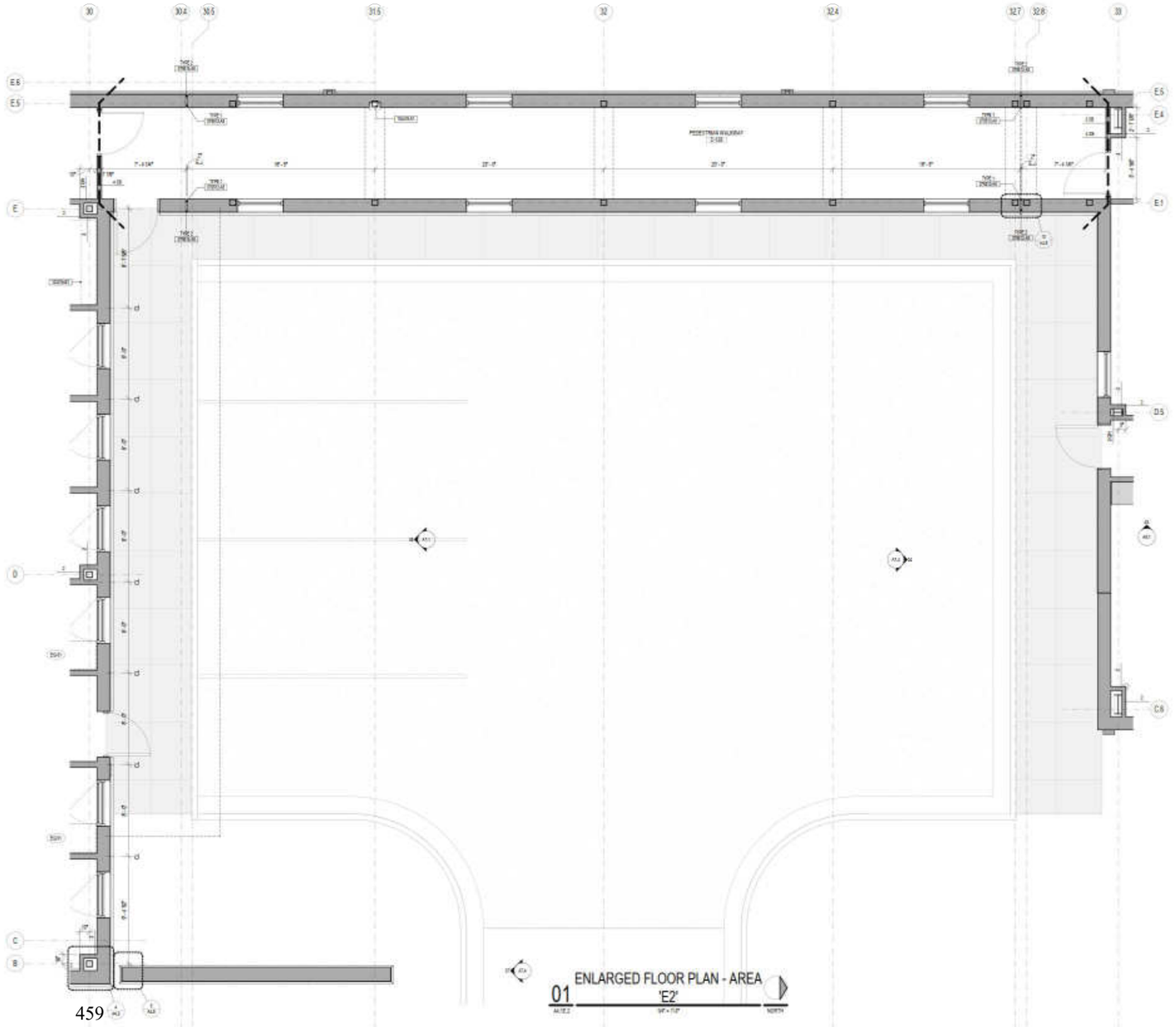

01 ENLARGED FLOOR PLAN - AREA 'E2'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE A UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE D UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102800 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAP" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

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REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

078413.AB 2" EXPANSION JOINT COVER ASSEMBLY. PROVIDE TYPE AS INDICATED.

104416.A1 10LB RECESSED DETENTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 2'-0" TO TOP OF FIRE EXTINGUISHER.

123216.E1 PLASTIC LAMINATE CLAD SHELVES WITH HEAVY DUTY STANDARDS AND BRACKETS AT 7'-0" O.C. MAXIMUM.

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

KEYPLAN

NOT TO SCALE

'C2' 'D2'
'C2' 'C3' 'D3' 'D2' Future
'B2' 'B1' 'A2' 'A1' 'E2' 'E1'
'A3'

NEW BEHAVIORAL HEALTH HOSPITAL

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ACADIA HEALTHCARE

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ENLARGED FLOOR PLAN - AREA 'E2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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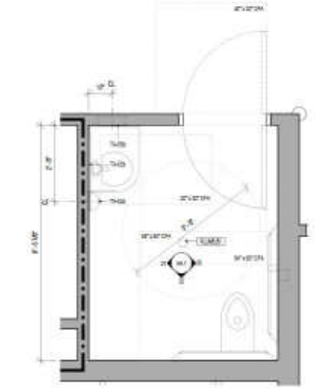
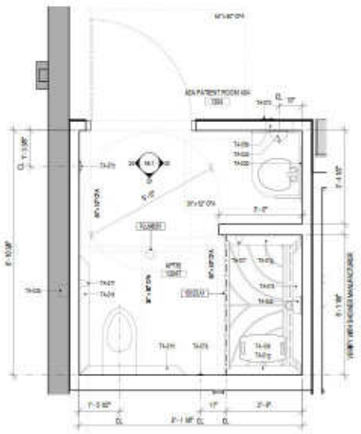
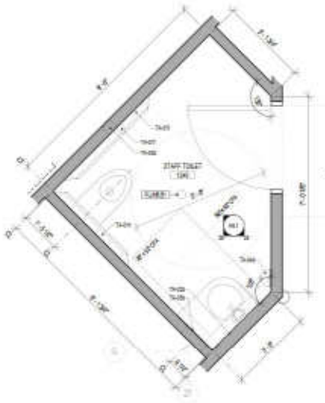
A4.1E.2



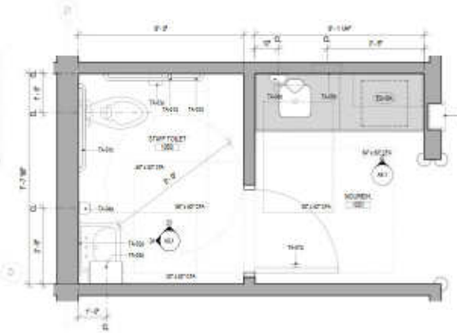
12 ENLARGED PATIENT TOILET



11 TYPICAL ENLARGED ACCESSIBLE PATIENT TOILET/SHOWER



10 ENLARGED STAFF TOILET



9 ENLARGED NOURISH/ STAFF TOILET

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE 4 UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF AN INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE 2 UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102000 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAM" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

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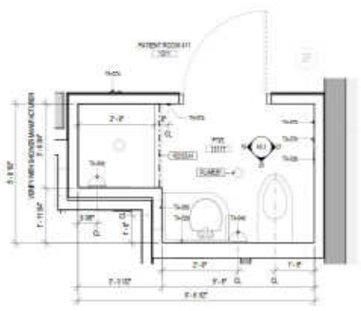
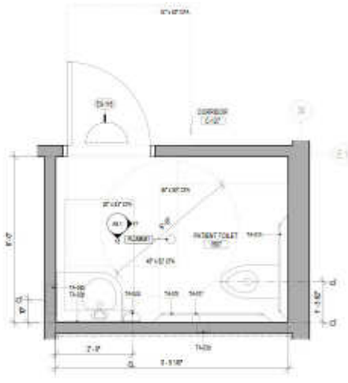
REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

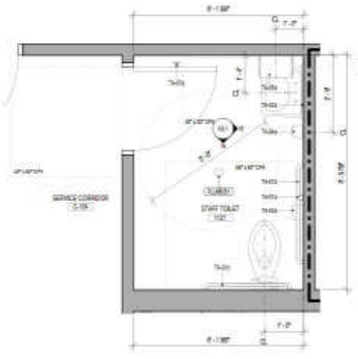
10210-SA1	CUBICLE CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).
10440-FA1	SEMI-RECESSED DETECTION FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. MOUNT AT 4'-0" TO TOP OF FIRE EXTINGUISHER.
PLUMB-01	FLOOR DRAIN CENTERED IN ROOM (REFER TO PLUMBING DRAWINGS).



8 TYPICAL ENLARGED PATIENT TOILET/ SHOWER



7 ENLARGED PATIENT TOILET



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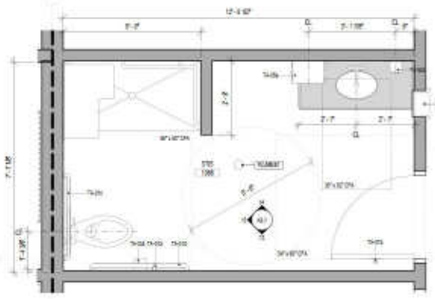

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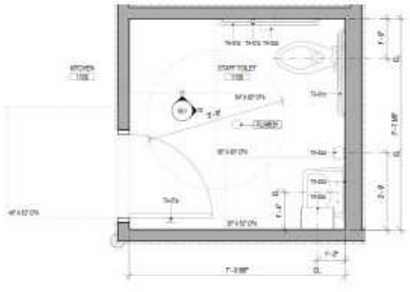
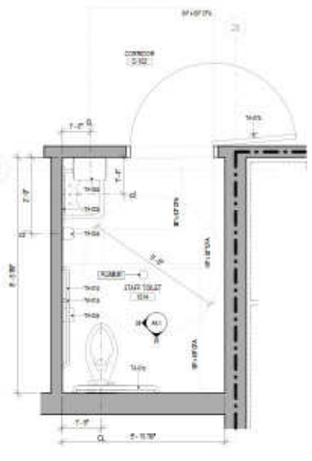
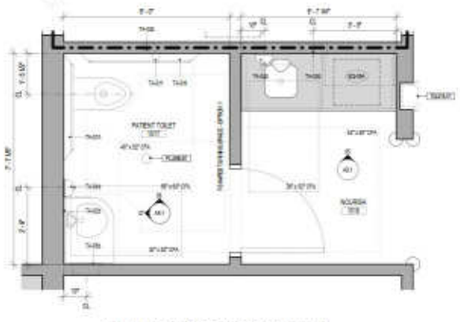


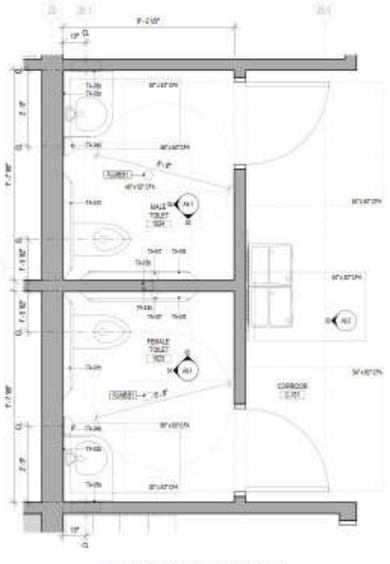
4 ENLARGED STAFF TOILET



3 ENLARGED STAFF TOILET



2 ENLARGED NOURISH/ PATIENT TOILET



1 ENLARGED MALE/FEMALE TOILETS

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

STENGEL HILL ARCHITECTURE
615 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1978
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Civil Engineering
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SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
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CMTA
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ENLARGED FLOOR PLANS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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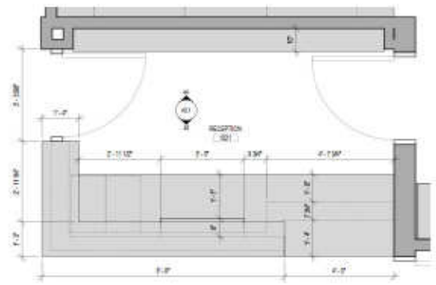
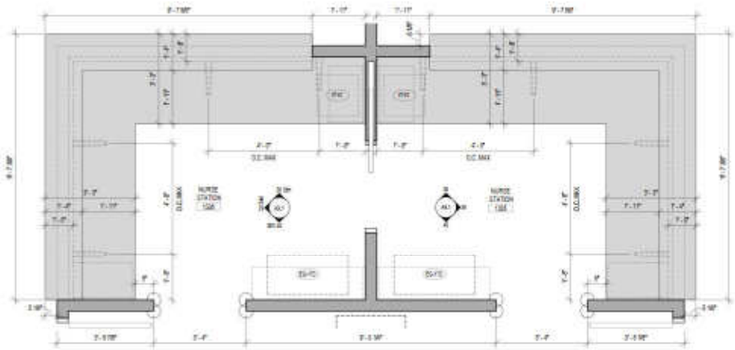
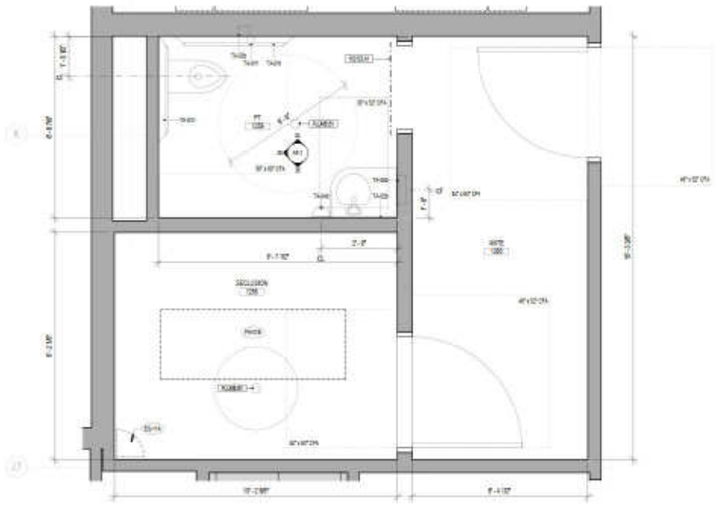
A4.2



3 ENLARGED FLOOR PLAN - RECEPTION



2 ENLARGED FLOOR PLAN - TYPICAN NURSE STATION



1 TYPICAL ENLARGED SECLUSION/PATIENT TOILET

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DESCRIPTION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND AND WITHIN THREE FEET OF ANY PLUMBING FIXTURE TO A HEIGHT OF 6'-0" A.F.F.
6. ALL INTERIOR PARTITIONS SHALL BE PARTITION TYPE 4 UNLESS OTHERWISE NOTED. EXCEPTION: AT LOCATIONS WHERE ONE SIDE OF INTERIOR PARTITION FACES AN UNOCCUPIABLE SPACE, THE INTERIOR PARTITION SHALL BE TYPE 2 UNLESS OTHERWISE NOTED.
7. REFERENCE SPECIFICATION SECTION 102000 FOR TOILET ACCESSORY ITEMS DENOTED WITH A "TAM" TAG ON THE ENLARGED FLOOR PLANS.
8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
9. PROVIDE CEMENTITIOUS FIREPROOFING MATERIAL AT ALL ASSEMBLIES NOTED WITH SPECIFICATION SECTION 078100.

CONTRACTOR SHALL PROVIDE, COORDINATE AND INSTALL BLOCKING FOR THE FOLLOWING OWNER/CONTRACTOR FURNISHED ITEMS AS SCHEDULED:

TOILET ACCESSORIES, WALL STOPS, MIRRORS, MARKERBOARD, CHALKBOARDS, TACKBOARDS, COATROBE HOOKS, WALL MOUNTED EQUIPMENT, SHARPS CONTAINERS, MONITORS, TELEVISIONS, CAMERAS, PROJECTORS, AND/OR OTHER A/V EQUIPMENT, ARTWORK, AND CASEWORK.

REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

102123.A1 OVERHEAD CURTAIN TRACK ASSEMBLY ABOVE (TYPE 1).
PLUMBING FLOOR DRAIN CENTERED IN ROOM (REFER TO PLUMBING DRAWINGS).

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

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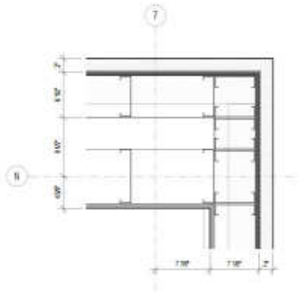
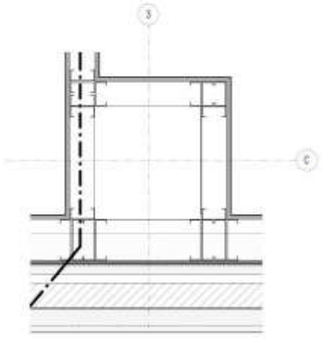
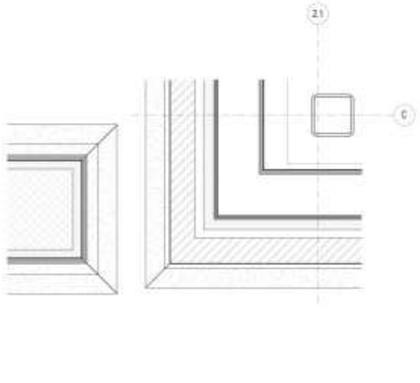
A4.3



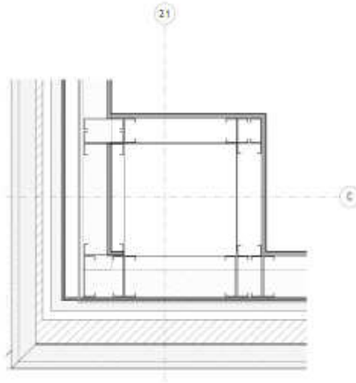
12 PLAN DETAIL A4.8 1/2" = 1'-0"



11 PLAN DETAIL A4.8 1/2" = 1'-0"



10 PLAN DETAIL A4.8 1/2" = 1'-0"



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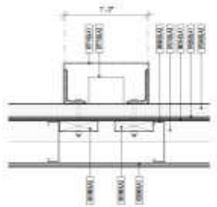

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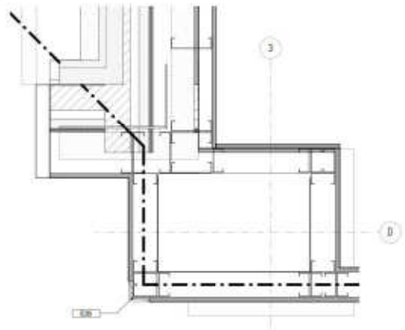

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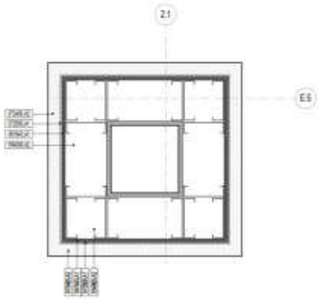

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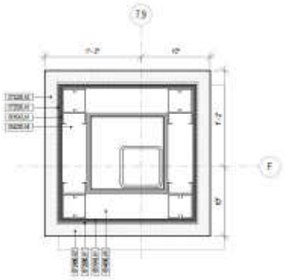
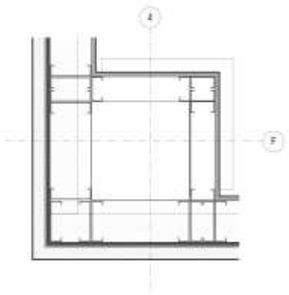


5 PLAN DETAIL A4.8 1/2" = 1'-0"



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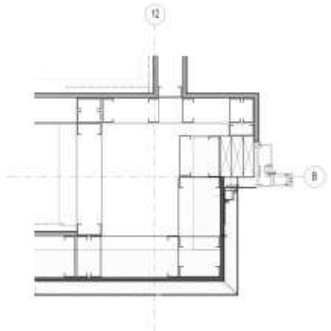

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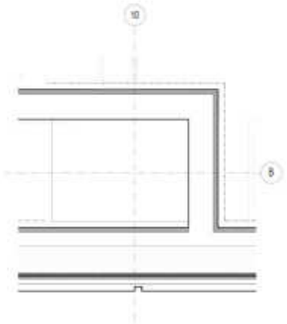
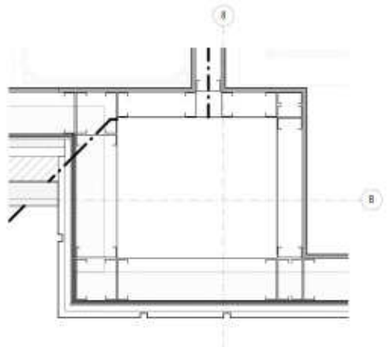


2 PLAN DETAIL A4.8 1/2" = 1'-0"



1 PLAN DETAIL A4.8 1/2" = 1'-0"

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8. REFERENCE PARTIAL FLOOR PLAN SHEETS FOR TYPICAL EXTERIOR WINDOW ROUGH OPENING DIMENSIONS.
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REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

054000.A2	6" METAL STUDS.
054000.A6	3 5/8" METAL STUD FRAMING.
061000.A2	IN WOOD BLOCKING.
087A40.A1	1/2" CONTINUOUS EXTERIOR SHEATHING BOARD.
072100.A5	PROVIDE CURTAIN WALL SPANDREL INSULATION (TYPE 4) BEHIND ALL SPECIFIED LOCATIONS OF SPANDREL GLASS (REFERENCE SPECIFICATION SECTION 088000).
072200.A2	EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS AND REVEALS (PKV-X) INDICATED ON EXTERIOR ELEVATIONS.
072500.A1	FLUID APPLIED WEATHER RESISTANT MEMBRANE.
077100.A1	PREFINISHED STEEL EDGE METAL COPING/COPING PROTECTION COVER INSTALLED FROM GAUGE TO 10'-0" ABOVE FINISH FLOOR. COLOR TO BE SELECTED BY ARCHITECT.
077100.A2	22 GA. STEEL 4" X 5" DOWNSPOUT WITH KYNAR 500 FINISH. COLOR TO BE SELECTED BY ARCHITECT.
092000.A1	5/8" GYPSUM WALLBOARD. REFER TO PARTITION TYPES SHEET A2.2.
101.B9	CORNER GUARD (REFER TO EXTERIOR ENCLOSURE DRAWINGS)

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND

STENGEL HILL ARCHITECTURE
615 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
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Civil Engineering
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Mechanical/Electrical Engineering
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ACADIA HEALTHCARE

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PLAN DETAILS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
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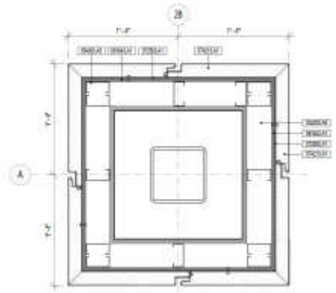
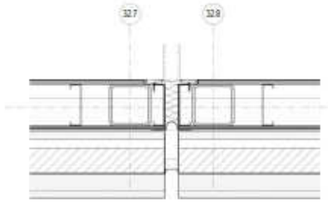
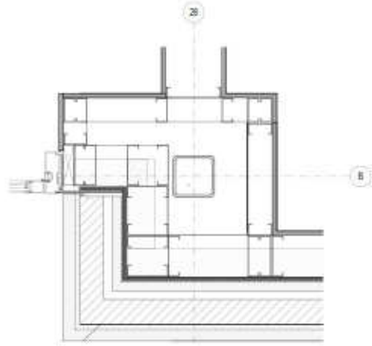
A4.8



11 PLAN DETAIL



10 PLAN DETAIL



9 PLAN DETAIL

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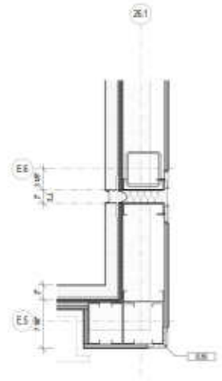
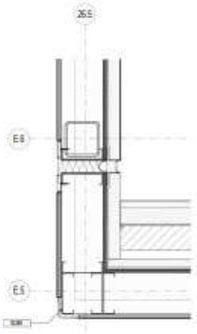
REFER TO EQUIPMENT LIST AND PROJECT MANUAL FOR ADDITIONAL BLOCKING REQUIREMENTS.

FLOOR PLAN KEYNOTES

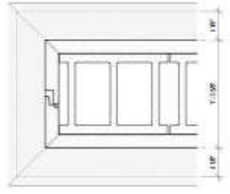
054000.A5	3 5/8" METAL STUD FRAMING.
061600.A1	1/2" CONTINUOUS EXTERIOR SHEATHING BOARD.
072500.A1	FLUID APPLIED WEATHER RESISTANT MEMBRANE.
074213.A1	METAL WALL PANELS (TYPE A2 AND ATTIC).
092216.A5	3 5/8" METAL STUDS AT 1'-4" O.C. MAXIMUM.
092900.A1	5/8" GYPSUM WALLBOARD. REFER TO PARTITION TYPES SHEET A4.0.
092902.A5	1" GYPSUM WALLBOARD SHAFT LINER PANELS.
10.B9	CORNER GUARD (REFER TO INTERIOR DESIGN DRAWINGS)



8 PLAN DETAIL



7 PLAN DETAIL

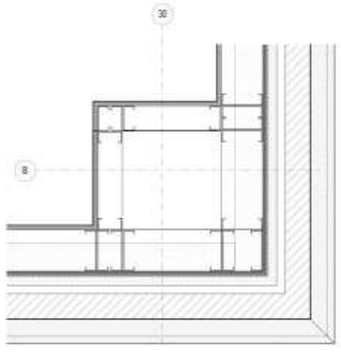


6 PLAN DETAIL - (ABOVE)

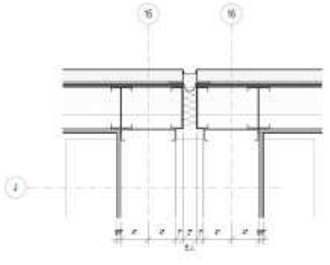
5 PLAN DETAIL - (BELOW)

LIFE SAFETY PARTITION LEGEND

PLAN LEGEND



4 PLAN DETAIL



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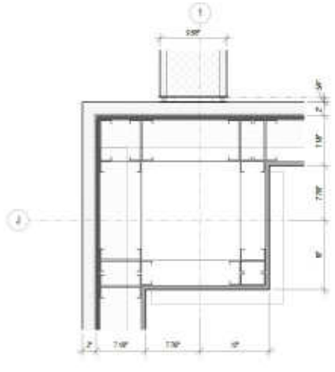
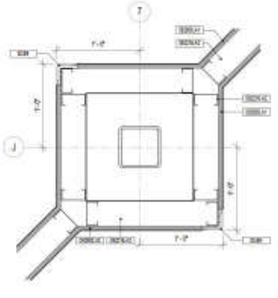


2 PLAN DETAIL



1 PLAN DETAIL

STENGEL HILL ARCHITECTURE

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CMTA

Interior Design

ACADIA HEALTHCARE

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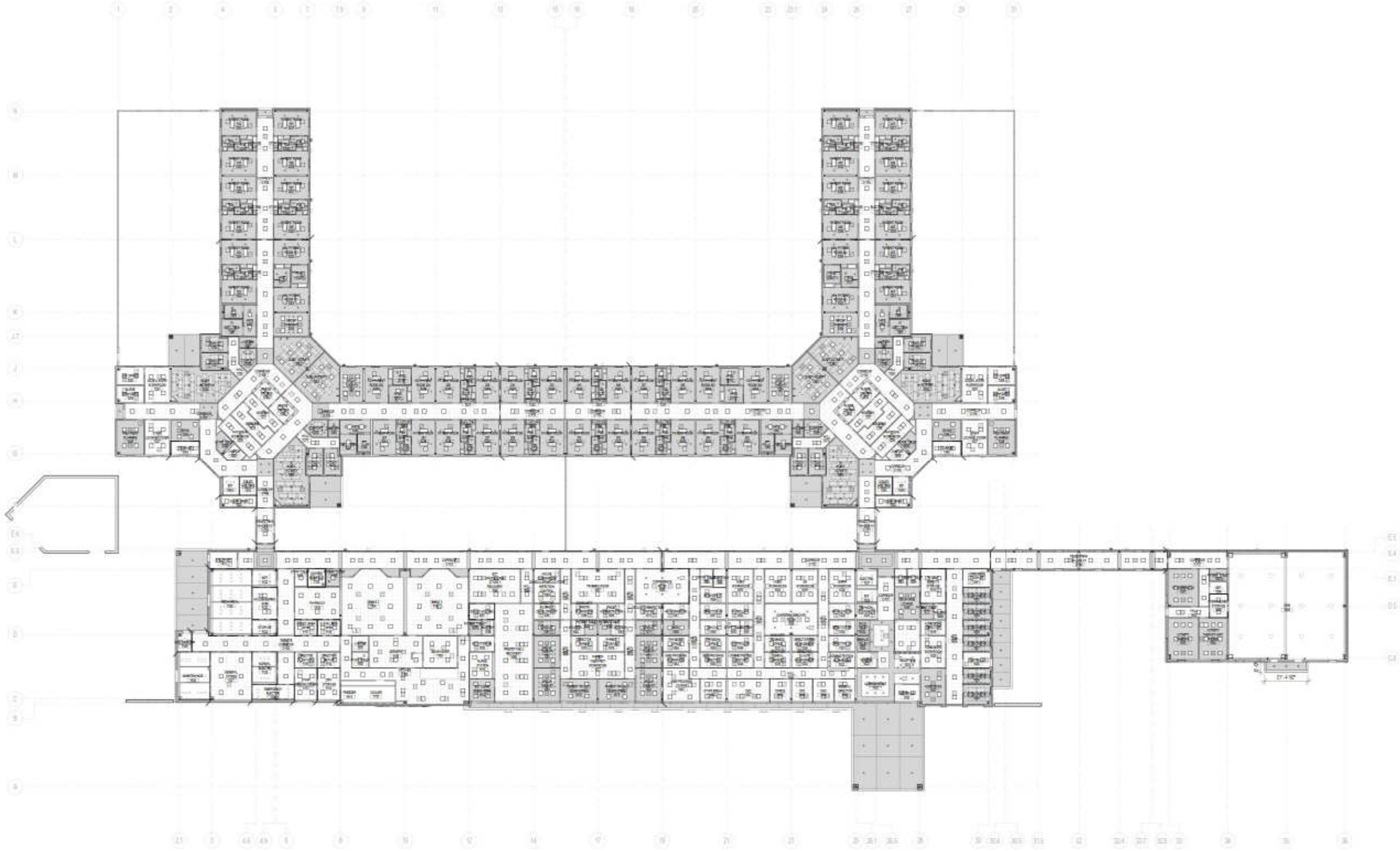
PLAN DETAILS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

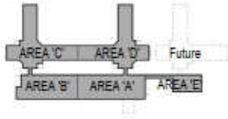
07 Sept 2023
AHC2246

A4.9



1 CEILING PLAN - COMPOSITE

KEYPLAN



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Interior Design

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COMPOSITE CEILING PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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AHC2246

A5.1

1 CEILING PLAN - ENLARGED - AREA 'A1'

GENERAL NOTES

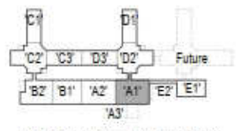
1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR COORDINATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND ENGINEER SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

ST24FS.AE	EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (CJ) AND REVEALS (RV) AS INDICATED ON EXTERIOR ELEVATIONS.
ST48T3.A1	METAL WALL PANELS (TYPE A) AS INDICATED.
ST81F3.AH	EXPANSION JOINT COVER ASSEMBLY (TYP) AT BETWEEN ACOUSTICAL CEILING TILE AND FACE OF SYPSUM WALLBOARD SOFFIT, FULL WIDTH OF CONNECTOR CORIDOR.
DE00D.BE	60" PAINTED EXTERIOR GYPSUM BOARD SOFFIT
ELEC7.A7	EXTERIOR SURFACE MOUNTED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS) (TBD)
ELEC7.AR	EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 78"-8 A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS)

CEILING LEGEND

KEYPLAN



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Interior Design

ACADIA HEALTHCARE

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ENLARGED CEILING PLAN - AREA 'A1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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A5.1.A.1

1 CEILING PLAN - ENLARGED - AREA 'A2'

GENERAL NOTES

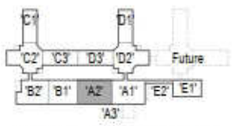
1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ACCESSIBLES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND ENGINEER SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

DTA213-01	METAL WALL PANELS (TYPE AS INDICATED)
DGB53-MR	MR PAINTED EXTERIOR GYPSUM BOARD SOFFIT
ELEC07-A1	EXTERIOR SURFACE MOUNTED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS)
ELEC07-A6	EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 16'-0" A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS)

CEILING LEGEND

KEYPLAN



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ENLARGED CEILING PLAN - AREA 'A2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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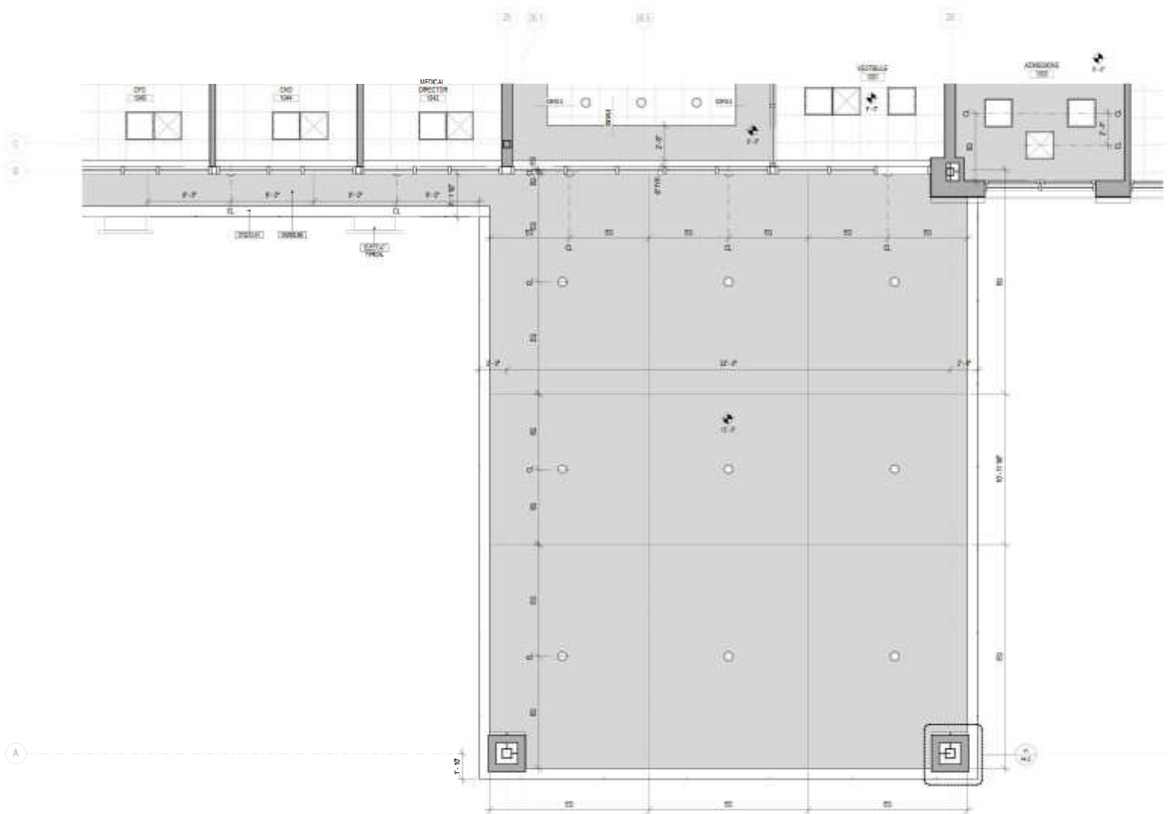
A5.1.A.2



1 ENLARGED CEILING PLAN - ENTRANCE CANOPY

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
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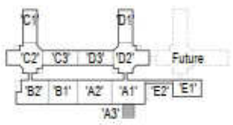
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

07421300	METAL WALL PANELS (TYPE AS INDICATED)
09260000	WET PAINTED EXTERIOR GYPSUM BOARD SOFFIT
ELECT.07	EXTERIOR SURFACE MOUNTED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS LIGHT

CEILING LEGEND

KEYPLAN



NEW BEHAVIORAL HEALTH HOSPITAL

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Interior Design

ACADIA HEALTHCARE

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ENLARGED CEILING PLAN - AREA 'A3'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.A.3

1 CEILING PLAN - ENLARGED - AREA 'B1'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ACCESSIBLES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
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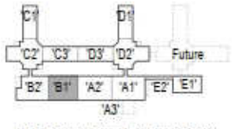
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

074213.A1	METAL WALL PANELS (TYPE AS INDICATED)
092900.B5	MOISTURE RESISTANT GYPSUM BOARD SOFFIT
095113.A5	NO CEILING PROVIDED IN THIS SPACE - OPEN TO STRUCTURE ABOVE
095113.B2	ADJUT ACOUSTICAL CEILING SYSTEM TO KITCHEN EQUIPMENT
ELECT.A7	EXTERIOR SURFACE MOUNTED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS) (ELECT
ELECT.A8	EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 18'-6 A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS)
MECH.B1	KITCHEN HOOD (REFER TO MECHANICAL DRAWINGS)

CEILING LEGEND

KEYPLAN



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ENLARGED CEILING PLAN - AREA 'B1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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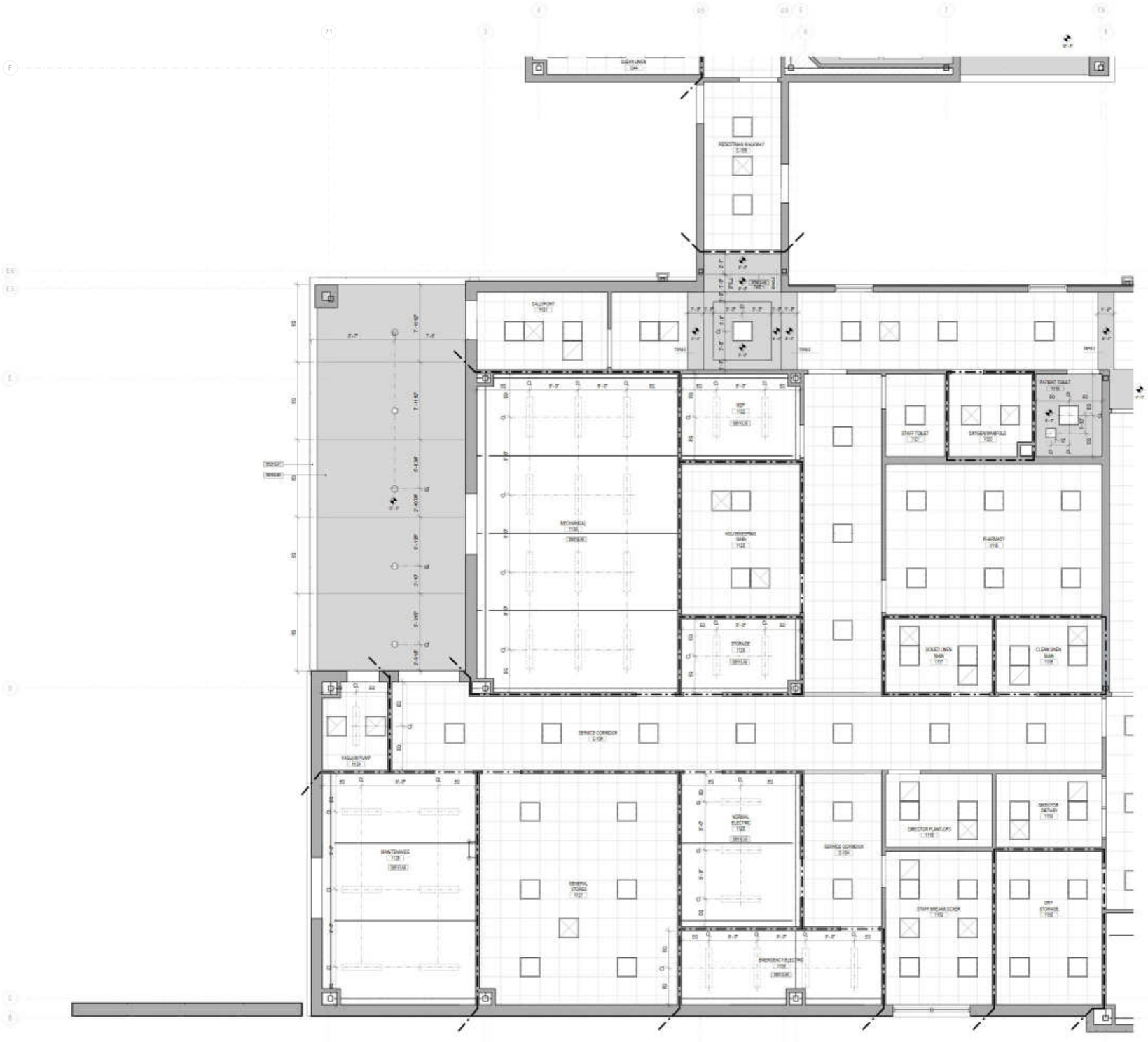
A5.1.B.1



1 CEILING PLAN - ENLARGED - AREA 'B2'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR COORDINATION OF ALL ACCESSIBLES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND ENGINEER SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

07421.3 A1 METAL WALL PANELS (TYPE AS INDICATED).
07951.HS 2" EXPANSION JOINT COVER ASSEMBLY. PROVIDE TYPE AS INDICATED.
09260.SS 5/8" PAINTED EXTERIOR GYPSUM BOARD SOFFIT.
09513.A2 NO CEILING PROVIDED IN THIS SPACE. OPEN TO STRUCTURE ABOVE.

CEILING LEGEND

2'-0" X 4'-0" FLUORESCENT LIGHT
2'-0" X 4'-0" FLUORESCENT LIGHT
CHAIN HUNG LIGHT
RECESSED LIGHT
2'-0" X 2'-0" FLUORESCENT LIGHT
SUPPLY AIR DIFFUSER
RETURN AIR GRILLE
EXHAUST AIR GRILLE
EXIT SIGN
SECURITY CAMERA
PENDANT LIGHT
2'-0" X 4'-0" ACOUSTIC PANEL

KEYPLAN

NOT TO SCALE

'C1' 'D1'
'C2' 'C3' 'D3' 'D2' Future
'B2' 'B1' 'A2' 'A1' 'E2' 'E1'
'A3'

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ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED CEILING PLAN - AREA 'B2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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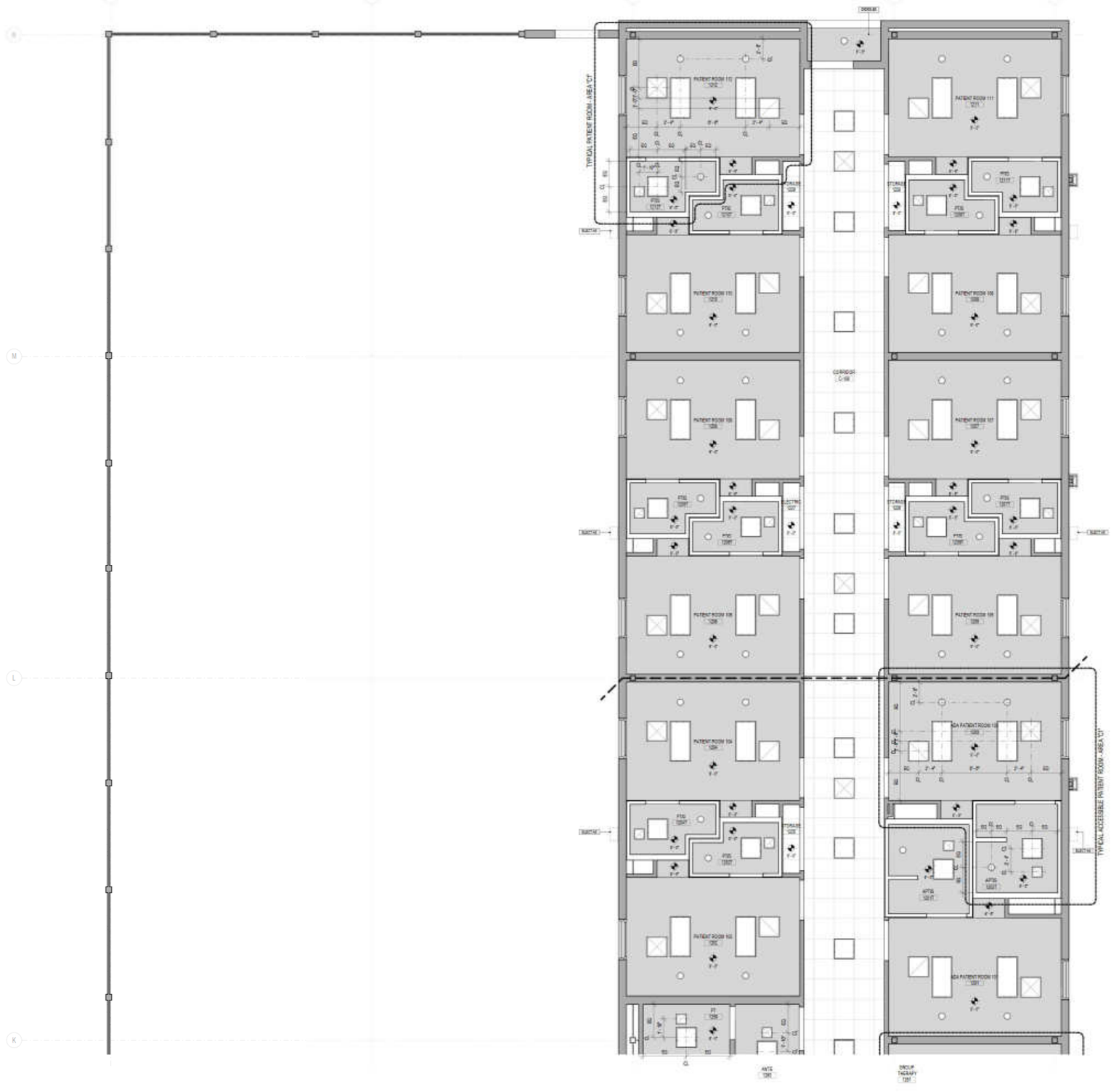
A5.1.B.2



1 CEILING PLAN - ENLARGED - AREA 'C1'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR COORDINATION OF ALL ACCESSIBLES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND OWNERS PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND OWNERS, SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

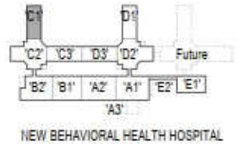
CEILING KEYNOTES

(902)0.09 SAY PAINTED EXTERIOR GYPSUM BOARD SOFFIT.
(E)ACT-1A EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 10'-0" A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS).

CEILING LEGEND

KEYPLAN

NOT TO SCALE



NEW BEHAVIORAL HEALTH HOSPITAL

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Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED CEILING PLAN - AREA 'C1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.C.1

1 CEILING PLAN - ENLARGED - AREA 'C2'

GENERAL NOTES

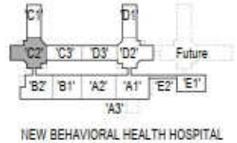
1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR COORDINATION OF ALL ACCESSIBLES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND EQUIPMENT PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND EQUIPMENT SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

EIFS#5.AE	EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (CJ) AND REVEALS (RV) AS INDICATED ON EXTERIOR ELEVATIONS.
09260.B5	5/8" PAINTED EXTERIOR GYPSUM BOARD SOFFIT
09511.AB	NO CEILING PROVIDED IN THIS SPACE. OPEN TO STRUCTURE ABOVE.
ELEC7.AE	EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 7'-6" A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS).

CEILING LEGEND

KEYPLAN



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Interior Design

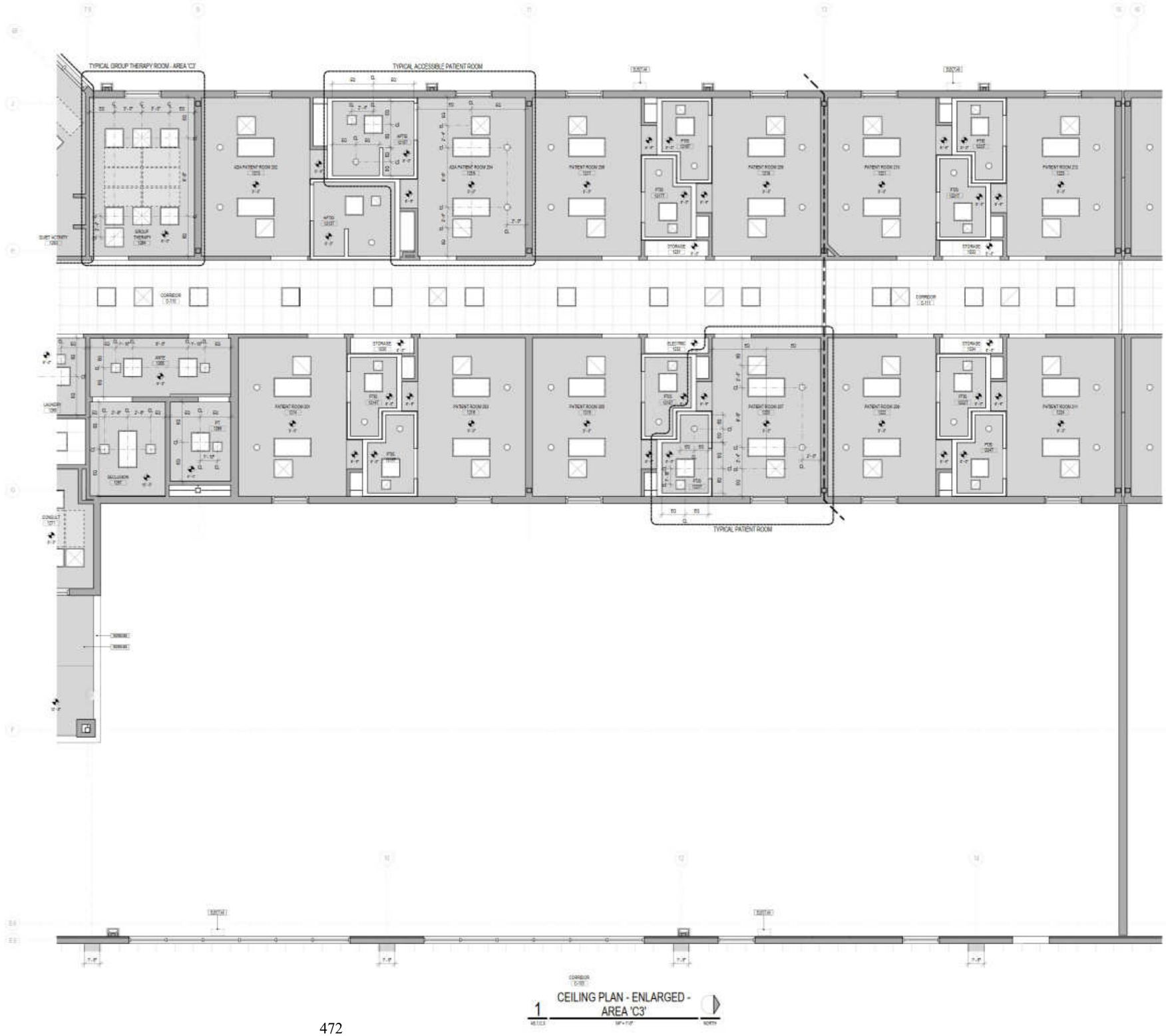
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED CEILING PLAN - AREA 'C2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.C.2



1 CEILING PLAN - ENLARGED - AREA 'C3'

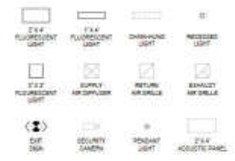
GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR COORDINATION OF ALL ACCESSIBLE WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND EQUIPMENT PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND EQUIPMENT SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

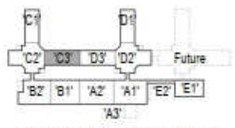
CEILING KEYNOTES

09290.09	SW PAINTED EXTERIOR GYPSUM BOARD SOFFIT.
ELECT.-M	EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 16'-0" A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS).

CEILING LEGEND



KEYPLAN



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Interior Design

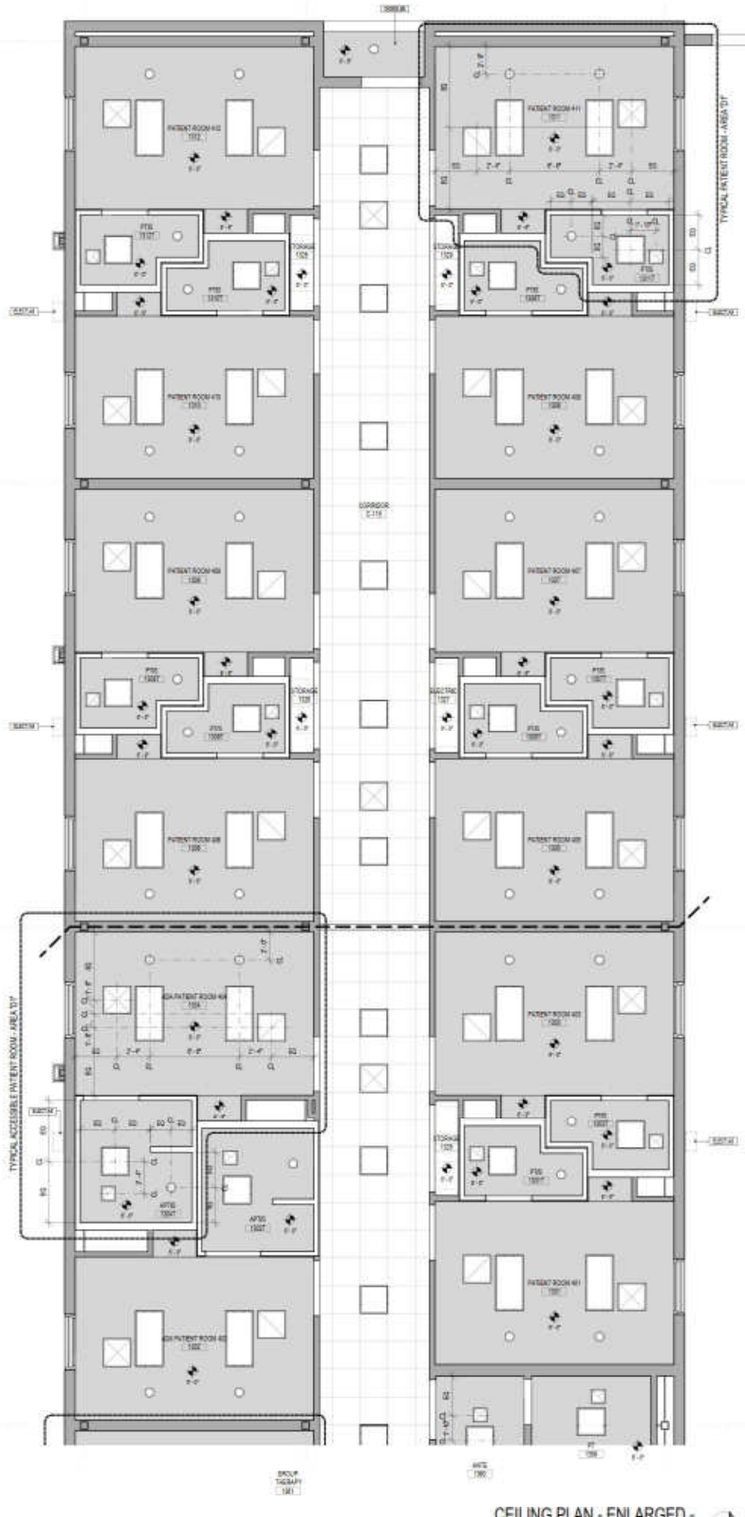
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED CEILING PLAN - AREA 'C3'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.C.3



1 CEILING PLAN - ENLARGED - AREA 'D1'

GENERAL NOTES

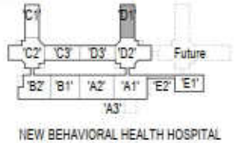
1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND ENGINEER SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

(NONE ON THIS SHEET)

CEILING LEGEND

KEYPLAN



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Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED CEILING PLAN - AREA 'D1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.D.1

1 CEILING PLAN - ENLARGED - AREA 'D2'

GENERAL NOTES

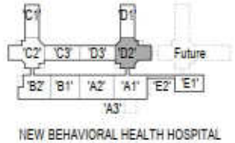
1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ACCESSIBLES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND EQUIPMENT PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND EQUIPMENT SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

072AR3.AE	EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (CJ) AND REVEALS (RV) AS INDICATED ON EXTERIOR ELEVATIONS.
092WG3.BR	5/8" PAINTED EXTERIOR GYPSUM BOARD SOFFIT.
095115.AB	NO CEILING PROVIDED IN THIS SPACE. OPEN TO STRUCTURE ABOVE.

CEILING LEGEND

KEYPLAN



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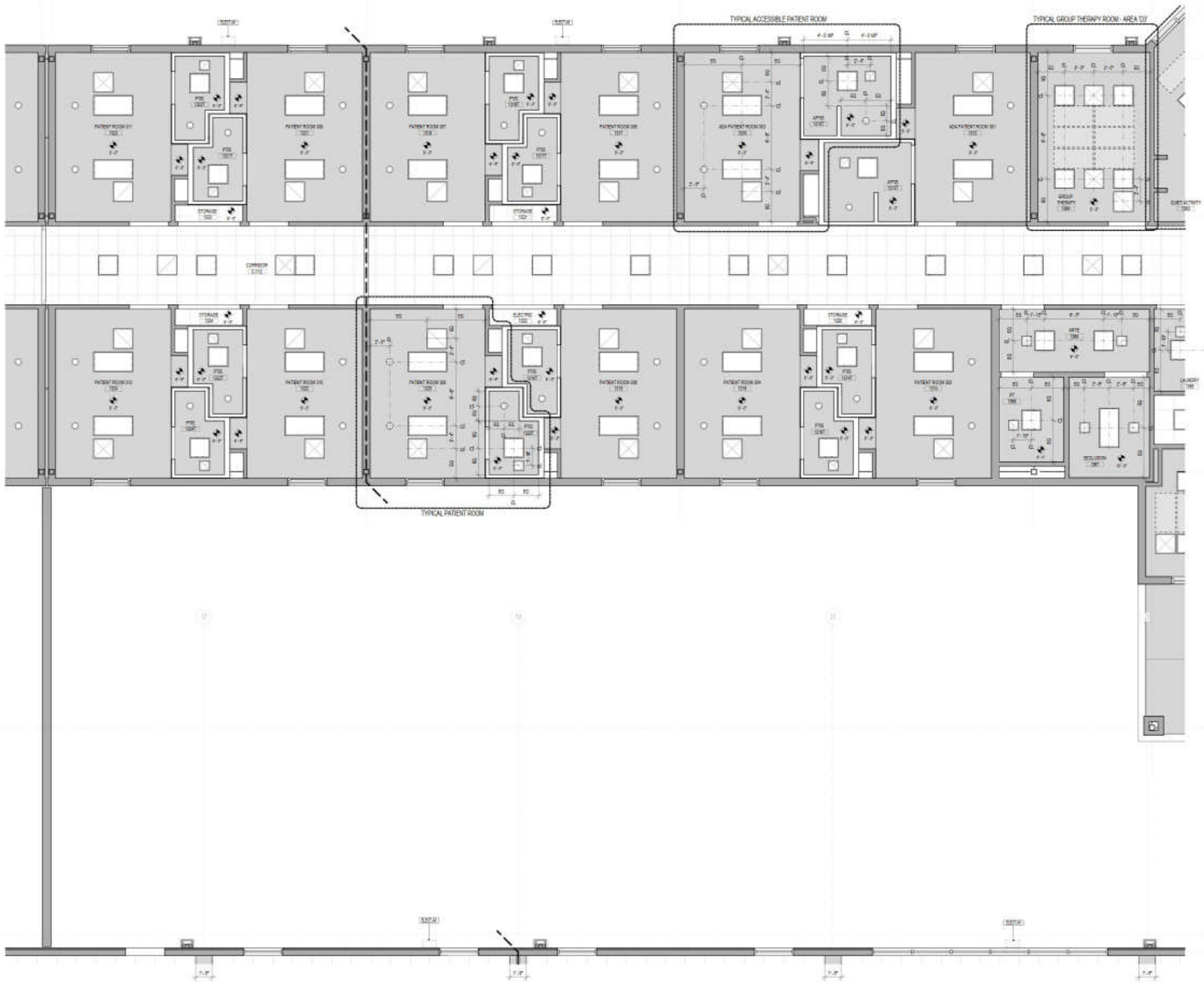
ENLARGED CEILING PLAN - AREA 'D2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.D.2



1 CEILING PLAN - ENLARGED - AREA 'D3'

GENERAL NOTES

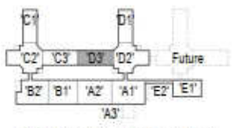
1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND ENGINEER SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

ELECT.A6 EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 18'-6 A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS)

CEILING LEGEND

KEYPLAN



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ACADIA HEALTHCARE

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ENLARGED CEILING PLAN - AREA 'D3'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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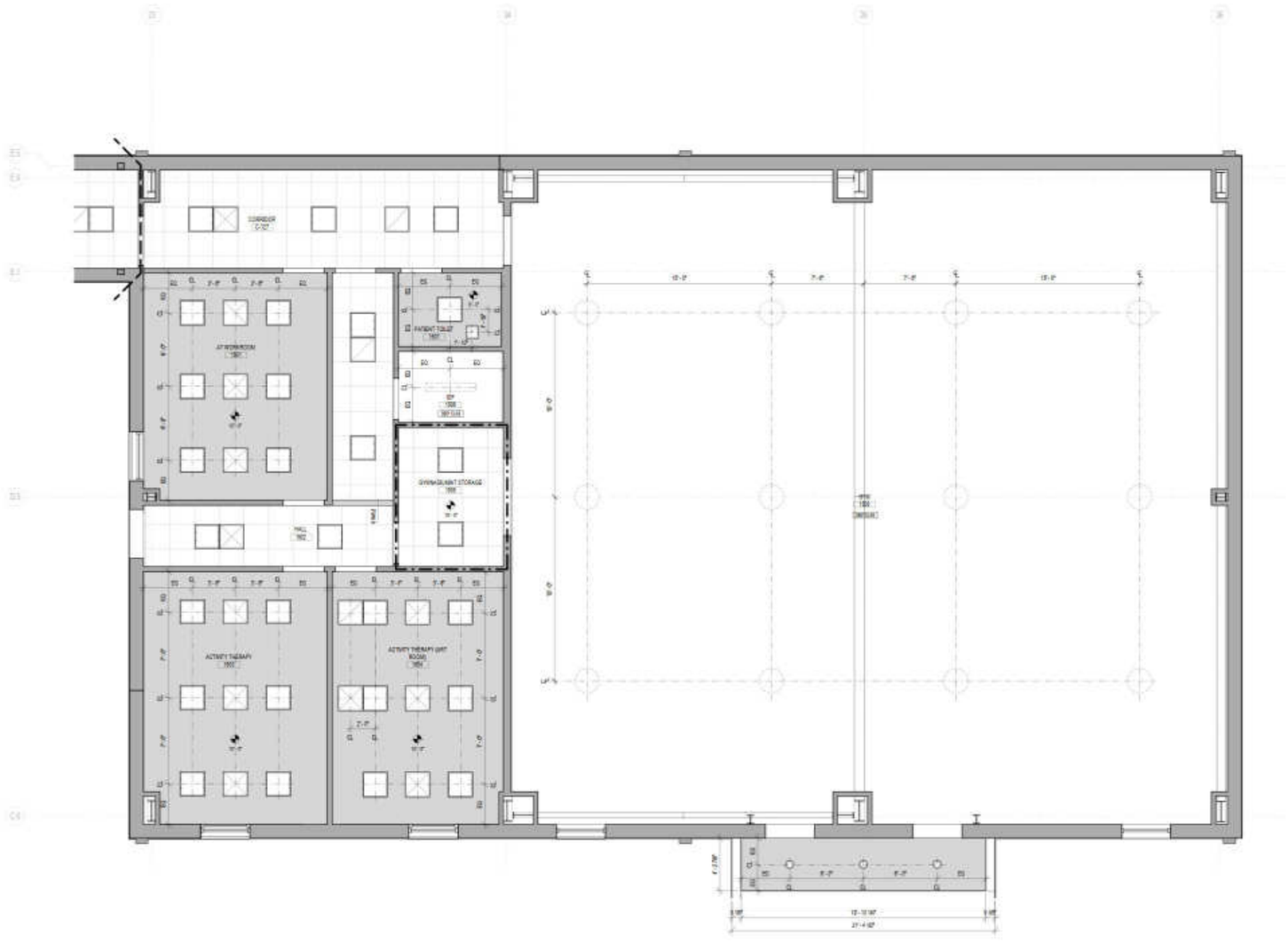
AHC2246

A5.1.D.3



1 CEILING PLAN - ENLARGED - AREA 'E1'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
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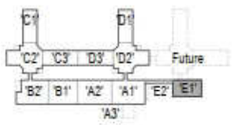
CEILING KEYNOTES

GN11149 NO CEILING PROVIDED IN THIS SPACE. OPEN TO STRUCTURE ABOVE.

CEILING LEGEND

KEYPLAN



NEW BEHAVIORAL HEALTH HOSPITAL

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Structural Engineering
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Interior Design

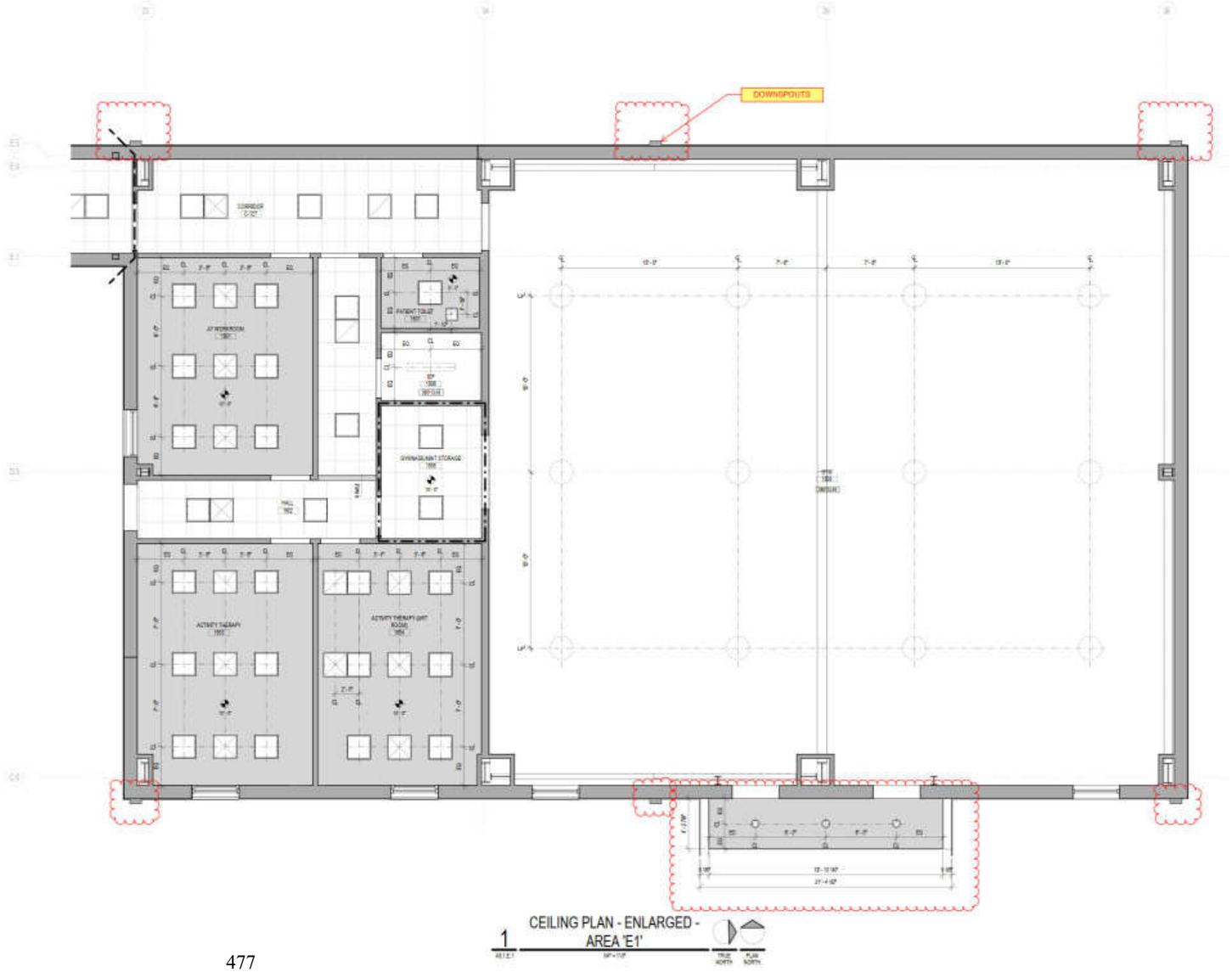
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ENLARGED CEILING PLAN - AREA 'E1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.1.E.1



1 CEILING PLAN - ENLARGED - AREA 'E1'

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ADDED DOWNSPOUTS AND DIMS FOR THE CANOPY

CEILING LEGEND

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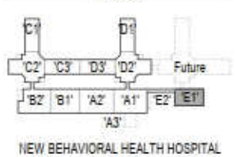

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ENLARGED CEILING PLAN - AREA 'E1'
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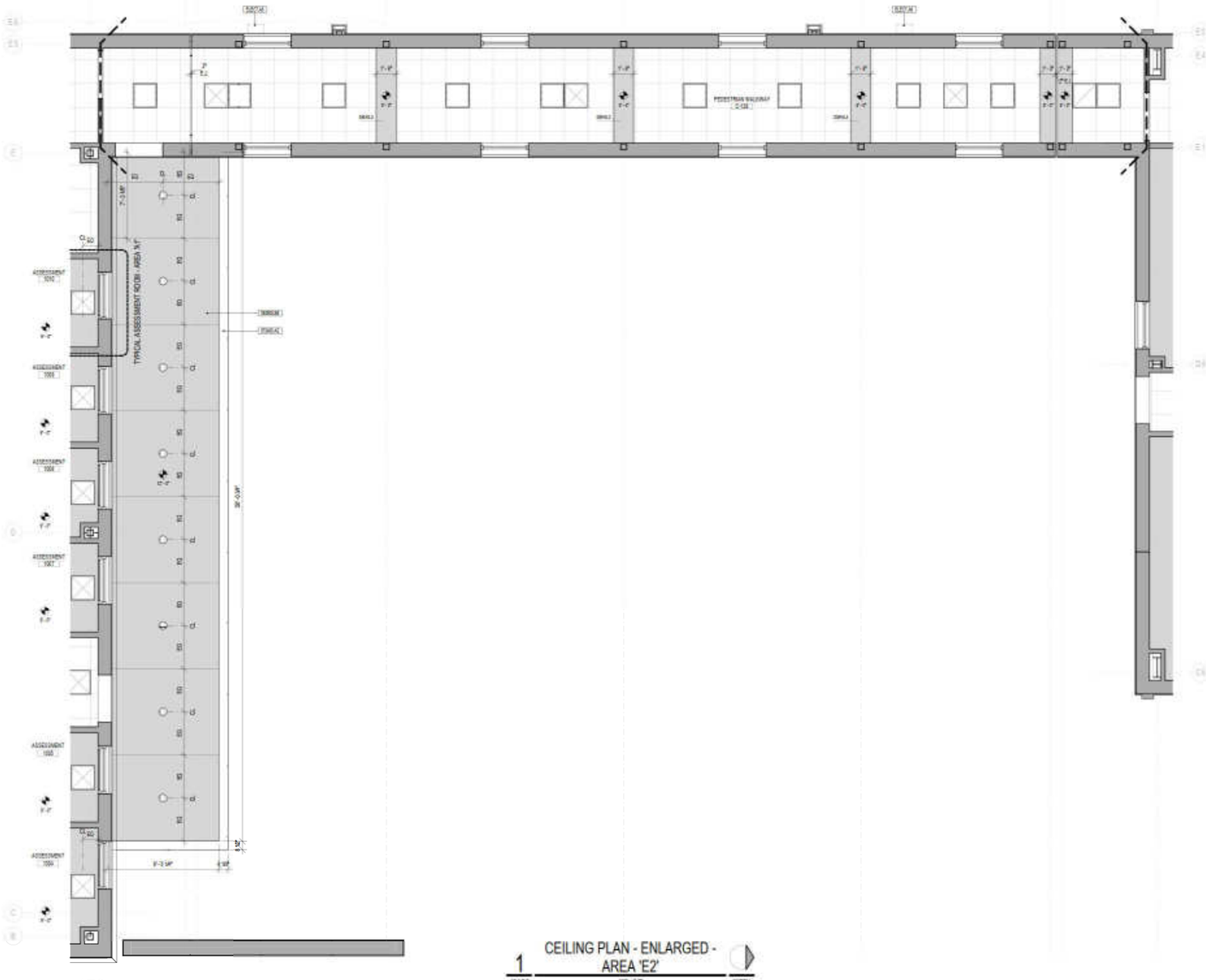
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

22 August 2023
AHC2246

A5.1.E.1



1 CEILING PLAN - ENLARGED - AREA 'E2'

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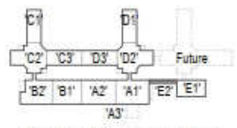
CEILING KEYNOTES

07.04FA.AE	EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (CJ) AND REVEALS (RV) AS INDICATED ON EXTERIOR ELEVATIONS.
09.09GY.BE	5/8" PAINTED EXTERIOR GYPSUM BOARD SOFFIT.
ELEC7.AE	EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 10'-0 A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS).

CEILING LEGEND

KEYPLAN



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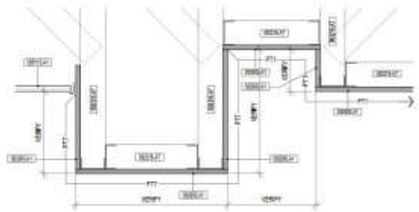
ENLARGED CEILING PLAN - AREA 'E2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

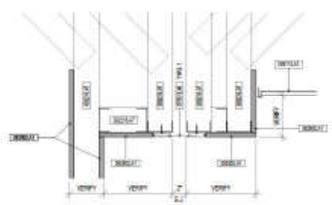
A5.1.E.2

12 SOFFIT DETAIL



11 SOFFIT DETAIL

10 SOFFIT DETAIL



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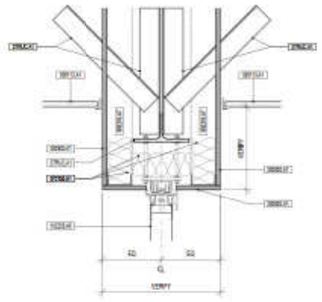
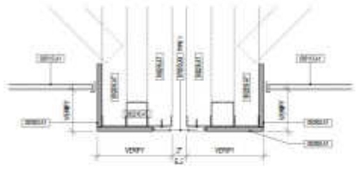
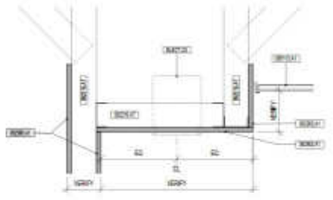


07 SOFFIT DETAIL



06 SOFFIT DETAIL

05 SOFFIT DETAIL



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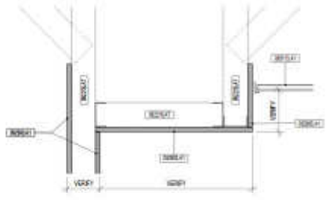
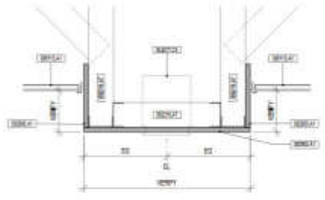


03 SOFFIT DETAIL



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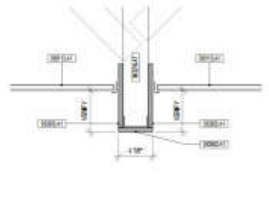

01 SOFFIT DETAIL

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CEILING KEYNOTES

ST09C41	MINERAL WOOL ACOUSTIC INSULATION (TYPE 2).
ST09C5.A6	2" EXPANSION JOINT COVER ASSEMBLY. PROVIDE TYPE AS INDICATED.
092216.A7	3 MBT METAL STUDS AT 7'-0" O.C. MAXIMUM. BRACE TO STRUCTURE ABOVE AS REQUIRED.
092900.A7	5/8" GYPSUM WALLBOARD. REFER TO PARTITION TYPES SHEET A3.2.
095713.A1	SUSPENDED ACOUSTICAL CEILING TILE SYSTEM.
102226.A6	OPERABLE PARTITION CEILING TRACK ASSEMBLY. REFER TO STRUCTURAL DRAWINGS FOR SUPPORT DETAIL.
ELEC7.05	RECESSED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS)
STRUC4.1	STRUCTURAL STEEL FRAMING (REFER TO STRUCTURAL DRAWINGS)

CEILING LEGEND

STENGEL HILL ARCHITECTURE

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CEILING DETAILS

NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC224E

A5.3

1 ENLARGED ACOUSTICAL PANEL CEILING PLAN - AREA 'A1'

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CEILING KEYNOTES

CEILING LEGEND

KEYPLAN

NOT TO SCALE

'C1' 'D1'
'C2' 'C3' 'D3' 'D2' Future
'B2' 'B1' 'A2' 'A1' 'E2' 'E1'
'A3'

NEW BEHAVIORAL HEALTH HOSPITAL

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ACOUSTICAL PANEL CEILING PLAN - AREA 'A1'
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HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.4.A.1

1 ENLARGED ACOUSTICAL PANEL CEILING PLAN - AREA 'A2'

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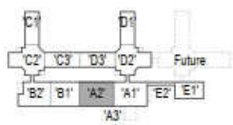

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SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

ACOUSTICAL PANEL CEILING PLAN - AREA 'A2'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.4.A.2

1 ENLARGED ACOUSTICAL PANEL CEILING PLAN - AREA 'C2'

GENERAL NOTES

1. REFERENCE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FOOD SERVICE DRAWINGS FOR COORDINATION OF ALL ACOUSTICALLY RATED THERMOSTATIC PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNERS AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ARCHITECTURAL CEILING PLAN SHALL GOVERN OVER MECHANICAL, PLUMBING, AND ELECTRICAL PLANS REGARDING EXACT LOCATIONS OF CEILING GRID, LIGHT FIXTURES, DIFFUSERS, AND OTHER CEILING MOUNTED ITEMS. DISCREPANCIES IN QUANTITY AND/OR ORIENTATION BETWEEN ARCHITECTURAL, ELECTRICAL, MECHANICAL AND/OR PLUMBING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF PRICING. CONTRACTOR SHALL VERIFY FINAL LOCATIONS OF ALL CEILING AND WALL MOUNTED ITEMS WITH ARCHITECT AND OWNERS PRIOR TO COMMENCEMENT OF WORK. ANY ITEMS INCORRECTLY PLACED WITHOUT VERIFICATION FROM ARCHITECT AND OWNERS SHALL BE RELOCATED PER DIRECTION OF ARCHITECT AT NO EXPENSE TO THE PROJECT.
4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
5. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION SHALL EXTEND TO 6" ABOVE CEILING IN ALL LOCATIONS UNLESS OTHERWISE NOTED.
6. A CUT 2'-0" X 4'-0" CEILING TILE SHALL BE USED IN ANY ROOM WHERE 2'-0" X 2'-0" CEILING GRID CREATES AN EDGE CONDITION OF A CEILING TILE BEING LESS THAN 6".
7. ALL DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
8. ALL DROP SOFFITS ARE AT 7'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
9. ALL CEILING HEIGHTS ARE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
10. SOFFIT AT CASEWORK SHALL EXTEND BEYOND CASEWORK BY 2" UNLESS OTHERWISE NOTED.

CEILING KEYNOTES

CEILING LEGEND

KEYPLAN

NOT TO SCALE

'C1' 'D1'
'C2' 'C3' 'D3' 'D2' Future
'B2' 'B1' 'A2' 'A1' 'E2' 'E1'
'A3'

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COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.4.C.2

1 ENLARGED ACOUSTICAL PANEL CEILING PLAN - AREA 'C3'

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4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
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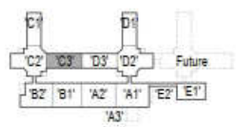
CEILING KEYNOTES

CEILING LEGEND

KEYPLAN



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ACOUSTICAL PANEL CEILING PLAN - AREA 'C3'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, ICWA

07 Sept 2023
AHC2246

A5.4.C.3

1 ENLARGED ACOUSTICAL PANEL CEILING PLAN - AREA 'D1'

GENERAL NOTES

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CEILING KEYNOTES

CEILING LEGEND

KEYPLAN

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ACOUSTICAL PANEL CEILING PLAN - AREA 'D1'
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.4.D.1

ENLARGED
ACOUSTICAL PANEL CEILING
PLAN - AREA 'D2'

1

GENERAL NOTES

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CEILING LEGEND

KEYPLAN

NOT TO SCALE

C1 D1
C2 C3 D3 D2 Future
B2 B1 A2 A1 E2 E1
A3

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ACOUSTICAL PANEL CEILING PLAN - AREA 'D2'
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COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A5.4.D.2

ENLARGED
ACOUSTICAL PANEL CEILING
1 PLAN - AREA 'D3'

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4. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, ETC.) SHALL BE CENTERED IN CEILING TILES, SOFFITS, OR GYPSUM WALLBOARD CEILINGS AND/OR ALIGNED WITH ADJACENT CEILING MOUNTED ITEMS UNLESS OTHERWISE NOTED.
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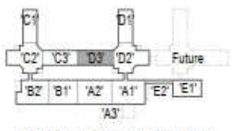
CEILING KEYNOTES

CEILING LEGEND

KEYPLAN



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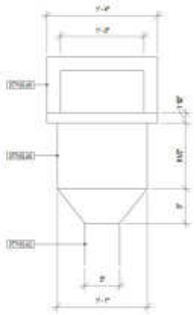
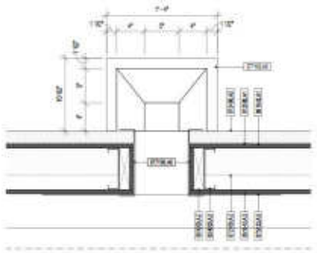
A5.4.D.3



03 ELEVATION - Scupper Details



02 SCUPPER - TYPICAL PLAN DETAIL

GENERAL NOTES

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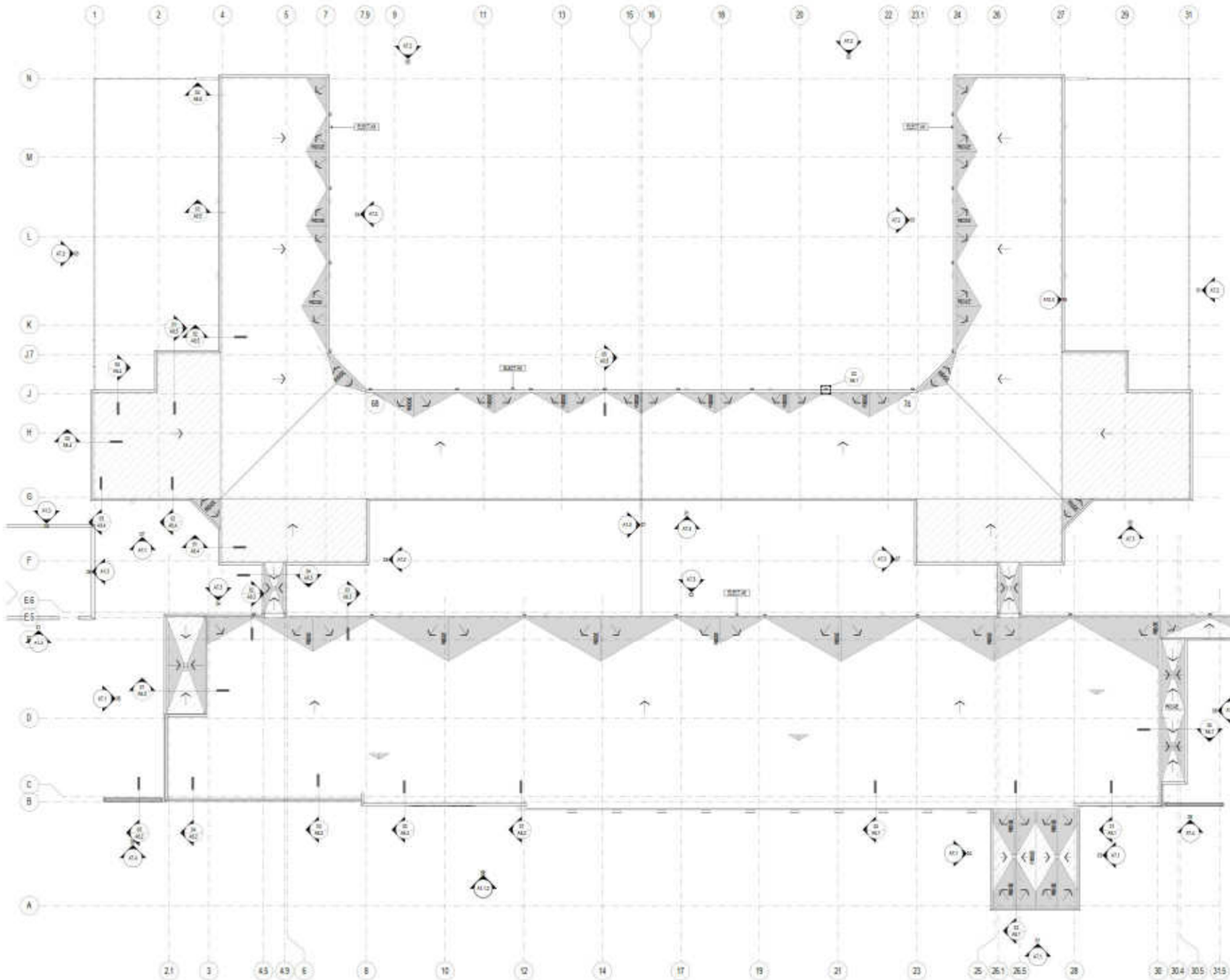
3. COORDINATE LOCATIONS OF MECHANICAL, PLUMBING, AND/OR ELECTRICAL ROOF PENETRATIONS, CURBS, AND/OR EQUIPMENT WITH ARCHITECT AND MEP ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. TYPICAL ROOF SLOPE SHALL BE 1/4"/1'.
5. MINIMUM THICKNESS OF ROOF INSULATION SHALL BE 2" AT ROOF DRAINS.

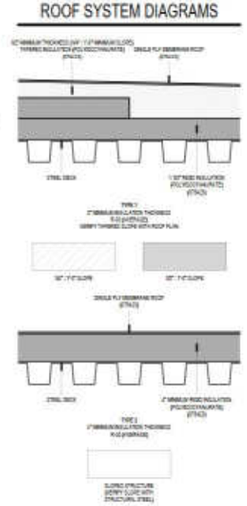
ROOF PLAN KEYNOTES

054000.A2	6" METAL STUDS
061000.A2	11/2 WOOD BLOCKING
061643.A1	1/2" CONTINUOUS EXTERIOR SHEATHING BOARD.
061643.A2	5/8" EXTERIOR GYPSUM SHEATHING BOARD.
072100.A2	SPRAY APPLIED CLOSED CELL POLYURETHANE FOAM INSULATION (TYPE 3).
072400.A2	EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (EJ) AND REVEALS (RV) AS INDICATED ON EXTERIOR ELEVATIONS.
072600.A1	FLUID APPLIED WEATHER RESISTANT MEMBRANE.
075423.A2	60 MIL TPO MEMBRANE ROOFING TURNED UP UNDER COPING TO FACE OF METAL PANEL OR BRICK.
077100.A2	22 GA. STEEL 4" X 5" SWAN/GROUT WITH KYNAR 500 FINISH. COLOR TO BE SELECTED BY ARCHITECT.
077100.A6	PREFABRICATED METAL COMBINATION ROOF DRAIN/SCUPPER/LOW GRADE SCUPPER ASSEMBLY.
133419.A1	PRE-ENGINEERED METAL BUILDING SYSTEM.
265727.A6	EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 10'-6" A.F.F. UNLESS NOTED OTHERWISE (REFER TO ELECTRICAL DRAWINGS).



01 ROOF PLAN

ROOF SYSTEM DIAGRAMS



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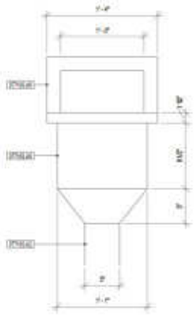
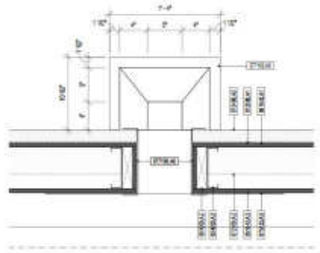


03 ELEVATION - Scupper Details



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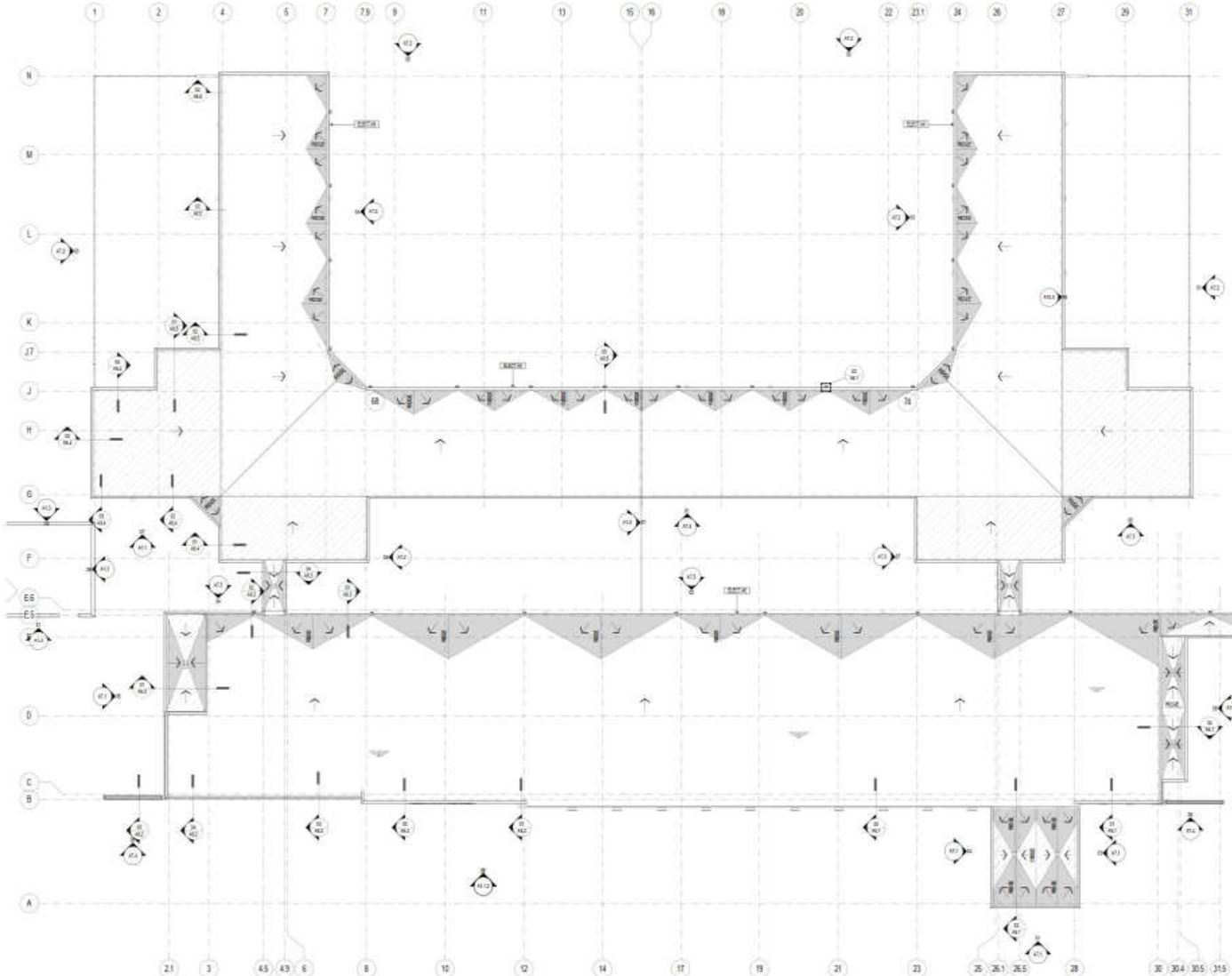
3. COORDINATE LOCATIONS OF MECHANICAL, PLUMBING, AND/OR ELECTRICAL ROOF PENETRATIONS, CURBS, AND/OR EQUIPMENT WITH ARCHITECT AND MEP ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. TYPICAL ROOF SLOPE SHALL BE 1/4"/1'.
5. DRAWING THICKNESS OF ROOF INSULATION SHALL BE 2" AT ROOF DRAINS.

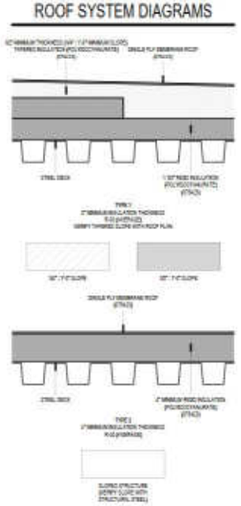
ROOF PLAN KEYNOTES

AREA WITH CHANGES



01 ROOF PLAN

ROOF SYSTEM DIAGRAMS



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HEALTHCARE COMPANY, INC.
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22 August 2023
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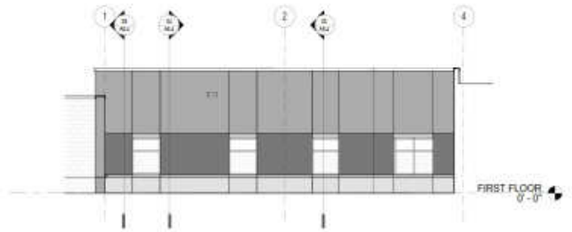
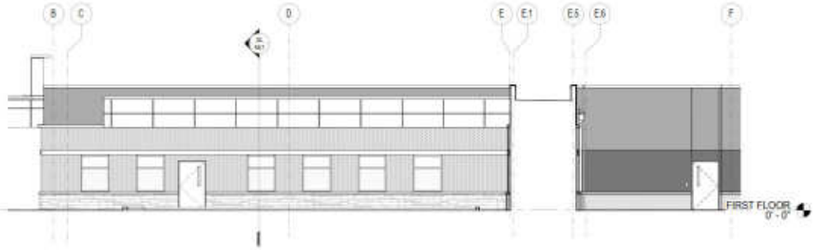


07 EXTERIOR ELEVATION



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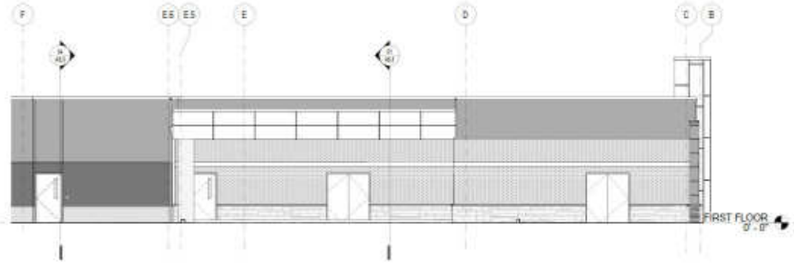

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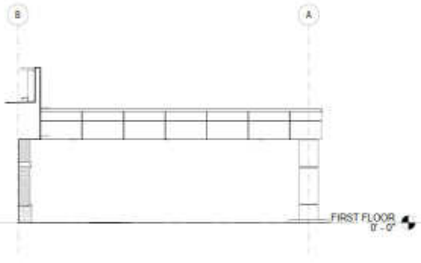

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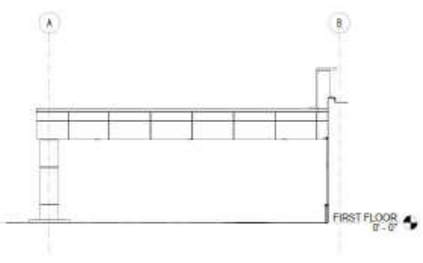
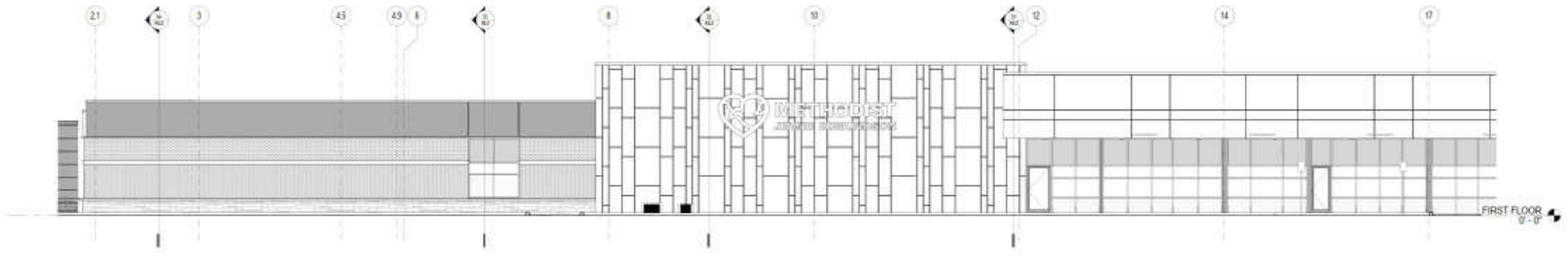


03 EXTERIOR ELEVATION



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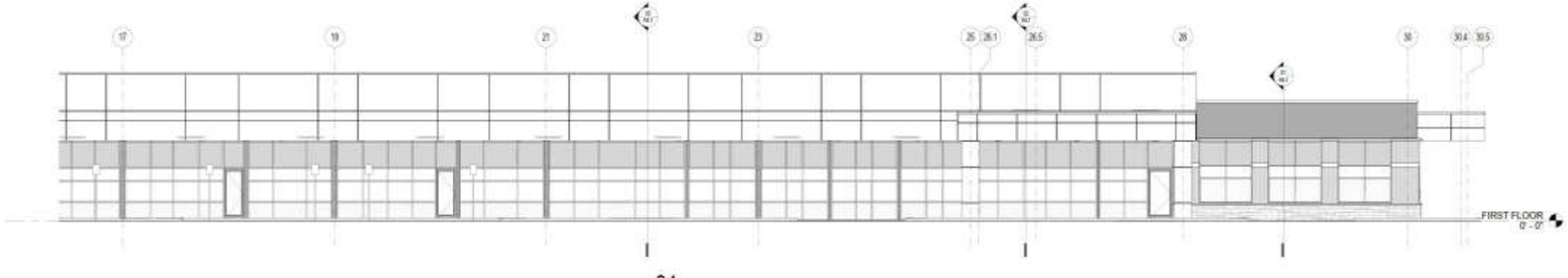

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ELEVATION KEYNOTES

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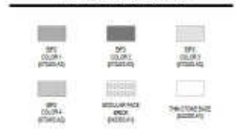

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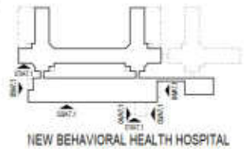

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HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
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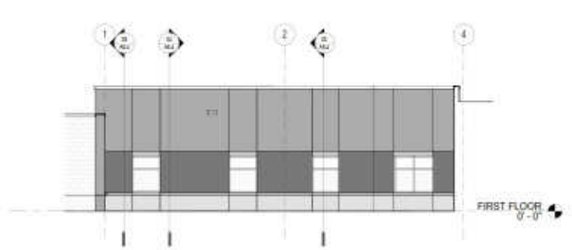

07 EXTERIOR ELEVATION

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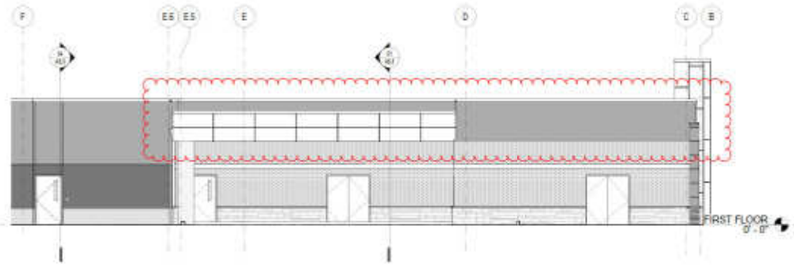

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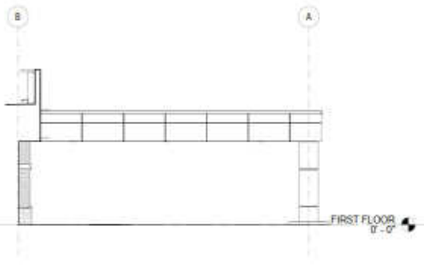

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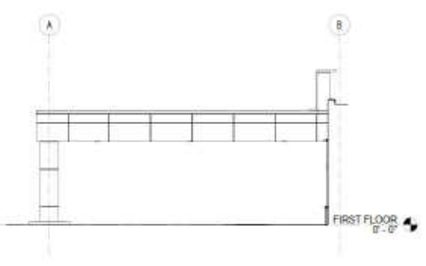

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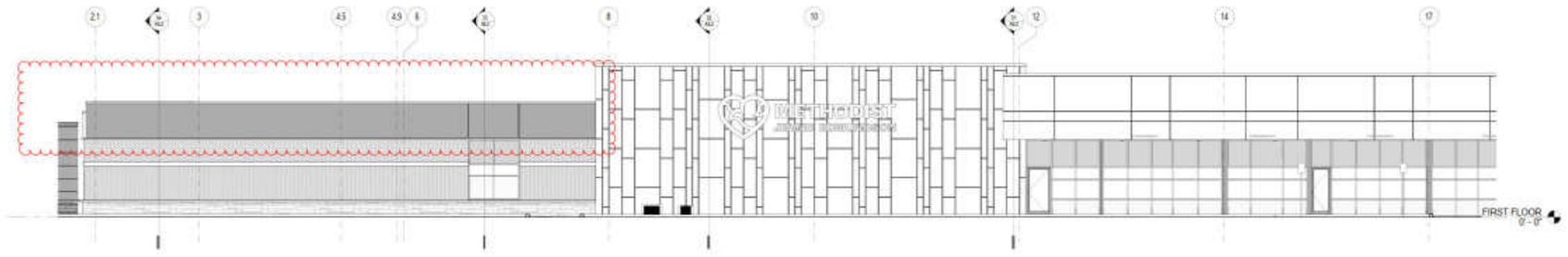

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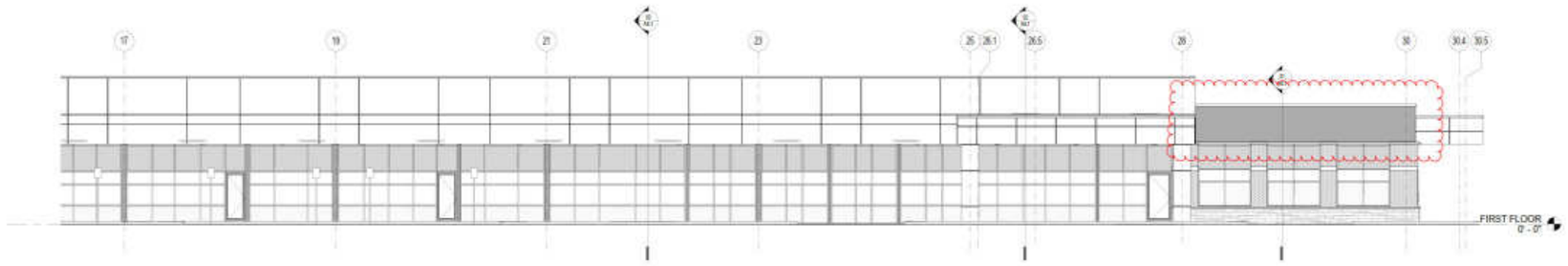

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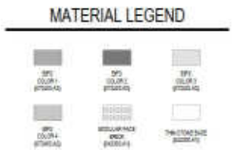
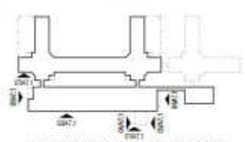
ELEVATION KEYNOTES

BRICK STOPS AT 12'FT AND CHANGES TO EIFS

MATERIAL LEGEND



KEYPLAN



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22 August 2023
ArtC2246

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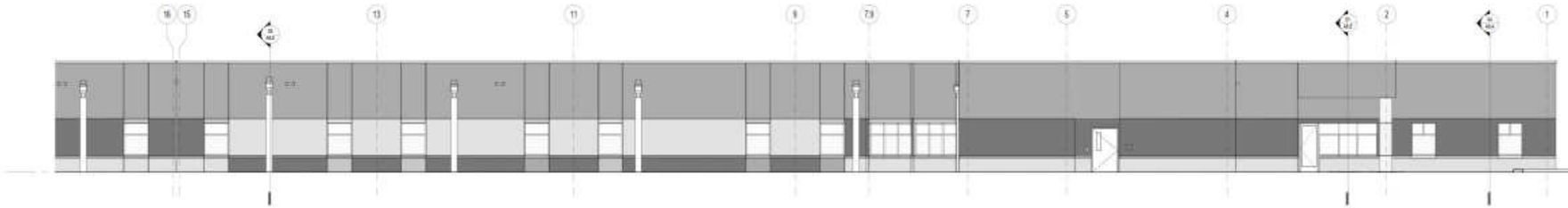

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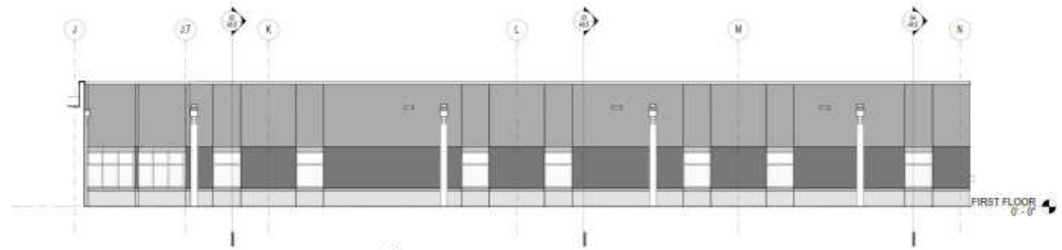

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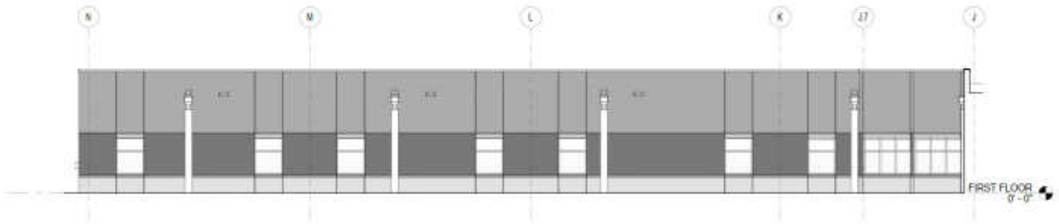

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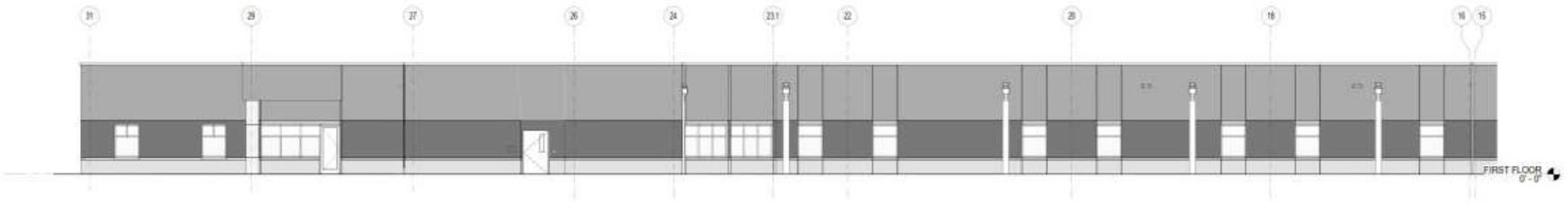

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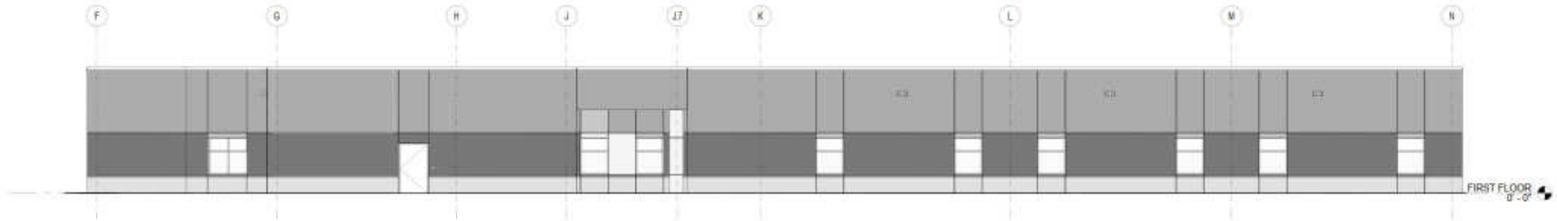

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ELEVATION KEYNOTES

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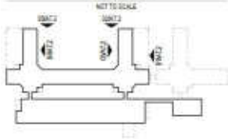
KEYPLAN



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HEALTHCARE COMPANY, INC.
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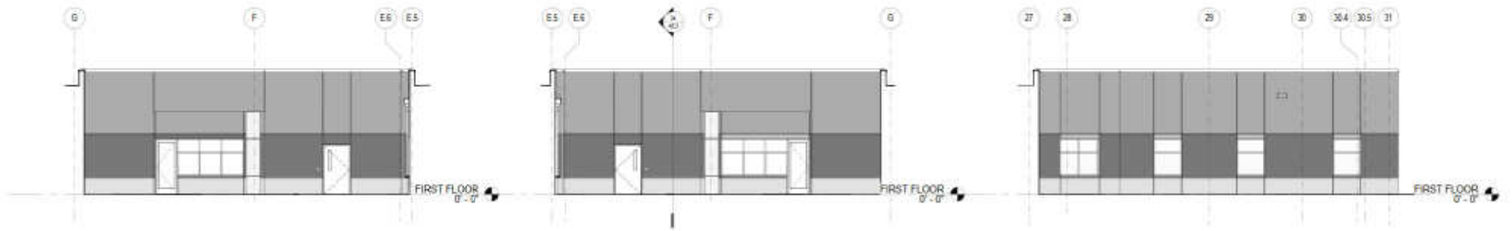

07 EXTERIOR ELEVATION

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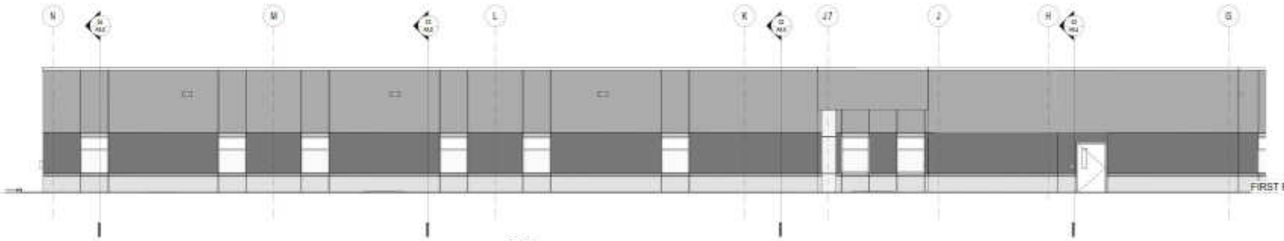

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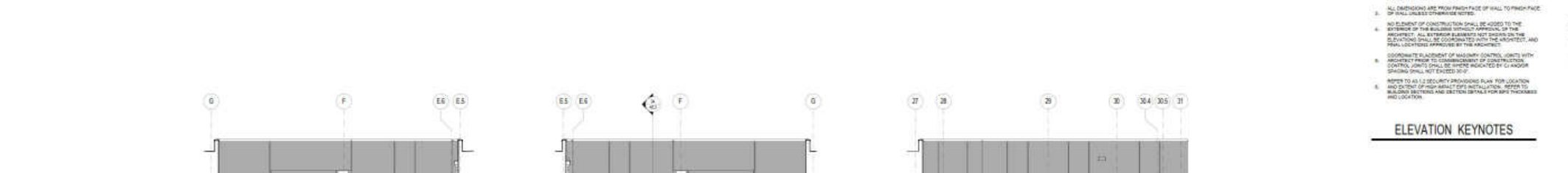

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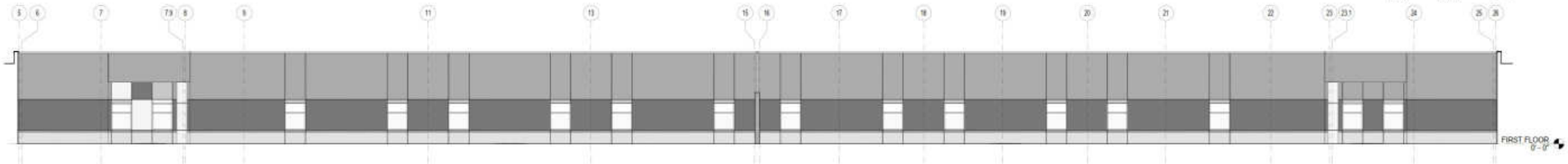

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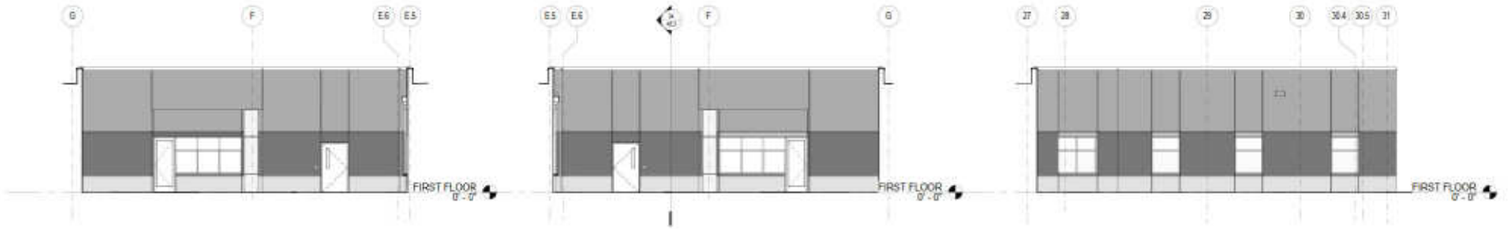

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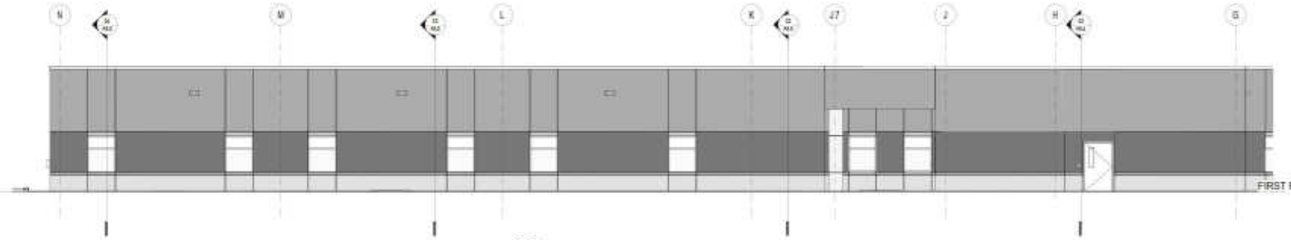

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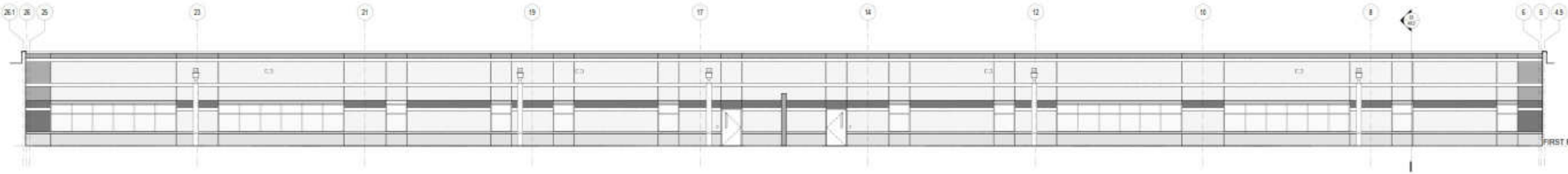

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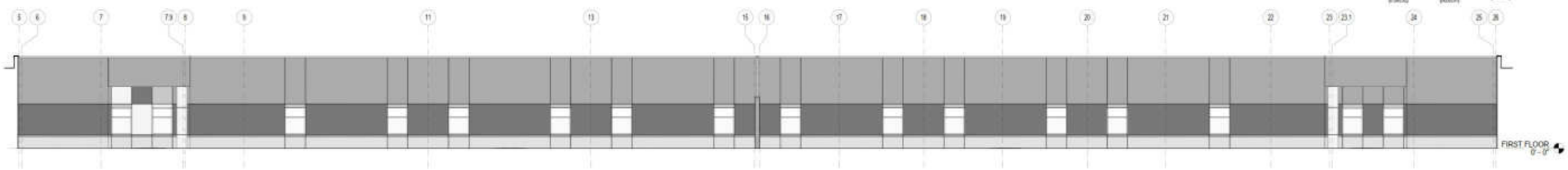

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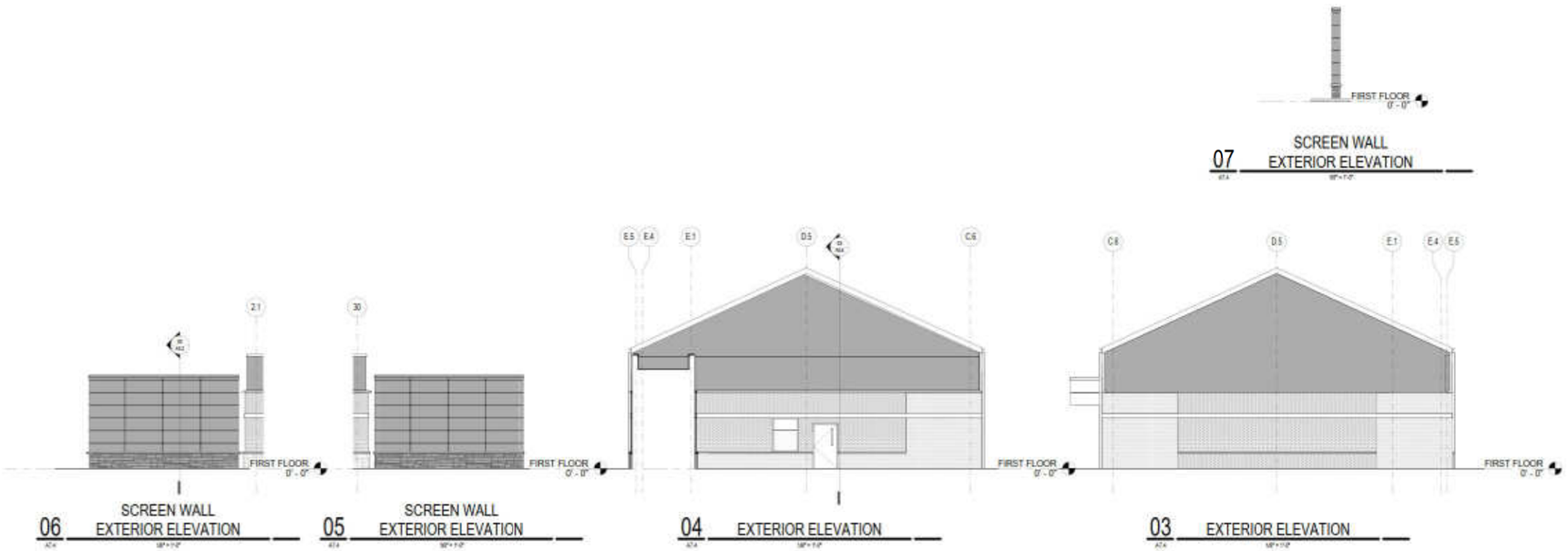

07 SCREEN WALL EXTERIOR ELEVATION

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05 SCREEN WALL EXTERIOR ELEVATION

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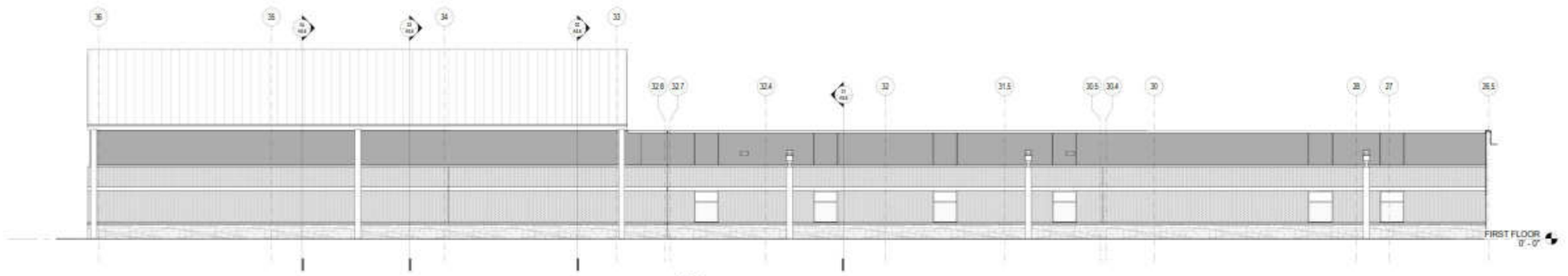
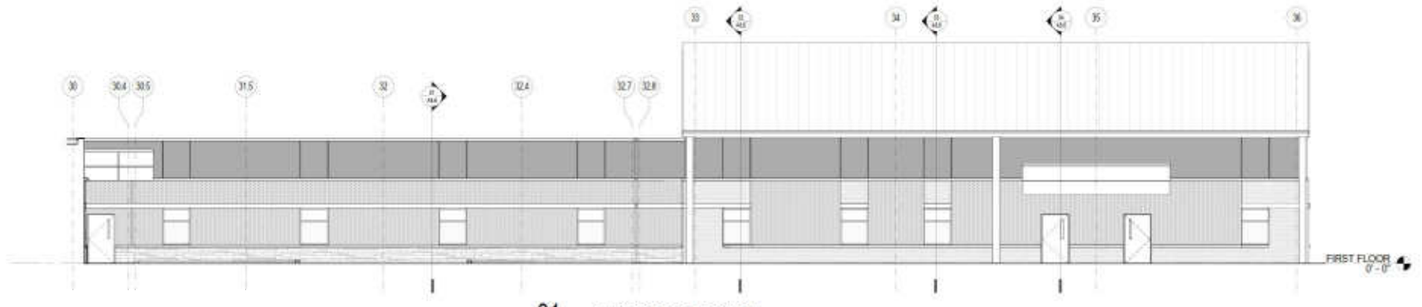


02 EXTERIOR ELEVATION



01 EXTERIOR ELEVATION

GENERAL NOTES

1. REFERENCE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE PORTIONS OF WORK.
2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED CIVIL, STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
4. NO ELEMENT OF CONSTRUCTION SHALL BE ADDED TO THE EXTERIOR OF THE BUILDING WITHOUT APPROVAL OF THE ARCHITECT. ALL EXTERIOR ELEMENTS NOT SHOWN ON THE ELEVATIONS SHALL BE COORDINATED WITH THE ARCHITECT, AND FINAL LOCATIONS APPROVED BY THE ARCHITECT.
5. COORDINATE PLACEMENT OF MASONRY CONTROL JOINTS WITH ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTROL JOINTS SHALL BE WHERE INDICATED BY CJ AND/OR SPACING SHALL NOT EXCEED 30'-0".
6. REFER TO AS1.12 SECURITY PROVISIONS PLAN FOR LOCATION AND EXTENT OF HIGH IMPACT EIFS INSTALLATION. REFER TO BUILDING SECTIONS AND DETAILS FOR EIFS THICKNESS AND LOCATION.

ELEVATION KEYNOTES

MATERIAL LEGEND

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EXTERIOR ELEVATIONS
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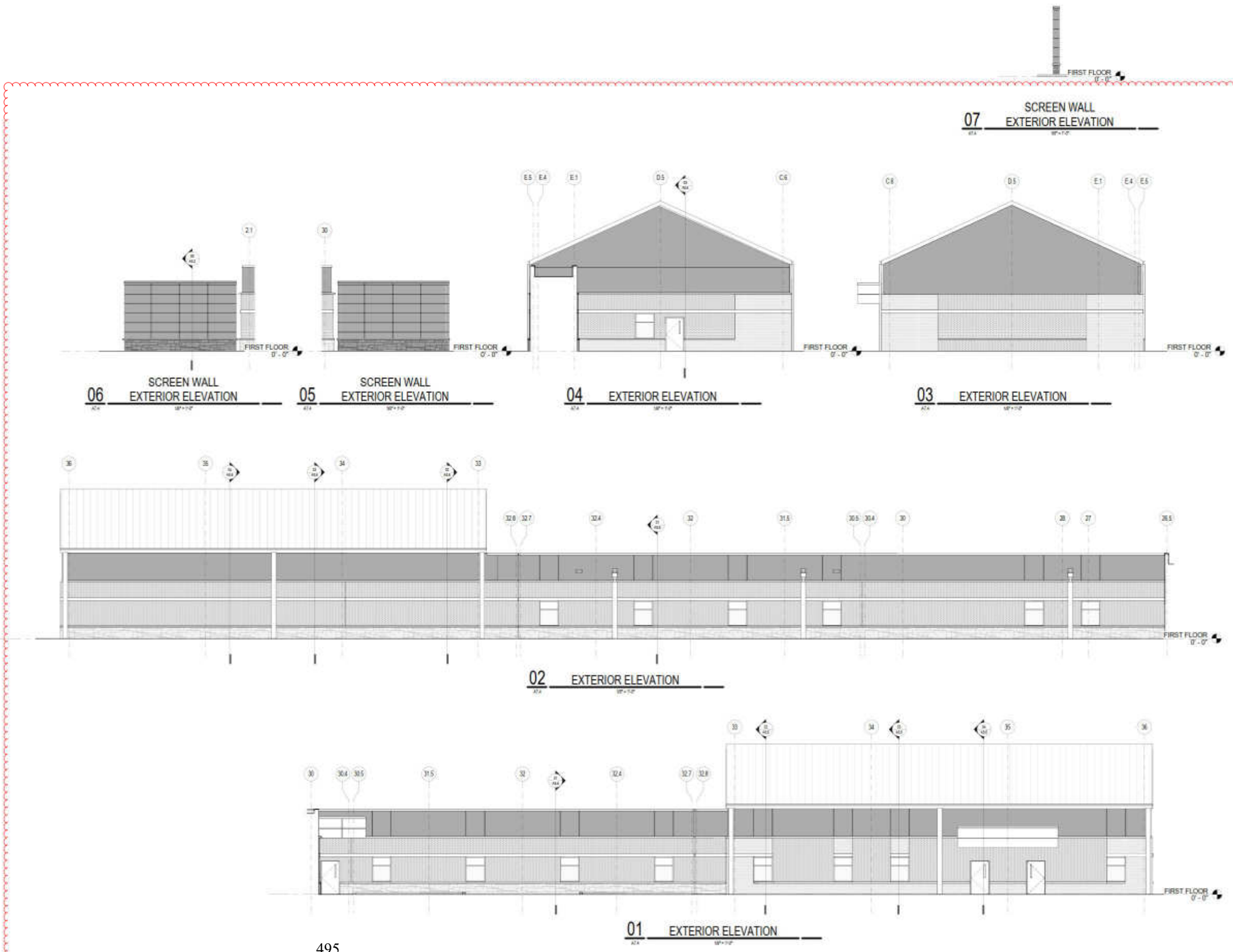

GENERAL NOTES

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2. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED CIVIL, STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
4. NO ELEMENT OF CONSTRUCTION SHALL BE ADDED TO THE EXTERIOR OF THE BUILDING WITHOUT APPROVAL OF THE ARCHITECT. ALL EXTERIOR ELEMENTS NOT SHOWN ON THE ELEVATIONS SHALL BE COORDINATED WITH THE ARCHITECT, AND FINAL LOCATIONS APPROVED BY THE ARCHITECT.
5. COORDINATE PLACEMENT OF MASONRY CONTROL JOINTS WITH ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTROL JOINTS SHALL BE WHERE INDICATED BY CJ AND/OR SPACING SHALL NOT EXCEED 30'-0".
6. REFER TO AS-1.2 SECURITY PROVISIONS PLAN FOR LOCATION AND EXTENT OF HIGH IMPACT EIFS INSTALLATION. REFER TO BUILDING SECTIONS AND DETTEN DETAILS FOR EIFS THICKNESS AND LOCATION.

ELEVATION KEYNOTES

BRICK STOPS AT 12 FT AND CHANGES TO EIFS

GYM ELEVATIONS CHANGES (ADDED DOWNSPOUTS AND DIMS FOR THE CANOPY)

MATERIAL LEGEND

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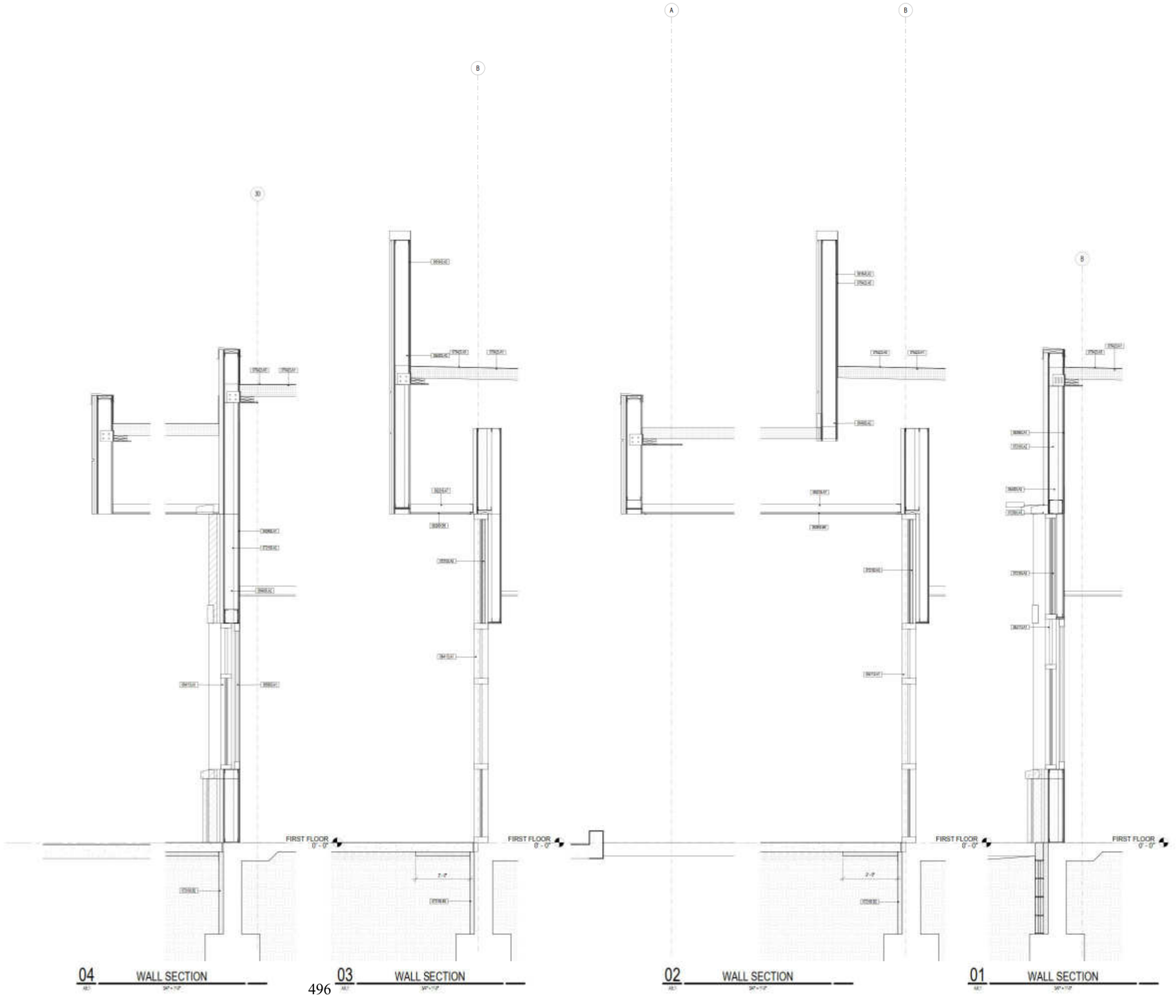

04 WALL SECTION

03 WALL SECTION

02 WALL SECTION

01 WALL SECTION

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FINISH FACE OF STUD TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
2. SEALANT TYPICAL AT ALL JOINTS OF ALL ASSEMBLIES.
3. ALL COLD-FORMED METAL FRAMING OUTSIDE OF BUILDING THERMAL ENVELOPE SHALL BE HOT-DIP GALVANIZED. AREA OF DAMAGED OR MISSING GALVANIZED COATING SHALL BE REPAIRED WITH GALVANIZING REPAIR PAINT.

SECTION KEYNOTES

- 054000.A2 6" METAL STUDS.
- 061643.A2 5/8" EXTERIOR SHEATHING BOARD.
- 072100.A2 SPRAY APPLIED CLOSED-CELL POLYURETHANE FOAM INSULATION (TYPE 2).
- 072100.A3 PROVIDE CURTAIN WALL SPANDREL INSULATION (TYPE 4) BEHIND ALL SPECIFIED LOCATIONS OF SPANDREL GLASS (REFERENCE SPECIFICATION SECTION 08330).
- 072100.B2 EXTRUDED POLYSTYRENE BOARD INSULATION (TYPE 1).
- 072500.A1 FLUID APPLIED WEATHER RESISTANT MEMBRANE.
- 075422.A1 POLYISOCYANURATE ROOF INSULATION (R-30 minimum UNLESS NOTED OTHERWISE).
- 076222.A4 60 MIL TPO MEMBRANE ROOFING TURNED UP UNDER COPING TO FACE OF METAL PANEL OR BRICK.
- 084113.A1 ALUMINUM FRAMED STOREFRONT SYSTEM ANCHORED PER INSTALLER'S ADVISED DETAILS.
- 085500.A1 ALUMINUM FRAMED PO-WHITING WINDOW.
- 092216.A1 3 5/8" METAL STUDS AT 7'-0" O.C. MAXIMUM. BRACE TO STRUCTURE ABOVE AS REQUIRED.
- 092900.A1 5/8" GYPSUM WALLBOARD. REFER TO PARTITION TYPES SHEET A3.0.
- 092900.B6 5/8" PAINTED EXTERIOR GYPSUM BOARD SOFFIT.

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A8.1

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL, UNLESS OTHERWISE NOTED.
2. SEALANT TYPICAL AT ALL JOINTS OF ALL ASSEMBLIES.
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SECTION KEYNOTES

042000.AA NOMINAL 4" X 8" X 16" CONCRETE MASONRY UNIT (REFER TO STRUCTURAL DRAWINGS).

042000.AB NOMINAL 12" X 8" X 16" CONCRETE MASONRY UNIT (REFER TO STRUCTURAL DRAWINGS).

042000.BT NOMINAL 4" X 8" X 16" SOLID CONCRETE MASONRY UNIT WITH BULLNOSE EDGE AS MANUFACTURED BY E.P. HENRY COMPANY.

042213.AC STONE MASONRY VENEER - ELDORADO STONE MOUNTAIN LEDGE.

042213.AZ STONE MASONRY VENEER MORTAR AS REQUIRED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

047200.AT ARCHITECTURAL CAST STONE SILL.

054000.AG 6" METAL STUDS.

072100.AC OPEN-APPLIED CLOSED-CELL POLYURETHANE FOAM INSULATION (TYPE 3).

072100.BC EXTRUDED POLYSTYRENE BOARD INSULATION (TYPE 7).

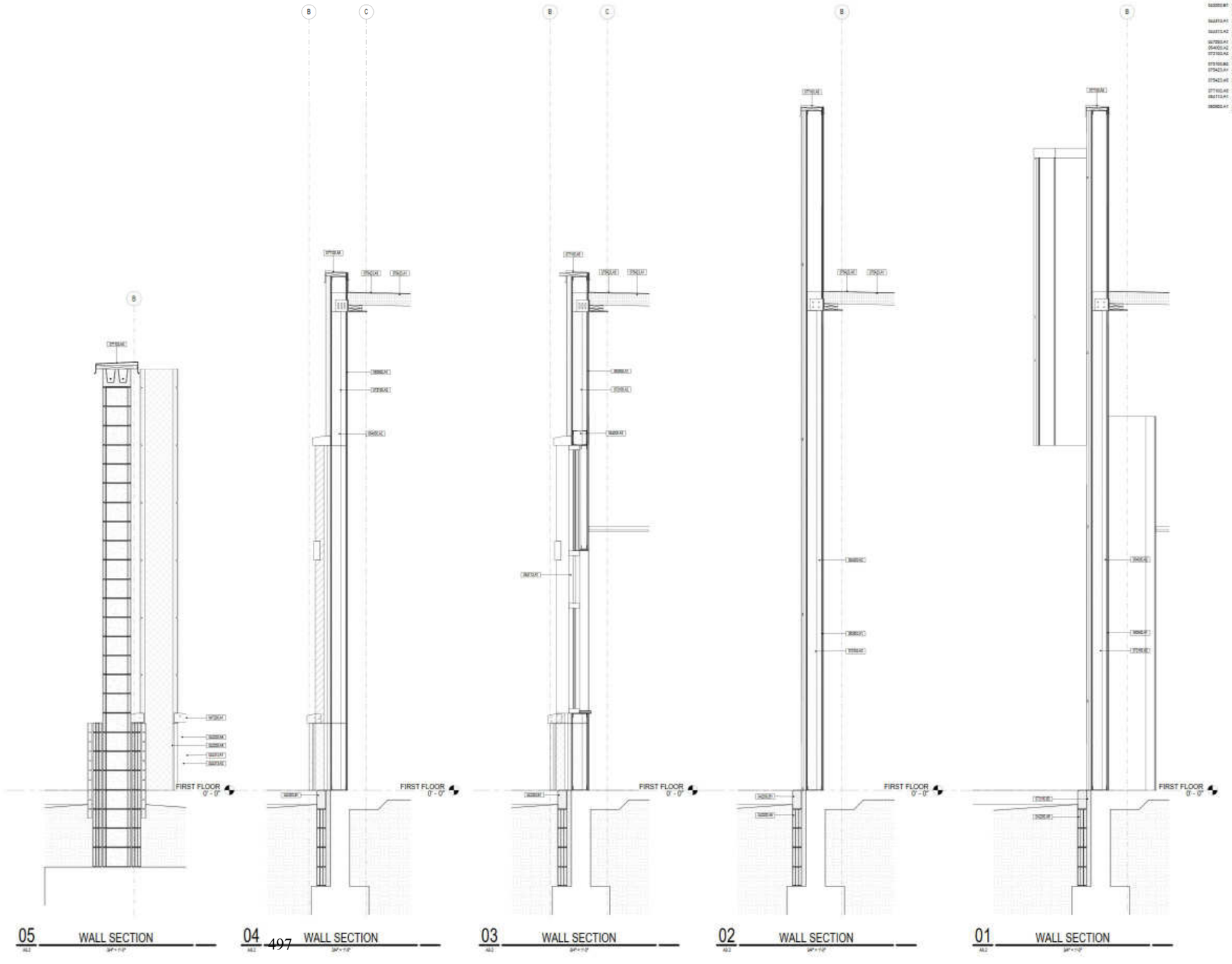
075423.AY POLYISOCYANURATE ROOF INSULATION (R-30 AVERAGE UNLESS NOTED OTHERWISE).

075423.AE 60 MIL TPO MEMBRANE ROOFING TURNED UP UNDER COPING TO FACE OF METAL PANEL OR BRICK.

077100.AE PREFINISHED ALUMINUM COPING SYSTEM.

084113.AC ALUMINUM FRAMED STOREFRONT SYSTEM ANCHORED PER INSTALLER'S APPROVED DETAILS.

092900.AY 5/8" GYPSUM WALLBOARD. REFER TO PARTITION TYPES SHEET A0.2.



05 WALL SECTION

04 WALL SECTION

03 WALL SECTION

02 WALL SECTION

01 WALL SECTION

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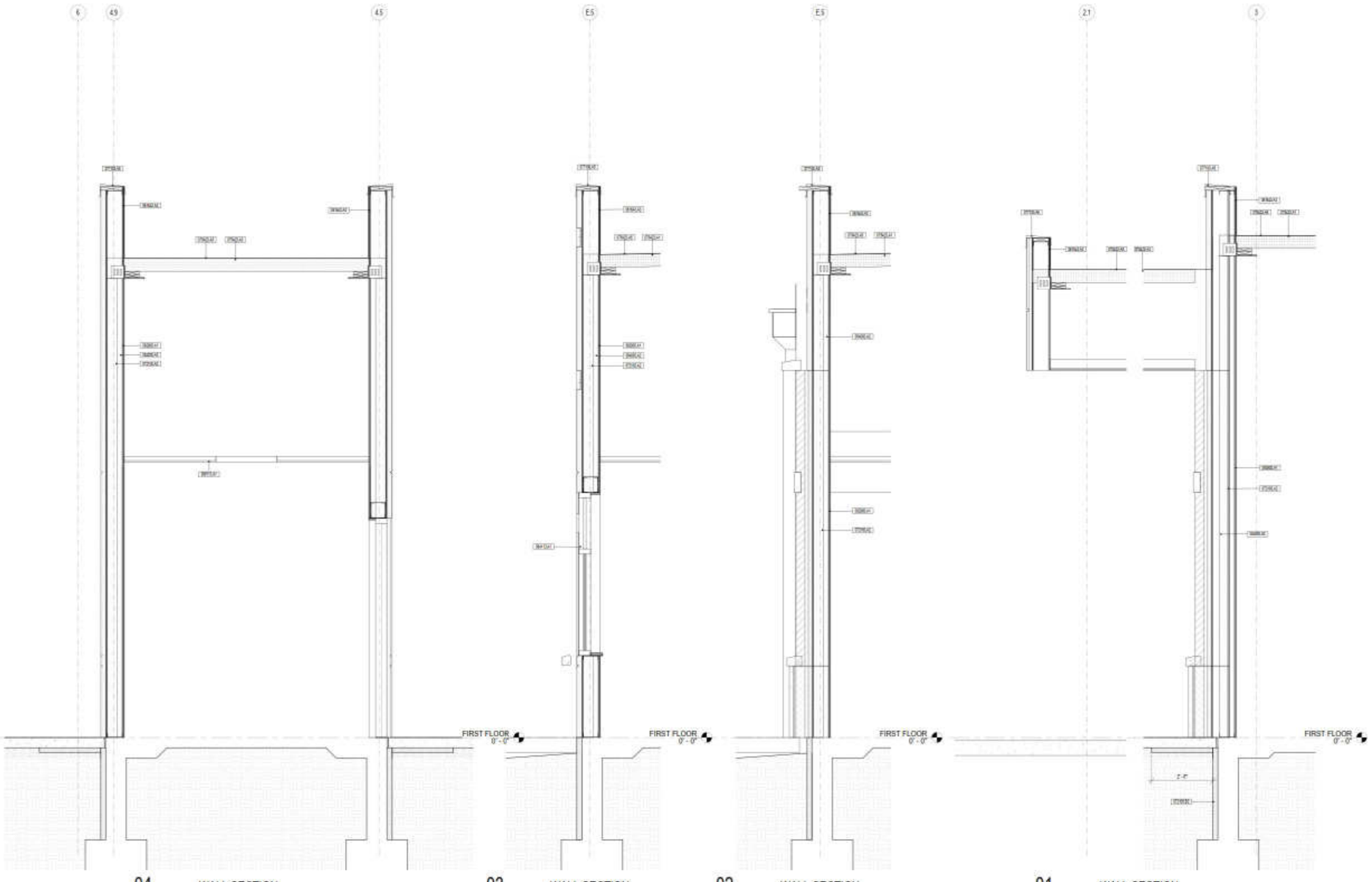
A8.2

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
2. SEALANT TYPICAL AT ALL JOINTS OF ALL ACCESSIBLES.
3. ALL COLD-FORMED METAL FRAMING OUTSIDE OF BUILDING THERMAL ENVELOPE SHALL BE HOT DIP GALVANIZED. AREA OF DAMAGED OR MISSING GALVANIZED COATING SHALL BE REPAIRED WITH GALVANIZING REPAIR PAINT.

SECTION KEYNOTES

054000.A2	6" METAL STUDS
061643.A3	5/8" EXTERIOR GYPSUM SHEATHING BOARD
072100.A2	OPEN CAVITY APPLIED CLOSED CELL POLYURETHANE FOAM INSULATION (TYPE 3)
072100.B2	EXTRUDED POLYSTYRENE BOARD INSULATION (TYPE 1)
075423.A1	POLYISOCYANURATE ROOF INSULATION (R-30 AVERAGE UNLESS NOTED OTHERWISE)
075423.A2	TAPERED POLYISOCYANURATE ROOF INSULATION, 3" MINIMUM AT ROOF DRAIN
075423.A5	60 MIL TPO MEMBRANE ROOFING TURNED UP UNDER COPING TO FACE OF METAL PANEL OR BRICK
077400.A5	PREFINISHED ALUMINUM COPING SYSTEM
084113.A1	ALUMINUM FRAMED STOREFRONT SYSTEM ANCHORED PER INSTALLER'S APPROVED DETAILS
092900.A1	5/8" GYPSUM WALLBOARD, REFER TO PARTITION TYPES SHEET A2.2
095113.A1	SUSPENDED ACOUSTICAL CEILING TILE SYSTEM



04 WALL SECTION

03 WALL SECTION

02 WALL SECTION

01 WALL SECTION

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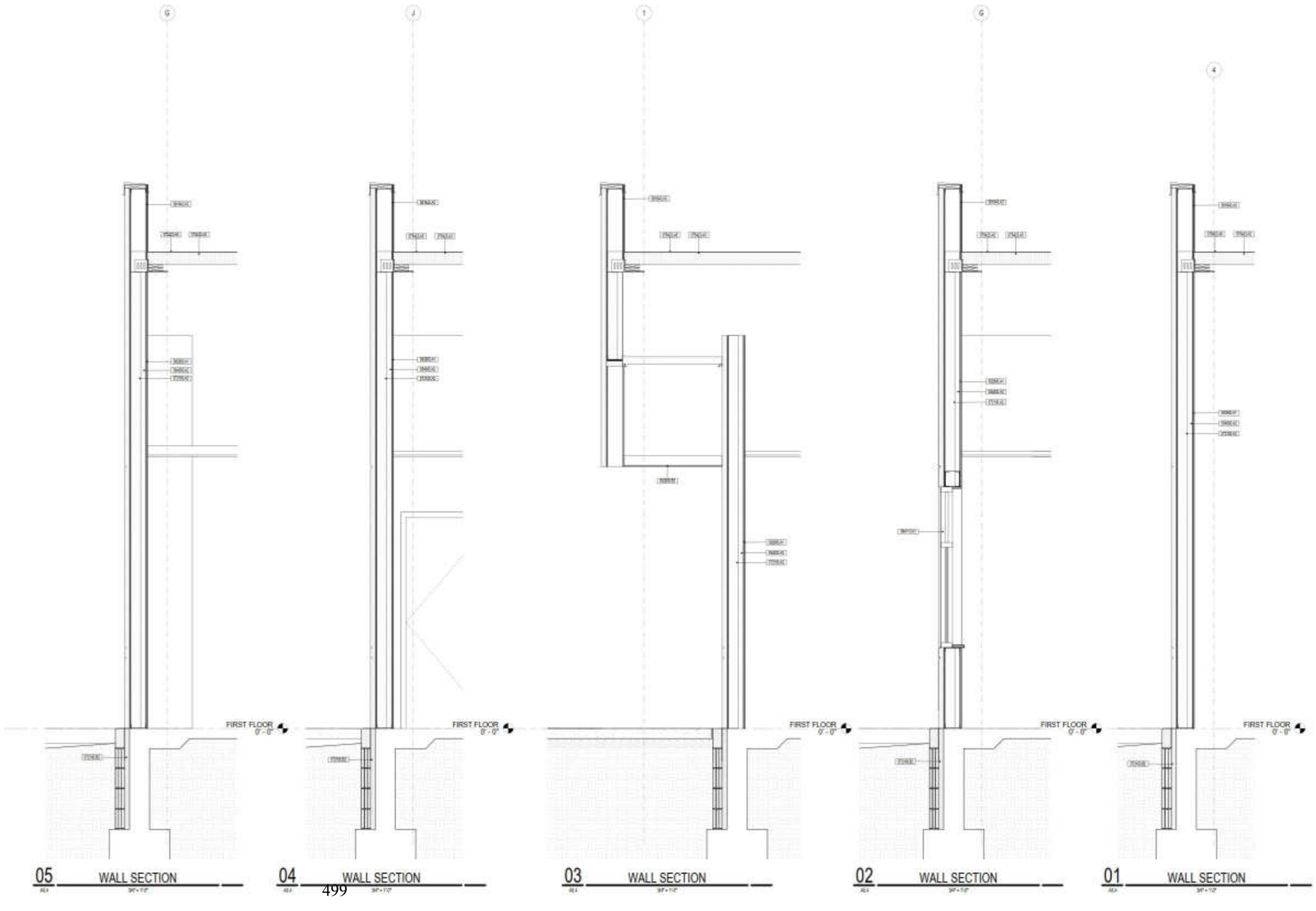
A8.3

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FINISH FACE OF STUD TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
2. SEALANT TYPICAL AT ALL JOINTS OF ALL ASSEMBLIES.
3. ALL FIELD FORMED METAL FINISHES OUTSIDE OF BUILDING THERMAL ENVELOPE SHALL BE HOT DIP GALVANIZED. AREA OF DAMAGED OR MISSING GALVANIZED COATING SHALL BE REPAIRED WITH GALVANIZING REPAIR PAINT

SECTION KEYNOTES

09300.A2 6" METAL STUDS.
09163.A3 5/8" EXTERIOR GYPSUM SHEATHING BOARD.
07210.A2 SPRAY APPLIED CLOSED CELL POLYURETHANE FOAM INSULATION (TYPE 3).
07210.B2 EXTRUDED POLYSTYRENE BOARD INSULATION (TYPE 1).
07542.A3 TAPERED POLYISOCYANURATE ROOF INSULATION. 2" MINIMUM AT ROOF DRAIN.
07542.A5 60 MIL TPO MEMBRANE ROOFING TURNED UP UNDER COPING TO FACE OF METAL PANEL OR BRICK.
08411.A1 ALUMINUM FRAMED STOREFRONT SYSTEM ANCHORED PER INSTALLER'S APPROVED DETAILS.
09260.A1 5/8" GYPSUM WALLBOARD. REFER TO PARTITION TYPES SHEET A3.2.
09260.B5 WET PAINTED EXTERIOR GYPSUM BOARD SOFFIT.



05 WALL SECTION
04 WALL SECTION
03 WALL SECTION
02 WALL SECTION
01 WALL SECTION

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A8.4

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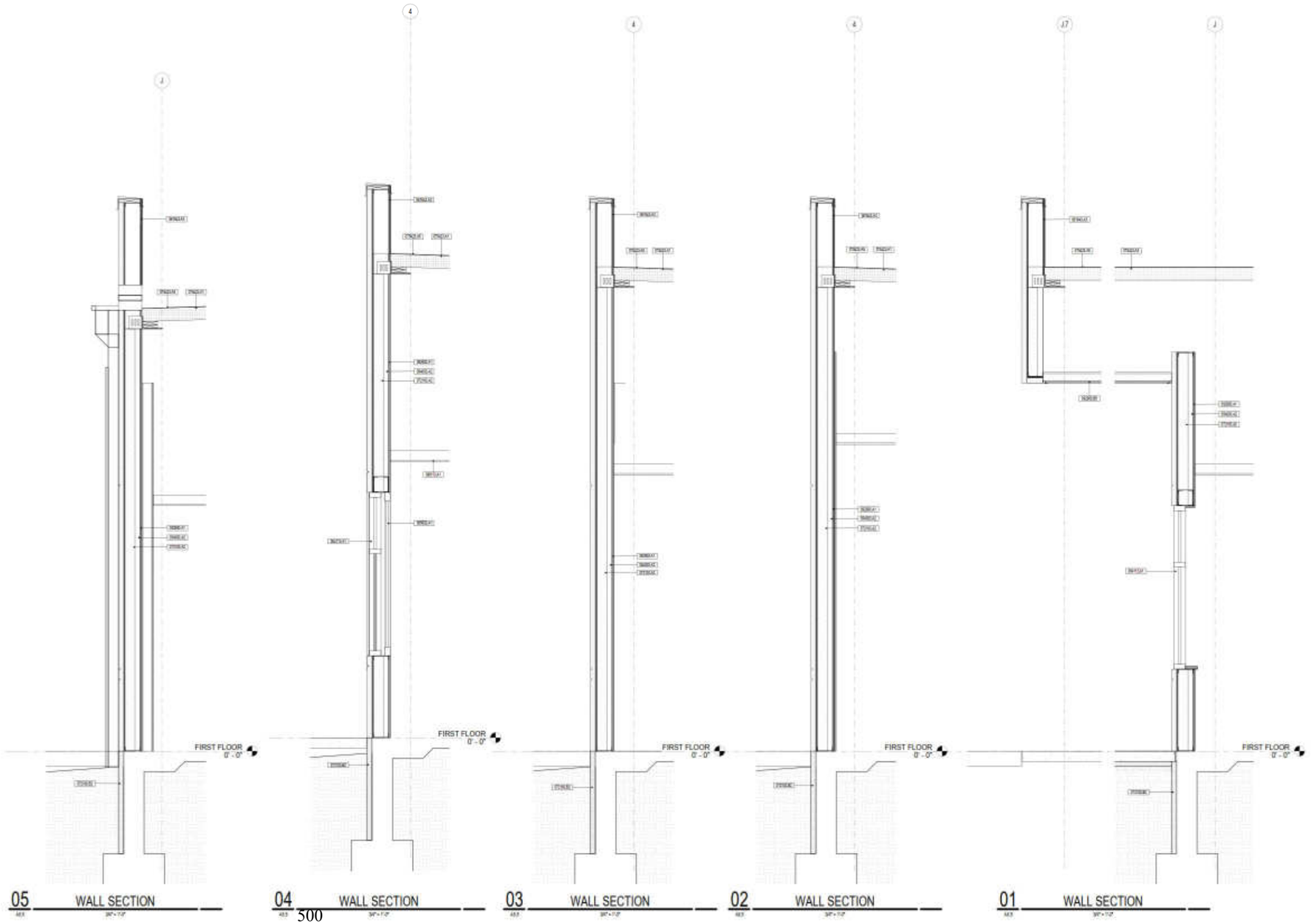
SECTION KEYNOTES



05 WALL SECTION 3/4" = 1'-0"

04 WALL SECTION 3/4" = 1'-0"

03 WALL SECTION 3/4" = 1'-0"

02 WALL SECTION 3/4" = 1'-0"

01 WALL SECTION 3/4" = 1'-0"

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HEALTHCARE COMPANY, INC.
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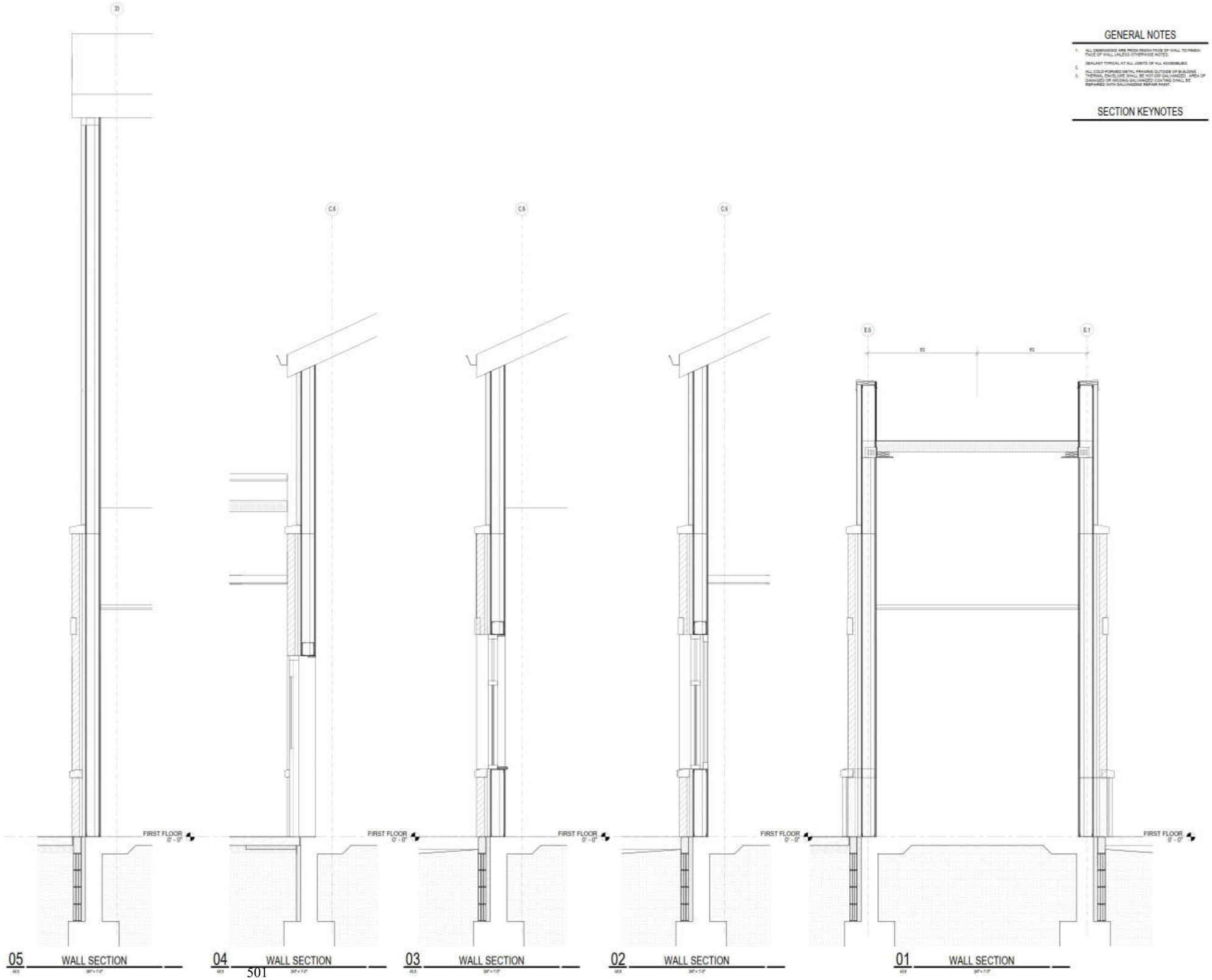

GENERAL NOTES

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3. ALL FIELD FORMED METAL FINISHES OUTSIDE OF BUILDING THERMAL ENVELOPE SHALL BE HOT DIP GALVANIZED. AREA OF DAMAGED OR MISSING GALVANIZED COATING SHALL BE REPAIRED WITH GALVANIZING REPAIR PAINT

SECTION KEYNOTES

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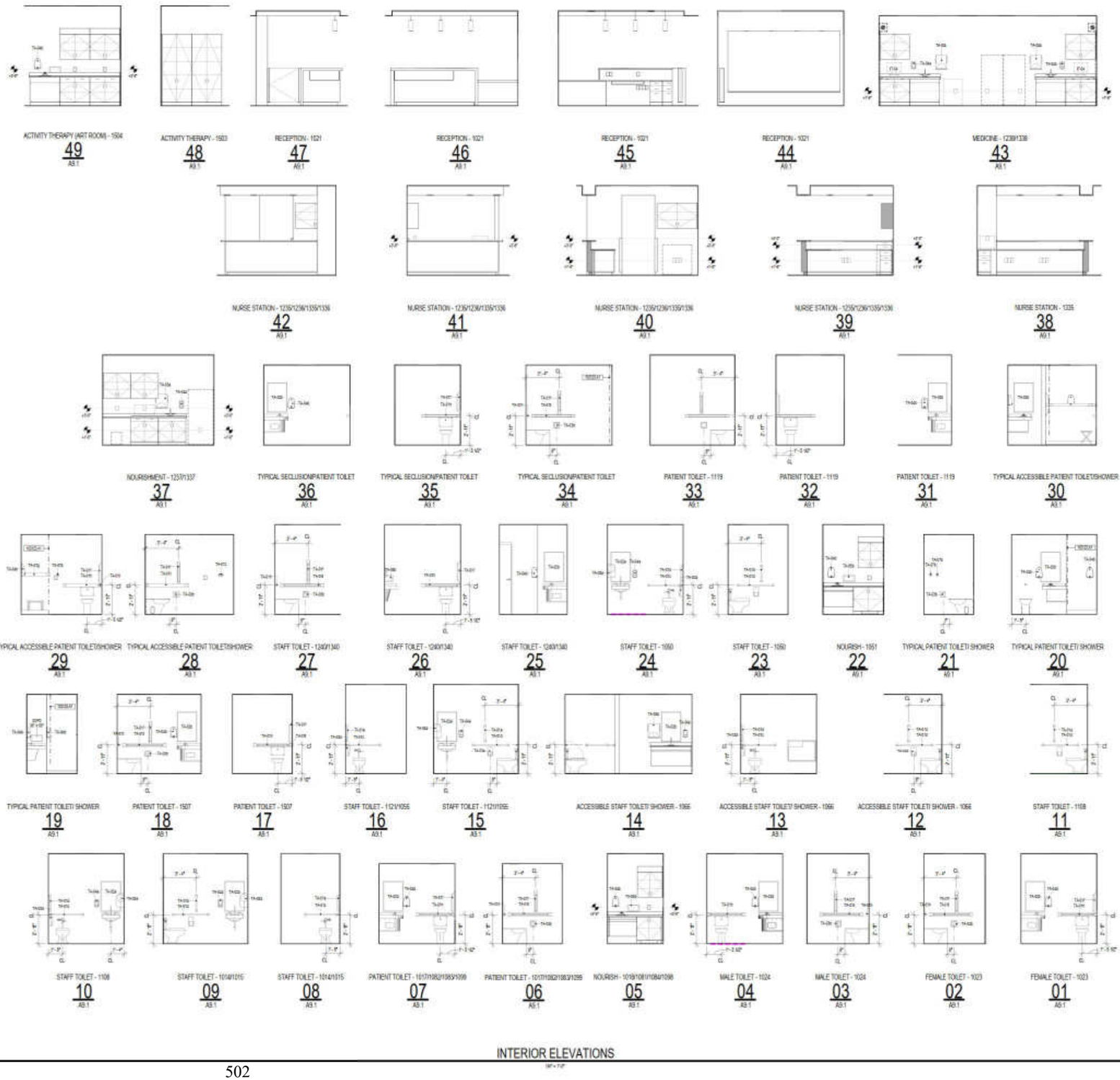


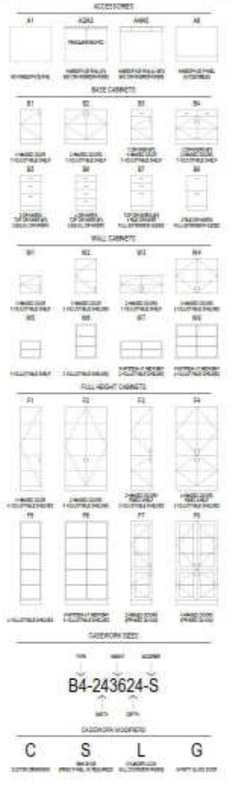
INTERIOR ELEVATIONS

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED.
2. ALL CASEWORK SHALL BE FABRICATED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE MOST CURRENT EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS.
3. ALL CASEWORK SHALL BE FABRICATED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) INCLUDING REQUIRED 27" KNEESPACE CLEARANCE.
4. PROVIDE ONE GROMMET AT EACH OPEN KNEESPACE AND/OR VERYBOARD TRAY.
5. ABOVE COUNTER WALL CABINETS SHALL BE MOUNTED AT 7'-0" A.F.F. TO TOP OF CABINET UNLESS NOTED OTHERWISE.
6. REFERENCE VENDOR DRAWINGS FOR ADDITIONAL CASEWORK INFORMATION.
7. REFERENCE MECHANICAL, PLUMBING, ELECTRICAL AND INTERIOR DESIGN DRAWINGS FOR DELINEATION OF ALL ACCESSORIES WITHIN THEIR RESPECTIVE SCOPE OF WORK.
8. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND CONFIGURATIONS SHOWN IN THE CONSTRUCTION DRAWINGS.
9. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH THE OWNER AND THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. WHERE DIMENSIONS ARE NOT SPECIFICALLY INDICATING FOR POWER AND SYSTEMS OUTLET, ALIGN OUTLETS HORIZONTALLY ON CENTERLINE OF MODULAR CASEWORK SHOWN ON INTERIOR ELEVATIONS.
11. REFERENCE SPECIFICATION SECTION 123000A FOR TOILET ACCESSORY ITEMS DENOTED AS TA-# TAGS. PROVIDE A TA-00 AND TA-XX TYPICAL AT EVERY SINK UNLESS OTHERWISE NOTED.
12. WHERE APPLICABLE FILLER PANELS SHALL BE AN EQUAL DIMENSION ON BOTH SIDES WHEN CASEWORK IS BOUND BY ADJACENT CONSTRUCTION.
13. PROVIDE COUNTERTOP SUPPORT BRACKETS AT 2'-0" O.C. (MAXIMUM).
14. REFER TO INTERIOR DESIGN DRAWINGS FOR CASEWORK FINISHES.
15. ALL OUTSIDE CORNERS OF COUNTERTOPS TO HAVE 2" RADIUS.

INTERIOR ELEVATION NOTES

CASEWORK LEGEND



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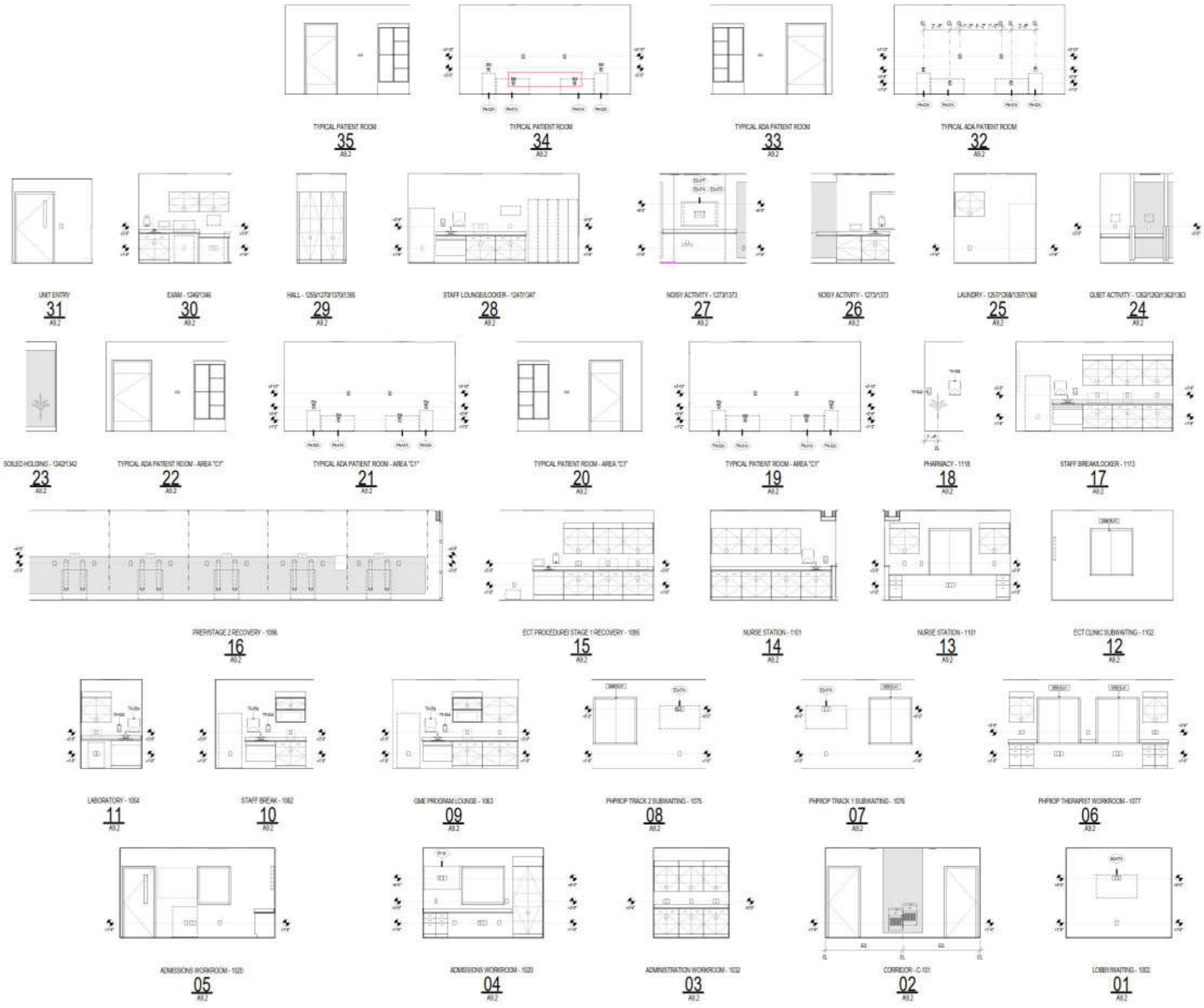

INTERIOR ELEVATIONS

GENERAL NOTES

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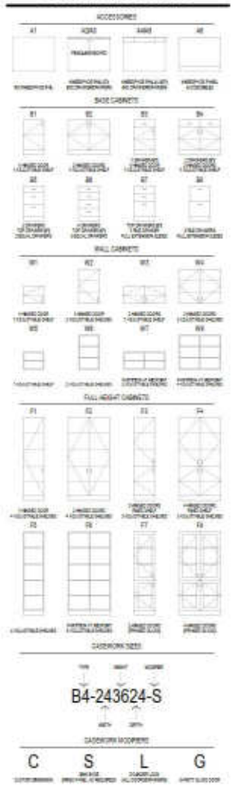
3. ALL CASEWORK SHALL BE FABRICATED IN ACCORDANCE WITH ALL APPLICABLE DRAWINGS OF THE AMERICANS WITH DISABILITIES ACT (ADA), INCLUDING REQUIRED 27" KNEESPACE CLEARANCE.
4. PROVIDE ONE DRAWER AT EACH OPEN KNEESPACE AND/OR KEYBOARD TRAY.
5. ABOVE COUNTER WALL CABINETS SHALL BE MOUNTED AT 7'-0" A.F.F. TO TOP OF CABINET UNLESS NOTED OTHERWISE.
6. REFERENCE VENDOR DRAWINGS FOR ADDITIONAL CASEWORK INFORMATION.
7. REFERENCE MECHANICAL, PLUMBING, ELECTRICAL AND INTERIOR DESIGN DRAWINGS FOR DELINEATION OF ALL ASSEMBLIES WITHIN THEIR RESPECTIVE SCOPING OF WORK.
8. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND SHALL ANDOR FIELD MEASURE TO ESTABLISH AS-BUILT CONDITIONS PRIOR TO FABRICATION OF ANY CASEWORK. VERIFY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND CONFIGURATIONS SHOWN IN THE CONSTRUCTION DRAWINGS.
9. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH THE OWNER AND THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. WHERE DIMENSIONS ARE NOT SPECIFICALLY INDICATED FOR POWER AND SYSTEMS OUTLET, ALIGN OUTLETS HORIZONTALLY ON CENTERLINE OF MODULAR CASEWORK SHOWN ON INTERIOR ELEVATIONS.
11. REFERENCE SPECIFICATION SECTION 10XXXX FOR TOILET ACCESSORY ITEMS DENOTED AS A TAG. PROVIDE A TAG AND TAKE TYPICAL AT EVERY SIMILAR UNLESS OTHERWISE NOTED.
12. WHERE APPLICABLE FILLER PANELS SHALL BE AN EQUAL DIMENSION ON BOTH SIDES WHEN CABINETRY IS BOUND BY ADJACENT CONSTRUCTION.
13. PROVIDE COUNTERTOP SUPPORT BRACKETS AT 2'-0" O.C. (MAXIMUM).
14. REFER TO INTERIOR DESIGN DRAWINGS FOR CASEWORK FINISHES.
15. ALL OUTSIDE CORNERS OF COUNTERTOPS TO HAVE 2" RADIUS.

INTERIOR ELEVATION NOTES

CASEWORK LEGEND



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INTERIOR ELEVATIONS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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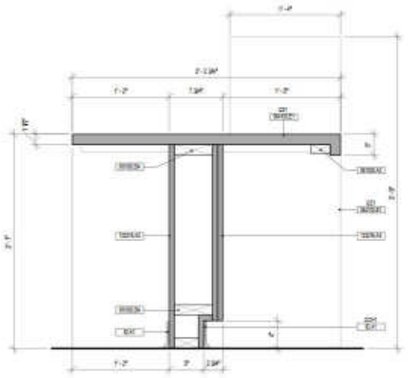
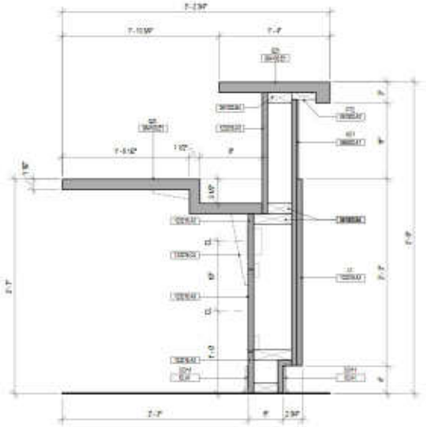
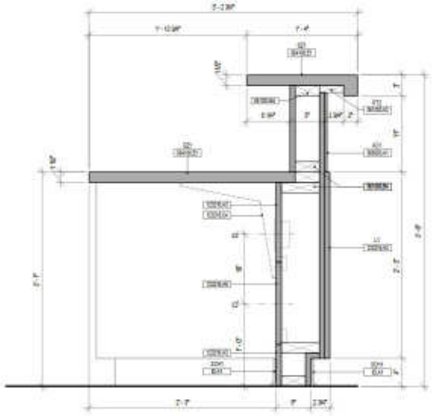
A9.2



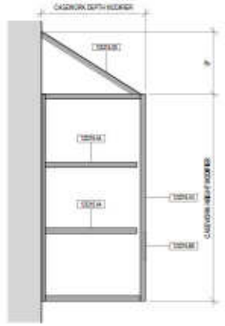
12 RECEPTION CASEWORK SECTION



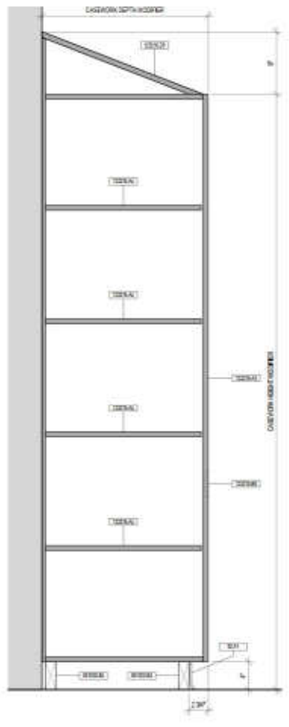
11 RECEPTION CASEWORK SECTION



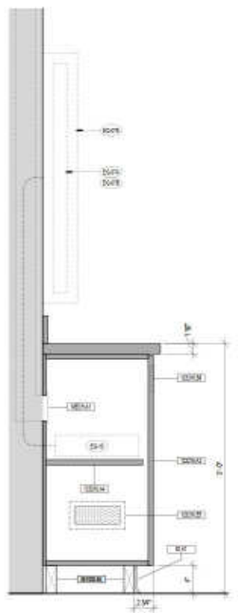
10 RECEPTION CASEWORK SECTION



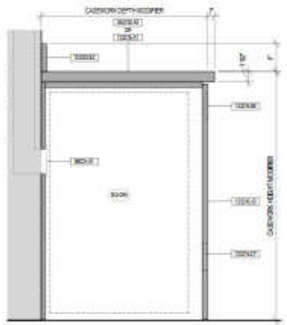
9 TYPICAL UPPER CABINET CASEWORK SECTION



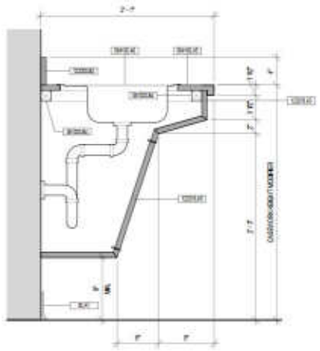
5 CASEWORK SECTION



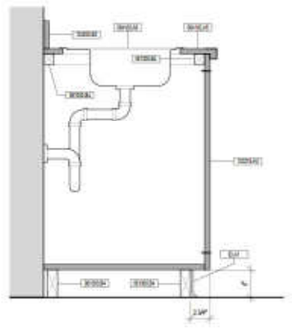
4 TELEVISION CONSOLE CASEWORK SECTION



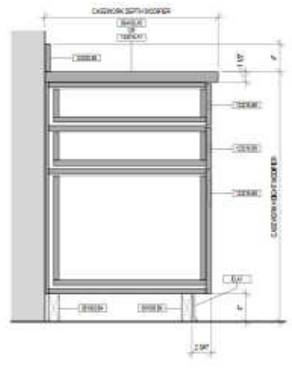
8 CASEWORK SECTION



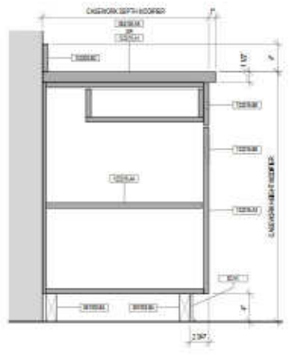
7 CASEWORK SECTION



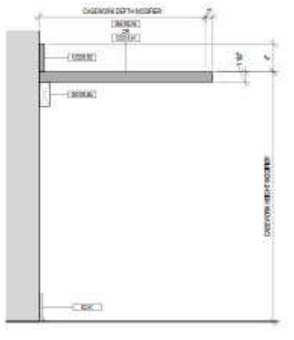
6 CASEWORK SECTION



3 CASEWORK SECTION



2 TYPICAL CASEWORK SECTION



1 TYPICAL CASEWORK SECTION

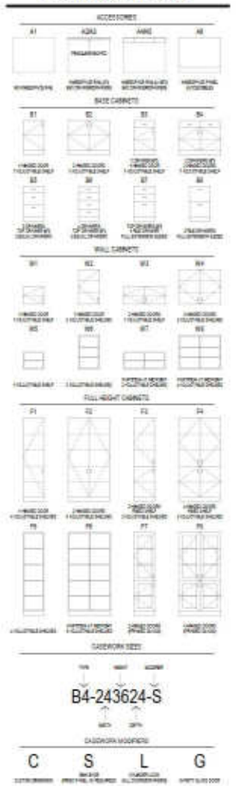
GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED.
2. ALL CASEWORK SHALL BE FABRICATED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE MOST CURRENT EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS.
3. ALL CASEWORK SHALL BE FABRICATED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) INCLUDING REQUIRED 27" KNEESPACE CLEARANCE.
4. PROVIDE ONE GROMMET AT EACH OPEN KNEESPACE AND/OR KEYBOARD TRAY.
5. ABOVE COUNTER WALL CABINETS SHALL BE MOUNTED AT 7'-0" A.F.F. TO TOP OF CABINET UNLESS NOTED OTHERWISE.

CASEWORK NOTES

061000.A2	WOOD BLOCKING
061000.B4	WOOD BLOCKING NO REQUIRED AT ALL CASEWORK LOCATIONS FOR SUPPORT.
064100.A5	SOLID SURFACE COUNTERTOP WITH 1/8" RADIUSED EDGES (REFER TO INTERIOR DESIGN DRAWINGS).
064100.A6	SOLID SURFACE INTEGRAL SINK (REFER TO PLUMBING DRAWINGS FOR PLUMBING TRIM).
064100.E1	QUARTZ COUNTERTOP (REFER TO INTERIOR DESIGN DRAWINGS).
066000.A1	1/4" ACRYLIC (SC) FINISH PANEL (REFER TO INTERIOR DESIGN DRAWINGS).
123300.B2	4" TALL BACKSPLASH W/ MATERIAL TO MATCH COUNTERTOP.
123316.A1	PLASTIC LAMINATE COUNTERTOP.
123316.A3	DECORATIVE LAMINATE CLAD VERTICAL SURFACES (REFER TO INTERIOR DESIGN DRAWINGS).
123316.A4	3/4" PLASTIC LAMINATE CLAD ADJUSTABLE SHELF.
123316.A6	3/4" VIEW PLASTIC LAMINATE CLAD REMOVABLE PANEL SECURED WITH STAINLESS STEEL DRESS SCREWS AND GROMMETS AT ACCESSIBLE SINK LOCATIONS.
123316.A9	REMOVABLE DECORATIVE LAMINATE CLAD ACCESS PANEL ATTACHED WITH STAINLESS STEEL DRESS SCREWS AND GROMMETS FOR ACCESS INTO WET DATA AND POWER JUNCTION BOXES IN CONFIGURATION AND SIZE INDICATED. PROVIDE COUNTERTOP GROMMET AT EACH OPEN KNEE SPACE.
123316.B5	FLUSH-MOUNTED, GRAY-RECESSED, ABS PLASTIC PULL.
123316.C3	COUNTERTOP SUPPORT BRACKET.
123316.D7	4" X 4" METAL AIR VENT GRILLE. SECURE TO MILLWORK WITH TAMPER RESISTANT FASTENERS.
123316.D8	PLASTIC LAMINATE SLOPED TOP. REFER TO INTERIOR ELEVATION SHEETS IA.1 AND A5.0 FOR SPECIFIC LOCATIONS.
123316.E5	8" X 4" METAL AIR VENT GRILLE. SECURE TO MILLWORK WITH TAMPER RESISTANT FASTENERS.
ID.A1	WALL BASE AS SCHEDULED (REFER TO INTERIOR DESIGN DRAWINGS).
MECH.A1	EXHAUST FAN (REFER TO MECHANICAL DRAWINGS).

CASEWORK LEGEND



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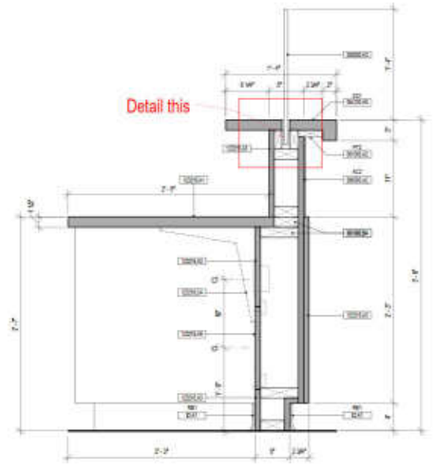
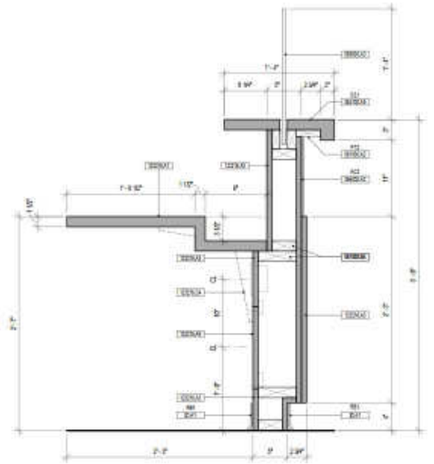
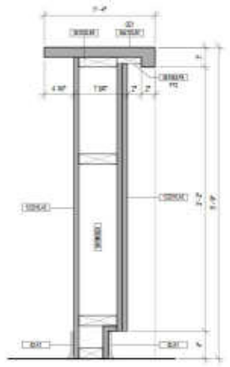


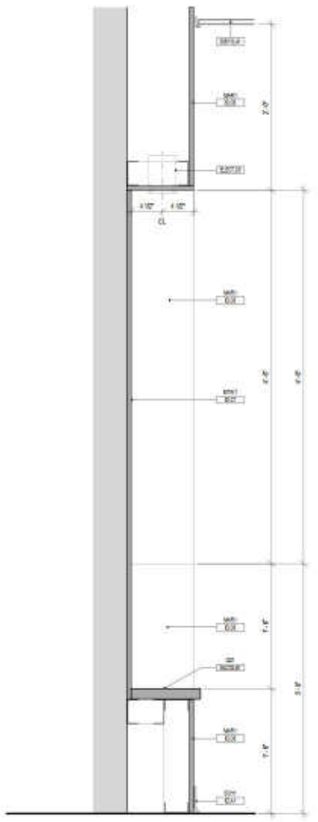
6 NURSE STATION CASEWORK SECTION



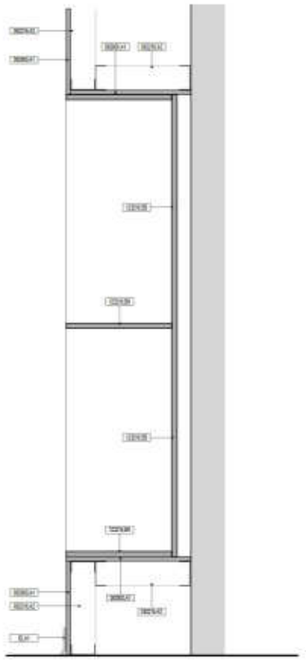
5 NURSE STATION CASEWORK SECTION



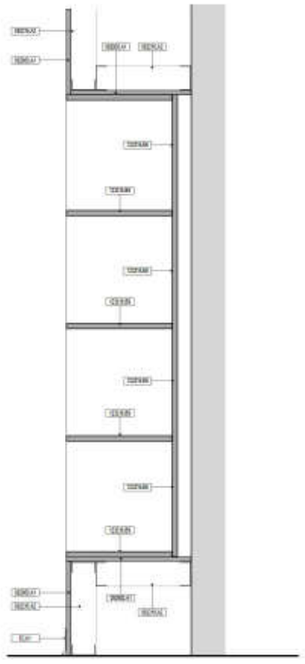
4 RECEPTION CASEWORK SECTION



3 ACCENT WALL



2 WARDROBE CASEWORK SECTION



1 WARDROBE CASEWORK SECTION

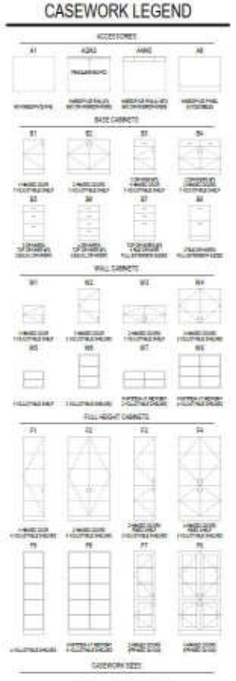
GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED.
2. ALL CASEWORK SHALL BE FABRICATED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE MOST CURRENT EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS.
3. ALL CASEWORK SHALL BE FABRICATED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) INCLUDING REQUIRED 27" KNEESPACE CLEARANCE.
4. PROVIDE ONE GROMMET AT EACH OPEN KNEESPACE AND/OR KEYBOARD TRAY.
5. ABOVE COUNTER WALL CABINETS SHALL BE MOUNTED AT 7'-0" A.F.F. TO TOP OF CABINET UNLESS NOTED OTHERWISE.

CASEWORK NOTES

06 0000 A2	WOOD BLOCKING.
06 1000 A0	WOOD BLOCKING NO REQUIRED AT ALL CASEWORK LOCATIONS FOR SUPPORT.
06 1000 B4	FIRE PRESERVATIVE TREATED BLOCKING.
06 1063 P0	PAINTED WOOD BLOCKING. (REFER TO INTERIOR DESIGN DRAWINGS)
06 4100 A0	SOLID SURFACE COUNTERTOP WITH 1/8" RADIUSED EDGES (REFER TO INTERIOR DESIGN DRAWINGS)
06 4100 Q1	QUARTZ COUNTERTOP (REFER TO INTERIOR DESIGN DRAWINGS)
06 6000 A2	1/4" ACRYLIC (ACG) FINISH PANEL (REFER TO INTERIOR DESIGN DRAWINGS)
08 8000 A0	PROVIDE BETWEEN GLASS LOUVETHAN BLINDS BETWEEN TYPE P-1 GLAZING, BOTH SIDES. PROVIDE BLIND CONTROLS AT CORRIDOR SIDE. COORDINATE SIZE OF HOLLOW METAL FRAME TO ACCOMMODATE WIDTH REQUIRED.
09 2116 A2	3 5/8" METAL STUDS AT 1'-4" O.C. MAXIMUM.
09 2900 A1	5/8" GYPSUM WALLBOARD. REFER TO PARTITION TYPES SHEET A3.2.
09 5113 A1	SUSPENDED ACOUSTICAL CEILING TILE SYSTEM.
12 2216 A1	PLASTIC LAMINATE COUNTERTOP.
12 3215 A0	DECORATIVE LAMINATE CLAD VERTICAL SURFACES (REFER TO INTERIOR DESIGN DRAWINGS).
12 3215 A9	REMOVABLE DECORATIVE LAMINATE CLAD ACCESS PANEL ATTACHED WITH STAINLESS STEEL DRESS SCREWS AND GROMMETS FOR ACCESS INTO DATA AND POWER JUNCTION BOXES IN CONFIGURATION AND SIZE INDICATED. PROVIDE COUNTERTOP GROMMET AT EACH OPEN KNEE SPACE.
12 3216 B9	3/4" PLASTIC LAMINATE CLAD FIXED SHELF.
12 3216 C4	COUNTERTOP SUPPORT BRACKET.
12 3216 B6	PLASTIC LAMINATE CLAD VERTICAL SURFACE.
ELEC17 C0	RECESSED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS)
ID A1	WALL BASE AS SCHEDULED (REFER TO INTERIOR DESIGN DRAWINGS)
ID C9	SURLITE WALL SYSTEM WITH MATCHING REVEALS AND TRIM (REFER TO INTERIOR DESIGN DRAWINGS)
ID C7	ACOUSTIC TILE AS SCHEDULED (REFER TO INTERIOR DESIGN DRAWINGS)

CASEWORK LEGEND



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C S L G

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HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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OPENING SCHEDULE

Door #	Door Size Width	Door Size Height	Frame Elevation	Frame Material	Leaf Elevation	Leaf Material	Glazing	LSA Label	Lockset	Access Control	Power Supply	Operator	Hinge	Closer	Protection	Stops	Weatherproofing	Threshold	Miscellaneous	DOP	Details Head	Details Jamb	Additional Comments
1001A	3' - 8"	7' - 9 1/2"		AL	FG	AL	G-4A																
1001B	3' - 8"	7' - 10"		AL	FG	AL/GL	G-2A																
1002	3' - 0"	7' - 0"	A	HM	NG	SGGL																	
1003A	3' - 0"	7' - 0"	A	HM	NG	SGGL																	
1003B	3' - 0"	7' - 0"	A	HM	NG	SGRL																	
1004	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1009	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1009A	3' - 8"	7' - 0"	D1	HM	FG	HM																	
1009B	3' - 8"	7' - 0"	D1	HM	FG	SC																	
1007	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1008	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1009	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1010	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1011	3' - 0"	7' - 0"	D1	HM	F	SC																	
1012	3' - 8"	7' - 0"	A	HM	NG	SGGL																	
1013A	3' - 0"	7' - 0"	D1	HM	F	SC																	
1013B	3' - 0"	7' - 0"	D1	HM	F	SC																	
1014	3' - 0"	7' - 0"	D1	HM	F	SC																	
1015	3' - 0"	7' - 0"	D1	HM	F	SC																	
1016	3' - 0"	7' - 0"	D1	HM	F	SC																	
1017	3' - 0"	7' - 0"	D1	HM	F	SC																	
1018	3' - 0"	7' - 0"	D1	HM	FG	SC																	
1020	3' - 0"	7' - 0"	A	HM	NG	SGRL																	
1021A	3' - 0"	8' - 0"	-	-	-	-																	
1021B	3' - 0"	7' - 0"	A	HM	NG	SGRL																	
1022	3' - 0"	7' - 0"	-	-	-	-																	
1023	3' - 0"	7' - 0"	D1	HM	F	SC																	
1024	3' - 0"	7' - 0"	D1	HM	F	SC																	
1025	3' - 0"	7' - 0"	A	HM	NG	SGGL																	
1026	3' - 0"	7' - 0"	D1	HM	F	SC																	
1027	3' - 0"	7' - 0"	D1	HM	F	SC																	
1028	3' - 7 7/8"	7' - 1 1/8"			SLIDING DOOR																		
1028A	3' - 0"	7' - 0"	D1	HM	F	SC																	
1029B	3' - 0"	7' - 0"	D1	HM	F	SC																	
1030	3' - 0"	7' - 0"	D1	HM	F	SC																	
1031	3' - 0"	7' - 0"	D1	HM	F	SC																	
1033	3' - 0"	7' - 0"	D1	HM	NS	SC																	
1034	3' - 0"	7' - 0"	D1	HM	F	SC																	
1035	3' - 0"	7' - 0"	D1	HM	F	SC																	
1036	3' - 0"	7' - 0"	D1	HM	F	SC																	
1037	3' - 0"	7' - 0"	D1	HM	F	SC																	
1038A	3' - 0"	7' - 0"	D1	HM	F	SC																	
1038B	3' - 0"	7' - 0"	D1	HM	F	SC																	
1038	3' - 7 7/8"	7' - 1 1/8"			SLIDING DOOR																		
1040	3' - 7 7/8"	7' - 1 1/8"			SLIDING DOOR																		
1041	3' - 8"	7' - 0"			FG	SGRL	G-6																
1041	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1042	3' - 8"	7' - 0"			FG	SGGL	G-6																
1042	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1043	3' - 0"	7' - 0"	D1	HM	FG-OS	SC																	
1044	3' - 0"	7' - 0"	D1	HM	FG-OS	SC																	
1045	3' - 0"	7' - 0"	D1	HM	FG-OS	SC																	
1046	3' - 0"	7' - 0"	D1	HM	FG-OS	SC																	
1047	3' - 0"	7' - 0"	D1	HM	FG-OS	SC																	
1048	3' - 0"	7' - 0"	D1	HM	F	SC																	
1049	3' - 0"	7' - 0"	D1	HM	F	SC																	
1050	3' - 0"	7' - 0"	D1	HM	F	SC																	
1052	3' - 0"	7' - 0"	D1	HM	F	SC																	
1053	3' - 7 7/8"	7' - 1 1/8"			SLIDING DOOR																		
1054	3' - 0"	7' - 0"	D1	HM	NS	SC																	
1055	3' - 0"	7' - 0"	D1	HM	F	SC																	
1056	3' - 0"	7' - 0"	D1	HM	F	SC																	
1057	3' - 0"	7' - 0"	D1	HM	F	SC																	
1058	3' - 0"	7' - 0"	D1	HM	F	SC																	
1059	3' - 0"	7' - 0"	D1	HM	F	SC																	
1060	3' - 0"	7' - 0"	D1	HM	F	SC																	
1061	3' - 0"	7' - 0"	D1	HM	NS	SC																	
1062	3' - 0"	7' - 0"	D1	HM	FG-OS	SC																	
1063A	3' - 0"	7' - 10"			FG	AL	G-4A																
1063B	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1063C	3' - 0"	7' - 9 1/2"			FG	AL	G-4A																
1078B	3' - 0"	7' - 0"	D1	HM	NS	SC																	
1077A	3' - 0"	7' - 0"	D1	HM	F	SC																	
1077B	3' - 0"	7' - 0"	D1	HM	F	SC																	
1078	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1079	3' - 0"	7' - 0"	D1	HM	NS	SC																	
1080	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1082	3' - 0"	7' - 0"	D1	HM	F	SC																	
1083	3' - 0"	7' - 0"	D1	HM	F	SC																	
1085	3' - 0"	7' - 0"	D1	HM	F	SC																	
1086	3' - 0"	7' - 0"	D1	HM	F	SC																	
1087A	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1087B	3' - 0"	7' - 0"	D1	HM	NS	SC																	
1088	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1089	3' - 7 7/8"	7' - 1 1/8"			SLIDING DOOR																		
1090	3' - 0"	7' - 0"	D1	HM	F	SC																	
1091	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1092	3' - 0"	7' - 0"	D1	HM	NS	SC																	
1093	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1094	3' - 0"	7' - 0"	D1	HM	NS	SC																	
1097	3' - 0"	7' - 0"	D1	HM	F	SC		45M FB															
1099	3' - 0"	7' - 0"	D1	HM	F	SC																	
1100	3' - 0"	7' - 0"	D1	HM	F	SC		45M FB															
1102	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1102A	3' - 8"	7' - 9 1/2"		AL	FG	AL	G-4A																
1103A	3' - 8"	7' - 0"	A	HM	NG	SGGL																	
1103B	3' - 8"	7' - 0"	A	HM	NG	SGRL																	
1104A	3' - 8"	7' - 0"	A	HM	NG	SGRL																	
1104B	3' - 8"	7' - 0"	A	HM	NG	SGRL																	
1105	7' - 8"	7' - 0"	03	HM	NG	SC		20M SB															
1105	2' - 0"	7' - 0"	A	HM	NG	SGGL																	
1106	7' - 8"	7' - 0"	03	HM	NG	SC		20M SB															
1106A	3' - 8"	7' - 0"	D1	HM	F	SC																	
1106B	3' - 8"	7' - 0"	D1	HM	F	SC																	
1106C	3' - 0"	7' - 0"	A	HM	NG	SGGL																	
1106D	3' - 0"	7' - 0"	A	HM	NS	SGRL																	
1107	3' - 0"	7' - 0"	D1	HM	F	SC																	
1108	3' - 0"	7' - 0"	D1	HM	F	SC																	
1108A	3' - 0"	7' - 0"	A	HM	NG	SGRL																	
1108B	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1112	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															
1113	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1114	3' - 0"	7' - 0"	K	HM	NS	SC	G-6			OF	-	-	-	BH	-	KP	W5	-	-	-	-		
1115	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1116	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															
1117	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															
1118	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1119	3' - 0"	7' - 0"	D1	HM	F	SC																	
1120	3' - 0"	7' - 0"	D1	HM	F	SC																	
1121	3' - 0"	7' - 0"	D1	HM	F	SC																	
1122	3' - 0"	7' - 0"	D1	HM	F	SC																	
1123	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															
1124	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															
1125A	3' - 8"	7' - 0"	D1	HM	F	SC																	
1125B	3' - 0"	7' - 0"	D1	HM	F	SC																	
1126	3' - 8"	7' - 0"	A	HM	F	SC																	
1127	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															
1128A	6' - 0"	7' - 0"	A	HM	F	SC		45M FB															
1128B	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															

OPENING SCHEDULE

Door #	Door Size Width	Door Size Height	Frame Elevation	Frame Material	Leaf Elevation	Leaf Material	Glazing	LSA Label	Lockset	Access Control	Power Supply	Operator	Hinge	Closer	Protection	Stops	Weatherproofing	Threshold	Miscellaneous	DOP	Details Head	Details Jamb	Additional Comments
1139	3' - 0"	7' - 0"		HM	F	HM																	
1139A	6' - 0"	7' - 0"	A	HM	F	DC																	
1139B	3' - 8"	7' - 0"	A	HM	F	SC		45M FB															
1121A	2' - 8"	7' - 0"	D1	HM	NG	HM																	
1131B	3' - 8"	7' - 0"	D1	HM	NS	SC																	
1201	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1201T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1202	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1202T	3' - 8"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1203	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1203T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1204	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1204T	3' - 8"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1205	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1205T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1206	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1206T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1207	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1207T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1208	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1208T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1209	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1209T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1210	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1210T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1211	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1211T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1212	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1212T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1213	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1213T	3' - 8"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1214	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1214T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1215	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1215T	3' - 8"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1216	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1216T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1217	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1217T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1218	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1218T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1219	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1219T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1220	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1220T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1221	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1221T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1222	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1222T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1223	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1223T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1224	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1224T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1225	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRV MA	-			Provide lockset on right-hand door leaf
1226	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRV MA	-			Provide lockset on right-hand door leaf
1227	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRV MA	-			Provide lockset on right-hand door leaf
1228	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRV MA	-			Provide lockset on right-hand door leaf
1229	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRV MA	-			Provide lockset on right-hand door leaf
1230	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRV MA	-			Provide lockset on right-hand door leaf
1231	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRV MA	-			Provide lockset on right-hand door leaf
1232	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRV MA	-			Provide lockset on right-hand door leaf
1233	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRV MA	-			Provide lockset on right-hand door leaf
1234	6' - 0"	7' - 0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-AVCRV MA	-			Provide lockset on right-hand door leaf
1235	3' - 0"	7' - 0"		HM	POCKET DOOR	SC																	
1237A	3' - 0"	7' - 0"	D1	HM	NS	SC																	
1237B	3' - 0"	7' - 0"	D1	HM	NS	SC																	
1238	3' - 0"	7' - 0"	D1	HM	NS	SC																	
1238A	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1238B	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1240	3' - 0"	7' - 0"	D1	HM	F	SC																	
1241	3' - 0"	7' - 0"	D1	HM	F	SC																	
1242	3' - 0"	7' - 0"	D1	HM	F	SC		45M FB															
1243	3' - 0"	7' - 0"	D1	HM	F	SC																	
1244	3' - 0"	7' - 0"	D1	HM	F	DC		45M FB															
1245	3' - 0"	7' - 0"	D1	HM	F	SC		45M FB															
1246	3' - 0"	7' - 0"	D1	HM	F	SC																	
1247	3' - 0"	7' - 0"	D1	HM	NS	SC																	
1248	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1249	3' - 0"	7' - 0"	D1	HM	NS	SC																	
1250	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1250B	3' - 8"	7' - 0"			FG	SGRL	G-6																
1251	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1252A	3' - 0"	7' - 10"	CC	AL	FG	AL/GL	G-2A		PHR-SREL	CRD-IN A	PS	-	CH	CL-SA	-	WS-LR	BTWE	TH	-	DOP 3-1			
1253	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1254	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1256	3' - 0"	7' - 0"	D1	HM	FG	SC																	
1257	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1258	4' - 0"	7' - 0"	D1	HM	VL	HM																	
1259	3' - 0"	7' - 0"																					
1260	4' - 0"	7' - 0"	D1	HM	NG	SC																	
1261	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1264	3' - 8"	7' - 0"	D1	HM	NG	SC																	
1265	4' - 0"	7' - 0"	D1	HM	NG	SC																	
1266	3' - 0"	7' - 0"																					
1267	4' - 0"	7' - 0"	D1	HM	VL	HM																	
1268	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1269	3' - 0"	7' - 0"	D1	HM	FG	SC																	
1271	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1272	3' - 0"	7' - 0"	D1	HM	NG	SC																	
1273A	3' - 0"	7' - 10"	CC	AL	FG	AL/GL	G-2A		PHR-SREL	CRD-IN A	PS	-	CH	CL-SA	-	WS-LR	BTWE	TH	-	DOP 3-1			
1273B	3' - 8"	7' - 0"			FG	SGGL	G-6																
1273C	3' - 0"	7' - 0"	D1	HM	FG	SC	G-6																
1273D	3' - 0"	7' - 0"	D1	HM	FG	SC	G-6																
1273E	3' - 0"	7' - 0"	D1	HM	FG	SC	G-6																
1273F	3' - 0"	7' - 0"	D1	HM	FG	SC	G-6																
1301	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1301T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1302	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1302T	3' - 8"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1303	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1303T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1304	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1304T	3' - 8"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1305	3' - 8"	7' - 0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1305T	3' - 0"	7' - 0"	A	HM	SGPD	SGPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.

STENGEL HILL ARCHITECTURE

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SKYHO

OPENING SCHEDULE (Cont.)

Door #	Door Size: Width	Door Size: Height	Frame: Elevation	Frame: Material	Leaf: Elevation	Leaf: Material	Glazing	LSA Label	Lockset	Access Control	Power Supply	Operator	Hinges	Closer	Protection	Stops	Weatherproofing	Threshold	Miscellaneous	DOP	Details: Head	Details: Jamb	Additional Comments
1326	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1326T	3'-0"	7'-0"	A	HM	SDPD	SDPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1327	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1327T	3'-0"	7'-0"	A	HM	SDPD	SDPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1328	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1328T	3'-0"	7'-0"	A	HM	SDPD	SDPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1329	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1329T	3'-0"	7'-0"	A	HM	SDPD	SDPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1330	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1330T	3'-0"	7'-0"	A	HM	SDPD	SDPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1331	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1331T	3'-0"	7'-0"	A	HM	SDPD	SDPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1332	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1332T	3'-0"	7'-0"	A	HM	SDPD	SDPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1333	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1333T	3'-0"	7'-0"	A	HM	SDPD	SDPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1334	3'-8"	7'-0"	A	HM	F	SC	-	-	CR-LR	-	-	-	CH	-	-	WS-LR	-	-	-	-			
1334T	3'-0"	7'-0"	A	HM	SDPD	SDPD	-	-	-	-	-	-	-	-	-	-	-	-	-	-			Cased Opening - provide Soft Suicide Prevention Door per specifications.
1325	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1326	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1327	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1328	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1329	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1330	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1331T	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1332	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1333	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1334	6'-0"	7'-0"	A	HM	F	SC	-	-	SR-LR	-	-	-	CH	CL-HO (PUSH) X2	KP	-	-	-	FB-A/COR/MA	-			Provide lockset on right-hand door leaf.
1335	3'-0"	7'-0"			HM	POCK ET DOOR	SC																
1337A	3'-0"	7'-0"	01	HM	NG	SC																	
1337B	3'-0"	7'-0"	01	HM	NG	SC																	
1338	3'-0"	7'-0"	01	HM	NG	SC																	
1338A	3'-0"	7'-0"	01	HM	NG	SC																	
1338B	3'-0"	7'-0"	01	HM	NG	SC																	
1340	3'-0"	7'-0"	01	HM	F	SC																	
1341	3'-0"	7'-0"	01	HM	F	SC																	
1342	3'-0"	7'-0"	01	HM	F	SC		45M FR															
1343	2'-0"	7'-0"	01	HM	F	SC																	
1344	3'-0"	7'-0"	01	HM	F	SC		45M FR															
1345	3'-0"	7'-0"	01	HM	F	SC		45M FR															
1346	3'-0"	7'-0"	01	HM	F	SC																	
1347	3'-0"	7'-0"	01	HM	NG	SC																	
1348	3'-0"	7'-0"	01	HM	NG	SC																	
1349	3'-0"	7'-0"	01	HM	NG	SC																	
1350	2'-0"	7'-0"	01	HM	NG	SC																	
1351	3'-0"	7'-0"	01	HM	NG	SC																	
1353A	3'-0"	7'-10"	CC	AL	FG	ALGL	G-2A		PHR-SREL	CRD-NA	PS	-	CH	CL-GA	-	WG-LR	BTWE	TH	-	DOP 3-1			
1353B	3'-8"	7'-0"			FG	SCRL	G-6																
1353	3'-0"	7'-0"	01	HM	NG	SC																	
1354	3'-0"	7'-0"	01	HM	NG	SC																	
1356	3'-0"	7'-0"	01	HM	FG	SC																	
1357	3'-0"	7'-0"	01	HM	NG	SC																	
1358	4'-0"	7'-0"	01	HM	VL	HM																	
1359	3'-0"	7'-0"																					
1360	4'-0"	7'-0"	01	HM	NG	SC																	
1361	3'-8"	7'-0"	01	HM	NG	SC																	
1362	3'-8"	7'-0"			FG	SCRL	G-6																
1363	3'-8"	7'-0"			FG	SCRL	G-6																
1364	3'-0"	7'-0"	01	HM	NG	SC																	
1365	4'-12"	7'-0"	01	HM	NG	SC																	
1366	3'-0"	7'-0"																					
1367	4'-0"	7'-0"	01	HM	VL	HM																	
1368	3'-0"	7'-0"	01	HM	NG	SC																	
1369	2'-0"	7'-0"	01	HM	FG	SC																	
1371	3'-0"	7'-0"	01	HM	NG	SC																	
1372	3'-0"	7'-0"	01	HM	NG	SC																	
1373A	3'-0"	7'-10"	CC	AL	FG	ALGL	G-2A		PHR-SREL	CRD-NA	PS	-	CH	CL-GA	-	WG-LR	BTWE	TH	-	DOP 3-1			
1373B	3'-8"	7'-0"			FG	SCRL	G-6																
1439	7'-8"	7'-0"	03	HM	NG	SC		20M SB															
1427	3'-8"	7'-0"	A	HM	NG	SCRL		20M SB															
1501A	3'-0"	7'-0"	A	HM	NG	SCRL																	
1501B	3'-0"	7'-0"	A	HM	NG	SCRL																	
1502A	3'-8"	7'-0"	01	HM	NG	SC																	
1502B	3'-0"	7'-0"	A	HM	NG	SCRL																	
1503	3'-0"	7'-0"	A	HM	NG	SCRL																	
1504	3'-0"	7'-0"	A	HM	NG	SCRL																	
1505A	6'-0"	7'-0"	A	HM	FG	SCRL		45M FR															
1505B	3'-0"	7'-0"	01	HM	F	SC		45M FR															
1506	2'-0"	7'-0"	01	HM	F	SC																	
1507	3'-0"	7'-0"	01	HM	F	SC																	
1508A	3'-8"	7'-0"	01	HM	NG	HM																	
1508B	3'-8"	7'-0"	01	HM	NG	HM																	
C-101	3'-8"	7'-0"	03	HM	NG	SC																	
C-102A	3'-8"	7'-0"	A	HM	NG	SCRL		20M SB															
C-103A	3'-8"	7'-0"	01	HM	FG	HM	G-2B																
C-103B	3'-8"	7'-0"	01	HM	FG	HM	G-2B																
C-104A	6'-0"	7'-0"	A	HM	NG	SCRL																	
C-104B	3'-8"	7'-0"	01	HM	NG	SC																	
C-104C	3'-8"	7'-0"	A	HM	F	SC																	
C-105A	3'-8"	7'-0"	01	HM	NG	HM	G-2B																
C-105B	3'-8"	7'-0"	01	HM	NG	HM	G-2B																
C-106A	3'-8"	7'-0"	01	HM	NG	SC																	
C-106B	2'-8"	7'-0"	01	HM	NG	SC																	
C-107A	4'-0"	7'-0"	01	HM	F	HM	G-2B																
C-107B	3'-8"	7'-0"	01	HM	NG	SC																	
C-108	4'-0"	7'-0"	01	HM	NG	SC																	
C-109A	4'-0"	7'-0"	01	HM	F	HM	G-2B																
C-109B	7'-8"	7'-0"	03	HM	NG	SC		20M SB															
C-110	7'-8"	7'-0"	03	HM	NG	SC		20M SB															
C-111	7'-8"	7'-0"	03	HM	NG	SC																	
C-112	7'-8"	7'-0"	03	HM	NG	SC		20M SB															
C-114	4'-0"	7'-0"	01	HM	NG	SC																	
C-115A	4'-0"	7'-0"	01	HM	F	HM	G-2B																
C-115B	7'-8"	7'-0"	03	HM	NG	SC		20M FR															

OPENING SCHEDULE (Cont.)

Door #	Door Size: Width	Door Size: Height	Frame: Elevation	Frame: Material	Leaf: Elevation	Leaf: Material	Glazing	LSA Label	Lockset	Access Control	Power Supply	Operator	Hinges	Closer	Protection	Stops	Weatherproofing	Threshold	Miscellaneous	DOP	Details: Head	Details: Jamb	Additional Comments
C-116A	2'-8"	7'-0"	01	HM	NG	SC																	
C-116B	2'-8"	7'-0"	01	HM	NG	SC																	
C-117A	2'-8"	7'-0"	01	HM	NG	HM	G-2B																
C-117B	2'-8"	7'-0"	01	HM	NG	HM	G-2B																
C-118A	4'-0"	7'-0"	A	HM	F	SC																	
C-118B	2'-8"	7'-0"	01	HM	NG	SC																	
C-127	3'-8"	7'-0"	A	HM	NG	SCRL		20M SB															
C-128	2'-8"	7'-0"	01	HM	NG	SC																	
EXT-1	4'-0"	7'-0"	B	HM	F	HM			PH-R-CR	CRD	PS	-	CH	CL-SAx2	KP	OS-CO	-	-	-	DOP 7-1			Mount closer on push side of door
EXT-2	4'-0"	7'-0"	B	HM	F	HM			PH-R-CR	CRD	PS	-	CH	CL-SAx2	KP	OS-CO	-	-	-	DOP 7-1			Mount closer on push side of door
EXT-3	4'-0"	7'-0"	B	HM	F	HM			PH-R-CR	CRD	PS	-	CH	CL-SAx2	KP	OS-CO	-	-	-	DOP 7-1			Mount closer on push side of door
EXT-4	4'-0"	7'-0"	B	HM	F	HM			PH-R-CR	CRD	PS	-	CH	CL-SAx2	KP	OS-CO	-	-	-	DOP 7-1			Mount closer on push side of door

STENGEL HILL ARCHITECTURE
615 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1878
502.893.1878 fax

Civil Engineering
CRUNK ENGINEERING

Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.

Mechanical/Electrical Engineering
CMTA

Interior Design

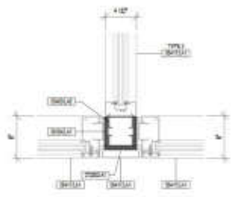
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

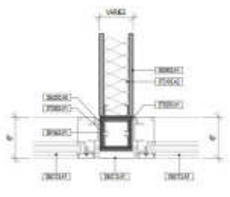
OPENING SCHEDULE
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A10.2

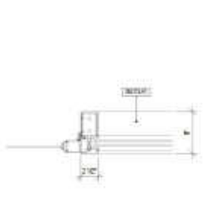


35 DETAIL



34 DETAIL

33 DETAIL



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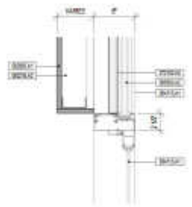

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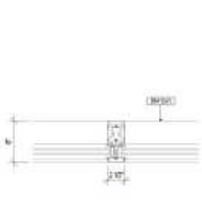

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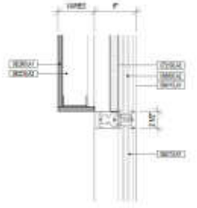

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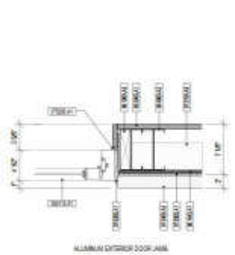

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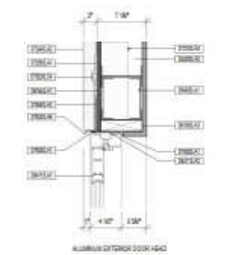

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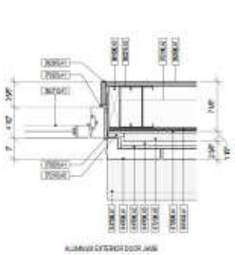

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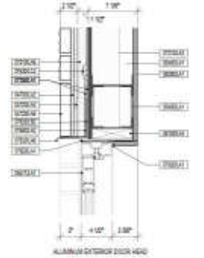
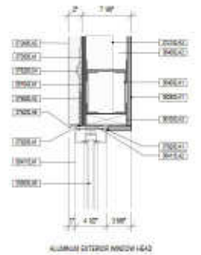


25 DETAIL

24 DETAIL



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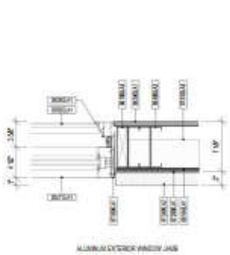

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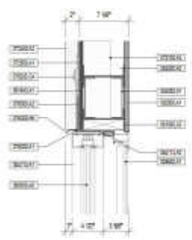

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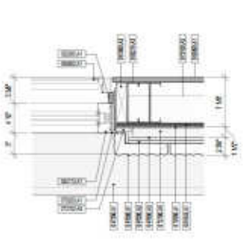

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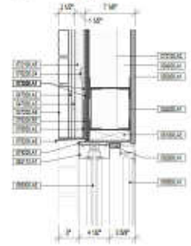

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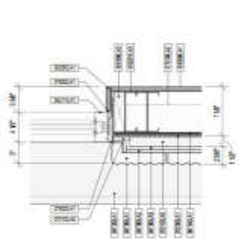

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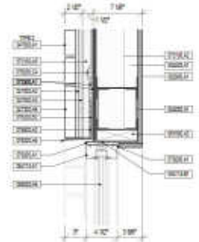

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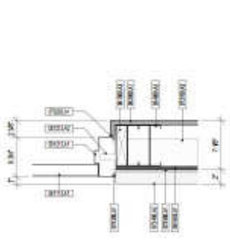

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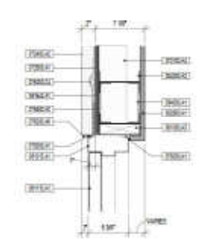

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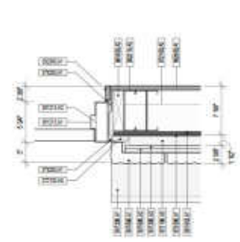

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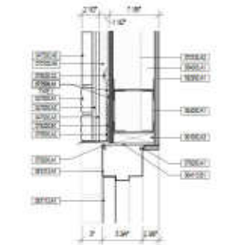

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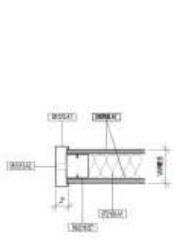

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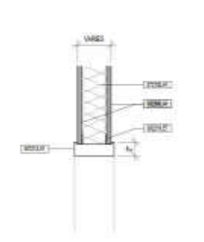

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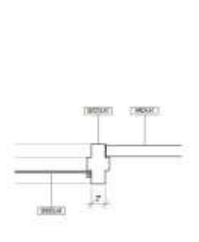

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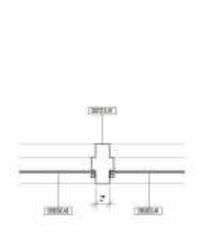

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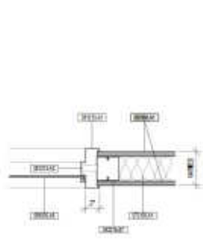
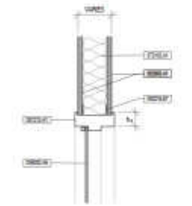


08 DETAIL



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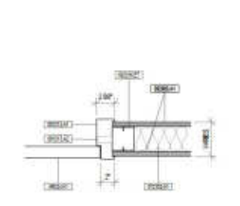

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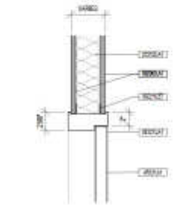

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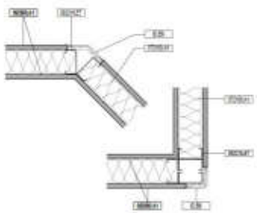

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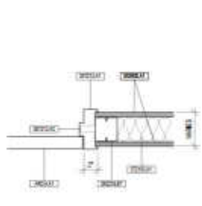
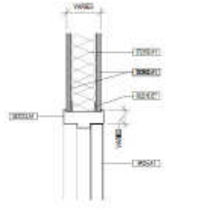
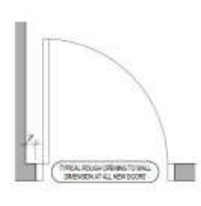


03 DETAIL



02 DETAIL



01 DETAIL

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED OWNER FURNISHED, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
3. SEALANT TYPICAL AT ALL JOINTS OF ALL ASSEMBLIES.
4. ANY STOREFRONT SYSTEM WIDER THAN 6'-0" TO RECEIVE DEFLECTION TRACK AT HEAD.

DOOR SHEDULE LEGEND

DOOR/FRAME FINISHES

ABBREVIATION	DESCRIPTION	SPEC SECTION
HM	HOLLOW METAL	08 11 13
AL	ALUMINUM	08 36 13
SC	SOLID CORE	08 14 16
GL	GLASS	08 80 00
LM	LAMINATE	10 26 00

SCHEDULE/DETAIL KEYNOTES

STENGEL HILL ARCHITECTURE
615 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1979
502.893.1978 fax

Civil Engineering
CRUNK ENGINEERING

Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.

Mechanical/Electrical Engineering
CMTA

Interior Design

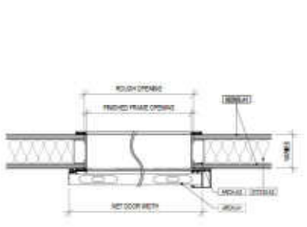
ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

DETAILS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

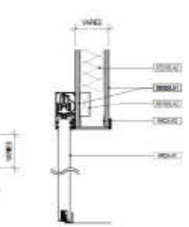
07 Sept 2023
AHC2246

A10.4



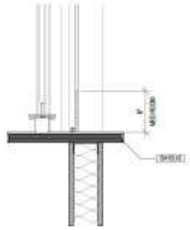
BARN DOOR JAMB

21 DETAIL A10.2 1 1/2" = 1'-0"



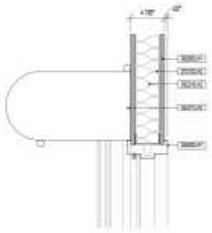
BARN DOOR HEAD

20 DETAIL A10.2 1 1/2" = 1'-0"



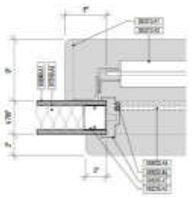
SHUTTER DOOR SILL

19 DETAIL A10.2 1 1/2" = 1'-0"



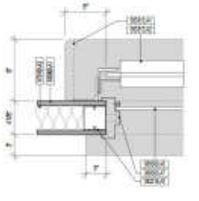
SHUTTER DOOR HEAD

18 DETAIL A10.2 1 1/2" = 1'-0"



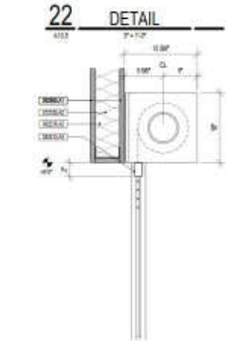
SHUTTER DOOR JAMB

17 DETAIL A10.2 1 1/2" = 1'-0"



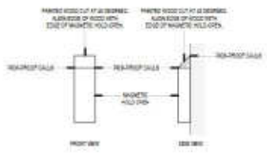
SHUTTER DOOR JAMB

16 DETAIL A10.2 1 1/2" = 1'-0"



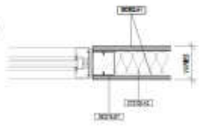
SHUTTER DOOR HEAD

15 DETAIL A10.2 1 1/2" = 1'-0"



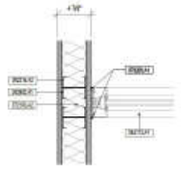
MAGNETIC HOLD OPEN BLOCKING DETAIL

14 DETAIL A10.2 1 1/2" = 1'-0"



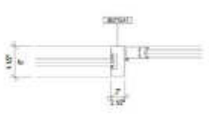
ALUMINUM INTERIOR WINDOW JAMB

13 DETAIL A10.2 1 1/2" = 1'-0"



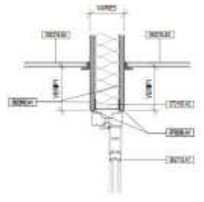
ALUMINUM INTERIOR WINDOW JAMB

12 DETAIL A10.2 1 1/2" = 1'-0"



ALUMINUM INTERIOR WINDOW/DOOR INTERMEDIATE MULLION

11 DETAIL A10.2 1 1/2" = 1'-0"

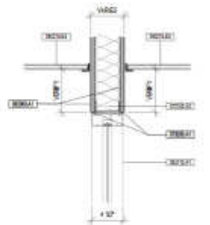


ALUMINUM INTERIOR DOOR HEAD

10 DETAIL A10.2 1 1/2" = 1'-0"

ALUMINUM INTERIOR WINDOW CORNER MULLION

09 DETAIL A10.2 1 1/2" = 1'-0"



ALUMINUM INTERIOR WINDOW HEAD

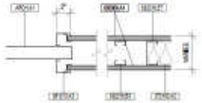
08 DETAIL A10.2 1 1/2" = 1'-0"

ALUMINUM INTERIOR INTERMEDIATE MULLION

07 DETAIL A10.2 1 1/2" = 1'-0"

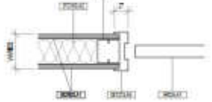
ALUMINUM INTERIOR WINDOW INTERMEDIATE MULLION

06 DETAIL A10.2 1 1/2" = 1'-0"



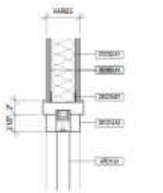
HOLLOW METAL INTERIOR POCKET DOOR JAMB

05 DETAIL A10.2 1 1/2" = 1'-0"



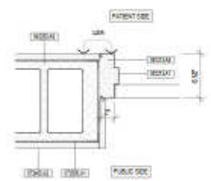
HOLLOW METAL INTERIOR POCKET DOOR JAMB

04 DETAIL A10.2 1 1/2" = 1'-0"



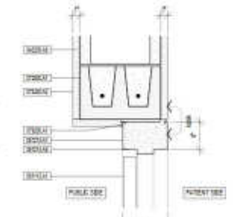
HOLLOW METAL INTERIOR POCKET DOOR HEAD

03 DETAIL A10.2 1 1/2" = 1'-0"



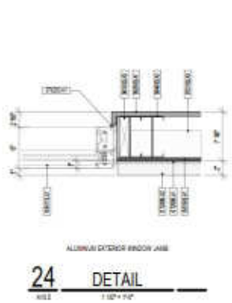
HOLLOW METAL EXTERIOR DOOR JAMB (AT FENCE)

02 DETAIL A10.2 1 1/2" = 1'-0"



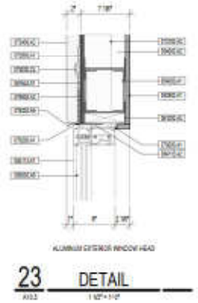
HOLLOW METAL EXTERIOR DOOR HEAD (AT FENCE)

01 DETAIL A10.2 1 1/2" = 1'-0"



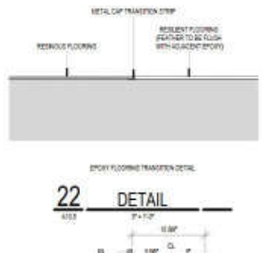
ALUMINUM EXTERIOR WINDOW JAMB

24 DETAIL A10.2 1 1/2" = 1'-0"



ALUMINUM EXTERIOR WINDOW HEAD

23 DETAIL A10.2 1 1/2" = 1'-0"



EPOXY FLOORING TRANSITION DETAIL

22 DETAIL A10.2 3" = 1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED OWNER, STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
3. SEALANT TYPICAL AT ALL JOINTS OF ALL ASSEMBLIES.
4. ANY STOREFRONT SYSTEM WIDER THAN 8'-0" TO RECEIVE DEFLECTION TRACK AT HEAD.

DOOR SHEDULE LEGEND

DOOR/FRAME FINISHES		
ABBREVIATION	DESCRIPTION	SPEC SECTION
HM	HOLLOW METAL	08 11 13
AL	ALUMINUM	08 36 13
SC	SOLID CORE	08 14 16
GL	GLASS	08 80 00
LL	LOUVERED	10 56 00

SCHEDULE/DETAIL KEYNOTES

042000.A6	NOMINAL 12" x 8" x 16" CONCRETE MASONRY UNIT (REFER TO STRUCTURAL DRAWINGS)
054000.A1	BOARD HEADER
054000.A2	6" METAL STUDS
061000.A2	WOOD BLOCKING
061600.A3	TREATED WOOD BLOCKING
061753.A1	1/2" CONTINUOUS EXTERIOR SHEATHING BOARD
064100.A5	SOLID SURFACE COUNTERTOP WITH 1/8" RADIUSED EDGES (REFER TO INTERIOR DESIGN DRAWINGS)
072100.A1	MINERAL WOOL ACOUSTIC INSULATION (TYPE 2)
072100.A2	MINERAL WOOL ACOUSTIC INSULATION (TYPE 3)
072100.A3	SPRAY-APPLIED CLOSED-CELL POLYURETHANE FOAM INSULATION (TYPE 5)
072400.A2	EXTERIOR INSULATION AND FINISH SYSTEM. PROVIDE CONTROL JOINTS (CJ) AND REVEALS (RV) AS INDICATED ON EXTERIOR ELEVATIONS.
072600.A1	FLUID APPLIED VAPOR PERMEANT MEMBRANE
074200.A4	24 GA. STAINLESS STEEL FLASHING
078200.C4	TERMINATION BAR
079500.AC	CONTINUOUS FLEXIBLE FLASHING ADHERED TO STAINLESS STEEL FLASHING. HOLD TOE BOOB BACK 1/2" FROM FACE OF BRICK
079500.A1	SEALANT AND BACKER ROD
081113.A1	HOLLOW METAL DOOR (REFER TO OPENING SCHEDULE)
081213.A1	STANDARD STEEL FRAME. (REFER TO OPENING SCHEDULE)
081213.A3	POCKET DOOR STEEL FRAME ASSEMBLY
081213.A5	STANDARD STEEL FRAME, DROUT EQUAL. (REFER TO OPENING SCHEDULE)
083310.A1	ROLLING COUNTER DOOR SYSTEM. REFER TO SPECIFICATIONS FOR ROLLING COUNTER DOOR SCHEDULE.
083313.A2	PROVIDE TYPE COF – MANUAL PUSH-UP COUNTER DOOR, WITH 14" DEEP SILL AND TRIM AS MANUFACTURED BY THE COOKSON COMPANY (PHOENIX, AZ), OR ARCHITECT APPROVED EQUAL. PROVIDE CURTAIN WITH INTERCONNECTED NO. 10 SLATS AND CONCEALED SLIDING BOLT DEADLOCK IN BOTTOM BAR OPERATED BY A THUMBTURN. FINISH TO BE #4 SATINSTEEL.
083315.A5	PROVIDE ESC-HU, FACE-MOUNTED – MOTORIZED COUNTER DOOR WITH KEYSWITCH OPERATION AS MANUFACTURED BY THE COOKSON COMPANY (PHOENIX, AZ), OR ARCHITECT APPROVED EQUAL. PROVIDE CURTAIN WITH INTERCONNECTED NO. 10 SLATS AND CONCEALED SLIDING BOLT DEADLOCK IN BOTTOM BAR. OPERATED BY A THUMBTURN. FINISH TO BE #4 SATINSTEEL.
084113.A1	
084113.A2	20 GA. STAINLESS STEEL FLASHING SCREWED TO METAL STUD HEADER (BD) IN SEALANT; LAP AND SEAL OVER JAMB FLASHING 1/2" MINIMUM
088000.A5	GLAZING. REFER TO PARTIAL FLOOR PLAN/OPENING SCHEDULE FOR GLAZING TYPES
088000.A6	GLAZING AS SCHEDULED
088000.A7	IMPACT RESISTANT GLAZING SET WITHIN TRIM/FRAME AND SECURED WITH TAMPER RESISTANT FASTENERS
088000.B4	4" VOICE HOLE (CENTERED LEFT TO RIGHT AND LOCATED 64" A.F.F.)
092216.A2	3 5/8" METAL STUDS AT 1'-4" O.C. MAXIMUM
092216.B2	SPLIT METAL STUDS TO ACCOMMODATE POCKET DOOR ASSEMBLY
092216.B3	CEILING AS SCHEDULED. (REFER TO REFLECTED CEILING PLAN)
092216.B7	METAL STUDS. (REFER TO PARTITION TYPES, PLANS, AND SPECIFICATIONS)
092900.A1	
ARCH.A1	DOOR (REFER TO OPENING SCHEDULE)
ARCH.A2	FILL VOIDS WITH 4 PCF MINERAL WOOL

STENGEL HILL ARCHITECTURE

615 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1978
502.893.1979 fax

Civil Engineering
CRUNK ENGINEERING

Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.

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CMTA

Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

DETAILS
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A10.5

EQUIPMENT SCHEDULE

EQUIP. #	ITEM DESCRIPTION	MANUFACTURER	MODEL #	RESPONSIBILITY	NOTES
14	REMOTE CONDENSING UNIT	BALLY	CUSTOM		
15	REMOTE CONDENSING UNIT SUPPORT PAD	-	-		
17	REMOTE CONDENSING UNIT	BALLY	CUSTOM		
EQ-16	4'-0" Whiteboard	Unknown	Unknown		
EQ-01D	6'-0" Whiteboard	Unknown	Unknown		
EQ-01E	8'-0" Whiteboard	Unknown	Unknown		
EQ-02	Shredder Box		4P00P8	VFVI	
EQ-04	Coffee Maker			VFVI	
EQ-05	Defibrillator			OFOI	
EQ-07A	Flat Screen TV				
EQ-07D	TV Mount	Unknown	Unknown		
EQ-07E	Flat Screen Television Bracket	Crimson	T-SE	CFCI	
EQ-07F	TV Enclosure	Unknown	Unknown		
EQ-08	Microwave				
EQ-09A	UCR	Summit	SP-SAL 750	CFCI	
EQ-09B	Refrigerator w/ Icemaker	Unknown	Unknown		
EQ-09D					
EQ-10A	DVD Player	Unknown	Unknown		
EQ-11A	Mirror, Half Dome	Duravision	CD18		
EQ-11B	Mirror	Duravision	HD18	CFCI	
EQ-14B	Wire Rack Shelving			VFVI	By Storage Systems
EQ-14C	Wire Rack Shelving			VFVI	By Storage Systems
EQ-15A	Washer/ Dryer				
EQ-15B	Dryer	UniMac	UDE90PWF1702	CFCI	
EQ-15C	Washer	UniMac	UWMR23P	CFCI	
EQ-16	Work Bench			VFVI	By Storage Systems
EQ-17A	Soiled Cart	Unknown	Unknown		
EQ-17B	Crash Cart			VFVI	By Storage Systems
EQ-17C	Soiled Cart	Unknown	Unknown		
EQ-17D	Mobile Chart Rack			CFCI	
EQ-17E	Soiled Linen Cart	Unknown	Unknown		
EQ-18	Diagnostic Set	Unknown	Unknown		
EQ-20	Scale	Unknown	Unknown		
EQ-21	Exam Table	Unknown	Unknown		
EQ-22	High Density File System			VFVI	
EQ-23	Safe	Sentry Safe	TS-331	CFCI	
EQ-27	Trash Can	Tough Guy	4PGR8	CFCI	
EQ-33A	Medicine Dispensing Unit	Unknown	Unknown		
EQ-33B	Medicine Dispensing Unit (Countertop)	Omnicell	XT Series	VFVI	
EQ-34	Overbed Table			OFOI	
EQ-39	Ice/Water Dispenser	Unknown	Unknown		
EQ-38	Vending Machine			VFVI	
EQ-40	Centrifuge			OFCI	
EQ-47	ECT Unit with Cart			OFOI	
EQ-49	Biohazard Trash	Unknown	Unknown		
EQ-50	Biohazard Trash			VFVI	
EQ-51	Stretcher			OFCI	
EQ-52	Fold-Down Charting Station			CFOI	
EQ-53	Blanket Warmer			OFOI	
EQ-54	Coat Rack				
EQ-59	Viking Wall Phone	-	-	OFOI	-
EQ-60	FACP				
EQ-61	Magnetic Detector	Metrasens	Prosceen 200	CFCI	
EQ-62	Scale	Metrasens	Prosceen 200	CFCI	
EQ-X	Cubicle Curtain Track				
F1	Curtain track				
FN-01A	Platform Bed	Stockhouse	C110400-0000-00 30140	VFVI	
FN-01B	Seclution Bed	Unknown	Unknown		
FN-02A	Nightstand	Stockhouse	C210415-T03000-0 3001A0	VFVI	
IT-01	Printer				
IT-02	Timeclock, POE			OFOI	
IT-03	Multi-function Unit				
IT-4	PC				
IT-04	Monitor/PC			OFOI	
IT-07	Fax	Unknown	Unknown		
IT-08	Multifunction Unit			OFOI	
IT-10	Digital Bed Board	LG	86UU340C	CFCI	Provide 98" model at Admissions Workroom 1218
Specification	Sheet Wall Protection				

EQUIPMENT SCHEDULE - BY ROOM

Room #	Item #	Item Description	Quantity
	14		1
	15		2
	17		1
1001	EQ-60		1
1002	EQ-07A	Flat Screen Television	1
1002	EQ-07E	Television Bracket	1
1003	EQ-07A		1
1003	EQ-07D		1
1003	EQ-07F		1
1005	EQ-51	Stretcher	1
1006	IT-02	Timeclock, POE	1
1007	EQ-51	Stretcher	1
1013	EQ-14B	Shelving, Rack, Patient Effects Storage	6
1013	EQ-23	Safe	1
1016	EQ-07A		1
1016	EQ-07D		1
1016	EQ-07F		1
1018	EQ-09A	Refrigerator, Undercounter	1
1020	EQ-02	Shredder Box	1
1020	EQ-07E	Television Bracket	1
1020	IT-03	Multifunction Unit	1
1020	IT-10	Digital Bed Board	1
1022	EQ-38	Vending Machine	1
1028	IT-03	Multifunction Unit	1
1026	EQ-22	High Density File System	1
1032	EQ-02	Shredder Box	1
1032	IT-08	Multifunction Unit	1
1038	EQ-01D	6'-0" Whiteboard	1
1038	EQ-07A	Flat Screen Television	1
1038	EQ-07E	Television Bracket	1
1039	IT-03	Multifunction Unit	1
1040	IT-03	Multifunction Unit	1

EQUIPMENT SCHEDULE - BY ROOM CONT.

Room #	Item #	Item Description	Quantity
1051	EQ-09A	Refrigerator, Undercounter	1
1053	IT-03	Multifunction Unit	1
1054	EQ-09A	Refrigerator, Undercounter	1
1054	EQ-40	Centrifuge	1
1056	EQ-07A	Flat Screen Television	1
1056	EQ-07E	Television Bracket	1
1060	EQ-16	4'-0" Whiteboard	1
1060	EQ-04	Coffee Maker	1
1060	EQ-08	Microwave	1
1060	EQ-09B		1
1060	EQ-54	Coat Rack	1
1066	EQ-07A	Flat Screen Television	2
1066	EQ-07E	Television Bracket	2
1071	EQ-16	4'-0" Whiteboard	1
1073	EQ-01E	8'-0" Whiteboard	1
1073	EQ-07A		1
1073	EQ-07D		1
1073	EQ-07F		1
1074	EQ-01E	8'-0" Whiteboard	1
1074	EQ-07A		1
1074	EQ-07D		1
1074	EQ-07F		1
1076	EQ-07A	Flat Screen Television	1
1076	EQ-07E	Television Bracket	1
1076	EQ-07A	Flat Screen Television	1
1076	EQ-07E	Television Bracket	1
1077	EQ-02	Shredder Box	1
1077	IT-03	Multifunction Unit	1
1087	EQ-09A	Refrigerator, Undercounter	1
1084	EQ-09A	Refrigerator, Undercounter	1
1087	EQ-07A	Flat Screen Television	2
1087	EQ-07E	Television Bracket	2
1089	IT-03	Multifunction Unit	1
1091	EQ-16	4'-0" Whiteboard	1
1092	EQ-01E	8'-0" Whiteboard	1
1092	EQ-07A		1
1092	EQ-07D		1
1092	EQ-07F		1
1093	EQ-01E	8'-0" Whiteboard	1
1093	EQ-07A		1
1093	EQ-07D		1
1093	EQ-07F		1
1095	EQ-05	Defibrillator, Crash Cart Mount	1
1095	EQ-17B	Crash Cart	1
1095	EQ-33B	Medicine Dispensing Unit (Countertop)	1
1095	EQ-34	Overbed Table	3
1095	EQ-47	ECT Equipment with Cart	1
1095	EQ-50	Biohazard Trash	1
1095	EQ-51	Stretcher	2
1095	EQ-52	Fold-Down Charting Station	2
1095	EQ-53	Blanket Warmer (Countertop)	1
1096	EQ-01	Stretcher	5
1098	EQ-09A	Refrigerator, Undercounter	1
1101	IT-08	Multifunction Unit	1
1102	EQ-07A	Flat Screen Television	1
1102	EQ-07E	Television Bracket	1
1103	EQ-07A		1
1103	EQ-07D		1
1103	EQ-07F		1
1104	EQ-07A		1
1104	EQ-07D		1
1104	EQ-07F		1
1113	EQ-01D	6'-0" Whiteboard	1
1113	EQ-04	Coffee Maker	1
1113	EQ-08	Microwave	1
1113	EQ-09B		1
1113	EQ-54	Coat Rack	1
1123	EQ-14C	Shelving, Rack, General Stores	2
1123	EQ-15B	Dryer	1
1123	EQ-15C	Washer	1
1126	EQ-60		1
1127	EQ-14C	Shelving, Rack, General Stores	12
1128	EQ-14B	Shelving, Rack, Maintenance	6
1128	EQ-16	Workbench	1
1201	FN-01A	Bed, Platform	2
1201	FN-02A	Nightstand, Patient	2
1202	FN-01A	Bed, Platform	2
1202	FN-02A	Nightstand, Patient	2
1203	FN-01A	Bed, Platform	2
1203	FN-02A	Nightstand, Patient	2
1204	FN-01A	Bed, Platform	2
1204	FN-02A	Nightstand, Patient	2
1205	FN-01A	Bed, Platform	2
1205	FN-02A	Nightstand, Patient	2
1206	FN-01A	Bed, Platform	2
1206	FN-02A	Nightstand, Patient	2
1207	FN-01A	Bed, Platform	2
1207	FN-02A	Nightstand, Patient	2
1208	FN-01A	Bed, Platform	2
1208	FN-02A	Nightstand, Patient	2
1209	FN-01A	Bed, Platform	2
1209	FN-02A	Nightstand, Patient	2
1210	FN-01A	Bed, Platform	2
1210	FN-02A	Nightstand, Patient	2
1211	FN-01A	Bed, Platform	2
1211	FN-02A	Nightstand, Patient	2
1213	FN-01A	Bed, Platform	2
1213	FN-02A	Nightstand, Patient	2
1213	FN-01A	Bed, Platform	2
1213	FN-02A	Nightstand, Patient	2
1214	FN-01A	Bed, Platform	2
1214	FN-02A	Nightstand, Patient	2
1215	FN-01A	Bed, Platform	2

EQUIPMENT SCHEDULE - BY ROOM CONT.

Room #	Item #	Item Description	Quantity
1216	FN-02A	Nightstand, Patient	2
1216	FN-01A	Bed, Platform	2
1216	FN-02A	Nightstand, Patient	2
1217	FN-01A	Bed, Platform	2
1217	FN-02A	Nightstand, Patient	2
1218	FN-01A	Bed, Platform	2
1218	FN-02A	Nightstand, Patient	2
1219	FN-01A	Bed, Platform	2
1219	FN-02A	Nightstand, Patient	2
1220	FN-01A	Bed, Platform	2
1220	FN-02A	Nightstand, Patient	2
1221	FN-01A	Bed, Platform	2
1221	FN-02A	Nightstand, Patient	2
1222	FN-01A	Bed, Platform	2
1222	FN-02A	Nightstand, Patient	2
1223	FN-01A	Bed, Platform	2
1223	FN-02A	Nightstand, Patient	2
1224	FN-01A	Bed, Platform	2
1224	FN-02A	Nightstand, Patient	2
1236	EQ-17D	Mobile Chart Rack	1
1238	IT-01		1
1238	EQ-17D	Mobile Chart Rack	1
1238	IT-01		1
1237	EQ-08		1
1237	EQ-09B		1
1237	EQ-36		1
1237	IT-02	Timeclock, POE	1
1237	IT-03		1
1238	EQ-16	4'-0" Whiteboard	1
1238	EQ-09D		1
1238	EQ-33A		2
1239	IT-04	Security Monitor/PC	2
1239	EQ-16	4'-0" Whiteboard	1
1239	IT-03		1
1241	EQ-17E		1
1242	EQ-17C		2
1242	EQ-49		1
1244	EQ-17A		2
1246	EQ-09D		1
1246	EQ-19		1
1246	EQ-20		1
1246	EQ-21		1
1246	IT-4		1
1246	IT-07		1
1247	EQ-01E	8'-0" Whiteboard	1
1247	EQ-04	Coffee Maker	1
1247	EQ-08		1
1247	EQ-09B		1
1247	EQ-54	Coat Rack	1
1248	EQ-01E	8'-0" Whiteboard	1
1248	EQ-07A		1
1248	EQ-07D		1
1248	EQ-07F		1
1291	IT-03		1
1252	EQ-07A		1
1252	EQ-07D		1
1252	EQ-07F		1
1252	EQ-10A		1
1293	EQ-07A		1
1293	EQ-07D		1
1293	EQ-07F		1
1297	EQ-19A		2
1298	EQ-11A		1
1298	FN-01B		1
1299	F1	Curtain Track	1
1261	EQ-01E	8'-0" Whiteboard	1
1261	EQ-07A		1
1261	EQ-07D		1
1261	EQ-07F		1
1262	EQ-89	Secure Phone (Shut-off at NS)	2
1263	EQ-89	Secure Phone (Shut-off at NS)	2
1264	EQ-01E	8'-0" Whiteboard	1
1264	EQ-07A		1
1264	EQ-07D		1
1264	EQ-07F		1
1266	F1	Curtain Track	1
1267	EQ-11A		1
1267	FN-01B		1
1268	EQ-19A		2
1272	EQ-07A		1
1272	EQ-07D		1
1272	EQ-07F		1
1273	EQ-07A		1
1273	EQ-07D		1
1273	EQ-07F		1
1273	EQ-10A		1
1273	EQ-27	Trash Can, Undercounter	1
1301	FN-01A	Bed, Platform	2
1301	FN-02A	Nightstand, Patient	2
1302	FN-01A	Bed, Platform	2
1302	FN-02A	Nightstand, Patient	2
1303	FN-01A	Bed, Platform	2
1303	FN-02A	Nightstand, Patient	2
1304	FN-01A	Bed, Platform	2
1304	FN-02A	Nightstand, Patient	2
1305	FN-01A	Bed, Platform	2
1305	FN-02A	Nightstand, Patient	2
1306	FN-01A	Bed, Platform	2
1306	FN-02A	Nightstand, Patient	2
1307	FN-01A	Bed, Platform	2
1307	FN-02A	Nightstand, Patient	2
1308	FN-01A	Bed, Platform	2
1308	FN-02A	Nightstand, Patient	2
1309	FN-01A	Bed, Platform	2
1309	FN-02A	Nightstand, Patient	2
1310	FN-01A	Bed, Platform	2
1310	FN-02A	Nightstand, Patient	2
1311	FN-01A	Bed, Platform	2

EQUIPMENT SCHEDULE - BY ROOM CONT.

Room #	Item #	Item Description	Quantity
1311	FN-02A	Nightstand, Patient	2
1312	FN-01A	Bed, Platform	2
1312	FN-02A	Nightstand, Patient	2
1313	FN-01A	Bed, Platform	2
1313	FN-02A	Nightstand, Patient	2
1314	FN-01A	Bed, Platform	2
1314	FN-02A	Nightstand, Patient	2
1315	FN-01A	Bed, Platform	2
1315	FN-02A	Nightstand, Patient	2
1316	FN-01A	Bed, Platform	2
1316	FN-02A	Nightstand, Patient	2
1317	FN-01A	Bed, Platform	2
1317	FN-02A	Nightstand, Patient	2
1318	FN-01A	Bed, Platform	2
1318	FN-02A	Nightstand, Patient	2
1319	FN-01A	Bed, Platform	2
1319	FN-02A	Nightstand, Patient	2
1320	FN-01A	Bed, Platform	2
1320	FN-02A	Nightstand, Patient	2
1321	FN-01A	Bed, Platform	2
1321	FN-02A	Nightstand, Patient	2
1322	FN-01A	Bed, Platform	2
1322	FN-02A	Nightstand, Patient	2
1323	FN-01A	Bed, Platform	2
1323	FN-02A	Nightstand, Patient	2
1324	FN-01A	Bed, Platform	2
1324	FN-02A	Nightstand, Patient	2
1335	EQ-17D	Mobile Chart Rack	1
1335	IT-01		1
1336	EQ-17D	Mobile Chart Rack	1
1336	IT-01		1
1337	EQ-08		1
1337	EQ-09B		1
1337	EQ-36		1
1337	IT-02	Timeclock, POE	1
1337	IT-03		1
1336	EQ-16	4'-0" Whiteboard	1
1336	EQ-09D		1
1336	EQ-33A		2
1338	IT-04	Security Monitor/PC	2
1339	EQ-16	4'-0" Whiteboard	1
1339	IT-03		1
1341	EQ-17E		1
1342	EQ-17C		2
1342	EQ-49		1
1344	EQ-17A		2
1346	EQ-09D		1
1346	EQ-19		1
1346	EQ-20		1
1346	EQ-21		1
1346	IT-4		1
1346	IT-07		1
1347	EQ-01E	8'-0" Whiteboard	1
1347	EQ-04	Coffee Maker	1
1347	EQ-08		1
1347	EQ-09B		1
1347	EQ-54	Coat Rack	1
1348	EQ-01E	8'-0" Whiteboard	1
1348	EQ-07A		1
1348	EQ-07D		1
1348	EQ-07F		1
1352	EQ-07A		1
1352	EQ-07D		1
1352	EQ-07F		1
1352	EQ-10A		1
1353	EQ-07A		1
1353	EQ-07D		1
1353	EQ-07F		1
1357	EQ-19A		2
1358	EQ-11A		1
1358	FN-01B		1
1359	F1	Curtain Track	1
1361	EQ-01E	8'-0" Whiteboard	1
1361	EQ-07A		1
1361	EQ-07D		1
1361	EQ-07F		1
1363	EQ-89	Secure Phone (Shut-off at NS)	2
1365	EQ-89	Secure Phone (Shut-off at NS)	2
1364	EQ-01E	8'-0" Whiteboard	1
1364	EQ-07A		1
1364	EQ-07D		1
1364	EQ-07F		1
1366	F1	Curtain Track	1
1367	EQ-11A		1
1367	FN-01B		1
1368	EQ-15A		2
1372	EQ-07A		1
1372	EQ-07D		1
1372	EQ-07F		1
1373	EQ-07A		1
1373	EQ-07D		1
1373	EQ-07F		1
1373	EQ-10A		1
1375	EQ-27	Trash Can, Undercounter	1
1801	EQ-01E	8'-0" Whiteboard	2
1801	IT-08	Multifunction Unit	1
C-101	EQ-61	Magnetic Detector	1
C-101	EQ-62	Magnetic Detector Base	1
C-102	EQ-11E	Mirror, Half-Dome	1
C-103	EQ-11E	Mirror, Half-Dome	1
C-127	EQ-11E	Mirror, Half-Dome	1

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY FINAL CONFIGURATION OF ALL EQUIPMENT, INCLUDING CONTRACTOR FURNISHED CASE, STRUCTURAL, ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS ASSOCIATED WITH EQUIPMENT, WITH OWNER AND ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL DIMENSIONS ARE FROM FINISH FACE OF WALL TO FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
3. SEALANT TYPICAL AT ALL JOINTS OF ALL ASSEMBLIES.
4. ANY STOREFRONT SYSTEM WIDER THAN 6'-0" TO RECEIVE DEFLECTION TRACK AT HEAD.

SCHEDULE/DETAIL KEYNOTES

STENGEL HILL ARCHITECTURE
615 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1978
502.893.1979 fax

Civil Engineering
CRUNK ENGINEERING
Structural Engineering
SKYHOOK STRUCTURAL ENGINEERS, P.S.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

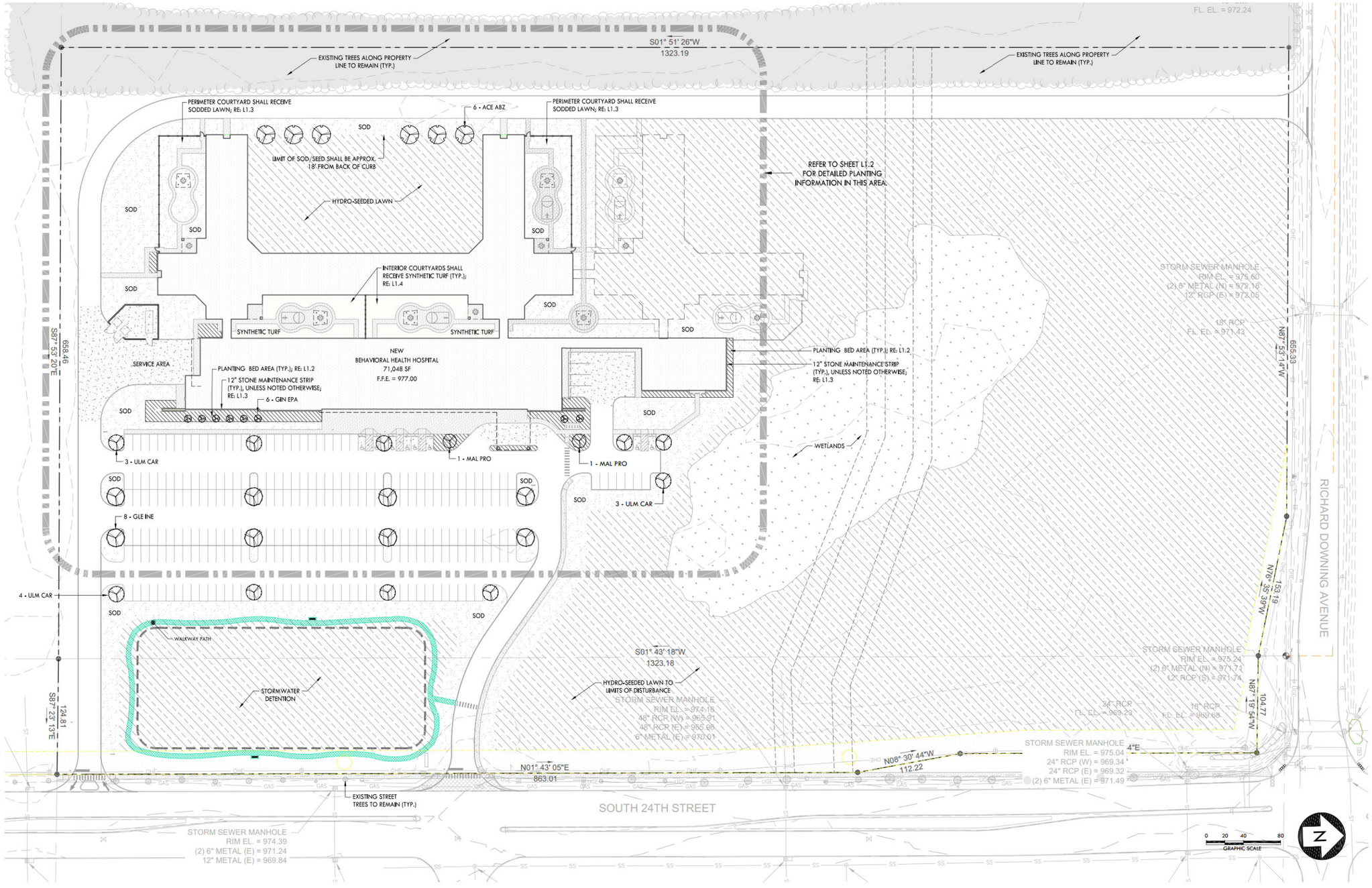
50% CD SET - NOT FOR CONSTRUCTION

EQUIPMENT SCHEDULE
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

A10.6

Attachment 'H'



PROPOSED LANDSCAPE LEGEND

- PROPERTY LINE
- PLANTING BED
- SOD
- HYDROSEED

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
ACE ABZ	6	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B
GIN EPA	6	Ginkgo biloba 'Blagon' / Goldspire Maidenhair Tree	3" Cal.	B&B
GLE INE	8	Gleditsia triacanthos inermis 'Skycole' / Skyline® Honey Locust	3" Cal.	B&B
MAL PRO	4	Malus x 'Profusion' / Profusion Crabapple	3" Cal.	B&B
ULM CAR	9	Ulmus x 'Frontier' / Frontier Elm	3" Cal.	B&B

STENGEL ARCHITECTURE
613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax
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Structural Engineering
SKYHOOK STRUCTURAL ENGINEERING, P.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

50% CD SET - NOT FOR CONSTRUCTION

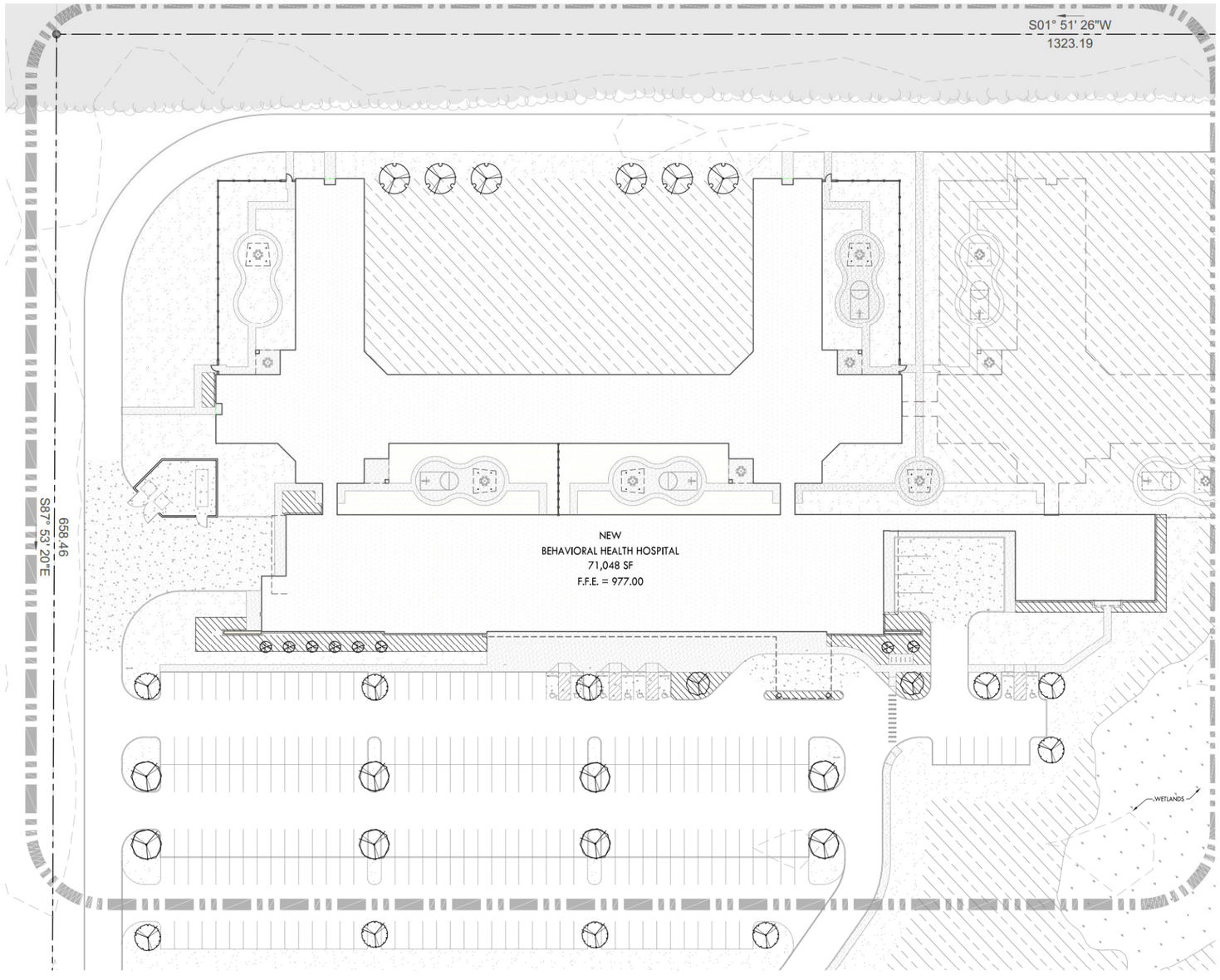
ACADIA HEALTHCARE

WILLIAM CRUNK 33687 9/7/23 IOWA

OVERALL LANDSCAPE PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, ICWA

07 Sept 2023
AHCZ246

L1.1



PROPOSED LANDSCAPE LEGEND

- TP — TREE PROTECTION FENCING
- PROPERTY LINE
- PLANTING BED
- SOD
- HYDROSEED
- CONCRETE PAVEMENT
- GRAVEL MAINTENANCE STRIP

NOTES:
1. REFER TO SHEET L1.3 FOR ADDITIONAL NOTES.
2. REFER TO SHEET L1.0 FOR OVERALL TREE PLANTING AND PLANT LIST.

0 10 20 30 60
GRAPHIC SCALE

811
Know what's below.
Call before you dig.

N

STENGEL ARCHITECTURE
613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax

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LANDSCAPE PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, ICWA

07 Sept 2023
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L1.2

GENERAL TREE PRESERVATION/PROTECTION NOTES

GENERAL TREE PRESERVATION/PROTECTION NOTES & PER PART 12, SUBPART B - TREE PROTECTION

1. CONSTRUCTION FENCING SHALL BE ERECTED WHEN OFF-SITE TREES OR TREE CANOPY EXISTS WITHIN 3' OF A COMMON PROPERTY LINE. CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE LIMITS IF DISTURBANCE AREA, PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF EXISTING ROOT SYSTEMS OF TREES TO BE PRESERVED AND OFF- SITE TREES. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE PROTECTED AREA.
2. CONSTRUCTION FENCING SHALL BE ELECTED AT THE EDGE OF THE LIMITS OF DISTURBANCE AREA, PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. THE FENCING SHALL IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
3. CONSTRUCTION FENCING SHALL TO ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES – PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIPLINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. PRIOR TO SITE DISTURBANCE OR CONSTRUCTION ACTIVITIES A SITE INSPECTION BY PDS STAFF OR DESIGNEE SHALL BE SCHEDULED TO CONFIRM AND VERIFY THE TREE PRESERVATION/ PROTECTION FENCING AND SIGNAGE IS INSTALLED AND CORRECTLY PLACED.
5. THE CONTRACTOR SHALL POST SIGNAGE ON THE TREE PRESERVATION/ PROTECTION FENCING AND CONSTRUCTION FENCING IDENTIFYING THE ENCLOSED AREA AS TREE PRESERVATION/ PROTECTION AREA. THE SIGNS SHALL INCLUDE THE FOLLOWING TEXT: STAY OUT TREE PRESERVATION / PROTECTION AREA "NO EQUIPMENT, MATERIALS, OR VEHICLES SHALL BE STORED OR PLACED WITHIN THE AREA ENCLOSED BY THIS 'TREE PRESERVATION/PROTECTION' FENCE. THIS FENCE MAY NOT BE REMOVED WITHOUT THE APPROVAL OF THE CITY OF JACKSONVILLE. FAILURE TO COMPLY WILL RESULT IN FINES AND TREE MITIGATION.
6. THE TREE PRESERVATION/ PROTECTION AREA SIGNAGE SHALL BE POSTED EVERY 50 FEET ALONG THE TREE PRESERVATION FENCE. THE SIGNS SHALL BE A MINIMUM SIZE OF 8" X 10" AND WEATHER RESISTANT. IF THE SIGNS ARE DAMAGED OR FADED, THEY SHALL BE REPLACED WITHIN 10 WORKING DAYS OR 2 WEEKS.
7. THE ORIGINAL STAMPED COPY OF THE APPROVED TREE PRESERVATION PLAN SHALL BE PRESENT ON SITE DURING ALL CLEARING, GRADING AND CONSTRUCTION ACTIVITY AND SHALL BE MADE AVAILABLE TO ANY DPDS INSPECTOR OR ENFORCEMENT OFFICER UPON REQUEST.
8. AN AUTHORIZED INSPECTOR SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS; LOCATED IN THE RIGHT OF WAY; PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.

TREE CANOPY PROTECTION AREA/ TREE CANOPY CREDIT AREA (TCPA/TCCA)

1. TREE CANOPY PRESERVATION AREA (TCPA)/TREE CANOPY CREDIT AREAS (TCCAS) IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR PORTIONS OF THE SITE DESIGNATED TO MEET THE TREE PLANTING REQUIREMENTS OF CHAPTER 10 OF THE LAND DEVELOPMENT CODE AND ARE TO BE PERMANENTLY PROTECTED. ALL CLEARING, GRADING, AND FILL ACTIVITY IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. AS TREES DESIGNED AS TCPAS/TCCAS ARE LOST THROUGH NATURAL CAUSES, NEW TREES SHALL BE PLANTED IN ORDER TO MAINTAIN MINIMUM TREE REQUIREMENTS AS SPECIFIED ON THE APPROVED DEVELOPMENT OR PRELIMINARY SUBDIVISION PLAN.
2. DIMENSION LINES HAVE BEEN USED ON THIS PLAN TO ESTABLISH THE GENERAL LOCATION OF TCPAS/TCCAS AND REPRESENT MINIMUM DISTANCES. THE FINAL BOUNDARY FOR EACH TCPA/TCCA SHALL BE ESTABLISHED IN THE FIELD TO INCLUDE CANOPY AREA OF ALL TREES AT OR WITHIN THE DIMENSION LINE.
3. TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TCPAS/TCCAS PRIOR TO SITE DISTURBANCE APPROVAL TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS. THE FENCING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM THE OUTSIDE EDGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
4. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN TCPAS/TCCAS.

LANDSCAPE NOTES:

SITE PREPARATION

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES TO UTILITIES.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH QUALITY TOPSOIL FREE OF ROOTS AND ROCKS. SEE TOPSOIL SPECIFICATION.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
5. ALL CONTRACTORS APPLYING CHEMICALS ON SITE SHALL SUBMIT COPIES OF CERTIFICATION(S) AND LICENSES TO THE LANDSCAPE ARCHITECT.
6. PLANTING BEDS SHALL BE CLEARED OF GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS.
7. SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS GROUND COVER AREAS.

TOPSOIL

1. ALL PLANTED AREAS TO HAVE A MINIMUM OF 6" OF QUALITY TOPSOIL.
2. ALL COMPACTED AREAS TO BE AERATED AND AMENDED AS NEEDED.
3. TOPSOIL IS TO BE NATURAL, FERTILE, FRIABLE, PRODUCTIVE SOIL, NEITHER EXCESSIVELY ACID NOR ALKALINE, AND FREE FROM TOXIC SUBSTANCES, STONES WEEDS, CLAY, CLODS, ROOTS, CINDERS, DEBRIS, AND CONSTRUCTION MATERIAL.

PLANTING

1. ALL PLANTING BEDS OR MULCH BEDS SHALL BE FREE OF WEEDS PRIOR TO THE INSTALLATION OF MULCH..
2. THE OPTIMUM TIME OF PLANTING IS FROM OCTOBER 1 TO APRIL 1. SCHEDULING FOR PLANTING AT OTHER TIMES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. CONTRACTOR TO ACCOUNT FOR TEMPORARY WATERING AS PART OF THEIR BID FOR ANY PLANTING INSTALLED DURING PERIODS OF HIGH TEMPERATURES.
3. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR A PRE-INSTALLATION INSPECTION IN ORDER TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATIONS. TREES OF SAME SPECIES ARE TO BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
4. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
5. AFTER PLANTING, TREE BRANCHES SHALL BE SELECTIVELY TRIMMED BY 25%, MAINTAINING NATURAL SHAPE. ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS SHALL ALSO BE PRUNED. REMOVE TAGS, TWINE, OR OTHER NON-BIODEGRADABLE MATERIAL.
6. WATERING: ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED WITHIN ONE HOUR OF INSTALLATION.

GENERAL LANDSCAPE NOTES:

1. GRASS OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA (LBA) NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
2. THE GROUND PLANE OF ALL INTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER SHRUBS, GROUNDCOVER, OR TURF.
3. EXISTING TREES AND PLANT MATERIAL ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS. IF ANY TREES OR SCREENING VEGETATION DIE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
4. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ASSOCIATED VEGETATION AND DRAINAGE SYSTEM WITHIN THE STORMWATER BASINS.
5. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
6. ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10 REQUIREMENTS.
7. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES.
8. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LOCAL ZONING ORDINACE/GOVERNING AGENCY. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, ETC.
9. CONTRACTOR SHALL COORDINATE ANY UTILITY, SIDEWALK, OR GRADE CHANGES WITH LANDSCAPE ARCHITECT PRIOR TO BED PREPARATION, IRRIGATION, OR PLANTING INSTALLATION.
10. IRRIGATION WILL BE PROVIDED ON A DESIGN-BUILD BASIS. "HIS IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATERING OF THE PROPOSED PLANT MATERIAL AND LAWN AREAS. THE SYSTEM SHALL CONSIST OF SEVERAL WATERING ZONES CONTROLLED BY A CENTRAL TIMER WITH EITHER POP-UP AND ROTATING IRRIGATION HEADS OR A DRIP LINE SYSTEM. THE PROPOSED SYSTEM SHALL BE INSTALLED PRIOR TO PLANTING. (IF APPLICABLE)
11. AN AUTHORIZED INSPECTOR OR LOCAL AGENCY OFFICIAL SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS; LOCATED IN THE RIGHT OF WAY; PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.
12. LANDSCAPE ARCHITECT SHALL INSPECT AND CERTIFY THAT ALL REQUIRED LANDSCAPING, INCLUDING SCREEN FENCING, HAS BEEN INSTALLED OR PLANTED AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
13. LANDSCAPE PLANTINGS MUST BE INSTALLED PRIOR TO OCCUPANCY OF THE SITE OR AT THE NEXT AVAILABLE PLANTING SEASON. THESE PLANTINGS ARE TO BE MAINTAINED THEREAFTER.

PLANT MAINTENANCE

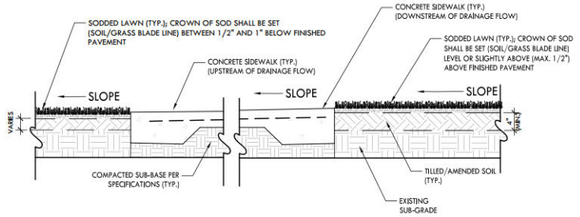
1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
2. CONTRACTOR TO WARRANTY ALL MATERIAL FOR 2 YEARS AFTER DATE OF FINAL ACCEPTANCE.
3. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST. OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.

MULCHING

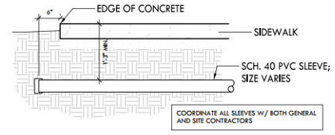
1. ALL PLANTING BEDS OR MULCH BEDS SHALL HAVE WEEDS REMOVED PRIOR TO THE INSTALLATION OF MULCH.
2. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF AGED SHREDDED HARDWOOD BARK MULCH OR A MINIMUM OF 4" DEEP PINE STRAW MULCH.
3. CONTRACTORS SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
4. MULCH SHALL NOT CONTACT OUTER BARK AT BASE OF TREES. PULL BACK MULCH 3-4" FROM TRUNK.

PLANT MATERIALS

1. THE LANDSCAPE CONTRACTORS SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WIL TAKE PRECEDENCE.
2. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK: ANSI - LATEST EDITION FOR SIZE AND QUALITY.
3. ALL PLANT MATERIAL SHALL BE A MINIMUM OF 'FLORIDA NUMBER ONE' AS DEFINED IN THE MOST CURRENT EDITION OF THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANTS THAT ARE INFERIOR OR DAMAGED WILL NOT BE ACCEPTED.
4. THE PLANTS DELIVERED TO THE PROJECT SITE SHALL BE PLANTED AS SOON AS SITE CONDITIONS PERMIT. TAKE CARE IN SCHEDULING PLANT DELIVERIES AND THE SIZE OF DELIVERIES SO THAT LONG PERIODS OF STORAGE ARE AVOIDED. ADEQUATELY PROTECT PLANTS PLACED IN TEMPORARY STORAGE FROM THE SUN AND WIND; WATER PLANTS SO AS TO MAINTAIN THEIR APPEARANCE AND HEALTH. PLANTS THAT HAVE NOT BEEN PROPERLY MAINTAINED DURING TEMPORARY STORAGE MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
5. ALL TREES SHALL BE FIRST QUALITY REPRESENTATIVES OF THEIR SPECIES AND SHALL MEET ALL REQUIREMENTS OTHERWISE STIPULATED. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTED MATERIAL IN THE FIELD, AT THE GROWING SITE OR ON THE JOB SITE.



2 PAVEMENT/LAWN TRANSITION DETAIL — NOT TO SCALE



1 SLEEVE UNDER PAVEMENT DETAIL — NOT TO SCALE

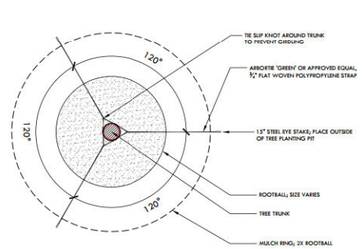
NOTES:
CONTRACTOR SHALL OBTAIN A SOIL ANALYSIS FROM AN INDEPENDENT LABORATORY APPROVED BY THE STATE DEPARTMENT OF AGRICULTURE. ANY RECOMMENDED AMENDMENTS SHALL BE INCORPORATED INTO PREPARATION.

CONTRACTOR SHALL LOOSEN THE TOP FOUR (4") INCHES OF SOIL IN AREAS TO RECEIVE LAWN. REMOVE ALL DEBRIS, STICKS, ROOTS, RUBBISH, CLUMPS OF SOIL, STONES OVER ONE (1) INCH IN DIAMETER, AND ALL OTHER EXTRANEOUS MATTER PRIOR TO FINE GRADING FOR SOD AREAS AS PER SPECIFICATIONS.

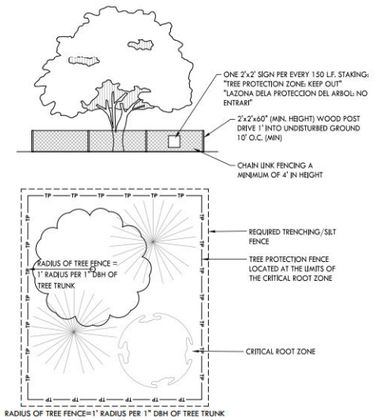
LAY SOD WITH TIGHTLY FITTED JOINTS, ELIMINATING AIR POCKETS AND FORMING A SMOOTH CONTINUOUS MASS OF LAWN.

REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION THAT ARE PART OF THE CONTRACT DOCUMENTS.

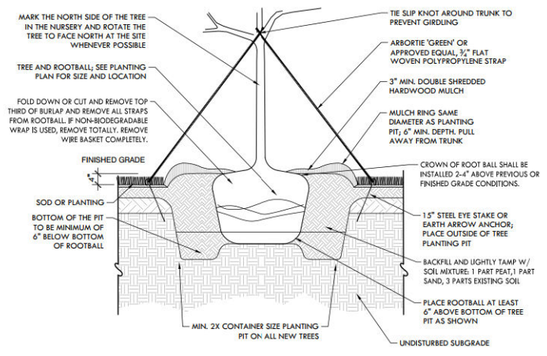
4 LAWN DETAIL — NOT TO SCALE



3 TREE STAKING DETAIL — NOT TO SCALE



6 TREE PROTECTION DETAIL — NOT TO SCALE



5 TREE PLANTING DETAIL — NOT TO SCALE

STENGEL ARCHITECTURE
613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax

Civil Engineering
CRUNK ENGINEERING
Structural Engineering
SKYHOOK STRUCTURAL ENGINEERING, P.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

LANDSCAPE PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

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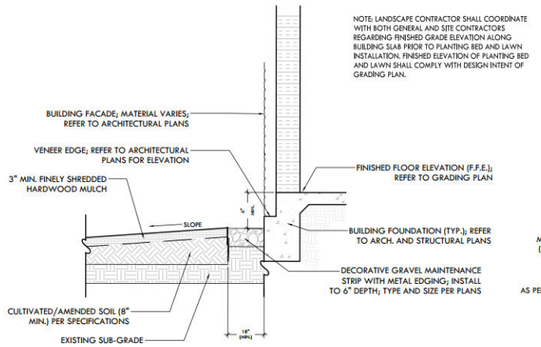
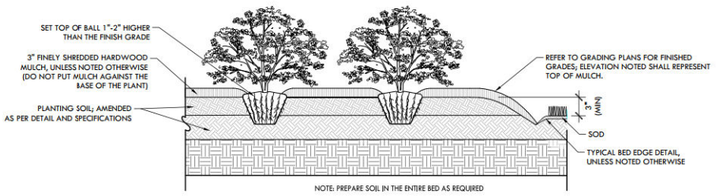
L1.3



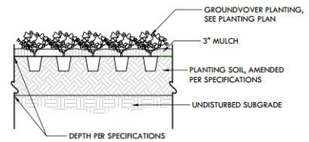
3 GRAVEL/PLANTING BED AT BUILDING FOUNDATION
DETAIL NOT TO SCALE

NOTES:

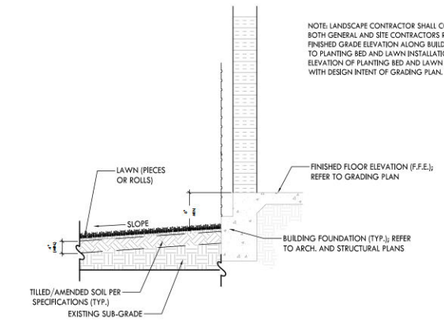
1. WHERE SHRUBS APPEAR IN BED AREA, 3" OF MULCH SHALL BE SPREAD UNIFORMLY OVER THE ENTIRE AREA WITHIN THE BED AS INDICATED ON THE PLANS.
2. DO NOT PRUNE SHRUBS BEFORE ACCEPTANCE. REVIEW DESIGN INTENT FOR APPEARANCE WITH LANDSCAPE ARCHITECT IN FIELD.
3. CAREFULLY REMOVE CONTAINER FROM ROOT BALL USED FOR SHRUB(S). ANY BROKEN OR CRUMBLING ROOT BALL(S) SHOULD AND WILL BE REJECTED.
4. IF SHRUB IS B&B, REMOVE BURLAP FROM TOP $\frac{1}{3}$ OF ROOT BALL OR COMPLETELY REMOVE BURLAP AS LONG AS ROOT BALL IS NOT BROKEN OR CRUMBLE.
5. SCARIFY ROOT BALL IF ROOT BOUND IN CONTAINER PER HORTICULTURE STANDARDS.
6. FOR CONTAINTER GROWN SHRUBS, SCARIFY THE ROOTS FROM THE OUTER LAYER OF POTTING SOIL VIA MANUALLY OR SMALL HAND TOOLS; THEN CUT OR PULL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF THE CONTAINER. 12" TO 18" FOR LARGER SHRUB ROOT BALLS, MAKE WIDTH MIN. 6" DEEPER THAN BALL



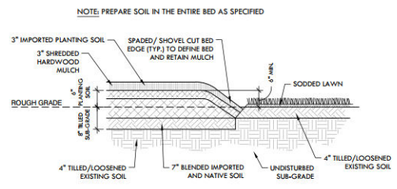
2 SHRUB PLANTING
DETAIL NOT TO SCALE



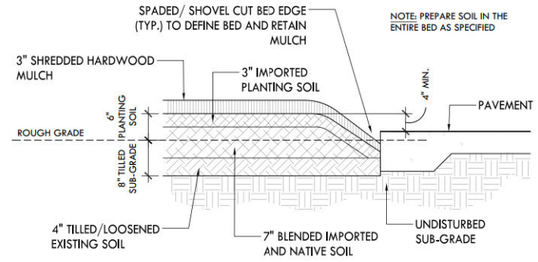
1 GROUNDCOVER PLANTING
DETAIL NOT TO SCALE



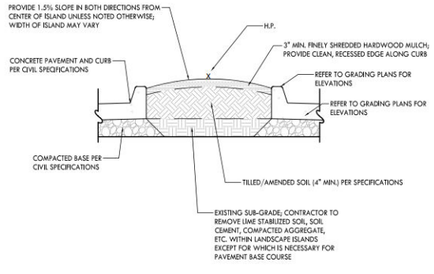
6 LAWN AT BUILDING FOUNDATION
DETAIL NOT TO SCALE



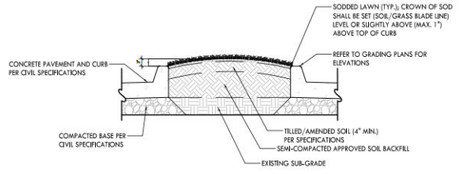
5 BED PREPERATION
DETAIL NOT TO SCALE



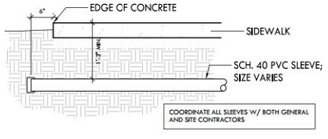
4 BED PREPERATION AT PAVEMENT
DETAIL NOT TO SCALE



9 INTERIOR PARKING ISLAND (PLANTING)
DETAIL NOT TO SCALE



8 INTERIOR PARKING ISLAND (LAWN)
DETAIL NOT TO SCALE



7 SLEEVE UNDER PAVEMENT
DETAIL NOT TO SCALE

STENGEL ARCHITECTURE
613 WEST MAIN STREET
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Civil Engineering
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SKYHOOK STRUCTURAL ENGINEERING, P.C.
Mechanical/Electrical Engineering
CMTA
Interior Design

ACADIA HEALTHCARE

50% CD SET - NOT FOR CONSTRUCTION

WILLIAM ENUNK LUCAS 23887 9/7/23 IOWA

OVERALL LANDSCAPE PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
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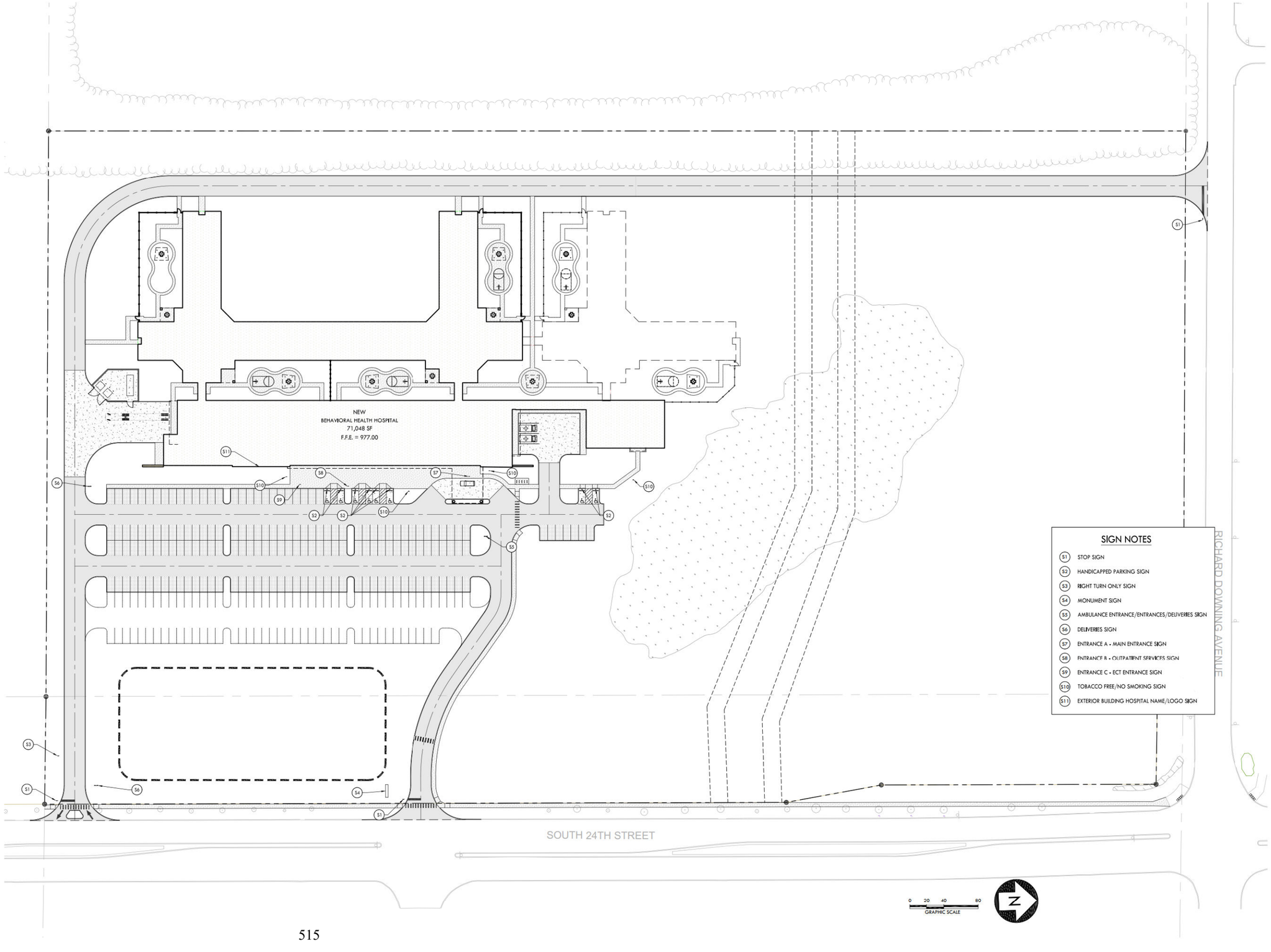
L1.1

Attachment 'I'



STENGEL ARCHITECTURE
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502.893.1875
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Civil Engineering
CRUNK ENGINEERING

Structural Engineering
SKYHOOK STRUCTURAL ENGINEERING, P.C.

Mechanical/Electrical Engineering
CMTA

Interior Design

ACADIA HEALTHCARE

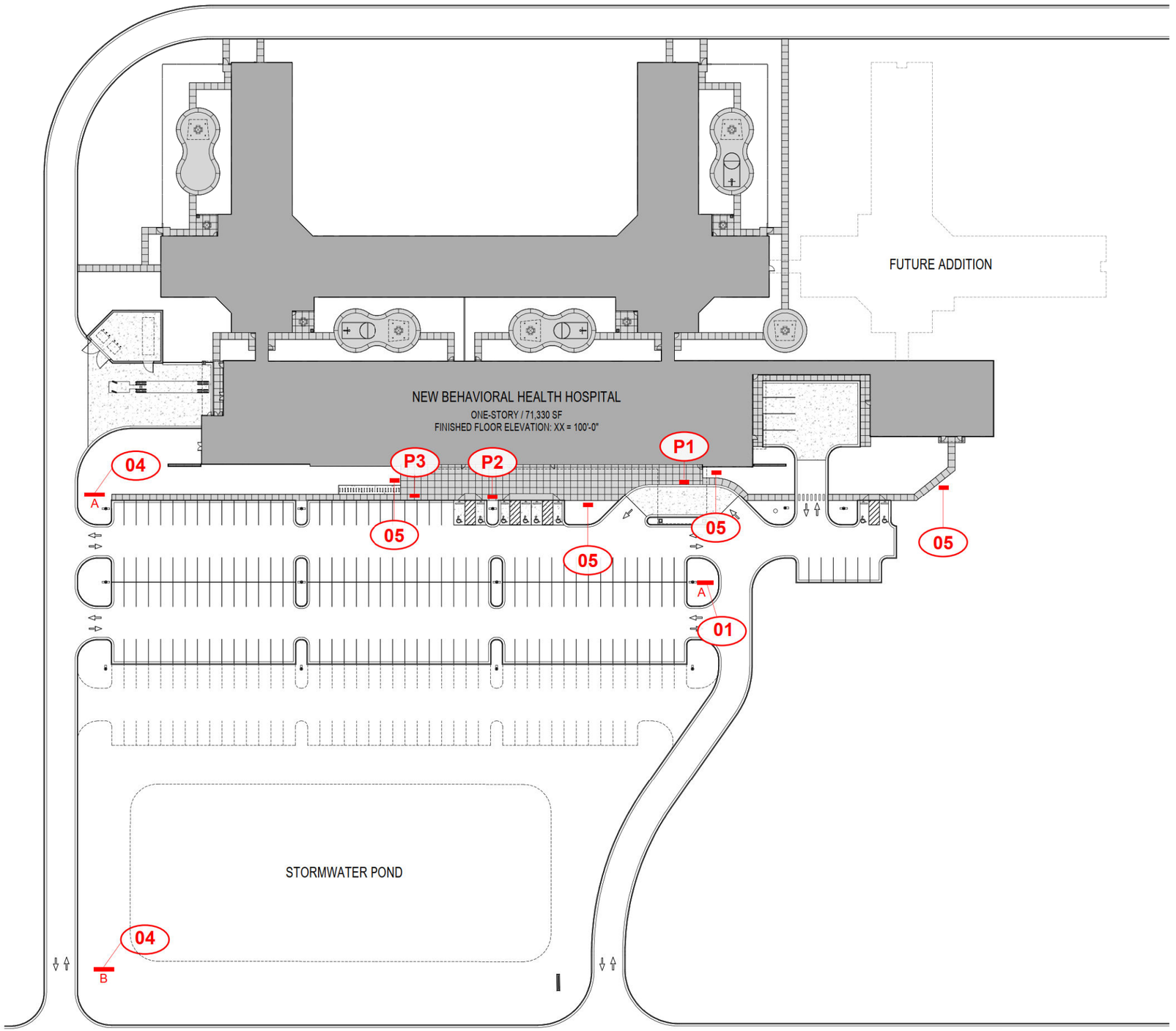
WILLIAM ERUNK CRUNK 23847 9/7/23 IOWA

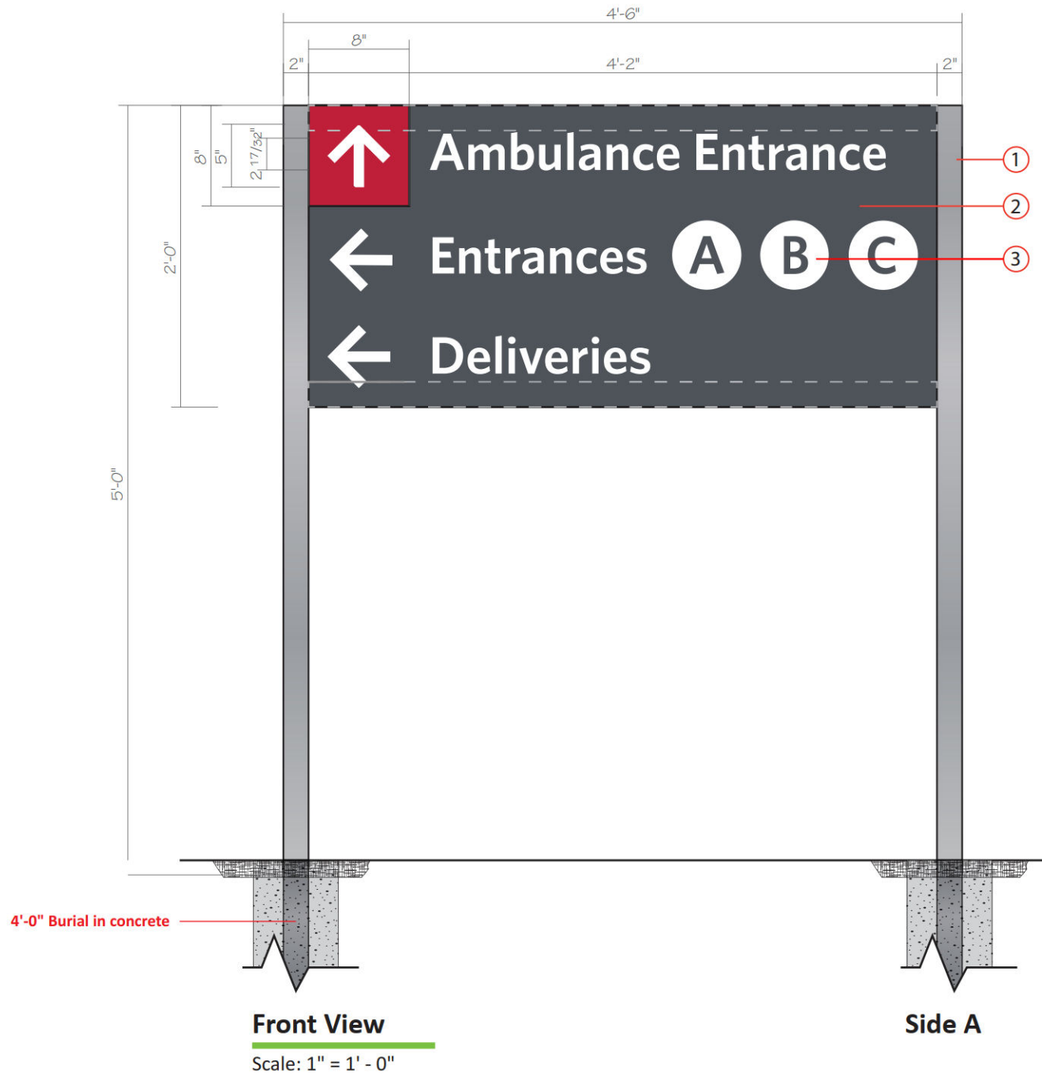
SITE SIGNAGE PLAN
NEW BEHAVIORAL HEALTH HOSPITAL
HEALTHCARE COMPANY, INC.
COUNCIL BLUFFS, IOWA

07 Sept 2023
AHC2246

C2.1

50% CD SET - NOT FOR CONSTRUCTION

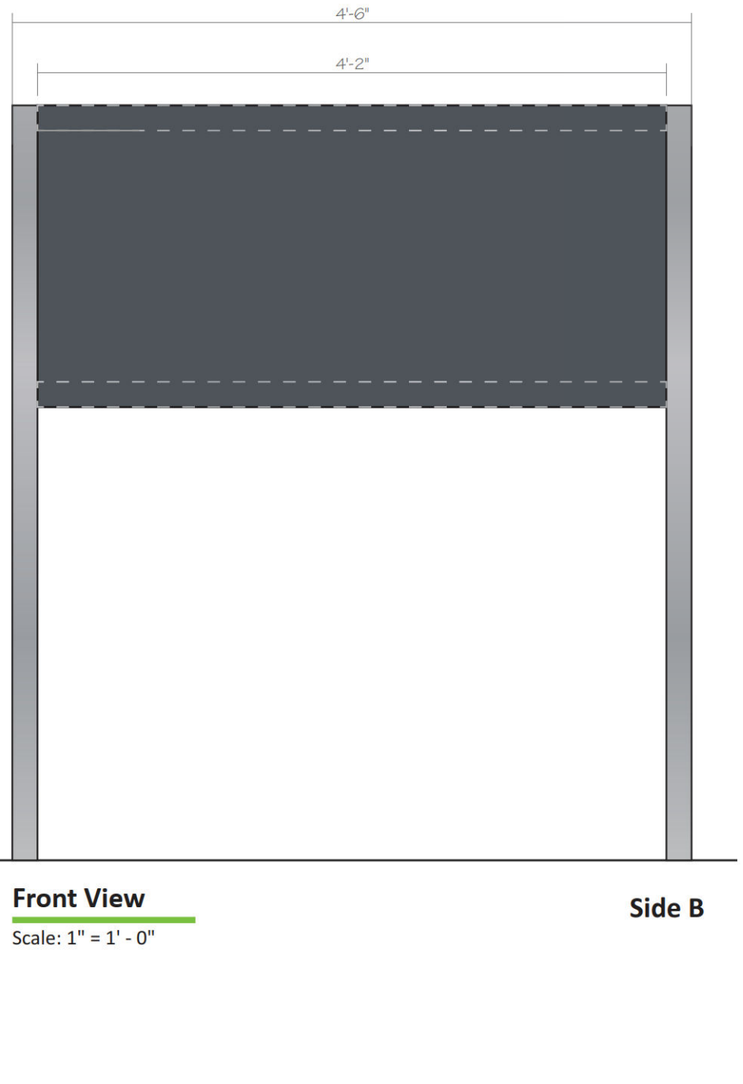

FUTURE ADDITION
NEW BEHAVIORAL HEALTH HOSPITAL
ONE-STORY / 71,330 SF
FINISHED FLOOR ELEVATION: XX = 100'-0"
P1
P2
P3
04
05
05
05
05
A
A
01
STORMWATER POND
04
B



Front View

Scale: 1" = 1' - 0"

Side A



Front View

Scale: 1" = 1' - 0"

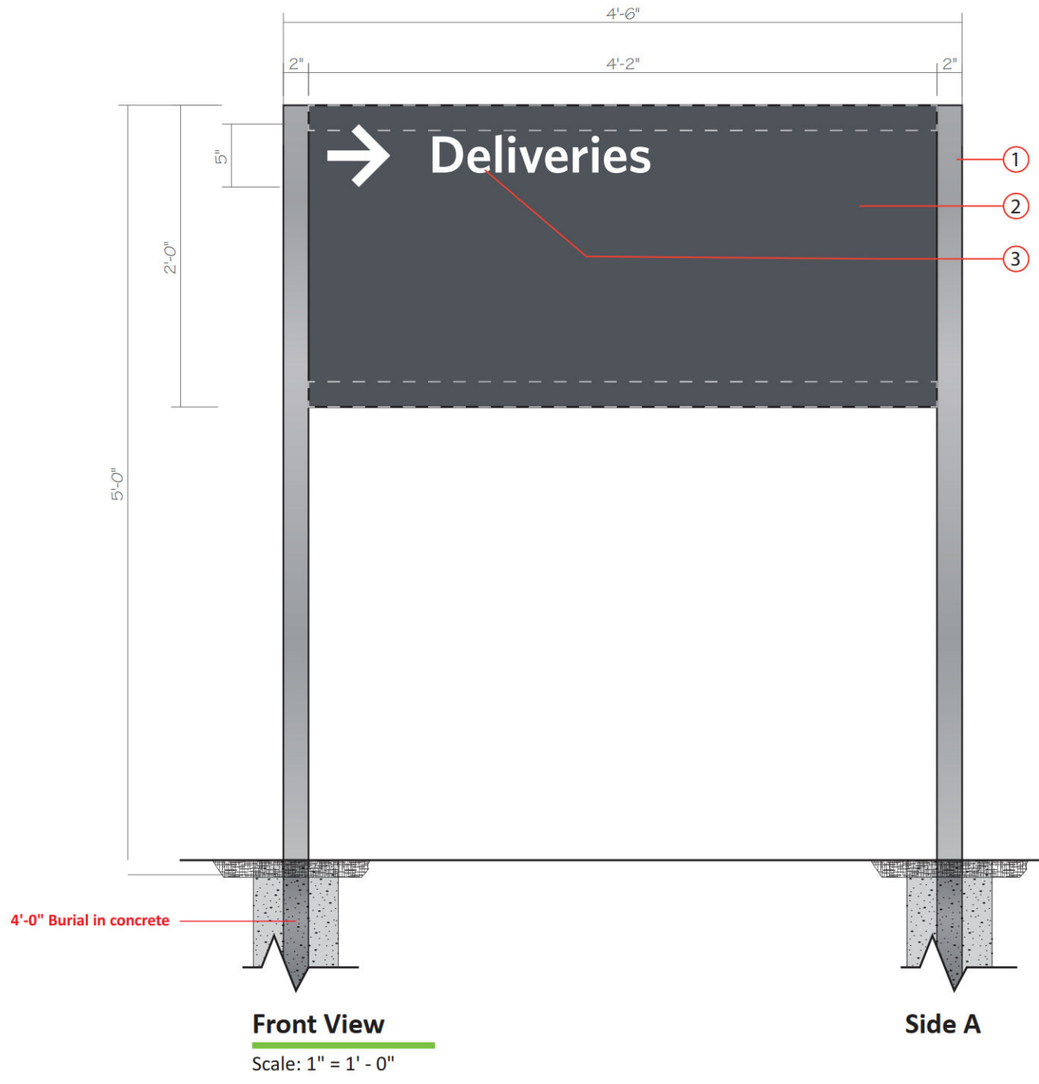
Side B

Location: 01 - Non Illuminated Tertiary Directional

1. 2”x 2" Fabricated Aluminum Frame and Posts to be painted MP Brushed Aluminum.
2. 1/8" thick aluminum panels painted to match MP 81626 with Satin finish.
3. First surface applied reflective vinyl to match PMS 200c and white.

Notes:

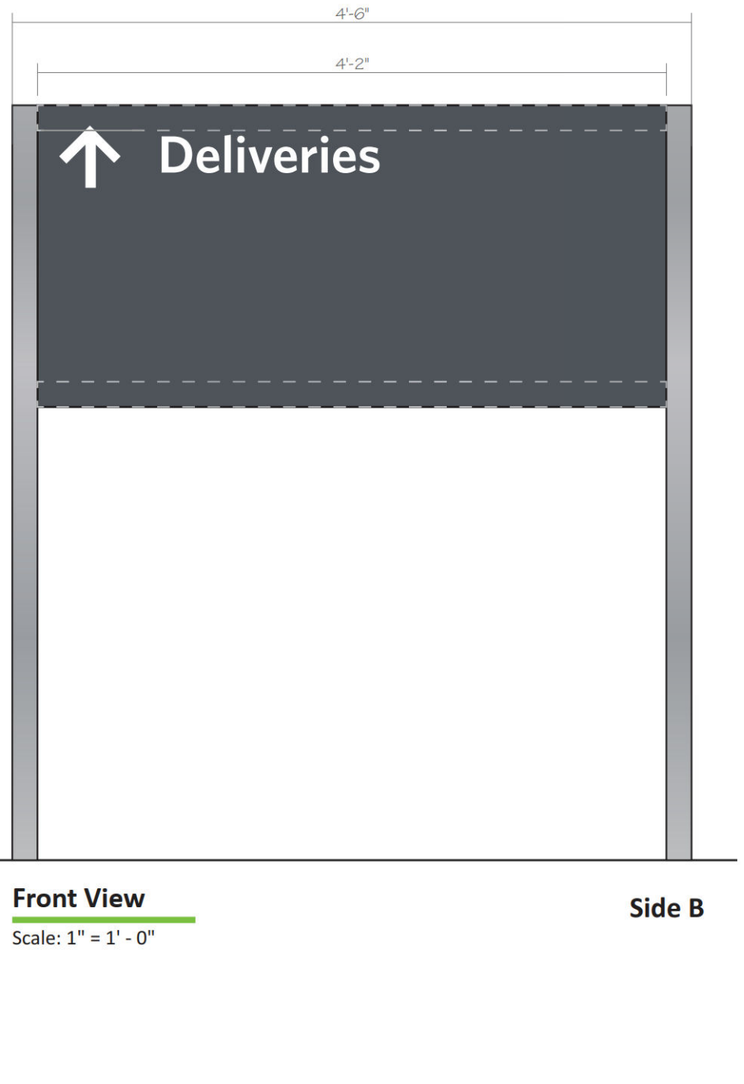
Posts to be buried at a minumum of 48” deep in concrete.



Front View

Scale: 1" = 1' - 0"

Side A



Front View

Scale: 1" = 1' - 0"

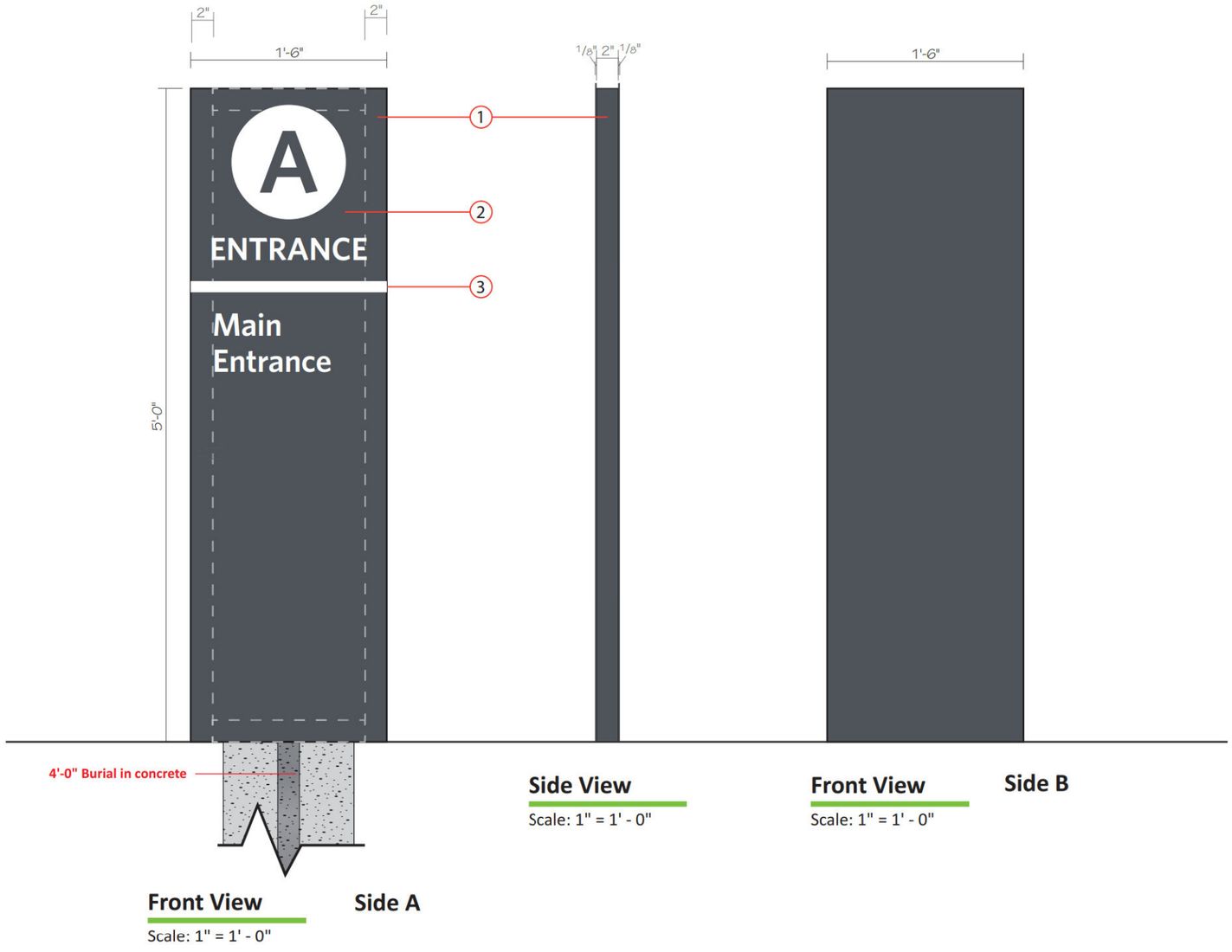
Side B

Location: 04 - Non Illuminated Tertiary Directional

1. 2”x 2" Fabricated Aluminum Frame and Posts to be painted MP Brushed Aluminum.
2. 1/8" thick aluminum panels painted to match MP 81626 with Satin finish.
3. First surface applied reflective vinyl to match white.

Notes:

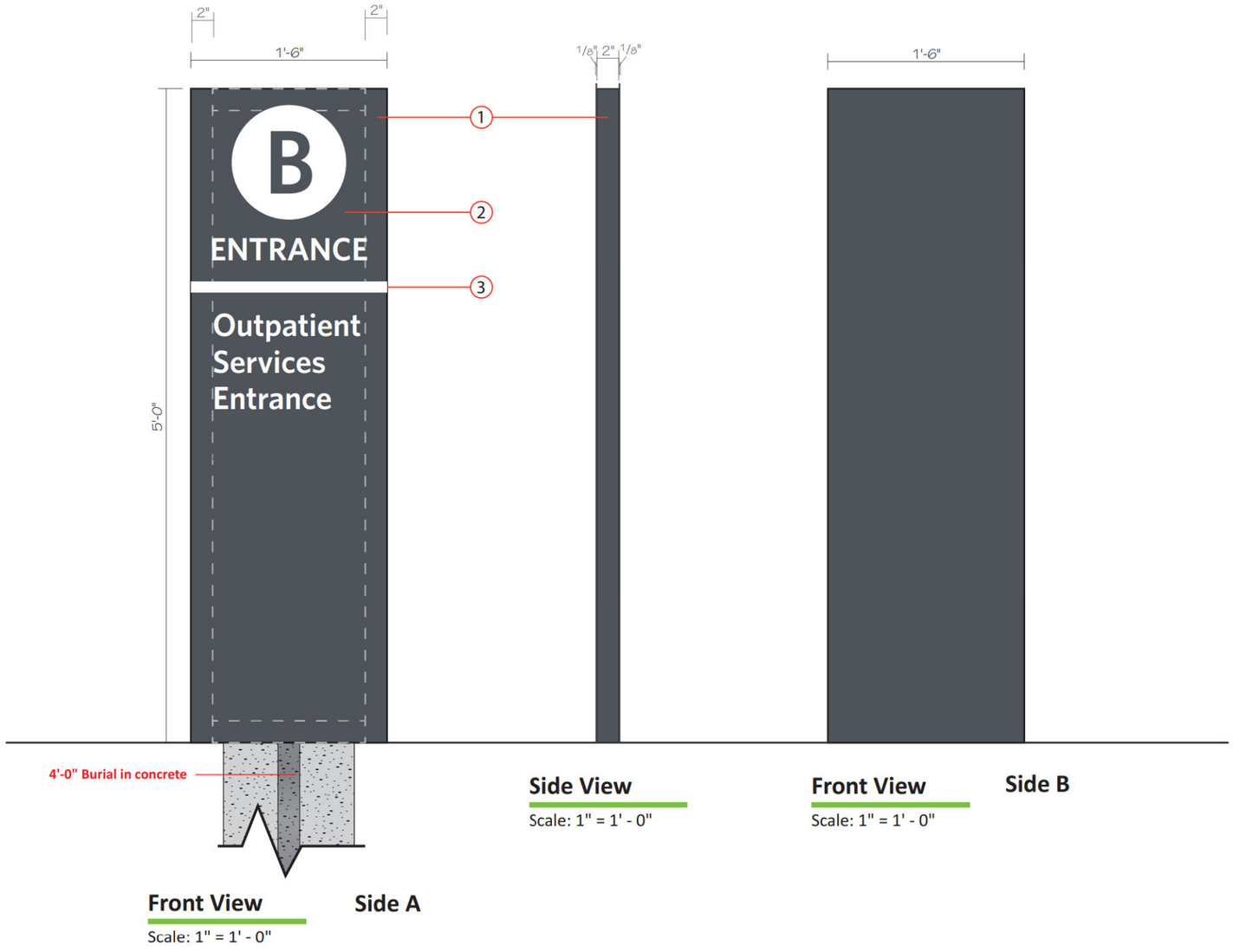
Posts to be buried at a minumum of 48” deep in concrete.



Location: P1 - Vertical Entrance Sign

1. 2”x 2" Fabricated Aluminum Frame and Posts to be painted MP 81626 with Satin finish.
2. 1/8" thick aluminum panels painted to match MP 81626 with Satin finish.
3. First surface applied reflective vinyl to match white.

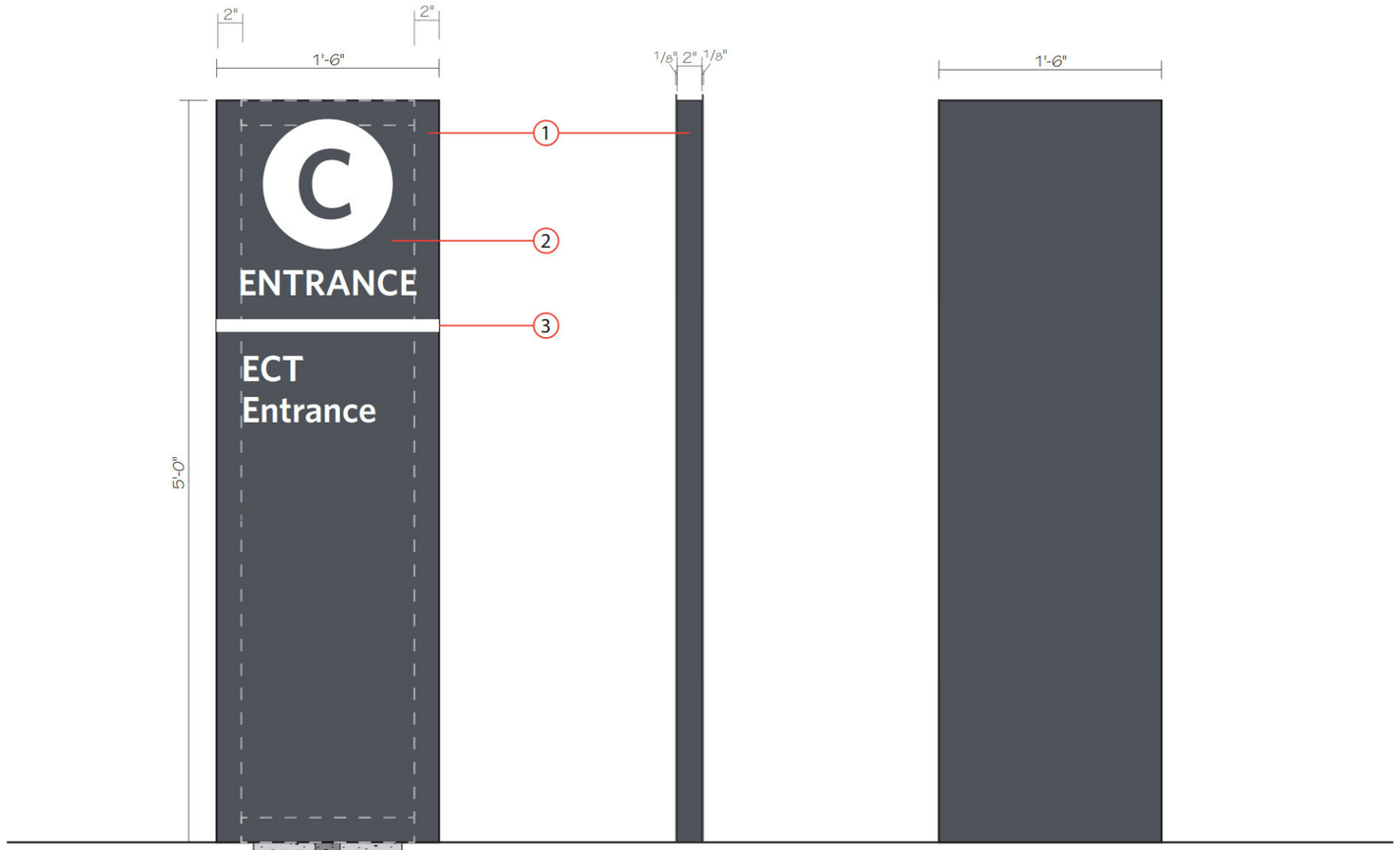
Notes:
Single post welded to frame and then buried at a minumum of 48” deep in concrete.



Location: P2 - Vertical Entrance Sign

1. 2”x 2" Fabricated Aluminum Frame and Posts to be painted MP 81626 with Satin finish.
2. 1/8" thick aluminum panels painted to match MP 81626 with Satin finish.
3. First surface applied reflective vinyl to match white.

Notes:
Single post welded to frame and then buried at a minumum of 48” deep in concrete.



Front View **Side A**
Scale: 1" = 1' - 0"

Side View
Scale: 1" = 1' - 0"

Front View **Side B**
Scale: 1" = 1' - 0"

Location: P3 - Vertical Entrance Sign

1. 2”x 2" Fabricated Aluminum Frame and Posts to be painted MP 81626 with Satin finish.
2. 1/8" thick aluminum panels painted to match MP 81626 with Satin finish.
3. First surface applied reflective vinyl to match white.

Notes:
Single post welded to frame and then buried at a minumum of 48” deep in concrete.

BRONSON
Behavioral Health Hospital

Battle Creek, MI

Date: 05/24/23

Revised: 06/07/23 - RPB

Designer: RPB

File Name: Vertical Entrance Sign.ai

File Folder: A\Acadia Healthcare\Bronson - Battle Creek, MI\Shop Drawings

Project Manager: CR

Location P3
Vertical Entrance Sign

signcraft USA
identifying your way

1301 Antioch Pike, Nashville, TN 37211
p. 615-885-2900 | f. 615-885-2989

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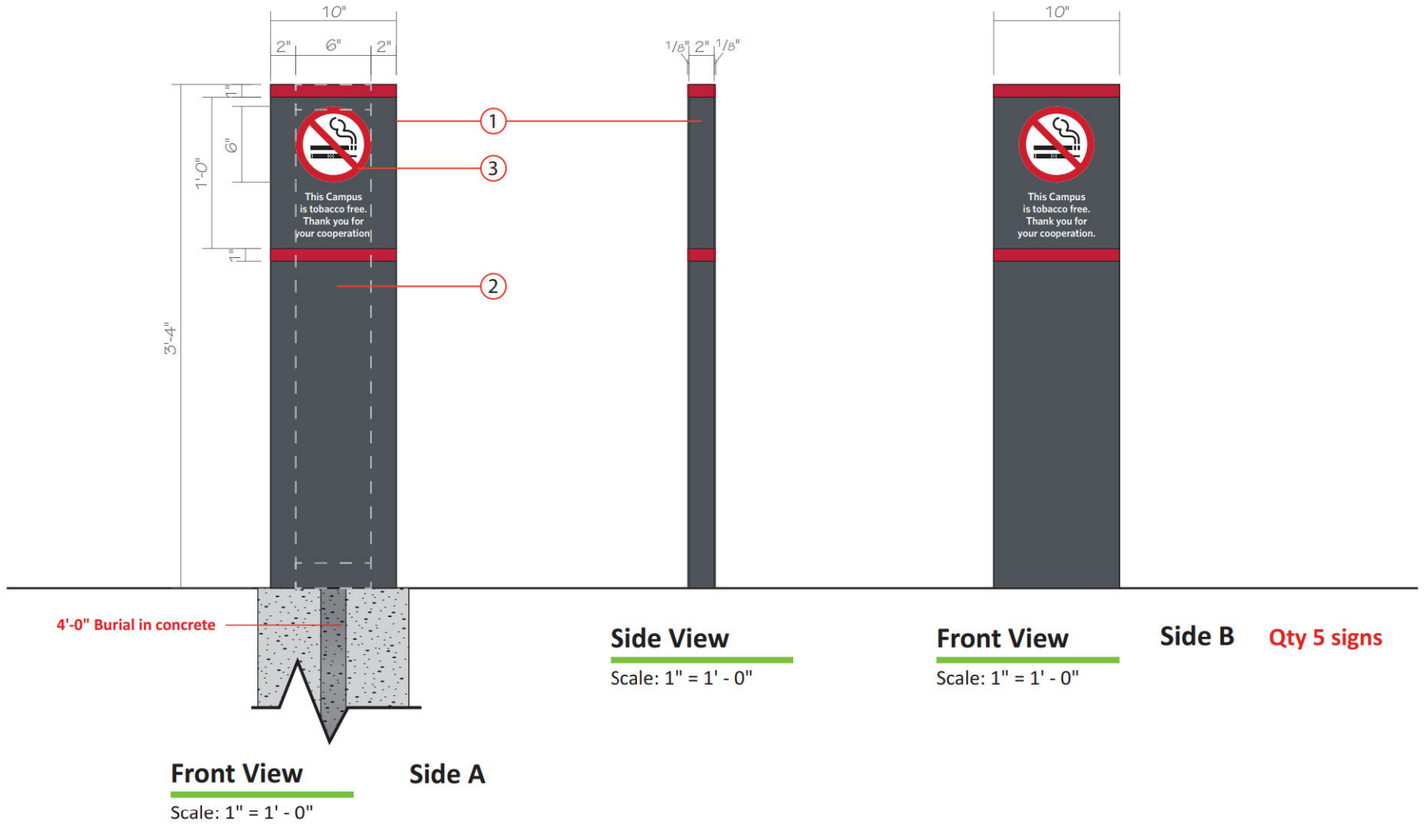

Front View **Side A**

Scale: 1" = 1' - 0"

Side View

Scale: 1" = 1' - 0"

Front View **Side B** **Qty 5 signs**

Scale: 1" = 1' - 0"

Location: 05 - Vertical Information Sign

1. 2”x 2" Fabricated Aluminum Frame and Posts to be painted MP 81626 with Satin finish and PMS 200c.
2. 1/8" thick aluminum panels painted to match MP 81626 with Satin finish and PMS 200c.
3. First surface applied reflective vinyl to match PMS 200c, black and white.

Notes:

Single post welded to frame and then buried at a minumum of 48” deep in concrete.

RESOLUTION NO. 23-312

A RESOLUTION ADOPTING A SITE-SPECIFIC DEVELOPMENT PLAN FOR A NEW BEHAVIORAL HEALTHCARE HOSPITAL ON PROPERTY LEGALLY DESCRIBED AS THE E ½ OF THE NE ¼ SE ¼ OF SECTION 10-74-44, EXCEPT FOR RICHARD DOWNING AVENUE RIGHT-OF-WAY, AND LOT 2, SOUTH 24TH AND HIGHWAY 275 INDUSTRIAL, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Acadia Healthcare is requesting the City rezone property legally described above (currently under consideration by this City Council (Case #ZC-23-014)) and adopt the associated site-specific development plan for a new behavioral healthcare hospital on the subject property; and

WHEREAS, This development plan is for 23.47 acres of total land area located at the southwest corner of South 24th Street and Richard Downing Avenue; and

WHEREAS, The site development, off-street parking, architectural, landscaping and signage standards outlined in this development plan shall be applicable to all future construction at this site.

A. Site Development

1. All principal and accessory structures shall have a minimum setback of 10 feet from all property lines.
2. The maximum height for principal structures shall be 50 feet, in accordance with Section 15.13.050, Site Development Regulations, A-P/Administrative-Professional District, of the Council Bluffs Municipal Code (Zoning Ordinance).
3. The maximum height for accessory structures shall be 18 feet, in accordance with Section 15.13.050, Site Development Regulations, A-P/Administrative-Professional District, of the Council Bluffs Municipal Code (Zoning Ordinance).
4. The maximum combined lot coverage for all structures shall not exceed 60% of the total lot area.
5. The stormwater detention pond located at the southeast corner of the lot shall be considered a site amenity. The developer shall incorporate landscaping, benches, trails or a combination thereof around the perimeter of this detention pond at the time of construction.
    a. A walking path will be installed around the perimeter of the detention pond, as shown in the submitted site plan (see Attachment 'F').
6. All fences shall be installed in accordance with Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code (Zoning Ordinance). **Exception**: For security purposes, any fences/walls installed around the proposed courtyard areas on the subject property shall be allowed to measure up to 14 feet in height.
7. Any solar energy conversion systems installed at this site shall be subject to Section 15.34.030, Solar Energy Conversion Systems, of the Council Bluffs Municipal Code (Zoning Ordinance).

8. All outdoor light poles shall be limited to a maximum height of 25 feet, as measured from finished grade to the highest point of the pole structure. All light poles shall be painted or finished aluminum or steel. Wood poles shall not be allowed. All exterior lighting shall conform to Section 15.24.050, Lighting Controls, of the Council Bluffs Municipal Code (Zoning Ordinance).
9. Outdoor storage of materials, products, equipment, or packaging shall not be permitted. This includes the semi-permanent and/or permanent placement of inter-modal storage/shipping containers.

B. Traffic/Access Management

1. A traffic impact analysis/study shall be submitted to the Council Bluffs Public Works Department which identifies the viability of a second entrance/exit off South 24th Street and any potential improvements required for South 24th Street and Richard Downing Avenue.
2. The painted crosswalk just west of the north entrance/exit shall be relocated to the east at the entrance/exit.
3. A minimum five-foot wide sidewalk shall be installed along South 24th Street prior to the issuance of the Certificate of Occupancy for the proposed hospital.
4. A minimum five-foot wide pedestrian way shall be provided from the primary entrance of the proposed hospital to the sidewalk, to the extent practical. The pedestrian way may be designated with pavement striping, landscaping, change in surface material, curb and/or grade separation, or some other alternative approved by the Community Development Department Director or his assign. It is encouraged that the pedestrian connection be incorporated into the overall layout of the lot.

C. Utilities

1. The sewer easements shown in the submitted application shall be revised to incorporate the following:
   a. A 30-foot wide storm and sanitary sewer easement shall be placed along the north property line adjacent to Richard Downing Avenue; and
   b. A 20-foot wide storm sewer easement shall be placed along the south property line.
2. A drainage report for stormwater management shall be submitted to the Council Bluffs Public Works Department.
3. A Post-Construction Stormwater Management Plan shall be submitted with the building permit application for the proposed hospital.
4. An Iowa Department of Natural Resources (IDNR) General Permit #2 shall be required for the approval of the grading permit for this project.
5. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.

6. All grading and drainage activity for this development shall be completed in accordance with Public Works standards.

D. Off-Street Parking

1. The minimum number of off-street parking spaces shall be calculated using the parking requirements in Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land, the total requirement for off-street parking shall be the sum of the requirement of the different uses.
   a. The minimum number of required off-street parking spaces for a 'hospital' is based on a calculation of one and a half (1 ½) parking spaces per bed, as per Section 15.23.060, Parking Spaces Required, of the Council Bluffs Municipal Code (Zoning Ordinance). The proposed hospital will contain 96 beds, which equates to a minimum of 144 required off-street parking spaces. The submitted site plan (see Attachment 'F') shows 177 parking spaces will be provided at this site, which exceeds minimum off-street parking requirements. An additional 86 spaces would be provided for a possible expansion of the hospital in the future.
2. All off-street parking areas, driveways and drive aisles shall comply with the standards in Chapter 15.23, Off-Street Parking, Loading and Unloading, of the Council Bluffs Municipal Code (Zoning Ordinance), and Iowa's Statewide Urban Design and Specifications (SUDAS) manuals for public improvements.
3. All off-street parking lots shall comply with Chapter 661–18, Parking for Persons with Disabilities, of the Iowa Administrative Code.
4. Bicycle parking shall be incorporated into the overall layout of the site.
   a. Designated bicycle parking areas shall be located within 50 feet of, and clearly visible from, the main entrance of the building.
   b. Bicycle racks shall be secured to the pavement in a location that does not conflict with pedestrian or vehicular circulation routes.
   c. Bicycle parking shall be provided at a rate of one bicycle parking space per 8,000 square feet of gross floor area.
      i. The proposed hospital will have a ground floor area of 82,800 square feet, which equates to a minimum of 10 required bicycle parking spaces.
   d. Bicycle parking shall be installed prior to the issuance of the Certificate of Occupancy for the proposed hospital.
5. A parking lot permit shall be submitted with the building permit application for the proposed hospital, and shall include the number, location, and dimension of all drive aisles and spaces, bicycle parking, pedestrian ways, islands, landscaped areas, loading areas and lighting.

E. Architecture

1. Building exteriors shall be made up of 100% masonry materials such as brick, split faced block (with texture), non-flat faced concrete masonry units (CMU), or EFIS materials. Metal shall only be allowed as an architectural accent. A minimum of 20% of all building façades visible from a public street right-of-way or private drive shall be made of brick, stone or tile, and shall be located primarily along the base of the building façade. No flat faced/smooth concrete block shall be allowed except for the rear wall of a building when it is not visible from a public street right-of-way. Wood and vinyl siding shall be not allowed.
    a. The proposed building will be constructed primarily out of EIFS, modular face brick, and thin stone base, as per the submitted architectural renderings (see Sheets A7.1 through A7.4, Attachment 'G'). The Community Development Department finds the proposed building exteriors are acceptable and shall be approved as shown.
2. All rooftop mounted mechanical equipment that is visible from an adjacent public street right-of-way shall be screened from view using architectural design features.
3. All ground-mounted mechanical equipment that is visible from an adjacent public street right-of-way shall be completely screened from view using architectural design features, fencing, masonry wall, landscaping, or a combination thereof.
4. All trash receptacles visible from a public right-of-way shall be enclosed on three sides with a masonry, wood, or vinyl fence and shall be have a lockable gate that, when closed, completely eliminates view of the dumpster.

F. Landscaping and Streetscapes

1. A landscaping plan shall be part of every building permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped.
    a. The Community Development Department finds the submitted landscaping plan (see Attachment 'H') is acceptable.
2. The existing row of trees planted along the westerly property line shall be preserved. In the event these trees have to be removed at the time of construction, they shall be replaced with a sufficient amount of trees to achieve a similarly opaque barrier within three years of planting.
3. The existing row of trees planted along South 24th Street provides a sufficient amount of street tree plantings and thus shall be preserved.
4. A minimum of one deciduous shade tree shall be planted every 30 linear feet along Richard Downing Avenue. Street tree plantings shall be as designated in the Council Bluffs Street Tree Species Guide.
5. Not less than 10% of the gross lot area shall be landscaped with trees, shrubs and other plant materials.

6. Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, river rock, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.
7. A minimum five foot-wide strip of landscaping, planted with trees, shrubs, and/or grass, shall be installed between the edge of all parking lot areas and any abutting property line. The five-foot wide strips may be included in the 10% requirement.
8. All parking lot islands shall be planted with a minimum of one canopy shade tree and ground cover vegetation (e.g., shrubs, sod, mulch, or river rock, etc.).
9. All disturbed areas without a specific landscape design shall be seeded with sod, turf, and/or prairie grass.
10. All trees shall have a minimum caliper width of two inches at the time of planting.
11. Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating on the subject property.
12. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.

G. Signage

1. The total maximum amount of signage allowed shall be based on a calculation of one and one-half (1 ½) square feet of signage per each lineal foot of street frontage along a public street right-of-way or private drive.
    a. Tobacco free/no-smoking signs shall be exempt from the overall amount of signage allowed on the subject property.
2. The total amount of attached signage shall be limited to 15% of the building façade to which it is attached. Attached signage can be placed at any location on the building but shall not extend beyond any building wall or above the peak of the roof.
    a. One attached wall sign will be installed on the south elevation of the building, as per the submitted signage plan (see Attachment 'I'). No signage calculations were provided with the application.
3. A maximum of one ground/monument sign shall be allowed on the subject property and shall be limited to a maximum height of 10 feet, as measured from finished grade to the highest point of the sign structure. The entire monument sign shall be counted as signage as measured from finished grade to the highest point of the monument and from one side of the monument structure to the other. The maximum sign area shall not exceed 100 square feet of signage per face.
    a. One monument sign will be installed near the northerly driveway entrance onto South 24th Street, as per the submitted signage plan (see Attachment 'I'). No signage calculations were provided with the application.

4. On-site directional signage shall count toward the overall amount of signage permitted on the subject property. Each sign shall be limited to a maximum height of six feet, as measured from finished grade to the highest point of the sign structure.
   a. Five directional signs will be installed on the subject property, as per the submitted signage plan (see Attachment 'I'). The proposed directional signs will have a combined area of 39.2 square feet. The Community Development Department finds the amount of on-site directional signage is acceptable.
5. No sign listed in Section 15.33.070, Prohibited Signs, of the Council Bluffs Municipal Code (Zoning Ordinance) shall be permitted.
6. A sign permit shall be submitted with every building permit application for any attached, detached and/or on-premise directional signage proposed to be installed on the subject property; and

WHEREAS, The Community Development Department recommends approval of the request to adopt the associated site-specific development plan for a new behavioral healthcare hospital on the subject property, subject to the comments stated above and the following condition:

A. Any modifications to the approved development plan which substantially alter the design, layout, configuration, and/or appearance of the project shall be reviewed the City Planning Commission and approved by City Council prior to such changes being made. All minor modifications to the adopted development plan may be administratively approved by the Community Development Director.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA

That the associated site-specific development plan for a new behavioral healthcare hospital on property legally described as the E ½ of the NE ¼ SE ¼ of Section 10-74-44, except for Richard Downing Avenue right-of-way, and Lot 2, South 24th and Highway 275 Industrial, City of Council Bluffs, Pottawattamie County, Iowa, is hereby approved.

ADOPTED AND APPROVED November 13, 2023.

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

Planning Case No. MIS-23-009

Council Communication

Department: Community Development
Case/Project No.:
Submitted by: Marianne Collins, Housing & Economic Development Planner

Resolution 23-313
ITEM 7.G.

Council Action: 11/13/2023

Description

Resolution approving the Annual Urban Renewal Report for Fiscal Year 2022-2023.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/3/2023
Attachment A: Annual Urban Renewal Report 2022-2023	Other	11/3/2023
Resolution 23-313	Resolution	11/7/2023

Council Communication

Departments: Community Development and Finance	Resolution No.: 23-	City Council: November 13, 2023

Subject/Title

Annual Urban Renewal Report for Fiscal Year 2022-2023

Background/Discussion

Since 2012, the City has been reporting on its urban renewal areas and providing information concerning active urban renewal areas and any associated tax increment financing (TIF) districts. The primary emphasis of this report is to provide more information about past use of TIF revenue and projected future use.

Copies of plans, amendments, resolutions and ordinances have to be loaded into the state website for the urban renewal areas currently in effect. This year's report covers the period of July 1, 2022 to June 30, 2023.

In addition, the report asks for the following information:

- All projects in progress and those that were completed in the prior fiscal year;
- All expenditures paid from TIF in the prior fiscal year;
- The amount of outstanding debt payable from TIF;
- The amount of new TIF debt incurred in the prior fiscal year;
- Details of each TIF rebate agreement, including the names of recipients, amount of rebate paid in the prior fiscal year, the number of new jobs created and the amount of private investment;
- The total taxable valuation in the TIF area and the amount of that valuation claimed for TIF purposes;
- A Public Building Analysis of any new projects using TIF revenue to fund the improvement of public (tax exempt) property; and
- The amounts spent for improvements related to housing for low and moderate-income families and the amounts spent for direct assistance to housing for such families.

The report must be approved by the City Council before being considered complete. The report is due December 1, 2023. If the December 1st deadline is missed, the State will not certify the City budget.

The Community Development and Finance Departments collaborated on the completion of this report and have provided it for your review.

Staff Recommendation

The Community Development and Finance Departments recommend approval of the Annual Urban Renewal Report for Fiscal Year 2022-2023.

Attachments

Annual Urban Renewal Report 2022-2023

Prepared by: Marianne Collins, Housing & Economic Planner, Community Development Department
Submitted by: Courtney Harter, Housing & Economic Development Director, Community Development Department

Levy Authority Summary

Local Government Name: COUNCIL BLUFFS
Local Government Number: 78G732

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL	78001	2
COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL	78029	3
COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL	78030	3
COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL	78043	1
COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL	78045	1
COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL	78046	3
COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL	78047	1
COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL	78048	1
COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL	78049	2
COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL	78052	1
COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL	78053	1
COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL	78054	1
COUNCIL BLUFFS ARBOR CREEK URBAN RENEWAL	78904	0
COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL	78905	0
COUNCIL BLUFFS SOUTH AVENUE URBAN RENEWAL	78906	0
COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL	78908	0

TIF Debt Outstanding: **30,238,465**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**104,022**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**
TIF Revenue:	3,545,782		
TIF Sp. Revenue Fund Interest:	20,734		
Property Tax Replacement Claims	10,975		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**3,577,491**		
Rebate Expenditures:	1,952,165		
Non-Rebate Expenditures:	1,614,635		
Returned to County Treasurer:	0		
Total Expenditures:	**3,566,800**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**114,713**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **26,556,952**

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL
UR Area Number: 78001

UR Area Creation Date: 03/1969

UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS UR TIF INCREM	780144	780145	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF INCREM	780147	780148	6,813,346

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,343,300	37,198,582	0	0	-7,408	55,498,312	0	55,498,312
Taxable	0	2,892,338	33,478,729	0	0	-7,408	44,628,112	0	44,628,112
Homestead Credits									14

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**42,071**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	244,574
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**244,574**
Rebate Expenditures:	220,281
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**220,281**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**66,364**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

Hughes-Irons Work

Description:	149 & 153 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Sawyer Building

Description:	125 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

The Rise on Broadway

Description:	103-115 West Broadway
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Additional Parking Lot

Description:	Additional Vine Street Parking Lot
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

15 Yr - 85% Rebate - MAX $625,000- Hughes Iron Bldg

Debt/Obligation Type:	Rebates
Principal:	86,859
Interest:	0
Total:	86,859
Annual Appropriation?:	Yes
Date Incurred:	11/26/2011
FY of Last Payment:	2027

15 yr 90% rebate, Max $900,000 Sawyer Bldg

Debt/Obligation Type:	Rebates
Principal:	630,586
Interest:	0
Total:	630,586
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2032

15 year, 80% rebate, max of $750,000 The Rise

Debt/Obligation Type:	Rebates
Principal:	568,015
Interest:	0
Total:	568,015
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2034

Additional Parking Lot

Debt/Obligation Type:	Internal Loans
Principal:	71,517
Interest:	0
Total:	71,517
Annual Appropriation?:	Yes
Date Incurred:	07/22/2021
FY of Last Payment:	2024

Non-Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Additional Parking Lot
Tied To Project:	Additional Parking Lot

Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

Hughes-Irons Work

TIF Expenditure Amount:	58,147
Rebate Paid To:	Pottawattamie County Development
Tied To Debt:	15 yr 90% rebate, Max $900,000 Sawyer Bldg
Tied To Project:	Hughes-Irons Work
Projected Final FY of Rebate:	2027

Sawyer Builidng

TIF Expenditure Amount:	92,730
Rebate Paid To:	American National Bank
Tied To Debt:	15 yr 90% rebate, Max $900,000 Sawyer Bldg
Tied To Project:	Sawyer Building
Projected Final FY of Rebate:	2032

The Rise

TIF Expenditure Amount:	69,404
Rebate Paid To:	Pottawattamie County Development
Tied To Debt:	15 year, 80% rebate, max of $750,000 The Rise
Tied To Project:	The Rise on Broadway
Projected Final FY of Rebate:	2034

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS UR TIF INCREM
TIF Taxing District Inc. Number: 780145

TIF Taxing District Base Year: 1983
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	03/1969
Blighted	03/1969
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,688,134	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF INCREM
TIF Taxing District Inc. Number: 780148

TIF Taxing District Base Year: 1983
FY TIF Revenue First Received: 1985
Subject to a Statutory end date? No

	UR Designation
Slum	03/1969
Blighted	03/1969
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,343,300	37,198,582	0	0	-7,408	55,498,312	0	55,498,312
Taxable	0	2,892,338	33,478,729	0	0	-7,408	44,628,112	0	44,628,112
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	20,116,497	35,389,223	6,813,346	28,575,877	1,022,426

FY 2023 TIF Revenue Received: 244,574

♦ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL
UR Area Number: 78029

UR Area Creation Date: 10/1987

UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM	780149	780150	10,709,115
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2015 COUNCIL BLUFFS WEST BROADWAY AMEND UR TIF INCREM	780351	780352	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2017 WEST BROADWAY AMEND 2 UR TIF INCREM	780357	780358	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,013,800	89,292,414	384,700	0	-5,556	94,373,144	0	94,373,144
Taxable	0	2,172,676	80,363,172	346,230	0	-5,556	83,314,986	0	83,314,986
Homestead Credits									13

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**4,073**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	384,207
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**384,207**
Rebate Expenditures:	48,892
Non-Rebate Expenditures:	338,338
Returned to County Treasurer:	0
Total Expenditures:	**387,230**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**1,050**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

West Broadway/Bunge Property

Description:	Site acquisition & demolition of Bunge Properties
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

DD West Broadway LLC (22nd & Broadway)

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

West Broadway/Echo Property

Description:	Site acquisition & demolition of Echo Property
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

34th and 1st Holdings, LLC

Description:	Rebate TIF
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

CB-WLG Affordable Limited Partnership

Description:	Rebate TIF
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

DD West Broadway LLC (22nd & Broadway)

Debt/Obligation Type:	Rebates
Principal:	188,471
Interest:	0
Total:	188,471
Annual Appropriation?:	Yes
Date Incurred:	04/07/2014
FY of Last Payment:	2026

West Broadway/Bunge property

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	614,924
Interest:	0
Total:	614,924
Annual Appropriation?:	Yes
Date Incurred:	01/01/2012
FY of Last Payment:	2026

West Broadway/Echo Property

Debt/Obligation Type:	Internal Loans
Principal:	95,800
Interest:	0
Total:	95,800
Annual Appropriation?:	Yes
Date Incurred:	06/01/2022
FY of Last Payment:	2024

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	28,689
Interest:	0
Total:	28,689
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2024

34th & 1st Holdings

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2042

CB-WLG Affordable Limited Partnership

Debt/Obligation Type:	Rebates
Principal:	0

Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2024
FY of Last Payment:	2042

Non-Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

TIF Expenditure Amount:	325,819
Tied To Debt:	West Broadway/Bunge property
Tied To Project:	West Broadway/Bunge Property
TIF Expenditure Amount:	0
Tied To Debt:	West Broadway/Echo Property
Tied To Project:	West Broadway/Echo Property
TIF Expenditure Amount:	12,519
Tied To Debt:	Professional Fees
Tied To Project:	CB-WLG Affordable Limited Partnership

Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

DD West Broadway

TIF Expenditure Amount:	48,892
Rebate Paid To:	DD West Broadway LLC
Tied To Debt:	DD West Broadway LLC (22nd & Broadway)
Tied To Project:	DD West Broadway LLC (22nd & Broadway)
Projected Final FY of Rebate:	2026

34th & 1st Holdings

TIF Expenditure Amount:	0
Rebate Paid To:	34th & 1st Holdings LLC
Tied To Debt:	34th & 1st Holdings
Tied To Project:	34th and 1st Holdings, LLC
Projected Final FY of Rebate:	2042

CB-WLG Affordable Limited Partnership

TIF Expenditure Amount:	0
Rebate Paid To:	CB-WLG Affordable Limited Partnership
Tied To Debt:	CB-WLG Affordable Limited Partnership
Tied To Project:	CB-WLG Affordable Limited Partnership
Projected Final FY of Rebate:	2042

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM
TIF Taxing District Inc. Number: 780150

TIF Taxing District Base Year: 1987
FY TIF Revenue First Received: 2005
Subject to a Statutory end date? No

	UR Designation
Slum	10/1987
Blighted	10/1987
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,013,800	89,292,414	384,700	0	-5,556	94,373,144	0	94,373,144
Taxable	0	2,172,676	80,363,172	346,230	0	-5,556	83,314,986	0	83,314,986
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	35,494,586	58,884,114	10,709,115	48,174,999	1,723,669

FY 2023 TIF Revenue Received: 384,207

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2015 COUNCIL BLUFFS WEST BROADWAY AMEND UR TIF INCREM
TIF Taxing District Inc. Number: 780352

TIF Taxing District Base Year: 2014
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	23,686,242	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2017 WEST BROADWAY AMEND 2 UR TIF INCREM
TIF Taxing District Inc. Number: 780358

TIF Taxing District Base Year: 2016
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	343,806	0	0	0	0

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL
UR Area Number: 78030

UR Area Creation Date: 05/2001

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	780252	780253	0
COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM	780254	780255	0
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC AMENDED UR TIF INCREM	780305	780306	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	38,574,200	0	0	0	38,574,200	0	38,574,200
Taxable	0	0	34,716,780	0	0	0	34,716,780	0	34,716,780
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**0**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**0**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

BASS PRO DEVELOPMENT

Description:	BASS PRO RETAIL CENTER
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Non-Rebates For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Project:	BASS PRO DEVELOPMENT

TIF Expenditure Amount:	0
Tied To Project:	BASS PRO DEVELOPMENT

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM
TIF Taxing District Inc. Number: 780253
TIF Taxing District Base Year: 2000
FY TIF Revenue First Received: 2005
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2001

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	38,574,200	0	0	0	38,574,200	0	38,574,200
Taxable	0	0	34,716,780	0	0	0	34,716,780	0	34,716,780
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,614,045	34,716,780	0	34,716,780	1,242,143

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
TIF Taxing District Name: COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM
TIF Taxing District Inc. Number: 780255
TIF Taxing District Base Year: 2000
FY TIF Revenue First Received:
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2001

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,313	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC AMENDED UR TIF INCREM
TIF Taxing District Inc. Number: 780306
TIF Taxing District Base Year: 2005
FY TIF Revenue First Received: 2006
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2001

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	26,000,000	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL
UR Area Number: 78043

UR Area Creation Date: 01/2005

UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2005 COUNCIL BLUFFS MADISON LINDBERG AVE UR TIF INCREM	780297	780298	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**0**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**0**

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**0**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**0**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Urban renewal area and TIF district were repealed effective June 30, 2013.

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Sum of Private Investment Made Within This Urban Renewal Area during FY 2023

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MADISON-LINDBERG AVE URBAN RENEWAL (78043)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2005 COUNCIL BLUFFS MADISON LINDBERG AVE UR TIF INCREM
TIF Taxing District Inc. Number: 780298
TIF Taxing District Base Year: 2005
FY TIF Revenue First Received: 2009
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2015

	UR Designation
Slum	01/2005
Blighted	01/2005
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	34,067	0	0	0	0

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL
UR Area Number: 78045

UR Area Creation Date: 04/2007

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS MARKETPLACE UR TIF INCREM	780319	780320	26,911,620

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	29,901,800	0	0	0	29,901,800	0	29,901,800
Taxable	0	0	26,911,620	0	0	0	26,911,620	0	26,911,620
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**0**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**
TIF Revenue:	858,131		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	8,068		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**866,199**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	818,900		
Returned to County Treasurer:	0		
Total Expenditures:	**818,900**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**47,299**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

Marketplace, LLC

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

60% rebate for FY13-14, 90% rebate thereafter, maximum $8.75 million

Debt/Obligation Type:	Rebates
Principal:	702,000
Interest:	0
Total:	702,000
Annual Appropriation?:	Yes
Date Incurred:	08/24/2013
FY of Last Payment:	2029

Iowa Finance Authority Economic Dev Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	2,605,000
Interest:	865,856
Total:	3,470,856
Annual Appropriation?:	Yes
Date Incurred:	05/20/2015
FY of Last Payment:	2029

Non-Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

TIF Expenditure Amount:	818,900
Tied To Debt:	Iowa Finance Authority Economic Dev Bonds
Tied To Project:	Marketplace, LLC

Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

3271 MARKETPLACE DRIVE

TIF Expenditure Amount:	0
Rebate Paid To:	LEGACY COUNCIL BLUFFS MARKET PLACE llc
Tied To Debt:	60% rebate for FY13-14, 90% rebate thereafter, maximum $8.75 million
Tied To Project:	Marketplace, LLC
Projected Final FY of Rebate:	2029

A NEW REDEVELOPMENT AGREEMENT WAS SIGNED IN AUGUST 2013 WITH LEGACY COUNCIL BLUFFS MARKETPLACE LLC. FOR TAX INCREMENT FISCAL YEARS 2015 THROUGH 2029, THE TAX INCREMENT RATE IS 90% NOT TO EXCEED $8,750,000.

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Sum of Private Investment Made Within This Urban Renewal Area during FY 2023

0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL (78045)
TIF Taxing District Name: CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS MARKETPLACE UR TIF INCREM
TIF Taxing District Inc. Number: 780320
TIF Taxing District Base Year: 2007
FY TIF Revenue First Received: 2010
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	04/2007

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	29,901,800	0	0	0	29,901,800	0	29,901,800
Taxable	0	0	26,911,620	0	0	0	26,911,620	0	26,911,620
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	37,940	26,911,620	26,911,620	0	0

FY 2023 TIF Revenue Received: 858,131

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL
UR Area Number: 78046

UR Area Creation Date: 06/2003

UR Area Purpose: Removal of slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM	780315	780316	38,200,649
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM	780331	780332	11,505
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS PLAYLAND PARK AMEND #3 UR TIF INCREM	780347	780348	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	9,466,906	0	0	0	56,042,800	0	56,042,800
Taxable	0	0	8,520,215	0	0	0	38,212,349	0	38,212,349
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**0**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	1,326,869
TIF Sp. Revenue Fund Interest:	18,862
Property Tax Replacement Claims	2,907
Asset Sales & Loan Repayments:	0
Total Revenue:	**1,348,638**
Rebate Expenditures:	896,989
Non-Rebate Expenditures:	451,649
Returned to County Treasurer:	0
Total Expenditures:	**1,348,638**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**0**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

Riverfront Apartments

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Office Building

Description:	Rebate TIF
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Parking Garage

Description:	Rebate TIF
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

BDC Apartments (Lot 1, Block 2)

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

GO BONDS 2010C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	321,402
Interest:	0
Total:	321,402
Annual Appropriation?:	No
Date Incurred:	07/30/2010
FY of Last Payment:	2025

40 semi annual payments, 75%, Noddle Office Building

Debt/Obligation Type:	Rebates
Principal:	4,498,670
Interest:	0
Total:	4,498,670
Annual Appropriation?:	Yes
Date Incurred:	07/11/2016
FY of Last Payment:	2039

40 semi annual payments, 75% Parking Garage

Debt/Obligation Type:	Other Debt
Principal:	4,625,066
Interest:	0
Total:	4,625,066
Annual Appropriation?:	Yes
Date Incurred:	10/24/2017
FY of Last Payment:	2039

18 year, 75% BDC Apartments (Lot 1, Blk 2)

Debt/Obligation Type:	Rebates
Principal:	6,928,862
Interest:	0
Total:	6,928,862
Annual Appropriation?:	Yes
Date Incurred:	12/20/2016
FY of Last Payment:	2038

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	4,155
Interest:	0
Total:	4,155
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2024

River Park Development Project

Debt/Obligation Type:	Internal Loans
Principal:	1,185,422

Interest:	0
Total:	1,185,422
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2029

Parking Garage Maintenance

Debt/Obligation Type:	Internal Loans
Principal:	294,354
Interest:	0
Total:	294,354
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2024

Central Area Maintenance Expenses

Debt/Obligation Type:	Internal Loans
Principal:	86,807
Interest:	0
Total:	86,807
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2024

Non-Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

TIF Expenditure Amount:	128,166
Tied To Debt:	GO BONDS 2010C
Tied To Project:	Riverfront Apartments
TIF Expenditure Amount:	0
Tied To Debt:	Professional Fees
Tied To Project:	BDC Apartments (Lot 1, Block 2)
TIF Expenditure Amount:	115,154
Tied To Debt:	River Park Development Project
Tied To Project:	Parking Garage
TIF Expenditure Amount:	178,329
Tied To Debt:	Parking Garage Maintenance
Tied To Project:	Parking Garage
TIF Expenditure Amount:	30,000
Tied To Debt:	Central Area Maintenance Expenses
Tied To Project:	Parking Garage

Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

4201 Riverâ€™s Edge Parkway

TIF Expenditure Amount:	224,762
Rebate Paid To:	River's Edge One, LLC
Tied To Debt:	40 semi annual payments, 75%, Noddle Office Building
Tied To Project:	Office Building
Projected Final FY of Rebate:	2039

Parking Garage

TIF Expenditure Amount:	224,247
Rebate Paid To:	River's Edge Parking, LLC
Tied To Debt:	40 semi annual payments, 75% Parking Garage
Tied To Project:	Parking Garage
Projected Final FY of Rebate:	2039

BDC Apartments Lot 1, Block 2

TIF Expenditure Amount:	447,980
Rebate Paid To:	River's Edge Apartments, LLC
Tied To Debt:	18 year, 75% BDC Apartments (Lot 1, Blk 2)
Tied To Project:	BDC Apartments (Lot 1, Block 2)
Projected Final FY of Rebate:	2038

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM
TIF Taxing District Inc. Number: 780316

TIF Taxing District Base Year: 2006
FY TIF Revenue First Received: 2009
Subject to a Statutory end date? No

	UR Designation
Slum	06/2003
Blighted	06/2003
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	9,453,906	0	0	0	56,029,800	0	56,029,800
Taxable	0	0	8,508,515	0	0	0	38,200,649	0	38,200,649
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	808,462	38,200,649	38,200,649	0	0

FY 2023 TIF Revenue Received: 1,326,869

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM
TIF Taxing District Inc. Number: 780332

TIF Taxing District Base Year: 2010
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	13,000	0	0	0	13,000	0	13,000
Taxable	0	0	11,700	0	0	0	11,700	0	11,700
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,495	11,505	11,505	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS PLAYLAND PARK AMEND #3 UR TIF INCREM
TIF Taxing District Inc. Number: 780348

TIF Taxing District Base Year: 2013
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	91,831	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL
UR Area Number: 78047

UR Area Creation Date: 02/2007

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS HAWKEYE HEIGHTS UR TIF INCREM	780317	780318	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**0**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**0**

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**0**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**0**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL

Council Bluffs Retirement

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL (78047)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS HAWKEYE HEIGHTS UR TIF INCREM
TIF Taxing District Inc. Number: 780318
TIF Taxing District Base Year: 2007
FY TIF Revenue First Received: 2010
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2007

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	156,234	0	0	0	0

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL
UR Area Number: 78048

UR Area Creation Date: 06/1998

UR Area Purpose: Slum and blight

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS SOUTH MAIN UR TIF INCREM	780321	780322	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**0**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**0**

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**0**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**0**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

Prime Square

Description:	Rebate TIF
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

The beginning fund balance was changed to reflect the conversion to accrual accounting.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area during FY 2023

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL (78048)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS SOUTH MAIN UR TIF INCREM
TIF Taxing District Inc. Number: 780322

TIF Taxing District Base Year: 2007
FY TIF Revenue First Received: 2010
Subject to a Statutory end date? No

	UR Designation
Slum	06/1998
Blighted	06/1998
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	30,295,901	0	0	0	0

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL
UR Area Number: 78049

UR Area Creation Date: 02/2006

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	780323	780324	180,929
CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM	780329	780330	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	67,393,200	0	0	0	67,393,200	0	67,393,200
Taxable	0	0	60,653,880	0	0	0	60,653,880	0	60,653,880
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**0**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**
TIF Revenue:	5,748		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**5,748**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	5,748		
Returned to County Treasurer:	0		
Total Expenditures:	**5,748**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**0**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

Metro Crossing, LLC

Description:	Rebate TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	5,849
Interest:	0
Total:	5,849
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2023

Non-Rebates For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

TIF Expenditure Amount:	5,748
Tied To Debt:	Professional Fees
Tied To Project:	Metro Crossing, LLC

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)
TIF Taxing District Name: CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM
TIF Taxing District Inc. Number: 780324
TIF Taxing District Base Year: 2007
FY TIF Revenue First Received: 2010
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2026

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	67,393,200	0	0	0	67,393,200	0	67,393,200
Taxable	0	0	60,653,880	0	0	0	60,653,880	0	60,653,880
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,498,026	60,653,880	180,929	60,472,951	1,923,100

FY 2023 TIF Revenue Received: 5,748

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)
TIF Taxing District Name: CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM
TIF Taxing District Inc. Number: 780330
TIF Taxing District Base Year: 2007
FY TIF Revenue First Received:
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2026

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	819	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL
UR Area Number: 78052

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2013 COUNCIL BLUFFS FRANKLIN AVE UR TIF INCREM	780339	780340	4,604,302

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,526,500	0	0	0	-11,112	8,515,388	0	8,515,388
Taxable	0	4,615,414	0	0	0	-11,112	4,604,302	0	4,604,302
Homestead Credits									24

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**0**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**
TIF Revenue:	146,862		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**146,862**		
Rebate Expenditures:	146,862		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**146,862**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**0**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

FRANKLIN AVE

Description:	REBATE TIF
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

100% TIF, 24 SEMI ANNUAL PMT

Debt/Obligation Type:	Rebates
Principal:	739,427
Interest:	0
Total:	739,427
Annual Appropriation?:	Yes
Date Incurred:	09/26/2011
FY of Last Payment:	2027

Rebates For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

FRANKLIN AVE

TIF Expenditure Amount:	146,862
Rebate Paid To:	MCCARTHY CONSTRUCITON INC
Tied To Debt:	100% TIF, 24 SEMI ANNUAL PMT
Tied To Project:	FRANKLIN AVE
Projected Final FY of Rebate:	2027

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL (78052)
TIF Taxing District Name: COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2013 COUNCIL BLUFFS FRANKLIN AVE UR TIF INCREM
TIF Taxing District Inc. Number: 780340

TIF Taxing District Base Year: 2013
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,526,500	0	0	0	-11,112	8,515,388	0	8,515,388
Taxable	0	4,615,414	0	0	0	-11,112	4,604,302	0	4,604,302
Homestead Credits									24

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	180,245	4,604,302	4,604,302	0	0

FY 2023 TIF Revenue Received: 146,862

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL
UR Area Number: 78053

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS BLUFFS NORTHWAY UR TIF INCREM	780341	780342	11,304,688

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	13,587,900	0	0	0	13,587,900	0	13,587,900
Taxable	0	0	12,229,110	0	0	0	12,229,110	0	12,229,110
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**0**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	376,838
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**376,838**
Rebate Expenditures:	376,838
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	**376,838**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**0**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

BLUFFS NORTHWAY URBAN REVEWAL

Description:	REBATE TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

12 YR 100% REBATE

Debt/Obligation Type:	Rebates
Principal:	2,023,163
Interest:	0
Total:	2,023,163
Annual Appropriation?:	Yes
Date Incurred:	01/17/2013
FY of Last Payment:	2027

Rebates For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

WALMART N. 16TH ST

TIF Expenditure Amount:	376,838
Rebate Paid To:	WALMART REALESTATE TRUST
Tied To Debt:	12 YR 100% REBATE
Tied To Project:	BLUFFS NORTHWAY URBAN REVEWAL
Projected Final FY of Rebate:	2027

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL (78053)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS BLUFFS NORTHWAY UR TIF INCREM
TIF Taxing District Inc. Number: 780342

TIF Taxing District Base Year: 2013
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	13,587,900	0	0	0	13,587,900	0	13,587,900
Taxable	0	0	12,229,110	0	0	0	12,229,110	0	12,229,110
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,283,212	11,304,688	11,304,688	0	0

FY 2023 TIF Revenue Received: 376,838

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL
UR Area Number: 78054

UR Area Creation Date: 12/2015

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2018 BLUFFS VISION UR TIF INCREM	780353	780354	5,646,120

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,923,500	0	0	0	14,923,500	0	14,923,500
Taxable	0	0	13,431,150	0	0	0	13,431,150	0	13,431,150
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**57,878**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**
TIF Revenue:	202,553		
TIF Sp. Revenue Fund Interest:	1,872		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**204,425**		
Rebate Expenditures:	262,303		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**262,303**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**0**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

MAC Ventures LLC

Description:	Fieldhouse and hotel development
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

15 year, 90% rebate

Debt/Obligation Type:	Rebates
Principal:	3,064,608
Interest:	0
Total:	3,064,608
Annual Appropriation?:	Yes
Date Incurred:	04/25/2016
FY of Last Payment:	2034

Non-Rebates For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Project:	MAC Ventures LLC

Rebates For COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL

MAC Ventures

TIF Expenditure Amount:	262,303
Rebate Paid To:	MAC Ventures, LLC
Tied To Debt:	15 year, 90% rebate
Tied To Project:	MAC Ventures LLC
Projected Final FY of Rebate:	2034

Project includes construction of 98,050 sq. ft. fieldhouse, a 132 room hotel & 70,000 sq. ft. of retail. TPC is approx. $40,225,000. City also agrees to return to MAC Ventures 100% of hotel tax generated by the hotel for 15 years, max of $4,500,000.

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Sum of Private Investment Made Within This Urban Renewal Area during FY 2023

0

TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS 2018 BLUFFS VISION URBAN RENEWAL (78054)
TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2018 BLUFFS VISION UR TIF INCREM
TIF Taxing District Inc. Number: 780354

TIF Taxing District Base Year: 2017
FY TIF Revenue First Received: 0
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,923,500	0	0	0	14,923,500	0	14,923,500
Taxable	0	0	13,431,150	0	0	0	13,431,150	0	13,431,150
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	7,012,200	7,911,300	5,646,120	2,265,180	81,047

FY 2023 TIF Revenue Received: 202,553

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS ARBOR CREEK URBAN RENEWAL
UR Area Number: 78904

UR Area Creation Date: 08/2021

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**0**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**0**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS ARBOR CREEK URBAN RENEWAL

Drickey

Description:	Rebate TIF
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS ARBOR CREEK URBAN RENEWAL

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2024

10 year Drickey

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2024
FY of Last Payment:	2037

Non-Rebates For COUNCIL BLUFFS ARBOR CREEK URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Professional Fees
Tied To Project:	Drickey

Rebates For COUNCIL BLUFFS ARBOR CREEK URBAN RENEWAL

Drickey

TIF Expenditure Amount:	0
Rebate Paid To:	Drickey
Tied To Debt:	10 year Drickey
Tied To Project:	Drickey
Projected Final FY of Rebate:	2037

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL
UR Area Number: 78905

UR Area Creation Date: 06/2021

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**0**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**0**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL

McCarthy

Description:	Rebate TIF
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2024

McCarthy

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2025
FY of Last Payment:	2038

Non-Rebates For COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Professional Fees
Tied To Project:	McCarthy

Rebates For COUNCIL BLUFFS NEW HORIZON URBAN RENEWAL

McCarthy

TIF Expenditure Amount:	0
Rebate Paid To:	McCarthy
Tied To Debt:	McCarthy
Tied To Project:	McCarthy
Projected Final FY of Rebate:	2038

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS SOUTH AVENUE URBAN RENEWAL
UR Area Number: 78906

UR Area Creation Date: 07/2021

UR Area Purpose: Economic development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**0**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**0**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS SOUTH AVENUE URBAN RENEWAL

TSL

Description:	Rebate TIF
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)
Urban Renewal Area: COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL
UR Area Number: 78908

UR Area Creation Date:

UR Area Purpose: blighted area

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	**0**	**0**	**Amount of 07-01-2022 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**0**		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	**0**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	**0**	**0**	**Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL

Western Ridge

Description:	Rebate TIF
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For COUNCIL BLUFFS VALLEY VIEW NORTH URBAN RENEWAL

Professional Fees

Debt/Obligation Type:	Internal Loans
Principal:	2,963
Interest:	0
Total:	2,963
Annual Appropriation?:	No
Date Incurred:	06/30/2022
FY of Last Payment:	2024

RESOLUTION NO. 23-313

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS APPROVING THE ANNUAL URBAN RENEWAL REPORT FOR FISCAL YEAR 2022-2023.

WHEREAS, the Urban Renewal Reporting Act of 2012 (HF 2460) requires the preparation of an annual report on active urban renewal areas and associated tax increment financing districts; and

WHEREAS, this report must be approved by the City Council before being considered complete; and

WHEREAS, the Community Development and Finance Departments worked together to complete and prepare this report in accordance with the requirements of state law; and

WHEREAS, this report is due to the Department of Management by December 1st of each year; and

WHEREAS, after review and consideration of the report, the City Council approves and hereby authorizes the submission of this report.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

The Annual Urban Renewal report for Fiscal Year 2022-2023 is hereby approved and City staff is authorized to submit this report to the Department of Management.

ADOPTED
AND
APPROVED: November 13, 2023

Matthew J. Walsh Mayor

ATTEST:

Jodi Quakenbush City Clerk

Council Communication

Department: Community Development
Case/Project No.:
Submitted by: Courtney Harter, Director, Community Development Department

Resolution 23-314
ITEM 7.H.

Council Action: 11/13/2023

Description

Resolution declaring the Purchase, Sale, and Development Agreement by and between the City of Council Bluffs and CB-WLG Affordable Limited Partnership terminated in its entirety and approving and authorizing execution, delivery, and recording of the Notice of Termination.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/3/2023
Notice of Termination	Other	11/3/2023
Notice of Default	Other	11/3/2023
Resolution 23-314	Resolution	11/7/2023

Council Communication

Department: Community Development	Resolution No. _____	Public Hearing: 11-13-2023

Subject/Title

Resolution declaring the Purchase, Sale, and Development Agreement by and between the City of Council Bluffs and CB-WLG Affordable Limited Partnership terminated in its entirety and approving and authorizing execution, delivery, and recording of the Notice of Termination.

Background/Discussion

Starting in 2012, the City began acquiring property in the west end, specifically between West Broadway and 2nd Avenue from 28th Street to 35th Street. Demolition of structures and site grading have occurred and developers have expressed interest in redeveloping some of the property. Because the property is located in the West Broadway Urban Renewal Area, the process for land disposition is dictated by urban renewal law. It is in the best interest of the City to request proposals for the redevelopment of the sites through a RFP process, beginning with the property located between 32nd and 34th Streets from West Broadway to 2nd Avenue.

In 2021, the City entered into a development agreement with White Lotus Group (WLG) to construct an 84-unit multi-family apartment building that would be available to households at or below 60% of the median family income (MFI). An additional 12 townhouses would be constructed along 2nd Avenue that would be market rate. The development agreement outlined a timeline for securing tax credits and financing for the project to move forward. Because of COVID, additional time was granted to complete the project.

In 2023, Staff and WLG began meeting regularly to move the project forward on the multi-family component. Unfortunately, WLG has not been able to secure their tax credits and financing specific to this piece of the project. On October 13, 2023, a Notice of Default was sent to WLG as required by the development agreement stating "the developer has failed to enter into an agreement with Iowa Finance Authority that meets the criteria for the 'State Agreement' and has failed to enter into an agreement with the Omaha/Council Bluffs Interlocal HOME Consortium that meets the criteria for the 'Interlocal HOME Agreement.'" The agreement outlines these items would be completed by December 31, 2021.

Because no progress has been made on the multi-family, the Staff believes it is in the best interest of the City to terminate the agreement with WLG and request new proposals from qualified developers on the site. WLG will be eligible to resubmit with the hope their project is ready to move forward in a timely manner.

Recommendation

Approve resolution declaring the Purchase, Sale, and Development Agreement by and between the City of Council Bluffs and CB-WLG Affordable Limited Partnership terminated in its entirety and approving and authorizing execution, delivery, and recording of the Notice of Termination

November 15, 2023

CB-WLG Affordable Limited Partnership
Attn: Arun Agarwal, CEO
10404 Essex Court, Suite 101
Omaha, NE 68114

RE: NOTICE OF TERMINATION

To Whom It May Concern:

This Notice of Termination constitutes written notice of termination of the Purchase, Sale, and Development Agreement dated September 13, 2021, by and between the City of Council Bluffs, Iowa ("City") and CB-WLG Affordable Limited Partnership ("Developer") (the "Agreement").

The City sent a Notice of Default, dated October 12, 2023, to CB-WLG Affordable Limited Partnership by certified mail, return receipt requested. A copy of the Notice of Default is attached.

More than 30 days have passed since the delivery of the Notice of Default, and the Event of Defaults described in the Notice of Default have not been cured to the satisfaction of the City, nor has CB-WLG Affordable Limited Partnership provided reasonably satisfactory assurances to the City that the Events of Default will be cured.

Accordingly, the City hereby exercises its rights pursuant to the Agreement as follows:

1. **Pursuant to Section 10.2 of the Agreement, the City hereby declares the Agreement terminated in its entirety.**

2. **The City reserves any and all other remedies available to it.**

Dated this _____ day of _____, 2023.

CITY OF COUNCIL BLUFFS, IOWA

By: _____
Mayor Matt Walsh

[attach copy of the Notice of Default letter]

VIA CERTIFIED MAIL, POSTAGE PREPAID, RETURN RECEIPT REQUESTED

CB-WLG Affordable Limited Partnership
Attn: Arun Agarwal, CEO
10404 Essex Court, Suite 101
Omaha, NE 68114

NOTICE OF DEFAULT

To Whom It May Concern:

This Notice of Default constitutes written notice of an Event of Default under the Purchase, Sale, and Development Agreement by and between the City of Council Bluffs, Iowa (the "City") and CB-WLG Affordable Limited Partnership (the "Developer") dated September 13, 2021 (the "Agreement").

This Notice of Default is given pursuant to Section 11.2 of the Agreement as written notice of Developer's breach of the Agreement, which constitutes an Event of Default under the Agreement. Section 11.1 defines several Events of Default, including Section 11.1(b): "Failure by Developer to substantially observe or perform any covenant, condition, obligation, or agreement on its part to be observed or performed under this Agreement, the Interlocal HOME Agreement, or the State Agreement." Section 11.2 provides that the City may take action in response to Events of Default after thirty (30) days' written notice to Developer, if the Event of Default has not been cured within said thirty (30) days, or if the Event of Default cannot reasonably be cured within thirty (30) days and Developer do not provide assurances reasonably satisfactory to the City that the Event of Default will be cured as soon as reasonably possible.

As of the date of this Notice, the Developer has failed to enter into an agreement with Iowa Finance Authority that meets the criteria for the "State Agreement" and has failed to enter into an agreement with the Omaha/Council Bluffs Interlocal HOME Consortium that meets the criteria for the "Interlocal HOME Agreement." Pursuant to Section 3.1 of the Agreement, a condition precedent to the City's transfer of the Development Property to the Developer is "Developer entering into and remaining in compliance with (i) the State Agreement with Iowa Finance Authority related to Developer's receipt of Low-Income Housing Tax Credits in connection with the Project and (ii) the Interlocal HOME Agreement related to Developer's receive of a grant of $500,000 in connection with the Minimum Apartment Improvements." This condition precedent was expected to be met nearly two years ago, in order to permit Closing to occur on or before December 31, 2021.

Since the Agreement was executed, City staff have repeatedly engaged in discussions with the Developer seeking updates on the Developer's progress to enter into the State Agreement and the Interlocal HOME Agreement, as well as other updates on Developer's progress on the Project. The Developer's failure to enter into the State Agreement and the Interlocal HOME Agreement has prevented the parties from completing the Closing for almost two years. In turn, the Developer's failure to enter into the State Agreement and the Interlocal HOME Agreement has impeded progress in furtherance of completing the Project pursuant to the timelines set forth in the Agreement. Accordingly, the City has determined that Developer has failed to substantially observe or perform a condition and obligation on its part to be performed under the terms and conditions of the Agreement, which is an Event of Default.

In light of the extended failure to enter into the State Agreement and the Interlocal HOME Agreement, notwithstanding repeated dialogue between the City and Developer about the need to enter into such agreements, the City has no reason to believe the Events of Default will be cured within thirty (30) days or that the Developer will be able to provide assurances reasonably satisfactory to the City that the Events of Default will be cured "as soon as reasonably possible." The City intends to include a proposal for termination of the Agreement on the agenda for the City Council to be held on November 13, 2023.

If the Events of Default are not resolved to the City's satisfaction **on or before November 13, 2023**, then the City may exercise some or all of its remedies under the Agreement, including but not limited to termination of the Agreement.

Dated this 12 day of October, 2023.

CITY OF COUNCIL BLUFFS, IOWA

By: _____

Name: Courtney Harter

Its: Director of Community Development

02265559-1\10342-159

Resolution 23-314

ITEM TO INCLUDE ON AGENDA

CITY OF COUNCIL BLUFFS, IOWA
November 13, 2023
7:00 P.M.

- Resolution declaring the Purchase, Sale, and Development Agreement by and between the City of Council Bluffs and CB-WLG Affordable Limited Partnership terminated in its entirety and approving and authorizing execution, delivery, and recording of the Notice of Termination

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.

2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.

3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

November 13, 2023

The City Council of the City of Council Bluffs in the State of Iowa, met in regular session, in the Council Chambers, City Hall, 209 Pearl Street, Council Bluffs, Iowa, at 7:00 P.M., on the above date. There were present Mayor Walsh, in the chair, and the following named Council Members:

_____

_____

Absent: _____

Vacant: _____

* * * * * * *

Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION DECLARING THE PURCHASE, SALE, AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF COUNCIL BLUFFS AND CB-WLG AFFORDABLE LIMITED PARTNERSHIP TERMINATED IN ITS ENTIRETY AND APPROVING AND AUTHORIZING EXECUTION, DELIVERY, AND RECORDING OF THE NOTICE OF TERMINATION", and moved:

☐ that the Resolution be adopted.

☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ _____.M. on the _____ day of _____, 2023, at _____.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 23-314

RESOLUTION DECLARING THE PURCHASE, SALE, AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF COUNCIL BLUFFS AND CB-WLG AFFORDABLE LIMITED PARTNERSHIP TERMINATED IN ITS ENTIRETY AND APPROVING AND AUTHORIZING EXECUTION, DELIVERY, AND RECORDING OF THE NOTICE OF TERMINATION

WHEREAS, the City of Council Bluffs, Iowa ("City") and CB-WLG Affordable Limited Partnership (the "Developer") entered into a Purchase, Sale, and Development Agreement on September 13, 2021 approved by the City pursuant to Resolution No. 21-262 (the "Agreement"); and

WHEREAS, the Developer has failed to enter into an agreement with Iowa Finance Authority that meets the criteria for the "State Agreement" and has failed to enter into an agreement with the Omaha/Council Bluffs Interlocal HOME Consortium that meets the criteria for the "Interlocal HOME Agreement", which were required by Section 3.1 of the Agreement as a condition precedent to the City's transfer of the Development Property to the Developer, and this failure is an Event of Default under the Agreement; and

WHEREAS, on October 12, 2023, the City sent the Developer a Notice of Default in the manner required by the terms of the Agreement, which Notice of Default identified the above-described violations of the Agreement (the "Events of Default"); and

WHEREAS, the Developer has not cured the Events of Default and remains in violation of the terms of the Agreement; and

WHEREAS, City staff has caused a Notice of Termination to be prepared to document termination of the Agreement; and

WHEREAS, this Council now desires to terminate the Agreement and to authorize City staff to take additional action with respect to the terminated Agreement as may be needed.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS IN THE STATE OF IOWA:

Section 1. That the Agreement is hereby terminated in its entirety.

Section 2. That the form and content of the Notice of Termination, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal, deliver, and record the Notice of Termination for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers.

Section 3. That City staff are hereby authorized, empowered, and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and document the termination of the Agreement.

PASSED AND APPROVED this 13th day of November, 2023.

_____
Mayor

ATTEST:

_____
City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

I, the undersigned City Clerk of the City of Council Bluffs, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of the City showing proceedings of the City Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of the agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City hereto affixed this 14th day of November, 2023.

City Clerk, City of Council Bluffs, State of Iowa

(SEAL)

02266833-1\10342-159

Council Communication

Department: Finance
Case/Project No.:
Submitted by: Finance Department / Danielle Bemis

Resolution 23-315
ITEM 7.I.

Council Action: 11/13/2023

Description

Resolution approving city depositories as required by the Code of Iowa, Section 12.C.2.

Background/Discussion

The Code of Iowa, in Section 12.C.2, requires that public bodies shall list the depositories approved for deposit of City funds and list the maximum amounts allowed in each depository in the official record.

This resolution designates all financial institutions deemed appropriate and in the best interest of the City of Council Bluffs as authorized depositories for City funds to the limits prescribed in the Investment Policy of no more than $40,000,000 per institution. A copy of the approved Investment Plan is attached.

During this time with the interest rate market being attractive, there are other options outside of a local bank for the City to invest public funds. While reviewing the City's Investment Plan, staff determined it would be beneficial to include an additional financial institution, Multi Bank Securities.

As City staff continues to research investment portfolio options for public funds, changes to the list of approved depositories will be brought back in front of Council for review and approval. Any future revisions will be presented similar to the changes on the redline version of the previous resolution, also attached.

Recommendation

On 10-23-2023, the Investment Plan was approved by Council to amend the maximum limit at each authorized financial institution. It is necessary to amend the resolution for approved depositories to reflect the increase to the maximum limit.

ATTACHMENTS:

Description	Type	Upload Date
Approved Investment Policy 10-23-2023	Other	11/3/2023
Resolution_Redline Version	Other	11/3/2023
Resolution 23-315	Resolution	11/7/2023

Investment Policy
City of Council Bluffs

(*revised - October 2023*)

SECTION 1 – *SCOPE OF INVESTMENT POLICY*

The Investment Policy of the City of Council Bluffs shall apply to all operating funds, bond proceeds and other funds and all investment transactions involving operating funds, bond proceeds and other funds accounted for in the financial statements of the City of Council Bluffs. Each investment made pursuant to this Investment Policy must be authorized by applicable law and this written Investment Policy.

The investment of bond funds or sinking funds shall comply not only with this investment policy, but also be consistent with any applicable bond resolution, bond post compliance policy and Internal Revenue regulations

This Investment Policy is intended to comply with Iowa Code Section 12B.10B.

Upon passage and upon future amendment, if any, copies of this Investment Policy shall be delivered to all of the following:

1. The governing body or officer of the City of Council Bluffs to which the Investment Policy applies.

2. All depository institutions or fiduciaries for public of the City of Council Bluffs.

3. The independent auditor engaged to audit the City of Council Bluffs.

SECTION 2 - *DELEGATION OF AUTHORITY*

In accordance with Iowa Code Section 12C.11, the responsibility for conducting investment transactions resides with the governing body of the City of Council Bluffs. Only those authorized by resolution may invest public funds and a copy of any empowering resolution shall be attached to this Investment Policy.

All contracts or agreements with outside persons investing public funds, advising on the investment of public funds, directing the deposit or investment of public funds or acting in a fiduciary capacity for the City of Council Bluffs shall require the outside person to notify in writing the City of Council Bluffs within thirty days of receipt of all communication from the Auditor of the outside person or any regulatory authority of the existence of a material weakness in internal control structure of the outside person or regulatory orders or sanctions regarding the type of services being provided to the City of Council Bluffs by the outside person.

The records of investment transactions made by or on behalf of the City of Council Bluffs are public records and are the property of the City of Council Bluffs whether in the custody of the City of Council Bluffs or in the custody of a fiduciary or other third party.

The City Finance Department shall establish a written system of internal controls and investment practices. The controls shall be designed to prevent losses of public funds, to document those officers and employees of the City of Council Bluffs responsible for elements of the investment process and to address the capability of investment management. The controls shall provide for the receipt and review of the audited financial statement and related report on internal control structure of all outside persons performing any of the following for this public body:

1. Investing public funds.

2. Advising on the investment of public funds.

3. Directing the deposit or investment of public funds.

4. Acting in a fiduciary capacity for this public body.

A Bank, Savings and Loan Association or Credit Union providing only depository services shall not be required to provide an audited financial statement and related report on internal control structure.

SECTION 3 – *OBJECTIVES OF INVESTMENT POLICY*

The primary objectives, in order of priority, of all investment activities involving the financial assets of the City of Council Bluffs shall be the following:

1. Safety: Safety and preservation of principal in the overall portfolio is the foremost investment objective.

2. Liquidity: Maintaining the necessary liquidity to match expected liabilities is the second investment objective.

3. Return: Obtaining a reasonable return is the third investment objective.

SECTION 4 – *PRUDENCE*

The authorized authority of the City of Council Bluffs, when investing or depositing public funds shall exercise the care, skill, prudence and diligence under the circumstances then prevailing that a person acting in a like capacity and familiar with such matters would use to attain the Section 2 investment objectives. This standard requires that when making investment decisions, the authorized authority shall consider the role that the investment or deposit plays

within the portfolio of assets of the City of Council Bluffs and the investment objectives stated in Section 3.

SECTION 5 – *INSTRUMENTS ELIGIBLE FOR INVESTMENT*

Assets of the City of Council Bluffs may be invested in the following:

1. Interest bearing savings accounts, interest bearing money accounts, and interest bearing checking accounts at any bank, savings and loan association or credit union authorized by the State of Iowa. Each bank must be on the most recent Approved Bank List as distributed by the Treasurer of the State of Iowa or as amended as necessary by notice inserted in the monthly mailing by the Rate Setting Committee. Each financial institution shall be properly declared as a depository by the governing body of the City of Council Bluffs. Deposits in any financial institution or designated custodial agency shall not exceed $40,000,000 in value.

2. Obligations of the United States government, its agencies and instrumentalities.

3. Certificates of deposit and other evidences of deposit at federally insured Iowa depository institutions approved and secured pursuant to Iowa Code Chapter 12C.

4. Iowa Public Agency Investment Trust. (IPAIT)

5. Prime bankers' acceptances that mature within 270 days of purchase and that are eligible for purchase by a federal reserve bank.

6. Commercial paper or other short-term corporate debt that matures within 270 days of purchase and is rated within the two highest classifications, as established by at least one of the standard rating services approved by the superintendent of banking.

7. Repurchase agreements, provided that the underlying collateral consists of obligations of the United States government, its agencies and instrumentalities and the City of Council Bluffs takes delivery of the collateral either directly or through an authorized custodian.

8. An open-end management investment company registered with the Securities & Exchange Commission under the federal Investment Company Act of 1940, 15 U.S.C. Section 80(a) and operated in accordance with 17 C.F.R. Section 270.2a-7, whose portfolio investments are limited to those instruments individually authorized in Section 5 of the Investment Policy.

All instruments eligible for investment are further qualified by all other provisions of this Investment Policy, including Section 7 investment maturity limitations and Section 8 diversification requirements.

SECTION 6 – *PROHIBITED INVESTMENTS AND INVESTMENT PRACTICES*

Assets of the City of Council Bluffs shall not be invested in the following:

1. Reverse repurchase agreements.

2. Futures and options contracts.

Assets of the City of Council Bluffs shall not be invested pursuant to the following investment practices:

1. Trading of securities for speculation or the realization of short-term trading gains.

2. Pursuant to a contract providing for the compensation of an agent or fiduciary based upon the performance of the invested assets.

3. If a fiduciary or other third party with custody of public investment transaction records of the City of Council Bluffs fails to produce requested records when requested by this public body within a reasonable time, the City of Council Bluffs shall make no new investment with or through the fiduciary or third party and shall not renew maturing investments with or through the fiduciary or third party.

SECTION 7 – *INVESTMENT MATURITY LIMITATIONS*

Operating Funds must be identified and distinguished from all other funds available for investment. Operating Funds are defined as those funds which are reasonably expected to be expended during a current budget year or within fifteen months of receipt.

All investments authorized in Section 5 are further subject to the following investment maturity limitations:

1. Operating Funds may only be invested in instruments authorized in Section 5 of this Investment Policy that mature within three hundred ninety-seven (397) days.

2. The authorized authority may invest funds of the City of Council Bluffs that are not identified as Operating Funds in investments with maturities longer than three hundred ninety-seven (397) days. However, all investments of the City of Council Bluffs shall have maturities that are consistent with the needs and use of the City of Council Bluffs.

SECTION 8 – *DIVERSIFICATION*

Investments of the City of Council Bluffs are subject to the following diversification requirements:

Prime bankers' acceptances:

1. At the time of purchase, no more than ten percent (10%) of the investment portfolio of the City of Council Bluffs shall be invested in prime bankers' acceptances, and

2. At the time of purchase, no more than five percent (5%) of the investment portfolio of the City of Council Bluffs shall be invested in the securities of a single issuer.

Commercial paper or other short-term corporate debt:

1. At the time of purchase, no more than ten percent (10%) of the investment portfolio of the City of Council Bluffs shall be invested in commercial paper or other short-term corporate debt,

2. At the time of purchase, no more than five percent (5%) of the investment portfolio of the City of Council Bluffs shall be invested in securities of a single issuer, and

3. At the time of purchase, no more than five percent (5%) of all amounts invested in commercial paper and other short-term corporate debt shall be invested in paper and debt rated in the second highest classification.

Where possible, it is the policy of the City of Council Bluffs to diversify its investment portfolio. Assets shall be diversified to eliminate the risk of loss resulting from overconcentration of assets in a specific maturity, a specific issuer, or a specific class of securities. In establishing specific diversification strategies, the following general policies and constraints shall apply:

1. Portfolio maturities shall be staggered in a way that avoids undue concentration of assets in a specific maturity sector. Maturities shall be selected which provide stability of income and reasonable liquidity.

2. Liquidity practices to ensure that the next disbursement date and payroll date are covered through maturing investments, marketable U.S. Treasury bills or cash on hand shall be used at all times.

3. Risks of market price volatility shall be controlled through maturity diversification so that aggregate price losses on Instruments with maturities approaching one year shall not be greater than coupon interest and Investment Income received from the balance of the portfolio.

SECTION 9 - *SAFEKEEPING AND CUSTODY*

All Invested assets of the City of Council Bluffs involving the use of a public funds custodial agreement, as defined in Iowa Code Section 12B.10C, shall comply with all rules adopted pursuant to Iowa Code Section 12B.10C. All custodial agreements shall be in writing and shall

contain a provision that all custodial services be provided in accordance with the laws of the State of Iowa.

SECTION 10 – *ETHICS AND CONFLICT OF INTEREST*

All officers and employees of the City of Council Bluffs involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Any personal investments or loans in excess of $100,000 in or with any entity that the City of Council Bluffs has declared as a depository or regularly conducts investment business with shall be disclosed in writing to the governing board of the City of Council Bluffs.

SECTION 11 – REPORTING

The Director of Finance shall submit monthly an investment report to the Mayor and City Council. The investment report shall set out the current portfolio in terms of maturity, rates of return and other features and summarize all investment transactions that have occurred during the reporting period.

SECTION 12 – *INVESTMENT POLICY REVIEW AND AMENDMENT*

This Investment Policy shall be reviewed every 3 years or more frequently as appropriate. Notice of amendments to the Investment Policy shall be promptly given to all parties noted in Section 1.

Resolution ~~21-162~~

Resolution approving city depositories

WHEREAS, the Code of Iowa, in Section 12.C.2, requires that public bodies shall list the depositories approved for deposit of City funds and list the maximum amounts allowed in each depository in the official record;

WHEREAS, the Code of Iowa, in Section 12C.6A(2) directs the committee of the Superintendent of Banking, Superintendent of Credit Unions, Auditor of State and Treasurer of State to develop a list of financial institutions that are eligible to accept public deposits;

WHEREAS, at this time, all Iowa financial institutions are eligible to accept public funds; and

WHEREAS, the following depositories are deemed by the City Council to be appropriate and in the best interest of the City of Council Bluffs for deposit of City funds.

Now, therefore, be it resolved by the City Council of the City of Council Bluffs, Iowa:

That the City of Council Bluffs hereby approves the following depositories for City funds and authorizes their use by the properly named officers of the City.

Institution	Maximum Balance Allowed
American National Bank	$~~3~~40,000,000
Midstates Bank NA	$~~3~~40,000,000
US Bank NA	$~~3~~40,000,000
Security National Bank	$~~3~~40,000,000
IPAIT	$~~3~~40,000,000
Multi-Bank Securities	$40,000,000

Adopted and Approved: ~~May 24, 2021~~November 13, 2023

Matthew J. Walsh, Mayor

Allison Head, Acting City Clerk

Resolution 23-315

Resolution approving city depositories

WHEREAS, the Code of Iowa, in Section 12.C.2, requires that public bodies shall list the depositories approved for deposit of City funds and list the maximum amounts allowed in each depository in the official record;

WHEREAS, the Code of Iowa, in Section 12C.6A(2) directs the committee of the Superintendent of Banking, Superintendent of Credit Unions, Auditor of State and Treasurer of State to develop a list of financial institutions that are eligible to accept public deposits;

WHEREAS, at this time, all Iowa financial institutions are eligible to accept public funds; and

WHEREAS, the following depositories are deemed by the City Council to be appropriate and in the best interest of the City of Council Bluffs for deposit of City funds.

Now, therefore, be it resolved by the City Council of the City of Council Bluffs, Iowa:

That the City of Council Bluffs hereby approves the following depositories for City funds and authorizes their use by the properly named officers of the City.

Institution	Maximum Balance Allowed
American National Bank	$40,000,000
Midstates Bank NA	$40,000,000
US Bank NA	$40,000,000
Security National Bank	$40,000,000
IPAIT	$40,000,000
Multi-Bank Securities	$40,000,000

Adopted and Approved: November 13, 2023

Matthew J. Walsh, Mayor

Jodi Quakenbush, City Clerk

Council Communication

Department: Human Resources
Case/Project No.:
Submitted by: Stacie Jensen;
Director of Human Resources

Resolution 23-316
ITEM 7.J.

Council Action: 11/13/2023

Description

Resolution approving Policy 505-Vacations.

Background/Discussion

Human Resources prioritizes the policies and forms a subcommittee that generally include unions, Legal, Department Heads, and other key employees.

Recommendation

Approving the resolution will allow for a better worded policy. Policy review and updates ensure the City's policies are consistent and effective.

ATTACHMENTS:

Description	Type	Upload Date
Policy 505-Vacations-Clean	Resolution	11/3/2023
Policy 505-Vacations-Redlined	Resolution	11/3/2023
Resolution 23-316	Resolution	11/7/2023

City Personnel Policy

VACATIONS

POLICY: 505

Council approval: 11/13/2023

Pages: 2

POLICY:

It is the policy of the City to provide each eligible full and part time employees with paid vacation time on an accrual basis. Paid vacation shall be paid at an employee's base hourly rate of pay, excluding overtime, bonuses, incentives, shift differential or any additional compensation.

APPLICABILITY:

All regular full-time and regular part-time employees.

PROCEDURE:

1. Unless provided otherwise, all full-time employees will accrue annual paid vacation according to the following schedule:

Vacation			
	Accrual/Pay Period (hours)	Accrual/Year (hours)	Max Accrual Allowed (hours)*
New Hire	3.08	80	160
Starting on 6 year anniversary	4.62	120	200
Starting on 13 year anniversary	6.16	160	240
Starting on 19 year anniversary	7.70	200	280

New accrual will appear on the payroll check that corresponds with the payroll period of the employee's anniversary.

*The max accrual provision shall not apply to Police and Fire Supervisory employees and employees who are grandfathered.

Vacation leave for regular part-time employees shall be prorated based on the ratio of regularly scheduled work hours of the employee to those of full-time employees.

2. **Assistant Fire Chiefs**. Vacation leave benefits for Fire Assistant Chiefs assigned to

a 56-hour work shift shall accrue at the rate of 72 hours of leave for each 40 hours of vacation in the schedule provided in #1 above.

A. An employee who is transferred from a 56-hour work schedule to a 40-hour work schedule shall have his/her vacation accumulation adjusted by dividing his/her 56-hour accumulation by 72 and multiplying the result of this calculation by 40.

B. An employee transferred from a 40-hour work schedule to a 56-hour work schedule shall have his/her vacation accumulation adjusted by dividing the 40-hour accumulation by 40 and multiplying the result of this calculation by 72.

C. Upon termination the vacation balance of the 40-hour employee will be converted to a 56-hour benefit and paid at the pay grade for Fire Assistant Chiefs working a 56-hour schedule.

3. Salaried employees as designated by the Mayor shall be able to take vacation as it accrues. All hourly employees will accrue vacation time but will not be eligible to use until the initial probationary period has been completed.

4. The limit for employees who were age 55 or older with at least 25 years' service with the City as of June 30, 2012, shall be twice their annual accumulation.

5. Upon separation from employment, compensation for unused vacation leave shall be paid.

6. Vacation shall not accrue for any hour during a pay period in which an employee is absent without leave, is on an unpaid leave of absence (including unpaid Family Medical Leave Act) or, is on terminal leave.

7. Unless otherwise provided, vacation must be charged as used, in amounts not less than four hours for salaried employees, and 15 minutes for hourly employees. All vacation leave must be requested by the employee and approved by the Department Head or designee prior to the date(s) of vacation.

8. Vacation pay for all employees will consist of the employee's base hourly rate of pay for the vacation period.

9. Department Heads reserve the right to designate when some or all vacations can be taken. Supervisors are responsible for ensuring adequate staffing levels and should attempt, when feasible, to resolve vacation scheduling conflicts on a first-come first-served basis.

City Personnel Policy

VACATIONS

POLICY: 505

Council approval: 11/13/2023 # Pages: 2

POLICY:

It is the policy of the City to provide each eligible full and part time employees with paid vacation time on an accrual basis. Paid vacation shall be paid at an employee's base hourly rate of pay, excluding overtime, bonuses, incentives, shift differential or any additional compensation.

APPLICABILITY:

All regular full-time and regular part-time employees.

PROCEDURE:

1. Unless provided otherwise, all full-time employees will accrue annual paid vacation according to the following schedule:

Vacation			
	Accrual/Pay Period (hours)	Accrual/Year (hours)	Max Accrual Allowed (hours)*
New Hire	3.08	80	160
Starting on 6 year anniversary	4.62	120	200
Starting on 13 year anniversary	6.16	160	240
Starting on 19 year anniversary	7.70	200	280

New accrual will appear on the payroll check that corresponds with the payroll period of the employee's anniversary.

*The max accrual provision shall not apply to Police and Fire Supervisory employees and employees who are grandfathered.

Vacation leave for regular part-time employees shall be prorated based on the ratio of regularly scheduled work hours of the employee to those of full-time employees.

2. **Assistant Fire Chiefs**. Vacation leave benefits for Fire Assistant Chiefs assigned to

a 56-hour work shift shall accrue at the rate of 72 hours of leave for each 40 hours of vacation in the schedule provided in #1 above.

A. An employee who is transferred from a 56-hour work schedule to a 40-hour work schedule shall have his/her vacation accumulation adjusted by dividing his/her 56-hour accumulation by 72 and multiplying the result of this calculation by 40.

B. An employee transferred from a 40-hour work schedule to a 56-hour work schedule shall have his/her vacation accumulation adjusted by dividing the 40-hour accumulation by 40 and multiplying the result of this calculation by 72.

C. Upon termination the vacation balance of the 40-hour employee will be converted to a 56-hour benefit and paid at the pay grade for Fire Assistant Chiefs working a 56-hour schedule.

3. Salaried employees as designated by the Mayor shall be able to take vacation as it accrues. All hourly employees will accrue vacation time but will not be eligible to use until the initial probationary period has been completed.

4. The limit for employees who were age 55 or older with at least 25 years' service with the City as of June 30, 2012, shall be twice their annual accumulation.

5. Upon separation from employment, compensation for unused vacation leave shall be paid.

6. Vacation shall not accrue for any hour during a pay period in which an employee is absent without leave, is on an unpaid leave of absence (including unpaid Family Medical Leave Act) or, is on terminal leave.

7. Unless otherwise provided, vacation must be charged as used, in amounts not less than four hours for salaried employees, and 15 minutes for hourly employees. All vacation leave must be requested by the employee and approved by the Department Head or designee prior to the date(s) of vacation.

8. Vacation pay for all employees will consist of the employee's base hourly rate of pay for the vacation period.

9. Department Heads reserve the right to designate when some or all vacations can be taken. Supervisors are responsible for ensuring adequate staffing levels and should attempt, when feasible, to resolve vacation scheduling conflicts on a first-come first-served basis.

RESOLUTION
NO 23-316

A RESOLUTION APPROVING REVISIONS OF THE CITY'S CURRENT PERSONNEL POLICIES MANUAL: POLICY #505 VACATIONS

WHEREAS, the last revisions of Policy #505 Vacations occurred in 2022;

WHEREAS, there was a section of the policy that needed clarification; and,

WHEREAS, a minor change has been made that needs reflected in the City's Personnel Policies manual; and,

WHEREAS, said changes are deemed to be in the best interest of the City of Council Bluffs, Iowa;

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the proposed revisions of the City's current Personnel Policy:

Policy #505 Vacations

are hereby adopted and the Personnel Policy manual will be updated accordingly.

ADOPTED
AND
APPROVED November 13, 2023

Matthew J. Walsh, Mayor

ATTEST:

Jodi Quakenbush, City Clerk

Council Communication

Department: Community Development
Case/Project No.: MIS-23-010
Submitted by: Christopher N. Gibbons, AICP, Planning Manager

Resolution 23-317
ITEM 7.K.

Council Action: 11/13/2023

Description

Resolution authorizing the Mayor to execute an agreement for the consent to subdivision and petition for voluntary annexation of parcel number 744309326001, otherwise identified as 20387 Cardinal Lane, between City of Council Bluffs and Kelly J. Hassler.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Staff Report	11/3/2023
Attachment A: Sketch plat	Other	11/3/2023
Attachment A: Plat of survey for proposed parcel split	Other	11/3/2023
Attachment B: Location map	Map	11/3/2023
Attachment C: Proposed voluntary annexation agreement	Other	11/3/2023
Attachment D: Voluntary annexation petition	Other	11/3/2023
Resolution 23-317	Resolution	11/7/2023

City Council Communication

Department: Community Development Department Case #MIS-23-010 Applicants: City of Council Bluffs 209 Pearl Street Council Bluffs, Iowa 51503 Kelly Hassler 20387 Cardinal Lane Council Bluffs, IA 51503	Resolution No. _____	City Council: 11/13/2023

Subject/Title

Request: A resolution authorizing the Mayor to execute an agreement for the consent to subdivision and petition for voluntary annexation of parcel number 744309326001 otherwise identified as 20387 Cardinal Lane.

Location: 20387 Cardinal Lane, Council Bluffs, Iowa

Background/Discussion

The applicant, Kelly Hassler, submitted a sketch-plat application to the Pottawattamie County Planning Department and the City of Council Bluffs requesting approval to subdivide her property at 20387 Cardinal Lane, being legally described as the West 34 acres of the NE ¼ SW1/4 of Section 9-74-43, except part to Pottawattamie County, Iowa in Book 660 Page 400, Pottawattamie County, Iowa, into two parcels (see Attachment A). Proposed parcel #23124 will consist of 2.00 net acres and proposed Parcel #23125 will consist of 27.421 net acres. The purpose of this parcel split request is to allow the applicant to sell their existing home on proposed parcel #23125 and to build a new home on proposed parcel #23124. The subject property is located within the City's two-mile extraterritorial limit and is designated as a City Growth Area II, as per the recently adopted Joint City-County Land Use Study/28E agreement.

Per the City Growth Area II policies, as stated in the adopted Joint City-County Land Use Study, "*parcel splits are allowed within a City Growth Area II as a one-time action provided the remainder of the parcel to be split is 20 acres or greater and retains a potential for development at urban standards. Annexation of property within a City Growth Area II is anticipated to be concurrent with individual subdivision activity and with the extension of utility systems. In the event that it is not practicable to complete an annexation at the time of development, the subdivider of property shall enter into an agreement with the City providing assurances that when it becomes practicable to be annexed they, along with any successors and assigns, will cooperate with the process on a voluntary basis."* The proposed parcel split complies with all applicable City Growth Area II policies; however, immediate annexation is not practicable as the subject property is located approximately 3,000 linear feet from the closest point of the City's municipal boundary (see Attachment B). For this reason, the City and the property owner negotiated an agreement that allows the parcel split to be approved in exchange for their cooperation for voluntary annexation at a future date and compliance with the terms of the agreement (see Attachments C & D). The agreement is applicable

to the current property owner and all future successor's and/or assigns associated with the property. Once the agreement is signed by all parties, the City will record the document with Pottawattamie County office so that it follows the chain of title of the subject property in perpetuity.

Recommendation

The Community Development Department recommends approval to execute an agreement for the consent to subdivision and petition for voluntary annexation of parcel number 744309326001 otherwise known as 20387 Cardinal Lane, as shown in Attachments 'C' and 'D'.

Attachments

Attachment A – Sketch plat/plat of survey for proposed parcel split
Attachment B - Location map
Attachment C – Proposed voluntary annexation agreement
Attachment D – Voluntary annexation petition

Prepared by: Christopher Gibbons, AICP, Planning Manager

Pottawattamie County
Planning & Development

227 South 6th Street
Council Bluffs, IA 51501
Ph: 712-328-5792 | Fax: 712-328-4731
PottCounty-ia.gov

TO: Kelly Hassler
20387 Cardinal Ln
Council Bluffs, IA 51503

FROM: Pam Kalstrup, County Planning

DATE: 10/4/2023

RE: Sketch Plat Application
Robert A - Kelly J Hassler

Please find enclosed a sketch plat application. **An "x" in the box means that these items will be required to be submitted before approval of this application can be made by the Planning Department.** EXPLANATIONS TO THE DOCUMENTS OR ISSUES LISTED BELOW CAN BE FOUND ON THE ATTACHED PAGE.

Office Use Only Recd	Required If X Required	
☐	☒	*Application form signed by all current property owners of the involved properties*
☐	☒	*Filing fee in the amount of $150*
☐	☒	*Plat of Survey*
☐	☒	*Entrance Permit for* ☒ *Proposed* Property #1 ☐ *Proposed* Property #2 ☐ *Proposed* Property #3
☐	☐	*Time of Transfer Inspection Report*
☐	☐	*Septic System Clearance*
☐	☒	County Treasurer's Certification that all taxes/assessment are paid current for All Properties The purpose of this certification is to insure that all certified taxes and special assessments are paid in conjunction with a pending Sketch Plat Application before it is approved. In the event this Certification is signed by the County Treasurer for the current tax year and the Sketch Plat Application is not completely processed, approved and recorded with the required deed/contract, any certified taxes/special assessments will be required to be paid current and another Certification will be required to be sign.
☐	☒	Deed(s) or contract for ☒ *Proposed* Property #1 ☒ *Proposed* Property #2 ☐ *Proposed* Property #3 ☐ *Proposed* Property #4 ☐ *Proposed* Property #5 *The deed(s) that is/are joining properties together will need to contain the following statement **"For Zoning, Subdivision, Taxation and Assessment Purposes, the above-described properties shall be considered one parcel."**
☐	☐	NPDES Permit for IDNR
☐	☒	Protective covenants or deed restrictions, either existing or proposed, if applicable
☐	☒	Easements affecting the property, existing or proposed, if applicable
☐	☒	City of Council Bluffs approval

EXPLANATIONS TO THE BOXES CHECKED ABOVE CAN BE FOUND ON THE ATTACHED PAGE.

Once the listed documentation is received, final approval can be given to the application and the appropriate copies forwarded to you. **Please note that a copy of the approved sketch plat application must be recorded with the deed(s) or contracts transferring the ownership of any parcel(s).** If in the meantime you have any questions relative to this matter, please do not hesitate to contact this Office.

Enclosures

Xc: Snyder & Associates

APPLICATION FORM. This document must be signed by all property owners that own any of the land that is part of this application. Return enclosed form.

FILING FEE. The filing fee for Sketch Plat Applications is $75 per parcel created, minimum $150. If this application and/or map is requested to be changed after the initial application is put together, a $50 fee will be charged, in addition to the per parcel created fee.

PLAT OF SURVEY. If your surveyor is known at the time of this mailing, we will have sent them a copy of this application and the map. If the surveyor was not known, we will have included 2 copies of the application and sketch plat map and you will need to give a copy to your surveyor once you have selected one. Size of Plat of Survey can be no larger than 11" x 17".

ENTRANCE PERMIT. For entrances on State highways contact Iowa DOT at 712-323-6125. For entrances on County roads and highways contact the County Engineer's Office at 712-328-5608. If you do not wish to construct a driveway within the next 6 months, please take the enclosed form with you when you meet with the County Engineer's representative and have them sign it in lieu of an entrance permit.

TIME OF TRANSFER INSPECTION REPORT OR SEPTIC SYSTEM CLEARANCE. As part of this application process, when there is a dwelling or structure that is served by a septic system located on the property, a copy of the Time of Transfer Inspection Report, completed by a State Certified Inspector must be submitted. In the event that the County review of the Inspection report determines that the System must be replaced, it will be required that before the Sketch Plat is approved that the System be upgraded. Please note that there are some transactions that are exempt from the Time of Transfer Inspection. In those cases one of the County Inspectors will view the property to insure that there is no surface discharge of sewage and that they property is not serviced by a cesspool. The existence of either of these situations will require that system be upgraded after obtaining a septic permit.

COUNTY TREASURER'S CERTIFICATION. Before this Sketch Plat Application can be approved, any certified taxes and special assessments on the involved properties must be paid. This means that both the first half (September) and the second half (March) taxes that are on the books at the time the Planning Director processes the application for approval, must be paid before application can be approved. You will need to take the attached "County Treasurer's Certification" form to the County Treasurer's Office on the 1st floor of the Courthouse (227 South 6th Street, Council Bluffs, IA) make sure that all of the taxes are currently paid up and then have the form signed.

If the deed/contract has not been recorded, along with the approved sketch plat application, and the next year's taxes are certified by the Treasurer it will be necessary that those taxes be paid in full for all involved properties and a new Certification Statement signed. If you have your taxes escrowed this may be an issue and should be discussed with your lending institution.

DEED OR CONTRACT JOINING PROPERTIES. When a Sketch Plat Application is for a property line adjustment, a deed(s) or contract(s) will need to be prepared that will not only transfer the created parcel from the seller to the buyer, but that will join the created parcel with the property adjacent to owned by the buyer. The deed that is joining properties together will need to contain the following statement **"For Zoning, Subdivision, Taxation and Assessment Purposes, the above-described properties shall be considered one parcel."** You will need to supply the Planning Office with the "pre-recorded version" of the deeds that will be recorded after approval of the Sketch Plat is given. If you are trying to join a property that has a mortgage on it with a property that you have clear title to you should discuss this detail with your lending institution.

PROTECTIVE COVENANTS OR DEED RESTRICTIONS. Provide copies of any protective covenants or deed restrictions that exist for the properties subject to the Sketch Plat Application. If none exist or are proposed, not applicable.

EASEMENTS. Provide pre-recorded versions of any well, septic and/or ingress/egress easements that are being proposed or are required as a part of the proposed land divisions/property line adjustments. If none exist or are proposed, not applicable.

CITY APPROVAL. This property is located within 2-miles of the City of ☒ Council Bluffs ☐ Carson ☐ Crescent ☐ Neola ☐ Treynor. The City has authority to review land divisions within this 2-mile area. You must contact Christopher Gibbons at 712-890-5358 to secure approval from the City on the request, in addition to County approval.

SKP #_____-_____ Receipt #: _____

Amount: $150

Township: Lewis
Section: 9

POTTAWATTAMIE COUNTY, IOWA, SKETCH PLAT APPLICATION

PROPERTY OWNER #1	Robert A - Kelly J Hassler				
Address	20387 Cardinal Ln Council Bluffs, IA 51503				
PROPERTY OWNER #2					
Address					
SURVEYOR	**Snyder & Associates**				
CONTACT PERSON	Kelly Hassler		**SUBDIVISION NAME** only if chosen at this time		
STREET NAME(S)	Cardinal Ln & Overland Trl		**CIVIL TOWNSHIP**	Lewis	
CURRENT LEGAL DESCRIPTION	**Property #1**	7443 09 326 001	9-74-43 W34 AC NE SW		
	Property #2				
	Property #3				
	Property #4				
LAND USE	**Current**	Ag/Res	**Proposed**	Ag/Res	
ZONING	**Current**	R-2	**Proposed**	R-2	
PROPOSED LEGAL DESCRIPTION	**Property #1**	Parcel 23124			
These legal descriptions are abbreviated for application purposes only and are not intended to be utilized in the actual deed or contract documents.	**Property #2**	Parcel 23125			
	Property #3				
	Property #4				
	Property #5				
INFRASTRUCTURE	**Water**	☒ Private Water Well ☐ Public/Common Water System			
	Sewer	☒ Septic System ☐ Municipal/Common Sewer			
ENTRANCE	☐ Existing Entrance ☐ New Entrance onto State Highway proposed. See attached copy of approved Iowa Department of Transportation Entrance Permit. ☒ New Entrance onto County Road proposed. See attached copy of approved Pottawattamie County Secondary Road Entrance Permit. ☐ This application is for a major subdivision. No individual driveways are being proposed at this time.				

CERTIFICATION/SIGNATURE

I certify that all of the information and documentation presented with this application is true and correct to the best of my knowledge

Property Owner		Date
Type or Print Name	Robert A - Kelly J Hassler	

Property Owner		Date
Type or Print Name		

Property Owner		Date
Type or Print Name		

COUNTY TREASURER'S CERTIFICATION

STATE OF IOWA)
) §
COUNTY OF POTTAWATTAMIE)

I, Lea Voss, Treasurer of Pottawattamie County, Iowa, do hereby certify that the property included in "Current Legal Description" above is/are free from certified and certified special assessments FOR THE _____ TAX YEAR.

Dated this ____ day of _____, 20____.

_____
Lea Voss, Treasurer
Pottawattamie County, Iowa

The purpose of this certification is to insure that all certified taxes and special assessments are paid in conjunction with a pending Sketch Plat Application before it is approved. In the event this Certification is signed by the County Treasurer for the tax year shown above and the Sketch Plat Application is not completely processed, approved and recorded with the required deed/contract, any certified taxes/special assessments will be required to be paid current and another Certification will be required to be sign.

ENTRANCE CLEARANCE ONTO PUBLIC ROAD

☐ Not Required.
☐ Required. Contact Iowa Department of Transportation and secure entrance permit.
☒ Required. Contact Pottawattamie County Secondary Roads and have this document signed below or secure entrance permit.

I hereby confirm that the attached Sketch Plat Map has been reviewed and it has been determined that there is sufficient site clearance to allow an entrance to be constructed as proposed by the property owner. The clearance shall not be construed as the issuance of an "Entrance Permit" as required by Chapter 7.40, Entrance Permits, Pottawattamie County, Iowa, Code. An Entrance Permit shall be secured prior to the construction of the driveway entrance.

_____

By-Pottawattamie County, Iowa, Secondary Road Representative Date

SEWAGE DISPOSAL CLEARANCE

☐ Not Required
☐ Time of Transfer Inspection Required
☒ Sewage Disposal Clearance Required. Contact ☐ Tracy Nosekabel 712.242.6850 and have this document signed below.

The sewage disposal system on the above-described property involved in this Sketch Plat Application has been observed. The purpose of this observation was solely to determine:

1. Whether or not the dwelling is serviced by a cesspool and if it is, to require that a new septic system be installed.
2. Whether or not there is a surface discharge of sewage occurring and if it is, to require that a new septic system be installed.
3. Whether or not the dwelling has a direct discharge to the surface of the ground, to a ditch or to a creek and if it does, to require that a new septic system be installed.

It was determined that the sewage disposal system:

☐ must be upgraded and septic system, after having obtained a permit, be installed and inspected.
☐ requires no further upgrading at this time.

_____

By-Pottawattamie County, Iowa, Planning Department Inspector Date

COUNTY PLANNING DECISION

This Sketch Plat Application has been reviewed and it has been determined that said application is for a:
☒ Property Split
☐ Property Line Adjustment

Said Application is hereby ☐ APPROVED ☐ DENIED.

Subject to the following Conditions, Restrictions and Instructions contained on the Attachment to this Application, and to the following:

_____

Pam Kalstrup, County Planning Date

THIS SKETCH PLAT APPLICATION MUST BE RECORDED WITH THE APPROPRIATE CONTRACT OR DEED ON OR BEFORE _____. AFTER SAID DATE THIS SKETCH APPLICATION APPROVAL IS VOID.

CITY DECISION

Said Application is hereby ☐ APPROVED ☐ DENIED ☐NOT REQUIRED.

_____

Date

SKETCH PLAT APPLICATION CONDITIONS, RESTRICTIONS AND INSTRUCTIONS

PROPERTY LINE ADJUSTMENT

If Approved, subject to the following conditions. Approval of the sketch plat signifies that the proposed property line adjustment, as presented, complies with the County Zoning Ordinance and Subdivision Ordinance. You are hereby authorized to proceed with the preparation of the necessary instruments for conveyance of the subject parcel to the named adjoining property owner. **A plat of survey shall be prepared.** One (1) copy of the plat of survey shall be filed with this Office. **A copy of this decision shall be recorded simultaneously with the instrument filed with the County Recorder which transfers the ownership of said property being divided. A copy of said instrument shall be forwarded to the Office of Planning and Development prior to being recorded so that it can be insured that a deed restriction is included which directs the County Auditor to combine the portion of land described in the instrument with the adjoining tract or parcel to create a single parcel.**

If Denied, be advised that said denial may be appealed to the Planning and Zoning Commission. Applications for appeal are available through the Office of Planning and Development.

PROPERTY SPLIT

If Approved, subject to the following conditions. Approval of the sketch plat signifies that the proposed property split, as presented, complies with the County Zoning Ordinance and Subdivision Ordinance.

A plat of survey shall be prepared as follows:

A. In the event a forty-acre aliquot part is proposed to be divided into two (2) parcels, it shall be required that only the parcel being conveyed have a plat of survey prepared of it. However, as allowed by Code of Iowa, Section 354.4, at the discretion of the County Auditor, an order may be given to require both parcels to have a plat of survey prepared of them. In the event only the parcel being conveyed has a plat of survey prepared, the decision on the sketch plat application shall be conditional upon no further divisions taking place in that forty-acre aliquot part until such time as all parcels in said forty-acre aliquot part have had a plat of survey prepared of them.

B. In the event a forty-acre aliquot part is proposed to be divided into three (3) parcels simultaneously, it shall be required that all three (3) parcels in that forty-acre aliquot part have a plat of survey prepared of them.

C. In the event a forty-acre aliquot part was divided into two (2) parcels prior to July 29, 1996 and it is proposed that one (1) of the two (2) parcels be divided into two (2) parcels, resulting in no more than three (3) parcels within the boundaries of the forty-acre aliquot part, only the two (2) new parcels shall be required to have a plat of survey prepared of them.

D. In the event a forty-acre aliquot part was divided into two (2) parcels after July 29, 1996 and it is proposed that one of the two parcels be divided into two (2) parcels, neither parcel shall be able to be divided unless a plat of survey has been prepared of all parcels located in said forty-acre aliquot part.

One (1) copy of the plat of survey shall be filed with this Office. **A copy of this decision shall be recorded simultaneously with the instrument filed with the County Recorder which transfers the ownership of said property being divided.**

Section 8.004.040, Pottawattamie County, Iowa, Zoning Ordinance, states: LOT FRONTAGE REQUIRED: *No lot shall contain any building used in whole or in part for residence purposes unless such lot abuts for at least twenty-five (25) feet on at least one (1) street, or unless it has an exclusive unobstructed private easement of access or right-of-way at least twenty-five (25) feet wide to a street; and there shall be not more than one (1) single-family dwelling for such frontage or easement, except that a common easement of access at least fifty (50) feet wide may be provided for no more than two (2) such single-family dwellings or for no more than one (1) two-family or multiple dwellings. The driveway surface shall be constructed within the boundaries of the frontage or easement. There shall be a minimum separation distance, along the street, of one hundred fifty (150) feet between such frontage or easement.*

If Denied, be advised that said denial may be appealed to the Planning and Zoning Commission. Applications for appeal are available through the Office of Planning and Development.

MINOR/MAJOR SUBDIVISION

If Approved, subject to the following conditions. Approval of the sketch plat signifies that the proposed minor or major subdivision, as presented, complies with the County Zoning Ordinance and Subdivision Ordinance. You are hereby authorized to proceed with the preparation of a preliminary plat as described in the Subdivision Ordinance.

If Denied, be advised that said denial may be appealed to the Planning and Zoning Commission. Applications for appeal are available through the Office of Planning and Development.

MINIMUM LOT STANDARDS

The minimum lot standards and setbacks for the zoning district in which this property is located is as follows for a single-family dwelling. Contact the Planning Department for all other land uses and the minimum requirements. All standards shown are net values and do not include the right-of-way for roads.

Lot Area	Lot Width	Lot Depth	Front Street Yard	Interior Side Yard*	Rear Yard*	Street Side Yard
2.0 Acres Minimum***	175' Minimum	300' Minimum	75' from road right-of-way**	25'	50'	75' from road right-of-way**

*Rear Yard Setback for detached accessory buildings behind the single-family dwelling is 4'

*Side Yard Setback for detached accessory buildings behind the single-family dwelling is 4'

**Front and Street Yard Setback is 100' in the A-4 (Loess Hills) District.

***Minimum lot area in the A-4, R-1 and R-2 District is 1 acre if serviced by municipal or common water.

All lot lines, except the front lot line abutting a public or private road, shall be situated in such a manner that the minimum setbacks illustrated above are met.

The minimum lot area (size) shown is subject to the provisions of Section 8.004.030 WATER SUPPLY, SEWAGE DISPOSAL AND SETBACKS: Every residence, business, trade, or industry hereafter established, which requires water supply and sewage disposal facilities, shall provide facilities which conform with the requirements and standards of the appropriate State, County or local agency.

For the purpose of providing adequate sewage disposal in areas serviced by onsite wastewater treatment and disposal systems, soil characteristics shall be highly instrumental in determining lot area. The minimum lot area in the various districts shall be determined by the following factors:

.01 The ability to situate a private water well on the lot in accordance with the Private Water Well Ordinance;

.02 The ability to situate two (2) onsite wastewater treatment and disposal systems on the lot;

.03 The ability to meet the appropriate setback requirements for the zoning district, and

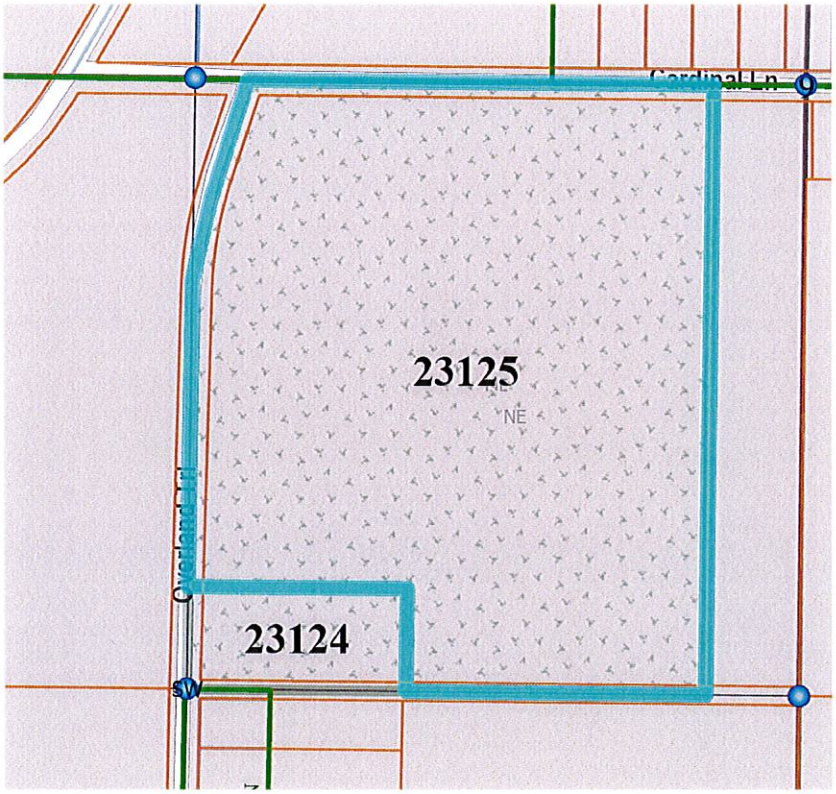
.04 The ability to provide adequate off-street parking and off-street loading.

In the event the above-referenced features can be accommodated in the minimum lot area outlined in the various districts, said lot area shall be accepted as stated. However, in the event the above-referenced features cannot be accommodated in the specified minimum lot area for that zoning district, said lot area shall be increased to a size that can accommodate the above-referenced features.

Pam Kalstrup

From: Christopher Nelsen
Sent: Wednesday, October 4, 2023 1:18 PM
To: Pam Kalstrup; Linda Swolley; 'Tarron Meaike'
Cc: Christopher Gibbons; Deb Miller
Subject: RE: Kelly Hassler parcel letter designation

No problem, it will be 23125



Pottawattamie County
Find Your Fire

Chris Nelsen
GIS Analyst II
Geographic Information Systems
227 S 6th St, Ste #169 | Council Bluffs, IA 51501
P: 712-328-4817 | M: 712-561-0424
PottCounty-ia.gov

From: Pam Kalstrup <pam.kalstrup@pottcounty-ia.gov>
Sent: Wednesday, October 4, 2023 12:58 PM
To: Linda Swolley <Linda.Swolley@pottcounty-ia.gov>; 'Tarron Meaike' <tmeaike@snyder-associates.com>
Cc: Christopher Gibbons <cgibbons@councilbluffs-ia.gov>; Deb Miller <deb.miller@pottcounty-ia.gov>; Christopher Nelsen <christopher.nelsen@pottcounty-ia.gov>
Subject: RE: Kelly Hassler parcel letter designation

ATTACHMENT A

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TARRON MEAIKE
SNYDER & ASSOCIATES, INC.
231 BENNETT AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202
TMEAIKE@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
NE 1/4 SW 1/4
SEC. 9-T74N-R43W
OWNER / REQUESTED BY:
KELLY J. HASSLER

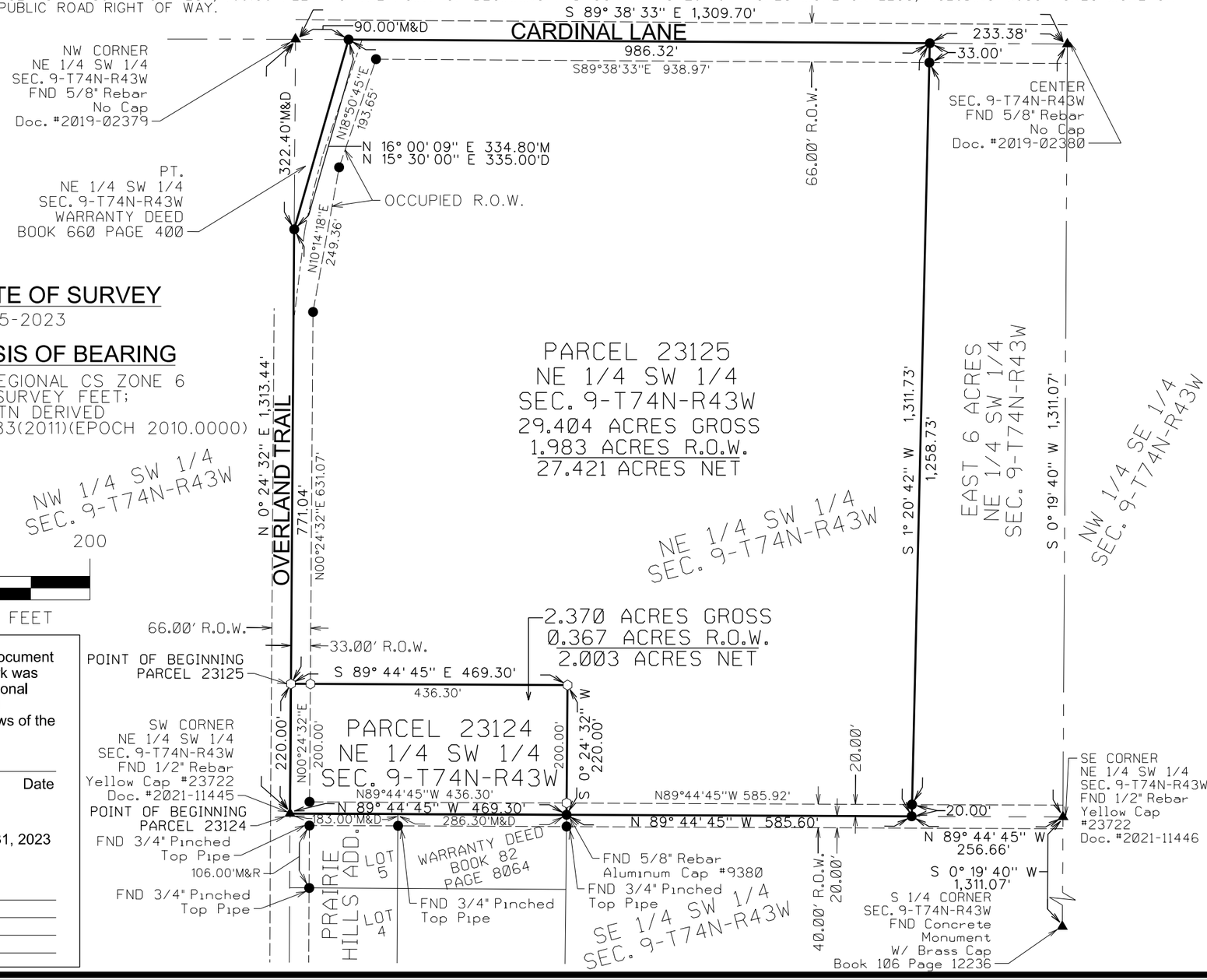
PLAT OF SURVEY

PARCEL 23124 PROPERTY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 0°24'32" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 220.00 FEET; THENCE SOUTH 89°44'45" EAST, 469.30 FEET; THENCE SOUTH 0°24'32" WEST, 220.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°44'45" WEST ALONG SAID SOUTH LINE, 469.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.370 ACRES MORE OR LESS, INCLUDING 0.367 ACRES MORE OR LESS OF PUBLIC ROAD RIGHT OF WAY.

PARCEL 23125 PROPERTY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 0°24'32" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 220.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 0°24'32" EAST, 771.04 FEET; THENCE NORTH 16°00'09" EAST, 334.80 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°38'33" EAST ALONG SAID NORTH LINE, 986.32 FEET; THENCE SOUTH 1°20'42" WEST,1311.73 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°44'45" WEST ALONG SAID SOUTH LINE, 585.60 FEET; THENCE NORTH 0°24'32" EAST, 220.00 FEET; THENCE NORTH 89°44'45" WEST, 469.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.404 ACRES MORE OR LESS, INCLUDING 1.983 ACRES MORE OR LESS OF PUBLIC ROAD RIGHT OF WAY.



DATE OF SURVEY

10-05-2023

BASIS OF BEARING

IA REGIONAL CS ZONE 6
US SURVEY FEET;
IA RTN DERIVED
NAD83(2011)(EPOCH 2010.0000)

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap #23722 (Unless Otherwise Noted)	●	○
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Public Right-of-Way Line		

0 200
FEET

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Tarron Meaike, PLS Date

License Number 23722

My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:
Sheet 1 of 1

649

MARK	REVISION	DATE	BY
Engineer: XXX	Checked By: TEM	Scale: 1"= 200'	
Technician: TEM	Date: 10/11/2023	Field Bk:	Pg:

Project No: 1210662 Sheet 1 of 1

POTTAWATTAMIE COUNTY, IA

KELLY HASSLER

PLAT OF SURVEY

SNYDER & ASSOCIATES, INC.
231 BENNETT AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1210662
Sheet 1 of 1

V:\Ref\Library\CADDStandards\WorkSpace\Standards\Printing\Pen_Tables\state.tbl
10/11/2023 12:44:44 PM
Boundary POS
SnyderLocal
S:\Projects\2021\21.0662.10\CADD\1210662_PARCEL_SPLIT_BND.dgn

Attachment 'B'

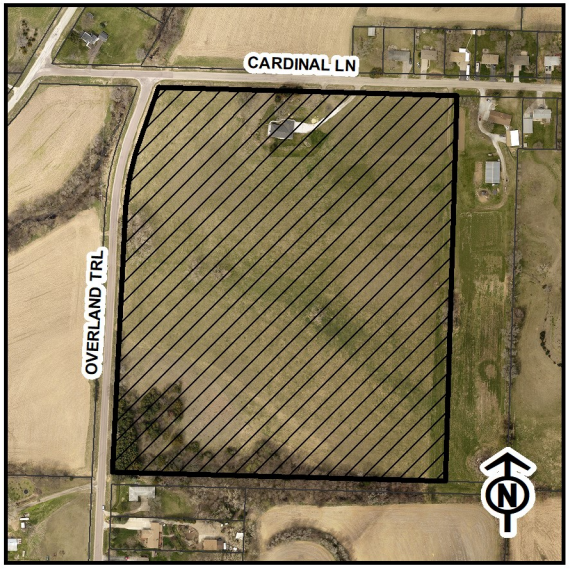
CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASE #MIS-23-010 LOCATION MAP

Legend

- Subject Property
- City of Council Bluffs Boundary

0 800 1,600

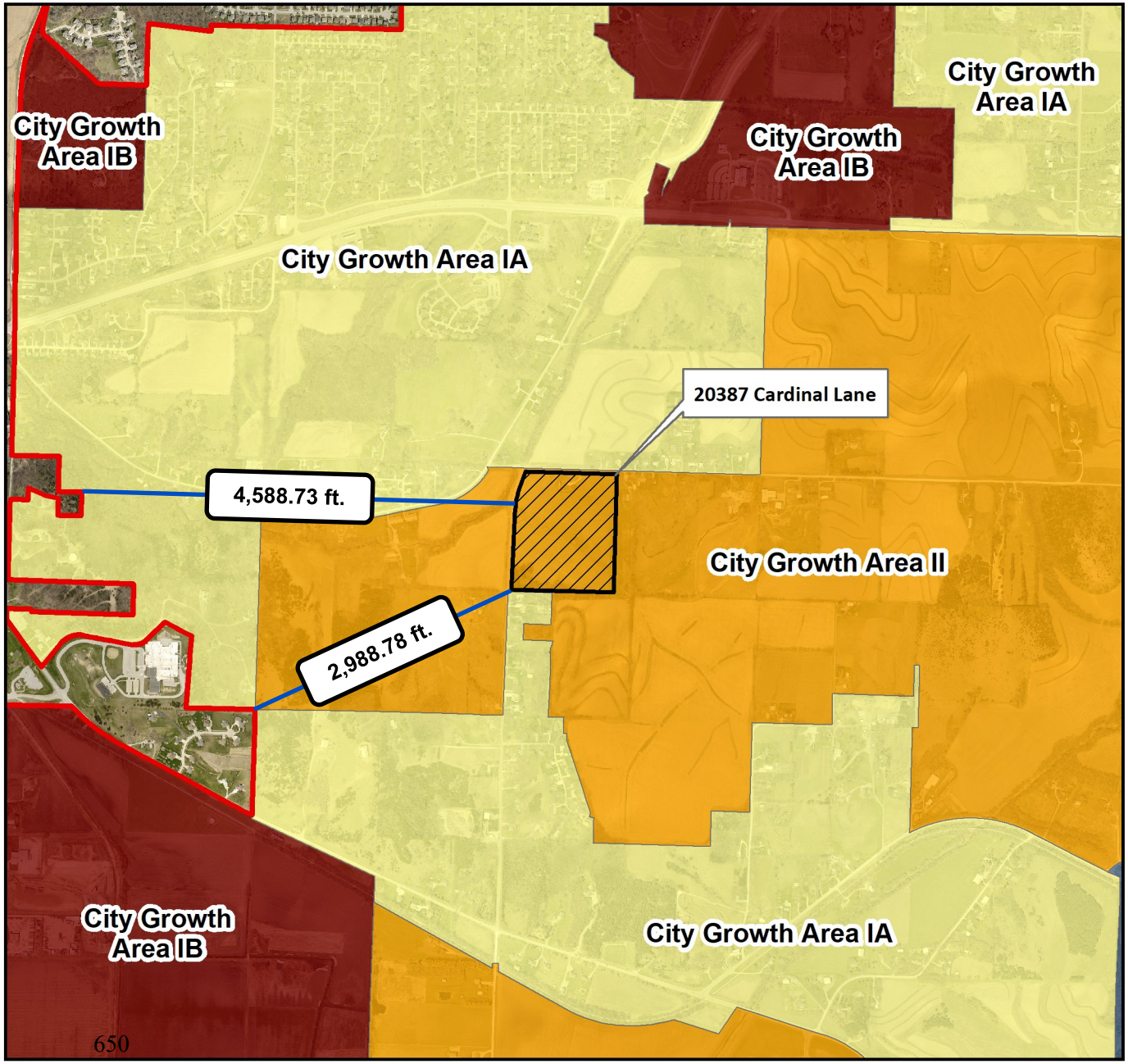
1 Inch = 1,667 Feet



Last Amended: 11/3/2023

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

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 expressely denies any and all responsibilities for errors, if any, in the information contained on this mapof the misuse 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.



Attachment 'C'

CONSENT TO SUBDIVISION AND PETITION FOR VOLUNTARY ANNEXATION AGREEMENT

THIS AGREEMENT, by and between the City of Council Bluffs, Iowa, an incorporated municipality ("City"), and _____ ("Owner"), is hereby entered into this _____ day of _____, 202_.

WHEREAS; Owner is the legal owner of real estate legal described and as shown in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

WHEREAS; as of the date of this Agreement, the Property is not contiguous to the corporate city limits of the City, but is located within two (2) miles of the corporate city limits of City and constitutes territory which may be annexed by City as provided in Iowa Code 368;

WHEREAS; it is the intent of the Owner to have the Property annexed by City upon certain terms and conditions as hereinafter set forth;

WHEREAS; notice of the proposed annexation shall be given to the parties legally required to be notified pursuant to Iowa Code 368 at the time the Property becomes contiguous to City or as required upon the annexation of the Property at City's discretion;

WHEREAS; This Agreement is made pursuant to and in accordance with the Provisions of Iowa Code 368, with the foregoing preambles and recitations made a part of this agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual agreements set forth below, the parties hereto agree as follows:

1. **Term** - The Term of this Agreement shall commence on the date written above and shall continue until such time as the annexation of the Property into City is final.

2. **Requirement to Annex -** The Owner hereby agrees to immediately and voluntarily annex the Property into the City or at such time as the City, in its sole and absolute discretion, is prepared to move the voluntary annexation forward.

3. **Petition** – Owner shall submit to the City Clerk a Petition for Annexation of the Property by City. The City Clerk shall submit the Petition to the City Council for consideration at such time and under such circumstances as the City deems appropriate. Pursuant to

Iowa Code 368.7(e), upon the execution of this Agreement, Owner hereby waives the right to withdraw or rescind the Petition and hereby waives the right to withdraw its consent to the Petition and hereby waives the right to object to the annexation.

4. **Fees and Costs** - The City agrees to pay the administrative costs associated with the annexation of the Property, including filing, recording and publication of notice costs. Any independent counsel retained by the Owner shall be at the Owner's expense.

5. **Sewer Systems** – Owner shall be responsible for the design, permitting, and construction of all improvements necessary for connection to the City's public sanitary sewer system when directed to do so by the City. All construction proposed to occur within any City owned right-of-way shall comply with all City standards. Any and all plans related to the construction of the sewer system herein, including any applicable plan review fees, shall be submitted to the City for review and approval, with no such work on the sewer system to be commenced until City issued permits are approved. Owner agrees to disconnect all private sewer disposal systems and promptly connect all units to the newly constructed public sewer at Owner's expense. Owner shall own and operate said sewer systems, up to and including the point of connection to the public sanitary sewer system. Owner shall pay service charges for the discharge of sanitary sewer in accordance with City Municipal Code Chapter 2.08 and Chapter 5.22 as a user outside City limits. Owner further agrees that all private sanitary system(s) will be removed from service in accordance with local and state law. No additional users shall be allowed to connect to the sanitary sewer extension herein without prior permission from the City, with such connections requiring immediate annexation by all parties.

6. **Additional Annexation** – Owner shall not contest the City's use of this voluntary annexation for any additional annexation(s) the City may pursue as allowed by the State of Iowa.

7. **Subdivision Prohibited** – Owner shall not subdivide or modify the size, shape or square footage Property without written consent from the City, with such changes requiring immediate annexation.

8. **City Code Compliance** – Any new development constructed on the Property, regardless of annexation status, shall conform to City Municipal Code Chapters 4, 5, 6, 12, 13, 14, 15 and 17, as well as any other applicable City Code. Owner shall submit all

plans and specifications of new development to a third party inspector approved by the City and cause such inspector to certify that any new development is designed and constructed in a manner is consistent with the City Code as stated herein. Owner hereby agrees that any new development shall conform to the R-1E zoning requirements as outline in Council Bluffs Municipal Code 15.08A.

9. **Assignment** - Except as provided below, this Agreement may not be assigned by any party without the express written permission of the other parties.

10. **Successors and Assigns** - The rights, duties, and obligations of the parties as contained in this Agreement shall run with the Property and be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, legal representatives, and permitted assigns. Nothing in this Agreement, express or implied, is intended to confer upon any party other than the parties hereto, and their respective heirs, successors, legal representatives and permitted assigns, any rights, remedies, liabilities or obligations under or by reason of this Agreement. In order to ensure proper notice to all successors and assigns, a copy of this Agreement shall be filed with the Pottawattamie County Recorder.

11. **Governing Law** - All rights and obligations arising out of or related to this Agreement, and the application and interpretation hereof, shall be governed by and construed in accordance with the laws of the State of Iowa.

12. **Entire Agreement** - This Agreement, the exhibits attached and the documents delivered and recorded pursuant hereto, constitute the entire agreement and understanding among the parties and supersede and revoke any prior agreements or understandings relating to the subject matter of this Agreement.

13. **Severability** - In the event any provisions of this Agreement is held invalid, illegal, or unenforceable, in whole or in part, the remaining provisions of this Agreement shall not be affected thereby and shall continue to be valid, legal, and enforceable. In the event any provision of this Agreement is held to be invalid, illegal, or unenforceable as written, but valid, legal, and enforceable if modified, then such provision shall be deemed to be amended to such extent as shall be necessary for such provision to be valid, legal, and enforceable and it shall be enforced to that extent. Any finding of invalidity, illegality, or

unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

14. **Attorney Fees and Costs** - Should legal action be required to enforce the terms of this Agreement, the prevailing party shall be entitled to recover all costs, including reasonable attorney, paralegal, and expert fees.

15. **Council Approval** – This Agreement is subject to final approval of the City Council in its sole discretion.

_____ _____

Matthew Walsh, Mayor
City of Council Bluffs ("City")

_____

Print Name
("Owner")

State of _____, County of _____; ss.

This record was acknowledged before me this_____ day of _____, 20___, by Courtney Harter.

_____

Notary Public

State of _____, County of _____; ss.

This record was acknowledged before me this_____ day of _____, 20___, by _____.

_____

Notary Public

Attachment 'D'

Prepared by: City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4620
Return to: City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4620

PETITION FOR VOLUNTARY ANNEXATION

COMES NOW THE UNDERSIGNED OWNERS OF LAND and hereby Petition the City Council of the City of Council Bluffs, Iowa to voluntarily annex the land described in the "Exhibit A" attached to this Petition to the City of Council Bluffs and state as followed:

1. Kelly Hassler is the owner of land described in the attached Exhibit "A" which is incorporated into this Petition by reference.

2. The voluntary annexation of the land described in the attached Exhibit "A" shall be subject to the City taking any action at such time and under such circumstances as the City deems appropriate.

3. The land described in the attached Exhibit "A" when annexed will be contiguous with the corporate limits of the City of Council Bluffs, all pursuant to Iowa Code 368.7.

City of Council Bluffs, Iowa

By _____
Matthew Walsh
Mayor
209 Pearl St.
Council Bluffs, IA 51503

Petitioner

By _____
Kelly Hassler
Owner
20387 Cardinal Ln.
Council Bluffs, IA 51503

Hassler Exhibit “A”

The West 34 acres of the NE ¼ SW ¼ of Section 9, Township 74, Range 43 except part to Pottawattamie County, Iowa in Book 660, Page 400 and subject to easement of record and public roads as now established.

RESOLUTION NO. 23-317

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE CONSENT TO SUBDIVISION AND PETITION FOR VOLUNTARY ANNEXATION OF PARCEL NUMBER 744309326001, OTHERWISE IDENTIFIED AS 20387 CARDINAL LANE, BETWEEN CITY OF COUNCIL BLUFFS, IOWA AND KELLY J. HASSLER.

WHEREAS, pursuant to the two-mile area policy agreement entered between Pottawattamie County and the City of Council Bluffs, the County will defer to the City for the appropriateness of certain subdivisions; and

WHEREAS, the parcel identified above, being legally described in case staff report, is covered by the aforementioned two-mile policy agreement and is located within an area designated as a City Growth Area II, which requires annexation at the time of subdivision; and

WHEREAS, the property owner (Kelly Hassler) proposes to subdivide the identified parcel into two separate lots, which conform to all applicable City Growth Area II policies; but the parcel is approximately 3,000 feet from the closest point of the City's municipal boundary and is not practicable to be annexed at the time of subdivision; and

WHEREAS, the City and the property owner have an agreement for the consent to subdivision and petition for voluntary annexation to allow the parcel identified above to be subdivided into two parcels in accordance the terms contained therein said agreement (see Attachments 'C' and 'D'); and

WHEREAS, it is in the opinion of the Mayor and his staff that it would be in the best interest of the City of Council Bluffs to enter into the proposed agreement; and

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

That the Mayor is hereby authorized and directed to execute the Agreement of Consent to Subdivision and Petition for Voluntary Annexation with the owner of the parcel identified above; and

BE IT FURTHER RESOLVED

That the City Clerk is directed to deliver this resolution and attached documents to the County Recorder according to Iowa Code Section 354.23.

ADOPTED
AND November 13, 2023.
APPROVED

_____

MATTHEW J. WALSH Mayor

Attest: _____

JODI QUAKENBUSH City Clerk

Council Communication

Department: City Clerk
Case/Project No.:
Submitted by:

Liquor Licenses
ITEM 8.A.

Council Action: 11/13/2023

Description

1. 712, 1851 Madison Ave.
2. Casey's General Store #3050, 510 23rd Ave.
3. Council Bluffs Sinclair, 1305 N 25th St.
4. Goldmine Bar & Grill, 1601 Harry Langdon Blvd.
5. Oskies For Sports, 1851 Madison Ave.
6. Pizza King, 1101 N. Broadway
7. Rustic Cuts LLC, 501 Veterans Memorial Highway

Background/Discussion

Oskies and the Goldmine had the two listed alcohol related incidents/arrests this licensing period. The other businesses had none.

Oskies 07-25-23—At 11:15 pm, officers were sent to Oskies for an intoxicated male refusing to leave. The man left prior to the arrival of officers.

Goldmine
05-07-23—At 1:51 pm, officers were sent to the Goldmine for intoxicated male. The man left prior to the arrival of officers.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
applications	Other	11/8/2023

712-LC0043068

Premise Street : 1851 Madison Avenue

Application Number : App-189975

Class C Retail Alcohol License

Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status
Renewal	2023-12-20	2024-12-19	Submitted to Local Authority

☒ RENEWAL ☐ NEW ☐ SPECIAL EVENT

POLICE CM Local Amt

FIRE AF Endorsed

BUILDING Issued

ZONING Expires

Council 11-13-23

Casey's General Store #3050- LE0002054

Premise Street : 510 23rd Ave

Class E Retail Alcohol License

Application Number : App-190254

Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status
Renewal	2023-12-01	2024-11-30	Submitted to Local Authority

☒ RENEWAL ☐ NEW ☐ SPECIAL EVENT

POLICE CM Local Amt _____

FIRE AF Endorsed _____

BUILDING 125 Issued _____

ZONING _____ Expires _____

Council 11-13-23

Council Bluffs Sinclair - LE0002516

Premise Street : 1305 N 25th Street

Application Number : App-190243

Class E Retail Alcohol License

Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status
Renewal	2023-10-28	2024-10-27	Submitted to Local Authority

☒ RENEWAL ☐ NEW ☐ SPECIAL EVENT

POLICE CM Local Amt _____

FIRE AF Endorsed _____

BUILDING RS Issued _____

ZONING DB Expires _____

Council 11-13-23

Goldmine Bar & Grill- LC0034932

Premise Street : 1601 Harry Langdon Blvd.

Class C Retail Alcohol License

Application Number : App-189969

Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status
Renewal	2023-11-01	2024-10-31	Submitted to Local Authority

☒ RENEWAL ☐ NEW ☐ SPECIAL EVENT

POLICE CM Local Amt _____

FIRE AS Endorsed _____

BUILDING RS Issued _____

ZONING _____ Expires _____

Council 11-13-23

Oskies For Sports- LC0037259

Premise Street : 1851 Madison Ave

Application Number : App-190290

Class C Retail Alcohol License

Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status
Renewal	2023-12-16	2024-12-15	Pending Dramshop Review

☒ RENEWAL ☐ NEW ☐ SPECIAL EVENT

POLICE CM Local Amt _____

FIRE AF Endorsed _____

BUILDING KS Issued _____

ZONING _____ Expires _____

Council 11-13-23

Pizza King- LC0007825

Premise Street : 1101 N Broadway

Application Number : App-189487

Class C Retail Alcohol License

Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status
Renewal	2023-11-28	2024-11-27	Pending Dramshop Review

☒ RENEWAL ☐ NEW ☐ SPECIAL EVENT

POLICE CM Local Amt _____

FIRE AF Endorsed _____

BUILDING _____ Issued _____

ZONING _____ Expires _____

Council 11-13-23

Rustic Cuts, LLC.

Premise Street : 501 Veterans Memorial Highway

Application Number : App-189901

Class B Retail Alcohol License

Application Type	Tentative Effective Date	Tentative Expiration Date	Application Status
New	2023-10-16	2024-10-15	Submitted to Local Authority

State changed Class
So only listed as
new because old
Class was Removed.
- Renewal -

☒ RENEWAL ☐ NEW ☐ SPECIAL EVENT

POLICE CM Local Amt _____

FIRE AF Endorsed _____

BUILDING RS Issued _____

ZONING _____ Expires _____

Council 11-13-23