NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(OCTOBER 27, 2026) (WEEK44 OF 2026)

Live streaming at:
https://www.youtube.com/user/woodburycountyiowa

Agenda and Minutes available at:
www.woodburycountyiowa.gov

Daniel A. Bittinger II	Kent T. Carper	David L. Dietrich	Mark E. Nelson	Matthew A. Ung
389-4405	570-7681	870-9224	540-1259	490-7852
dbittinger@woodburycountyiowa.gov	kcarper@woodburycountyiowa.gov	ddietrich@woodburycountyiowa.gov	mnelson@woodburycountyiowa.gov	matthewung@woodburycountyiowa.gov

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held October 27, 2026, at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

This is a formal meeting during which the Board may take official action on various items of business. Members of the public wishing to speak on an item must follow the participation rules adopted by the Board of Supervisors.

1. Please silence cell phones and other devices while in the Boardroom.
2. The Chair will recognize the agenda item presenter before asking for public comments or board discussion.
3. Members of the public will approach the microphone one at a time and give their name and city of residence before their statement.
4. Members of the public who comment will limit their remarks to three minutes on any one item and address their remarks to the Board.
5. At the beginning of discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action. The Chair may also request delegates provide statements on behalf of multiple speakers.
6. Any concerns or questions which do not relate to a scheduled item on the agenda will be heard under the item "Citizen Concerns." Please note the Board is legally prohibited from taking action on or engaging in deliberation on concerns not listed on the agenda, and in such cases the Chair will request further discussion take place after properly noticed.
7. Public comment by electronic or telephonic means is prohibited except for a particular agenda item when approved by the Chair 24 hours before a meeting or by a majority of the board during a meeting for a subsequent meeting.

AGENDA

4:30 p.m. Call Meeting to Order –- Pledge of Allegiance to the Flag - Moment of Silence

1. Approval of agenda — Action

Consent Agenda

Items 2 through 5 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.

2. Approval of the minutes of October 20, 2026, meeting

3. Approval of claims

4. Human Resources – Melissa Thomas
   a. Approval of Memorandum of Personnel Transactions
   b. Authorization to Initiate Hiring Process

5. Board Administration – Karen James
   a. Approval of lifting tax suspension for D.C.
   b. Approval of resolution thanking and commending Todd Harlow for his years of service with Woodbury County
   c. Approval of resolution thanking and commending Brigid Delaney for her years of service with Woodbury County
   d. Approval of resolution thanking and commending Kimberly Grieve for her years of service with Woodbury County
   e. Approval of resolution thanking and commending Patrick Hinrichsen for his years of service with Woodbury County

End of Consent Agenda

6. CMBA Architects - Terry Glade
   a. Approval of Form of Contract, Plans & Specifications for bid for the Crittenton Center Transitional Therapeutic Home Renovation Project — Action
   b. Approval to set the Public Hearing- Date, Time, Place & Hearing "Public Notice" Advertisement Description for the Crittenton Center Transitional Therapeutic Home Renovation Project. Public Hearing to be at a meeting of the Board, to be held in the Woodbury County Courthouse Board of Supervisors Room, 620 Douglas St., Sioux City, Iowa, 51101 at 4:40 P.M., on the 10th of November 2026 at which time and place any person may appear and file any opinion and express their view to the proposed plans, specifications and form of contract and estimated costs for the project, both orally and in writing — Action

7. Jail Administrator – Todd Harlow
   Approval to waive the nepotism policy for a potential Sheriff's Office employee — Action

8. Planning/Zoning – Daniel Priestley

4:45 p.m. (Set time)

   a. Conduct the third and final public hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on portions of Parcel #894607100002 and Parcel #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer) (along 110th Street/County Road D12, Concord Township) — Action
   b. Approve the third and final reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014 — Action
   c. Adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014 — Action
   d. Motion to receive the final report and the Zoning Commission's recommendation from their 9/28/26 meeting to approve the final plat of Bollmeyer Second Addition, a minor subdivision to Woodbury County, Iowa involving portions of Parcel #894607100002 and Parcel #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer) (along 110th Street /County Road D12, Concord Township) — Action
   e. Motion to accept and approve Bollmeyer Second Addition, a minor subdivision to Woodbury County, Iowa on portions of Parcel #894607100002 and Parcel #894607100014 — Action

9. Human Resources – Melissa Thomas
   Approval to create a High-Deductible Health Plan (HDHP) option for our employees' health coverage — Action

10. County Auditor – Michelle Skaff
   a. Approve position classifications of Precinct Elections Official (PEO) and PEO Chair for County temp elections employees — Action
   b. Approve Elections Satellite Chair extra pay rate of $2.00 per hour worked at satellite voting location — Action

11.	Reports on Committee Meetings	Information
12.	Citizen Concerns	Information
13.	Board Concerns	Information

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

MON., OCT 26	**5:00 p.m.**	Zoning Commission Meeting, Courthouse Basement Boardroom
WED., OCT 28	**10:00 a.m.**	StarComm Executive Board Meeting, Security Institute, WIT Campus
MON., NOV 2	**5:00 p.m.**	Board of Adjustment meeting, Courthouse Basement Boardroom
WED., NOV 4	**7:30 a.m.**	SIMPCO Executive/Finance Committee, 6401 Gordon Drive
	11:00 a.m.	Loess Hills Alliance Stewardship Meeting, Pisgah, Iowa
	1:00 p.m.	Loess Hills Alliance Executive Meeting
	4:45 p.m.	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
THU., NOV 5	**12:00 p.m.**	SIMPCO Regional Policy & Legislative Affairs Committee, 6401 Gordon Dr.
TUE., NOV 10	**12:00 p.m.**	District Board of Health Meeting, 1014 Nebraska St.
WED., NOV 11	**8:05 a.m.**	Woodbury County Information Communication Commission, First Floor Boardroom
	6:30 p.m.	911 Service Board Meeting, Public Safety Center, Climbing Hill
	4:00 p.m.	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
WED., NOV 18	**7:30 a.m.**	SIMPCO Executive Finance Committee Meeting, 6401 Gordon Drive
	12:00 p.m.	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
	1:00 p.m.	Local Emergency Planning Committee Meeting, 6401 Gordon Drive
THU., NOV 19	**10:00 a.m.**	Siouxland Reginal Transit System Board of Directors Meeting, 6401 Gordon Drive
	11:00 a.m.	Western Iowa Community Improvement Regional Housing Trust Fund Board of Directors, 6401 Gordon, Dr.
	12:00 p.m.	SIMPCO Board of Directors Meeting, 6401 Gordon Drive
	4:30 p.m.	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
FRI., NOV 20	**9:00 a.m.**	Hungry Canyons Alliance Meeting, Council Bluffs
	12:00 p.m.	Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.
MON., NOV 23	**5:00 p.m.**	Zoning Commission Meeting, Courthouse Basement Boardroom
THU., NOV 26	**11:00 a.m.**	Siouxland Regional Transit Systems (SRTS) Board Meeting, 6401 Gordon Dr.

Woodbury County is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the County will consider reasonable accommodations for qualified individuals with disabilities and encourages prospective employees and incumbents to discuss potential accommodations with the Employer.

Federal and state laws prohibit employment and/or public accommodation discrimination on the basis of age, color, creed, disability, gender identity, national origin, pregnancy, race, religion, sex, sexual orientation or veteran's status. If you believe you have been discriminated against, please contact the Iowa Civil Rights Commission at 800-457-4416 or Iowa Department of Transportation's civil rights coordinator. If you need accommodations because of a disability to access the Iowa Department of Transportation's services, contact the agency's affirmative action officer at 800-262-0003.

OCTOBER 20, 2026, FORTY-THIRD MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, October 20, 2026, at 4:30 p.m. Board members present were Nelson, Dietrich, Ung, and Carper; Bittinger II was absent. Staff members present were Karen James, Board Administrative Assistant, Joshua Widman, Assistant County Attorney, Ryan Ericson, Budget and Finance Director, Melissa Thomas, HR Director, and Michelle Skaff, Auditor/Clerk to the Board.

The regular meeting was called to order with the Pledge of Allegiance to the Flag and a Moment of Silence.

1. Motion by Nelson second by Dietrich to approve the October 20, 2026 agenda. Carried 4-0. Copy filed.

   Motion by Nelson second by Dietrich to approve the following items by consent.

2. To approve minutes of the October 13, 2026 meeting. Copy filed.

3. To approve the claims totaling $456,912.88. Copy filed.

4. To approve the permit to work in the right of way for Eco Source Consultants. Copy filed.

5. To approve the separation of Todd Harlow, Civilian Captain, County Sheriff Dept., effective 12-31-2026. Retired. Copy filed.

6a. To approve the property tax refund for PennyMac Loan Services LLC, parcel #894716457008, in the amount of $716.00. Copy filed.

6b. To approve the property tax refund for Moore Corbett Law Firm Trust Account, parcel #884705451015, in the amount of $1,999.00. Copy filed.

6c. To approve the property tax refund for Alaina Harp – Northwest Bank, parcel #884721377002, in the amount of $1,525.00. Copy filed.

Carried 4-0.

7. Motion by Nelson second by Dietrich to approve the contract for project #L-(G-146)—73-97, bridge replacement, with Christiansen Bros. Inc. for $525,029.90. Carried 4-0. Copy filed.

10. Matt Ohman, Executive Director of SHIP, provided verbal information on the state grant application to the board.

    Motion by Nelson second by Dietrich to approve Sky Ranch Behavioral Services request Woodbury County Board of Supervisors as "Local Unit of Government" and "Fiscal Agent" for the Sky Ranch grant application. Carried 4-0. Copy filed.

8. A public hearing was held at 4:35 p.m. for the sale of parcel #894721403013, 1014 21st St. The Chairperson called on anyone wishing to be heard.

   Motion by Dietrich second by Nelson to close the public hearing. Carried 4-0.

   Motion by Dietrich second by Nelson to authorize the Chairperson to sign a Resolution for the sale of parcel #894721403013, 1014 21st St., to Amadeo Cabrales Jr., 1010 21st St, Sioux City, for $1,211.00 plus recording fees. Carried 4-0.

RESOLUTION OF THE BOARD OF SUEPRVISORS
OF WOODBURY COUNTY, IOWA
RESOLUTION #14,127

BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa, that the offer at public auction of:

By Amadeo Cabrales Jr in the sum of **One Thousand Two Hundred Eleven Dollars & 00/100 ($1,211.00)**----------dollars.

For the following described real estate, To Wit:

Parcel #894721403013
The West Fifty (50) feet of Lots Four (4) and Five (5) in Block Six (6), Lawn Ridge Addition to Sioux City in the County of Woodbury and State of Iowa
(1014 21st Street)

Now and included in and forming a part of the City of Sioux City, Iowa, the same is hereby accepted: said Amount being a sum LESS than the amount of the general taxes, interests, costs and penalties against the said Real Estate.

BE IT RESOLVED that payment is due by close of business on the day following passage of this resolution or Woodbury County may declare the sale is null and void and/or seek legal remedies to enforce the sale.

BE IT RESOLVED that per Code of Iowa Section 569.8(3 & 4), a parcel the County holds by tax deed shall not be assessed or taxed until transferred and upon transfer of a parcel so acquired gives the purchaser free title as to previously levied or set taxes. Therefore, the County Treasurer is requested to abate any taxes previously levied or set on this parcel(s).

BE IT FURTHER RESOLVED that the Chairman of this Board be and he is hereby authorized to execute a Quit Claim Deed for the said premises to the said purchaser.

SO DATED this 20th Day of October, 2026.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

11. Bess Wolterman, SIMPCO, provided verbal information on the 2026 Regional Hazard Mitigation Plan to the board.

Motion by Nelson second by Dietrich to approve and authorize the Chairperson to sign a Resolution to amend the 2026 Regional Hazard Mitigation Plan for Woodbury County. Carried 4-0.

RESOLUTION OF THE BOARD OF SUPERVISORS
OF WOODBURY COUNTY, IOWA
RESOLUTION #14,129

WHEREAS, Woodbury County participated in preparing the 2026 Regional Hazard Mitigation Plan (for Cherokee, Ida, Monona, Plymouth, and Woodbury Counties, including their unincorporated and incorporated areas, in Iowa) which has been prepared in accordance with FEMA requirements at 44C.F.R.201.6; and,

WHEREAS, Woodbury County, at the time of planning, had not determined or wishes to add a specific Action, Strategy, or Project for planned implementation; and,

WHEREAS, Woodbury County has upon this day identified the following Action, Strategy, or Project; and,

WHEREAS, Woodbury County, has determined such Action, Strategy, or Project to be compliant with the terms defining formal Regional Hazard Mitigation Plan Participation; and,

WHEREAS, the Woodbury County Board of Supervisors is a local unit of government that has afforded its residents an opportunity to comment on and provide input in the Plan and the actions in the Plan; and

The Woodbury County Board of Supervisors HEREBY Amends the Plan, under its jurisdiction profile and the list of Region Projects by inclusion of the following Action, Strategy, or Project, and

ACTION/STRATEGY/PROJECT Detail Work to be done: The proposed project will stabilize the Little Sioux Riverbank using a combination of longitudinal peaked stone toe protection (LPSTP), slope revetment, bend way weirs, live pole plantings, and bank shaping. These improvements are designed to address the hydraulic forces contributing to erosion and slope instability. LPSTP will protect the bank toe from scour, while bend way weirs will redirect high-velocity flows away from the eroding bank. Bank shaping and vegetative stabilization will promote natural revegetation and long-term slope stability. Sediment deposition behind the LPSTP and between bend way weirs will further support vegetation and create a more resilient riverbank over time. The project will reduce the impacts of flooding, heavy precipitation, and rapid snowmelt; decrease ongoing maintenance costs; and help maintain the existing course of the Little Sioux River. By reducing erosion and channel meandering, the project will minimize the potential for future damage or loss of adjacent property and structures.

Responsible Party/Parties for work completion: Woodbury County Conservation Board

Responsible Party/Parties for follow up: Woodbury County Conservation Board

Timeline: 18-36 months upon Notice of Award

Funding sources: Local funds and CDBG-DR funds

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors that Woodbury County amends the 2026 Regional Hazard Mitigation Plan and resolves to execute the actions as added to the Plan.

AMENDED this 20th day of October, 2026, at the meeting of the Woodbury County Board of Supervisors.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

9a. A public hearing was held at 4:45 p.m. to conduct the second public hearing on the proposed Zoning Ordinance Map Action Amendment (Rezone) from AP to AE on portions of parcel #894607100002 and parcel #894607100014 for JD Legacy Farms LLC.

Kevin Small, 110th St, addressed the board with road concerns and the rezoning ordinance.

Motion by Dietrich second by Nelson to close the public hearing. Carried 4-0.

9b. Motion by Nelson second by Dietrich to approve the second reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of parcel #894607100002 and parcel #894607100014. Carried 4-0. Copy filed.

9c. A public hearing was held at 4:48 p.m. to conduct the second public hearing on the proposed Zoning Ordinance Map Action Amendment (Rezone) from AP to AE on portions of parcel #884703400012 for Sam M Peterson.

Motion by Dietrich second by Nelson to close the public hearing. Carried 4-0.

9d. Motion by Nelson second by Dietrich to approve the second reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of parcel #884703400012. Carried 4-0. Copy filed.

9e. Motion by Nelson second by Dietrich to waive the third reading and hearing of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on parcel #884703400012. Carried 4-0.

9g. Motion by Nelson second by Dietrich to adopt Ordinance #90, Zoning Ordinance Map Amendment (Rezone) from AP to AE on parcel #884703400012. Carried 4-0.

9h. Motion by Nelson second by Dietrich to approve Resolution for the acknowledgement for Voluntary Annexation of Territory to the City of Sioux City at 4606 Old Lakeport Road (Parcel #884717400005). Carried 4-0.

WOODBURY COUNTY, IOWA
BOARD OF SUPERVISORS
RESOLUTION #14,128

RESOLUTION REGARDING THE PROPOSED VOLUNTARY ANNEXATION OF CERTAIN PROPERTY LOCATED AT 4606 OLD LAKEPORT ROAD (PARCEL NUMBER 884717400005) INTO THE CITY OF SIOUX CITY, IOWA

WHEREAS, the City of Sioux City, Iowa, has received a request from Taylor and Caleb Revell for the voluntary annexation of property located at 4606 Old Lakeport Road, Parcel Number 884717400005, more particularly provided in Exhibit A in the materials provided by the City of Sioux City and shown on the attached drawings, to connect to city utilities; and

WHEREAS, pursuant to Iowa Code Section 368.7(1)(b)(1), the City of Sioux City provided written notice to the Woodbury County Board of Supervisors and set a time for consultation on the proposed annexation; and

WHEREAS, the consultation was held on Tuesday, October 13, 2026, at 3:00 p.m. in the 3rd Floor Clocktower Conference Room of Sioux City City Hall, and Daniel Priestley, Woodbury County Zoning Coordinator, attended the consultation on behalf of the Board of Supervisors; and

WHEREAS, Iowa Code Section 368.7(1)(b)(2) provides that not later than thirty days after the consultation, the board of supervisors of each county that contains all or a portion of the territory to be annexed shall, by resolution, state whether or not it supports the application or whether it takes no position in support of or against the application, and that if there is a comprehensive plan for the county, the board shall take the plan into account when considering its resolution; and

WHEREAS, the Woodbury County Comprehensive Plan 2040 was adopted by the Woodbury County Board of Supervisors on May 7, 2024, by Resolution No. 13,727; and

WHEREAS, after review of the proposed annexation in light of the Woodbury County Comprehensive Plan 2040, including its Future Land Use Map, the Board finds that the proposal is compatible with the Future Land Use Map for the unincorporated areas of Woodbury County;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa, as follows:

1. The Woodbury County Board of Supervisors hereby takes no position in support of or against the application for voluntary annexation of the property located at 4606 Old Lakeport Road, Parcel Number 884717400005, by the City of Sioux City, Iowa.
2. The Board notes that the proposed annexation is compatible with the Woodbury County Comprehensive Plan 2040's Future Land Use Map for the unincorporated areas of Woodbury County.
3. A copy of this Resolution shall be immediately filed with the City of Sioux City and shall be considered by the City Council when taking action on the voluntary annexation.

PASSED AND APPROVED this 20th day of October, 2026.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

12. Reports on Committee meetings were heard.

13. Tina Bertrand, Woodbury County Treasurer, addressed the board regarding motor vehicle system changes with the DOT.

14. Board concerns were heard.

The Board adjourned the regular meeting until October 27, 2026.

Meeting sign in sheet. Copy filed.

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: October 27, 2026

*** PERSONNEL ACTION CODE:**

A- Appointment
T - Transfer
P - Promotion
D - Demotion
R-Reclassification
E- End of Probation
S - Separation
O – Other

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Selig, Kenneth	Sheriff's Office	11-04-2026	Civilian Jailer			S	Resigned
Padilla, Giovanni	Sheriff's Office	11-09-2026	Deputy	$32.27/hour	19%=$5.06/hr	T	Transfer from Jailer to Deputy. Authorization to Hire on 10/27/26. Entry Level Salary: $32.27/hr
Eaton, Corbin	Sheriff's Office	11-09-2026	Civilian Jailer	$27.21/hour		A	Job Vacancy Posted on 8/12/2026. Entry Level Salary: $27.21/hr
Van Zanten, Devin	Sheriff's Office	11-09-2026	Civilian Jailer	$27.21/hour		A	Job Vacancy Posted on 8/12/2026. Entry Level Salary: $27.21/hr
Clark, Alex	Sheriff's Office	11-09-2026	Civilian Jailer	$27.21/hour		A	Job Vacancy Posted on 10/7/2026. Entry Level Salary: $27.21/hr

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR: _____

HUMAN RESOURCES DEPARTMENT

WOODBURY COUNTY, IOWA

DATE: October 27, 2026

AUTHORIZATION TO INITIATE HIRING PROCESS

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
Sheriff's Office	Deputy	CWA Deputy- Entry Level: $32.27/hr		
Human Resources	Clerk II	AFSCME Courthouse- Entry Level: $20.41/hour		
Sheriff's Office	Civilian Jailer (2)	CWA Civilian- Entry Level: $27.21/hr		
Sheriff's Office	Civilian Captain	Wage Plan: Entry Level: $117,000.00/year		

Chairman, Board of Supervisors

(AUTHFORM.doc/FORMS)

WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/21/2026 **Weekly Agenda Date:** 10/27/2026

Elected Official / Department Head / Citizen: Karen James - Administrative Assistant

Wording for Agenda Item:

Approval of lifting tax suspension for D.C.

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Please lift the tax suspension for D.C. as she is no longer interested in the tax suspension.

Recommendation:

Attachments:

Attachment 1

Approved by Board of Supervisors on March 17, 2026

WOODBURY COUNTY, IOWA

RESOLUTION NO._____

A RESOLUTION THANKING AND COMMENDING

Todd Harlow

FOR HIS SERVICE TO WOODBURY COUNTY

WHEREAS, Todd Harlow has capably served Woodbury County as an employee of the Woodbury County Sheriff's Office for 39 years from March 10, 1987, to December 31, 2026.

WHEREAS, the service given by Todd Harlow as a Woodbury County employee, has been characterized by his dedication to the best interests of the citizens of Woodbury County; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA that the undersigned members of this Board thanks and commends Todd Harlow for his years of service to Woodbury County; and

BE IT FURTHER RESOLVED that it is the wish of all those signing below that the future hold only the best for this very deserving person, Todd Harlow.

BE IT SO RESOLVED this 27th day of October, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

_____
Mark E. Nelson, Chairman

_____
Kent T. Carper, Member

_____
David L. Dietrich, Member

_____
Daniel A. Bittinger, II, Member

_____
Matthew A. Ung, Member

Attest:

_____
Michelle K. Skaff, Woodbury County Auditor

WOODBURY COUNTY, IOWA

RESOLUTION NO.____

A RESOLUTION THANKING AND COMMENDING

Brigid Delaney

FOR HER SERVICE TO WOODBURY COUNTY

WHEREAS, Brigid Delaney has capably served Woodbury County as an employee of the Woodbury County Sheriff's Office for 22 years from August 10, 2004 to December 31, 2026.

WHEREAS, the service given by Brigid Delaney as a Woodbury County employee, has been characterized by her dedication to the best interests of the citizens of Woodbury County; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA that the undersigned members of this Board thanks and commends Brigid Delaney for her years of service to Woodbury County; and

BE IT FURTHER RESOLVED that it is the wish of all those signing below that the future hold only the best for this very deserving person, Brigid Delaney.

BE IT SO RESOLVED this 27th day of October, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

_____
Mark E. Nelson, Chairman

_____
Kent T. Carper, Member

_____
David L. Dietrich, Member

_____
Daniel A. Bittinger II, Member

_____
Matthew A. Ung, Member

Attest:

_____
Michelle K. Skaff, Woodbury County Auditor

WOODBURY COUNTY, IOWA

RESOLUTION NO.____

A RESOLUTION THANKING AND COMMENDING

Kimberly Grieve

FOR HER SERVICE TO WOODBURY COUNTY

WHEREAS, Kimberly Grieve has capably served Woodbury County as an employee of the Woodbury County Auditor's Office for 20 years from August 21, 2006 to December 31, 2026.

WHEREAS, the service given by Kimberly Grieve as a Woodbury County employee, has been characterized by her dedication to the best interests of the citizens of Woodbury County; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA that the undersigned members of this Board thanks and commends Kimberly Grieve for her years of service to Woodbury County; and

BE IT FURTHER RESOLVED that it is the wish of all those signing below that the future hold only the best for this very deserving person, Kimberly Grieve.

BE IT SO RESOLVED this 27th day of October, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

_____
Mark E. Nelson, Chairman

_____
Kent T. Carper, Member

_____
David L. Dietrich, Member

_____
Daniel A. Bittinger II, Member

_____
Matthew A. Ung, Member

Attest:

_____
Michelle K. Skaff, Woodbury County Auditor

WOODBURY COUNTY, IOWA

RESOLUTION NO._____

A RESOLUTION THANKING AND COMMENDING

Patrick Hinrichsen

FOR HIS SERVICE TO WOODBURY COUNTY

WHEREAS, Patrick Hinrichsen has capably served Woodbury County as an employee of the Woodbury County Sheriff's Office for 37 years from July 30, 1990, to January 8, 2027.

WHEREAS, the service given by Patrick Hinrichsen as a Woodbury County employee, has been characterized by his dedication to the best interests of the citizens of Woodbury County; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA that the undersigned members of this Board thanks and commends Patrick Hinrichsen for his years of service to Woodbury County; and

BE IT FURTHER RESOLVED that it is the wish of all those signing below that the future hold only the best for this very deserving person, Patrick Hinrichsen

BE IT SO RESOLVED this 27th day of October, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

_____
Mark E. Nelson, Chairman

_____
Kent T. Carper, Member

_____
David L. Dietrich, Member

_____
Daniel A. Bittinger, II, Member

_____
Matthew A. Ung, Member

Attest:

_____
Michelle K. Skaff, Woodbury County Auditor

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 10/22/26 Weekly Agenda Date: 10/27/26

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Terry Glade - CMBA Architects

WORDING FOR AGENDA ITEM:

Agenda Item A- Approval of Form of Contract, Plans & Specifications for bid for the Crittenton Center Transitional Therapeutic Home Renovation Project.

ACTION REQUIRED:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☑

Public Hearing ☐ Other: Informational ☐ Attachments ☐

EXECUTIVE SUMMARY:

Since Woodbury County is the CDBG Grant "Recipient" for this project, the public bidding process is going through the County on behalf of the CDBG Grant "Subrecipient", Crittenton Center.

BACKGROUND:

Woodbury County was awarded a CDBG grant for the Crittenton Center Transitional Therapeutic Home Renovation Project. The project is being administered by SIMPCO as the regional planning organization and designed by CMBA Architects. These grants must be awarded to a city or county organization by the Iowa Economic Development Authority and be released to a non-profit organization for the project.

FINANCIAL IMPACT:

Only a pass-through function of the CDBG grant funding. The construction contract will be held by Crittenton Center, not the County. The contract has been submitted to Joshua Widman for a courtesy review and is identical to other County contracts other than it includes the required CDBG grant attachments.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes ☐ **No** ☑

RECOMMENDATION:

ACTION REQUIRED / PROPOSED MOTION:

Approved by Board of Supervisors April 5, 2016.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 10/22/26 Weekly Agenda Date: 10/27/26

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Terry Glade - CMBA Architects

WORDING FOR AGENDA ITEM:

Agenda Item B- Approval to set the Public Hearing- Date, Time, Place & Hearing "Public Notice" Advertisment Description for the Crittenton Center Transitional Thereapeutic Home Renovation Project. Public Hearing to be at a meeting of the Board, to be held in the Woodbury County Courthouse Board of Supervisors Room, 620 Douglas St., Sioux City, Iowa 51101 at 4:40 P.M., on the 10th of November, 2026. at which time and place any person may appear and file any opinion and express their view to the proposed plans, specifications and form of contract and estimated costs for the Project, both orally and in writing.

ACTION REQUIRED:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☑

Public Hearing ☐ Other: Informational ☐ Attachments ☐

EXECUTIVE SUMMARY:

Since Woodbury County is the CDBG Grant "Recipient" for this project, the public bidding process is going through the County on behalf of the CDBG Grant "Subrecipient", Crittenton Center.

BACKGROUND:

Woodbury County was awarded a CDBG grant for the Crittenton Center Transitional Therapeutic Home Renovation Project. The project is being administered by SIMPCO as the regional planning organization and designed by CMBA Architects. These grants must be awarded to a city or county organization by the Iowa Economic Development Authority and be released to a non-profit organization for the project.

FINANCIAL IMPACT:

Only a pass-through function of the CDBG grant funding. The construction contract will be held by Crittenton Center, not the County. The contract has been submitted to Joshua Widman for a courtesy review and is identical to other County contracts other than it includes the required CDBG grant attachments.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes ☐ **No** ☑

RECOMMENDATION:

ACTION REQUIRED / PROPOSED MOTION:

Approved by Board of Supervisors April 5, 2016.

THERAPEUTIC HOME RENOVATION

CRITTENTON CENTER TRANSITIONAL

SIOUX CITY, IOWA

CMBA ARCHITECTS

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MECHANICAL

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M3.1 RISER DIAGRAMS, DETAILS & SCHEDULES - PLUMBING
M5.1 ROOF PLAN - MECHANICAL & FLOOR PLAN AND SCHEDULES - HVAC
M6.1 FLOOR PLAN - FIRE SPRINKLER

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ARCHITECTURAL

A0.00 ARCHITECTURAL NOTES
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A2.00 DEMO PLANS
A2.01 FLOOR PLANS
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A3.00 EXTERIOR ELEVATIONS

A4.00 BUILDING SECTIONS

A5.00 DOORS AND WINDOWS

A6.00 INTERIOR ELEVATIONS
A6.01 CASEWORK DETAILS

PROFESSIONAL SEALS

ARCHITECT

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly Licensed Architect under the laws of the State of _ _ _ _ _ _ _ _

Signature _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ Date

Printed or typed name: _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

License Number: _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

My license renewal date is _ _ _ _ _ _ _ _ _

Pages or sheets covered by this seal:

ENGINEER

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of _ _ _ _ _ _ _ _ _ _ _ _

Signature _ Date

Printed name:

License renewal date:

Pages or sheets covered by this seal:

Date Issued:

LANDSCAPE ARCHITECT

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Landscape Architect under the laws of the State of _ _ _ _ _ _ _ _ _ _ _ _

Signature _ Date

Printed name:

License renewal date:

Pages or sheets covered by this seal:

Date Issued:

CMBA ARCHITECTS
302 JONES ST, STE 200
SIOUX CITY, IA 51101
(P) 712.274.2933

DATE Issue Date
PROJECT 26179

TITLE

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

REVISIONS

NO.	DESCRIPTION	DATE

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SHEET
T.01

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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE 2025 VERSION OF THE SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS WHICH CAN BE FOUND AT www.iowasudas.org AND THE 2024 SIOUX CITY SUPPLEMENT UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A COPY AND FOLLOW ALL REQUIREMENTS OF THE SITE GEOTECHNICAL REPORT AND ALL ADDENDUMS FOR OVEREXCAVATION, GRADING, UTILITY BACKFILL, SUBGRADE AND PAVING IMPROVEMENTS. ALL OVEREXCAVATION, GRADING AND SUBGRADE IMPROVEMENT LIMITS AND METHODS SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER AT TIME OF CONSTRUCTION BASED ON ACTUAL SITE CONDITIONS. BUILDING OVEREXCAVATION PLANS BY OTHERS.

3. CONTRACTOR TO STRIP AND SALVAGE ALL EXISTING TOPSOIL FROM PROPOSED IMPROVEMENTS AREA PRIOR TO START OF CONSTRUCTION. TOPSOIL MATERIAL SHALL BE RESPREAD BY CONTRACTOR IN AREAS TO BE SEEDED OR USED IN AREAS OF LANDSCAPE BERMS.

4. ALL UTILITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WITH OWNER OF UTILITIES. WHERE CONNECTION ELEVATIONS/LOCATIONS TO EXISTING OR PROPOSED UTILITIES ARE NOTED AS VERIFY, THE CONTRACTOR SHALL EXPOSE THE UTILITY AND HAVE THE SURVEYOR DETERMINE THE ELEVATION OF THE UTILITY PRIOR TO BEGINNING WORK SUCH THAT ADJUSTMENTS TO GRADES CAN BE MADE WHEN NEEDED. PROPOSED UTILITY INSTALLATION SHALL BE STARTED AT THE DOWNSTREAM CONNECTION LOCATION.

5. CONTRACTOR TO VERIFY ALL SHOWN PROPOSED SERVICE LOCATIONS AND ELEVATIONS AT BUILDING WITH MECHANICAL PLANS. THE END OF ALL SERVICES 5' FROM THE BUILDING SHALL BE TEMP. CAPPED AND MARKED WITH 4x4 WOOD POST ON END EXTENDING TO THE GROUND SURFACE SO SERVICE LINE CAN BE EASILY FOUND AND CONNECTED TO BY MECHANICAL CONTRACTOR.

6. ALL UNPAVED AREAS ABUTTING THE PROPOSED BUILDING ARE TO BE GRADED TO 0.5' BELOW FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED IN THE PLANS. GRADING SHALL BE AT A 5% SLOPE AWAY FROM THE BUILDING FOR THE FIRST 5' OUT FROM THE EDGE OF THE BUILDING, UNLESS OTHERWISE NOTED.

7. STORM SEWER PIPE AND REQUIREMENTS:

   HDPE STORM SEWER SHALL BE DUAL WALLED AND WATER TIGHT. HDPE TO BE BEDDED WITH CLASS F-2 BEDDING. ADDITIONAL PIPE BEDDING SHALL BE PROVIDED AS NECESSARY TO PROVIDE ADEQUATE PIPE SUPPORT.

8. SANITARY SEWER:
   ALL PVC TO BE SDR 26 AND BEDDED WITH TYPE F-3 BEDDING, UNLESS OTHERWISE NOTED.

9. WATER SERVICE:
   ALL WATER SERVICES TO BE INSTALLED WITH TRACER WIRE.

   WATER MAIN TO BE EITHER POLY-WRAPPED DIP OR PVC C900-DR14 WITH GRAY IRON PIPE EQUIVALENT OUTSIDE DIAMETER.

   ALL WATER MAIN SHALL BE INSTALLED WITH A MIN. OF 6' DEPTH OF BURY FROM FG TO TOP OF PIPE WITH CLASS P-1 BEDDING PER FIGURE 3010.104 UNLESS THE TRENCH BASE IS UNSUITABLE MATERIAL WHERE CLASS P-2 BEDDING SHALL BE USED.

   CONTRACTOR SHALL CONTACT THE CITY WATER DEPARTMENT TO COORDINATE ALL WATER MAIN CONNECTIONS AND SHUTDOWNS. WATER MAIN SHUTDOWNS SHALL BE STAGED AND SCHEDULED SUCH THAT SERVICE TO RESIDENTS/BUSINESSES IS NOT INTERRUPTED FOR MORE THAN 4 HOURS. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED PROPERTY OWNERS/TENANTS 72 HOURS IN ADVANCED OF SERVICE INTERRUPTION. EXISTING WATER MAIN SHALL BE SHUT DOWN AND CUT, THEN PRE-ASSEMBLED FITTINGS INSTALLED AND BLOCKED. THIS SHOULD ALLOW FOR MINIMAL SHUT DOWNS. THERE SHOULD BE ONLY ONE CONNECTION BETWEEN THE EXISTING WATER SYSTEM AND THE PROPOSED WATER MAIN PRIOR TO PRESSURE TESTING AND DIS-INFECTING OF THE NEW MAIN TO PREVENT THE CHANCE OF CROSS-CONTAMINATION. REFER TO SUDAS 5010 FOR ADDITIONAL SERVICE LINE REQUIREMENTS.

10. SHOP DRAWINGS ARE REQUIRED ON ALL STRUCTURES PRIOR TO CONSTRUCTION.

11. STORM STRUCTURES:
    STRUCTURES LISTED AS NYLOPLAST BRAND MAY BE SUBSTITUTED BY APPROVED EQUALS. ALL GRATES AND CASTINGS LOCATED WITHIN PAVEMENT SHALL BE H-20 LOAD RATED.

12. PIPE BEDDING:
    SHALL BE COMPLETED USING CLASS I GRANULAR MATERIAL. NO SAND OR RECYCLED PCC BEDDING ALLOWED.

    TRENCH FOUNDATION ROCK SHALL BE USED IN AREAS WHERE THE BOTTOM OF TRENCH IS UNSTABLE AND/OR SOFT, TO STABILIZE THE BASE OF TRENCH BELOW PIPE BEDDING. ALL COSTS ASSOCIATED WITH USING TRENCH FOUNDATION ROCK FOR DEWATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

13. REFER TO ELECTRICAL PLANS FOR ALL LIGHTING, ELECTRICAL AND COMMUNICATION STRUCTURES AND CONDUITS. CONTRACTOR TO COORDINATE PLACEMENT OF ALL REQUIRED CONDUITS DURING CONSTRUCTION.

14. REFER TO MECHANICAL PLANS FOR ANY PROPOSED GAS SERVICE TO THE BUILDING, AND ELECTRICAL PLANS FOR TRANSFORMER LOCATION AND SERVICE INE TO BUILDING.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF WORK SITE.

16. ALL OPEN TRENCHES SHALL BE ENCLOSED WITH ORANGE SAFETY FENCE.

17. CONSTRUCTION SITE FENCING TO BE PROVIDED BY THE GENERAL CONTRACTOR.

18. REFER TO LANDSCAPING PLANS (BY OTHERS) FOR ALL LANDSCAPING, PLANTING AND IRRIGATION REQUIREMENTS. CONTRACTOR TO COORDINATE PLACEMENT OF ALL REQUIRED CONDUITS PRIOR TO PAVING, TYP.

19. EXISTING IRRIGATION THROUGHOUT THE PROJECT AREA, NOT LOCATED AT TIME OF SURVEY. CONTRACTOR TO COORDINATE WITH OWNER ON LOCATING EXISTING IRRIGATION LINES.

20. CONTRACTOR TO COORDINATE WITH ALL OTHER WORK IN THE AREA.

21. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF EROSION CONTROL PLANS AND STORM WATER POLLUTION PREVENTION PLAN INSPECTIONS PER IOWA DNR REQUIREMENTS.

22. INSPECTION IS REQUIRED FOR ALL WORK IN SIOUX CITY RIGHT-OF-WAY AND FOR ALL CITY FACILITIES. CONTRACTOR TO COORDINATE WITH CITY OF SIOUX CITY ENGINEERING DEPARTMENT.

REMOVAL NOTES:

1. CONTRACTOR SHALL REMOVE ALL TREES, ROCKS, BROKEN CONCRETE/RUBBLE, PAVING, PLANTS, SHRUBS, LANDSCAPING, SIGNS, FENCES AND FOOTINGS WITHIN THE PROPOSED GRADING LIMITS UNLESS OTHERWISE NOTED.

2. ALL TRENCHES/VOIDS LEFT BY REMOVALS SHALL BE BACKFILLED WITH SUITABLE MATERIAL ACCORDING TO THE PLAN AND GEOTECHNICAL REQUIREMENTS.

3. CONTRACTOR TO COORDINATE ALL REQUIRED PRIVATE UTILITY RELOCATIONS/REMOVALS WITH UTILITY OWNERS.

4. CONTRACTOR TO REMOVE ALL EXISTING PAVING AT LOCATION OF PROPOSED GRADING/PAVING AS SHOWN WITHIN THE PLANS. CONTRACTOR TO REMOVE EX. PAVEMENT TO NEAREST JOINT BEYOND PROPOSED REMOVAL LIMITS IF PROPOSED JOINT IS WITHIN 3' OF AN EXISTING JOINT.

5. CONTRACTOR TO SAWCUT A NEAT, VERTICAL AND STRAIGHT EDGE AT PAVEMENT REMOVAL LIMITS PRIOR TO PLACING ADJOINING PROPOSED PAVING. ALL SAWCUTS SHALL BE FULL DEPTH.

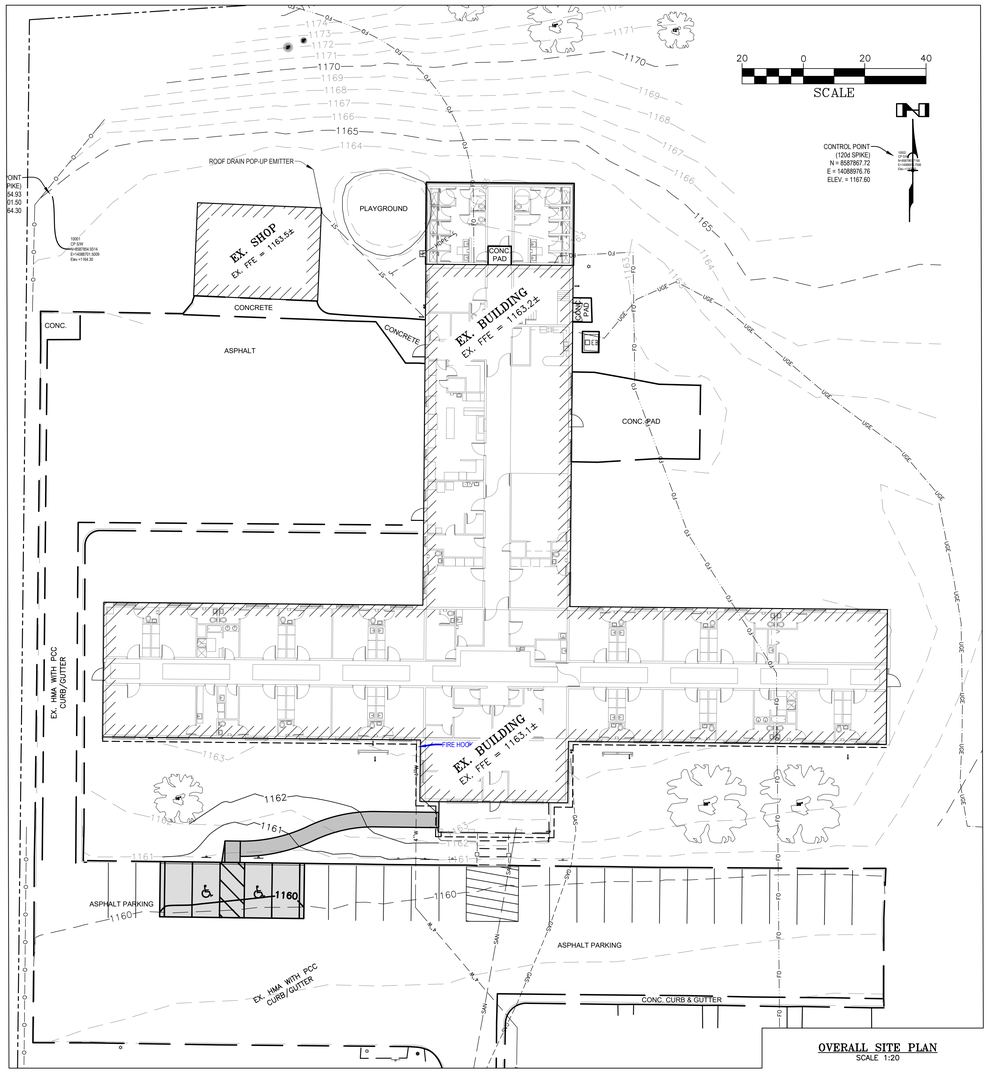
6. CONTRACTOR TO TAKE CARE DURING REMOVALS ADJACENT TO EXISTING STRUCTURES OR PAVING TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ALL DAMAGE CAUSED TO EXISTING STRUCTURES/PAVING .

TRAFFIC CONTROL:

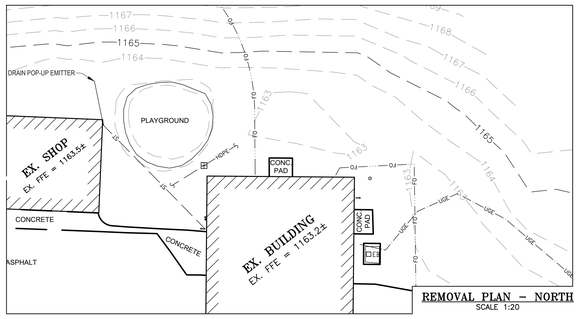
1. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH STANDARD IOWA DEPARTMENT OF TRANSPORTATION AND IOWA SUDAS REQUIREMENTS.

2. CONTRACTOR TO FURNISH, INSTALL AND MAINTAIN SAFETY FENCE AND TYPE III BARRICADES ACROSS PAVING AT CONSTRUCTION LIMITS TO CLOSE AREA. SAFETY FENCE SHALL BOUND CONSTRUCTION LIMITS AND BE SECURELY FASTENED UPRIGHT AND TIGHT TO 42" CHANNELIZER OR T-POST.

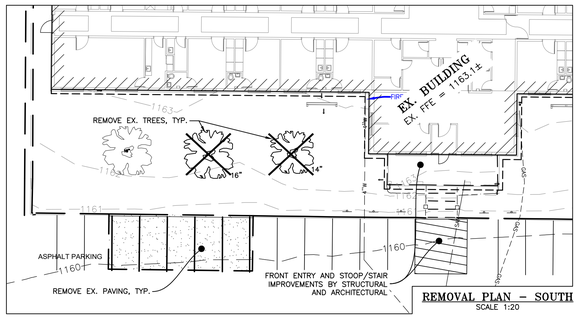
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY AUTHORIZATION AND APPROVAL FOR INSTALLATION OF TRAFFIC CONTROL WITHIN THE ROW.



OVERALL SITE PLAN
SCALE 1:20



REMOVAL PLAN – NORTH
SCALE 1:20



REMOVAL PLAN – SOUTH
SCALE 1:20

LEGEND

	R.O.W. / PROPERTY LINE
G	GAS
W	WATER
T	UNDERGROUND TELEPHONE
E	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
TV	UNDERGROUND CABLE TV
FO	UNDERGROUND FIBER OPTIC
ST	EX. STORM SEWER
SAN	EX. SANITARY SEWER
W	EX. WATER MAIN
	EDGE OF EX. PAVING
	PROPOSED EDGE OF PAVING
	POWER POLE
	LIGHT POLE
	ELECTRIC MANHOLE
	ELECTRIC BOX
	FIBER VAULT
	TELEPHONE PED.
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	HYDRANT
	WATER VALVE
	CURB STOP
	GAS VALVE
1300	EXISTING CONTOUR
1300	PROPOSED FINISHED GRADE CONTOUR ELEVATION

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26179

OVERALL SITE PLAN, REMOVAL PLAN AND GENERAL NOTES

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

DGR ENGINEERING
DGR PROJECT # 276082

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CA-XXXX

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PAVING NOTES:

GENERAL PAVING NOTES

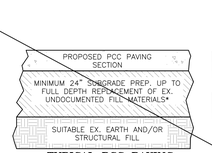
1. ALL CONCRETE PAVING TO BE CURED INCLUDING SIDEWALKS, DRIVEWAYS AND PARKING LOT PAVEMENT.
2. RIVER ROCK IS NOT ALLOWED AS AN APPROVED AGGREGATE FOR PAVING.
3. ALL PROPOSED PAVING WITH CRACKED PANELS, INCLUDING SHRINKAGE CRACKS, ARE TO BE REMOVED AND REPLACED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
4. USE OF FINISHING AIDS AND WATERING OF CONCRETE SURFACE DURING PLACEMENT IS PROHIBITED.
5. EVAPORATION RETARDERS SHALL NOT BE USED UNLESS RATE OF EVAPORATION EXCEEDS MAXIMUM RATE AS OUTLINED IN SUDAS. USE OF SUCH SURFACE APPLIED RETARDERS REQUIRE PRIOR APPROVAL BY THE ENGINEER. EVAPORATION RETARDERS SHALL NOT BE USED PRIOR TO BULL-FLOATING AND SHALL NOT BE USED AS A FINISHING AID.
6. ALL PAVING SHALL BE BACKFILLED AS SOON AS PAVING HAS ACHIEVED ADEQUATE STRENGTH, USUALLY WITHIN 3-7 DAYS FOLLOWING PLACEMENT, TO ELIMINATE PONDING WATER AGAINST PAVEMENT
7. REFER TO PLANS, DETAILS AND GEOTECHNICAL REPORT FOR PAVEMENT SUBGRADE PREPARATION REQUIREMENTS.
8. REFER TO MECHANICAL, ELECTRICAL AND LANDSCAPING PLANS FOR PLACEMENT OF REQUIRED CONDUITS UNDER PROPOSED PAVING.
9. REFER TO ARCH./STRUCTURAL PLANS FOR PROPOSED DOORWAY STOOP LOCATIONS AND DETAILS.
7. REFER TO SUDAS FIGURE 7010.102 FOR STANDARD CURB CONSTRUCTION DETAILS AND SUDAS 7030.202 FOR INTEGRAL CURB DETAILS.
8. ALL INTAKES SHALL BE CONSTRUCTED WITH BOXOUTS ACCORDING TO RESPECTIVE SUDAS INTAKE DETAIL.
9. CONTRACTOR TO PROVIDE JOINTING PLAN A MINIMUM OF 2 WEEKS PRIOR TO PAVING TO ENGINEER FOR REVIEW AND APPROVAL. JOINTING PLAN TO INCLUDE JOINT TYPES AND DIMENSIONS.

PARKING AREA

1. THE BELOW JOINTING REQUIREMENTS SHALL BE FOLLOWED:
   - -MAX JOINT SPACING SHALL BE LIMITED TO 24T ('T' IS SLAB THICKNESS) OR 12', WHICHEVER IS LESS (UNLESS OTHERWISE NOTED).
   - -PANEL SIZE SHALL HAVE A MAXIMUM 2:1 LENGTH:WIDTH RATIO.
   - -MAINTAIN INTERSECTING ANGLES GREATER THAN 70° AND JOINTS AT LEAST 2' LONG.
   - -TRANSVERSE CONTRACTION JOINTS SHALL BE 'C' JOINTS.
   - -LONGITUDINAL JOINTS SHALL BE TYPE 'L-1', 'AT-1', OR 'BT-1'
   - -OFFSET JOINTING SHALL BE OFFSET BY MIN. 2'
2. ALL COLD JOINTS TO BE EPOXY STEEL REINFORCED WITH 'BT-5' JOINT, UNLESS OTHERWISE NOTED.
3. JOINTS AT TIE-INS WITH EXISTING PAVEMENT SHALL BE 'BT-5' JOINTS WITH A THICKENED EDGE, UNLESS OTHERWISE NOTED. THICKENED EDGE SHALL MATCH THE EXISTING ADJACENT PAVEMENT THICKNESS OR THE PROPOSED PAVEMENT THICKNESS, WHICHEVER IS GREATER. THE THICKENED EDGE SHALL EXTENDED INTO THE PROPOSED PAVEMENT FOR A MINIMUM OF 24" FROM THE TIE-IN BEFORE TRANSITIONING TO THE PROPOSED PAVEMENT THICKNESS OVER 18". IF THE EXISTING PAVEMENT AT THE TIE-IN LOCATION IS UNSOUND OR HMA, THE JOINT SHALL BE 'B' JOINT WITH THICKENED EDGE.
4. PAVING IS TO BE SEALED WITH HOT POURED SEALANT, INCLUDING JOINT WITH EXISTING PAVING.
5. REFER TO PLANS FOR CURB TYPES/LOCATIONS (6" STANDARD, 6" INTEGRAL AND 4" SLOPED).

SIDEWALKS

1. THE BELOW JOINTING REQUIREMENTS SHALL BE FOLLOWED:
   - -JOINT SPACING SHALL BE EQUAL TO SIDEWALK WIDTH.
   - -JOINTS SHALL BE SAWED, NO TOOLING IS ALLOWED.
   - -MAINTAIN INTERSECTING ANGLES GREATER THAN 70° AND JOINTS AT LEAST 2' LONG.
   - -OFFSET JOINTING SHALL BE OFFSET BY MIN. 2'
   - -COLD JOINTS TO BE TIED WITH MODIFIED BT-5 JOINT WITH #3 BARS
2. CONSTRUCT 1/2" EXPANSION JOINT BETWEEN ALL PAVING AND BUILDINGS, RETAINING WALLS AND OTHER STRUCTURES. 1/2" EXPANSION JOINT SHALL BE PLACED BETWEEN THE BACK OF CURB AND SIDEWALK.
3. ALL SIDEWALK JOINTS, INCLUDING EXPANSION JOINTS, ARE TO BE SEALED WITH CRAFCO ROADSAVER SILICONE SL, SONOLASTIC PAVING JOINT SEALANT (BY SONNEBORN), DYMERIC (BY TREMCO) OR APPROVED EQUAL.
4. REFER TO SUDAS 7030 FOR ADDITIONAL JOINTING REQUIREMENTS.
6. ALL SIDEWALK CURB RAMPS AND LANDINGS TO BE 6" THICK PCC PAVING WITH THICKENED EDGE AS SHOWN IN SUDAS FIGURE 7030.205



TYPICAL PCC PAVING SECTION
NOT TO SCALE

7" THICK PCC PAVING OVER SUBGRADE PREP/FULL DEPTH REPLACEMENT OF EX. UNDOCUMENTED FILL MATERIALS*

PCC SIDEWALK/TRAIL OVER SUBGRADE PREP/FULL DEPTH REPLACEMENT OF EX. UNDOCUMENTED FILL MATERIALS*

SIDEWALK/TRAIL TO BE 5" PCC

ALL RAMPS/LANDING WITHIN 10' BACK OF CURB TO BE 6" THICK PCC

PAVING AND GRANULAR SURFACING TYPICAL SECTIONS ARE PER GEOTECHNICAL REPORT RECOMMENDATIONS. THE GEOTECHNICAL ENGINEER SHALL REVIEW SITE CONDITIONS DURING CONSTRUCTION TO CONFIRM OR REVISE SECTION REQUIREMENTS AS NECESSARY BASED ON ACTUAL FIELD CONDITIONS. SHOWN THICKNESSES AND METHODS FOR ESTIMATING PURPOSES ONLY, FINAL THICKNESSES/METHODS PER GEOTECHNICAL RECOMMENDATIONS.

*SUBGRADE NOTES:

1. SUBGRADE AND SUBBASE IMPROVEMENTS SHOWN ARE FOR INFORMATION ONLY, ALL SUBGRADE METHODS SHALL BE ACCORDING TO THE GEOTECHNICAL REPORT AND SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER AT TIME OF CONSTRUCTION BASED UPON ACTUAL SITE CONDITIONS AND OWNER ACCEPTANCE OF RISKS. ADDITIONAL STABILIZATION MAY BE REQUIRED.
2. SUBGRADE PROOFROLLS SHALL BE COMPLETED AS SPECIFIED WITHIN THE GEOTECHNICAL REPORT.
3. EXISTING UNDOCUMENTED FILL MATERIALS ENCOUNTERED AND TO ANTICIPATED DEPTHS SHALL BE DENSITY TESTED PER RECOMMENDATIONS OF GEOTECHNICAL REPORT.
   - 3.1. EXISTING UNDOCUMENTED FILL MATERIALS THAT DOES NOT MEET GEOTECH REQUIREMENT FOR STRUCTURAL FILL SHALL BE REMOVED, MOISTURE CONDITIONED AND RECOMPACTED OR REPLACED WITH STRUCTURAL FILL MATERIALS AS OUTLINED IN THE GEOTECHNICAL REPORT.
   - 3.2. DEPTH OF EX. UNDOCUMENTED FILL MATERIALS NEEDING REPLACEMENT MAY EXTEND DEEPER THAN 2' BELOW BOTTOM OF PROPOSED PAVING. CONTRACTOR TO COORDINATE REVIEW OF SITE MATERIALS DURING CONSTRUCTION WITH OWNER AND GEOTECHNICAL ENGINEER FOR OWNER ACCEPTANCE OF RISK FOR ANYTHING LESS THAN FULL DEPTH MOISTURE CONDITION/RECOMPACTION AND/OR REPLACEMENT OF EX. UNDOCUMENTED FILL MATERIALS.
   - 3.3. COMPLETE ALL TESTING AND PROOFROLLS OF UNDOCUMENTED FILL MATERIALS AS DIRECTED BY GEOTECHNICAL ENGINEER.
4. PREPARED SUBGRADE:

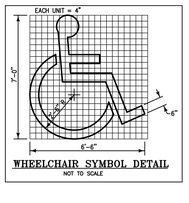
   FOLLOWING RECOMPACTION/REPLACEMENT OF EX. UNDOCUMENTED FILL MATERIALS, THE CONTRACTOR TO COMPLETE PREPARED SUBGRADE AS OUTLINED WITHIN THE GEOTECHNICAL REPORT AND AS DETERMINED BY THE GEOTECHNICAL ENGINEERING AT TIME OF CONSTRUCTION.

   SUBGRADE PREP. SHALL BE COMPLETED THE DAY PRIOR OR THE DAY OF PAVEMENT PLACEMENT. IF THERE IS A DELAY BETWEEN SUBGRADE PREP. AND PAVING, THE MOISTURE CONTENT OF THE SUBGRADE SHALL BE CHECKED THE DAY OF PAVING OR THE DAY PRIOR TO DETERMINE IF THE MOISTURE CONTENT MEETS THE REQUIREMENT OF THE GEOTECHNICAL REPORT.

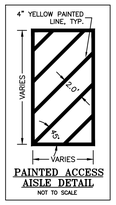
5. STABILIZATION METHODS:

   SITE TO BE REVIEWED BY GEOTECHNICAL ENGINEER IF SOFT SPOTS ARE ENCOUNTERED AND ADDITIONAL STABILIZATION IS NEEDED. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL STABILIZATION REQUIREMENTS. THE DEPTH OF STABILIZATION REQUIRED WILL DEPEND ON ACTUAL SUBGRADE CONDITIONS ENCOUNTERED DURING CONSTRUCTION.

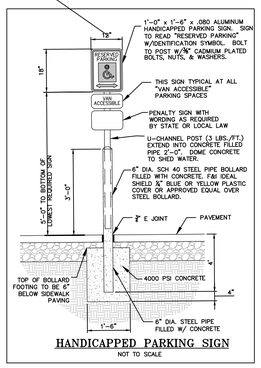
6. ALL SUBGRADE PREP. AND/OR STABILIZATION SHALL EXTEND 2' BEYOND PAVING LIMITS.



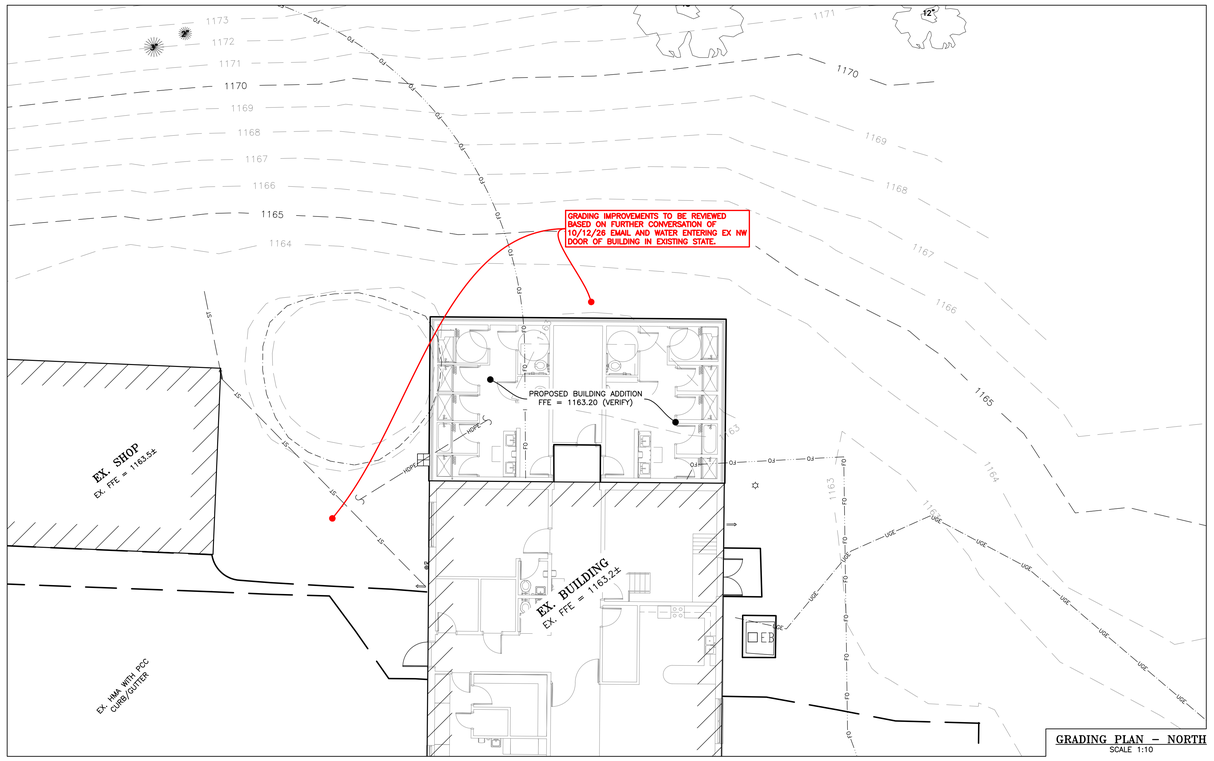
WHEELCHAIR SYMBOL DETAIL
NOT TO SCALE



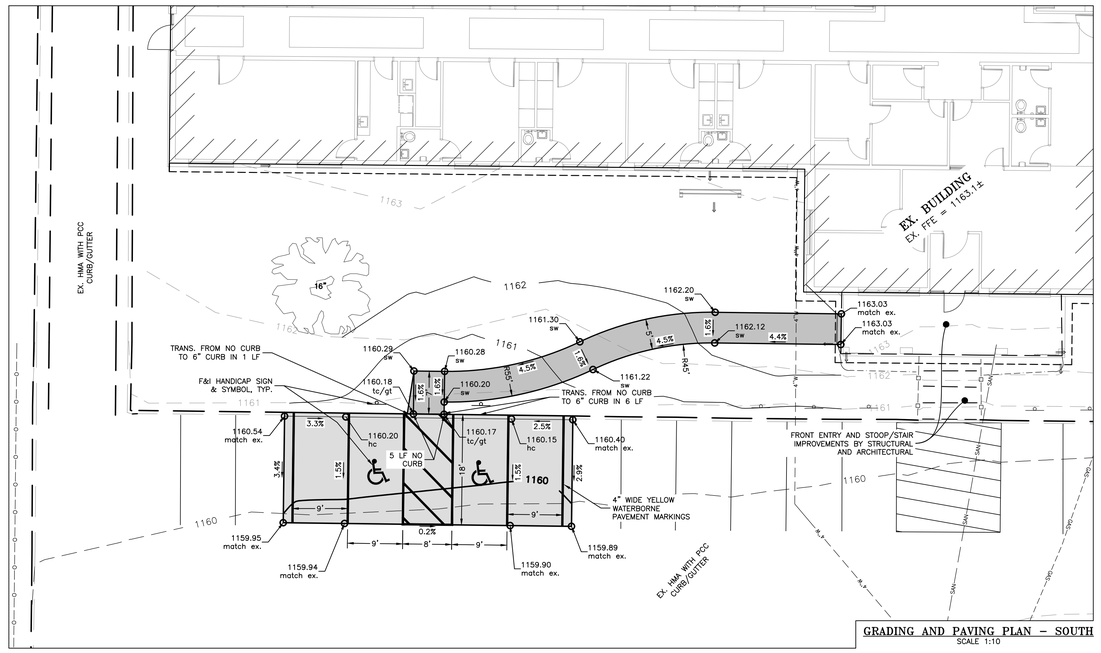
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NOT TO SCALE



HANDICAPPED PARKING SIGN
NOT TO SCALE



GRADING PLAN – NORTH
SCALE 1:10



GRADING AND PAVING PLAN – SOUTH
SCALE 1:10

10 0 10 20
SCALE

N

LEGEND

- R.O.W. / PROPERTY LINE
- G GAS
- W WATER
- T UNDERGROUND TELEPHONE
- E UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- TV UNDERGROUND CABLE TV
- FO UNDERGROUND FIBER OPTIC
- ST EX. STORM SEWER
- SAN EX. SANITARY SEWER
- WM EX. WATER MAIN
- EDGE OF EX. PAVING
- PROPOSED EDGE OF PAVING
- POWER POLE
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC BOX
- FIBER VAULT
- TELEPHONE PED.
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP
- GAS VALVE
- 1300 EXISTING CONTOUR
- 1300 PROPOSED FINISHED GRADE CONTOUR ELEVATION

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SPOT ELEVATION LEGEND

100.00 fg	PROPOSED FINISHED GRADE
100.00 tp	PROPOSED TOP OF PAVING ELEVATION
100.00 sw	PROPOSED TOP OF SIDEWALK ELEVATION
100.00 gt	PROPOSED PAVING ELEVATION AT GUTTER
100.00 hc	PROPOSED PAVING ELEVATION AT HANDICAP CRITICAL POINT
100.00 match ex.	MATCH EXISTING ELEVATION
100.00 er	PROPOSED PAVING ELEVATION AT END RADIUS
100.00 tw	PROPOSED PAVING ELEVATION AT TOP OF RETAINING WALL

DGR ENGINEERING
DGR PROJECT # 276082

SEAL
CA-XXXX

REVISIONS

NO.	DESCRIPTION	DATE

PROGRESS PRINT
NOT FOR CONSTRUCTION
DATE: 10/14/2026
CMBA ARCHITECTS

IF THIS DRAWING IS NOT 30"x42" IT IS NOT TO SCALE

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DATE Issue Date
PROJECT 26179

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

GRADING AND PAVING PLAN

SHEET C.02

FILE PATH: Autodesk Docs://26179 Crittenton Center Home/26179 Crittenton Center.rvt
PLOT DATE/TIME: 10/14/2026 - 10:54:49 PM

GP GENERAL PARAMETERS

GP1 STRUCTURAL DRAWINGS ARE A PORTION OF THE CONTRACT DOCUMENTS AND ARE INTENDED TO BE USED WITH ALL DOCUMENTS FROM ALL OTHER DISCIPLINES. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING AND COORDINATING THE REQUIREMENTS FROM THESE DOCUMENTS INTO THEIR SHOP DRAWINGS AND WORK.

GP2 VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO FABRICATION OF ANY ITEMS.

GP3 DRAWINGS SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS, ELECTRICAL COMPONENTS, FLOOR DEPRESSIONS, ETC. NOT SHOWN ON DRAWINGS. COORDINATE LOCATION, SIZE AND REINFORCEMENT OF ALL OPENINGS WITH RESPECTIVE TRADES BEFORE FABRICATION. REPORT ANY DISCREPANCIES AND/OR INTERFERENCE PROBLEMS TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

GP4 THESE GENERAL NOTES SUPPLEMENT THE PROJECT SPECIFICATIONS. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE PROVIDED, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.

GP5 THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL CONNECTIONS, FRAMING, SHEAR WALLS, X-BRACING, AND EXTERIOR WALLS ARE COMPLETE AND HAVE ACHIEVED FINAL DESIGN STRENGTH. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL STABILITY OVERALL AND TO ALL PORTIONS OF THE BUILDING DURING DEMOLITION, ERECTION AND CONSTRUCTION. TEMPORARY GRAVITY AND LATERAL FORCE BRACING SYSTEMS THAT MAY BE REQUIRED WILL BE DESIGNED BY, AND AT THE EXPENSE OF, THE CONTRACTOR. STRUCTURAL DRAWINGS DO NOT NECESSARILY INDICATE ANY OR ALL REQUIRED TEMPORARY SUPPORT SYSTEMS. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETE OR CONTRACTOR DEEMS THE AREA UNDER CONSIDERATION TO BE STABLE.

GP6 CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.

GP7 RETAINING WALLS AND BASEMENT WALLS WHICH TIE TO UPPER SLABS SHALL NOT BE BACKFILLED UNTIL THE UPPER SLABS REACH FULL DESIGN STRENGTH, UNLESS ADEQUATE BRACING IS PROVIDED AT THE TOP OF THE WALL.

GP8 AS USED IN GENERAL NOTES AND THROUGHOUT STRUCTURAL DRAWINGS, THE TERM "CONTRACTOR" IS DEFINED TO INCLUDE ANY OR ALL OF THE FOLLOWING: GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS, CONSTRUCTION MANAGER AND THEIR SUBCONTRACTORS, FABRICATORS, INSTALLERS, DELEGATED DESIGNERS/ENGINEERS AND ERECTORS.

FP FOUNDATION PARAMETERS

FP1 SIZE AND BOTTOM ELEVATIONS OF FOOTINGS HAVE BEEN ESTABLISHED BASED ON THE **ASSUMED MINIMUM ALLOWABLE BEARING PRESSURE OF 1500 PSF AS SHOWN IN IBC TABLE 1806.2 / GEOTECHNICAL REPORT FILE NO. **************** PREPARED BY *************** AND DATED **/**/****. AS EXCAVATION PROGRESSES, UNANTICIPATED SOIL CONDITIONS MAY REQUIRE CHANGES. CONTACT STRUCTURAL ENGINEER OF RECORD FOR EVALUATION OF THESE CHANGES.

FP2 ALLOWABLE SOIL BEARING PRESSURE
CONTINUOUS FOOTINGS.. 1500 PSF
SQUARE FOOTINGS.. 1500 PSF

FP2.1 OVEREXCAVATION IS REQUIRED TO ACHIEVE THE BEARING PRESSURES INDICATED IN NOTE FP2. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR ADD'L INFORMATION.

FP3 MINIMUM FOOTING DEPTH FOR FROST PROTECTION
(BELOW FINISHED GRADE)..................................... 42 IN.

FP4 DESIGN EARTH PRESSURES:
ACTIVE .... **35 PCF**
PASSIVE .... **260 PCF**
AT REST .... **60 PCF**

FP5 GEOTECHNICAL ENGINEER IS SOLE JUDGE OF THE SUITABILITY OF UNDERLYING MATERIAL TO SUPPORT FOUNDATIONS. BEARING MATERIAL SHALL BE APPROVED BY GEOTECHNICAL ENGINEER BEFORE FOUNDATION INSTALLATION. DO NOT PROCEED WITHOUT APPROVAL.

FP6 PRIOR TO COMMENCING EARTHWORK, CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL ASPECTS OF THE GEOTECHNICAL REPORT. CONTACT GEOTECHNICAL ENGINEER IF QUESTIONS OR DISCREPANCIES.

SU SUBMITTALS

SU1 GENERAL CONTRACTOR TO PROVIDE A SHOP DRAWING SUBMITTAL LOG ITEMIZING ALL PROPOSED SUBMITTALS FOR APPROVAL BY STRUCTURAL ENGINEER OF RECORD.

SU2 ALL SHOP DRAWINGS SHALL BE CHECKED BY THE FABRICATOR AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE STRUCTURAL ENGINEER OF RECORD. SHOP DRAWING REVIEW BY ENGINEER IS LIMITED TO VERIFYING GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES FROM THE CONTRACT DOCUMENTS, DIMENSIONAL ERRORS, COORDINATION ERRORS, OR OMISSIONS IN SHOP DRAWINGS.

SU3 SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION REGARDING ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING:

- CONCRETE MIX DESIGNS (5 DAYS BEFORE POUR, MIN.)
- CONCRETE REINFORCEMENT
- MASONRY REINFORCEMENT
- PRECAST CONCRETE MEMBERS
- EMBEDDED STEEL ITEMS

SU4 SHOP DRAWINGS SHALL INCLUDE CONNECTIONS AS WELL AS SIZE, SPACING, AND GRADE OF ALL MEMBERS. PLANS AND ANY DETAILING NECESSARY FOR DETERMINING FIT AND PLACEMENT SHALL ALSO BE INCLUDED.

SU5 IF SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE APPROPRIATE STATE. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO REVIEW AND APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.

SU6 DESIGN DRAWINGS, SHOP DRAWINGS, AND CALCULATIONS FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY THE CONTRACTOR, INCLUDING:

- PRECAST CONCRETE MEMBERS
- LIGHT GA. METAL FRAMING

SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE APPROPRIATE STATE AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION. CALCULATIONS SHALL BE INCLUDED FOR ALL CONNECTIONS TO THE STRUCTURE, CONSIDERING LOCALIZED EFFECTS ON STRUCTURAL ELEMENTS INDUCED BY THE CONNECTION LOADS.

SU7 ITEMS THAT ARE DESIGNED BY THE CONTRACTOR SHALL BE DESIGNED TO RESIST THE LIVE LOADS INDICATED IN STRUCTURAL NOTES, DEAD LOAD, SELF WEIGHT, ANY ADDITIONAL LOADING INDICATED ON PLANS AND DETAILS, SNOW DRIFT, AND A NET WIND UPLIFT.

SU8 ITEMS THAT ARE DESIGNED BY THE CONTRACTOR SHALL INCLUDE ANY RELEVANT TECHNICAL LITERATURE FROM MANUFACTURER. ALSO PROVIDE A CERTIFICATION FROM THE MANUFACTURER SHOWING THE PRODUCT IS IN COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.

SU9 THE CONTRACTOR SHALL COORDINATE SEISMIC RESTRAINTS OF MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT, MACHINERY, AND ASSOCIATED PIPING WITH THE STRUCTURE. ANY CONNECTIONS TO STRUCTURE SHALL CONFORM TO ASCE 7, CHAPTER 13 AND SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE APPROPRIATE STATE, AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION.

SU10 FIELD ENGINEERED DETAILS DEVELOPED BY THE CONTRACTOR THAT DIFFER FROM OR ADD TO THE STRUCTURAL DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE APPROPRIATE STATE AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

DP DESIGN PARAMETERS

DP1 THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE ICC INTERNATIONAL BUILDING CODE, 2024 EDITION.

DP2 UNIFORM LIVE LOADS:
TYPICAL ROOF (GOVERNED BY SNOW) 50 PSF+DRIFT
DRIFT LOAD AS SHOWN ON PLAN
STAIRS AND OTHER EXITS **100 PSF**
TYPICAL HANDRAIL **50 PLF**

DP3 CONCENTRATED LIVE LOADS:
TYPICAL OFFICE (OVER 2.5 FT. x 2.5 FT.) **2000 LB**
TYPICAL HANDRAIL **200 LB**

DP4 SNOW DESIGN PARAMETERS:
SNOW RISK CATEGORY II
GROUND SNOW LOAD (P_g) 83 PSF (ULTIMATE)
FLAT ROOF SNOW LOAD (P_f) 50 PSF
SNOW EXPOSURE FACTOR (C_e) 1.0
SNOW LOAD THERMAL FACTOR (C_t) 1.2
SNOW SLOPE FACTOR (C_s) 0.65 (FRONT CANOPY)
WINTER WIND PARAMETER FOR SNOW DRIFT (W_2) 0.55

DP5 EARTHQUAKE DESIGN PARAMETERS:
SEISMIC RISK CATEGORY III
SEISMIC IMPORTANCE FACTOR (I_e) 1.25
S_S 0.085g
S_1 0.043g
SEISMIC SITE CLASS D
S_{DS} 0.075g
S_{D1} 0.064g
SEISMIC DESIGN CATEGORY A
SEISMIC-FORCE-RESISTING SYSTEM:
ORDINARY REINFORCED MASONRY SHEAR WALLS
SEISMIC BASE SHEAR (V) N-S 10 k
SEISMIC BASE SHEAR (V) E-W 10 k
SEISMIC RESPONSE COEFFICIENT (C_s) N-S 0.047
SEISMIC RESPONSE COEFFICIENT (C_s) E-W 0.047
RESPONSE MODIFICATION COEFFICIENT (R) N-S 2
RESPONSE MODIFICATION COEFFICIENT (R) E-W 2
SEISMIC ANALYSIS PROCEDURE:
EQUIVALENT LATERAL FORCE PROCEDURE

DP6 WIND DESIGN PARAMETERS:
WIND RISK CATEGORY III
BASIC WIND SPEED (V) 120 MPH
ALLOWABLE STRESS DESIGN WIND SPEED (V_{asd}) **93 MPH**
WIND EXPOSURE CATEGORY B
INTERNAL PRESSURE COEFFICIENT +/-.18
BASIC DESIGN PRESSURE @ ROOF 22 PSF (SERVICE)
NET WIND UPLIFT @ ROOF 22 PSF (SERVICE)

DP7 ROOF RAIN LOAD PARAMETERS:
60-MINUTE RAIN INTENSITY (i) 3.78 IN. / HR.
RAIN LOAD XX PSF

DP8 ALLOWABLE WALL DEFLECTIONS:
EXTERIOR (CLADDING DESIGN) L/360
(BRICK VENEER DESIGN) L/600 ≤ 0.3"
INTERIOR L/360

DP9 ALLOWABLE FRAMING DEFLECTIONS:
ROOF LIVE LOAD L/360
ROOF TOTAL LOAD L/240
FLOOR LIVE LOAD L/360
FLOOR TOTAL LOAD L/240

DP10 ASSUMED FUTURE CONSTRUCTION:
VERTICAL NONE
HORIZONTAL NONE

CN CONCRETE NOTES

CN1 CONCRETE WORK SHALL CONFORM TO CHAPTER 19 OF THE IBC.

CN2 WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE, THE EXISTING CONCRETE SURFACE SHALL BE CLEANED AND ROUGHENED TO A MINIMUM OF 1/4" AMPLITUDE.

CN3 ALL EXPOSED EDGES OF CONCRETE MEMBERS SHALL BE CHAMFERED 3/4" U.N.O.

CN4 CONCRETE FORMWORK:
CN4.1 SLEEVES, OPENINGS, CONDUIT, AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO POURING CONCRETE. CONDUITS EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD OF THE THICKNESS OF THE SLAB AND SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS ON CENTER.
CN4.2 VERIFY ALL BLOCK OUTS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING REQUIREMENTS PRIOR TO POURING.

CN5 CONCRETE REINFORCEMENT:
CN5.1 DETAILING, FABRICATION, AND PLACEMENT OF REINFORCEMENT SHALL CONFORM TO ACI-315.
CN5.2 ALL REINFORCEMENT TO BE ASTM A615 GRADE 60 U.N.O. WELDED WIRE FABRIC TO BE ASTM A185 WITH WIRE CONFORMING TO ASTM A82. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE USING #16 ANNEALED IRON WIRE. REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS, U.N.O.
CN5.3 ALL CONTINUOUS REINFORCING SHALL BE SPLICED USING CLASS B TENSION SPLICES, U.N.O.
CN5.4 BARS IN BEAMS AND SLABS SHALL BE SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, AS SPECIFIED BY THE CRSI MANUAL OF STANDARD PRACTICE, MSP-1.
CN5.5 CONTINUE HORIZONTAL WALL BARS THROUGH PILASTERS, COLUMNS, INTERSECTING WALLS AND INTERSECTING FOUNDATIONS. REFER TO TYPICAL DETAILS FOR LAYOUT OF CORNER BARS AND BARS IN SMALL WALL SECTIONS. SLAB BARS SHALL BE HOOKED INTO WALLS OR HOOKED DOWELS SHALL BE PROVIDED TO MATCH SLAB REINFORCING. PROVIDE HOOKED DOWELS FROM FOOTINGS TO MATCH VERTICAL WALL REINFORCING.
CN5.6 ADD TWO DIAGONAL #5 BARS, FOUR FEET LONG, CENTERED, AT EACH CORNER OF FOUNDATION OR SLAB OPENING, U.N.O.
CN5.7 U.N.O., INSTALL WWF 1 1/2" FROM TOP OF ALL SLABS ON GRADE, TOPPING SLABS ON DECK, OR TOPPING SLABS ON PRECAST. LAP JOINTS TWO FULL MESHES BUT NOT LESS THAN 8". AT CONSTRUCTION JOINTS, LOCATE WWF AT MID DEPTH OF SLAB.

CN6 COVERAGE FOR REINFORCEMENT:
CN6.1 CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH .... 3"
CN6.2 CONCRETE EXPOSED TO EARTH AND WEATHER:
#6 THRU #18 BARS .... 2"
#5 BAR, W31 OR D31 WIRE AND SMALLER .... 1 1/2"
CN6.3 CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
SLABS, WALLS, JOISTS:
#14 AND # 18 ....1 1/2"
#11 BAR AND SMALLER ....3/4"
BEAMS, COLUMNS:
PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS .... 1 1/2"

CN7 CONCRETE COMPRESSIVE STRENGTHS SHALL BE VERIFIED BY STANDARD 28-DAY CYLINDER TESTS PER ASTM C39 AND SHALL BE AS FOLLOWS:
FOOTINGS.. f'c = 4,000 PSI
GRADE BEAMS/PILECAPS.................................... f'c = 4,000 PSI
WALLS/PIERS/COLUMNS...................................... f'c = 4,000 PSI
SLABS ON GRADE .... f'c = 4,000 PSI
TOPPING SLABS.. f'c = 4,000 PSI

CN8 SPECIAL INSPECTOR SHALL BE NOTIFIED IF ANY WATER IS TO BE ADDED IN FIELD.

CN9 CONCRETE FOUNDATIONS:
CN9.1 ALL FOUNDATION EXCAVATIONS MUST BE REVIEWED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
CN9.2 ACCURATELY SET AND SECURELY SUPPORT REINFORCING, DOWELS AND ANCHOR BOLTS PRIOR TO PLACEMENT OF CONCRETE. WET-STICKING OR FLOATING OF REINFORCING,DOWELS AND ANCHOR RODS IS NOT ALLOWED.
CN9.3 PROVIDE CONSTRUCTION JOINTS, INSERTS, SLEEVES, DOWELS, ANCHORS, ETC., AS SHOWN. ITEMS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND ACCORDING TO USUAL ACCEPTED STANDARDS OF THE TRADE. ANCHOR RODS PER ASTM F1554 AS SHOWN.
CN9.4 ALL FOUNDATION COLD JOINTS SHALL BE KEYED. CONTINUOUS REINFORCING SHALL EXTEND ONE DEVELOPMENT LENGTH PLUS 6". LOCATE FOUNDATION COLD JOINTS AT EXPANSION JOINTS IN MASONRY VENEER WHEN POSSIBLE.
CN9.5 REINFORCING SHOWN ON DETAILS IS THE REQUIRED MINIMUM. AT CONTRACTOR'S OPTION AND EXPENSE, ADDITIONAL REINFORCING MAY BE PERMITTED TO ASSIST IN EASE OF CONSTRUCTABILITY ADDITIONAL REINFORCING MUST BE SUBMITTED FOR REVIEW ON SHOP DRAWINGS.

CN10 PROVIDE MINIMUM 6000 PSI NON-SHRINK, NON-METALLIC GROUT UNDER COLUMN BASE PLATES. GROUT SHALL NOT CONTAIN GYPSUM. COLUMN BASES TO BE GROUTED BEFORE PLACEMENT OF CONCRETE TOPPING ON STEEL FORMS.

CN11 MINIMUM 4" CONCRETE SLAB ON GRADE WITH WWF 6X6-W2.1 X W2.1, OVER VAPOR BARRIER, OVER A MINIMUM 6" COMPACTABLE, TRIMMABLE, GRANULAR FILL, TYP. U.N.O. ON DRAWINGS AND GEOTECHNICAL REPORT.

CN12 SLAB CONTROL JOINTS:
CN12.1 PROVIDE SLAB CONTROL JOINTS FOR THE FOLLOWING, U.N.O.:
• SLAB-ON-GRADE ....10' ± 2'
• PRECAST TOPPING SLABS (NON-COMPOSITE).........10' ± 2'
CN12.2 PROVIDE SLAB CONTROL JOINTS ON GRID LINE WHERE PRACTICAL.
CN12.3 MAINTAIN A SLAB CONTROL JOINT ASPECT RATIO OF APPROXIMATELY 1:1.
CN12.4 DO NOT PROVIDE SLAB CONTROL JOINTS FOR THE FOLLOWING, U.N.O.:
• COMPOSITE SLAB ON METAL DECK
• COMPOSITE PRECAST TOPPING SLAB

CN13 PROVIDE VERTICAL WALL JOINTS AS FOLLOWS, U.N.O.:
CN13.1 WALLS TALLER THAN 12'..................... H (H = WALL HEIGHT)
CN13.2 WALLS 8' - 12'....................................... 2*H
CN13.3 WALLS SHORTER THAN 8'................... 3*H
CN13.4 PROVIDE WALL JOINT WITHIN 10' OF ALL CORNERS AND IN LINE WITH EDGES OF ALL WALL OPENINGS.
CN13.5 MAXIMUM WALL JOINT SPACING SHALL NOT EXCEED 25 FEET.

CN14 CONCRETE ACCESSORIES:
CN14.1 U.N.O., HEADED SHEAR STUDS TO BE NELSON HEADED ANCHORS WITH FLUXED ENDS OR APPROVED EQUIVALENT AND SHALL BE AUTOMATICALLY END WELDED BY UTILIZING THE MANUFACTURER'S STANDARD EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
CN14.2 U.N.O., DEFORMED BAR ANCHORS (D.B.A.) SHALL BE NELSON, TYPE D2L, OR APPROVED EQUIVALENT AND SHALL BE AUTOMATICALLY END WELDED BY UTILIZING THE MANUFACTURER'S STANDARD EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
CN14.3 U.N.O., EXPANSION BOLTS TO BE HILTI KWIK BOLT TZ OR APPROVED EQUIVALENT WITH EQUAL ICC TENSION AND SHEAR VALUES. EXPANSION ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION.
CN14.4 U.N.O., EPOXY ANCHORS TO BE HILTI HIT-RE 500 V3 OR APPROVED EQUIVALENT WITH EQUAL ICC TENSION AND SHEAR VALUES. EPOXY ANCHORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING INSTALLATION.

CN15 PERMANENTLY EXPOSED EMBEDDED PLATES AND ANGLES TO BE HOT-DIP GALVANIZED AFTER FABRICATION, U.N.O. NO LOADS OR WELDS SHALL BE PLACED ON EMBEDDED PLATES OR ANGLES FOR A MINIMUM OF 7 DAYS AFTER CASTING.

CN16 U.N.O. IN ARCHITECTURAL DRAWINGS, 2" RIGID EXTRUDED POLYSTYRENE PERIMETER INSULATION OR EQUAL TO BE INSTALLED ON INSIDE FACE OF FOUNDATION WALL/GRADE BEAM, EXTENDING DOWN FROM THE TOP OF FOUNDATION 42 INCHES, AND EXTENDING IN FROM THE EDGE OF FOUNDATION 24 INCHES BELOW SLAB.

CN17 EPOXY REPAIR ADHESIVE SHALL CONFORM TO ASTM C881 AND SHALL BE A TWO-COMPONENT, LIQUID EPOXY WITH NON-SAG CONSISTENCY AND A LONG POT LIFE. THE EPOXY ADHESIVE SHALL BE SUITABLE FOR USE IN DRY OR DAMP CONDITIONS. MINIMUM SHEAR STRENGTH SHALL BE 5,000 PSI; MINIMUM TENSILE STRENGTH SHALL BE 4,000 PSI. HOLE SIZES AND INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE APPROVED ICC REQUIREMENTS. DO NOT CUT REINFORCING IN NEW OR EXISTING CONCRETE DURING PLACEMENT.

CN18 COLD WEATHER PROTECTION
CN18.1 DURING COLD WEATHER CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR PROTECTING CURING CONCRETE PER THE RQMTS. OF ACI 306.
CN18.2 DURING COLD WEATHER CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR PROTECTING FOUNDATIONS THAT DO NOT EXTEND TO FROST DEPTH FROM HEAVING. AT CONTRACTOR'S OPTION, BOTTOM OF FOOTINGS MAY BE EXTENDED BEYOND THE FROST ZONE, IN LIEU OF SURFACE PROTECTION METHODS. NO ADD'L REINFORCING WILL BE REQ'D AT EXTENDED FOUNDATIONS. ALL MITIGATION WORK SHALL BE PART OF THE CONTRACTOR BID AND NOT COMPENSIBLE BY CHANGE ORDER.
CN18.3 CONTRACTOR TO PROVIDE A FROST STOOP PER TYP. STOOP DETAIL @ ALL EXTERIOR DOORS, SEE ARCH. FOR DOOR LOCATIONS.

CN19 EXPOSED CONCRETE:
CN19.1 WHERE SLAB ON GRADE OR TOPPING SLAB IS PERMANENTLY EXPOSED TO PUBLIC VIEW, SLAB SHALL BE WET CURED. SEE ARCH. FOR LOCATIONS. SEE SPECIFICATIONS FOR WET CURING INFORMATION.
CN19.2 WHERE PERMANENTLY EXPOSED TO VIEW, ALL CONCRETE CONTROL JOINTS & COLD JOINTS SHALL BE COORDINATED WITH THE ARCHITECT.
CN19.3 CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION MEETING PRIOR TO ANY CONCRETE POURS WHERE THE CONCRETE SHALL BE PERMANENTLY EXPOSED TO VIEW.
CN19.4 CONCRETE MIXES USED FOR CONCRETE SURFACES PERMANENTLY EXPOSED TO VIEW SHALL NOT INCLUDE DELETERIOUS MATERIAL WHICH MAY CAUSE FINISHED SURFACE IRREGULARITIES.
CN19.5 CONCRETE FINISHES PERMANENTLY EXPOSED TO VIEW SHALL BE PLACED AND FINISHED ACCORDING TO ACI 347.3R AND THE FOLLOWING TABLE:

EXPOSED CONCRETE FINISH SCHEDULE	
EXPOSED CONCRETE ELEMENT	REQ'D. CONCRETE SURFACE CATEGORY (CSC)
BASEMENT WALLS & COLUMNS	CSC1
BOTTOM OF 1ST FLOOR SLAB	CSC1
COLUMNS (ABOVE BASEMENT)	CSC3
WALLS (ABOVE BASEMENT)	CSC3
BOTTOM OF SLABS (ABOVE BASEMENT)	CSC2
UNLESS NOTED OTHERWISE	CSC2

CM CONCRETE MASONRY NOTES

CM1 CONCRETE MASONRY WORK SHALL CONFORM TO CHAPTER 21 OF THE IBC.

CM2 ALL WALLS ARE NOMINAL 8" CMU STACKED WITH A RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON THE DRAWINGS. JOINT REINFORCING SHALL NOT EXTEND THROUGH CONTROL JOINTS. BOND BEAM REINFORCING SHALL BE CONTINUOUS THROUGH CONTROL JOINTS. INTERSECTING WALLS SHALL BE BONDED BY OVERLAPPING COURSES.

CM3 ALL UNITS SHALL BE NORMAL WEIGHT CONCRETE MASONRY W/ MINIMUM COMPRESSIVE STRENGTH = 2,000 PSI (ASSEMBLY f'm = 2,000 PSI) AND CONFORM TO ASTM C90. UNITS SHALL BE SAMPLED AND TESTED IN ACCORDANCE WITH ASTM C140. LINEAR SHRINKAGE FOR UNITS SHALL NOT EXCEED 0.065%. CONCRETE MASONRY WALLS SHALL BE REINFORCED AS SHOWN ON THE PLANS AND DETAILS AND, IF NOT SHOWN, SHALL BE REINFORCED AS NOTED BELOW.

CM4 CONCRETE MASONRY REINFORCEMENT:
CM4.1 REINFORCING STEEL SHALL CONFORM TO IBC SECTION 2103.4. REBAR REINFORCEMENT SHALL BE ASTM A615 GRADE 60 U.N.O. AND SHALL BE SECURELY PLACED IN ACCORDANCE WITH ACI 530.1 SECTION 3.4. TIES AND STIRRUPS SHALL BE ASTM A615 GRADE 40 (MIN.). PROVIDE MINIMUM LAP FOR REINFORCING BARS PER ACI 530 (48 BAR DIAMETERS, WITH A MINIMUM OF 18").
CM4.2 JOINT REINFORCING SHALL BE ASTM A82, LADDER OR TRUSS TYPE DESIGN, NO. 9 WIRE AT SIDES AND CROSS RODS. INSTALL CONTINUOUS JOINT REINFORCING 16" ON CENTERS VERTICALLY. INSTALL CONTINUOUS JOINT REINFORCING IN THE FIRST AND SECOND BED JOINTS ABOVE AND BELOW OPENINGS AND EXTEND REINFORCING 24" BEYOND EACH SIDE OF OPENING. LAP JOINT REINFORCING SPLICES A MINIMUM OF 6 INCHES.
CM4.3 CONTINUOUS BOND BEAMS REINFORCED WITH (2) #5 CONTINUOUS BARS SHALL BE PROVIDED AT ALL FLOOR AND ROOF LINES, AT THE TOP OF WALLS AND AT INTERMEDIATE STAIR LANDING LEVELS. STEP BOND BEAMS AS REQUIRED TO MATCH ROOF SLOPES. CONTINUE BOND BEAM REINFORCING THROUGH CONTROL JOINTS U.N.O. AT OPENINGS WHERE A STRUCTURAL STEEL HEADER IS NOT SHOWN ON PLAN OR HEADER SCHEDULE, SEE NOTE CM8. PROVIDE A BOND BEAM REINFORCED W/ (2) #5 BARS AT SILL LOCATIONS. EXTEND BARS AT OPENINGS 2'-0" PAST THE OPENING AT EACH SIDE. PROVIDE (1) BAR, MATCHING VERTICAL BAR SIZE, FOR THE FULL HEIGHT OF THE WALL AT EACH SIDE OF OPENINGS, WALL ENDS, AND WALL INTERSECTIONS, U.N.O.
CM4.4 DOWELS TO MASONRY WALLS SHALL BE EMBEDDED A MINIMUM OF 1'-6" OR HOOKED INTO THE SUPPORTING STRUCTURE AND BE OF THE SAME SIZE AND SPACING AS WALL REINFORCING. PROVIDE CORNER BARS TO MATCH THE HORIZONTAL WALL REINFORCING AT WALL INTERSECTIONS.
CM4.5 ALL EXTERIOR MASONRY WALLS AND INTERIOR LOAD BEARING MASONRY WALLS SHALL BE REINFORCED WITH #5 BARS VERTICAL, CENTERED IN WALL, AT 48" O.C. UNLESS NOTED OTHERWISE IN THE PLANS AND SECTIONS.
CM4.6 NON-LOAD BEARING MASONRY WALLS (NOT SHOWN ON STRUCTURAL DRAWINGS) SHALL BE REINFORCED WITH #4 BARS VERTICAL, CENTERED IN WALL, AT 96" O.C. UNLESS NOTED OTHERWISE IN THE PLANS AND SECTIONS. SEE ARCH. FOR NON-LOAD BEARING MASONRY WALL LOCATIONS.
CM4.7 PROVIDE 9 GA. GALV. REBAR POSITIONERS TO ACCURATELY LOCATE VERTICAL REINFORCING BARS WITHIN WALLS.

CM5 VERTICAL CONTROL JOINTS:
CM5.1 SHALL BE SPACED USING THE LESSER OF A 1.5:1 LENGTH TO HEIGHT RATIO OR 25 FT ON CENTER. COORDINATE JOINT LOCATIONS w/ ARCH. DRAWINGS.
CM5.2 LOCATE VERTICAL CONTROL JOINTS A MINIMUM OF 8" AWAY FROM HEADER BEARING LOCATIONS
CM5.3 LOCATE VERTICAL CONTROL JOINTS ADJACENT TO CORNERS OR WALL INTERSECTIONS WITHIN A DISTANCE EQUAL TO HALF THE CONTROL JOINT SPACING LISTED IN NOTE CM5.
CM5.4 BOND BEAM REINFORCING SHALL BE CONTINUOUS THROUGH CONTROL JOINTS.

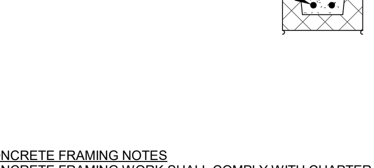
CM6 UNLESS NOTED OTHERWISE, MORTAR SHALL BE TYPE S AND SHALL CONFORM TO IBC SECTION 2103 AND ASTM C270. MORTAR BED JOINT THICKNESS SHALL NOT EXCEED 5/8".

CM7 GROUT:
CM7.1 GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI (TYPE S) AND SHALL CONFORM TO IBC SECTION 2103 AND ASTM C476. GROUT SHALL CONSIST OF A MIXTURE OF CEMENTITIOUS MATERIALS AND AGGREGATE TO WHICH SUFFICIENT WATER HAS BEEN ADDED TO CAUSE THE MIXTURE TO FLOW WITHOUT SEGREGATION OF THE CONSTITUENTS.
CM7.2 GROUT CELLS SOLID AT REINFORCING, BOND BEAMS, INSERTS, ANCHORS, ELEVATOR GUIDE RAILS, AND 24" BELOW BEARING POINT OF STEEL SECTIONS AND 12" TO EACH SIDE. CELLS WHICH ARE TO RECEIVE GROUT ARE TO BE FREE OF PROTRUDING MORTAR AND DROPPINGS. GROUT BOND BEAMS OVER OPENINGS IN ONE CONTINUOUS POUR. SUPPORT AND SECURE REINFORCEMENT AGAINST DISPLACEMENT BEFORE GROUTING.
CM7.3 CONSOLIDATE GROUT AT THE TIME OF PLACEMENT. GROUT POURS ≤ 12" TO BE CONSOLIDATED BY MECHANICAL VIBRATION OR BY PUDDLING. GROUT POURS > 12" TO BE CONSOLIDATED BY MECHANICAL VIBRATION AND RECONSOLIDATED BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED.

CM8 PROVIDE MASONRY HEADERS OVER OPENINGS LARGER THAN 12" IN LENGTH AS INDICATED IN SCHEDULE BELOW, U.N.O. HEADERS SHALL BEAR 8" ON EACH SIDE OF OPENING. PERMANENTLY EXPOSED STEEL HEADERS TO BE HOT-DIP GALVANIZED AFTER FABRICATION, U.N.O.

CM8.1 ALL STEEL HEADERS OVER 6'-0" LONG SHALL HAVE #5 DBA x 2'-6" SPACED TO MATCH WALL REINFORCING.

		MAXIMUM MASONRY OPENING		
		4'-0"	8'-0"	12'-0"
WALL THICKNESS	8"	W8x10 w/ PL 5/16x7 - OR - (1) COURSE BOND BEAM	W8x10 w/ PL 5/16x7 - OR - (2) COURSE BOND BEAM	W16x31 w/ PL 5/16x7



PC PRECAST CONCRETE FRAMING NOTES

PC1 PRECAST CONCRETE FRAMING WORK SHALL COMPLY WITH CHAPTER 19 OF THE IBC AS WELL AS THE CURRENT EDITION OF THE PCI.

PC2 DESIGN OF PRECAST CONCRETE FRAMING SHALL BE BY CONTRACTOR. CONCRETE MIXES AND CODE CONFORMANCE SHALL BE AS REQUIRED BY STRUCTURAL NOTES. MINIMUM COMPRESSIVE STRENGTH SHALL BE f'c = **5,000 PSI**. REINFORCING SHOWN IN STRUCTURAL NOTES IS THE REQUIRED MINIMUM. CONCRETE SHALL NOT CONTAIN MORE THAN 0.06% CHLORIDE ION BY WEIGHT OF CEMENT.

PC3 DESIGN OF PRECAST CONCRETE FRAMING SHALL INCLUDE ANY ADDITIONAL REINFORCING THAT IS REQUIRED FOR HANDLING AND ERECTION.

PC4 PRECAST CONCRETE FRAMING SHALL BE DESIGNED TO RESIST THE MINIMUM LOADS INDICATED IN STRUCTURAL NOTES, SELF WEIGHT, DEAD LOAD, ANY ADDITIONAL LOADING INDICATED ON PLANS AND DETAILS, SNOW DRIFT, AND A MAXIMUM NET UPLIFT AS SHOWN IN STRUCTURAL NOTES.

PC5 PRECAST CONCRETE MEMBER SIZES SHOWN ON THESE DRAWINGS ARE PRELIMINARY. FINAL SIZES AND PROPERTIES SHALL BE VERIFIED BY THE PRECAST MANUFACTURER.

PC6 PERIMETER AND ORIENTATION OF HOLLOW-CORE ARE SHOWN ON PLAN. SPACING, QUANTITIES, AND DESIGN OF HOLLOW-CORE UNITS TO BE DETERMINED BY THE PRECAST MANUFACTURER.

PC7 CONNECTIONS SHOWN ON THESE DRAWINGS ARE PRELIMINARY. FINAL CONNECTION DESIGN FOR THE IMPOSED LOADS SHALL BE THE RESPONSIBILITY OF THE PRECAST MANUFACTURER.

PC8 PRECAST UNITS SHALL SUPPORT DEAD LOAD OF 10 PSF IN ADDITION TO TOPPING LOADS.

PC9 HEADERS OR SADDLE BRACKETS, BEARING PADS, SHIMS, AND GROUTING TO BE PROVIDED AND INSTALLED ALONG WITH THE PRECAST FRAMING BY THE SUPPLIER. 1/8" HARDBOARD SHIMS OR EQUAL REQUIRED FOR BEARING ON CONCRETE OR CMU.

PC10 HOLLOW CORE PLANK MUST HAVE KEYWAYS CONTINUOUSLY GROUTED.

PC11 PRECAST UNITS SHALL BE INSTALLED IN PROPER SEQUENCE WITH SUFFICIENT TEMPORARY BRACING TO CONTROL ALIGNMENT & DEFLECTIONS. MEMBERS SHALL BE PROPERLY ALIGNED AND LEVELED UNTIL GROUT IS CURED.

PC12 THE DESIGN CAMBER IS **0.5"± 0.5"**. PRECASTER TO NOTIFY STRUCTURAL ENGINEER OF RECORD IF THIS CAMBER IS NOT ACHIEVABLE.

PC13 CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL OPENINGS IN PRECAST WALLS AND FLOORS DURING THE SHOP DRAWING PHASE. THIS INCLUDES PENETRATIONS TO ACCOMMODATE MEP EQUIPMENT.

SF STEEL FRAMING NOTES

SF1 STEEL FRAMING WORK SHALL COMPLY WITH CHAPTER 22 OF THE IBC.

SF2 STEEL FRAMING MATERIALS:
SF2.1 TUBULAR STEEL
ASTM A500 GR C FY=50,000 PSI
SF2.2 ANGLES, PLATES
ASTM A572 FY=50,000 PSI
SF2.3 ANCHOR RODS
ASTM F1554 FY=36,000 PSI UNO
SF2.4 WELDING ELECTRODES
E70XX

SF3 STEEL ERECTION SHALL COMPLY WITH ALL OSHA, STATE, LOCAL, AND INDUSTRY STANDARD REGULATIONS. IN ADDITION, AT THE END OF THE WORK DAY, ALL COLUMNS MUST BE FRAMED WITH BEAMS AND/OR GIRDERS IN TWO DIRECTIONS, OR ADEQUATELY GUYED OR BRACED IN BOTH DIRECTIONS. TEMPORARY GUYING/BRACING IS THE RESPONSIBILITY OF THE ERECTOR (DESIGN AND INSTALLATION).

SF4 DESIGN, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE AISC STEEL CONSTRUCTION MANUAL, AISC 360 INCLUDING COMMENTARY, AND THE AISC 303.

SF5 ALL BOLTS FOR STEEL CONNECTIONS TO BE INSTALLED PER AISC 360 AND RCSC.
SF5.1 ALL BOLTS TO BE ASTM A325-N U.N.O.
SF5.2 BOLTS USED IN STEEL JOIST CONSTRUCTION MAY BE ASTM A307
SF5.3 ALL BOLTS SHALL BE INSTALLED SNUG-TIGHT U.N.O.
SF5.4 ALL BOLTS IN BRACED FRAME CONNECTIONS TO BE PRETENSIONED U.N.O.

SF6 WELDING SHALL CONFORM TO THE AWS CODES FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDED PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AWS D1.1 AND APPROVED BY THE STRUCTURAL ENGINEER. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER-METAL MANUFACTURER.

SF7 WELDS SHALL BE MADE USING E70XX ELECTRODES AND SHALL BE 3/16" MINIMUM, U.N.O. ALL WELDING FOR STRUCTURAL STEEL CONNECTIONS TO BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS D1.1.
SF7.1 ARROW AND OTHER SIDE WELD LENGTHS AND THROAT THICKNESSES ARE THE SAME UNLESS OTHERWISE SHOWN.

SF8 FOR COMPLETE JOINT PENETRATION WELDS, WELDS SHALL BE MADE WITH FILLER METAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT 40° F.

SF9 WELDING TO JOIST WEB MEMBERS IS PROHIBITED. WELDING TO JOIST BOTTOM CHORDS IS PROHIBITED WITHOUT THE APPROVAL OF THE ENGINEER, WITH THE SOLE EXCEPTION OF JOIST BRIDGING. WALL PANEL BRACING, GIRDER BRACING, AND ALL OTHER WELDED ATTACHMENTS SHALL BE MADE TO JOIST TOP CHORDS. ATTACHMENTS MADE TO JOIST TOP CHORD SHALL BE MADE ONLY AT JOIST PANEL POINTS.

SF10 ALL STEEL BEAMS, COLUMNS AND BRACING SHALL RECEIVE A SINGLE COAT OF SHOP APPLIED PRIMER, WITH THE FOLLOWING EXCEPTIONS:
SF10.1 TOP FLANGE OF BEAMS RECEIVING HEADED STUDS SHALL NOT BE PRIMED.
SF10.2 GALVANIZED BEAMS SHALL NOT BE PRIMED.
SF10.3 STEEL THAT IS TO RECEIVE SPRAY-APPLIED FIREPROOFING (SEE ARCH. FOR LOCATIONS) SHALL NOT BE PRIMED OR SHALL BE PRIMED IN ACCORDANCE w/ ASTM E736 AND UL 263.

SF11 HOT-DIP GALVANIZE STEEL FOR THE FOLLOWING CONDITIONS:
SF11.1 STEEL ELEMENTS PERMANENTLY EXPOSED TO WEATHER.
SF11.2 STEEL ELEMENTS LOCATED IN UNCONDITIONED SPACES.
SF11.3 STEEL ELEMENTS LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE.
SF11.4 STEEL ELEMENTS LOCATED IN AREAS WITH HIGH HUMIDITY.
SF11.5 ALL LINTEL ASSEMBLIES LOCATED IN EXTERIOR WALLS.
SF11.6 WHERE PIECES REQUIRING GALVANIZATION ARE PART OF A LARGER ASSEMBLY, THE HOT-DIPPING PROCESS IS TO OCCUR AFTER COMPLETE FABRICATION OF THE ASSEMBLY.

SF12 CONNECTIONS:
SF12.1 NO CONNECTION SHALL USE LESS THAN 2 ROWS OF BOLTS.
SF12.2 ALL CONNECTIONS SHALL SATISFY THE REQUIREMENTS OF AISC AND OSHA.
SF12.3 MOMENT CONNECTIONS ARE INDICATED ON DRAWINGS BY A DARKENED TRIANGLE ON THE END OF THE MEMBER TO BE MOMENT CONNECTED. IF THE BEAM END MOMENT IS NOT SHOWN, DEVELOP PLASTIC MOMENT CAPACITY OF MEMBER ABOUT MAJOR AXIS. WHERE POSSIBLE, USE SHEAR TAB WEB CONNECTION WITH MOMENT CONNECTION.
SF12.4 U.N.O., POCKET BEAMS 8" MIN. INTO MASONRY AND BEAR ON 3/4" GROUT, MIN. ANCHOR WITH (2) 3/4"ø x 1'-4" HEADED ANCHOR BOLTS. SLOT HOLES IN BEAM FLANGE 2" PARALLEL TO BEAM SPAN. GROUT POCKETS SOLID.
SF12.5 AT STEEL CONNECTIONS WITH POST INSTALLED ANCHORS, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE HOLE DIAMETERS COMPLY WITH THE MANUFACTURER'S RECOMMENDED DRILL BIT DIAMETER.

SF13 DUE TO VARYING BEAM DEFLECTIONS AND CAMBERS, CONTRACTOR SHALL MAKE PROVISIONS FOR ADDITIONAL CONCRETE AS REQUIRED TO ACHIEVE A FLAT FLOOR SURFACE.

SF14 WHERE OPENINGS FOR DUCTS, MECHANICAL EQUIPMENT, ETC., OCCUR IN FLOOR SLAB, PROVIDE BOX-OUTS ON TOP OF METAL DECKING PRIOR TO PLACING CONCRETE SLAB. AFTER INSTALLATION OF MECHANICAL DUCTS & ETC. (THRU BOX-OUTS), PLACE REMAINDER OF CONCRETE FLOOR.

SF15 WHEN PLACING CONCRETE ON CAMBERED FRAMING MEMBERS, IT IS GENERALLY ADVISABLE TO ORIENT CONSTRUCTION JOINTS PARALLEL TO THE SECONDARY FRAMING MEMBERS. CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY STRUCTURAL ENGINEER OF RECORD PRIOR TO SLAB PLACEMENT.

SF16 LATERAL BRACING
SF18.1 LATERAL BRACING BETWEEN COLUMNS IS LOCATED AS NOTED ON PLAN. BOLT HOLES PROVIDED ARE FOR TEMPORARY BOLTING TO ACCOMMODATE PROPER ALIGNMENT OF BRACING.
SF18.2 PRIOR TO THE PLACEMENT OF CONCRETE ON ABOVE GRADE SUPPORTED DECKS, ALL MAIN LATERAL BRACING MUST BE FULLY WELDED AS DETAILED BELOW THE LEVEL THE CONCRETE IS BEING PLACED ON, AND ALL COLUMN BASE PLATES FOR COLUMNS SUPPORTING THIS CONCRETE MUST BE GROUTED.
SF18.3 PRIOR TO THE ERECTION OF EXTERIOR WALL PANELS, ALL MAIN LATERAL BRACING MUST BE FULLY WELDED AS DETAILED, AND IN ADDITION, UPPER LEVEL CONCRETE FLOORS AT THE LEVELS THE PANELS ARE BEING ATTACHED TO MUST BE PLACED AND CURED FOR A MINIMUM OF 3 DAYS PRIOR TO THE ERECTION OF SHEATHED EXTERIOR PANELS. SIMILARLY, AT THE ROOF LEVEL, ALL ROOF DECKING MUST BE FULLY WELDED AND SIDE-LAP FASTENERS INSTALLED AS INDICATED ON THE PLANS PRIOR TO ATTACHMENT OF WALLPANELS AT THE ROOF LEVEL.
SF18.4 LATERAL BRACING FOR THE BUILDING IS PROVIDED BY STEEL STRAP BRACING ATTACHED TO THE STEEL WALL PANELS. TEMPORARY BRACING AND GUYING ARE TO REMAIN IN PLACE UNTIL ALL THE STEEL STRAP BRACED WALL PANELS ARE SET AND SECURED PER THE DETAILS.

SF19 COORDINATE SLAB BOX-OUTS FOR PRECAST PANEL LATERAL ATTACHMENT WITH THE PRECAST ERECTION DRAWINGS.

SD STEEL DECKING NOTES

SD1 STEEL ROOF DECK SHALL COMPLY WITH CHAPTER 22 OF THE IBC.

SD1.1 STEEL ROOF DECK SHALL CONFORM TO ASTM A1008 DESIGNATION SS, GRADE 40 MINIMUM WITH 40 KSI MINIMUM YIELD STRENGTH. ROOF DECK SHALL BE PAINTED TOP AND BOTTOM WITH A SHOP-APPLIED COAT OF PRIMER (OR COATED WITH GALVANIZATION CONFORMING TO ASTM A653, G90 WHERE LEFT PERMANENTLY EXPOSED TO WEATHER).

SD1.2 STEEL FLOOR DECK SHALL CONFORM TO ASTM A653 DESIGNATION SS, GRADE 50 MINIMUM WITH 50 KSI MINIMUM YIELD STRENGTH. FLOOR DECK SHALL BE COATED WITH GALVANIZATION CONFORMING TO ASTM A653, G60 (G90 WHERE LEFT PERMANENTLY EXPOSED TO WEATHER).

SD1.3 DECKING THAT IS TO RECEIVE FIREPROOFING SHALL BE EITHER GALVANIZED OR PRIMED IN ACCORDANCE WITH ASTM E736 AND UL 263.

SD2 MINIMUM DECK GA. SHOWN ON PLANS ARE BASED ON 2-SPAN, UNSHORED CONDITIONS, AND MIN. PROPERTIES AS FOLLOWS:

SD2.1 ROOF DECK - VULCRAFT 1.5B, 20 GA., GALV.
Se+ = **0.224 IN^3**
Se- = **0.229 IN^3**
Id+ = **0.197 IN^4**
Id- = **0.217 IN^4**
Fy = **50 KSI**

SD3 U.N.O. BY DECK MANUFACTURER, DECK SHALL BE STORED OFF THE GROUND WITH ONE END ELEVATED TO PROVIDE DRAINAGE AND SHALL BE PROTECTED FROM THE ELEMENTS WITH A WATERPROOF COVERING, VENTILATED TO AVOID CONDENSATION.

SD4 PANEL WELDS:
SD4.1 ROOF DECK:
PANEL WELD LAYOUT SHALL BE **36/4** PATTERN. SIDE LAPS TO BE FASTENED AT MAXIMUM **12 IN.** CENTERS BETWEEN SUPPORTS WITH **#10** SELF-TAPPING SCREWS.
SD4.2 FLOOR DECK:
PANEL WELD LAYOUT SHALL BE **36/4** PATTERN. SIDE LAPS TO BE WELDED OR BUTTON PUNCHED AT MAXIMUM **36 IN.** CENTERS BETWEEN SUPPORTS.
SD4.3 U.N.O., DECKING IS TO BE ATTACHED TO SUPPORTS WITH 5/8" DIAMETER PUDDLE WELDS AT SPECIFIED LAYOUT PANEL ENDS, INTERMEDIATE SUPPORTS, AND PANEL LAPS. SHEAR STUDS REQUIRED ON COMPOSITE BEAMS MAY BE CONSIDERED EQUIVALENT TO ABOVE DECK WELDS ON A ONE TO ONE BASIS.

SD5 END LAPS MUST OCCUR OVER SUPPORTS, w/ ENDS OF PANELS EXTENDING PAST CENTERLINE OF SUPPORTS.

SD7 FIELD CUT & TRIM TO SUIT WHERE REQUIRED.

SD8 SEE PLAN AND SECTIONS FOR POUR STOP FABRICATION DETAILS. SEE ARCHITECTURAL FLOOR PLAN FOR SECTIONS INDICATING EXACT LOCATION OF POUR STOPS.

SD9 LIMIT HANGING POINT LOADS ON COMPOSITE FLOOR DECK TO 250 LBS (5'-0" O.C. MINIMUM SPACING IN ANY DIRECTION). HANGERS MUST BE SUPPORTED BY CAST IN PLACE ANCHORS APPROVED BY THE STRUCTURAL ENGINEER.

LIMIT HANGING POINT LOADS ON ROOF DECK TO 25 LBS (5'-0" O.C. MINIMUM SPACING IN ANY DIRECTION). HANGERS MUST BE SUPPORTED BY ROOF DECK INSERTS INSTALLED ON TOP OF THE DECK AND APPROVED BY THE STRUCTURAL ENGINEER.

ALL OTHER HANGERS FOR CEILINGS, PIPES, DUCTS, EQUIPMENT, ETC. SHALL BE SUPPORTED BY SUB-FRAMING DESIGNED BY THE CONTRACTOR.

CF COLD-FORMED STEEL STUDS (EXTERIOR WALLS)

CF1 COLD-FORMED STEEL WORK SHALL CONFORM WITH CHAPTER 22 OF THE IBC.

CF2 COLD-FORMED STEEL STUDS SHALL BE C-SHAPED STUDS FORMED FROM STRUCTURAL QUALITY STEEL HAVING A MINIMUM YIELD STRENGTH OF 33 KSI FOR 18 AND 20 GA. AND 50 KSI FOR 12, 14, AND 16 GA. AND CONFORM TO THE REQUIREMENTS OF ASTM A568 AND A1008. STUDS SHALL BE OF THE SIZE, GA., AND SPACING SHOWN ON THE DRAWINGS.

CF3 ALL COLD-FORMED STUDS, TRACK, BRIDGING, AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A GALVANIZED COATING MEETING THE REQUIREMENTS OF ASTM A653, G-60 GALVANIZED FINISH.

CF4 HORIZONTAL DEFLECTION OF THE WALL RESULTING FROM LATERAL LOAD (WIND LOAD, ETC.) SHALL NOT EXCEED **L/600**.

CF5 VERTICAL DEFLECTION OF THE WALL RESULTING FROM THE WEIGHT OF THE WALL EXTERIOR FACING MATERIAL SHALL NOT EXCEED **L/720** OR **1/4"**, WHICHEVER IS LESS.

CF6 LOAD BEARING STUDS SHALL HAVE HORIZONTAL STRAPPING ON BOTH FACES AT 4'-0" O.C. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS ADEQUATE FOR DEVELOPMENT OF THE FULL MOMENT CAPACITY OF THE STUDS.

CF7 FOR LOAD BEARING STUDS, STUDS SHALL BE FULLY SEATED IN TRACK. TRACK SHALL BE OVERSIZED TO PROVIDE FULL STUD BEARING.

CF8 SCREWS SHALL BE ELCO DRIL-FLEX, HILTI KWIK-FLEX, OR AN APPROVED EQUIVALENT.

CF9 COLD-FORMED STEEL WELDING SHALL CONFORM WITH AWS D1.3.

CF10 COLD-FORMED SIZES SHOWN ARE FOR PRICING PURPOSES ONLY. FINAL DESIGN AND CONNECTIONS BY COLD-FORMED DESIGNER.

CF11 U.N.O., PROVIDE (1) 0.157" DIA. PAF @16" O.C. (1 1/4" EMBED) @ BOTTOM WALL TRACKS FOR WALLS ≤ 6". PROVIDE (2) 0.157" DIA. PAFS @ 16" O.C. (1 1/4" EMBED) @ BOTTOM WALL TRACKS FOR WALLS > 6".

TYPICAL STRUCTURAL ABBREVIATIONS
(PERIODS w/ ABBREVIATIONS MAY BE OMITTED WITHOUT CHANGING MEANING).

&	AND	L	ANGLE
@	AT	L.L	LIVE LOAD
A.B.	ANCHOR BOLT	L.L.H.	LONG LEG HORIZONTAL
A.C.I.	AMERICAN CONCRETE INSTITUTE	L.L.V.	LONG LEG VERTICAL
A.E.S.S.	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	L.P.	LOW POINT
		LB.	POUND
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	L.S.H.	LONG SIDE HORIZONTAL
		L.S.V.	LONG SIDE VERTICAL
A.S.T.M.	AMERICAN SOCIETY FOR TESTING AND MATERIALS	LONG.	LONGITUDINAL
		LT. GA.	LIGHT GAGE
ADD.	ADDENDUM		
ADD'L.	ADDITIONAL	M.E.P.	MECHANICAL, ELECTRICAL, PLUMBING
ALT.	ALTERNATE		
ARCH.	ARCHITECTURAL	M.S.J.C.	MASONRY STANDARDS JOINT COMMITTEE
B.P.	BASE PLATE	MAX.	MAXIMUM
B/	BOTTOM OF	MECH.	MECHANICAL
BLDG.	BUILDING	MFR.	MANUFACTURER
BRG.	BEARING	MIN.	MINIMUM
		MISC.	MISCELLANEOUS
C.I.P.	CAST IN PLACE	MTL.	METAL
C.J.	CONSTRUCTION JOINT		
C.M.U.	CONCRETE MASONRY UNIT	N.D.S.	NATIONAL DESIGN SPECIFICATION
C.P.	COMPLETE PENETRATION		
CL	CENTERLINE	N.I.C.	NOT IN CONTRACT
CLG.	CEILING	N.S.	NEAR SIDE
CLR.	CLEAR	N.T.S.	NOT TO SCALE
CONC.	CONCRETE		
CONN.	CONNECTION	O.C.	ON CENTER
CONST.	CONSTRUCTION	O.S.H.A.	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
CONT.	CONTINUOUS		
CONTR.	CONTRACTOR	O.W.J.	OPEN WEB JOIST
		OPNG.	OPENING
D.B.A.	DEFORMED BAR ANCHOR	OPP.	OPPOSITE
D.L.	DEAD LOAD		
DET.	DETAIL	P.C.I.	PRECAST/PRESTRESSED CONCRETE INSTITUTE
DIA. or Ø	DIAMETER		
DIAG.	DIAGONAL	P.P.	PARTIAL PENETRATION
DIM.	DIMENSION	P.S.I.	POUNDS PER SQUARE INCH
DN.	DOWN	P.S.F.	POUNDS PER SQUARE FOOT
DWGS.	DRAWINGS	P.C.F.	POUNDS PER CUBIC FOOT
		PL	PLATE
E.F.	EACH FACE	PLBG.	PLUMBING
E.J.	EXPANSION JOINT		
E.W.	EACH WAY	QTY.	QUANTITY
EA.	EACH		
EL.	ELEVATION	R or RAD.	RADIUS
ELEC.	ELECTRICAL	REF.	REFERENCE
EQ.	EQUAL	REINF.	REINFORCING
EXT.	EXTERIOR	REQ'D.	REQUIRED
		REV.	REVISION
F.S.	FAR SIDE	RRE	RAKER RHODES ENGINEERING
FIN.	FINISH		
FM	FOUNDATION MISCELLANEOUS	S.D.I.	STEEL DECK INSTITUTE
FNDN.	FOUNDATION	S.J.I.	STEEL JOIST INSTITUTE
FT	FOOT/FEET	S.O.G.	SLAB ON GRADE
		SCHED.	SCHEDULE
GA.	GAGE	SIM.	SIMILAR
GALV.	GALVANIZED	SPA.	SPACING/SPACES
GC.	GENERAL CONTRACTOR	SPECS.	SPECIFICATIONS
		STD.	STANDARD
H.P.	HIGH POINT	STRUC.	STRUCTURAL
HORIZ.	HORIZONTAL		
HT.	HEIGHT	T/	TOP OF
		TYP.	TYPICAL
I.B.C.	INTERNATIONAL BUILDING CODE	U.N.O.	UNLESS NOTED OTHERWISE
IN.	INCH/INCHES		
INT.	INTERIOR	VERT.	VERTICAL
		V.I.F.	VERIFY IN FIELD (FIELD VERIFY)
K or k	KIP		
		w/	WITH
		w/o	WITHOUT
		W.F.	WIDE FLANGE
		W.P.	WORKPOINT
		W.W.F.	WELDED WIRE FABRIC

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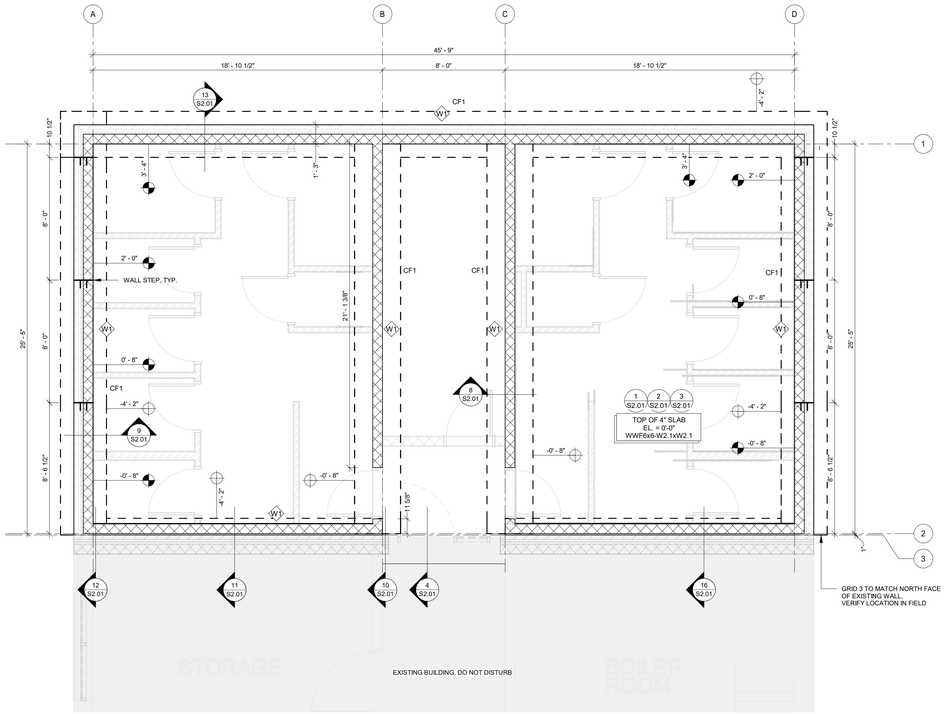
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PROJECT RRE26411

STRUCTURAL NOTES

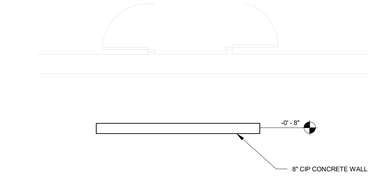
THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
3901 GREEN AVE, SIOUX CITY, IA

SHEET S0.01

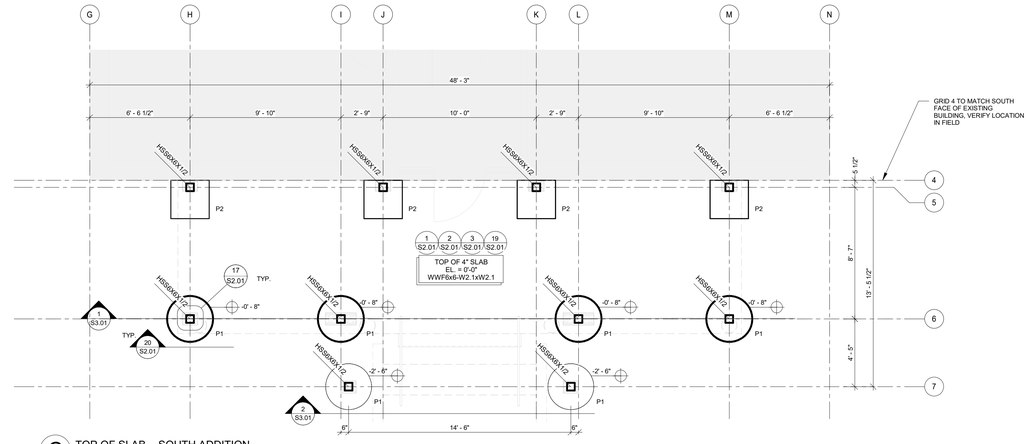
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A TOP OF SLAB - NORTH ADDITION
1/4" = 1'-0"



B TOP OF SLAB - SIGNS
1/4" = 1'-0"



C TOP OF SLAB - SOUTH ADDITION
1/4" = 1'-0"

PLAN NOTES:
1. OVER-EXCAVATION AND BACKFILL REQUIRED TO ACHIEVE DESIGN BEARING PRESSURES. SEE FPI/S001 & GEOTECHNICAL REPORT FOR ADD'L INFO.
3. CONTRACTOR TO COORDINATE DEPRESSED SLAB EXTENTS/DEPTHS w/ ARCH. & FLOORING MANUFACTURER
4. CONTRACTOR TO FIELD VERIFY ALL RELEVANT EXISTING INFORMATION, INCLUDING EXISTING DIMENSIONS, CONDITIONS AND FRAMING
5. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND/OR UNDERPINNING OF EXISTING STRUCTURE NEEDED TO ACCOMMODATE NEW CONSTRUCTION
6. SEE SHEET S2.01 FOR TYPICAL FOUNDATION / SLAB DETAILS
7. SEE SHEET S2.01 AND S4.01 FOR TYPICAL CMU DETAILS
8. NON-LOAD BEARING WALLS ARE SHOWN FOR REFERENCE ONLY. SEE ARCH. FOR SIZE & LOCATION
   THICKENED SLAB REQ'D AT ALL NON-LOAD BEARING CMU WALLS. SEE DETAIL 15 / S2.01
9. PX - INDICATES CONCRETE PIER. SEE PIER SCHEDULE FOR INFORMATION. T/ PIER = -0'-8" U.N.O.
10. FX - INDICATES CONCRETE FOOTING. SEE FOOTING SCHEDULE FOR INFORMATION.
11. ⊫ - INDICATES T/FTG STEP, SEE 1+/ S2.01FOR TYPICAL REINFORCEMENT AT STEPS

CMU WALL SCHEDULE

MARK	WALL SIZE	VERTICAL REINFORCEMENT	HORIZONTAL REINFORCEMENT	NOTES
W1	0' - 7 5/8"	#5 @ 48" O.C.		

CONTINUOUS FOOTING SCHEDULE

MARK	WIDTH	THICKNESS	CONT. REINF.	TRANSV. REINF.
CF1	3' - 0"	1' - 0"	(3) #5	#4 @ 12" O.C.

PIER SCHEDULE

MARK	SIZE	REINFORCEMENT
P1	3' - 0" Ø	(24)-#6 VERT. BARS #3 TIES @ 12" O.C.
P2	2' - 6" x 2' - 6"	(8)-#6 VERT. BARS #3 TIES @ 12" O.C.

FOUNDATION SYMBOL KEY
- T/ WALL
- T/ FOOTING
- FDN. STEP
- EXIST. BLDG.

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ARCHITECTS
2121 COMMERCE DR, STE 200
SIOUX CITY, IA 51101
(P) 712.274.2933

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FOUNDATION PLAN

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
3901 GREEN AVE, SIOUX CITY, IA

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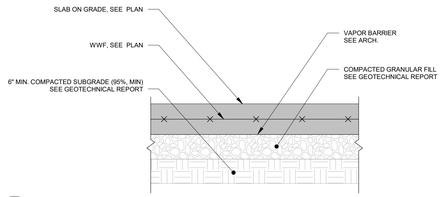
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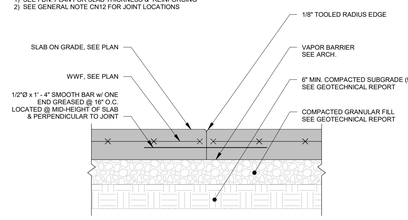
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NOTES:
1) SEE FDN. PLAN FOR SLAB THICKNESS & REINFORCING
2) SEE GENERAL NOTE CN12 FOR JOINT LOCATIONS



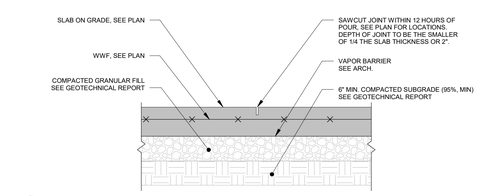
1 TYP. SLAB ON GRADE
1 1/2" = 1'-0"

NOTES:
1) SEE FDN. PLAN FOR SLAB THICKNESS & REINFORCING
2) SEE GENERAL NOTE CN12 FOR JOINT LOCATIONS

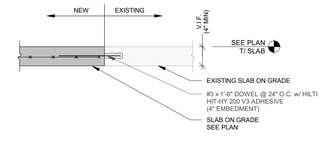


2 TYP. SLAB ON GRADE CONSTRUCTION JOINT
1 1/2" = 1'-0"

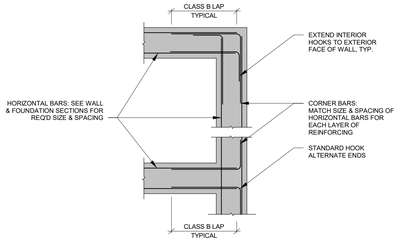
NOTES:
1) SEE FDN. PLAN FOR SLAB THICKNESS & REINFORCING
2) SEE GENERAL NOTE CN12 FOR JOINT LOCATIONS



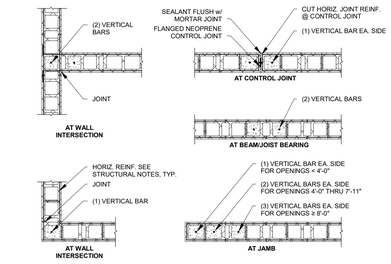
3 TYP. SLAB ON GRADE CONTROL JOINT
1 1/2" = 1'-0"



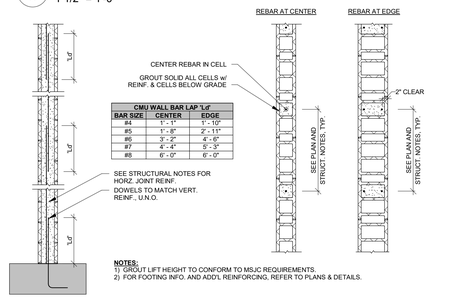
4 NEW TO EXISTING SLAB
3/4" = 1'-0"



5 TYP. REINFORCING @ CORNERS
1/2" = 1'-0"



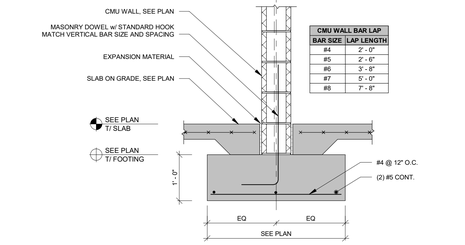
6 TYP. CMU WALL REINF.
N.T.S.



CMU WALL BAR LAP 'L/d'		
BAR SIZE	CENTER	EDGE
#4	1' - 1"	1' - 10"
#5	1' - 8"	2' - 11"
#6	3' - 2"	4' - 6"
#7	4' - 4"	5' - 3"
#8	6' - 0"	6' - 0"

NOTES:
1) GROUT LIFT HEIGHT TO CONFORM TO MSJC REQUIREMENTS.
2) FOR FOOTING INFO. AND ADD'L REINFORCING, REFER TO PLANS & DETAILS.

7 TYP. CMU REINFORCING PLACEMENT
N.T.S.



CMU WALL BAR LAP	
BAR SIZE	LAP LENGTH
#4	2' - 0"
#5	2' - 6"
#6	3' - 8"
#7	5' - 0"
#8	7' - 6"

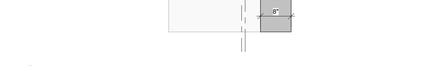
8 TYP. LOAD BEARING CMU FOOTING
3/4" = 1'-0"



9 TYP. EXTERIOR CMU FOOTING
3/4" = 1'-0"



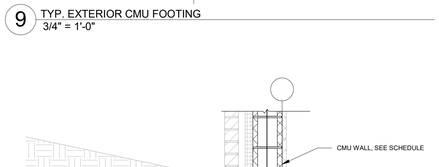
10 LOAD BEARING WALL @ EXISTING EDGE
3/4" = 1'-0"



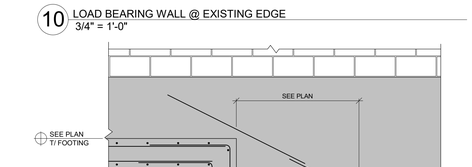
11 SLAB @ EXISTING EDGE
3/4" = 1'-0"



12 EXTERIOR WALL @ EXISTING EDGE
3/4" = 1'-0"



13 NORTH EXTERIOR FOUNDATION
3/4" = 1'-0"

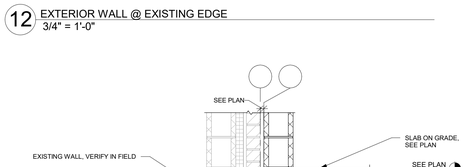


14 STEPPED FOOTING @ CONCRETE WALL
1/2" = 1'-0"

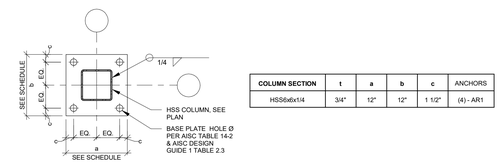


NOTE:
THICKENED SLAB REQ'D AT ALL NON LOAD-BEARING CMU WALLS. SEE ARCH. DRAWINGS FOR WALL SIZES & LOCATIONS.

15 TYP. THICKENED SLAB @ NON LOAD-BEARING CMU
3/4" = 1'-0"



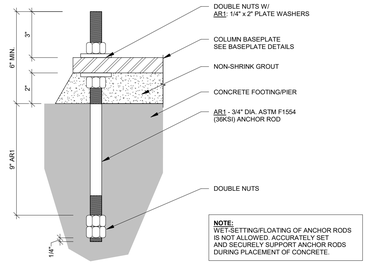
16 SLAB @ BOILER ROOM
3/4" = 1'-0"



COLUMN SECTION	t	a	b	c	ANCHORS
HSS6x6x1/4	3/4"	12"	12"	1 1/2"	(4) - AR1

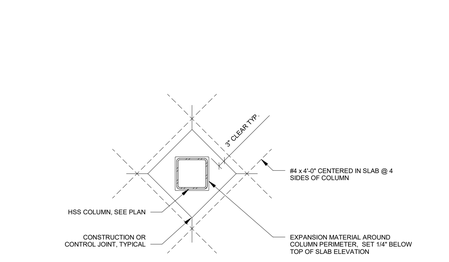
NOTES:
2) SEE DETAIL 18 / S2.01 FOR ANCHOR ROD SETTING INFORMATION.
3) SEE STRUCTURAL NOTES FOR BASE PLATE MATERIAL REQUIREMENTS.
4) FOR RECTANGULAR BASE PLATES, ALIGN LONG SIDE PARALLEL TO FOUNDATION WALL U.N.O.
5) WET-SETTING/FLOATING OF ANCHOR RODS IS NOT ALLOWED. ACCURATELY SET AND SECURELY SUPPORT ANCHOR RODS DURING PLACEMENT OF CONCRETE.

17 HSS COLUMN BASE PLATE SCHEDULE
1" = 1'-0"

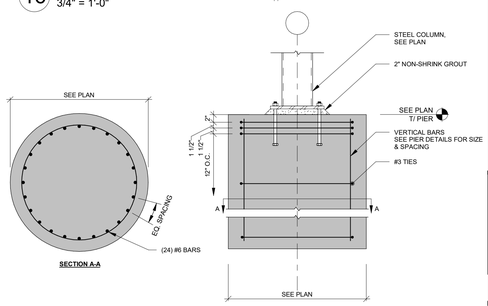


NOTE:
WET-SETTING/FLOATING OF ANCHOR RODS IS NOT ALLOWED. ACCURATELY SET AND SECURELY SUPPORT ANCHOR RODS DURING PLACEMENT OF CONCRETE.

18 TYP. ANCHOR ROD SETTING DETAIL
3" = 1'-0"



19 TYP. SLAB ISOLATION JOINT @ HSS COLUMN
1/2" = 1'-0"



20 TYP. CONCRETE PIER SECTION
3/4" = 1'-0"

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FOUNDATION DETAILS

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
3901 GREEN AVE, SIOUX CITY, IA

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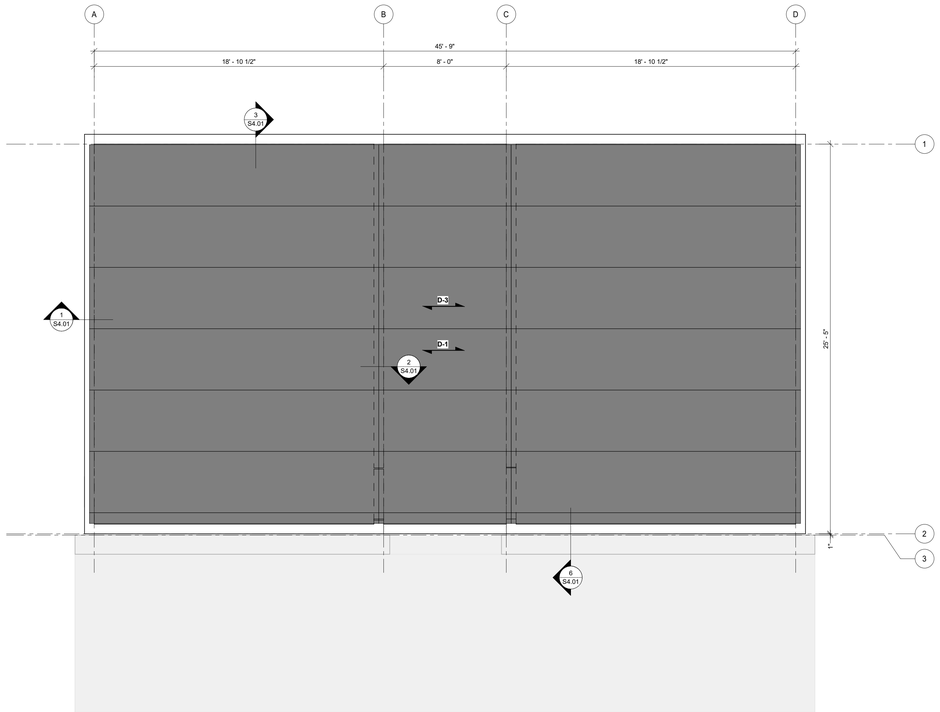
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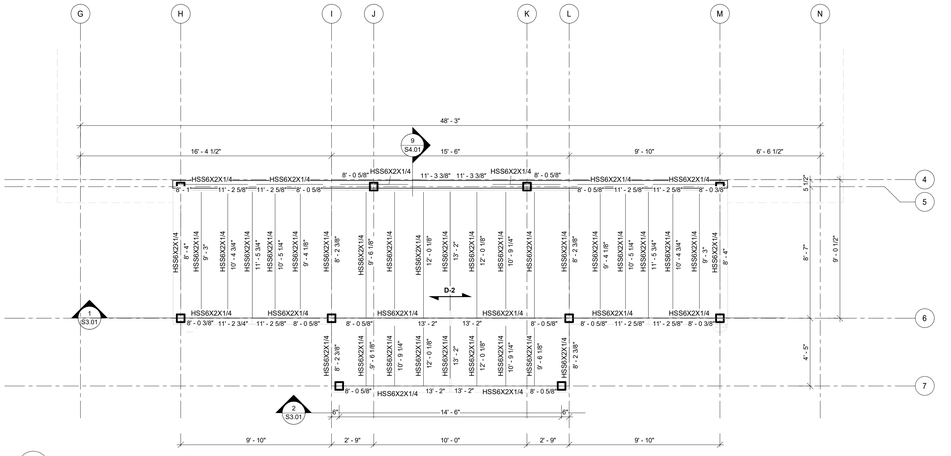
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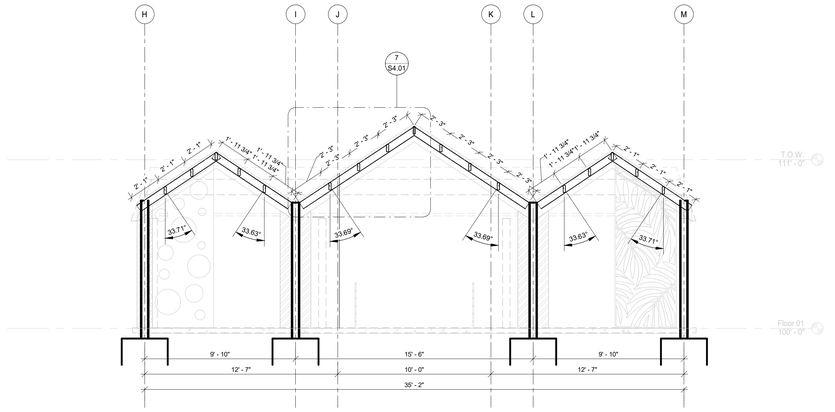


A TOP OF WALL
1/4" = 1'-0"

PLAN NOTES:
1. GRAVITY AND LATERAL FORCES SHOWN ON PLAN ARE SERVICE LEVEL
2. LATERAL SEISMIC LOAD, E, INCLUDES SELF-WEIGHT OF PRECAST WALL PANELS
3. SEE ARCH. AND MEP SHEETS FOR REQUIRED OPENINGS IN PRECAST PANELS
4. MECHANICAL UNIT WEIGHTS AND LOCATIONS SHOWN ON PLAN ARE BASIS OF DESIGN, NOTIFY EOR IF FINAL UNITS DIFFER
5. T/ HOLLOWCORE = 11'-0" U.N.O.
6. SEE SHEET S401 FOR TYPICAL FRAMING DETAILS.
7. NOT ALL ROOF PENETRATIONS ARE SHOWN. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SIZES AND LOCATIONS w/ MEP & ARCH. DRAWINGS. SEE X/SXXX FOR TYPICAL OPENING DETAIL
8. ALL MASONRY WALL PENETRATIONS LARGER THAN 12" WIDE WILL REQUIRE A HEADER. FOR HEADERS NOT DESIGNATED ON PLAN (INCLUDING MEP WALL PENETRATIONS) & NON-LOAD BEARING CMU WALLS, SEE STRUCTURAL NOTES, SECTION CM



B TOP OF WALL @ NEW ENTRANCE
1/4" = 1'-0"



1 ENTRANCE CANOPY FRAMING
1/4" = 1'-0"

LOAD-BEARING CMU HEADER SCHEDULE

MARK	SIZE	GEOMETRY	NOTES
H1	CMU: (2) L5x3 1/2x5/16 (LLV), 8" MIN. BEARING	8" CMU, DOUBLE ANGLE	SEE BELOW
H2	W8x15 w/ BOTTOM PL3/8x7, 8" MIN. BEARING	BRICK, WF w/ BOTTOM PL	SEE BELOW

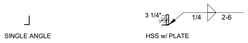
NOTES:
1) FOR HEADERS NOT DESIGNATED ON PLAN (INCLUDING MEP WALL PENETRATIONS) & FOR HEADERS @ NON LOAD-BEARING CMU WALLS, SEE CONCRETE MASONRY SECTION OF STRUCTURAL NOTES.
2) LOAD BEARING HEADERS SHALL HAVE SLIP CONNECTIONS PER TYP. BEAM BEARING @ CMU DETAIL.
3) FOR HEADERS SUPPORTING CMU w/ SPANS ≥ 6'-0", PROVIDE FIELD WELDED DBA's TO MATCH VERTICAL WALL REINFORCEMENT SIZE & SPACING.
4) WHERE EXPOSED, EXTERIOR HEADERS SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION, SEE STRUCTURAL NOTES.



LINTEL SCHEDULE

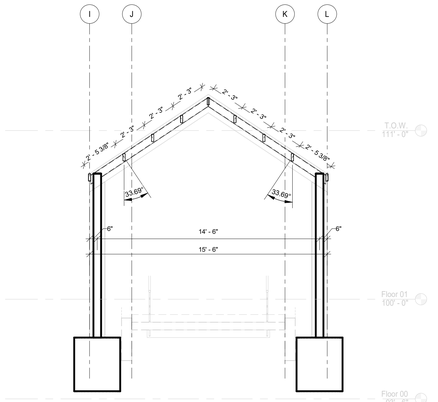
MARK	SIZE	GEOMETRY	NOTES
L1	L7x4x3/8 (LLV), 8" MIN. BEARING	BRICK, STEEL ANGLE	SEE BELOW
L2	HSS8x2x1/4 (LSV) w/ PL3/8x5 1/4, 8" MIN. BEARING	BRICK, STEEL HSS w/ PLATE	SEE BELOW

NOTES:
1) EXTERIOR LINTELS SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION, SEE STRUCTURAL NOTES.



DECKING SCHEDULE

MARK	TYPE	DETAILS	NOTES
D-1	6" HOLLOW CORE PLANK		---
D-2	1.5" 20 GA. TYPE B ROOF DECK	SEE S0.1, NOTE SD4	---
D-3	2" TOPPING SLAB		WWF 6x6-W2.5xW2.5, (3) #4 PERIMETER BARS



2 CENTER CANOPY EXTENSION
1/4" = 1'-0"

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FRAMING PLAN

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
3901 GREEN AVE, SIOUX CITY, IA

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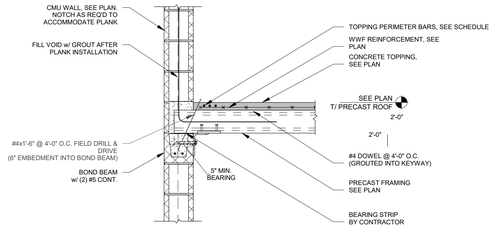
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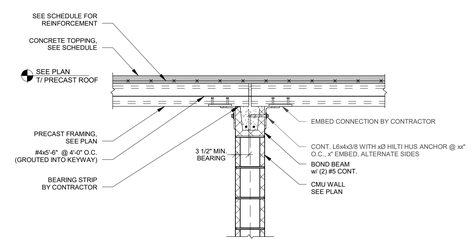
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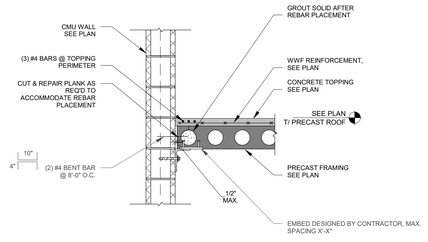
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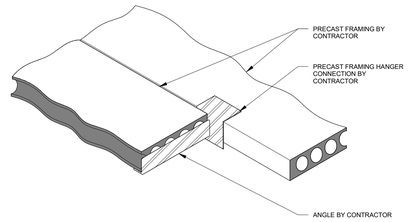
1 HOLLOW CORE @ EXTERIOR CMU WALL
3/4" = 1'-0"



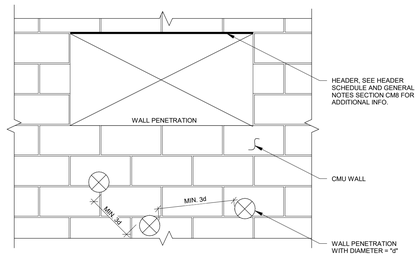
2 HOLLOW CORE @ INTERIOR CMU WALL
3/4" = 1'-0"



3 HOLLOWCORE @ NON-BEARING EXTERIOR WALL
3/4" = 1'-0"

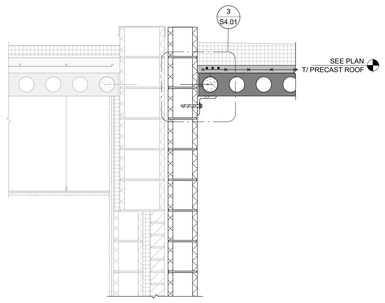


4 HOLLOW CORE HANGER DETAIL
N.T.S.

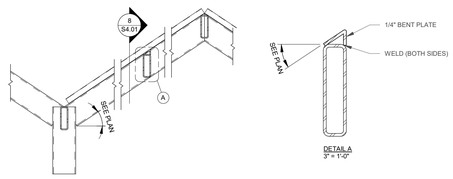


NOTE:
NOT ALL OPENINGS ARE SHOWN ON STRUCTURAL DRAWINGS. CONTRACTOR SHALL COORDINATE WALL PENETRATIONS WITH ALL TRADES.

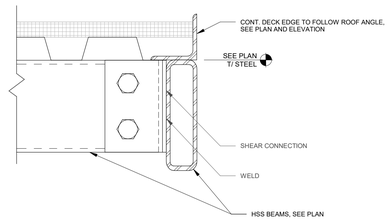
5 TYP. MIN. SPACING BETWEEN CMU WALL OPENINGS
1" = 1'-0"



6 NEW @ EXISTING
3/4" = 1'-0"



7 CANOPY FRAMING
3/4" = 1'-0"



8 HSS BEAM CONNECTION
3" = 1'-0"

9 LT. GA. PARAPET
3" = 1'-0"

CMBA
ARCHITECTS
SIOUX CITY, IA 51101
(P) 712.274.2933

DATE
Issue Date
PROJECT
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FRAMING DETAILS

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
3901 GREEN AVE, SIOUX CITY, IA

REVISIONS

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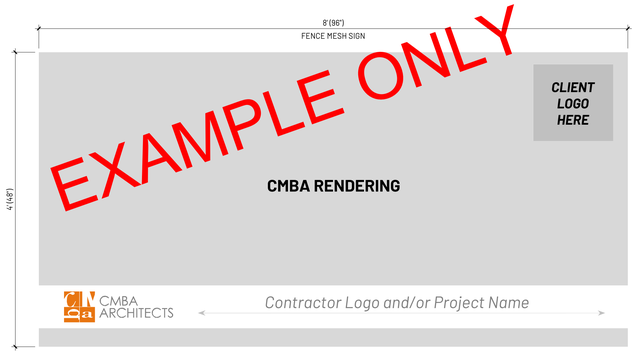
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CONTACT CMBA MARKETING FOR FINAL LAYOUT AND DESIGN

ABBREVIATIONS

AB	AIR BARRIER
AFF	ABOVE FINISH FLOOR
ACT	ACOUSTICAL CEILING TILE
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECT (URAL)
AVB	AIR AND VAPOR BARRIER
BD.	BOARD
BES	BUILDING ENVELOPE SEALANT
BG	BUMPER GUARD
BGW	BELOW GRADE WATERPROOFING MEMBRANE
B.O.	BOTTOM OF
BRG.	BEARING
CC	CUBICLE CURTAIN
CFCI	CONTRACTOR FURNISHED-CONTRACTOR INSTALLED
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTERLINE
CLG.	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CPT.	CARPET
CR	CHAIR RAIL
CT	CERAMIC TILE
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DS	DOWNSPOUT
DTL.	DETAIL
DVB	DECK VAPOR BARRIER
DWG.	DRAWING
EA.	EACH
EG	END GUARD
EJ	EXPANSION JOINT
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EPT	EPOXY PAINT
EQ.	EQUAL
EQUIP.	EQUIPMENT
EW	EACH WAY
EXIST.	EXISTING
EXP.	EXPOSED
EXT.	EXTERIOR
FAF	FLUID APPLIED FLOORING
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN.	FINISH (ED)
FLR.	FLOOR
FND.	FOUNDATION
FRP	FIBERGLASS REINFORCED PANEL
FRT	FIRE RETARDANT TREATED
FTG.	FOOTING
FV	FIELD VERIFY
GA.	GAUGE
GALV.	GALVANIZED
GC	GENERAL CONTRACTOR
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLASS
GYP.	GYPSUM
GWB	GYPSUM WALL BOARD
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
HR	HANDRAIL
HVAC	HEATING, VENTILATING, AIR CONDITIONING
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
LAV.	LAVATORY
MAX.	MAXIMUM
MB	MARKER BOARD
MDF	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
NIC	NOT IN CONTRACT
NOM.	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OFOI	OWNER FURNISHED-OWNER INSTALLED
OFCI	OWNER FURNISHED-CONTRACTOR INSTALLED
ORD	OVERFLOW ROOF DRAIN
PL	PLASTIC LAMINATE
PNL.	PANEL
PT.	PAINT
R / RAD.	RADIUS
RAF	RAISED ACCESS FLOOR
RD	ROOF DRAIN
REF.	REFERENCE, REFER TO
REFR.	REFRIGERATOR
REINF.	REINFORCE (D)(ING)
REQ.	REQUIRED
REV.	REVISION (S), REVISED
RF	RESILIENT FLOORING
RM.	ROOM
RO	ROUGH OPENING
RP	RESIN PANEL
RTU	ROOF TOP UNIT
SAB	SOUND ATTENUATING BATTS
SCHED.	SCHEDULE
SF	SQUARE FEET
SIM.	SIMILAR
SPEC	SPECIFICATION
SS	SOLID SURFACE
STD.	STANDARD
STL.	STEEL
SSTL	STAINLESS STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
TB	TACK BOARD
TERR.	TERRAZZO
T.O.	TOP OF
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CONCRETE
T.O.F.	TOP OF FOOTING
T.O.W.	TOP OF WALL
TWP	THROUGH-WALL PENETRATION
TYP.	TYPICAL
UVB	UNDER-SLAB VAPOR BARRIER
VAR.	VARIES
VB	VAPOR BARRIER
VERT.	VERTICAL
WB	WALL BASE
WC	WALLCOVERING
WD	WOOD
WDF	WOOD FLOORING
WDB	WOOD BASE
WP	WALL PROTECTION
WT	WINDOW TREATMENT

GRAPHIC SYMBOLS

SITE SPOT ELEVATION

NEW FINISH SPOT GRADE 107.33 — NEW AND EXISTING FINISH SPOT GRADE N: 107.33 E: 104.88 — TOP OF CURB BOT. OF CURB TC: 107.33 BC: 104.88

EXISTING CONTOUR LINE 103

NEW CONTOUR LINE 103

APPROX. TEST BORING LOCATION B-3

PROPERTY LINE

CENTER LINES/ PROJECTED LINES

MATCH LINE

LEVEL LINE MAIN FLOOR ELEV. 110'-0"

ROOM FINISH TAG

ROOM NAME	
000	ROOM NUMBER
W WALLS	ROOM WALL FINISH
B BASE	ROOM WALL BASE FINISH
F FLOOR	ROOM FLOOR FINISH
K NOTE	ROOM KEYNOTES

NEW / EXISTING WALL CONSTRUCTION NEW (SCREENED) — EXISTING (SCREENED)

ROOM NAME AND NUMBER ROOM NAME; 101 ROOM NUMBER; 150 SF ROOM SQUARE FOOTAGE

DOOR NUMBER 101A ROOM NUMBER; ALPHABET CHARACTERS USED TO DISTINGUISH BETWEEN MULTIPLE DOORS THAT ARE ASSOCIATED WITH PARTICULAR ROOMS

WINDOW TYPE XX

SPOT ELEVATION 8'-0"

KEY NOTES INDICATES A NOTE FOR A SPECIFIC ITEM (A)

ALL KEY NOTES ARE COMPILED UNDER THE TITLE BAR "KEY NOTES".

REVISION MARKER 1

TOILET ACCESSORIES TAG A

WALL TAG B

ASSEMBLY TYPE TAG W1

COLUMN GRID LINE NEW A 1 — EXISTING A 1

BUILDING SECTION / WALL SECTION SECTION DIRECTION; DETAIL NUMBER; SHEET NUMBER (1 / A1.01 / SIM)

DETAILS DETAIL NUMBER; SHEET NUMBER (1 / A1.01 / SIM)

EXTERIOR ELEVATION ELEVATION DIRECTION; ELEVATION NUMBER; SHEET NUMBER (A1.01 / 1)

INTERIOR ELEVATION ELEVATION DIRECTION; ELEVATION NUMBER; SHEET NUMBER (A1.01 / 1)

MATERIAL INDICATIONS

EARTH; WOOD STUDS; GRAVEL / SAND FILL; FINISHED WOOD; METAL (LARGE SCALE)

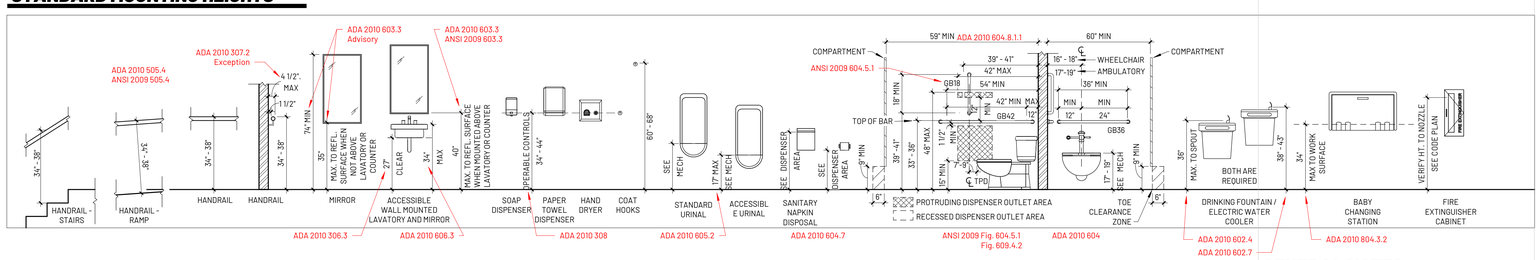
METAL STUDS; PLYWOOD; CONCRETE; RIGID INSULATION; WOOD BLOCKING

METAL SECTION; INSULATION (BLANKET OR BATT); BRICK; SEALANT; OR EXISTING CONSTRUCTION

CMU (STD. WT.); GLASS FIBER REINFORCED GYPSUM BOARD; STONE; GYPSUM BOARD; ACOUSTICAL CEILING

MINERAL WOOL; SPRAY FOAM; AIR SEAL

STANDARD MOUNTING HEIGHTS



WALL TYPES

NOTE: ALL WALLS TO BE TYPE 2 UNLESS OTHERWISE INDICATED.

1
- 8" CONCRETE MASONRY UNIT

2 4 7/8"
- 5/8" TILE BACKER BOARD
- 3 5/8" METAL STUD FRAMING
- 5/8" TILE BACKER BOARD

3 7 1/4"
- 5/8" TILE BACKER BOARD
- 6" METAL STUD FRAMING
- 5/8" TILE BACKER BOARD

ASSEMBLY TYPES

E1 T - 5"
- 8" NOMINAL CONCRETE MASONRY UNIT
- WEATHER RESISTANT BARRIER
- RIGID INSULATION (CONTINUOUS)
- AIR
- FACE BRICK

CONTINUOUS - R-5.7 MIN.

F1 4"
- 4" CONCRETE SLAB
- VAPOR BARRIER
- 2" RIGID INSULATION (CONTINUOUS)

CONTINUOUS - R-__
OTHER - R-__
TOTAL - R-__

R1
- MEMBRANE ROOFING
- COVERBOARD
- RIGID INSULATION
- CONCRETE TOPPING
- HOLLOW CORE PLAN

CONTINUOUS - R-__
OTHER - R-__
TOTAL - R-__

GENERAL NOTES

A PENETRATIONS THROUGH FIRE OR SMOKE RATED WALLS OR PARTITIONS SHALL NOT EXCEED APPLICABLE CODE REQUIREMENTS FOR U.L. DESIGNS.

B SEE CODE PLAN FOR LOCATIONS OF RATED WALLS AND SMOKE PARTITIONS.

C SUBSTITUTE MOISTURE-RESISTANT GYPSUM BOARD OF IDENTICAL THICKNESS FOR GYPSUM BOARD AT CUSTODIAL ROOMS AND PLUMBING WALLS.

D SUBSTITUTE TILE BACKER BOARD/ MOISTURE-RESISTANT TILE BACKER BOARD OF IDENTICAL THICKNESS FOR GYPSUM BOARD AT WALL TILE LOCATIONS.

E FILL STUD PARTITIONS WITH ACOUSTICAL BATT INSULATION EXCEPT AT PARTITIONS LOWER THAN CEILING HEIGHT OR PARTITIONS NOT FORMING ENCLOSED SPACES.

F PROVIDE SOLID BLOCKING AT STUD WALL LOCATIONS OF ALL BASE AND UPPER CASEWORK, ACCESSORIES, WALL MOUNTED EQUIPMENT, WALL MOUNTED DOOR HARDWARE, AND SIMILAR WALL MOUNTED DEVICES

G WHERE TV'S ARE INDICATED ON ELECTRICAL DRAWINGS - PROVIDE 3/4" PLYWD. BLOCKING WITH 24" COVERAGE EACH WAY FROM CENTER OF TV. VERIFY HEIGHT W/ ELECTRICAL.

H PROVIDE LINTELS AT ALL OPENINGS IN MASONRY WALLS GREATER THAN MINIMUM OPENING NOTED ON STRUCTURAL DOCUMENTS - INCLUDING OPENINGS REQUIRED FOR MECHANICAL AND ELECTRICAL WORK. THESE OPENINGS ARE NOT NECESSARILY SHOWN ON ARCHITECTURAL OR ELECTRICAL DOCUMENTS.

I SUBSTITUTE IMPACT RESISTANT GYPSUM BOARD FOR REGULAR GYPSUM TO A HEIGHT OF 12'-0" A.F.F. FOR WALL PARTITIONS WITH OUT WALL PROTECTION MATERIAL.

J FIRE RATED PARTITIONS SHALL BE CONSTRUCTED ACCORDING TO THE U.L. LISTING INDICATED ON THE WALL TYPES.

K ALL PENETRATIONS THROUGH FIRE RESISTANCE-RATED CONSTRUCTION OR SMOKE PARTITION SHALL BE SEALED WITH REVIEWED FIRE STOPPING TO MAINTAIN THE REQUIRED ASSEMBLY RATING.

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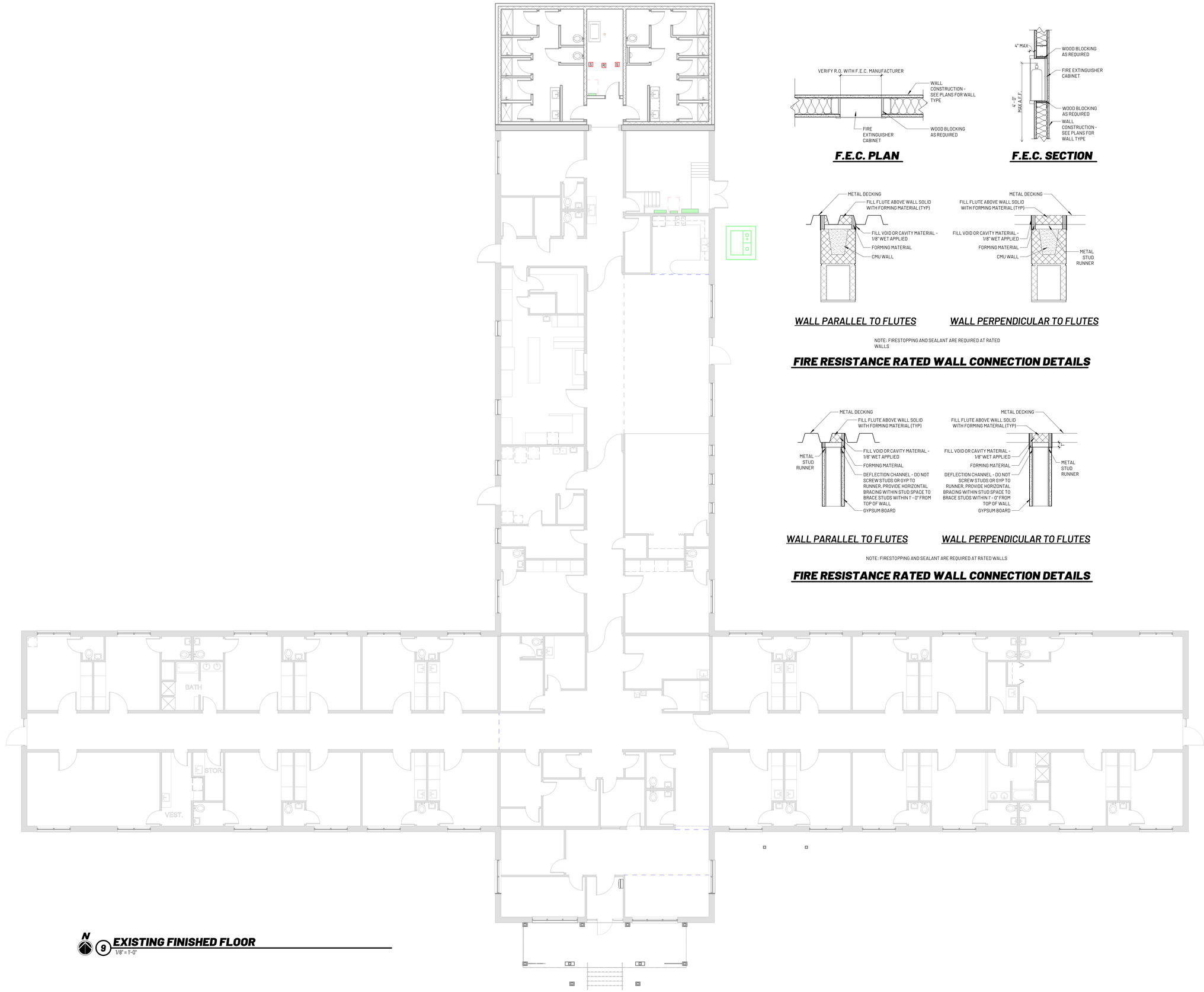
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ARCHITECTURAL NOTES

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

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A0.00

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N

9 **EXISTING FINISHED FLOOR**
1/8" = 1'-0"

F.E.C. PLAN

F.E.C. SECTION

WALL PARALLEL TO FLUTES

WALL PERPENDICULAR TO FLUTES

NOTE: FIRESTOPPING AND SEALANT ARE REQUIRED AT RATED WALLS

FIRE RESISTANCE RATED WALL CONNECTION DETAILS

WALL PARALLEL TO FLUTES

WALL PERPENDICULAR TO FLUTES

NOTE: FIRESTOPPING AND SEALANT ARE REQUIRED AT RATED WALLS

FIRE RESISTANCE RATED WALL CONNECTION DETAILS

CODE SUMMARY

PROJECT SUMMARY:
THE EXISTING ICE CREAM PARLOR HAS PURCHASED THE EXISTING BUILDING DIRECTLY TO THE NORTH AND IS ADDING A PORTION OF THAT BUILDING TO ITS ICE CREAM PARLOR OPERATION. SEE THE CODE KEY PLAN ON SHEET A0.01. THE GROUND LEVEL WILL ADD AN EVENT SPACE AND TWO RESTROOMS AND A ROOF PATIO WILL BE ADDED ON THE ROOF. THE DEMONSTRATION KITCHEN IN THE EXISTING ICE CREAM PARLOR IS BEING CONVERTED INTO A SMALL THEATER. THE TWO BUILDINGS WILL REMAIN SEPARATED BY A 2 HOUR WALL AND THE TENANT SPACE WILL REMAIN SEPARATED BY A 2 HR WALL.

CODE INFORMATION
2010 ADAAG
2015 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE

OWNER
WELLS BLUE BUNNY
LE MARS, IA
OWNERS REP: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

ARCHITECT
CMBA ARCHITECTS
302 JONES ST STE 200
SIOUX CITY, IA
51031
PHONE
A/E RESPONSIBLE: BRENT KOCH email: koch.b@cmbaarchitects.com
712-274-2933

LOCAL AUTHORITY HAVING JURISDICTION
1. BUILDING OFFICIAL: Greg Smidt
40 Central Ave SE, Le Mars, IA 51031
(712)546-7018

OCCUPANCY GROUPS: (IBC 303.3 pg. 3-6)
1. Assembly (A-2 Restaurant)

CONSTRUCTION TYPE: (IBC 802.5 pg.6-15)
IBC TYPE VB

SPRINKLER: (IBC 903.3.1.1 pg. 9-23)
1. Type 13 both buildings

BUILDING HEIGHT: (IBC table 504.3 pg. 5-7, and table 504.4 pg. 5-8)
EXISTING PARLOR (SOUTH BLDG) 2 STORIES, EXPANSION BLDG 1 STORY
ALLOWABLE HEIGHT: 2 Story, 60 feet

BUILDING AREA: (IBC Table 506.2 pg. 5-15)
1. Existing Building - Assembly (A-2)
   - Actual = 11,286 sf See sheet A0.02
   - Allowable = 18,000 sf (Sprinklered Multi Story)
2. Expansion Building - Assembly (A-2)
   - Actual = 7,678 sf See sheet A0.02
   - Allowable = 18,000 sf (Sprinklered Multi Story)

PROTECTION FROM HAZARDS (IBC Table 508.4 pg. 5-39)
1. B from A = 1hr
2. S-1 from B = No Separation

REQUIRED FIRE RESISTANCE RATINGS (in hours) (IBC Table 601 pg.6-2) PRIMARY
STRUCTURAL FRAME: 0
BEARING WALLS: 0
FLOOR CONSTRUCTION: 0
ROOF CONSTRUCTION: 0

STAIRWAYS: (IBC 1019.3 Item 1 pg. 10-134)
New stairs are not required to be enclosed

TRAVEL DISTANCE TO EXITS (feet) (Table 1017.2 pg. 10-130)
1. Max Travel Distance to Exit 250'

MAX OCCUPANCY: (IBC Table 1004.1.2 pg 10-12)
See Sheet A0.01

DEAD END CORRIDOR LIMIT: (IBC 1020.4 pg. 10-140)
20'

ACTIVE FIRE SAFETY FEATURES
1. FIRE ALARM SYSTEM
2. FIRE SPRINKLER SYSTEM - AS SPECIFIED PER NFPA 13

CODE LEGEND

	FIRE BARRIER - 2 HR FIRE RESISTANCE RATING
FE	FIRE EXTINGUISHER WITH BRACKET
FEC	FIRE EXTINGUISHER CABINET
OR ACT: 34" 20 REQ: 4.5 Not-Sprinkled	EXIT
OR ACT: 34" 20 REQ: 4.5 Not-Sprinkled	EXIT AT GRADE
120 MIN	DOOR RATING

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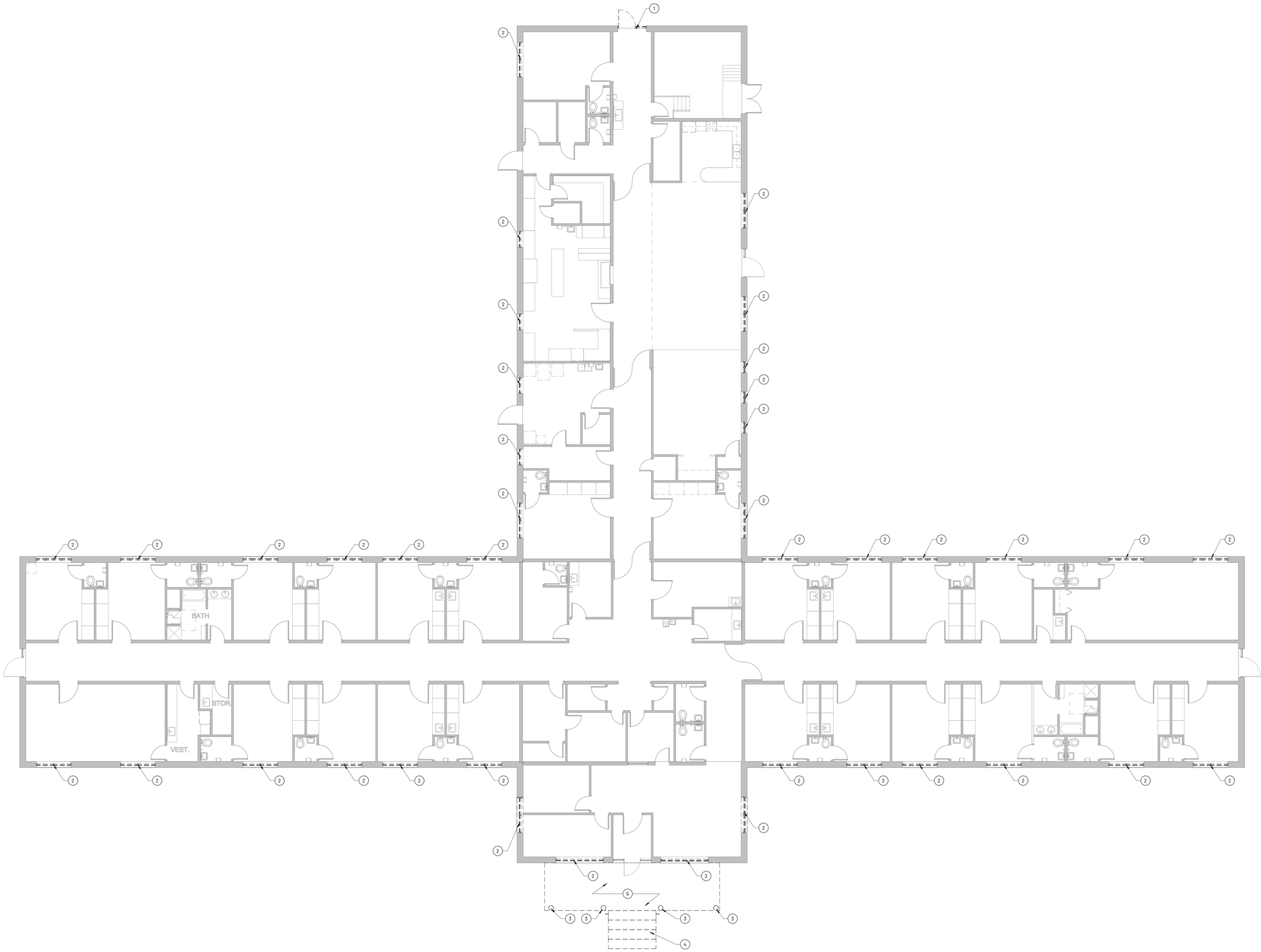
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CODE REVIEW INFORMATION

THERAPEUTIC HOME RENOVATION
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SHEET
A0.01

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1 DEMOLITION PLAN

1/8" = 1'-0"

GENERAL NOTES

A DASHED LINES INDICATE DEMOLITION. NOT ALL ITEMS NOTED FOR CLARITY.

B EACH CONTRACTOR TO CAREFULLY EXAMINE EXISTING CONDITIONS PRIOR TO TIME OF BID.

C COORDINATE WITH CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND TECHNOLOGY CONSTRUCTION DOCUMENTS FOR DEMOLITION OF ITEMS.

D CONTRACTOR SHALL INFILL, OR PATCH AND REPAIR ANY OPENING IN EXISTING WALLS AS REQUIRED TO MAINTAIN EXISTING OR NEW RATED CONSTRUCTION.

E PATCH AND REPAIR EXISTING SURFACES, INDICATED TO REMAIN, DAMAGED DURING DEMOLITION. PREPARE FOR INSTALLATION OF NEW FINISHES AS SPECIFIED.

F PROTECT EXISTING FINISHES TO REMAIN.

G FINISHES AND OTHER ITEMS INDICATED FOR DEMOLITION SHALL BE ADEQUATELY REMOVED TO PROVIDE A SUITABLE SUBSTRATE FOR THE INSTALLATION OF PROPOSED MATERIALS AND FINISHES.

H MAINTAIN WEATHER TIGHT CONDITIONS ON ALL EXISTING SPACES THROUGHOUT CONSTRUCTION.

I PROTECT AND BRACE EXISTING STRUCTURE AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY DURING DEMOLITION AND CONSTRUCTION. REFER TO STRUCTURAL DOCUMENTS.

KEYNOTES

1 REMOVE EXISTING DOOR AND FRAME

2 REMOVE EXISTING WINDOW AND ALL ASSOCIATE TRIM

3 REMOVE EXISTING COLUMN

4 REMOVE EXISTING CONCRETE STEPS AND ASSOCIATED SUPPORTS. REMOVED ASSOCIATED RAILING.

5 REMOVE EXISTING CONCRETE PAD, INCLUDING ANY FINISH FLOORING AND ASSOCIATED UNDERLAYMENT.

LEGEND

INDICATES CEILING TO BE REMOVED FOR MECHANICAL USE

INDICATES AREA OF NO RENOVATION FLOOR PLAN ALL DOCUMENTS

REMOVE AND REPLACE EXISTING CONCRETE AS REQUIRED FOR PLUMBING

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DEMO PLANS

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

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COMPREHENSIVE FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES

- A SEE SHEET A0.00 FOR ALL ROOF, FLOOR AND WALL ASSEMBLY TYPES.
- B EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF ***(SHEATHING OR FINISHED MASONRY)*** UNLESS NOTED OTHERWISE.
- C INTERIOR DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE.
- D ALL INTERIOR WALL ASSEMBLIES TO EXTEND TO DECK UNLESS NOTED OTHERWISE.
- E CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING THE AFFECTED WORK.
- F PROVIDE BLOCKING WHERE CASEWORK, FIXTURES, FURNITURE, OR ACCESSORIES ARE TO BE INSTALLED ON WALL ASSEMBLIES. PROVIDE FIRE RATED BLOCKING IN FIRE RATED WALL CONSTRUCTION.
- G DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS.
- H MECHANICAL AND ELECTRICAL EQUIPMENT / FIXTURES SHOWN FOR REFERENCE, SEE MECHANICAL AND ELECTRICAL CONSTRUCTION DOCUMENTS FOR INFORMATION.
- I ALL PENETRATIONS THROUGH FIRE-RESISTANCE/SMOKE/ SOUND RATED CONSTRUCTION SHALL BE SEALED WITH APPROVED FIRE-STOPPING OR SEALANT TO MAINTAIN REQUIRED RATINGS.
- J INDICATES ELECTRIFIED DOOR HARDWARE, SEE "ELECTRIFIED" COLUMN IN DOOR SCHEDULE SHEET A5.00

ADDITIONAL NOTES THAT CAN BE ADDED

PATCH AND REPAIR EXISTING WALLS, FLOORS, CEILINGS, ETC., THAT ARE SHOWN TO REMAIN BUT ARE DAMAGED DUE TO CONSTRUCTION WORK. THIS SHALL INCLUDE REPAIRING FINISHES DAMAGED BY THE REMOVAL OR INSTALLATION OF NEW MECHANICAL, ELECTRICAL, OR FIRE PROTECTION WORK OR DEVICES.

KEYNOTES

1. EXPANSION JOINT
2. EXISTING WALL ASSEMBLY
3.

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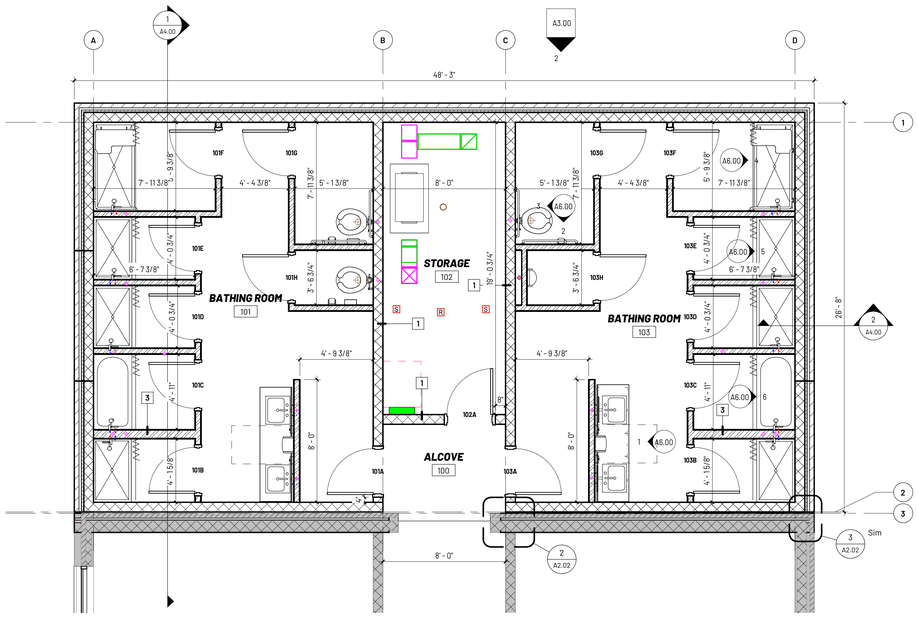
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FLOOR PLANS

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

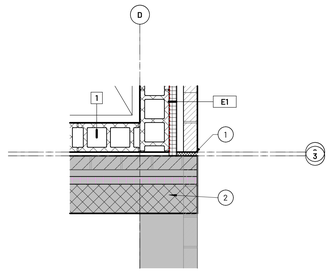
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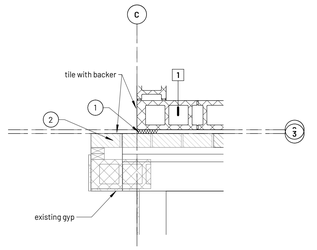


N

1 ENLARGED FLOOR PLAN
1/4" = 1'-0"



3 PLAN DETAIL
3/4" = 1'-0"



2 CORR. FINISHED END DETAIL
3/4" = 1'-0"

GENERAL NOTES

A SEE SHEET A0.00 FOR ALL ROOF, FLOOR AND WALL ASSEMBLY TYPES.

B EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF ***(SHEATHING OR FINISHED MASONRY)*** UNLESS NOTED OTHERWISE.

C INTERIOR DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE.

D ALL INTERIOR WALL ASSEMBLIES TO EXTEND TO DECK UNLESS NOTED OTHERWISE.

E CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING THE AFFECTED WORK.

F PROVIDE BLOCKING WHERE CASEWORK, FIXTURES, FURNITURE, OR ACCESSORIES ARE TO BE INSTALLED ON WALL ASSEMBLIES. PROVIDE FIRE RATED BLOCKING IN FIRE RATED WALL CONSTRUCTION.

G DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS.

H MECHANICAL AND ELECTRICAL EQUIPMENT / FIXTURES SHOWN FOR REFERENCE. SEE MECHANICAL AND ELECTRICAL CONSTRUCTION DOCUMENTS FOR INFORMATION.

I ALL PENETRATIONS THROUGH FIRE-RESISTANCE/SMOKE/ SOUND RATED CONSTRUCTION SHALL BE SEALED WITH APPROVED FIRE-STOPPING OR SEALANT TO MAINTAIN REQUIRED RATINGS.

J INDICATES ELECTRIFIED DOOR HARDWARE, SEE "ELECTRIFIED" COLUMN IN DOOR SCHEDULE SHEET A5.00

ADDITIONAL NOTES THAT CAN BE ADDED

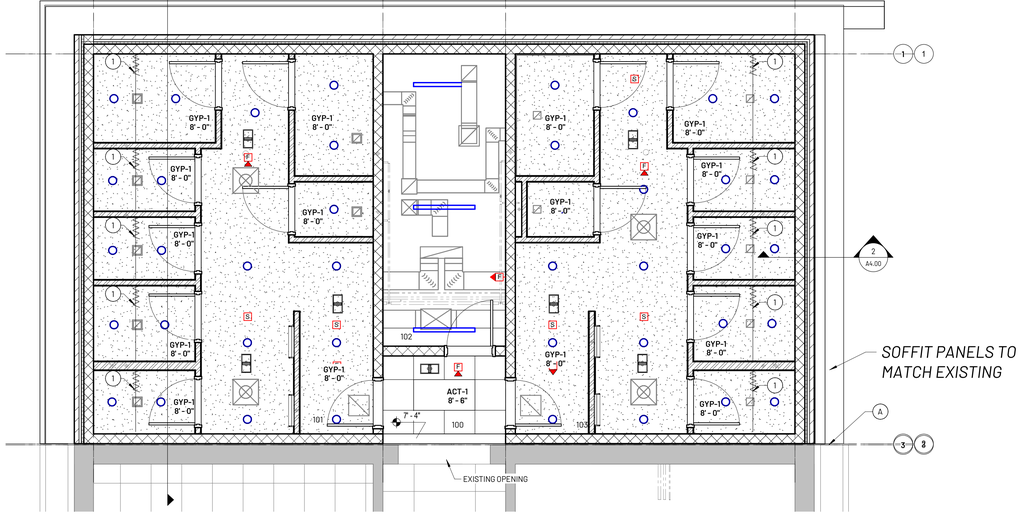
PATCH AND REPAIR EXISTING WALLS, FLOORS, CEILINGS, ETC., THAT ARE SHOWN TO REMAIN BUT ARE DAMAGED DUE TO CONSTRUCTION WORK. THIS SHALL INCLUDE REPAIRING FINISHES DAMAGED BY THE REMOVAL OR INSTALLATION OF NEW MECHANICAL, ELECTRICAL, OR FIRE PROTECTION WORK OR DEVICES.

KEYNOTES

1 EXPANSION JOINT

2 EXISTING WALL ASSEMBLY

3



N

4 REFLECTED CEILING PLAN BATHROOMS
1/4" = 1'-0"

LEGEND

ACT-1

ACT-2

ACT-3

8'-0 ELEVATION OF FINISHED CEILING

ACT-1 8'-0" CEILING MATERIAL / FINISH ELEVATION OF FINISHED CEILING

GENERAL NOTES

A SPOT ELEVATIONS (ELEVATION MARKERS) ARE TO THE BOTTOM FINISHED FACE OF SOFFIT, BULKHEADS, OR OTHER CEILING FEATURES (FROM ELEVATIONS FINISHED FLOOR UNLESS NOTED OTHERWISE).

B EXTEND ALL WALL ASSEMBLIES TO DECK UNLESS NOTED OTHERWISE.

C ALL CEILING MOUNTED ITEMS SHALL BE SPACED IN THE CENTER OF THE PANEL IN WHICH IT IS INSTALLED.

D MEP ITEMS ARE SHOWN FOR REFERENCE ONLY. REFER TO MECHANICAL, ELECTRICAL, PLUMING, AND TECHNOLOGY CONSTRUCTION DRAWINGS FOR INFORMATION

E MECHANICAL AND ELECTRICAL CONTRACTORS SHALL COORDINATE WITH EACH OTHER REGARDING LOCATIONS OF HVAC EQUIPMENT, DUCTWORK, AND LIGHTS

F PAINT VERTICAL FACE OF SOFFIT TO MATCH SOFFIT COLORS UNLESS NOTED OTHERWISE.

G ALL GYP CEILING AND SOFFITS TO BE **PT-XX** UNLESS NOTED

H OTHERWISE

ALL EXPOSED CEILING, STRUCTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING ITEMS TO BE PT-**XX** UNLESS NOTED OTHERWISE

ADDITIONAL NOTES THAT CAN BE ADDED

HOLD-DOWN CLIPS REQUIRED AT ALL VESTIBULES WITH ACOUSTICAL CEILING TILES.

KEYNOTES

1 SHOWER CURTAIN TRACK

2 XXX

3 XXX

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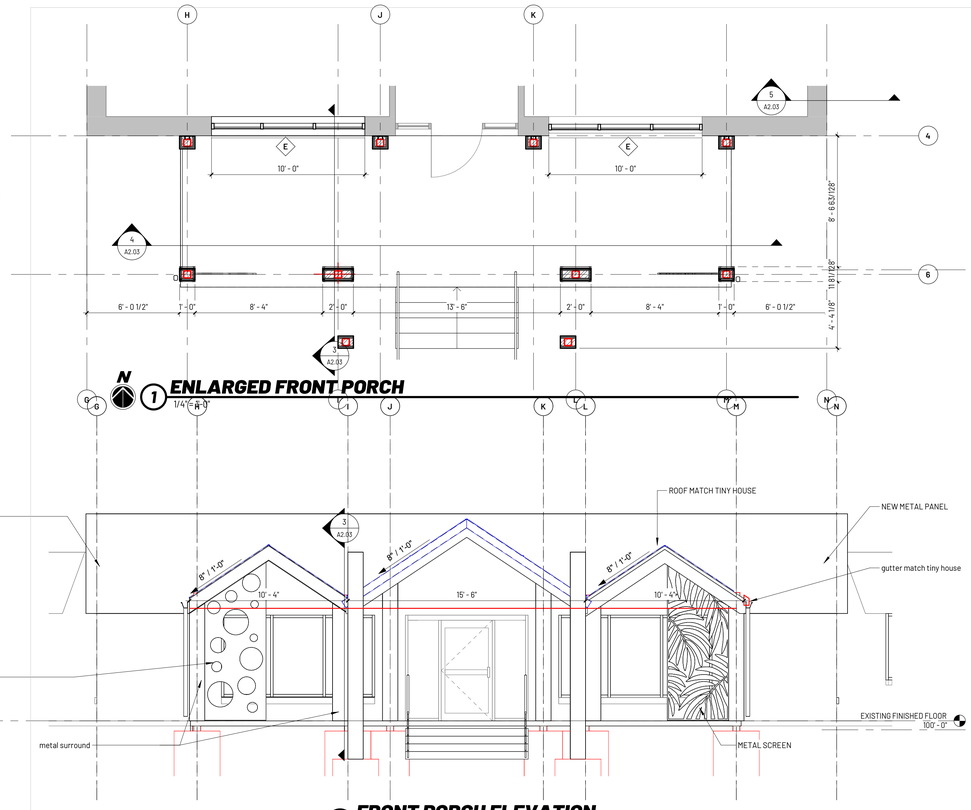
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ENLARGED FLOOR PLAN

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

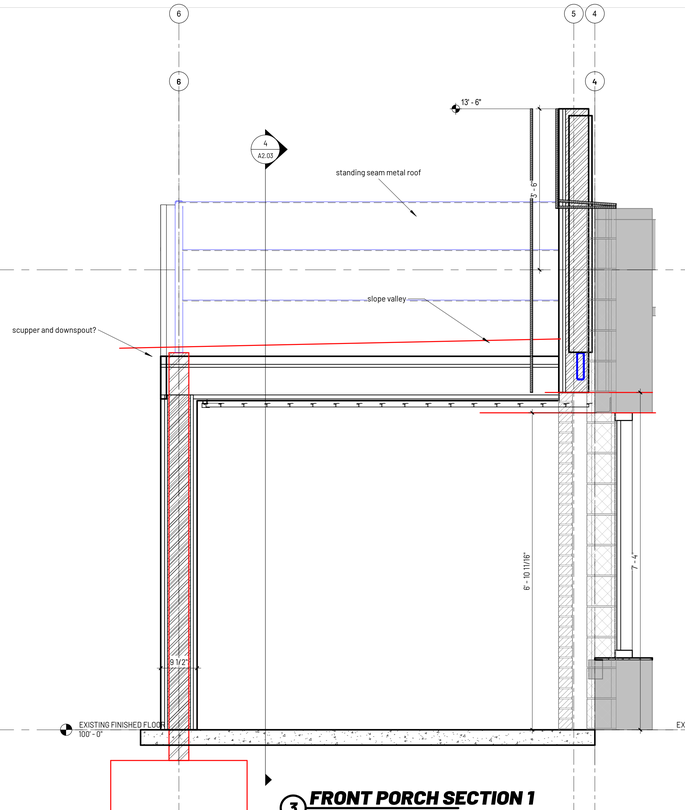
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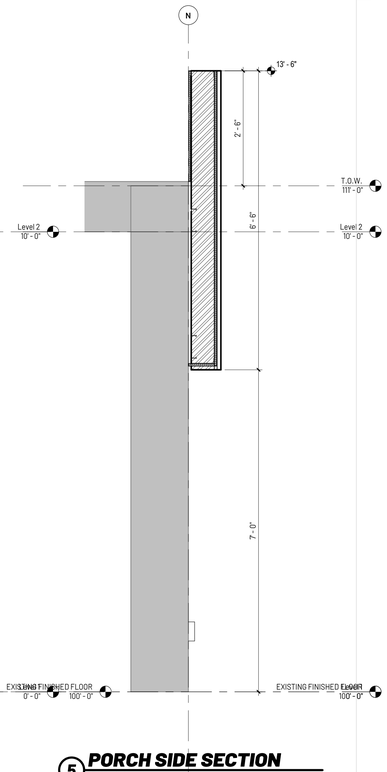


1 ENLARGED FRONT PORCH
1/4" = 1'-0"

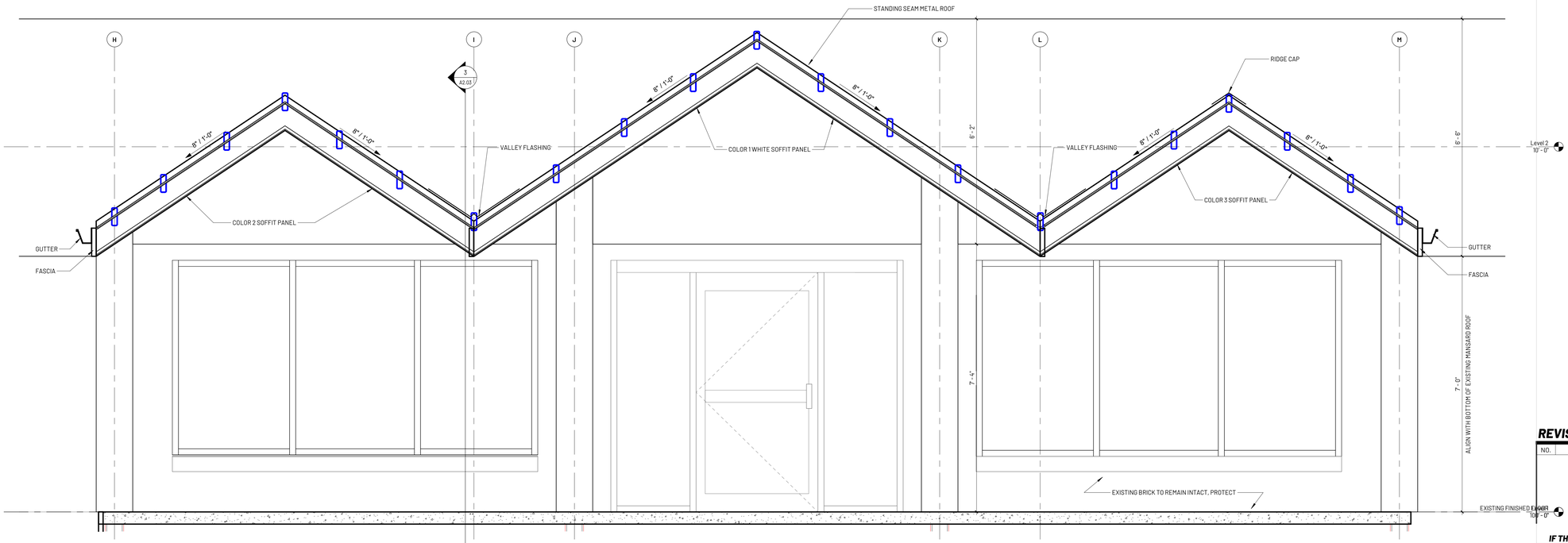
2 FRONT PORCH ELEVATION
1/4" = 1'-0"



3 FRONT PORCH SECTION 1
3/4" = 1'-0"



5 PORCH SIDE SECTION
3/4" = 1'-0"



4 FRONT PORCH SECTION 2
3/4" = 1'-0"

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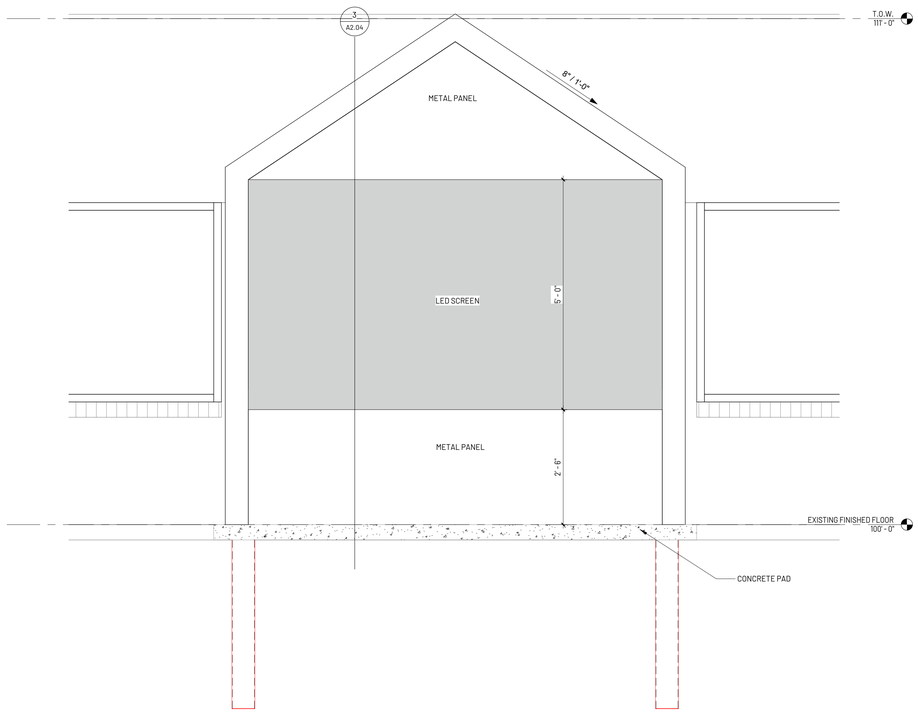
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THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

FRONT PORCH

SHEET
A2.03

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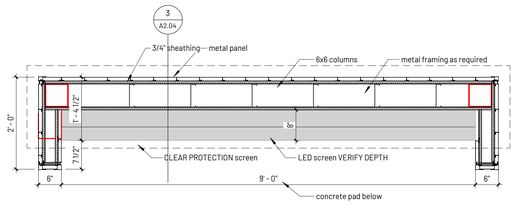


1 SIGN ELEVATION
3/4" = 1'-0"

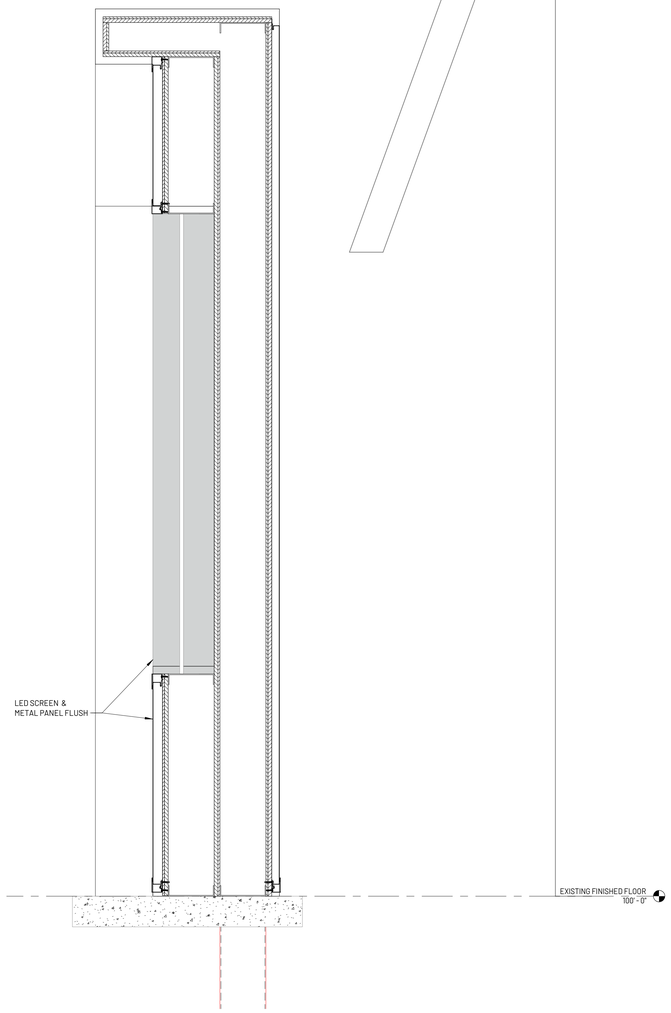


center between windows

verify distance from building



2 ELARGED PLAN SIGN
3/4" = 1'-0"



3 SIGN SECTION
1 1/2" = 1'-0"

GENERAL NOTES

- **A** SEE SHEET A0.00 FOR ALL ROOF, FLOOR AND WALL ASSEMBLY TYPES.
- **B** EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF ***(SHEATHING OR FINISHED MASONRY)*** UNLESS NOTED OTHERWISE.
- **C** INTERIOR DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE.
- **D** ALL INTERIOR WALL ASSEMBLIES TO EXTEND TO DECK UNLESS NOTED OTHERWISE.
- **E** CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING THE AFFECTED WORK.
- **F** PROVIDE BLOCKING WHERE CASEWORK, FIXTURES, FURNITURE, OR ACCESSORIES ARE TO BE INSTALLED ON WALL ASSEMBLIES. PROVIDE FIRE RATED BLOCKING IN FIRE RATED WALL CONSTRUCTION.
- **G** DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS.
- **H** MECHANICAL AND ELECTRICAL EQUIPMENT / FIXTURES SHOWN FOR REFERENCE, SEE MECHANICAL AND ELECTRICAL CONSTRUCTION DOCUMENTS FOR INFORMATION.
- **I** ALL PENETRATIONS THROUGH FIRE-RESISTANCE/SMOKE/ SOUND RATED CONSTRUCTION SHALL BE SEALED WITH APPROVED FIRE-STOPPING OR SEALANT TO MAINTAIN REQUIRED RATINGS.
- **J** INDICATES ELECTRIFIED DOOR HARDWARE, SEE "ELECTRIFIED" COLUMN IN DOOR SCHEDULE SHEET A5.00

ADDITIONAL NOTES THAT CAN BE ADDED

PATCH AND REPAIR EXISTING WALLS, FLOORS, CEILINGS, ETC., THAT ARE SHOWN TO REMAIN BUT ARE DAMAGED DUE TO CONSTRUCTION WORK. THIS SHALL INCLUDE REPAIRING FINISHES DAMAGED BY THE REMOVAL OR INSTALLATION OF NEW MECHANICAL, ELECTRICAL, OR FIRE PROTECTION WORK OR DEVICES.

KEYNOTES

1. EXPANSION JOINT
2. EXISTING WALL ASSEMBLY
3.

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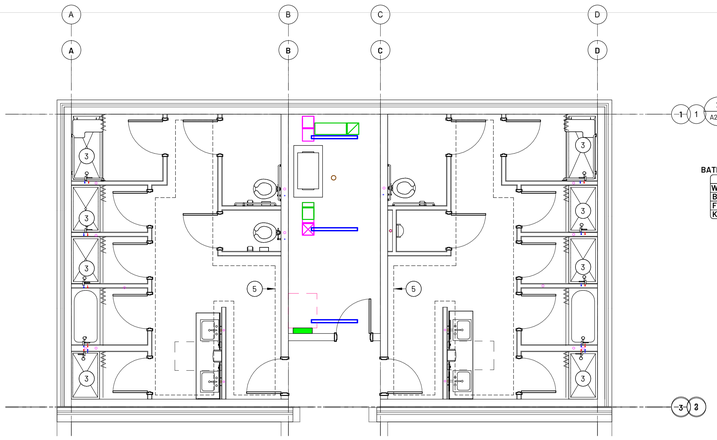
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LED SIGN DETAILS

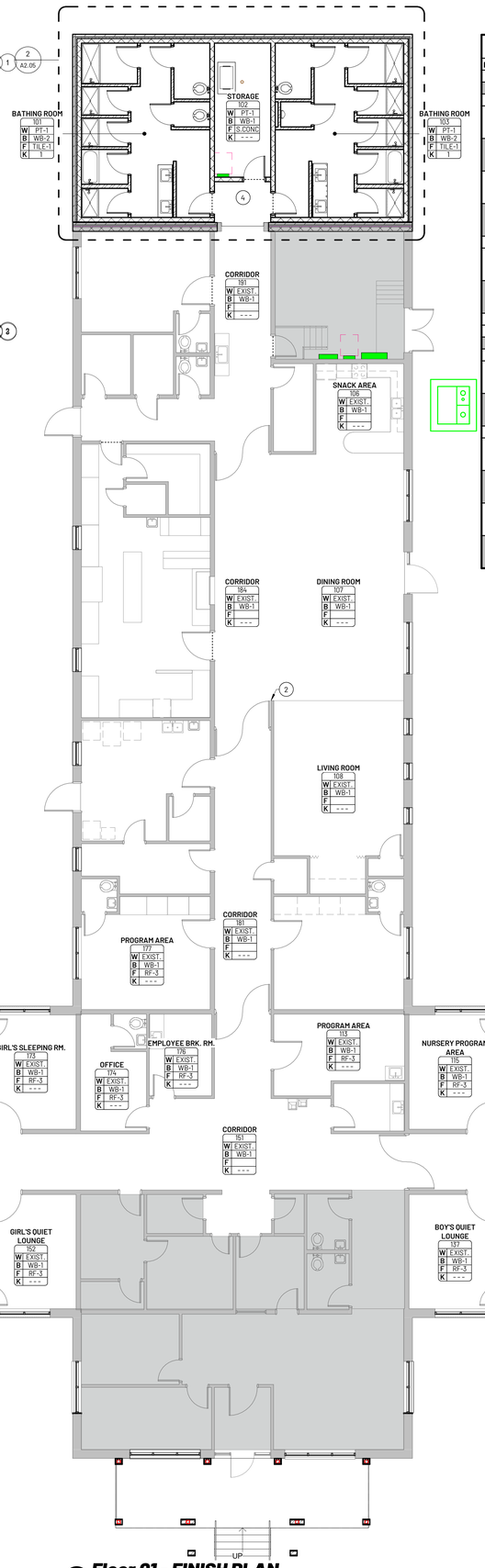
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2 ENLARGED RESTROOM FINISH PLAN
3/16" = 1'-0"



1 Floor 01 - FINISH PLAN
1/8" = 1'-0"

FINISH SPECIFICATION SCHEDULE

PRODUCT CODE	MANUFACTURER	PRODUCT NAME	COLOR NAME	DESCRIPTION	REMARKS	Rep Contact
SS-1	LX HAUSYS	HI MACS			GENERAL SOLID SURFACE	---
TILE-1	VIRGINIA TILE - MOSA	HOLLAND 2050	80050	36x36 FLOOR TILE; NEUTRAL TEXTURED APPEARANCE	RESTROOM FLOOR TILE	NANCY PEARSON - NANCY.PEARSON@VIRGINIATILE.COM; 515.249.4498
TILE-2	VIRGINIA TILE - MOSA	HOLLAND 2050	80050	6X6 SHOWER FLOOR TILE; NEUTRAL TEXTURED APPEARANCE	TILE SYSTEM IN SHOWERS	NANCY PEARSON - NANCY.PEARSON@VIRGINIATILE.COM; 515.249.4498
TILE-3	VIRGINIA TILE - MILESTONE				RESTROOM WALL TILE	NANCY PEARSON - NANCY.PEARSON@VIRGINIATILE.COM; 515.249.4498
TILE-4	VIRGINIA TILE - MILESTONE					NANCY PEARSON - NANCY.PEARSON@VIRGINIATILE.COM; 515.249.4498
GT-1	BOSTIK	TRUE COLOR - RAPID CURE	TAUPE H151	DARK TAUPE APPEARANCE	GROUT TO BE USED WITH TILE-1 & 2	NANCY PEARSON - NANCY.PEARSON@VIRGINIATILE.COM; 515.249.4498
GT-2	BOSTIK	TRUE COLOR - RAPID CURE			GROUT TO BE USED WITH TILE-3 &4	NANCY PEARSON - NANCY.PEARSON@VIRGINIATILE.COM; 515.249.4498
PT-1					GENERAL PAINT COLOR	---
PT-2	SHERWIN WILLIAMS	---	SW7008 EXTRA WHITE	BRIGHT WHITE APPEARANCE	GYP. CEILING PAINT COLOR	---
WB-1	JONSONITE TARKETT				GENERAL WALL BASE	SAM RIEDL - SAMANTHA.RIEDL@TARKETT.COM 515.513.8823
WB-2	VIRGINIA TILE - MOSA	HOLLAND 2050	80050	6x12 TILE - NEUTRAL TEXTURED APPEARANCE	TILE WALL BASE	NANCY PEARSON - NANCY.PEARSON@VIRGINIATILE.COM; 515.249.4498
RF-1	MANNINGTON COMMERCIAL	KALEIDOSCOPE 2.5MM	SQUAWK BOX	18X18 TILE; TERRAZZO APPEARANCE W/ BLUE FLECKS	LVT FLOORING; MONOLITHIC INSTALL	TODD MITHELMAN - TODD.MITHELMAN@MANNINGTON.COM; 515.240.4440
RF-2	MANNINGTON COMMERCIAL	KALEIDOSCOPE 2.5MM	SQUASH BLOSSOM	18X18 TILE; TERRAZZO APPEARANCE W/ ORANGE FLECKS	LVT FLOORING; MONOLITHIC INSTALL	TODD MITHELMAN - TODD.MITHELMAN@MANNINGTON.COM; 515.240.4440
RF-3	MANNINGTON COMMERCIAL	PRISM 2.5MM	LAVA ROCK	18X18 TILE; GRAY GEOMETRIC PATTERN	LVT FLOORING; MONOLITHIC INSTALL	TODD MITHELMAN - TODD.MITHELMAN@MANNINGTON.COM; 515.240.4440
RF-4	MANNINGTON COMMERCIAL	PRISM 2.5MM	SQUAWK BOX	18X18 TILE; BLUE GEOMETRIC PATTERN	LVT FLOORING; MONOLITHIC INSTALL	TODD MITHELMAN - TODD.MITHELMAN@MANNINGTON.COM; 515.240.4440

TRANSITION PIECES NEEDED:
- LVT TO TILE
- LVT TO CONCRETE

TILE TRIM PIECES NEEDED:
- SCHLUTER QUADEC - SATIN ANODIZED
- SCHLUTER SCHIENE - SATIN ANODIZED

BATHING ROOMS TO HAVE EPOXY PAINT

BATHRING ROOM CASEWORK TO BE MADE FROM SOLID SURFACE. INTEGRAL SOLID SURFACE SINK.

LIGATURE RESISTANT SHOWER CURTAIN & ROD (INPRO COMMERCIAL SHOWER CURTAINS - SHIELD BY PANAZ: TRANQUIL TIDE - STORM HORIZON)

TILE-3 & 4 TO HAVE MINIMAL GROUT JOINTS

GENERAL NOTES

A FINISH PLAN SHOWS DESIGN INTENT, SUCH AS WALL SELECTIONS AND FLOORING TRANSITIONS THAT OCCUR WITHIN A SPACE. REFER TO CORRESPONDING VIEWS SUCH AS INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS FOR ADDITIONAL FINISH LOCATIONS AND INFORMATION.

B PROVIDE TRANSITIONS BETWEEN DIFFERENT FLOORING MATERIALS. SEE FINISH SPECIFICATION SCHEDULE.

C ALL CASEWORK TO RECEIVE FINISHED WALL BASE AS SCHEDULED FOR ROOM, UNLESS NOTED OTHERWISE IN CASEWORK ELEVATIONS AND/OR DETAILS. BASE SHALL BE INCLUDED AT TOE KICKS AND ALL FINISHED GRADE CASEWORK RETURNS, SIDES, AND PANELS.

D ALL WALLS SHALL BE PAINTED **PT-XXXX** AND HAVE WALL BASE **WB-XXXX** UNLESS NOTED OTHERWISE.

E METAL HANDRAILS TO BE **PT-XXXX**.

F WINDOW SILLS TO BE **SS-XXXX** UNLESS NOTED OTHERWISE.

G ALL EXPOSED TILE EDGES & OUTSIDE CORNERS TO BE FINISHED WITH TRIM PIECES. SEE FINISH SPECIFICATION SCHEDULE.

H FLOORING TO EXTEND UNDER ALL OPEN CAVITIES INCLUDING BUT NOT LIMITED TO CASEWORK, EQUIPMENT, PLUMBING FIXTURES.

I FLOORING CHANGES OCCURRING AT LOCATIONS OF DOORWAYS SHALL TRANSITION AT CENTER OF CLOSED DOOR.

J ALL INTERIOR HOLLOW METAL DOORS/WINDOWS AND FRAMES SHALL BE PAINTED **PT-XXX**. UNLESS OTHERWISE NOTED.

K ALL WALL MOUNTED LOUVERS, VENTS, GRILLES SHALL BE PAINTED TO MATCH SURFACE IN WHICH THEY APPEAR.

L PREPARE EXISTING FLOOR FOR NEW MATERIAL PER NEW FLOOR MATERIAL MANUFACTURER REQUIREMENTS.

KEYNOTES

1 SEE ELEVATIONS FOR FURTHER WALL FINISH CLARIFICATION

2 ALIGN FLOOR TRANSITION WITH WALL

3 SHOWER FLOOR TO BE **TILE-2** SHOWER SYSTEM

4 MATCH EXISTING CORRIDOR WALL PAINT COLOR

5 ALL WALLS TO HAVE **TILE-3** INSTALLED 6" A.F.F. WITH **PT-1** ABOVE

LEGEND

ROOM FINISH TAG

ROOM NAME — ROOM NAME
6000 — ROOM NUMBER
W WALLS — WALL FINISH (ELEV = SEE ELEVATIONS)
B BASE — WALL BASE
F FLOOR — FLOOR FINISH (PLAN = SEE FINISH PLAN)
K NOTE — KEYNOTES

NOTE: INFORMATION ON ROOM TAG APPLIES TO ENTIRE ROOM UNLESS NOTED OTHERWISE ON FINISH PLAN OR ELEVATIONS

PT-XX — EXTENT OF WALL FINISH

FLOORING TRANSITION

FLOORING INSTALLATION PATTERN DIRECTION

NOTE:
FLOOR PATTERNS REPRESENT MATERIAL AND LAYOUT BUT DO NOT SHOW EXACT DIMENSIONS OR INSTALL METHODS, SEE FINISH SPECIFICATION SCHEDULE.

RF-1

RF-2

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DATE Issue Date
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INTERIOR FINISH PLAN

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

SHEET A2.05

PLT PLTs Autodesk Docs://26179 Crittenton Center Howe/26179-Crittenton Center.rvt
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N

1 **ROOF**
1/8" = 1'-0"

GENERAL NOTES

A COORDINATE WORK WITH MECHANICAL, AND ELECTRICAL DOCUMENTS FOR ADDITIONAL EQUIPMENT, VENTS, OR PENETRATIONS THROUGH ROOF. PROVIDE CURBS AND/OR FLASHING TO MAKE ALL PENETRATIONS WEATHER-TIGHT.

B MECHANICAL AND ELECTRICAL EQUIPMENT / FIXTURE SHOWN FOR REFERENCE ONLY. SEE MECHANICAL AND ELECTRICAL DOCUMENTS.

C PONDING WATER WILL NOT BE ACCEPTED.

D PROVIDE STANDS AS REQUIRED FOR MECHANICAL, UTILITY, OR ELECTRICAL CONDUIT / PIPING.

E ROOF COPING (CAPS), FLASHING AND TRIMS SHALL BE SLOPED A MINIMUM OF 1/2" PER 1'-0" UNLESS NOTED OTHERWISE

F ROOF LAYOUT, TAPERED INSULATION, CRICKETS, ETC ARE DIAGRAMMATIC IN NATURE. FINAL DESIGN AND LAYOUT TO BE COORDINATED WITH ROOFING MANUFACTURER.

G SCUPPER OR GUTTER AND DOWNSPOUTS COORDINATE WITH ARCHITECT

KEYNOTES

1. SCUPPER AND DOWNSPOUT
2. CRICKETS
3. MEP EQUIPMENT FOR REFERENCE ONLY
4. EXPANSION JOINT
5. GUTTER AND DOWNSPOUT

LEGEND

	RD	ROOF DRAIN
	ORD	OVERFLOW ROOF DRAIN
	SS	SLOPED STRUCTURE ; FLAT INSULATION
	TI	TAPERED INSULATION AT SLOPE INDICATED
	RC	ROOF CRICKET
		INDICATES EXISTING ROOF MEMBRANE TO REMAIN

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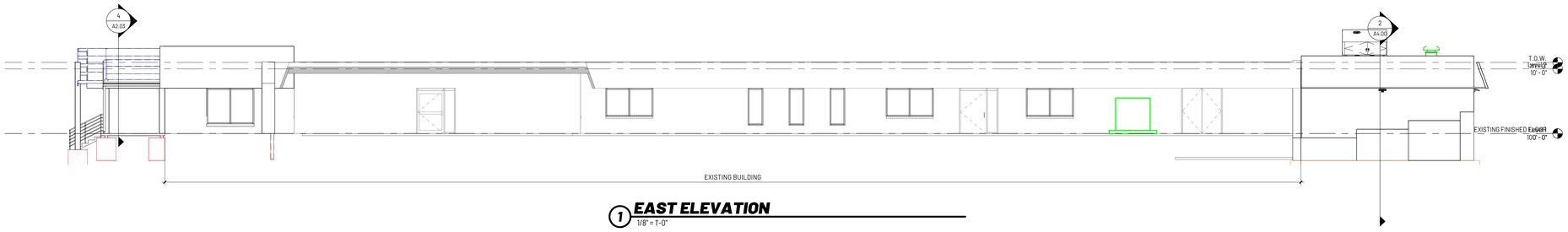
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ROOF PLAN

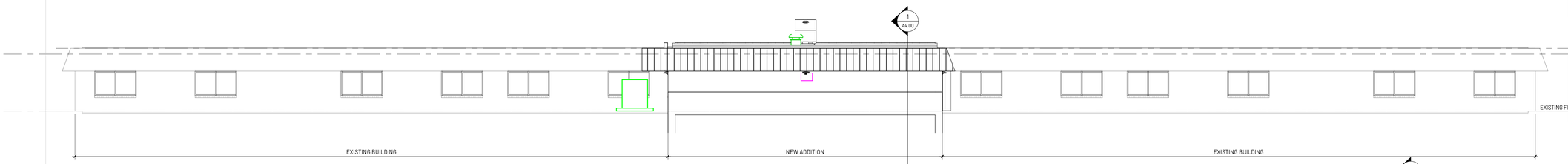
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SHEET
A2.07

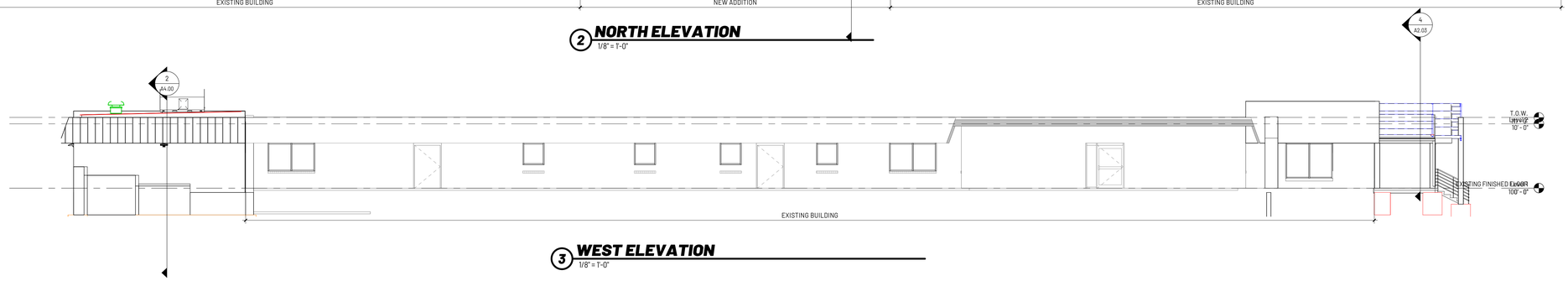
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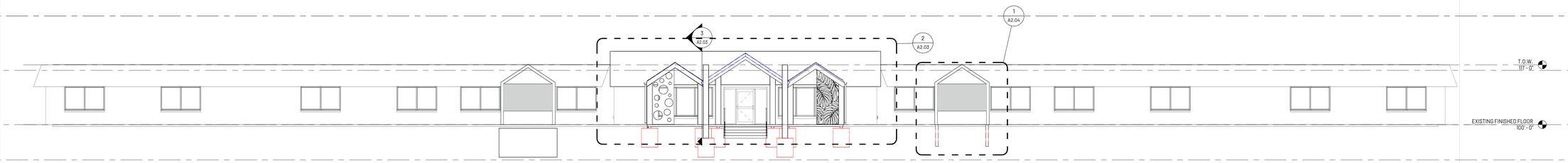
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES

A. COORDINATE LOCATIONS OF ALL MECHANICAL, ELECTRICAL, PLUMBING, TECHNOLOGY, AND FIRE PROTECTION PENETRATIONS WITH CONSTRUCTION DOCUMENTS / SPECS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONTINUITY OF THE COMPLETE AIR/MOISTURE BARRIER.

B. MECHANICAL AND ELECTRICAL EQUIPMENT AND COMPONENTS ARE ILLUSTRATED FOR CONTEXT AND COORDINATION PURPOSES ONLY. SEE MECHANICAL AND ELECTRICAL DOCUMENTS.

C. PROVIDE PROPER ANCHORAGE OF ALL WALL-ATTACHED ITEMS MAINTAINING THE CONTINUITY OF THE COMPLETE AIR/MOISTURE BARRIER.

D. PAINT ALL EXPOSED STEEL COLOR TO MATCH ADJACENT FINISH.

E. ALL EXTERIOR WALL ASSEMBLIES SHALL BE PROPERLY FLASHED AND SEALED WEATHER-TIGHT .

F. ENSURE ALL WEEPS, THRU WALL FLASHING AND OTHER DRAINAGE CAVITIES REMAIN OPEN TO ALLOW CONDENSATION AND MOISTURE TO ESCAPE. SEALANT SHALL BE APPLIED TO THE UNDERSIDE OF ALL FLASHING AND DRIPS.

G. ALL HOLLOW METAL DOORS AND FRAMES TO BE PAINTED. SEE FINISH SCHEDULE

DOOR HARDWARE LOCATIONS, WHERE SHOWN, ARE FOR REFERENCE ONLY. COORDINATE EXACT LOCATIONS WITH OWNERS REPRESENTATIVE. ADDITIONAL LOCATIONS MAY NOT BE SHOWN ON THESE ELEVATIONS. COORDINATE WITH HARDWARE SCHEDULE.

PROVIDE TRIM AT ALL PENETRATION's IN METAL PANELS.

CJ = CONTROL JOINTS
EJ = EXPANSION JOINTS

KEYNOTES

1. XXX
2. XXX
3. XXX

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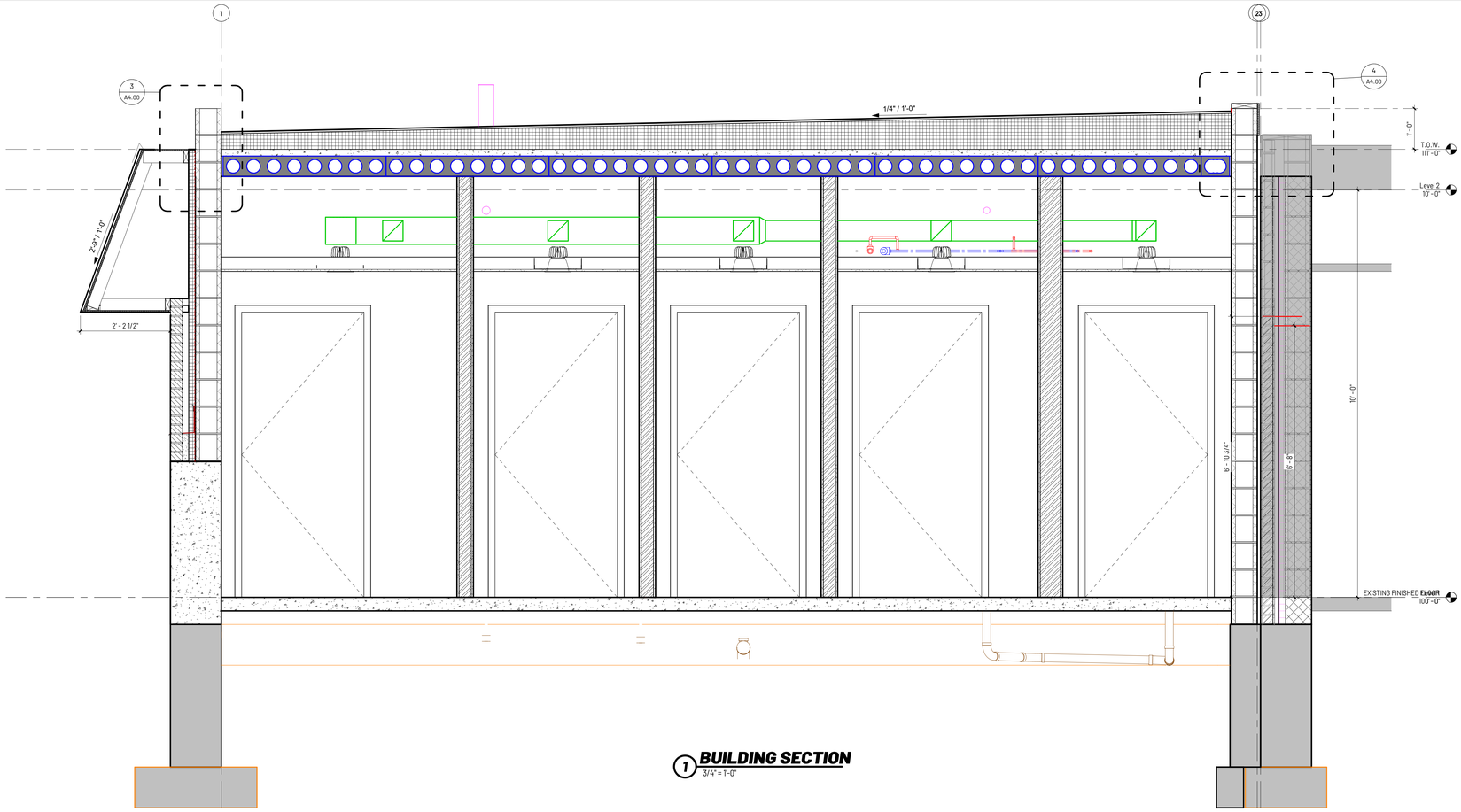
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EXTERIOR ELEVATIONS

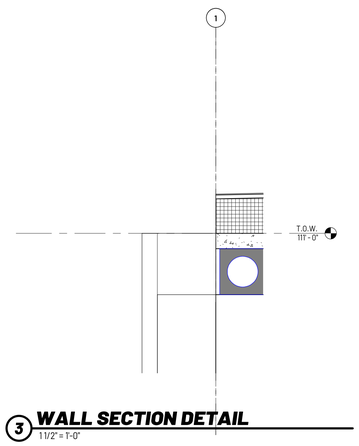
THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

SHEET
A3.00

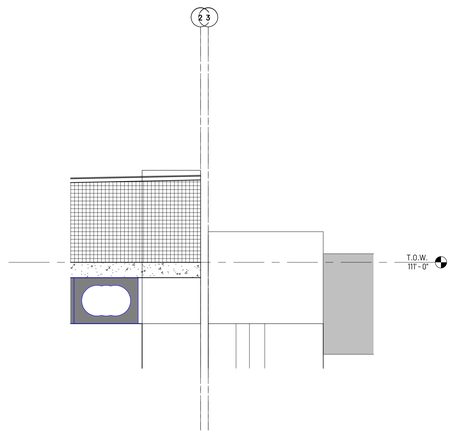
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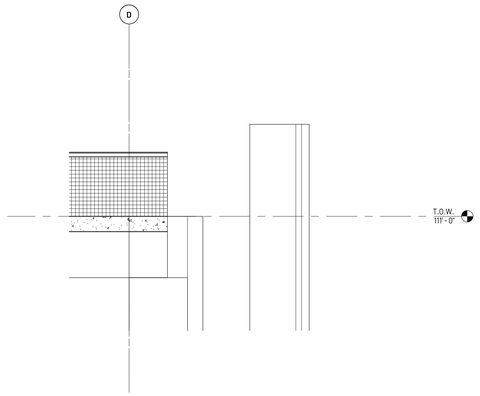
1 BUILDING SECTION
3/4" = 1'-0"



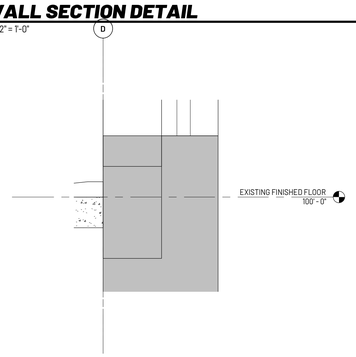
3 WALL SECTION DETAIL
1 1/2" = 1'-0"



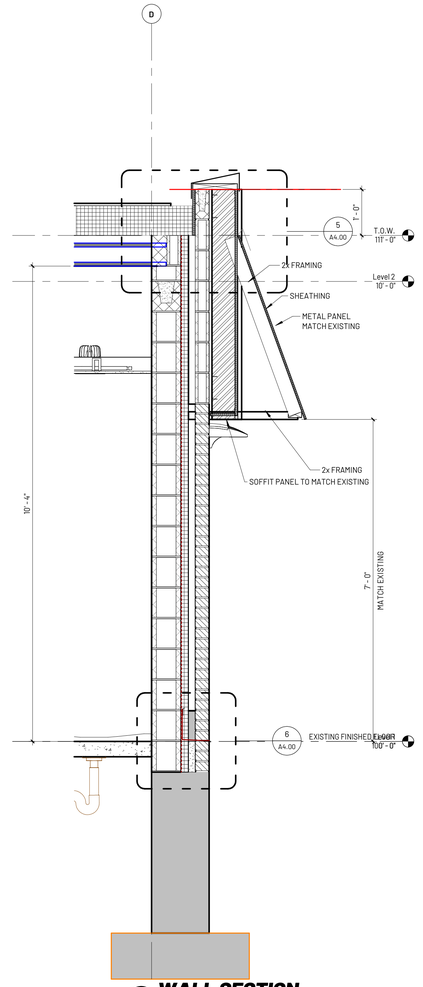
4 WALL SECTION DETAIL
1 1/2" = 1'-0"



5 WALL SECTION DETAIL
1 1/2" = 1'-0"



6 WALL SECTION DETAIL
1 1/2" = 1'-0"



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

GENERAL NOTES

A	SEE SHEET A0.00 FOR ROOF, FLOOR, AND WALL ASSEMBLY TYPES.
B	WEATHER BARRIER TO BE CONTINUOUS AT EXTERIOR WALLS AND ASSEMBLIES. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
C	VAPOR BARRIER TO BE CONTINUOUS AT ASSEMBLIES. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
D	PROVIDE 1/2" EXPANSION JOINT FILLER AND SEALANT AT ALL LOCATIONS WHERE FLOOR SLABS AND/OR SLABS ON GRADE ABUT FOUNDATION WALLS OR STOOP SLABS AT DOOR OPENINGS.
E	ALL EXTERIOR BLOCKING TO BE MOISTURE TREATED (INCLUDING BLOCKING AT ROOF, EXTERIOR ROUGH OPENINGS, AND ANY WOOD IN CONTRACT WITH CONCRETE).
F	REFER TO STRUCTURAL DOCUMENTS FOR STRUCTURAL MEMBERS SIZES AND LOCATIONS. MEMBERS ARE SHOWN ON ARCHITECTURAL DRAWINGS FOR INTENT AND COORDINATION ONLY.
G	PAINT ALL EXPOSED STEEL (INCLUDING LINTELS & MECHANICAL OPENINGS). CONFIRM COLOR WITH ARCHITECT.
H	MECHANICAL AND ELECTRICAL EQUIPMENT AND COMPONENTS ARE ILLUSTRATED FOR CONTEXT AND COORDINATION PURPOSES ONLY. SEE MECHANICAL AND ELECTRICAL DOCUMENTS.
I	ROOF COPING (CAPS), FLASHING AND TRIMS SHALL BE SLOPED A MINIMUM OF 1/2" PER 1'-0" UNLESS NOTED OTHERWISE.
J	ALL EXTERIOR WALL ASSEMBLIES SHALL BE PROPERLY FLASHED AND SEALED WEATHER-TIGHT .
K	ENSURE ALL WEEPS, THRU WALL FLASHING AND OTHER DRAINAGE CAVITIES REMAIN OPEN TO ALLOW CONDENSATION AND MOISTURE TO ESCAPE. SEALANT SHALL BE APPLIED TO THE UNDERSIDE OF ALL FLASHING AND DRIPS.
L	ALL EXPOSED SPRAY FOAM INSULATION SHOWN SHALL RECEIVE PROTECTIVE COATING UNLESS NOTED OTHERWISE.
M	FIELD VERIFY EXISTING CONDITIONS IN CONJUNCTION WITH NEW CONSTRUCTION. NOTIFY ARCHITECT OF DISCREPANCIES.

KEYNOTES

1. XXX
2. XXX
3. XXX

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PROJECT *26179*

BUILDING SECTIONS

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

SHEET
A4.00

FILE PATH: Autodesk Docs://2019 Crittenton Center Home/2019-Crittenton Center.rvt
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DOOR SCHEDULE

DOOR NO.	DOOR						FRAME					FIRE LABEL	HARDWARE	ELECTRIFIED	KEYNOTES	DOOR NO.
	SIZE								DETAIL							
	WIDTH	HEIGHT	THICKNESS	MAT.	TYPE	TYPE (LIVE)	MAT.	TYPE	HEAD	JAMB	SILL					
101A	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	1						-		101A
101B	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	2						-		101B
101C	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	2						-		101C
101D	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	2						-		101D
101E	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	2						-		101E
101F	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	2						-		101F
101G	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	2						-		101G
101H	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	2						-		101H
102A	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	1						-		102A
103A	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	1						-		103A
103B	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	2						-		103B
103C	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	2						-		103C
103D	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	2						-		103D
103E	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	2						-		103E
103F	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	2						-		103F
103G	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	2						-		103G
103H	3' - 0"	7' - 0"	1 3/4"	WD		F	HM	2						-		103H

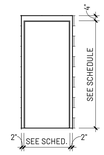
DOORS

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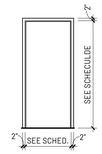
TYPE F

FRAMES



DOOR FRAME 1

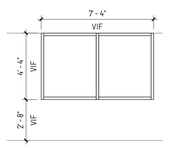
1/4" = 1'-0"



DOOR FRAME 2

1/4" = 1'-0"

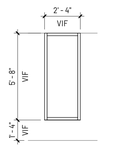
WINDOWS



PELLA REPLACEMENT WINDOW

TYPE A

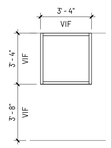
1/4" = 1'-0"



PELLA REPLACEMENT WINDOW

TYPE B

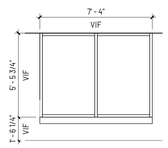
1/4" = 1'-0"



PELLA REPLACEMENT WINDOW

TYPE C

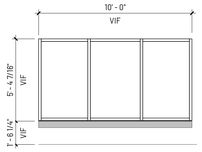
1/4" = 1'-0"



PELLA REPLACEMENT WINDOW

D TYPE D

1/4" = 1'-0"



PELLA REPLACEMENT WINDOW

TYPE E

1/4" = 1'-0"

GENERAL NOTES

A ALL HOLLOW METAL DOORS AND FRAMES TO BE PAINTED. SEE FINISH SCHEDULE.

B ALL OPENINGS WITH MULTIPLE DETAILS, REFER TO FRAME TYPE.

C COORDINATE ELECTRIFIED DOOR HARDWARE REQUIREMENTS WITH ELECTRICAL DOCUMENTS.

VERIFY HEIGHT AND WIDTH OF EXISTING WINDOWS OPENING AND FRAMES.

SCHEDULE KEYNOTES

1 DOOR POSITION SWITCH
2 ELECTRONIC LOCK
3 CARD READER
4 ADA-OPERATOR
5 AI-PHONE
6 MAGNETIC HOLD-OPEN
7 INSULATED DOOR
8 PANIC HARDWARE
9 DOOR CLOSER
10 NO EXTERIOR HARDWARE

KEYNOTES

1 XXX
2 XXX
3 XXX

GLAZING LEGEND

CG	CLEAR GLASS
IG-1	INSULATED GLAZED GLASS UNIT
IG-2	INSULATED GLAZED GLASS UNIT
SEC	LAMINATED SECURITY GLASS
LAM	LAMINATED GLASS
BG	BUTT SEAM GLAZING
MR	ONE WAY MIRROR GLAZING
SP	SPANDREL PANEL
-S	SAFETY FILM
-T	TEMPERED

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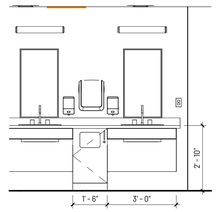
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DOORS AND WINDOWS

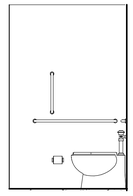
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CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

SHEET
A5.00

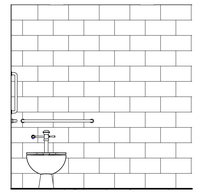
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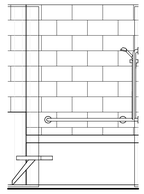
1 RR COUNTER
3/8" = 1'-0"



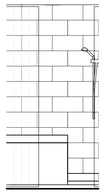
2 ADA TOILET GRAB
3/8" = 1'-0"



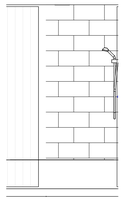
3 ADA TOILET WET WALL
3/8" = 1'-0"



4 ADA SHOWER
3/8" = 1'-0"



5 STANDARD SHOWER
3/8" = 1'-0"



6 TUB SHOWER
3/8" = 1'-0"

GENERAL NOTES

A SEE SHEET A0.00 FOR MOUNTING HEIGHTS.

B ⓚ CABINET LOCK

C ALL COUNTERTOPS SHALL HAVE A 4" BACKSPLASH AND /OR SIDE SPLASHES WHERE ADJACENT WALLS AND CABINETS OCCUR UNLESS NOTED OTHERWISE.

D ALL COUNTERTOPS SHALL BE **SS-XXXX** OR **PL-XXXX** UNLESS NOTED OTHERWISE.

E ALL SOLID SURFACE COUNTERS TO HAVE **XXXX** EDGE PROFILE.

F PROVIDE GROMMETS IN COUNTERTOPS. COORDINATE LOCATION WITH OWNER.

G ALL CASEWORK VERTICAL SURFACES SHALL BE **PL-XXXX** UNLESS NOTED OTHERWISE.

H ALL CASEWORK SHELVING TO BE ADJUSTABLE UNLESS NOTED OTHERWISE.

I ALL BASE CABINETS SHALL BE **24"** DEEP, ALL TALL STORAGE CABINETS SHALL BE **27"** DEEP, AND ALL UPPER CABINETS SHALL BE **14"** DEEP, UNLESS NOTED OTHERWISE.

J THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

K CASEWORK MANUFACTURED PRIOR TO CONSTRUCTION OF WALLS, MECHANICAL AND ELECTRICAL ROUGH-INS, CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL DIMENSIONS NOTED.

L ALL CASEWORK NEXT TO A SIDE WALL SHALL BE PROVIDED WITH A FINISHED SIDE PANEL OR FILLER UNLESS NOTED OTHERWISE.

M ALL CABINETS AND SIDE PANELS OR FILLERS SHALL BE CLOSED OFF AT TOP AND BOTTOM TO MATCH ADJACENT CASEWORK AND FINISHED.

N ALL OPEN SHELVING AND EXPOSED SURFACES, INCLUDING CABINET AND KNEE SPACE, SHALL BE FINISHED WITH MATCHING PLASTIC LAMINATE AND PATTERN DIRECTION.

O ALL COUNTERTOPS, BACKSLASHES, AND SIDE SPLASHES SHALL RECEIVE SEALANT WHERE ADJOINED TO WALLS AND/OR TALL STORAGE CABINET.

P COORDINATE INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND TECHNOLOGY DEVICES IN CASEWORK.

ADDITIONAL NOTES THAT CAN BE ADDED

ALL SINKS SHOWN IN SOLID SURFACE COUNTERS SHALL BE INTEGRAL SOLID SURFACE SINKS.

KEYNOTES

1 XXX

2 XXX

3 XXX

ACCESSORIES

A	GRAB BAR 42"	**OFCI** or **CFCI**
B	GRAB BAR 36"	**OFCI** or **CFCI**
C	GRAB BAR 18"	**OFCI** or **CFCI**
D	MIRROR - 24" X 36"	**OFCI** or **CFCI**
E	MIRROR XX" x XX"	**OFCI** or **CFCI**
F	SOAP DISPENSER	**OFCI** or **CFCI**
G	PAPER TOWEL DISPENSER	**OFCI** or **CFCI**
H	TOILET PAPER DISPENSER	**OFCI** or **CFCI**
I	SANITARY NAPKIN DISPOSAL	**OFCI** or **CFCI**
J	INSULATED PIPE WRAP	
K	BABY CHANGING STATION	**OFCI** or **CFCI**
L	TODDLER SEAT	**OFCI** or **CFCI**
M	TOWEL HOOK	**OFCI** or **CFCI**
N	ROBE HOOK	**OFCI** or **CFCI**
O	PAPER TOWEL / TRASH RECEPTACLE	**OFCI** or **CFCI**
P	ADA SHOWER SEAT	**OFCI** or **CFCI**
Q	SHOWER CURTAIN AND ROD	**OFCI** or **CFCI**
R	CUBICAL CURTAIN	**OFCI** or **CFCI**
S	MOP AND BROOM HOLDER	**OFCI** or **CFCI**

OFCI OWNER FURNISHED-CONTRACTOR INSTALLED
CFCI CONTRACTOR FURNISHED-CONTRACTOR INSTALLED
OFOI OWNER FURNISHED-OWNER INSTALLED

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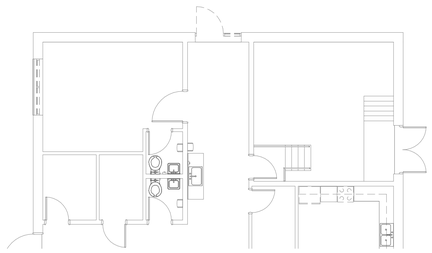
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INTERIOR ELEVATIONS

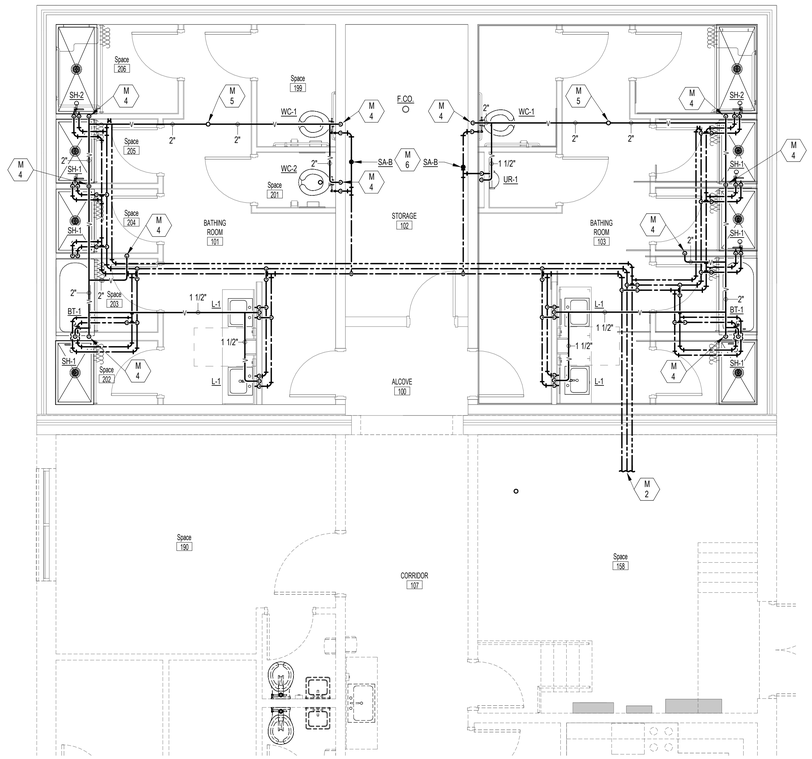
THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

SHEET
A6.00

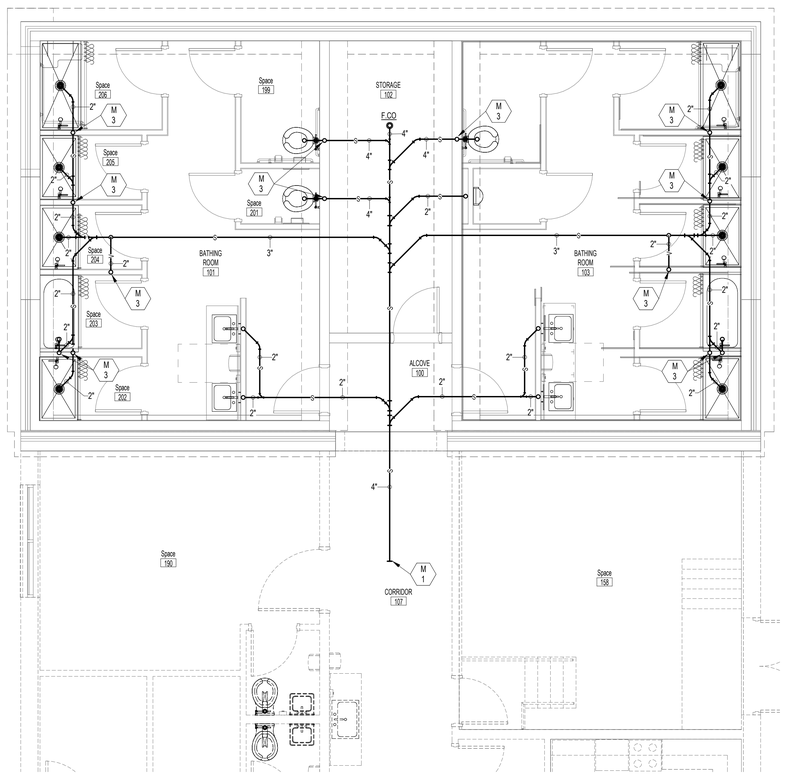
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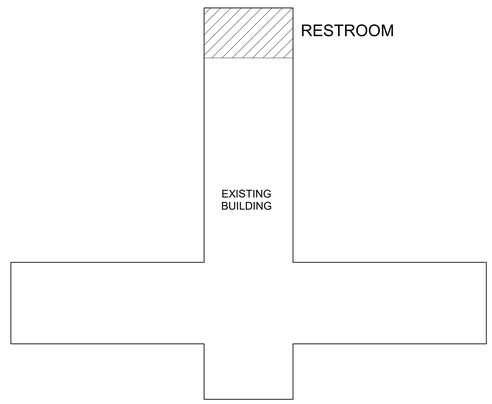
N FLOOR PLAN - PLUMBING DEMOLITION
SCALE: 1/8" = 1'-0"



N ENLARGED FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1'-0"



N FOUNDATION PLAN - PLUMBING
SCALE: 1/4" = 1'-0"



N KEYPLAN
NO SCALE

KEYNOTES

1. CONNECT TO EXISTING 4" SANITARY SEWER. FIELD VERIFY EXACT LOCATION AND INVERT.
2. CONNECT NEW PIPING TO EXISTING DOMESTIC COLD, HOT AND RECIRCULATING HOT WATER PIPING IN MECHANICAL ROOM.
3. 2" VENT UP THROUGH FLOOR. SEE PLAN ON THIS SHEET FOR CONTINUATION.
4. 2" VENT DOWN THROUGH FLOOR. SEE PLAN ON THIS SHEET FOR CONTINUATION.
5. 2" VENT UP TO 4" VENT THROUGH ROOF.
6. INSTALL SHOCK ABSORBER IN ACCESSIBLE LOCATION ABOVE CEILING.

EDA
Engineering Design Associates, Inc.
382 22nd Street
Sioux Center, Iowa 51250
712.722.3344
EDA Proj. # 2633
www.eda-engineers.com

DATE: 10/14/2026
PROJECT 26179

FOUNDATION & FLOOR PLANS - PLUMBING

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

SHEET M1.1

10/14/2026 7:53:13 AM
PRELIMINARY PLAN
NOT FOR CONSTRUCTION

RE # PATH: - Autodesk Docs://2633 Crittenton Center Homes/2633-M&P-25.rvt
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ROOF TOP UNIT SCHEDULE

SYMBOL	MNFR	MODEL	TOTAL	VENTILATION	ESP	FAN	COOLING PERFORMANCE				HEATING PERFORMANCE						ELECTRICAL DATA					SERVES	REMARKS
			CFM	AIR CFM	("w.c.)	HP	TTL MBH	SEN MBH	E.E.R.*	EAT (°F)	LAT (°F)	FUEL	INPUT MBH	OUTPUT MBH	GAS PRESS. ("w.c.)	TURNDOWN	EAT (°F)	LAT (°F)	VOLTS	PHASE	SCCR	MCA	MOP		
RTU1	AAON	RQA	1,000	750	0.50		51.4	26.6		78.1/69.9	53.4	N. GAS	60	48.6		3.3:1	57	101.8	208	3	10	22	30		

* E.E.R. IS RATED AT AHRI CONDITIONS IN ACCORDANCE WITH DOE TEST PROCEDURES

1.
2.

ENERGY RECOVERY VENTILATOR SCHEDULE

SYMBOL	MNFR	MODEL	ENERGY WHEEL SUPPLY (OUTSIDE AIR)								ENERGY WHEEL EXHAUST (BUILDING AIR)					ELECTRIC PREHEAT...				ELECTRICAL					SERVES	REMARKS
			CFM	ESP ("w.c.)	MOTOR HP	COOLING EAT (°F)	COOLING LAT (°F)	COOLING TTL EFF*	HEATING EAT (°F)	HEATING LAT (°F)	HEATING TTL EFF*	CFM	ESP ("w.c.)	MOTOR HP	COOLING EAT (°F)	HEATING EAT (°F)	CFM	kW	EAT (°F)	LAT (°F)	VOLT	PHASE	SCCR	MCA	MOP		
ERV1	RENWAIRE	HE10-JINV	750	0.5		89.0/79.9	79.1/72.1	57.4%	11.1	52.9/42.5	65.8%	780	0.50		75.0/65.2	70.0/55.0	750.0	10.0	-20.0	11.1	208	1		45.6	50.00		

* EFFECTIVENESS SHALL BE CERTIFIED IN ACCORDANCE WITH AHRI STANDARD 1060 AT STANDARD RATING CONDITIONS

1.
2.

GRILLE, REGISTER, AND DIFFUSER SCHEDULE

SYMBOL	MNFR	MODEL	BORDER TYPE	NECK SIZE	OVERALL SIZE	CFM	THROW DIRECTION/ BLADE ANGLE	50 FPM THROW (ft.)	MAX. NC	MAX TOT ("w.c.)	NECK DAMPER*	MAX NECK (fpm)	FINISH	MATERIAL	REMARKS
S1	PRICE	SPD	SURFACE	10"	20"x20"	250	RADIAL	7	25	0.05	YES	460	WHITE	STEEL	
R1	PRICE	80	SURFACE	14"x14"	16"x16"	500	--	--	25	0.03	NO	420	WHITE	ALUMINUM	
E1	PRICE	80	SURFACE	6"x6"	8"x8"	50-70	--	--	25	0.02	YES	280	WHITE	ALUMINUM	

* ALL NECK DAMPERS SHALL BE OPPOSED BLADE TYPE.

1.
2.

GRAVITY ROOF VENTILATOR SCHEDULE

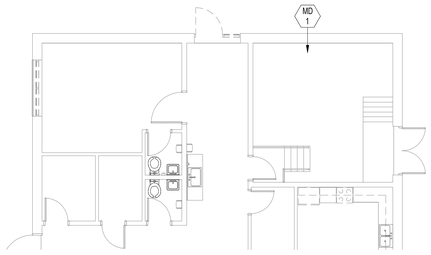
SYMBOL	MNFR	MODEL	CFM	THROAT SIZE	APD ("w.c.")	SERVES	REMARKS
GRV1	GREENHECK	GRSR-15	780	16"x16"	0.06	ERV EXHAUST	1

1. FURNISH WITH 18" HIGH ROOF CURB AND BIRD SCREEN.

LOUVER SCHEDULE

SYMBOL	MNFR	MODEL	CFM	SIZE (w x h)	FREE AREA (sq. ft.)	APD ("w.c.)	SERVES	REMARKS
L1	RUSKIN	ELF6375DX	750	24"x16"	1.15	0.07	ERV1	

1. FURNISH WITH BIRD SCREEN.
2.



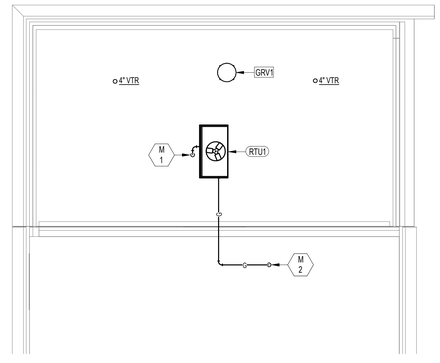
N FLOOR PLAN - HVAC DEMOLITION
SCALE: 1/8" = 1'-0"

MD DEMOLITION KEYNOTES

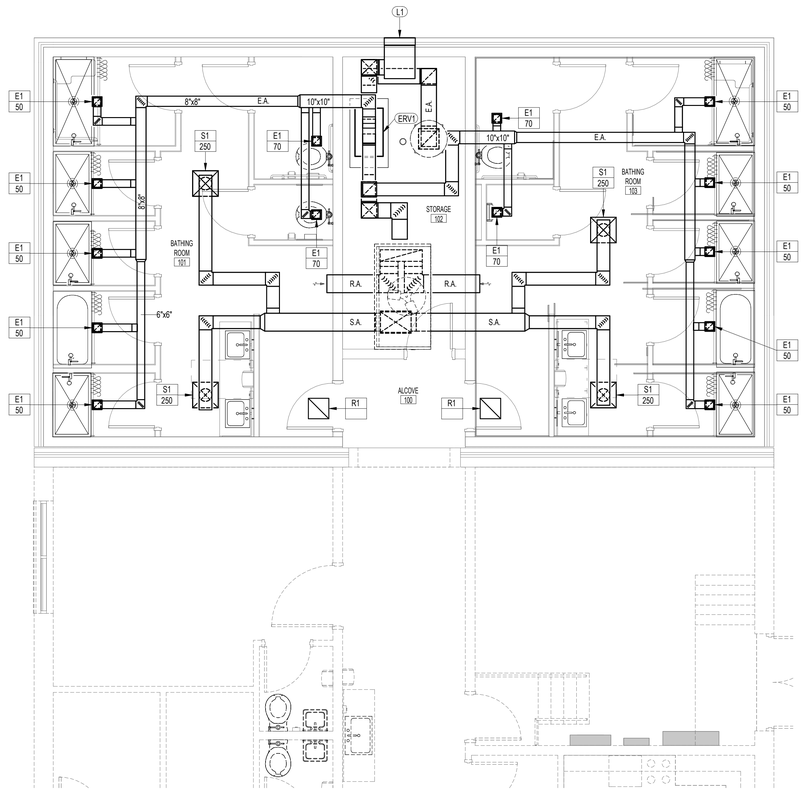
1. REMOVE MECHANICAL PENETRATIONS THROUGH EXTERIOR WALL.

M KEYNOTES

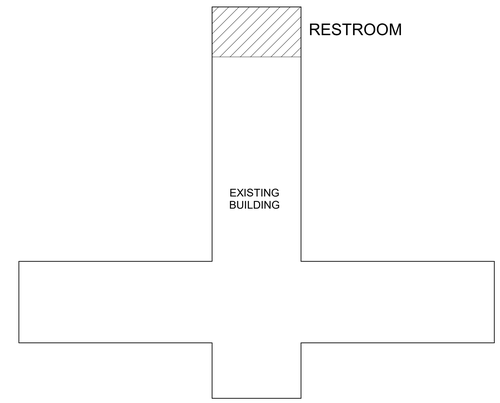
1. DRAIN AND TRAP PER MANUFACTURER'S INSTRUCTIONS.
2. GAS PIPE DOWN THROUGH ROOF TO BOILER ROOM. SEE FLOOR PLAN ON SHEET M1.1 FOR CONTINUATION.



N ROOF PLAN - MECHANICAL
SCALE: 1/8" = 1'-0"



N ENLARGED FLOOR PLAN - HVAC
SCALE: 1/4" = 1'-0"



N KEYPLAN
NO SCALE

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3825 225th Street, Ste
Sioux Center, Iowa 51250
712-722-4184
www.eda-engineers.com
EDA Proj. # 2603

DATE: 10/14/2026
PROJECT 26179

ROOF PLAN - MECHANICAL & FLOOR PLAN AND SCHEDULES - HVAC

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

SHEET
M5.1

SHEET
M6.1

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

FLOOR PLAN - FIRE SPRINKLER

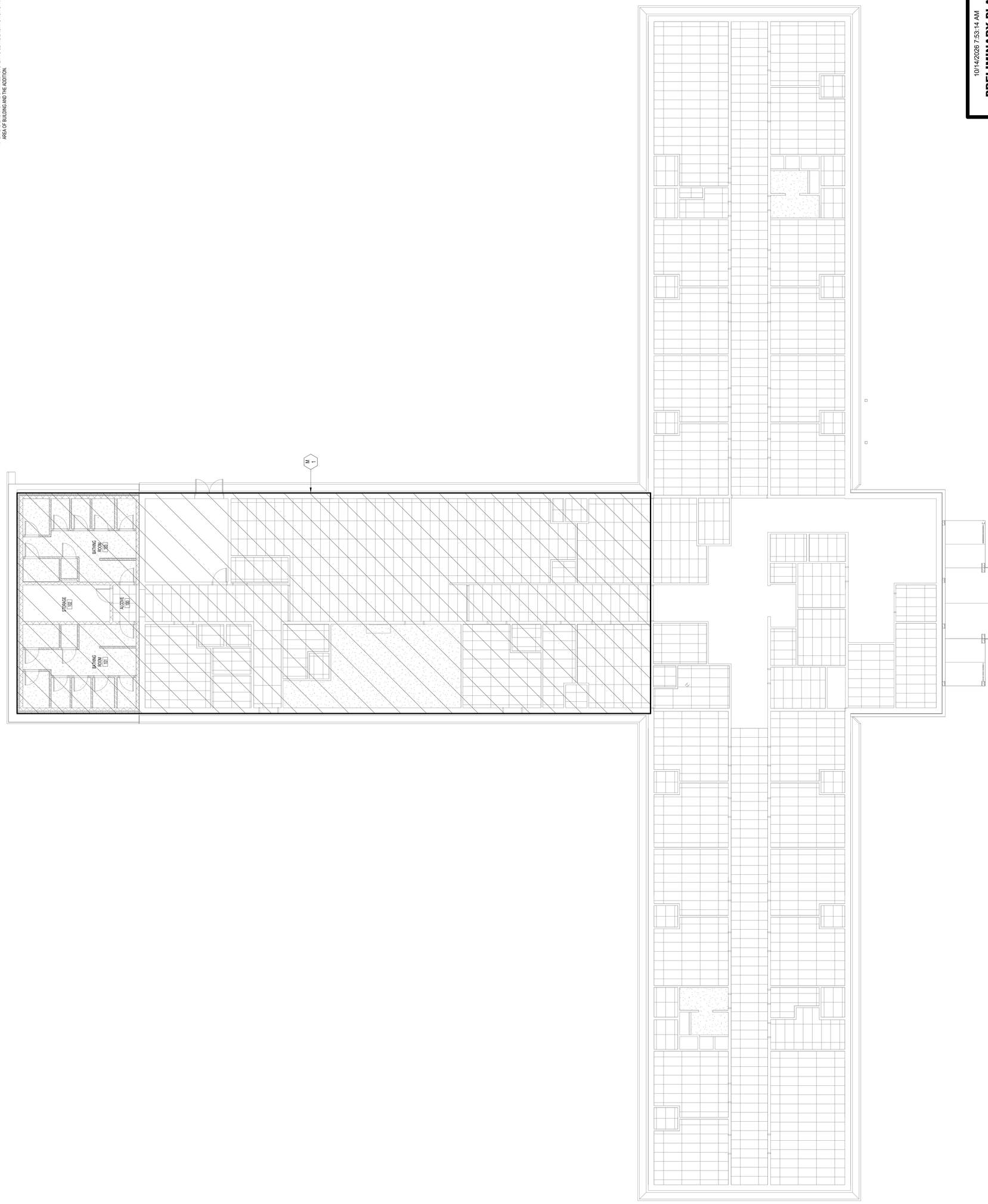
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383 10th Street, NE Sioux Center, Iowa 51250
712-722-0228
EDA Proj. # 2633
www.edaengineers.com

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KEYNOTES

1. EXTEND EXISTING FIRE SPRINKLER SYSTEM TO SERVE EXISTING NON-SPRINKLED AREA OF BUILDING AND THE ADDITION.



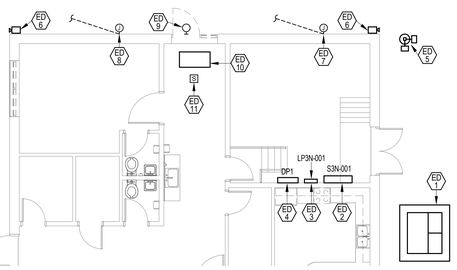
N
FLOOR PLAN - FIRE SPRINKLER
SCALE: 1/8" = 1'-0"

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INSTALL EQUIPMENT GROUNDING CONDUCTOR WITH CIRCUIT CONDUCTORS FOR ALL FEEDERS AND BRANCH CIRCUITS, LIGHTING CIRCUITS, RECEPTACLE CIRCUITS, MOTOR OR APPLIANCE BRANCH CIRCUITS AND FLEXIBLE RACEWAY RUNS. USING THE CONDUIT SYSTEM AS THE ONLY EQUIPMENT GROUND IS NOT ACCEPTABLE.

EQUIPMENT GROUNDING CONDUCTOR TO HAVE GREEN COLOR INSULATION. BARE EQUIPMENT GROUNDING CONDUCTOR IS NOT ACCEPTABLE. COMPLY WITH NEC ARTICLE 250 FOR TYPES, SIZES AND QUANTITIES OF EQUIPMENT GROUNDING CONDUCTORS, EXCEPT WHERE SPECIFIC TYPES, LARGER SIZES, OR MORE CONDUCTORS THAN REQUIRED BY THE NEC ARE INDICATED.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE #12 MINIMUM (UNLESS NOTED OTHERWISE) CONDUCTORS IN QUANTITIES AS REQUIRED TO ACCOMPLISH THE GENERAL POWER, LIGHTING AND SWITCHING CIRCUITING AS SHOWN ON THIS SHEET. FOLLOW THE NEC FOR DERATING AND CONDUIT FILL AS IT APPLIES TO MULTIPLE CIRCUITS. CONDUIT SIZE SHALL BE 1/2" SIZE MINIMUM.



N FLOOR PLAN - ELECTRICAL DEMOLITION
SCALE: 1/8" = 1'-0"

DEMOLITION KEYNOTES SHEET E1.1

1 EXISTING 150 KVA UTILITY TRANSFORMER, TO REMAIN. SHOWN FOR REFERENCE.

2 EXISTING 800A 120/208V 3 PHASE 4 WIRE SERVICE ENTRANCE PANEL, TO REMAIN. PANEL SHALL BE USED TO PROVIDE POWER TO THE NEW ADDITION. SEE THE NEW ELECTRICAL DRAWINGS FOR ADDITIONAL WORK REQUIRED AT THE EXISTING PANEL.

3 EXISTING BRANCH CIRCUIT PANEL SERVING THE BRANCH CIRCUIT LOADS AT THE NORTH WING, TO REMAIN. UPDATE PANEL SCHEDULE FOR ANY REQUIRED CHANGES DUE TO THE ADDITION WORK.

4 EXISTING 400A 120/208V 3 PHASE DISTRIBUTION PANEL, TO REMAIN. SHOWN FOR REFERENCE.

5 EXISTING POLE MOUNTED LIGHTING FOR THE PLAYGROUND, TO REMAIN. LOCATE THE EXISTING POWER ROUTING TO THE POLE AND DOCUMENT ON THE AS BUILT DRAWINGS.

6 REMOVE EXISTING SECURITY CAMERAS AND TURN OVER TO THE OWNER. REMOVE EXISTING SURFACE MOUNTED CONDUIT ON THE NORTH WALL BETWEEN THE CAMERA LOCATIONS. COORDINATE CAMERA REMOVAL WITH THE OWNER AS THEY WILL PULL BACK THE EXISTING CABLING FOR POTENTIAL REUSE.

7 EXISTING LB AND CONDUIT ROUTED TO THE DETACHED OUTBUILDING. CONDUIT CONTAINS POWER WIRING FROM THE 100/3 CIRCUIT BREAKER IN SERVICE PANEL S3N-001. REMOVE EXISTING FEEDER WIRING ROUTED UNDER THE NEW ADDITION. PROVIDE NEW CONDUIT AND WIRING TO THE SHED AS SHOWN ON THE NEW ELECTRICAL DRAWINGS.

8 EXISTING COMMUNICATIONS WIRING OF UNKNOWN USE. EXISTING UNDERGROUND WIRING AND CONDUIT SHALL BE TRACED AND ITS US DETERMINED. IF UNUSED, REMOVE EXISTING CONDUIT AND WIRING. IF WIRING IS STILL IN USE, VERIFY IF EXISTING CONDUIT CAN BE MAINTAINED DURING THE NEW ADDITION WORK.

9 REMOVE EXISTING EXTERIOR LIGHT FIXTURE AND MAINTAIN THE EXISTING EXTERIOR LIGHTING CIRCUIT. MODIFY THE EXISTING CONDUIT AND WIRING AS REQUIRED TO MAINTAIN THE EXISTING CIRCUIT.

10 MAINTAIN THE EXISTING RECESSED LIGHT FIXTURE. NOTE THAT CORRIDOR LIGHTING CIRCUIT SHALL BE EXTENDED TO THE NEW ADDITION AS SHOWN ON THE NEW ADDITION PLANS.

11 EXISTING SMOKE DETECTOR, TO BE MAINTAINED. ELECTRICAL CONTRACTOR SHALL BAG THE EXISTING DETECTOR DURING CONSTRUCTION. ONCE CONSTRUCTION IS COMPLETE, CLEAN THE EXISTING DETECTOR.

DEMOLITION GENERAL NOTES SHEET E1.1

A COORDINATE ALL DEMOLITION WITH OWNER. OWNER TO SET THE TIME FRAME FOR DEMOLITION OF SPECIFIC ELECTRICAL EQUIPMENT. FIELD VERIFY ALL DEMOLITION AND INSTALLATION REQUIREMENTS BEFORE BEGINNING WORK.

B THE EXISTING FIRE ALARM SYSTEM SHALL BE MAINTAINED IN ALL AREAS OUTSIDE OF THE ADDITIONS AND RENOVATIONS. WHERE EXISTING DEVICES ARE REMOVED DUE TO THE RENOVATION WORK, PROVIDE MODIFICATIONS TO THE EXISTING WIRING AS REQUIRED TO MAINTAIN EXISTING DEVICES LOCATED OUTSIDE OF THE RENOVATION SCOPE. PROVIDE RE-PROGRAMMING OF THE EXISTING FIRE ALARM PANEL AS NEEDED TO MAINTAIN OPERATION THROUGHOUT THE EXISTING BUILDING.

C IN AREAS NOT BEING REMODELED, REMOVE AND REPLACE EXISTING CEILING TILES AS NEEDED FOR ELECTRICAL CONDUIT AND WIRING INSTALLATION. THE EC IS RESPONSIBLE TO REPLACE ANY DAMAGED CEILING TILES WITH NEW CEILING TILES MATCHING THE EXISTING CEILING.

D EC TO PERMANENTLY SUSPEND, SUPPORT, LABEL, AND PROTECT ALL CABLING WHICH WAS NOT PROPERLY SUPPORTED OR FOUND LAYING ON THE EXISTING CEILING. RE-SUPPORT ALL CABLES AT 6 FOOT INTERVALS.

E RECONNECT ALL ELECTRICAL POWER AND SYSTEM CIRCUITS INTERRUPTED BY DEMOLITION THAT ARE TO REMAIN IN SERVICE. EXTEND EXISTING CONDUIT AND WIRING AS REQUIRED.

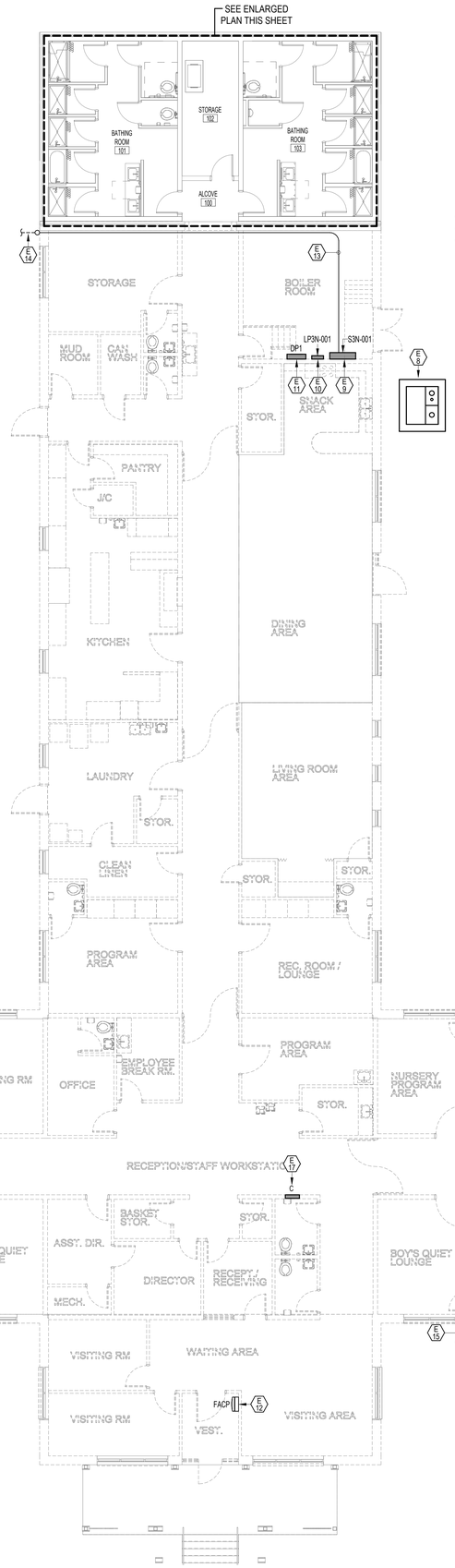
F COORDINATE WITH OWNER PRIOR TO REMOVAL OF ANY MATERIAL FROM SITE. EC TO REMOVE FROM SITE ALL ELECTRICAL MATERIAL WHICH BECOMES UNUSED DUE TO DEMOLITION UNLESS NOTED OTHERWISE OR OWNER CHOOSES TO RETAIN THE DEMOLISHED MATERIAL.

G PROVIDE BLANK COVERS FOR OPENINGS WHERE DEVICES ARE BEING REMOVED AND NOT REINSTALLED IN THE SAME LOCATION.

H WHERE CEILINGS OR WALLS ARE MODIFIED FOR DEMOLITION OR INSTALLATION OF NEW DEVICES OR CONDUIT, THE EC IS RESPONSIBLE TO PATCH AND REPAIR THE WALL OR CEILING SURFACE TO MATCH SURROUNDING FINISHES.

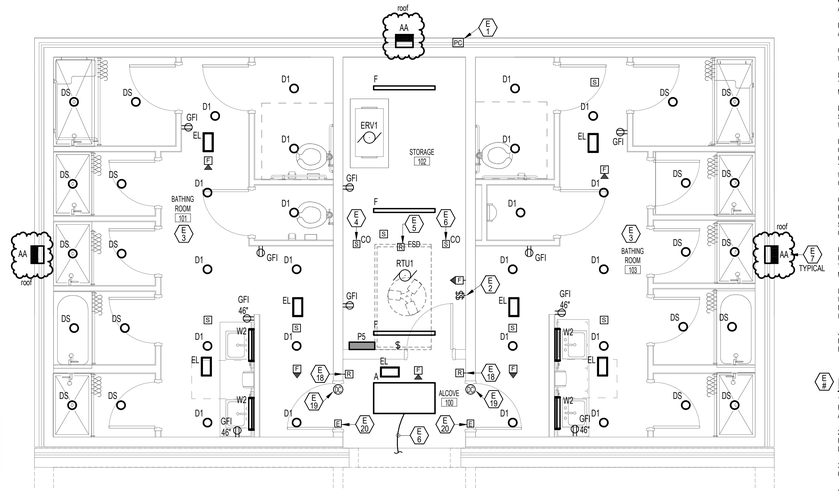
I PROVIDE FIRESTOPPING AS REQUIRED TO MAINTAIN FIRE AND/OR SMOKE RATING.

J WHERE REMOVING DEVICES REMOVE CABLING BACK TO PANEL. IF THE CIRCUIT NEEDS TO REMAIN LIVE FOR OTHER DEVICES NOT BEING DEMOLISHED, REMOVE CABLING BACK TO THE NEAREST JUNCTION BOX.



N ENTRY FLOOR PLAN - ELECTRICAL DEMOLITION
SCALE: 1/8" = 1'-0"

N FLOOR PLAN - ELECTRICAL
SCALE: 1/8" = 1'-0"



N ENLARGED FLOOR PLAN - ELECTRICAL
SCALE: 1/4" = 1'-0"

GENERAL NOTES SHEET E1.1

A CONNECT ALL EMERGENCY LIGHTS (NI) TO UNSWITCHED HOT OF LOCAL LIGHTING CIRCUIT.

B VERIFY HEIGHTS OF DEVICES MOUNTED ABOVE COUNTERTOPS WITH CABINET SUPPLIER AND ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN.

C SEE MOTOR OR EQUIPMENT SCHEDULE FOR CIRCUITING OF MOTORS AND EQUIPMENT WHERE CONNECTIONS ARE NOT SHOWN ON PLANS.

D ASSOCIATED ELECTRICAL DEVICES (POWER AND DATA RECEPTACLES, DATA AND TELEPHONE RECEPTACLES, ETC.) SHALL BE INSTALLED WITHIN 13" OF EACH OTHER MEASURED CENTER TO CENTER UNLESS SPECIFICALLY NOTED OTHERWISE.

E SEE SPECIFICATIONS FOR FIRE-STOPPING REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL PROVIDE APPROVED FIRE-STOPPING AT ALL CONDUIT PENETRATIONS THROUGH RATED WALLS.

F ALL NEW FIRE ALARM DEVICES SHOWN ARE TO BE ADDRESSABLE DEVICES. FIRE ALARM CABLING ROUTED THROUGH THE ADDITION AND EXISTING BUILDING MAY BE RUN FREE AIR ONLY ABOVE ACCESSIBLE CEILINGS. WHERE CEILINGS ARE EXPOSED OR NON-ACCESSIBLE IN THE EXISTING BUILDING, ALL FIRE ALARM WIRING SHALL BE INSTALLED IN CONDUIT. FOR WIRING RUN FREE-AIR IN THE PLENUM, ALL WIRING SHALL BE SUPPORTED UP OFF THE CEILING GRID SYSTEM.

G COORDINATE ALL WORK WITH THE OWNERS SCHEDULE. NORMAL OPERATIONS OF THE BUILDING SHALL NOT INTERRUPTED OR RESTRICTED WITHOUT PRIOR APPROVAL. AN OPERATIONAL FIRE ALARM SYSTEM WILL NEED TO REMAIN AT ALL TIMES. FIRE ALARM SYSTEMS SHALL BE OPERATIONAL AT THE END OF EACH WORKDAY AND THE MONITORING COMPANY MADE AWARE OF CURRENT STATUS.

H FOR ALL AREAS WITH EXPOSED CEILINGS, NOTE THAT WHERE CONDUIT IS RUN PERPENDICULAR TO THE STRUCTURE, THE CONDUIT SHALL BE ROUTED AT THE TOP CORD OF THE STRUCTURAL JOISTS IN THE SPACE. CONDUIT ROUTED PARALLEL WITH THE STRUCTURE MAY BE MOUNTED BELOW THE TOP CORD OF THE STRUCTURAL JOISTS.

I FOR ALL EXISTING CEILINGS WHICH WILL HAVE NEW ELECTRICAL CONDUIT OR NEW WIRING ROUTED ABOVE THEM, THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY DAMAGED CEILING TILES WHICH WERE DAMAGED DUE TO THE NEW CONDUIT INSTALLATION.

J AT CONDUIT PENETRATIONS OF THE EXISTING EXTERIOR BUILDING WALLS, SEAL ALL PENETRATIONS WITH APPROVED CAULKING. COORDINATE WITH THE GENERAL CONTRACTOR FOR APPROVED CAULK MATERIALS TO BE USED AT THE EXTERIOR WALLS.

KEYNOTES SHEET E1.1

1 PROVIDE TORK PHOTOCELL MODEL # 2101 MOUNTED AT 9'-0" ABOVE FINISHED FLOOR. ROUTE THE EXTERIOR LIGHTING CIRCUIT THROUGH THE PHOTOCELL. PROVIDE ALL REQUIRED ADJUSTMENTS OF THE PHOTOCELL FOR PROPER LIGHTING OPERATION.

2 PROVIDE SWITCHES FOR THE SHOWER / RESTROOM LIGHTING. ROUTE SHOWER / RESTROOM LIGHTING CIRCUIT THROUGH THE RESPECTIVE SWITCH. PROVIDE ENGRAVED LABEL READING "BOYS SHOWER" AND "GIRLS SHOWER" AT THE RESPECTIVE SWITCHES.

3 NOTE THAT THE RESTROOMS, SHOWER ROOMS, AND CIRCULATION SPACES ARE CONTROLLED VIA MANUAL SWITCHES LOCATED IN THE STORAGE ROOM.

4 PROVIDE DUCT SMOKE DETECTOR WITH CO DETECTION AT THE SUPPLY DUCT BELOW THE ROOF TOP UNIT. PROVIDE WALL MOUNTED ANNUNCIATION IN THE ROOM FOR THE CO DETECTION.

5 PROVIDE FAN SHUT DOWN RELAY AT THE ROOF TOP UNIT SUCH THAT ON GENERAL ALARM OR ON CO DETECTION, THE UNIT SHALL SHUT DOWN. VERIFY RELAY INTERTIE LOCATION WITH THE MECHANICAL CONTRACTOR.

6 CONNECT NEW LIGHT FIXTURE TO THE EXISTING CORRIDOR LIGHTING CIRCUIT. NEW FIXTURE SHALL BE CONTROLLED WITH THE EXISTING CORRIDOR LIGHTING.

7 MOUNT NEW EXTERIOR LIGHTING AT 9'-0" ABOVE FINISHED FLOOR ELEVATION.

8 EXISTING UTILITY TRANSFORMER, TO REMAIN. EXISTING SECONDARY LATERAL AND METERING SHALL REMAIN. SHOWN FOR THE CONTRACTORS REFERENCE.

9 EXISTING 800A 120/208V 3 PHASE SERVICE ENTRANCE PANEL, TO REMAIN. NEW CIRCUIT BREAKERS SHALL BE INSTALLED AT THE EXISTING SPACE IN THE PANEL TO SERVE THE NEW ADDITION AS NOTED ON THE ONE LINE RISER DETAIL 1/E2.1 AND THE PANEL SCHEDULE.

10 EXISTING 100A 120/208V 3 PHASE BRANCH CIRCUIT PANEL SERVING THE AREAS ADJACENT TO THE NEW ADDITION TO REMAIN. UPDATE PANEL SCHEDULE DUE TO ANY CHANGES FROM THE NEW ADDITION AND DEMOLITION WORK.

11 EXISTING 400A 120/208V 3 PHASE DISTRIBUTION PANEL, TO REMAIN. NO NEW WORK IS ANTICIPATED AT THE EXISTING PANEL. SHOWN FOR REFERENCE.

12 AT THE EXISTING NOTIFIER SFP-10UD ZONE TYPE FIRE ALARM CONTROL PANEL, PROVIDE THE FOLLOWING WORK. REMOVE THE EXISTING ZONE TYPE PANEL AND PROVIDE A NEW ADDRESSABLE FIRE ALARM PANEL IN THE SAME LOCATION. RECONNECT EXISTING ZONE WIRING TO THE NEW FIRE ALARM PANEL AND PROVIDE NEW WIRING FOR THE ADDRESSABLE DEVICES IN THE NEW ADDITION. SEE THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

13 PROVIDE NEW FEEDER FOR THE STORAGE BUILDING LOCATED NORTHWEST OF THE FACILITY. EXISTING FEEDER WAS REMOVED DUE TO THE NEW ADDITION CONSTRUCTION. FEED FROM THE EXISTING 100/3 CIRCUIT BREAKER IN THE SERVICE PANE S3N-001. ROUTE NEW FEEDER ABOVE CEILING TO THE WEST WALL AND RUN EXPOSED DOWN THE EXTERIOR FACE OF THE BUILDING.

14 EXTEND NEW STORAGE BUILDING FEEDER TO THE OUTBUILDING. FIELD VERIFY CONNECTION LOCATION TO THE EXISTING STORAGE BUILDING. PROVIDE NEW FEEDER AND WIRING AS SHOWN ON DETAIL 1/E2.1.

15 PROVIDE NEW BRANCH CIRCUIT WIRING FOR THE NEW DIGITAL DISPLAY TO THE EXISTING PANEL NOTED. PROVIDE (2) #6 + #10 GROUND IN 1" CONDUIT FOR THE DISPLAY POWER WIRING. DO NOT ROUTE POWER THROUGH SLEEPING ROOMS. ROUTE NEW CONDUIT THROUGH THE ATTIC SPACE AND DOWN THE EXTERIOR FACE OF THE BUILDING BEHIND THE NEW DISPLAY AREA SUCH THAT IT IS NOT VISIBLE FROM THE PARKING LOT.

16 PROVIDE CONNECTIONS TO THE DISPLAY POWER MODULES. VERIFY CONNECTION LOCATIONS AND QUANTITIES WITH THE DISPLAY PROVIDER. PROVIDE FUSES IN THE DISCONNECT SIZED AS DIRECTED BY THE DIGITAL DISPLAY EQUIPMENT PROVIDER.

17 EXISTING PANEL, TO REMAIN. SHOWN FOR REFERENCE.

18 PROVIDE SINGLE GANG BOX AND 3/4" CONDUIT TO THE ACCESSIBLE CEILING SPACE FOR THE CARD ACCESS READER. ACCESS CONTROL EQUIPMENT AND WIRING ARE BY OTHERS. SEE DETAIL 5/E2.1.

19 PROVIDE DOOR CONTACT ROUGH IN PER DETAIL 5/E2.1. PROVIDE 1/2" CONDUIT TO THE ACCESSIBLE CEILING SPACE FOR THE DEVICE. DOOR CONTACT DEVICE AND WIRING ARE BY OTHERS.

20 PROVIDE 1/2" CONDUIT FROM THE DOOR POWER TRANSFER LOCATION TO THE ACCESSIBLE CEILING FOR THE ELECTRIFIED DOOR HARDWARE. VERIFY CONNECTION LOCATION WITH THE DOOR INSTALLER. SEE DETAIL 5/E2.1. NOTE THAT IF A REMOTE POWER SUPPLY IS SHOWN ABOVE THE CEILING NEAR THE DOOR, ROUTE WIRING FROM THE DOOR TO THE 120V POWER SUPPLY AND PROVIDE 120V CONNECTION TO THE POWER SUPPLY FROM THE LOCAL RECEPTACLE CIRCUIT.

EDA
Engineering Design Associates, Inc.
382 225 Street
Sioux Center, Iowa 51250
712.722.4036
www.eatengineering.com
EDA Proj. # 2633

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FLOOR PLANS - ELECTRICAL

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

10/13/2026 2:10:48 PM
PRELIMINARY PLAN
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SHEET E1.1

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ELECTRICAL SYMBOL LEGEND

POWER

Description	Mounting
DUPLEX RECEPTACLE	18" A.F.F. UNLESS NOTED OTHERWISE
DOUBLE DUPLEX RECEPTACLE	18" A.F.F. UNLESS NOTED OTHERWISE
DISCONNECT SWITCH	
FUSED DISCONNECT SWITCH	
MOTOR STARTER	
COMBINATION DISCONNECT/MOTOR STARTER	
SINGLE PHASE MMS - MANUAL MOTOR STARTER	
MOTOR - SEE MECHANICAL & ELECTRICAL MOTOR SCHEDULES	
FLOOR BOX - POWER AND/OR SIGNAL	
JUNCTION BOX	
SPECIAL PURPOSE POWER RECEPTACLE - SINGLE PHASE OR THREE PHASE	18" A.F.F. UNLESS NOTED OTHERWISE
CONTROL STATION PUSH BUTTON	46" A.F.F. UNLESS NOTED OTHERWISE
RELAY/CONTACTOR	
TRANSFORMER	
POWER PANEL	
HOMERUN (PANEL / CIRCUIT)	

LIGHTING
(SEE LIGHT FIXTURE SCHEDULE)

Description	Mounting
2'x4' LIGHT FIXTURE - TYPICAL: TYPE A, CIRCUIT 12, SWITCHLEGS "a,b,a"	
EMERGENCY LIGHT FIXTURE	
2'x2' LIGHT FIXTURE	
LIGHT FIXTURE - RECESSED OR HANGING - SEE DRAWINGS AND LIGHT FIXTURE SCHEDULE	
RECESSED DOWNLIGHT	
EMERGENCY RECESSED DOWNLIGHT	
PENDANT LIGHT FIXTURE	SEE DRAWING NOTES FOR MOUNTING
EMERGENCY PENDANT LIGHT FIXTURE	
SPECIALTY PENDANT LIGHT FIXTURE	SEE DRAWING NOTES FOR MOUNTING
TRACK LIGHTING	SEE DRAWING NOTES FOR MOUNTING
EXIT LIGHT - WALL OR CEILING MOUNTED	WALL MOUNT 12" ABOVE TOP OF DOOR UNLESS NOTED OTHERWISE
EXTERIOR WALL MOUNTED LIGHT FIXTURE	SEE DRAWING NOTES & DETAILS
GROUND MOUNTED BOLLARD LIGHT FIXTURE	SEE DRAWING NOTES & DETAILS
POLE MOUNTED AREA LIGHT FIXTURE	SEE DRAWING NOTES & DETAILS
LIGHT SWITCH	46" A.F.F. UNLESS NOTED OTHERWISE
3-WAY LIGHT SWITCH	46" A.F.F. UNLESS NOTED OTHERWISE
4-WAY LIGHT SWITCH	46" A.F.F. UNLESS NOTED OTHERWISE
SWITCHES UNDER SAME GANG PLATE	46" A.F.F. UNLESS NOTED OTHERWISE
OSX - OCCUPANCY SENSOR FOR LIGHTING CONTROL - SEE LIGHTING SHEETS, DETAILS & SPECIFICATIONS	
OS1 - WALL SWITCH OCCUPANCY SENSOR - SEE SENSOR LEGEND AND SPECIFICATIONS	46" A.F.F. UNLESS NOTED OTHERWISE
OS2 - 2-POLE WALL SWITCH OCCUPANCY SENSOR - SEE SENSOR LEGEND AND SPECIFICATIONS	46" A.F.F. UNLESS NOTED OTHERWISE
LV - LOW VOLTAGE CONTROL STATION - SEE LIGHTING SHEETS, DETAILS & SPECIFICATIONS	46" A.F.F. UNLESS NOTED OTHERWISE
LV - LOW VOLTAGE DIMMING CONTROL STATION - SEE LIGHTING SHEETS, DETAILS & SPECIFICATIONS	46" A.F.F. UNLESS NOTED OTHERWISE
LS - DAYLIGHT SENSOR - SEE DRAWINGS AND DETAILS	

SIGNAL

Description	Mounting
CC - DATA OUTLET - SEE DETAILS	18" A.F.F. UNLESS NOTED OTHERWISE
CB - DATA/BROADBAND OUTLET	18" A.F.F. UNLESS NOTED OTHERWISE
52",C - DATA OUTLET - PHONE STATION	52" A.F.F. UNLESS NOTED OTHERWISE
COMPUTER/TELEPHONE OUTLET - ROUGH-IN ONLY	18" A.F.F. UNLESS NOTED OTHERWISE
C - CEILING MOUNT DATA OUTLET	ABOVE ACCESSIBLE CEILING
PAGING SPEAKER - RECESSED IN CEILING	
SM - PAGING SPEAKER - SURFACE MOUNTED	
WALL MOUNTED SPEAKER	
WEIGHT ROOM SPEAKER - SUSPENDED	SEE DRAWING NOTES
GYM SPEAKER - SUSPENDED	SEE DRAWING NOTES
PAGING VOLUME CONTROL	46" A.F.F. UNLESS NOTED OTHERWISE
WIRELESS CLOCK	
CONDUIT SLEEVE	
WIRE BASKET STYLE CABLE TRAY	
CCTV CABLE DROP	
WIRELESS ACCESS POINT CABLE DROP	

FIRE ALARM
(DEVICES ARE ADDRESSABLE - SEE SPECIFICATIONS)

Description	Mounting
SMOKE DETECTOR	
HEAT DETECTOR	
F - HEAT DETECTOR - FIXED TEMPERATURE	
DSD - DUCT SMOKE DETECTOR	
FSD - FIRE ALARM FAN SHUT DOWN RELAY	
SDS - SMOKE DAMPER SHUT DOWN RELAY	
MECHANICAL SMOKE DAMPER	
FIRE ALARM PULL STATION	46" A.F.F. UNLESS NOTED OTHERWISE
CC - FIRE ALARM PULL STATION WITH ALARMED COVER	46" A.F.F. UNLESS NOTED OTHERWISE
HORN/STROBE DEVICE	82" A.F.F. UNLESS NOTED OTHERWISE
STROBE LIGHT ONLY DEVICE	82" A.F.F. UNLESS NOTED OTHERWISE
WP,HO - HORN ONLY DEVICE WEATHERPROOF	96" A.F.F. UNLESS NOTED OTHERWISE
SPEAKER/STROBE - VOICE EVACUATION	82" A.F.F. UNLESS NOTED OTHERWISE
SPEAKER/STROBE - VOICE EVACUATION - CEILING MOUNTED	
CEILING SPEAKER - VOICE EVACUATION	
BEAM STYLE SMOKE DETECTOR TRANSMITTER/REFLECTOR	SEE DRAWING NOTES
F - MAGNETIC DOOR HOLD	COORDINATE WITH DOOR HARDWARE SUPPLIER FOR EXACT ROUGH-IN LOCATION
FS - SPRINKLER ZONE FLOW SWITCH CONNECTION	
TS - SPRINKLER TAMPER SWITCH CONNECTION	
PIV - SPRINKLER POST INDICATOR VALVE CONNECTION	
FACP - FIRE ALARM CONTROL PANEL	
RFAAP - REMOTE FIRE ALARM ANNUNCIATOR PANEL	

SECURITY AND ACCESS CONTROL

Description	Mounting
DC - SECURITY SYSTEM DOOR CONTACT	TOP OF DOOR JAMB
R - DOOR ACCESS READER - SINGLE GANG JUNCTION BOX WITH SINGLE GANG MUD RING AND 3/4" CONDUIT STUBBED TO ACCESSIBLE SPACE ABOVE CEILING	46" A.F.F. UNLESS NOTED OTHERWISE
E - ELECTRIC LATCH RETRACTION DEVICE	LATCH OR HINGE SIDE OF DOOR JAMB
PS - DOOR HARDWARE POWER SUPPLY	ABOVE ACCESSIBLE CEILING
ADA DOOR PUSH BUTTON - SEE DRAWING NOTES	46" A.F.F. UNLESS NOTED OTHERWISE

CONDUIT
(AS SHOWN ON PLANS)

- CONDUIT CONCEALED IN WALL OR CEILING
- CONDUIT CONCEALED IN FLOOR OR UNDERGROUND
- SURFACE CONDUIT STRAIGHT WITH BUILDING LINES

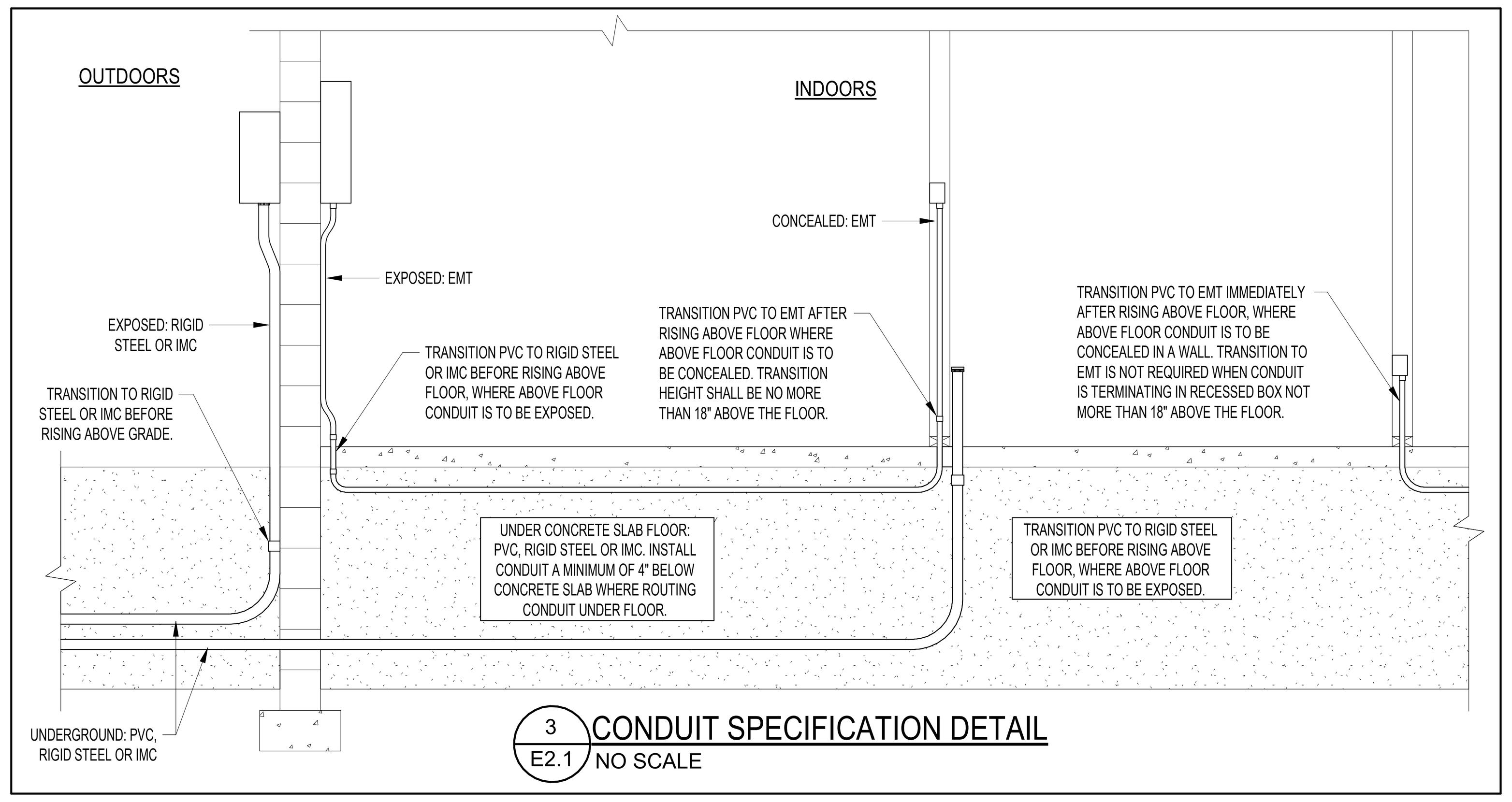
NOTE: ALL MEASUREMENTS ARE TO CENTER UNLESS NOTED OTHERWISE

ABBREVIATIONS

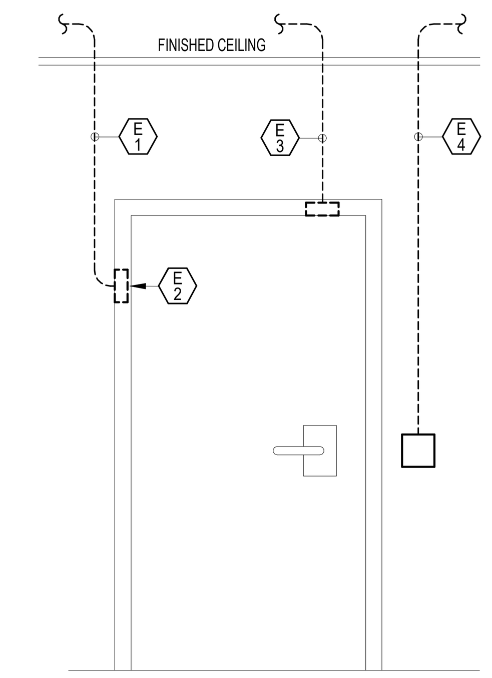
FACP	FIRE ALARM CONTROL PANEL
RFAAP	REMOTE FIRE ALARM ANNUNCIATOR PANEL
EC OR E.C.	ELECTRICAL CONTRACTOR - DIVISION 26 UNLESS NOTED OTHERWISE
MC OR M.C.	MECHANICAL CONTRACTOR
GC OR G.C.	GENERAL CONTRACTOR
NEC OR N.E.C.	NATIONAL ELECTRICAL CODE
AFF OR A.F.F.	ABOVE FINISHED FLOOR
GFI	GROUND FAULT INTERRUPTER
WP	WEATHER PROOF
WG	WIRE GUARD
VR	VANDAL RESISTANT
NL	NIGHT LIGHT
TYP	TYPICAL
SP	SURGE SUPPRESSION UNIT - SEE POWER RISER DIAGRAM

CONTRACTOR DIVISIONS OF WORK
(AS NOTED ON PLANS)

ELECTRICAL CONTRACTOR	REFERS TO THE DIVISION 26, 27, AND 28 CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE
MECHANICAL CONTRACTOR	GENERAL REFERENCE TO DIVISION 21, 22, OR 23 CONTRACTORS - SEE MECHANICAL PLANS FOR WORK DIVISIONS
FIRE SUPPRESSION CONTRACTOR	REFERS TO THE DIVISION 21 CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE
PLUMBING CONTRACTOR	REFERS TO THE DIVISION 22 CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE
TEMPERATURE CONTROL CONTRACTOR	REFERS TO THE DIVISION 23 CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE



3 / E2.1 CONDUIT SPECIFICATION DETAIL
NO SCALE



TYPICAL ACCESS CONTROL DOOR

GENERAL NOTES

A. ALL WIRING SHOWN FOR THE DOOR ACCESS CONTROL SYSTEM SHALL BE BY THE ELECTRICAL CONTRACTOR UNLESS INDICATED OTHERWISE. DEVICES AND TERMINATIONS ARE BY OTHERS.

B. ROUGH IN LOCATIONS AT DOOR HARDWARE MAY VARY. VERIFY CONNECTIONS WITH THE DOOR INSTALLER.

KEYED NOTES (E#)

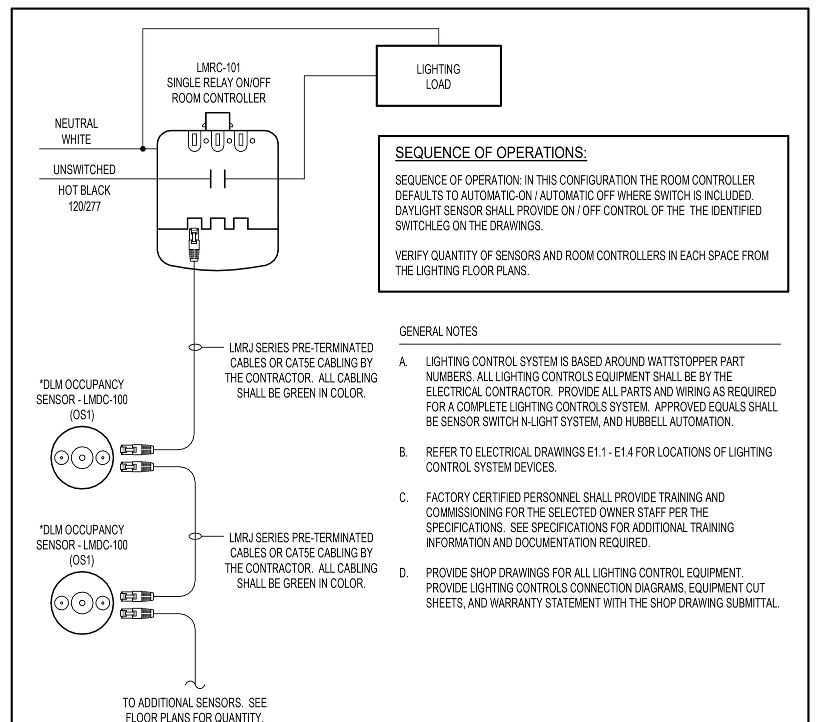
1. AT THE DOOR POWER TRANSFER CONNECTION, PROVIDE 1/2" CONDUIT FROM THE DOOR HINGE OR DOOR LATCH TO THE ACCESSIBLE CEILING SPACE OR POWER SUPPLY. VERIFY ROUGH IN LOCATION AT EACH DOOR. PROVIDE (6) #18 AWG CONDUCTORS, NON-SHIELDED AND PLENUM RATED CABLE TO INDICATED DATA ROOM OR REMOTE POWER SUPPLY.

2. CONNECTIONS TO THE DOOR POWER TRANSFER CONNECTION/ ELECTRICAL STRIKE MAY VARY BY LOCATION. VERIFY CONNECTION LOCATION AT EACH DOOR SHOWN ON THE SYSTEMS PLAN WITH THE DOOR INSTALLER.

3. AT THE DOOR CONTACT DEVICE, PROVIDE 1/2" CONDUIT FROM THE DOOR FRAME TO THE ACCESSIBLE CEILING SPACE. AT THE DOOR FRAME, DRILL 3/4" DIAMETER HOLE LOCATED 3" FROM THE EDGE OF THE DOOR ON THE LATCH SIDE OF THE DOOR FRAME. PROVIDE (4) #18 AWG CONDUCTORS TO THE INDICATED DATA ROOM.

4. FOR THE CARD READER, PROVIDE SINGLE GANG BOX WITH 3/4" CONDUIT TO THE ACCESSIBLE CEILING SPACE. PROVIDE (6) #20 AWG CONDUCTORS FROM THE READER TO INDICATED DATA ROOM. CABLE SHALL BE SHIELDED AND PLENUM RATED.

5 / E2.1 SECURITY SYSTEM ROUGH-IN DETAIL
NO SCALE



SEQUENCE OF OPERATIONS:

SEQUENCE OF OPERATION: IN THIS CONFIGURATION THE ROOM CONTROLLER DEFAULTS TO AUTOMATIC-ON / AUTOMATIC OFF WHERE SWITCH IS INCLUDED. DAYLIGHT SENSOR SHALL PROVIDE ON / OFF CONTROL OF THE THE IDENTIFIED SWITCHLEG ON THE DRAWINGS.

VERIFY QUANTITY OF SENSORS AND ROOM CONTROLLERS IN EACH SPACE FROM THE LIGHTING FLOOR PLANS.

GENERAL NOTES

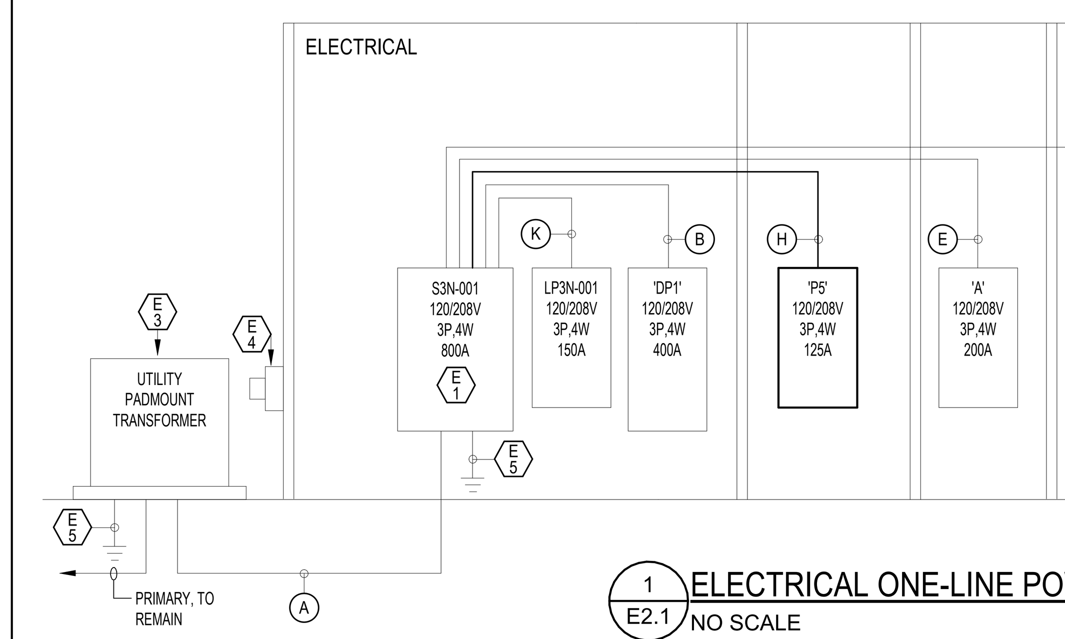
A. LIGHTING CONTROL SYSTEM IS BASED AROUND WATTSTOPPER PART NUMBERS. ALL LIGHTING CONTROLS EQUIPMENT SHALL BE BY THE ELECTRICAL CONTRACTOR. PROVIDE ALL PARTS AND WIRING AS REQUIRED FOR A COMPLETE LIGHTING CONTROLS SYSTEM. APPROVED EQUALS SHALL BE SENSOR SWITCH N-LIGHT SYSTEM, AND HUBBELL AUTOMATION.

B. REFER TO ELECTRICAL DRAWINGS E1.1 - E1.4 FOR LOCATIONS OF LIGHTING CONTROL SYSTEM DEVICES.

C. FACTORY CERTIFIED PERSONNEL SHALL PROVIDE TRAINING AND COMMISSIONING FOR THE SELECTED OWNER STAFF PER THE SPECIFICATIONS. SEE SPECIFICATIONS FOR ADDITIONAL TRAINING INFORMATION AND DOCUMENTATION REQUIRED.

D. PROVIDE SHOP DRAWINGS FOR ALL LIGHTING CONTROL EQUIPMENT. PROVIDE LIGHTING CONTROLS CONNECTION DIAGRAMS, EQUIPMENT CUT SHEETS, AND WARRANTY STATEMENT WITH THE SHOP DRAWING SUBMITTAL.

4 / E2.1 OCCUPANCY SENSOR CONNECTION DETAIL
NO SCALE — *RESTROOM / CORRIDOR*



1 / E2.1 ELECTRICAL ONE-LINE POWER RISER DIAGRAM
NO SCALE

GENERAL NOTES

A. FAULT CURRENT INTERRUPTING CAPACITY RATINGS FOR PANELBOARDS AND SWITCHBOARDS ARE SHOWN ON ASSOCIATED SCHEDULES. SEE SWITCHBOARD AND PANELBOARD SCHEDULES.

KEYED NOTES (E#)

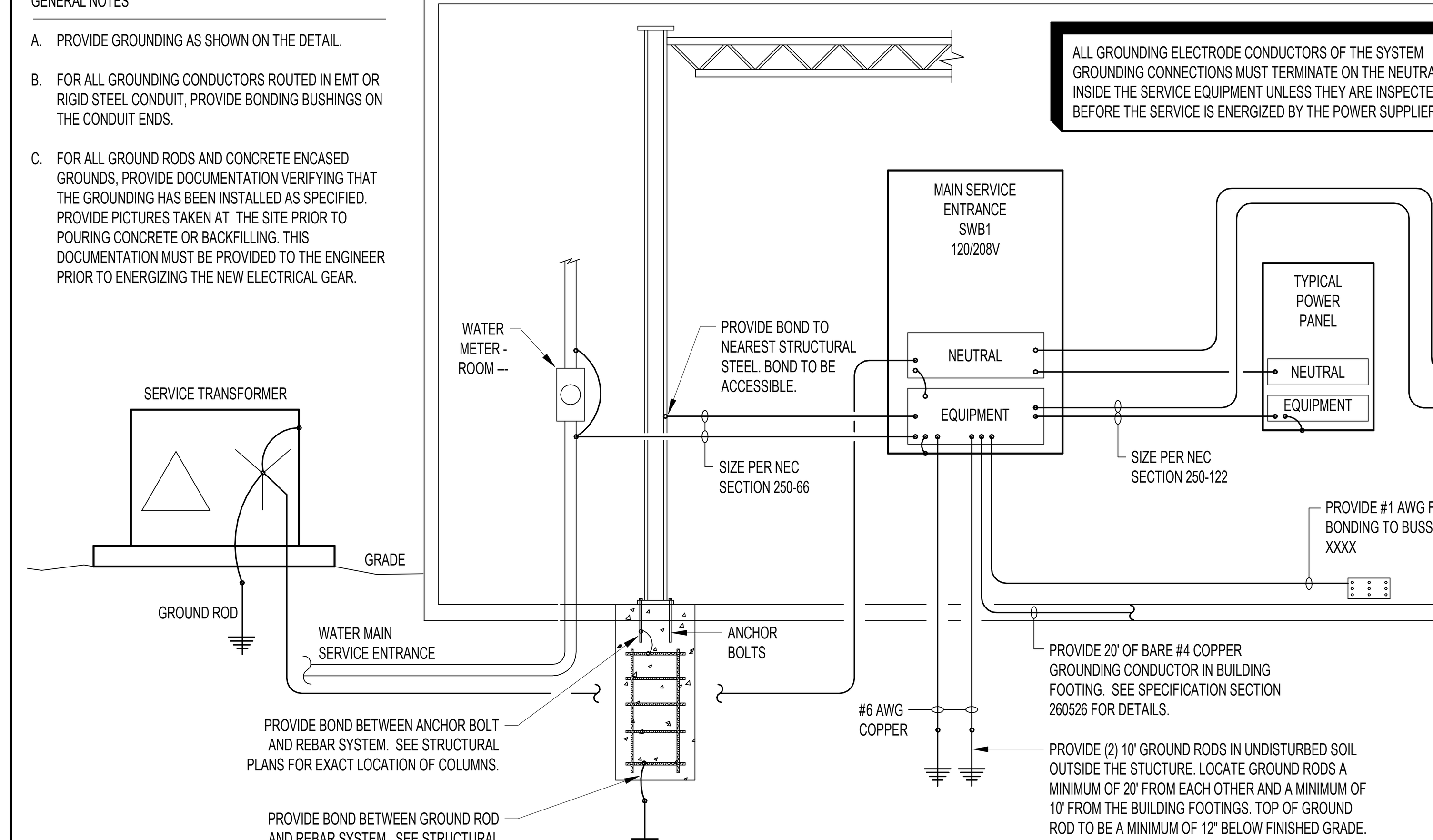
1. PROVIDE CURRENT TECHNOLOGY SERVICE ENTRANCE SURGE SUPPRESSION FILTER SYSTEM MODEL #SL3-250-480-3Y-MD-B-M2-F-HPI. PROVIDE WITH LOW IMPEDANCE CABLING FROM THE EQUIPMENT MANUFACTURER. UTILIZE A DEDICATED CIRCUIT BREAKER IN THE SERVICE ENTRANCE SWITCHBOARD FOR FEEDING THE SURGE SUPPRESSION UNIT.
2. CONCRETE PAD FOR THE GENERATOR IS BY THE ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL COORDINATE PAD REQUIREMENTS WITH THE GENERATOR MANUFACTURER. SEE POWER AND SYSTEMS PLANS FOR ADDITIONAL ROUGH IN FOR THE EMERGENCY GENERATOR.
3. PROVIDE MID AMERICAN ENERGY APPROVED CONCRETE TRANSFORMER PAD. PROVIDE HAZARDOUS WASTE CONTAINMENT SYSTEM AROUND THE TRANSFORMER PAD PER UTILITIES REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CONNECTIONS OF THE SECONDARY LATERAL AT THE TRANSFORMER. COORDINATE THE CONNECTION REQUIREMENTS WITH MID AMERICAN ENERGY.
4. METER, METER SOCKET, AND ALL METER WIRING IS PROVIDED BY THE CITY OF SIOUX CENTER UTILITIES. METER SHALL BE MOUNTED TO THE EXTERIOR OF THE UTILITY TRANSFORMER BY THE UTILITY.
5. GROUND PER THE NEC REQUIREMENTS AND THE SPECIFICATIONS. SEE DETAIL 2/E4.1.
6. THE 4" CONCRETE HOUSEKEEPING PAD IS BY THE ELECTRICAL CONTRACTOR. PROVIDE CONCRETE PAD SIZED FOR THE EQUIPMENT.
7. SEE THE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON THE AUTOMATIC TRANSFER SWITCHES. PROVIDE ANY REQUIRED CONTROL WIRING BETWEEN THE GENERATOR AND THE TRANSFER SWITCH.
8. TOTAL LENGTH OF THE CONDUCTORS FROM THE LUGS ON THE SECONDARY SIDE OF THE TRANSFORMER TO THE MAIN CIRCUIT BREAKER OF THE 120/208V PANEL SHALL NOT EXCEED 10'-0".
9. SEE THE SPECIFICATIONS FOR THE LIGHTING CONTROL SYSTEM AND LIGHTING DETAIL 2/E4.4 FOR ADDITIONAL INFORMATION ON THE DIMMING RACK DM1.
10. AT THE PANELS NOTED, PROVIDE WITH SHUNT TRIP MAIN CIRCUIT BREAKER. CONNECT THE CIRCUIT BREAKER TO THE WOODS OR METAL WORKSHOP EMERGENCY POWER OFF SYSTEM. SEE THE POWER DRAWINGS FOR ADDITIONAL INFORMATION. SEE DETAIL 2/E4.3.

GENERAL NOTES

A. PROVIDE GROUNDING AS SHOWN ON THE DETAIL.

B. FOR ALL GROUNDING CONDUCTORS ROUTED IN EMT OR RIGID STEEL CONDUIT, PROVIDE BONDING BUSHINGS ON THE CONDUIT ENDS.

C. FOR ALL GROUND RODS AND CONCRETE ENCASED GROUNDS, PROVIDE DOCUMENTATION VERIFYING THAT THE GROUNDING HAS BEEN INSTALLED AS SPECIFIED. PROVIDE PICTURES TAKEN AT THE SITE PRIOR TO POURING CONCRETE OR BACKFILLING. THIS DOCUMENTATION MUST BE PROVIDED TO THE ENGINEER PRIOR TO ENERGIZING THE NEW ELECTRICAL GEAR.



2 / E2.1 GROUNDING DETAIL
SEE SPECIFICATION 260526

MOTOR - EQUIPMENT - STARTER SCHEDULE

MOTOR NUMBER	MOTOR LOCATION	MOTOR DESCRIPTION	HP	VOLT	PH	STARTER TYPE	STARTER BY DIVISION	STARTER LOCATION	DISCONNECT TYPE	DISCONNECT AMP RATING	DISCONNECT BY DIVISION	DISCONNECT LOCATION	CONTROLS TYPE	CONTROLS BY DIVISION	PANEL NAME / CIRCUIT NUMBER(S) / WIRE / CONDUIT	NOTE(S)
ERV1	STORAGE	ENERGY RECOVERY UNIT	46 MCA 50 MOP	208	3	INTEG	23	IN UNIT	INTEGRAL	-	23	IN UNIT	TEMP CONTROL SYSTEM	23	S3N-001 / SEE NOTE #2 / 3 #6 + #10 G - 1"C	1,2
RTU1	ROOF ABOVE STORAGE	ROOF TOP UNIT	22 MCA 30 MOP	208	3	INTEG	23	IN UNIT	INTEGRAL	-	23	IN UNIT	TEMP CONTROL SYSTEM	23	P5 / / 3 #10 + #10 G - 3/4"C	1

MOTOR - EQUIPMENT - STARTER SCHEDULE NOTES:
1 UNIT IS PROVIDED WITH AN INTEGRAL DISCONNECT AND A SINGLE POINT POWER CONNECTION. COORDINATE WITH MECHANICAL CONTRACTOR FOR CONECTION LOCATION.
2 AT THE EXISTING SERVICE ENTRANCE PANEL, REMOVE THE (3) SPARE 20/1 CIRCUIT BREAKERS AND PROVIDE A NEW 50/3 CIRCUIT BREAKER IN ITS PLACE. EXISITNG PANEL IS A GE SPECTRA PANEL.

PANEL SCHEDULE

PANEL: P5 — LOCATION: STORAGE — VOLTS: 208 Y/ 120 — PH: 3-Phase — W: 4-Wire
BUSS SIZE (AMPS): 125 — PANEL LUGS: MLO — AIC RATING: — MOUNT: SURFACE — FED FROM: SEE ONE-LINE

1. PROVIDE POCKET SLIDE-IN TYPED CIRCUIT DIRECTORY.
2. PROVIDE COPPER PHASE AND GROUND BUSSES
3. PROVIDE BOLT ON CIRCUIT BREAKERS
4. PROVIDE EQUIPMENT GROUND BUS

ROOM	CIRCUIT DESCRIPTION	LOAD VA	CKT BKR	P	CIR #	PH	CIR #	P	CKT BKR	LOAD VA	CIRCUIT DESCRIPTION	ROOM
			20	1	1	A	2	1	20			
			20	1	3	B	4	1	20			
			20	1	5	C	6	1	20			
			20	1	7	A	8	1	20			
			20	1	9	B	10	1	20			
			20	1	11	C	12	1	20			
			20	1	13	A	14	1	20			
			20	1	15	B	16	1	20			
			20	1	17	C	18	1	20			
			20	1	19	A	20	1	20			
			20	1	21	B	22	1	20			
			20	1	23	C	24	1	20			
			20	1	25	A	26	1	20			
			20	1	27	B	28	1	20			
			20	1	29	C	30	1	20			

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	MODEL	VOLT	LAMP	BALLAST	DESCRIPTION
A	LITHONIA BEGHELLI LUCE EELP COLUMBIA METALUX WILLIAMS ILP	CPX-2X4-AL08-80CRI-SWW7-SWL-MIN10	MULTI VOLT	LED ARRAY 48 WATT 35 / 40 / 50K 40/50/6000 LUMEN 80 CRI	LED DRIVER CAPABLE OF 0-10V DIMMING TO 10% SEE NOTE #1	2X4 BACK-LIT LED LIGHT FIXTURE FOR MOUNTING IN LAY IN GRID CEILINGS. HOUSING IS A WHITE ALUMINUM FRAME. DIFFUSER IS SATIN WHITE ACRYLIC. PROVIDE THE FIXTURE WITH A 0-10V DIMMING DRIVER TO 10% LIGHT OUTPUT AS NOTED. DRIVER AND FIXTURE LIGHT PANEL SHALL NOT EXCEED 2.5 INCHES. FIXTURE SHALL HAVE SELECTABLE LUMEN OUTPUT FROM 4000 / 5000 / 6000 LUMENS AND SELECTABLE COLOR TEMP FROM 3500 / 4000 / 5000 K COLORS.
D1	LITHONIA HALO PRESCOLITE OMEGA WILLIAMS	LDN6 AL03 SWW1 L06 AR LSS WD MVOLT UGZ	MULTI VOLT	LED ARRAY 32 WATT 30 / 35 / 40 / 50K 20/25/3000 LUMEN SET TO 2000 LUMEN 80 CRI	LED DRIVER CAPABLE OF 0-10V DIMMING TO 10% SEE NOTE #1	LED RECESSED DOWNLIGHT WITH 6 INCH APERTURE AND CLEAR REFLECTOR. FIXTURE LED DRIVER MUST BE CAPABLE OF 0-10V DIMMING. LIGHT FIXTURE SHALL NOT BE MORE THAN 9 INCHES TALL. FIXTURE SHALL HAVE SELECTABLE LUMEN OUTPUT FROM 2000 / 2500 / 3000 LUMENS AND SELECTABLE COLOR TEMP FROM 3000 / 3500 / 4000 / 5000 K COLORS.
DS	GOTHAM PORTFOLIO PRESCOLITE OMEGA WILLIAMS	EVO6SH 40/15 DFR SMO MVOLT EZ10	MULTI VOLT	LED ARRAY 18 WATT 4000K 1500 LUMENS 80 CRI	LED DRIVER CAPABLE OF 0-10V DIMMING TO 10% SEE NOTE #1	LED RECESSED DOWNLIGHT WITH SHOWER TRIM KIT. FIXTURE SHALL BE WET LISTED. FIXTURE SHALL HAVE REGRESSED FROSTED LENS. FIXTURE LIGHT OUTPUT SHALL BE A MINIMUM OF 1500 DELIVERED LUMENS (LUMENS WITH LENS LOSSES). LED DRIVER MUST BE CAPABLE OF 0-10V DIMMING. LIGHT FIXTURE SHALL NOT BE MORE THAN 9 INCHES TALL.
EBU	LITHONIA MCPHILBEN SURE-LITES DUAL-LITE EXITRONIX LIGHTALARMS	ELM2L-SDRT	120/277	LED LAMPS INCLUDED	NA	EMERGENCY LIGHTING FIXTURE WITH THERMOPLASTIC HOUSING. FIXTURE HAS NI-CAD BATTERIES WITH SELF DIAGNOSTICS. COLOR SHALL BE WHITE.
EL	EMERGI-LITE MCPHILBEN LITHONIA DUAL-LITE EXITRONIX CONCEALITE	W-RA-D-SQ-P	120/277	LED LAMPS INCLUDED	NA	RECESSED EMERGENCY LIGHTING UNIT. TRIM IS WHITE IN COLOR WITH PLENUM RATED BACKBOX. FIXTURE HAS HIGH TEMP LITHIUM BATTERY WITH SELF DIAGNOSTICS. FIXTURE HAS FIXED OPTICS WITH SQUARE LIGHT DISTRIBUTION. SHALL HAVE MINIMUM LUMEN OUTPUT OF 700 LUMENS
F	LITHONIA WILLIAMS COLUMBIA METALUX DAYBRITE	ZL1D L48 3000LM FST MVOLT 40K 80CRI WH	MULTI VOLT	LED ARRAY 25 WATT 4000K 3000 LUMENS 80 CRI	LED DRIVER CAPABLE OF 0-10V DIMMING TO 10% SEE NOTE #1	PENDANT MOUNTED STRIP LIGHT WITH STEEL HOUSING. HOUSING SHALL HAVE WHITE FINISH. PROVIDE WITH FROSTED DROP DIFFUSED LENS. PROVIDE WITH AIRCRAFT CABLE MOUNTING WITH 10 FOOT OF AIRCRAFT CABLE. DELIVERED LUMENS SHALL BE A MINIMUM OF 3000 LUMENS. SHALL HAVE A MINIMUM LUMEN PER WATT PERFORMANCE OF 105 LPW.
W2	AXIS LIGHTING EUREKA LIGHTING A - LIGHT LUMENWERKS	ARWLED-500-80-40-S-2-AP-UNV-DP-1	MULTI VOLT	LED ARRAY 12 WATT 4000 K 500 LUMEN PER FOOT 80 CRI	LED DRIVER CAPABLE OF 0-10V DIMMING TO 10% SEE NOTE #1	2 FOOT LONG WALL MOUNTED LED FIXTURE WITH A FROSTED ACRYLIC LENS. FIXTURE HAS EXTRUDED ALUMINUM HOUSING, ALUMINUM IN COLOR. DRIVER IS INTEGRALLY MOUNTED IN THE FIXTURE. FIXTURE SHALL HAVE A DELIVERED LUMEN OUTPUT OF AT LEAST 500 LUMENS PER FOOT WITH A MINIMUM LUMEN PER WATT PERFORMANCE OF 90 LPW.
AA	LITHONIA MCGRAW EDISON GARDCO BEACON LIGHTING	DSXW1 P5-40K-80CRI-T3M-MVOLT-DDBXD	MULTI VOLT	LED ARRAY 38 WATT 4000K 4500 LUMENS 80 CRI	LED DRIVER	WALL MOUNTED EXTERIOR FIXTURE WITH TYPE 3 MEDIUM OPTICAL DISTRIBUTION. FIXTURE SHALL BE DARK BRONZE IN COLOR AND IS A FULL CUT OFF FIXTURE. FIXTURE IS UL LISTED FOR WET LOCATIONS. FIXTURE SHALL DELIVER A MINIMUM OF 4,500 LUMENS.

LIGHT FIXTURE SCHEDULE GENERAL NOTES:
A ALL LIGHT FIXTURES WITH DRIVERS SHALL BE PROVIDED WITH DISCONNECTS TO COMPLY WITH THE 2023 NEC.
B EQUAL LIGHT FIXTURES WILL BE CONSIDERED BY THE PRIOR APPROVALS PROCESS ONLY. LIGHT FIXTURES NOT LISTED IN THE FIXTURE SCHEDULE OR APPROVIDE BY THE PRIOR APPROVALS PROCESS WILL NOT BE ACCEPTED.
C PROVIDE CUT SHEETS WITH THE SHOP DRAWING SUBMITTAL FOR ALL LED DRIVERS USED ON THE PROJECT.

LIGHT FIXTURE SCHEDULE NOTES:
1 PROVIDE CUT SHEETS ON THE LED DRIVER USED IN THE SHOP DRAWING SUBMITTAL. ALL DRIVERS SHALL BE OPTICALLY ISOLATED TO PREVENT FEED BACK INTO THE 0-10V DIMMING CIRCUIT.
2 FOR THE LIGHTING CONTROLS, PROVIDE ON SITE COMMISSIONING OF THE SYSTEM AND PROVIDE TRAINING WITH THE OWNERS REPRESENTATIVE.

10/13/2026 2:10:48 PM
PRELIMINARY PLAN
NOT FOR CONSTRUCTION

EDA Engineering Design Associates, Inc.
385 12th Street, NE Sioux Center, Iowa 51250
712-722-0228 www.edaengineers.com
EDA Proj. # 2633

DATE: 10/14/2026
PROJECT 26179

ELECTRICAL DETAILS & SCHEDULES

THERAPEUTIC HOME RENOVATION
CRITTENTON CENTER TRANSITIONAL
SIOUX CITY, IOWA

SHEET **E2.1**

FILE PATH: Autodesk Docs://26179 Crittenton Center Home/2633-MEP-25.rvt
PLOT DATE: 10/13/2026 2:10:48 PM

AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor *where the basis of payment is a Stipulated Sum*

AGREEMENT made as of the First day of December in the year Two Thousand Twenty-Six
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Crittenton Center
4212 Gordon Drive
Sioux City, IA 51106

and the Contractor:
(Name, legal status, address and other information)

To Be Determined (TBD)

for the following Project:
(Name, location and detailed description)

26179 Crittenton Transitional Therapeutic Home Renovation
Sioux City, IA

The Architect:
(Name, legal status, address and other information)

Cannon Moss Brygger & Associates, P.C.
dba CMBA Architects
302 Jones St.
Suite 200
Sioux City, IA 51101

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

DRAFT

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TABLE OF ARTICLES

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4 CONTRACT SUM

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6 DISPUTE RESOLUTION

7 TERMINATION OR SUSPENSION

8 MISCELLANEOUS PROVISIONS

9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[X] The date of this Agreement.

[ ] A date set forth in a notice to proceed issued by the Owner.

[ ] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

[ ] Not later than ( ) calendar days from the date of commencement of the Work.

[X] By the following date: 5/31/27

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§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be ($), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price

§ 4.4 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

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§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the First day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the Thirtieth day of the same month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Thirty (30) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- **.1** That portion of the Contract Sum properly allocable to completed Work;
- **.2** That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- **.3** That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- **.1** The aggregate of any amounts previously paid by the Owner;
- **.2** The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- **.3** Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- **.4** For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- **.5** Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:
(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Three Percent (3%)

§ 5.1.7.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit

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an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

1.50 % monthly

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

[ ] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

[X] Litigation in a court of competent jurisdiction

[ ] Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document

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A201–2017, then the Owner shall pay the Contractor a termination fee as follows:
(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

Owner will pay only for work completed at the time of termination.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:
(Name, address, email address, and other information)

Beau Sudtelgte, CFO
Crittenton Center
4212 Gordon Dr.
Sioux City, IA 51106
Email: bsudtelgte@crittentoncenter.org

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

TBD

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- **.1** AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
- **.2** AIA Document A101™–2017, Exhibit A, Insurance and Bonds
- **.3** AIA Document A201™–2017, General Conditions of the Contract for Construction
- **.4** Building information modeling exhibit, dated as indicated below:
  (Insert the date of the building information modeling exhibit incorporated into this Agreement.)

- **.5** Drawings

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Number	Title	Date
Attached as Exhibit		

.6 Specifications

Section	Title	Date	Pages
Attached as Exhibit			

.7 Addenda, if any:

Number	Date	Pages

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:
(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

[ ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

[ ] The Sustainability Plan:

Title	Date	Pages

[X] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Section 00 73 00	Supplementary Conditions	11/06/2026	1 Page

.9 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement entered into as of the day and year first written above.

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OWNER *(Signature)*

(Printed name and title)

CONTRACTOR *(Signature)*

(Printed name and title)

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Contractor Agreement

This Contractor Agreement (the "Agreement") is made and entered into by and between Crittenton Center (the "Recipient") and CMBA Architects (the "Contractor"), collectively referred to as the "Parties."

1. Scope of Work

The Contractor agrees to provide the services described in Attachment A (Scope of Work).

2. Period of Performance

Services shall commence on an agreed upon start date and shall be completed by July 26, 2026 ("Completion Date").

3. Payment Terms

The Recipient shall pay the Contractor in accordance with Attachment B (Payment Schedule). All costs must comply with federal cost principles under 2 CFR 200 Subpart E.

4. Federal Award Requirements

This Agreement is executed in connection with a federal award-funded project and shall comply with the requirements of 2 CFR Part 200. This contract incorporates by reference all required provisions described in "Addendum I - State of Iowa and Federal Program Language".

5. Compliance

The Contractor agrees to comply with all applicable federal, state, and local laws, regulations, executive orders, and award terms. The Contractor certifies it is not debarred, suspended, or otherwise excluded from participation.

6. Termination

This Agreement may be terminated for cause or for convenience by the Recipient. In case of termination, the Contractor is entitled to payment for work satisfactorily performed and allowable costs incurred up to the effective date.

- Termination shall be communicated via certified letter;
- Termination will be given a minimum of 30-day notice;
- Final Payment shall come via check within 30 days of termination

7. Insurance & Bonding

For construction contracts exceeding $100,000, the Contractor shall provide performance and payment bonds as required and maintain adequate insurance coverage.

8. Remedies

In the event of Contractor breach or noncompliance, the Recipient may exercise remedies including withholding payment, contract termination, and recovery of damages.

9. Liquidated Damages/Time is of the Essence

Time is of the essence in the performance of this Contract. The Contractor acknowledges that the timely completion of the Project is a material term of this Agreement and that delays in the completion of the Project will result in substantial damages to the Recipient, including but not limited to potential loss of CDBG funds, delays in project utilization, and additional administrative costs.

The parties agree that actual damages for delay would be difficult to determine with certainty and that the amount set forth herein represents a reasonable estimate of such damages and is not intended as a penalty.

Therefore, if the Contractor fails to complete the work required under this Agreement by the Completion Date specified in the contract or any extension thereof approved in writing by the Recipient, liquidated damages shall be assessed at a rate of five-hundred dollars ($500.00) for each calendar day beyond the Completion Date that the work remains incomplete.

These liquidated damages shall be deducted from any payments due or to become due to the Contractor, or, if such payments are insufficient, shall be immediately due and payable by the Contractor to the Recipient upon demand.

Nothing in this provision shall be construed to limit any other rights or remedies available to the Recipient under this Agreement, at law, or in equity.

10. Section 3 Requirements Under 12 U.S.C. § 1701u

A. "The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.

C. The Contractor agrees to post copies of a notice advising workers of the Contractor's commitments under Section 3 in conspicuous places at the work

site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The Contractor agrees to provide written notice of employment and contracting opportunities to all known Section 3 Workers and Section 3 Businesses.

E. The Contractor agrees to employ, to the greatest extent feasible, Section 3 workers or provide written justification to the recipient that is consistent with 24 CFR Part 75, describing why it was unable to meet minimum numerical Section 3 Worker hours goals, despite its efforts to comply with the provisions of this clause.

F. The Contractor agrees to maintain records documenting Section 3 Workers that were hired to work on previous Section 3 covered projects or activities that were retained by the contractor for subsequent Section 3 covered projects or activities.

G. The Contractor agrees to post contract and job opportunities to the Opportunity Portal and will check the Business Registry for businesses located in the project area.

H. The Contractor agrees to include compliance with Section 3 requirements in every subcontract for Section 3 projects as defined in 24 CFR part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75.

I. The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 75.

J. The Contractor will certify that they have followed prioritization of effort in 24 CFR part 75.19 for all employment and training opportunities. The contractor will further certify that it meets or exceeds the applicable Section 3 benchmarks, defined in 24 CFR Part 75.23, and if not, shall describe in detail

the qualitative efforts it has taken to pursue low- and very low-income persons for economic opportunities.

K. Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

Section 3 Business Concerns are encouraged to respond to this proposal. A Section 3 Business Concern is one that satisfies one of the following requirements:

1. It is at least 51 percent owned and controlled by low- or very low-income persons;

2. Over 75 percent of the labor hours performed for the business over the prior three month period are performed by Section 3 Workers*; or

3. It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

* A Section 3 Worker is defined as any worker who currently fits or when hired within the past five years fit at least one of the following categories, as documented:

1. The worker's income for the previous or annualized calendar year is below the applicable income limit established by HUD;

2. The worker is employed by a Section 3 business concern; or

3. The worker is a YouthBuild participant.

Businesses that believe they meet the Section 3 criteria are encouraged to register as a Section 3 Business through HUD's website:

https://portalapps.hud.gov/Sec3BusReg/BRegistry/RegisterBusiness

11. Or Equal Clause

Pursuant to federal procurement requirements applicable to CDBG-funded projects, no specification shall be written in such a manner as to unduly restrict competition. References to brand names or specific products are for descriptive purposes only. Products of equal or greater quality and performance will be accepted, subject to review and approval. The Contractor shall not be limited to brand names specified, provided the proposed substitute meets or exceeds the required standards.

Wherever a specific brand name, make, or model is specified in the contract documents, it is intended to establish a standard of quality, function, and performance. Unless stated otherwise, the phrase 'or equal' shall be implied. The Contractor may propose substitute products that are equal in quality, design, performance, and durability, subject to approval by the Recipient or Architect/Engineer.

12. Entire Agreement

This Agreement, including all attachments, constitutes the entire agreement between the Parties.

Signatures

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the dates written below.

Recipient: _____ Date: _____

Contractor: _____ Date: _____

Attachment A

Scope of work

The scopes of services that the Contractor must be prepared and qualified to provide are as follows:

- Final design of a facility addition *(contracted upon completion of RFQ process)*
    - Design for the renovation/remodel of youth homeless shelter (Transitional Therapeutic Home) in Sioux City, Iowa to add approximately 1,000 square feet and improve facility to more adequately serve homeless children – addition of restroom/shower wing, replace flooring throughout the facility, kitchen updates, replace windows, and exterior upgrades.
    - Coordinate with SIMPCO staff to complete the Section 106 review process.

Attachment B

Payment Schedule

ADDENDUM I – STATE OF IOWA AND FEDERAL PROGRAM LANGUAGE

The following references must be included *in its entirety within the contract:*

- **Access to Maintenance of Records**
  "The Contractor must maintain records, including supporting documentation, for the greater of three years after the date the Recipient is notified that the State CDBG contract has been closed with HUD. "

  "At any time during normal business hours and as frequently as is deemed necessary, the Contractor shall make available to the Iowa Economic Development Authority, the State Auditor, the General Accounting Office, and the Department of Housing and Urban Development, for their examination, all of its records pertaining to all matters covered by this contract"

- **Notice of Awarding Agency Requirements and Regulations Pertaining to Reporting**
  "The Contractor must provide information as necessary and as requested by the Iowa Economic Development Authority for the purpose of fulfilling all reporting requirements related to the CDBG program."

- **Certification regarding government-wide restriction on lobbying:**
  All contracts utilizing CDBG funds must contain the following certification concerning restriction of lobbying:

  "The Recipient certifies, to the best of his or her knowledge and belief, that:
  - *i. No Federal appropriated funds have been paid or will be paid, by or on behalf of the Recipient, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.*

  - *ii. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee, or an employee of a Member of congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Recipient shall complete and submit Standard Form-LLL, "Disclosure Form to Report Federal Lobbying" in accordance with its instruction.*

  - *iii. The Recipient shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and*

contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly."

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure."

- **Clean Air and Water Acts: (for all contracts over $100,000)**
  - Section 306 of the Clean Air Acts (42 U.S.C. 1857(h)).
  - Section 508 of the Clean Water Act (33 U.S.C. 1368).
  - Executive Order 11738 (*Providing administration of the Clean Air & Water Acts)*

Clean Air and Water Acts - required clauses in all contracts involving projects subject to the Clean Air Act (42 U.S.C. 1857 et seq.), the Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.), and the regulations of the Environmental Protection Agency with respect to 40 CFR Part 15, as amended.

"During the performance of this contract, the Contractor agrees as follows:
(1) The Contractor will certify that any facility to be utilized in the performance of any nonexempt contract or subcontract is not listed on the Excluded Party Listing System pursuant to 40 CFR 32.

(2) The Contractor agrees to comply with all the requirements of Section 114 of the Clean Air Act, as amended, (42 U.S.C. 1857c-8) and Section 308 of the Federal Water Pollution Control Act, as amended (33 U.S.C. 1318) relating to inspection, monitoring, entry, reports, and information, as well as all other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.

(3) The Contractor agrees that as a condition for the award of the contract, prompt notice will be given of any notification received from the Director, Office of Federal Activities, Environmental Protection Agency, indicating that a facility utilized or to be utilized for the contract is under consideration to be listed on the Excluded Party Listing System.

(4) The Contractor agrees that it will include or cause to be included the criteria and requirements in Paragraph (1) through (4) of this section in every nonexempt subcontract and require every subcontractor to take such action as the Government may direct as a means of enforcing such provisions."

- **Federal Executive Orders 11246 & 11375 (For all contracts over $10,000)**

"During the performance of this contract, the contractor agrees as follows:

(1) The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

(2) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

(3) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of the Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(4) The Contractor will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(5) The Contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(6) In the event of the Contractor's non-compliance with the nondiscrimination clause of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(7) The Contractor will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the

contractor may request the United States to enter into such litigation to protect the interests of the United States."

❖ **Federal Labor Standards (For all contracts over $2,000)**

"During the execution of this agreement, the contractor agrees to comply by all Federal, State and local labor standards in effect, including to but not limited to the following regulations:".

- *Davis-Bacon and Related Acts, as amended;*
- *Contract Work Hours and Safety Standard Act, as amended;*
- *Copeland Anti-kickback Act, as amended;*
- *Fair Labor Standards Act, as amended*

(Housing rehabilitation contracts of less than 8 units are excluded from this requirement.)

❖ **Build America, Buy America Requirements**

Sample BABA Language for Inclusion into Professional Services Agreements:

"This agreement is for professional services related to a project that is subject to the Build America, Buy America Act (BABA) requirements under Title IX of the Infrastructure Investment and Jobs Act ("IIJA"), Pub. L. 177-58. While professional services are not subject to BABA, the Provider understands that they are responsible for ensuring that, absent a waiver by the Department of Housing and Urban Development, Provider shall not approve for use in this project, any iron, steel, manufactured products, or construction materials unless such materials have been produced in the United States. Provider shall obtain all necessary compliance certificates for work that is within provider's scope of work. Failure to do so shall be a default under this agreement. Guidance on complying with BABA is outlined by Office of Management and Budget's Memorandum M-24-02, Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure."

Sample BABA Language for Inclusion into Advertisement for Bids:

"This agreement is for services related to a project that is subject to the Build America, Buy America Act (BABA) requirements under Title IX of the Infrastructure Investment and Jobs Act ("IIJA"), Pub. L. 177-58. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in this project must be produced in the United States, as further outlined by the Office of Management and Budget's Memorandum M-24-02, Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure.

Contractor shall include Manufacturer's Certification for BABA requirements for all BABA-covered items to be incorporated into the infrastructure project. Contractor shall comply with BABA requirements, including coordination with manufacturers, distributors, and suppliers to correct deficiencies in any BABA documentation.

For any change orders, Contractor shall provide BABA documentation for any new products or materials required by the change. Contractor shall the designate responsible parties for determining the final classifications for all project items. "

(Housing projects of 4 units or less are excluded from this requirement.)

❖ **Section 3 requirements under 12 U.S.C. § 1701u**

A. *"The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.*

B. *The parties to this contract agree to comply with HUD's regulations in 24 CFR part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.*

C. *The Contractor agrees to post copies of a notice advising workers of the Contractor's commitments under Section 3 in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.*

D. *The Contractor agrees to provide written notice of employment and contracting opportunities to all known Section 3 Workers and Section 3 Businesses.*

E. *The Contractor agrees to employ, to the greatest extent feasible, Section 3 workers or provide written justification to the recipient that is consistent with 24 CFR Part 75, describing why it was unable to meet minimum numerical Section 3 Worker hours goals, despite its efforts to comply with the provisions of this clause.*

F. *The Contractor agrees to maintain records documenting Section 3 Workers that were hired to work on previous Section 3 covered projects or activities that were retained by the contractor for subsequent Section 3 covered projects or activities.*

G. *The Contractor r agrees to post contract and job opportunities to the Opportunity Portal and will check the Business Registry for businesses located in the project area.*

H. *The Contractor r agrees to include compliance with Section 3 requirements in every subcontract for Section 3 projects as defined in 24 CFR part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75.*

I. *The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 75.*

J. *The Contractor will certify that they have followed prioritization of effort in 24 CFR part 75.19 for all employment and training opportunities. The contractor will further certify that it meets or exceeds the applicable Section 3 benchmarks, defined in 24 CFR Part 75.23, and*

if not, shall describe in detail the qualitative efforts it has taken to pursue low- and very low-income persons for economic opportunities.

K. *Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts."*

Section 3 Business Concerns are encouraged to respond to this proposal. A Section 3 Business Concern is one that satisfies one of the following requirements:

1. It is at least 51 percent owned and controlled by low- or very low-income persons;
2. Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 Workers; or*
3. It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

** A Section 3 Worker is defined as any worker who currently fits or when hired within the past five years fit at least one of the following categories, as documented:*

1. The worker's income for the previous or annualized calendar year is below the applicable income limit established by HUD;
2. The worker is employed by a Section 3 business concern; or
3. The worker is a YouthBuild participant.

Businesses that believe they meet the Section 3 criteria are encouraged to register as a Section 3 Business through HUD's website:
https://portalapps.hud.gov/Sec3BusReg/BRegistry/RegisterBusiness

❖ **Recycled Materials**

"The Contractor agrees to comply with all the requirements of Code of Iowa chapter 8A.315-317 and Iowa Administrative Code chapter 11-117.6(5) — Recycled Product and Content which states:

- *When appropriate, specifications shall include requirements for the use of recovered materials and products;*
- *The specifications shall not restrict the use of alternative materials, exclude recovered materials, or require performance standards that exclude products containing recovered materials unless the subrecipient seeking the product can document that the use of recovered materials will impede the intended use of the product;"*

❖ **Federal Executive Orders 11063, as amended by Executive Order 12259**

*"The Contractor agrees to comply with the provisions of **Executive Order 11063**, as amended by **Executive Order 12259**, which prohibit discrimination in the sale, leasing, rental, or other disposition of residential property and related facilities financed in whole or in part with federal assistance.*

*The Contractor shall not discriminate against any person on the grounds of **race, color, religion, sex, or national origin** in the sale, rental, or use of housing or residential property built or rehabilitated with assistance provided under this contract.*

The Contractor further agrees to:

- *Include this provision in all subcontracts or agreements related to this federally assisted construction project;*
- *Cooperate with the U.S. Department of Housing and Urban Development (HUD) in any enforcement or compliance reviews;*
- *Maintain and provide records as required to demonstrate compliance with applicable federal requirements.*
- *Failure to comply with this provision shall be considered a material breach of contract and may result in suspension or termination of this Agreement, in addition to other remedies available under law or regulation."*

❖ **Section 109, Housing & Community Development Act of 1974 (42 USC 5309):**

"The Contractor agrees that no person shall be excluded from participation in, denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with Community Development Block Grant (CDBG) funds on the grounds of: Race, color, national origin, sex, or religion. Additionally, as required by amendments to the Act and related statutes and regulations, the Contractor further agrees not to discriminate on the basis of disability.

Accordingly, the Contractor shall:

- *Take all necessary and reasonable steps to ensure non-discrimination in employment, service delivery, housing, and access to facilities;*
- *Include this clause in all subcontracts or agreements funded in whole or in part with CDBG funds;*
- *Cooperate fully with any compliance or enforcement reviews conducted by the U.S. Department of Housing and Urban Development (HUD) or its designee;*
- *Maintain and furnish records as necessary to demonstrate compliance;"*

❖ **Title VI of the Civil Rights Act of 1964 (PL 88-352, 42 USC ss 200d):**

"The Contractor agrees to comply with Title VI of the Civil Rights Act of 1964 (Public Law 88-352, 42 U.S.C. § 2000d et seq.) and all applicable regulations issued pursuant thereto, including those found at 24 CFR Part 1. Under Title VI, no person shall, on the grounds of race, color, or national origin, be excluded from participation in, denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

Accordingly, the Contractor shall:

1. *Not discriminate against any person in employment, contracting, housing, or service delivery on the basis of race, color, or national origin.*
2. *Include this clause in every subcontract or purchase order involving the use of federal funds.*
3. *Maintain and provide access to records sufficient to demonstrate compliance with Title VI upon request of the funding agency or the U.S. Department of Housing and Urban Development (HUD).*

4. *Cooperate fully in any compliance review or complaint investigation undertaken pursuant to Title VI."*

❖ **Title VIII of the Civil Rights Act of 1968 (aka 'Fair Housing Act'):**

"The Contractor shall comply with the Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. §§ 3601–3619), which prohibits discrimination in housing and housing-related transactions on the basis of: Race, color, religion, sex (including sexual orientation and gender identity), disability, familial status, or national origin.

Accordingly, the Contractor agrees to:

1. *Not discriminate in the sale, rental, lease, financing, design, construction, marketing, or provision of services related to any housing or residential facilities constructed or assisted under this contract.*
2. *Display the Equal Housing Opportunity logo and statement on all housing advertisements and marketing materials associated with the project.*
3. *Include this provision in all subcontracts related to residential construction, rehabilitation, leasing, or sale of housing units funded in whole or in part with federal funds.*
4. *Cooperate fully with any investigation, compliance review, or enforcement action conducted by the U.S. Department of Housing and Urban Development (HUD) or other designated entity."*

❖ **Section 504 of the Rehabilitation Act of 1973 (PL 93-112, 29 ISC 794):**

"The Contractor agrees to comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), as implemented by HUD regulations at 24 CFR Part 8, which prohibit discrimination on the basis of disability in any program or activity receiving federal financial assistance.

Accordingly, the Contractor shall:

1. *Not discriminate against any qualified individual with a disability in the provision of services, employment, housing, or access to facilities under this Contract.*
2. *Ensure that all new construction and alterations funded in whole or in part with federal assistance are designed and constructed to be readily accessible to and usable by individuals with disabilities, as required by applicable accessibility standards (e.g., UFAS or ADA Standards, as applicable).*
3. *Take appropriate steps to ensure that communications with applicants, beneficiaries, and members of the public with disabilities are as effective as communications with others.*
4. *Make reasonable accommodations in policies, practices, and procedures when necessary to avoid discrimination, unless such accommodations would impose an undue financial or administrative burden.*
5. *Include this provision in all applicable subcontracts and agreements."*

❖ **Age Discrimination Act of 1975 (42 USC 1601 et seq):**

"The Contractor agrees to comply with the Age Discrimination Act of 1975 (42 U.S.C. § 6101 et seq.) and the implementing regulations at 45 CFR Part 90, which prohibit discrimination on the basis of age in programs or activities receiving federal financial assistance.

Accordingly, the Contractor shall:

1. *Ensure that no person is excluded from participation in, denied the benefits of, or otherwise subjected to discrimination under this contract or related activities on the basis of age.*
2. *Not use age as a basis for employment decisions, service delivery, or participation in housing or construction-related benefits funded by this contract.*
3. *Include this clause in all subcontracts or agreements involving federal funds under this project.*
4. *Cooperate fully with any compliance review or investigation conducted pursuant to this Act.*
5. *Maintain and provide records as required to demonstrate compliance with the Age Discrimination Act."*

❖ **Americans with Disabilities Act (PM 101-336, 42 USC 12101-12213):**

"The Contractor agrees to comply with the provisions of the Americans with Disabilities Act of 1990 (PL 101-336, codified at 42 U.S.C. §§ 12101–12213) and all applicable implementing regulations.

Under the ADA, no qualified individual with a disability shall, on the basis of disability, be:

- *Excluded from participation in,*
- *Denied the benefits of, or*
- *Subjected to discrimination in*

any program, service, or activity funded in whole or in part under this Contract.

Accordingly, the Contractor shall:

1. *Ensure that all employment practices, public facilities, housing, services, and communications related to this project are accessible and non-discriminatory toward individuals with disabilities.*
2. *Design and construct facilities to meet or exceed applicable accessibility standards, such as the 2010 ADA Standards for Accessible Design or UFAS, where applicable.*
3. *Make reasonable modifications to policies, practices, and procedures to accommodate individuals with disabilities, unless doing so would result in an undue burden or fundamental alteration.*
4. *Provide effective communication methods, including auxiliary aids and services, when necessary for equal access.*
5. *Include this clause in all subcontracts and agreements funded in whole or in part by CDBG or other federal funds."*

❖ **Lead-Based Paint Compliance (24 CFR Part 35 – Lead Safe Housing Rule)**

***Applies to pre-1978 residential structures** receiving **CDBG** or other HUD funding*

Types of projects:

- *Rehabilitation*
- *Acquisition*
- *Leasing*

- *Supportive housing*
- *Tenant-based rental assistance*

"The Contractor shall comply with the Lead Safe Housing Rule (24 CFR Part 35), which implements the requirements of the Lead-Based Paint Poisoning Prevention Act and applies to housing constructed prior to 1978 that is receiving federal financial assistance under this Contract.

Accordingly, the Contractor agrees to:

1. ***Identify and evaluate lead-based paint hazards** in housing units constructed before 1978, using required methods such as visual assessments, paint testing, or risk assessments, as applicable based on project scope and funding level;*
2. ***Control or eliminate lead-based paint hazards** through interim controls or abatement in accordance with Subparts J (Rehabilitation), K (Acquisition), or M (Tenant-Based Rental Assistance) of 24 CFR Part 35;*
3. ***Ensure that all work involving lead-based paint** is performed by properly certified and trained workers, supervisors, and inspectors in accordance with EPA's Renovation, Repair and Painting (RRP) Rule and HUD guidelines;*
4. ***Provide residents with proper notices** and disclosures about the presence and hazards of lead-based paint as required under Subpart B of 24 CFR Part 35;*
5. ***Follow clearance procedures** after hazard control work, including proper testing by certified risk assessors or clearance technicians;*
6. ***Keep and submit records and reports** demonstrating full compliance with the Lead Safe Housing Rule and make such records available to HUD or the funding agency upon request.*

The Contractor shall include this clause in all subcontracts involving residential rehabilitation, acquisition, or construction of pre-1978 housing units."

❖ **Iowa Civil Rights Act of 1965, Chapter 216**

"The Contractor agrees to comply with the provisions of the Iowa Civil Rights Act of 1965 (Iowa Code Chapter 216), which prohibits discrimination in employment, housing, public accommodations, education, and credit based on:
Race, creed, color, sex, sexual orientation, gender identity, religion, national origin, disability, or age (where applicable), and familial status (in housing).

Accordingly, the Contractor shall:

1. *Not discriminate in hiring, promotion, layoff, termination, or other employment practices;*
2. *Provide equal access to housing, services, and facilities without regard to protected characteristics;*
3. *Make reasonable accommodations for persons with disabilities;*
4. *Include this clause in all applicable subcontracts and agreements under this contract;*
5. *Cooperate with any investigation or compliance review conducted by the Iowa Civil Rights Commission (ICRC) or other designated authority."*

❖ **Iowa Code Section ss 19B.7**

The Contractor agrees to comply with Iowa Code Section 19B.7, which requires that all state and local government agencies and their contractors and subcontractors prevent and eliminate discrimination in employment and public contracting.

Accordingly, the Contractor shall:

1. *Not discriminate against any employee or applicant for employment or any business or individual in the awarding of subcontracts, on the basis of: Race, Color, National origin, Sex, Gender identity, Sexual orientation, Religion, Age, Disability, Creed*
2. *Include this nondiscrimination provision in all subcontracts and procurement agreements;*
3. *Make good faith efforts to encourage the participation of minority-owned and women-owned business enterprises (M/WBEs) in all aspects of the project, including contracting and subcontracting;*
4. *Provide documentation of such efforts upon request by the local jurisdiction, the Iowa Department of Administrative Services, or other authorized entity.*

❖ **Sales and Use Taxes (for municipalities only)**

"Owner is exempt from Iowa state sales and use taxes on materials and equipment to be incorporated in the Work. Said taxes shall not be included in the Bid."

The undersigned acknowledges that these requirements are party to the contract / subcontract and the Contractor/Subcontractor agrees to adoption of all requirements upon execution of the agreement:

_____ _____

Contractor Signature *Date*

_____ _____

Contractor Printed Name *Title*

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

CRITTENTON CENTER TRANSITIONAL THERAPEUTIC HOME RENOVATION PROJECT

BOARD AGENDA DATES	ADMINISTRATIVE COMPLETION DATE	DOCUMENTS	FUNCTION AND/OR REASON FOR THE BOARD OF SUPERVISORS AGENDA ITEM	BOARD AGENDA ITEM TYPE	ESTIMATED PROJECT COST	PROJECT #
			Provide Board Office Agenda Item (not later than 11:00 AM every Thursday- to be placed on the next weeks agenda) "Information Item"			
			Information Item- Provide to Board of Supervisors information about a project & why it is required	Information Item		
	N/A		~~Provide Board Office Agenda Item (not later than 11:00 AM every Thursday- to be placed on the next weeks agenda) "Approve Architect or Engineer"~~			
	N/A		~~Approve Architect & Engineers Contracts or proposals~~	ACTION Item		
	November 6, 2026		Architects & Engineers complete bid document contract and specifications			
	10/22/26-11/17/26		County Attorney Office- review contracts prior to bid- (County Atty. Requires 2-week minimum for review prior to providing their response/ changes)			
	October 22, 2026		Provide Board Office Agenda Item (not later than 11:00 AM every Thursday- to be placed on the next weeks agenda) "Approve Plan/ Specs &**Hearing Date"**			
October 27, 2026			Agenda Item- Approval of Form of Contract, Plans & Specifications for bid	ACTION Item- Motion "A"		
			Agenda Item- Approval to set the Public Hearing- Date, Time, Place & Hearing "Public Notice" Advertisment Description	ACTION Item- Motion "B"		
	SC Journal		Publish "Notice of Hearing" in newspaper (see below for hearing requirments of Iowa and SC Jounal)- review Journal online publishing dates			
			(these are the same document so will be sent out at the same time)			
	October 28, 2026		Publish/ Advertise "Notice to Bidders"- notifies bidders submission and bid opening info.			
	November 5, 2026		Provide Board Office Agenda Item (not later than 11:00 AM every Thursday- to be placed on the next weeks agenda) "Public Hearing, bid open date, Auditor Auth.'			
November 10, 2026			Agenda Item- Board (CDBG Grant Recipient) Conducts "Public Hearing" on the Project on behalf of Crittenton Center (CDBG Grant Subrecipient)	ACTION Item "A"- Conduct Hearing		
			Agenda Item- Approval of Date, Time, Place to Open Bid Submissions & Authorize County Auditors Office to do so	ACTION Item- Motion "B"		
			Agenda Item- Approve a Date, Time, Place (Board Meeting) to have Board officially "Request Board Resolution to Approve Contract" to Lowest, Responsive, Responsible Bidder	Action Item- Motion "C"		
	November 17, 2026	2:00 PM	Pre-Bid Walk-thru Meeting on site at 3901 Green Ave.			
	November 23, 2026		Provide Board Office Agenda Item (not later than 11:00 AM every Thursday- to be placed on the next weeks agenda) " to Receive Bids and Create Board Resolution to Approve Contracts"			
	December 1, 2026	3:00 PM	"Open competitive Bids"- **need County Supervisor's Conference Room**			
December 1, 2026			Agenda Item- Board (CDBG Grant Recipient) officially Reviews competitive bids on behalf of Crittenton Center (CDBG Grant Subrecipient)(4:40 pm)	ACTION Item		
			Agenda Item- "Request Board Resolution to Approve Contract" award contract to the "lowest responsive, responsible bidder"	ACTION Item		
	Iowa Code Chapter 26		*"Public Notice" of Hearing must be published in a newspaper at least once, not less than 4 nor more than 20 days before the hearing date*			
			Chapter 362.3 Publication of Notices			
			SC Journal-requires 4 days notice prior to publish date for legal notices			
			Notice to Bidders" must be POSTED at least once, not less than 13 days & not more than 45 days before the date for bid letting (filing)			
			Chapter 26.3 Public Bidding			
			Chapter 26.11 Delegation of Authority			
			73A.18 Public Contracts & Bonds			
			Competitive bids are required on Projects of $206,000 or higher			
			Competitive Quotes are required by Iowa on Projects $153,000+			
			Competitive Quotes are required by Woodbury County on all Project Dollar Amounts			

SECTION 00 11 13
NOTICE OF HEARING AND LETTING

A hearing will be conducted on the proposed plans and specifications, the proposed form of contract and estimated cost for the Crittenton Center Transitional Therapeutic Home Renovation for the Woodbury County Board of Supervisors, (the CDBG Grant "Recipient") on behalf of the Crittenton Center (the CDBG Grant "Subrecipient") of Sioux City, Iowa at a meeting of the Board, to be held in the **Woodbury County Courthouse Board of Supervisors Room, 620 Douglas St., Sioux City, Iowa 51101 at 4:40 P.M., on the 10th of November, 2026**, at which time and place any person may appear and file any opinion and express their view to the proposed plans, specifications and form of contract and estimated costs for the Project, both orally and in writing.

Sealed bids will be accepted for the Crittenton Center Transitional Therapeutic Home Renovation, in Sioux City, Iowa on behalf of the Grant Subrecipient at the **Woodbury County Courthouse, 620 Douglas St., Sioux City, Iowa 51101, in the Board of Supervisors Office at 3:00 P.M., on the 1st of December 2026**. Bids received after this time will not be accepted. All bids shall be made on official bid forms furnished by the Architect and must be enclosed in a separate sealed envelopes and plainly identified and addressed to the Board. If a bid is to be mailed, the bid envelope shall be sealed in a regular mailing envelope. FAX and E-mail Bids will not be accepted. The bidder shall bear sole responsibility for ensuring any bid is received at the correct bid location and by the correct time. The Owner shall have no responsibility regarding the location or timeliness of the receipt of any bid(s). Bids will be publicly opened and read aloud following the closing of the above bid submission deadline.

Each bid shall be accompanied by a bid bond, certified check, cashier's check or certified share draft in a separate sealed envelope, clearly marked "Bid Bond" or Bid Security", in an amount equal to five percent (5%) of the total amount of the bid. The certified or cashier's check shall be drawn on a bank in Iowa or a bank chartered under the laws of the United States of America or the certified share draft shall be drawn on a credit union in Iowa or chartered under the laws of the United States and payable to the Grant Recipient. Said check or share draft may be cashed, or the bid bond forfeited as liquidated damages in the event the successful bidder fails or refuses to enter into a contract within ten (10) days of issuance of a Notice of Award and post bond satisfactory to the Grant Recipient, insuring the faithful fulfillment of the contract and maintenance of said improvements as required by law. The bid bond should be executed by a corporation authorized to contract as a surety in the State of Iowa and must not contain any conditions either in the body or as an endorsement thereon. Bids received will be acted upon at such later time and place as may then be established. The successful bidder will be notified after the Grant Recipient and Subrecipient award the contract.

Contract documents may be examined at the office of the Architect, Cannon Moss Brygger & Associates, PC, d/b/a CMBA Architects, 302 Jones St., Suite 200, Sioux City, Iowa 51101, or obtained from the Architect for a $100 refundable deposit. Contract documents may also be examined at the following Building Exchanges:

1. Sioux City Construction League, 3900 Stadium Drive, Sioux City, IA 51106.
2. Plains Builder's Exchange, 220 N. Kiwanis Ave., Sioux Falls, SD 57104.
3. Sioux Falls Builder's Exchange, 1418 C Ave., Sioux Falls, SD 57104.
4. North Iowa Builder's Exchange, 15 W. State Street, Mason City, IA 50401.
5. Greater Fort Dodge Growth Alliance, 24 N. 9th Street, Fort Dodge, IA 50501.
6. Omaha Builder's Exchange, 4159 S. 94th Street, Omaha, NE 68127.
7. Master Builders of Iowa, 221 Park Street, Des Moines, Iowa 50309.

The Recipient and Subrecipient reserve the right to reject any and all proposals, re-advertise for new bids and to waive informalities that may be in the best interest of the Recipient and Subrecipient.

The successful bidder will be notified after the proposals have been reviewed by the Architect and a recommendation as to the lowest responsible bidder has been made to Grant Recipient and Subrecipient and accepted by the Grant Recipient and Subrecipient.

Plans and specifications governing the construction of said proposed improvements have been prepared by Cannon Moss Brygger & Associates, PC, d/b/a CMBA Architects 302 Jones St., Suite 200, Sioux City, Iowa 51101, which plans and specifications referring to and defining said proposed improvements are hereby made a part of this notice and the proposed contract shall be executed to comply therein.

PRE-BID CONFERENCE will be held at the **Project Site, Crittenton Center Transitional Therapeutic Home, 3901 Green Ave., Sioux City, Iowa 51106 at 2:00 P.M., on the 17th of November, 2026**. All interested contractors, sub-contractors and material suppliers are encouraged to attend. The Owner, Architect and Consulting Engineers will be present to describe the Project and answer questions. Attendance is not mandatory, but is recommended.

WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/22/2026 **Weekly Agenda Date:** 10/27/2026

Elected Official / Department Head / Citizen: Todd Harlow, Jail Administrator

Wording for Agenda Item:

Approval to waive the nepotism policy for a potential Sheriff's Office employee.

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☐

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

I am requesting the Board approve waiving the nepotism policy for hiring A.C. in the position of Civilian Jailer. The employee handbook Nepotism Policy 1.3 prohibits hiring immediate family members into the same department. This new employee would not be working on the same shift as his relative, nor would he be supervised by that employee.

Recommendation:

Motion to waive the nepotism policy for an employee in the Sheriff's Office

Approved by Board of Supervisors on March 17, 2026

WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/21/2026 **Weekly Agenda Date:** 10/27/2026

Elected Official / Department Head / Citizen: Daniel J. Priestley

Wording for Agenda Item:

a. Conduct the Third and Final Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on portions of Parcel #894607100002 and Parcel #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer) (along 110th Street / County Road D12, Concord Township). b. Approve the Third and Final Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014. c. Adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014.

Action Required:

Approve Ordinance ☒ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☒ Informational ☐ Attachments ☒

Set Time: 4:45 PM

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

The applicant, JD Legacy Farms, LLC (Dennis Bollmeyer), has submitted an application requesting a Zoning Ordinance Map Amendment (Rezone) for approximately 17.255 gross acres (14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (N½-NW¼) of Section 7, Township 89 North, Range 46 West (Concord Township) along 110th Street (County Road D12). The request is to change the zoning designation from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance. The Woodbury County Zoning Commission reviewed

the application during their meeting on September 28, 2026, and has forwarded a final report and affirmative recommendation for approval. Per public notice requirements, additional hearings are tentatively scheduled for October 20, 2026, and October 27, 2026 both at 4:45 PM, unless waived by the Board pursuant to Iowa Code Section 331.302.

Recommendation:

a. Conduct the Third and Final Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on portions of Parcel #894607100002 and Parcel #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer) (along 110th Street / County Road D12, Concord Township). b. Approve the Third and Final Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014. c. Adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014.

Attachments:

Backup Materials

Approved by Board of Supervisors on March 17, 2026

Woodbury County Planning and Zoning

Zoning Ordinance Map Amendment (Rezone) Application

Owner / Applicant: JD Legacy Farms, LLC (Dennis Bollmeyer)

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Zoning Commission Recommendation

WOODBURY COUNTY
ZONING COMMISSION
WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

To: Woodbury County Board of Supervisors
620 Douglas Street
Sioux City, Iowa 51101

From: Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Subject: Recommendation – Rezone from AP to AE on Portions of Parcels #894607100002 and #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer)

Dear Board of Supervisors:

On September 28, 2026, the Zoning Commission held a public hearing on the zoning map amendment application submitted by JD Legacy Farms, LLC (Dennis Bollmeyer) to rezone approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North Half of the Northwest Quarter of Section 7, Township 89 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance. The property is located along 110th Street (County Road D12) in Concord Township, in the vicinity of 1418 110th Street, Sioux City, Iowa 51108.

The rezone is required to meet the housing-density threshold under the zoning ordinance so that the additional residences contemplated by the subdivision can be authorized within the 40-acre area.

The Zoning Commission recommends that the Board of Supervisors approve the zoning ordinance map amendment from AP to AE as presented. (Vote: 5-0, unanimous.)

Please refer to the draft copy of the Zoning Commission minutes for details about the Commission's recommendation(s).

Dated this 1st day of October, 2026.

Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Woodbury County Zoning Commission Meeting Minutes

Date: September 28, 2026

Time: 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

County Website Link:

https://www.woodburycountyiowa.gov/committees/zoning_commission/

YouTube Direct Link:

https://www.youtube.com/watch?v=rwPBNNkYKXs

Attendees

Commissioners Present: Christine Zellmer Zant – Chair, Tom Bride – Vice Chair, Jeff Hanson, Corey Meister, Steve Corey

Staff Present: Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk

Supervisor(s) Present: Kent Carper (via telephone)

Public Attendees: Dennis Bollmeyer, Dan Kriener, Sam M. Peterson, Jerry Peterson, Steven Sitzmann, Sam McGill, Andrew Hardenbarger, Jeff Larson, Carla Swingen, Keith Monckton, Tom Farrell, Kevin Small, Jenny Small

Call to Order

The Woodbury County Zoning Commission meeting was called to order at approximately 5:00 PM on September 28, 2026. The Chair noted that the meeting would be audio taped and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, a three-minute limit, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

Roll call was conducted. All five Commissioners were present: Christine Zellmer Zant (Chair), Tom Bride (Vice Chair), Jeff Hanson, Corey Meister, and Steve Corey.

Public Comment on Matters Not on the Agenda

No public comments were received on matters not listed on the agenda, either in person or via phone.

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting.

A motion was made to approve the minutes by Steve Corey. The motion was seconded by Jeff Hanson. The vote was taken, with all in favor saying "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED BOLLMEYER SECOND ADDITION MINOR SUBDIVISION (SEVEN LOTS PLUS TWO OUTLOTS) – PARCELS #894607100002 AND #894607100014

Zoning Coordinator Daniel Priestley presented the staff report. JD Legacy Farms, LLC (Dennis Bollmeyer) submitted an application for a seven-lot minor subdivision plus two outlots to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 gross acres (approximately 14.407 net acres) from portions of Parcel #894607100002 and Parcel #894607100014, located in the North Half of the Northwest Quarter of Section 7, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is currently in the Agricultural Preservation (AP) Zoning District. A concurrent Zoning Ordinance Map Amendment (rezone) application has been filed to rezone the property from AP to Agricultural Estates (AE) to accommodate residential density consistent with Section 3.01.1 B of the ordinance. A portion of the property lies within or near a Special Flood Hazard Area associated with an unnamed stream. Iowa DNR has issued base flood elevation determinations; local floodplain development permits would be required prior to construction of any structures. Restrictive covenants have been prepared limiting use to single-family residential purposes, establishing dwelling-size requirements, prohibiting livestock and mobile homes, and addressing other development standards. The property is located along 110th Street (County Road D12) in Concord Township. The proposal successfully completed the Sioux City extraterritorial review process. The County Engineer reviewed the plat and found no irregularities. Staff recommended approval contingent on the public hearings and related requirements.

Dan Kriener of Kriener Farm Management appeared representing the applicant. Priestley noted for the record a telephone inquiry from Ivan Areson who asked general questions about wells, septics, and project specifics but expressed no opposition.

Commissioners inquired about floodplain implications. Priestley explained that base flood elevation data is obtained during the platting process for awareness and title purposes; individual lot owners will still be required to obtain updated BFEs and floodplain development permits prior to building, administered under the existing zoning ordinance floodplain regulations. Not all of the property is affected.

No members of the public spoke regarding the application. No further questions were raised by the Commission.

Motion to close the public hearing: Made by Jeff Hanson and seconded by Corey Meister. All in favor said "aye." Motion carried (5-0).

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Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the proposed Bollmeyer Second Addition minor subdivision as presented.

Second: The motion was seconded by Tom Bride.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PORTIONS OF PARCELS #894607100002 AND #894607100014 FROM JD LEGACY FARMS, LLC (DENNIS BOLLMEYER)

Zoning Coordinator Daniel Priestley presented the staff report. This public hearing concerns the same land area and footprint as the preceding Bollmeyer Second Addition subdivision item (portions of Parcel #894607100002 and Parcel #894607100014). The rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) is required to meet the housing-density threshold under the zoning ordinance so that the additional residences contemplated by the subdivision can be authorized within the 40-acre area.

No questions were raised by the Commission. No members of the public spoke regarding the application.

Motion to close the public hearing: Made by Jeff Hanson and seconded by Steve Corey. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Tom Bride to recommend to the Board of Supervisors approval of the rezone from AP to AE as presented.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PARCEL #884703400012 FROM SAM M. PETERSON

Zoning Coordinator Daniel Priestley presented the staff report. Sam M. Peterson requested approval of a zoning district map amendment (rezone) on Parcel #884703400012 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Uhl Turkey Farms Incorporated by warranty deed on November 13, 2025. The parcel is an irregular tract containing approximately 8.06 gross acres (approximately 7.46 net acres after road right-of-way), located in the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West, with frontage and access via an existing access road connecting to 170th Street. The property address is 1555 170th Lane, Sioux City, Iowa 51106.

The AP district is intended to preserve productive agricultural land and limit non-farm residential density; the AE district accommodates low-density residential development on larger lots compatible with surrounding agricultural and rural-estate uses. The subject property is bordered by existing AE-zoned residential properties to the south and incorporated city development to the

west, with AP land remaining to the north and east. The request represents a logical extension of the established AE residential-estates pattern rather than spot zoning. The property is not in the floodplain.

Staff noted that in late July county staff discovered grading activities had commenced without permits. The owner subsequently contacted the county through a contractor to obtain a building permit, which could not proceed because the property remained in the AP district. Construction of the residence had also commenced without an authorized building permit; staff verbally instructed the owner and contractor to cease construction pending resolution of zoning and permitting. A letter dated September 23 addressed the matter. The rezone is required to address density: with existing houses to the south and at the Frank Asphalt location, the third house within the quarter-quarter section triggers the density limit under the ordinance. An earlier house associated with the Uhl Turkey Farm had been removed and was no longer reflected on assessment records, eliminating any legal nonconforming or grandfathering rights after the statutory period elapsed. A prior boundary adjustment by the Uhl's had expanded the parcel under the same-parcel-count parameters.

The applicant, Sam M. Peterson, was present and confirmed that a house and associated structures (including barns) previously existed on the site and have been demolished; the proposal essentially replaces a former house. In response to Commission inquiry, the applicant stated there are no plans for a home occupation that would change the character of the neighborhood; any outbuilding would be primarily personal, though the applicant owns a landscaping company and may occasionally store a trailer or two.

Priestley reported that several members of the public (including city residents near the unincorporated line) had contacted staff with questions about accessory structures, sheds, home-occupation standards, and observed grading for an outbuilding. A late comment from Deborah Pfeiffer asked whether AE requires permits for additional buildings/businesses and whether a permit had been applied for the graded outbuilding site. Staff noted that permits are required for such structures, that unincorporated landowners retain rights to principal and accessory structures under applicable standards, and that limited home occupations are permitted subject to the ordinance "drive-by test" and related criteria. Additional splits would require a subdivision plat. Concerns from nearby city residents about expansion are valid, as are the property rights of the unincorporated landowner.

No members of the public spoke at the hearing. Commission discussion noted the Future Land Use Map context, that AE retains substantial agricultural rights similar to AP, and that the request places housing near existing housing.

Motion to close the public hearing: Steve Corey made a motion and Jeff Hanson seconded. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the rezoning from AP to AE as presented on the property at 1555 170th Lane.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): NORTHERN NATURAL GAS COMPANY – REPLACEMENT OF

AN EXISTING NATURAL GAS PIPELINE ON FOUR DISTINCT PARCELS IN THE SERGEANT BLUFF AREA

Zoning Coordinator Daniel Priestley presented the staff report. This item is a review session (not a public hearing); the official public hearing will be held by the Board of Adjustment on October 5, 2026. Northern Natural Gas Company, through authorized representative Andrew Hardenburger (Senior Right of Way Agent), requests approval to replace an existing 12-inch natural gas pipeline with a new 12-inch natural gas pipeline, including associated temporary construction activities and subsequent removal of the existing pipeline, on four parcels in the unincorporated Sergeant Bluff area. The new pipeline will be installed approximately 3 to 4 feet below the surface so that normal agricultural activities may continue. On three parcels the new alignment is offset approximately 25 feet east of the existing line; on one parcel the alignment is relocated several hundred feet east and/or south at the landowner's request. All disturbed areas are to be restored upon completion of construction.

The affected parcels are: Parcel #884729400003 (approx. 33.26 acres, near 7284 Lakeport Rd. / Old Lakeport Rd., Sergeant Bluff, AE Zoning District, Section 29, T88N R47W; some portions in Special Flood Hazard Area, Zone A); Parcel #884732400002 (approx. 35.20 acres, near 7374 Old Lakeport Rd., AP Zoning District, Section 32, T88N R47W); Parcel #874705300001 (approx. 38.75 acres, 2230 Banner Ave., Sergeant Bluff, AP Zoning District, Section 5, T87N R47W); and Parcel #874705300005 (approx. 37.50 acres, adjacent agricultural tract, AP Zoning District, Section 5, T87N R47W). Owners include Gladys M. Rogers et al. / Rogers trusts, Jack Cook Farms Inc., and Sharon M. Krogh Life Estate / Brenda M. Godfredson / Amiee M. Krogh.

Priestley noted the project is heavily regulated by federal and state agencies (including PHMSA) and that the conditional-use review should expect compliance with all applicable federal and state requirements. The company has worked thoroughly with staff. The project is triggered in part by the need to upgrade wall thickness and conduct pressure tests as occupancy class changes from Class 2 to Class 3 due to increased occupancy in the area.

Sam McGill (Omaha, Nebraska), representing Northern Natural Gas, explained that the replacement is driven by the class-location change requiring greater wall thickness and subsequent pressure testing; the pipeline remains 12-inch diameter. In response to Commission questions, he confirmed the thicker wall supports higher pressure/product volume and public safety. Regarding coating on the existing line, based on age it is believed to include asbestos wrap; when the coating is cut, a third-party specialist in protective suits will strip and dispose of material as hazardous waste and test it. If positive, the pipe will be stripped and taken to an authorized disposal location. All such work is regulated.

No members of the public spoke regarding the application.

Motion: A motion was made by Steve Corey to recommend approval of the conditional use permit for the Northern Natural Gas Company pipeline replacement on the identified parcels and to forward the matter to the Board of Adjustment.

Second: The motion was seconded by Corey Meister.

Vote: All those in favor said "aye." Jeff Hanson abstained due to a conflict of interest (working with a property owner that requires relocation of the pipeline). The motion carried (4-0) with one abstention.

Priestley noted that the Board of Adjustment will hold the official public hearing on October 5, 2026.

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REVIEW OF CONDITIONAL USE PERMIT RENEWAL APPLICATION (ACTION ITEM): BORROW PIT FOR EARTH MATERIALS FROM STEVEN SITZMANN – PARCEL #894608100010

Zoning Coordinator Daniel Priestley presented the staff report. This is essentially the same request reviewed approximately one year earlier. Steven Sitzmann previously received Board of Adjustment approval (Resolution No. BA 452, adopted September 3, 2025) for a temporary borrow pit to extract and remove earth materials to level a sloped hill on the approximately 3.99-acre property at 1546 110th Street, Sioux City, IA 51108 (Agricultural Estates Zoning District, Concord Township, Section 8, R Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision), facilitating future development of a single-family dwelling. The one-year authorization expired in September. The applicant found timing with the contractor difficult and needs additional time to complete the work. The long-range goal remains responsible site preparation for a house and possible future split. Staff evaluated the situation and advised that the matter must again proceed through the Commission for recommendation and the Board of Adjustment for public hearing (October 5, 2026).

Mr. Sitzmann was present and had nothing further to add. In response to a staff question, Priestley reported no concrete complaints of nuisance during the prior year of operation; the only reference had been another party citing the project as an example when inquiring about a different borrow pit.

A member of the public briefly inquired about a liquor license; it was clarified that the item concerns a borrow pit and has no relation to liquor licensing.

No other public comments were received.

Motion: A motion was made by Corey Meister to recommend to the Board of Adjustment renewal of the borrow-pit conditional use permit.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried 5-0 (unanimous). The matter proceeds to the Board of Adjustment.

ACTION ITEM: SELECTION OF ONE ZONING COMMISSION REPRESENTATIVE TO BE LIAISON TO THE SIOUXLAND INTERSTATE METROPOLITAN PLANNING COUNCIL (SIMPCO)

Commissioner Christine Zellmer Zant, who has served as the Commission's liaison to SIMPCO for many years, indicated it was time for another member to take the role if interested. Discussion covered SIMPCO's role as a nonprofit regional planning organization serving Woodbury County and surrounding communities (including portions of Nebraska and South Dakota), focusing on economic development, funding for codes, infrastructure, housing, and related projects. Meetings are typically monthly (sometimes more for special committees) during the lunch hour at the SIMPCO office on Highway 20 / South Lewis Boulevard. Attendance provides two-way information exchange useful to county planning.

Commissioner Steve Corey volunteered to serve as liaison for the next year, noting it would be a good learning opportunity.

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Motion: A motion was made by Tom Bride to select Steve Corey to serve as the Zoning Commission liaison to SIMPCO for the next year.

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

ACTION ITEM: SCHEDULING DETERMINATION FOR FUTURE DATA CENTER TOWN HALL EVENTS FOR THE UNINCORPORATED AREAS OF WOODBURY COUNTY

Zoning Coordinator Daniel Priestley reviewed progress on the Board of Supervisors' directive to develop a clearer permitting framework for industrial data centers in the unincorporated areas (similar to the prior solar-energy process). A moratorium remains in place. The Commission has conducted town-hall sessions in Sloan (August 31, 2026) and Moville (September 21, 2026); the third of the initial set is scheduled for November 9, 2026, in Salix, all at 7:00 PM. The Supervisors expect engagement across different communities. Priestley recommended considering additional sessions, mindful of the holiday season, and suggested a January date (for example, the week before a regular Commission meeting) to maintain momentum. He also noted the eventual need for a work session (open to the public) to hash out ordinance elements and formal public hearings when specific language is under consideration. Emphasis was placed on careful definitions (hyperscale vs. smaller or accessory data facilities, crypto-mining, energy thresholds, etc.) to avoid unintended consequences for legitimate existing or accessory uses, and on obtaining public input on studies (water, sound, etc.) that may be required of applicants.

Commission discussion favored an eastern-county location such as Correctionville for the next town hall and agreed that scheduling too far beyond January risks losing public tracking of dates. Consensus formed around January 18, 2027 (7:00 PM) in Correctionville, subject to facility availability.

Motion: A motion was made by Steve Corey to schedule a data-center town-hall meeting for January 18, 2027, at 7:00 PM in Correctionville, Iowa (location subject to confirmation of available facilities).

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda.

Staff Update

Zoning Coordinator Daniel Priestley provided updates related to the data-center process. Staff continues to evaluate materials and data from multiple sources. Media inquiries have occurred; Priestley stressed the importance of clearly distinguishing that the Commission's work addresses only the unincorporated areas of Woodbury County. He referenced the Moville town-hall experience, including the value of explaining the unincorporated/incorporated distinction and of informal polling by show of hands. The Supervisors' moratorium provides time to do the work thoroughly. The two rezone recommendations from tonight will proceed to the Board of Supervisors for the required readings (October 13, 20, and 27, 2026; the Board may waive

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readings depending on public intensity). The next regular Zoning Commission meeting is expected on October 26, 2026, at 5:00 PM; the Salix town hall remains scheduled for November 9, 2026, at 7:00 PM. Corey Meister noted he will be absent on October 26.

Supervisor Kent Carper (participating by telephone) expressed appreciation to the Commissioners for attending the town-hall meetings and for their work while he has been unavailable following surgery.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

A motion was made to adjourn the meeting by Corey Meister and was seconded by Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye" (5-0). The meeting adjourned following the conclusion of the agenda.

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PROPOSED DRAFT ORDINANCE

(SUBJECT TO CHANGES THROUGHOUT THE REVIEW AND PUBLIC HEARING(S) PROCESS

ORDINANCE NO. _____

A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this ____ day of _____, 2026.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

_____
Mark Nelson, Chairman

_____
David Dietrich, Vice-Chairman

_____
Daniel Bittinger II

Attest:

_____
Kent Carper

_____
Michelle K. Skaff, Woodbury County Auditor

_____
Matthew Ung

Adoption Timeline:
Date of Public Hearing and First Reading_____
Date of Public Hearing and Second Reading_____
Date of Public Hearing and Third Reading_____
Date of Adoption_____
Published/Effective Date_____

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ITEM ONE (1)

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108). Portions of Parcel IDs 894607100002 and 894607100014.

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108). Portions of Parcel IDs 894607100002 and 894607100014.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **September 28, 2026**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for the approximately 17.255-acre (gross) / 14.407-acre (net) property identified as portions of Parcel IDs #894607100002 and #894607100014, located in T89N R46W (Concord Township), in the North Half of the Northwest Quarter (N½ NW¼) of Section 7, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property lies along 110th Street (County Road D12) in Concord Township. The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'06" West along the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

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Application Details

Date Received: August 3, 2026 (Case #1202)

Fee: $400 (Check #12028)

Owner / Applicant: JD Legacy Farms, LLC (Dennis Bollmeyer)

Address: 30585 300th Street, Hinton, IA 51024-8509

Engineer / Surveyor: David Lamberton, DGR Engineering – 712-266-1554

Property Information:

Property Address / Vicinity: N½ NW¼ & related, Section 7, T89N-R46W (Concord Township) along 110th Street (County Road D12)

Parcel ID(s): Portions of 894607100002 and 894607100014

Total Acres (subject of rezone / concurrent plat): approximately 17.255 gross / 14.407 net

Current Use: Agriculture (AP)

Proposed Use: Agriculture / AE Housing (single-family residential lots)

Current Zoning: Agricultural Preservation (AP)

Proposed Zoning: Agricultural Estates (AE)

Average Crop Suitability Rating (CSR2): Approximately 78–86 range (see soil report; weighted ~78.2 on portion mapped)

Pre-application meeting: July 31, 2026 – Staff present: Dan Priestley

Pre-application Meeting

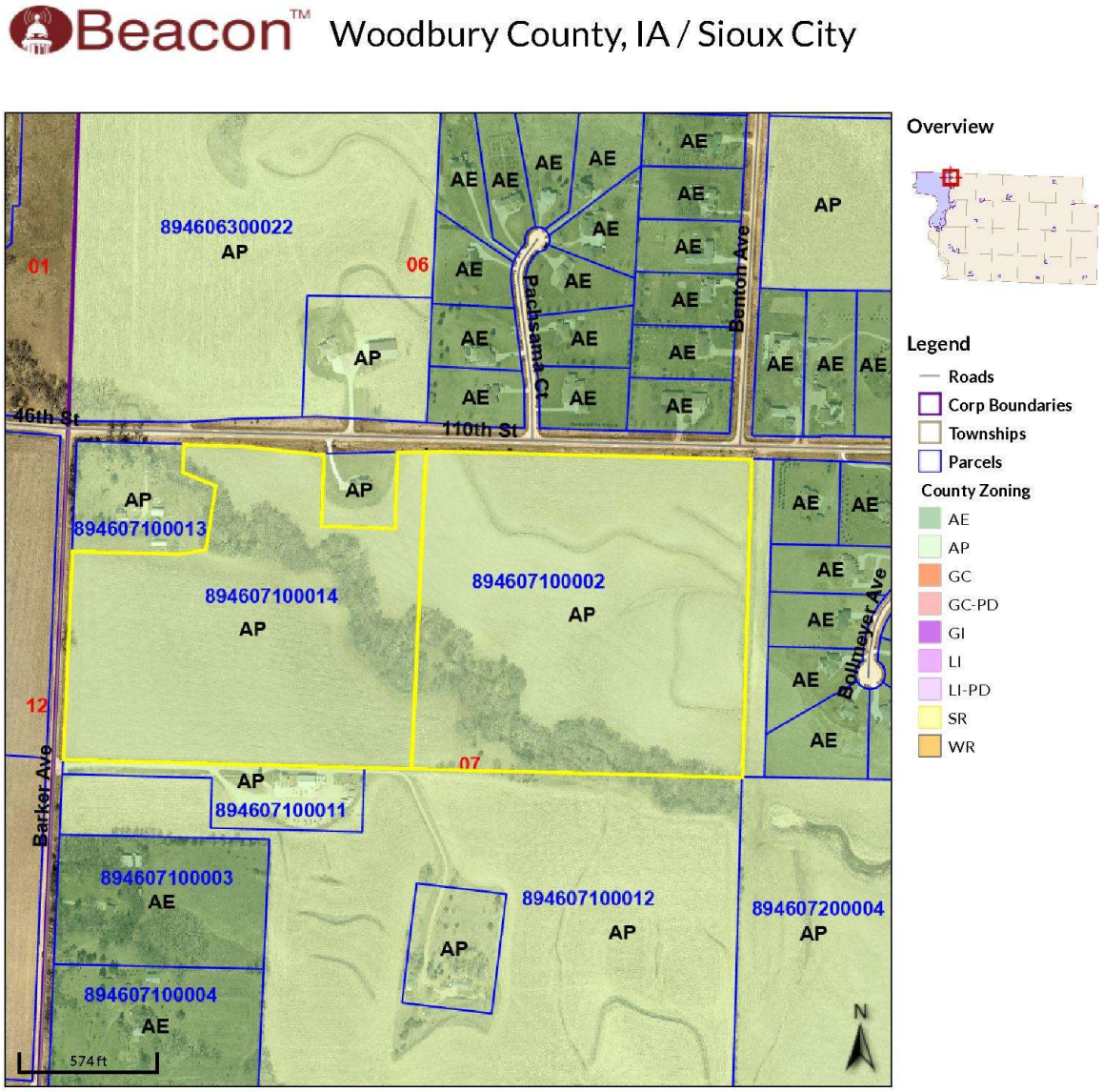
Date: July 31, 2026
Staff present: Dan Priestley

Purpose of Zoning Ordinance Map Amendment (Rezone) Application

The applicant proposes to create a seven-lot (two-out lots) minor subdivision (Bollmeyer Second Addition) for single-family residential development. Under Section 3.01.1 B of the Woodbury County Zoning Ordinance, not more than two residences shall be allowed on any quarter-quarter section (nominally 40-acre) tract in the Agricultural Preservation (AP) district. When a property owner wishes to subdivide to create more than two parcels on a quarter-quarter section, concurrently with the platting process the zoning designation should be changed from the AP Zoning District to an appropriate classification. The Agricultural Estates (AE) district is the appropriate classification to accommodate the proposed residential lots while retaining rural character compatible with surrounding agricultural and estate uses.

This rezone is filed concurrently with the Bollmeyer Second Addition minor subdivision application. A portion of the property lies within or near a Special Flood Hazard Area; Iowa DNR Base Flood Elevation determinations have been obtained (Projects 2026-0978 and 2026-0979). Local floodplain permits will be required prior to development.

Location Map



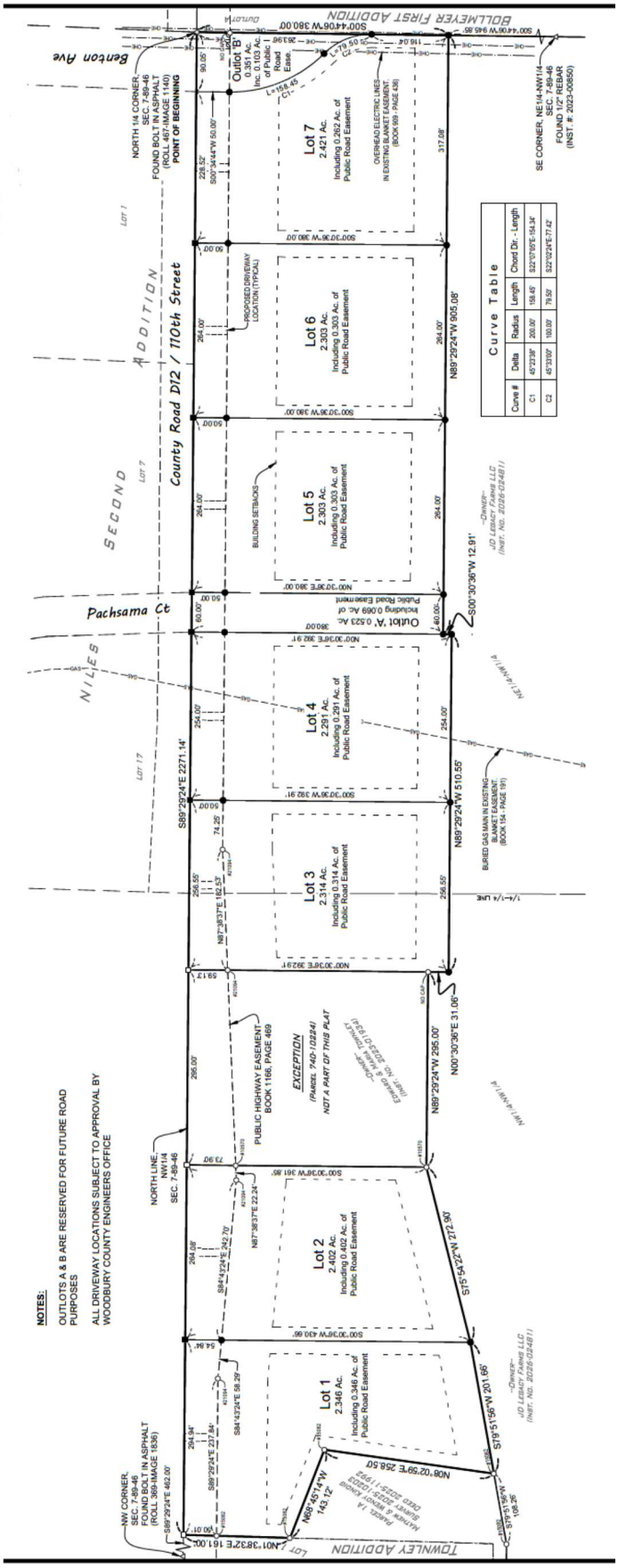
Date created: 8/18/2026
Last Data Uploaded: 8/17/2026 10:16:26 PM

Developed by SCHNEIDER GEOSPATIAL

Location Map Description

The above image is a formal property data sheet featuring a geographic information system (GIS) map and associated parcel details

Plat Excerpt (Area to be Rezoned)



Evaluation Criteria

The Planning and Zoning Commission shall base their recommendations and the Board of Supervisors shall base their decision on any requested amendment of the zoning district map on the following criteria:

- Conformance with the goals and objectives set forth in the approved General Development Plan for Woodbury County including the Future Land Use Map;
- Compatibility and conformance with the policies and plans of other agencies with respect to the subject property;
- Consideration of the Corn Suitability Rating (CSR) of the property;
- Compatibility with adjacent land uses;
- Compatibility with other physical and economic factors affecting or affected by the proposed rezoning; and
- Any other relevant factors.

Staff Response to Criteria and Recommendation

Conformance with the goals and objectives set forth in the approved General Development Plan / Future Land Use Map

The concurrent minor subdivision and rezone support orderly rural residential development in an area already experiencing estate-style residential growth (Niles Second Addition, Bollmeyer First Addition, and surrounding AE parcels). The AE district is specifically intended to provide for residential development on larger lots in a manner compatible with agricultural surroundings. The proposal aligns with managed growth principles by utilizing land already under common ownership and adjacent to existing residential development rather than leapfrogging into prime agricultural core areas.

Future Land Use

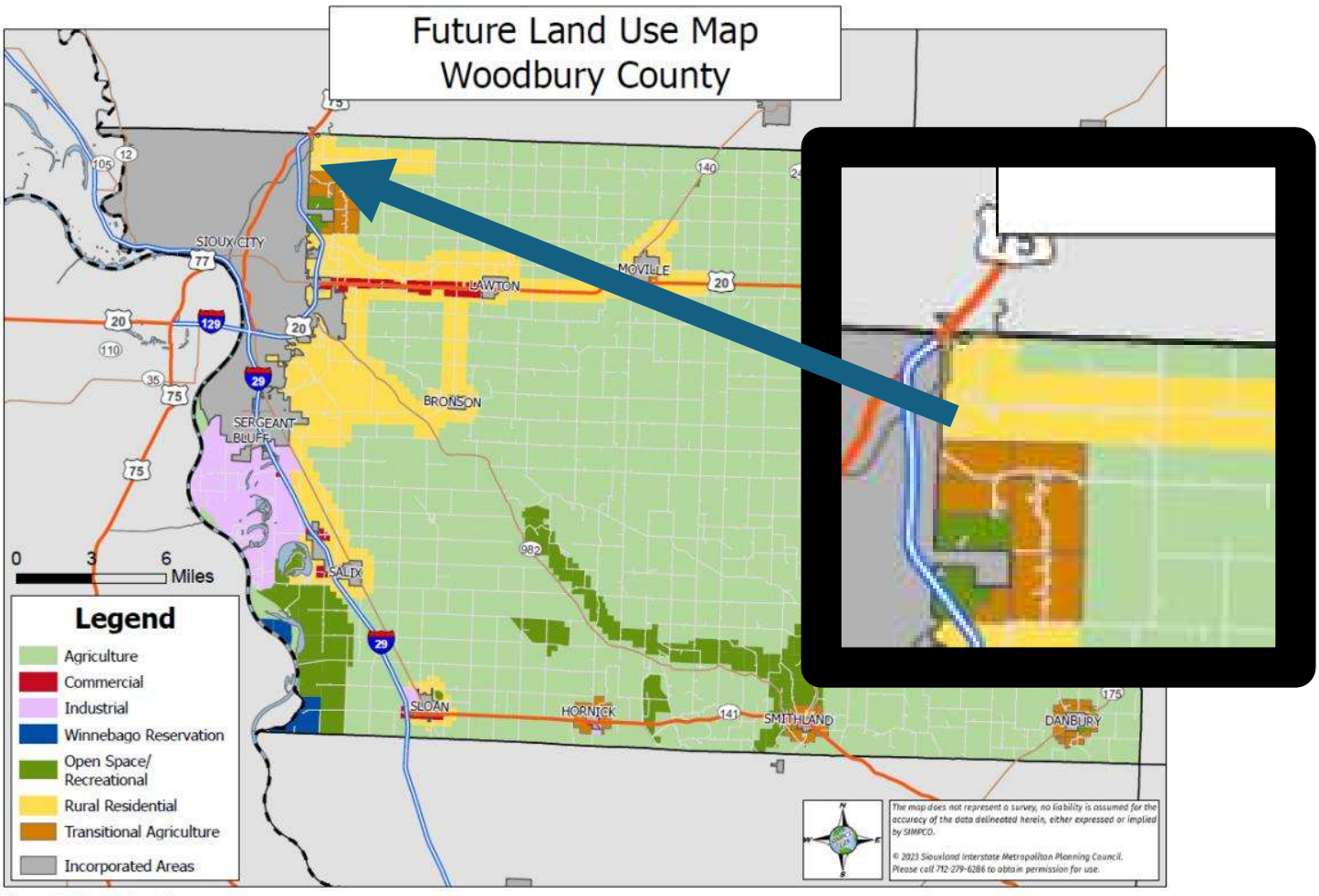


Figure 7.4 Future land use map

Compatibility and conformance with the policies and plans of other agencies

Iowa DNR has issued BFE determinations, and the City of Sioux City approved extraterritorial review of the associated Bollmeyer Second Addition final plat. The County Engineer reviewed the proposed minor subdivision and concurrent rezoning from AP to AE, noting that the property fronts paved D12, a Farm-to-Market route carrying approximately 570–1,000 vehicles daily between US 75 and K64; the seven additional lots are expected to increase residential traffic. Any proposed roadways or outlots must align directly with existing roadways. D12's 60-mph speed limit will remain unchanged as driveways are added. Prospective purchasers must be informed of traffic conditions, the speed limit, potential traffic types and volumes, and that snow removal and emergency services are provided from the Lawton area, with corresponding response expectations. Landowners must obtain applicable Woodbury County Secondary Roads access permits before working within the County right-of-way. Subject to these requirements, Secondary Roads has no objections to the subdivision or rezoning. As of September 24, 2026, no utility objections have been received.

Consideration of the Corn Suitability Rating (CSR) of the property

CSR2 values for the mapped portion average approximately 78.2 (range of individual map units roughly 32–92). While productive, the presence of an unnamed stream corridor, existing tree/vegetation areas, and the proposed lot configuration (approximately 2.3-acre lots) limit the practical agricultural scale. The AE district continues to allow agricultural uses compatible with residential estates.

Compatibility with adjacent land uses

The subject property is bordered by or near existing AE-zoned residential lots (Niles Second Addition / Pachsama Court to the north, Bollmeyer First Addition to the east) and remaining AP agricultural land. The proposal is a logical extension of the established residential estate pattern rather than a spot zone. Restrictive covenants further ensure residential character compatible with neighbors.

Compatibility with other physical and economic factors

Physical: Minimum lot size in AE is consistent with rural residential scale. Floodplain constraints are identified and will be managed through required permits and freeboard. Access is directly to County Road D12 / 110th Street; driveway locations subject to County Engineer approval. Economic: The rezone enables development of additional rural housing supply while the concurrent covenants and AE standards protect neighboring property values and agricultural operations.

Any other relevant factors

The rezone is the required legal mechanism under Section 3.01.1 B of the Zoning Ordinance to allow more than two residences per quarter-quarter section. Concurrent processing with the minor subdivision ensures coordinated review. Public notice to 1,000-foot owners and stakeholders provides opportunity for input.

Staff Recommendation

Based on the information provided in the application, the concurrent Bollmeyer Second Addition minor subdivision, the Woodbury County Zoning Ordinance (particularly §3.01.1 B), soil/CSR2 data, floodplain information, and surrounding land-use pattern, staff recommends approval of the request to rezone the subject property from Agricultural Preservation (AP) to Agricultural Estates (AE). This recommendation is contingent upon public input received during the Planning and Zoning Commission and Board of Supervisors public hearings, City of Sioux City extraterritorial approval, and any conditions deemed appropriate by the Commission or Board.

Staff recommends that the Zoning Commission forward a recommendation of approval to the Board of Supervisors.

Planning and Zoning Commission Recommendation

The planning and zoning commission shall review and make a recommendation on any proposed amendment to the zoning district map as follows:

Hearing required

The planning and zoning commission shall conduct a public hearing on the proposed zoning district map amendment in accordance with subsection 2.02-1. B.

The Zoning Commission Public Hearing is/was on September 28, 2026 at 5:00 PM.

Notification

Public notification of the planning and zoning commission hearing on the proposed amendment of the official zoning map shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the proposed change in zoning district classification.

The area property owners within 1000 feet were contacted with a notification letter dated September 14, 2026 about the scheduled Zoning Commission public hearing.

Time limit for recommendation

A recommendation to the Board of Supervisors for approval, approval with conditions or disapproval on the proposal, shall be made within 35 days of the conclusion of the public hearing unless the petitioner consents to an extension of time. If no recommendation is made within 35 days from the conclusion of the public hearing, the issue will be forwarded to the Board of Supervisors with no recommendation.

The Zoning Commission may make a recommendation to the Board of Supervisors following their public hearing or they may conduct an additional public meeting to render their recommendation.

Board of Supervisors' Action

Following receipt of the recommendation of the planning and zoning commission, the Board of Supervisors shall consider and act upon a proposed amendment to the zoning district map as follows:

Hearing required

The Board of Supervisors shall conduct a public hearing on the proposed zoning district map amendment in accordance with the procedure outlined at subsection 2.02-1. B.

Up to three public hearings before the Board of Supervisors are scheduled for October 13, 20, and 27, all at 4:45 PM.

Notification

Public notification of the Board of Supervisors hearing on the proposal shall be as required by subsection 2.02-1. B(1).

A legal notice is scheduled to be published to cover the three public hearings on October 8, 2026 in the Sioux City Journal.

Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Sioux City Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(712) 293-4250**.

Notice ID: il2l5OYkN4Sj0H9tRtI7 | **Proof Updated: Sep. 24, 2026 at 12:52am CDT**
Notice Name: BOS_REZONE_JD_LEGACY_FARMS_10-13_10-20-10-27 | Publisher ID: COL-IA-503729 |
Purchase order number: BOS_7202

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Dan Priestley dpriestley@woodburycountyiowa.gov (712) 279-6609	Sioux City Journal

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 12.57

Number of Lines: 149

10/08/2026: General Legal Notice	98.64
Subtotal	$98.64
Tax	$0.00
Processing Fee	$0.00
Total	**$98.64**

See Proof on Next Page

NOTICE REGARDING PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF SUPERVISORS FOR A ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT

The Woodbury County Board of Supervisors will conduct public hearings and ordinance readings to consider the proposed zoning ordinance map amendment (rezone), as detailed below, on **Tuesday, October 13, 2026, at 4:45 PM, Tuesday, October 20, 2026, at 4:45 PM, and Tuesday, October 27, 2026, at 4:45 PM,** or as soon thereafter as the matter may be heard. Pursuant to Iowa Code Section 331.302, the Board of Supervisors may waive the second and third hearings and readings if deemed appropriate.

These hearings and ordinance readings will take place in the Board of Supervisors' meeting room, located in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Interested individuals may attend in person to provide comments.

Copies of the proposed amendments are available for public inspection at the Woodbury County Auditor's Office, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa during normal business hours of Monday through Friday, 8:00 AM to 4:30 PM. If adopted, the ordinance will become effective upon publication of this summary or the complete text of the ordinance following final passage by the Board of Supervisors, unless a subsequent effective date is specified in the ordinance.

Written comments may be submitted by mail or email to: Woodbury County Planning and Zoning, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Priestley at dpriestley@woodburycountyiowa.gov. For inquiries, contact Daniel Priestley at 712-279-6609.

All individuals wishing to provide input are encouraged to attend and participate in the scheduled hearing(s).

CONSIDERATION OF A ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT

TITLE: A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Supervisors will hold public hearings as referenced above to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by JD Legacy Farms, LLC (Dennis Bollmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road D12), with a mailing address of 30585 300th St, Hinton, IA 51024-8509.

The proposal is to rezone approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the proposed Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance.

The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'06" West along the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 66°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

GCL-IA-503729

Decision. Following the public hearing, the Board of Supervisors may:

- Defer consideration of the proposal; or
- Reject the proposal; or
- Proceed subject to subsections (iv) and (v) below, to adopt an ordinance approving the amendment to the zoning district map.
- Super majority required. A 60 percent majority of the Board of Supervisors shall be required to adopt the proposed amendment of the zoning district map if the owners of more than 20 percent of either, (a) the area of the subject property or (b) the area of real property lying within 500 feet of the subject property file a written objection prior to the conclusion of the public hearing.
- The Board of Supervisors may impose restrictive conditions upon the approval of an amendment to the zoning district map if, before the conclusion of the public hearing, the owner agrees to the conditions in writing.

Legal Notification – Zoning Commission Public Hearing

Sioux City Journal

AFFIDAVIT OF PUBLICATION

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of New Jersey, County of Camden, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Sep. 17, 2026

NOTICE ID: 2MWmuXTG9JL7CYw9Wj1c
PUBLISHER ID: COL-IA-503654
NOTICE NAME: ZC_9-28-26
Publication Fee: $154.25

Edmar Corachia
(Signed)

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 09/21/2026

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on Monday, September 28, 2026 at 5:00 PM or as soon thereafter as the matters may be considered. Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 608 086 537# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, September 23, 2026.

Item One (1)
MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as Bollmeyer Second Addition. JD Legacy Farms, LLC has submitted an application for a seven-lot (plus two outlots) minor subdivision to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 acres (approximately 14.407 acres net) from portions of Parcel #894607100002 and Parcel #894607100014 located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 88 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is located within the Agricultural Preservation ("AP") Zoning District. A portion of the property is within or near a Special Flood Hazard Area associated with an unnamed stream.

The property is located along 110th Street (County Road C12) in Concord Township, Woodbury County, Iowa, near the Sioux City area. (Parcel #894607100002 and Parcel #894607100014).

Applicant(s)/Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St., Hinton, IA 51024-8009. Property Address: Along 110th Street (County Road C12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Item Two (2)
ZONING ORDINANCE MAP AMENDMENT (REZONE)

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by JD Legacy Farms, LLC (Dennis Bollmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road D12), with a mailing address of 30585 300th St, Hinton, IA 51024-8009.

The proposal is to rezone approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 88 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the proposed Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3(1)1 B of the Woodbury County Zoning Ordinance.

The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'06\" West along

the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 305.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108)

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108)

Item Three (3)
ZONING ORDINANCE MAP AMENDMENT (REZONE)

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by Sam M. Peterson, requests rezoning of property located in Woodbury Township at 1555 170th Lane, Sioux City, Iowa 51106, with a mailing address of 1592 170th Street, Sioux City, Iowa 51106.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District the property identified as Parcel #884703400012, located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury Township, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (approximately 7.46 net acres). The property is located at 1555 170th Lane, Sioux City, Iowa 51106.

The said property is more particularly described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'49" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'49" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 88°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12", the chord of said curve bears S 68°00'26" W a distance of 320.39 feet; thence S 47°51'21" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subject to easements, restrictions and zoning of record.

Property Owner(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.

Petitioner Applicant(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.

GCL-IA-503654

Comments from Owners of Real Property Lying within 1,000 feet from the Subject Property

Name / Titleholder	Address	City	State	Zip	Comments
JD Legacy LLC, an Iowa limited liability company	30585 300th St	Hinton	IA	51024-8509	No comments.
Edward Townley and Maria Townley, husband and wife, as joint tenants with full rights of survivorship	1418 110th St	Sioux City	IA	51108	No comments.
Matthew John Kindig and Wendy Lynn Kindig, husband and wife, as joint tenants with full rights of survivorship	1414 110th St	Sioux City	IA	51108	No comments.
Mark W. Zenk and Veronica J. Zenk, husband and wife, as joint tenants with full rights of survivorship	1152 Barker Ave	Sioux City	IA	51108	No comments.
Justine B. Barkley, a single person	1140 Barker Ave	Sioux City	IA	51108	No comments.
Fish Family Farms, LLC, an Iowa limited liability company	11933 Orchard Ave W	Minnetonka	MN	55305	No comments.
Aaron M. Guillaume and Melanie Guillaume, husband and wife, as joint tenants with full rights of survivorship	1461 110th St	Sioux City	IA	51108-8022	No comments.
Kevin Gerard Small and Jennifer Anne Small, Co Trustees of Kevin and Jennifer Small 2023 Revocable Trust	1423 110th St	Sioux City	IA	51108	No comments.
Small Family Farm, LLC, an Iowa Limited Liability Company	1423 110th St	Sioux City	IA	51108	No comments.
Pamela J. Mears	5701 46th St	Sioux City	IA	51108	No comments.
Raymond L. Richtermeyer and Donna P. Richtermeyer, husband and wife, as joint tenants with full rights of survivorship	5647 46th St	Sioux City	IA	51108	No comments.
Mark E. Williams	1902 110th St	Sioux City	IA	51108	No comments.
Anthony J. Vondrak and Jenaya D. Vondrak, husband and wife, as joint tenants with full rights of survivorship	1446 110th St	Sioux City	IA	51108	No comments.
Kelly J. Ridgway and Pamela J. Ridgway	1089 Benton Ave	Sioux City	IA	51108	No comments.
Jan J. George and Doris A. George, husband and wife, as joint tenants with full rights of survivorship	1087 Benton Ave	Sioux City	IA	51108	No comments.
Gregory M. Breyfogle and Lori L. Breyfogle, husband and wife, as joint tenants with full rights of survivorship	1085 Benton Ave	Sioux City	IA	51108	No comments.
Bryon R. Oines and Pamela J. Oines, husband and wife, as joint tenants with full rights of survivorship	1083 Benton Ave	Sioux City	IA	51108-8044	No comments.
Gary P. Niles and Dolores K. Niles, husband and wife, as joint tenants with full rights of survivorship	1081 Benton Ave	Sioux City	IA	51108-8044	No comments.
Emrick L. Dominowski and Jessica Jones-Sitzmann, husband and wife, as joint tenants with full rights of survivorship	1098 Pachisama Court	Sioux City	IA	51108	No comments.
Cole A. Knapp and Leah L. Knapp, husband and wife, as joint tenants with full rights of survivorship	1096 Pachisama Court	Sioux City	IA	51108-8044	No comments.
Richard Saunders and Katherine Saunders, husband and wife, as joint tenants with full rights of survivorship	1094 Pachisama Court	Sioux City	IA	51108	No comments.
Richard J. Niles and Renee M. Niles, husband and wife, as joint tenants with full rights of survivorship	1092 Pachisama Court	Sioux City	IA	51108-8738	No comments.
Melissa E. Tjeerdsma, as Trustee of the Melissa E. Tjeerdsma Trust	1090 Pachisama Court	Sioux City	IA	51108	No comments.
Randy W. Bradley and Lavone M. Sopher, husband and wife, as joint tenants with full rights of survivorship	1088 Pachisama Court	Sioux City	IA	51108	No comments.
Brittany Sickels and Thomas Sickels, wife and husband, as joint tenants with full rights of survivorship	1091 Pachisama Court	Sioux City	IA	51108	No comments.
Jason D. Hansen and Amber L. Hansen, husband and wife, as joint tenants with full rights of survivorship	1093 Pachisama Court	Sioux City	IA	51108	No comments.

Name / Titleholder	Address	City	State	Zip	Comments
David M. Hegarty and Brooke A. Hegarty, husband and wife, as joint tenants with full rights of survivorship	1095 Pachisama Court	Sioux City	IA	51108	No comments.
Craig J. Phillips and Stacy Sue Phillips, husband and wife, as joint tenants with full rights of survivorship	1097 Pachisama Court	Sioux City	IA	51108	No comments.
Kevin J. Kirwan and Mary Jo Kirwan, husband and wife, as joint tenants with full rights of survivorship	1099 Pachisama Court	Sioux City	IA	51108	No comments.
Carolyn R. Dunn, Trustee of the Carolyn R. Dunn Trust	1463 110th St	Sioux City	IA	51108	No comments.
Barry Krayenhagen and Cherrie Lynn Krayenhagen, husband and wife, as joint tenants with full rights of survivorship	1475 110th St	Sioux City	IA	51108-8022	No comments.
Donna Lias, a married person	1468 110th St	Sioux City	IA	51108	No comments.
Dennis J. Johnson, as Trustee of the Dennis J. Johnson Revocable Trust	1466 110th St	Sioux City	IA	51108	No comments.
Martin L. Appelt and Paula C. Appelt, Co Trustees of Appelt Revocable Trust	1462 110th St	Sioux City	IA	51108	No comments.
Lucy M. Newborn, Trustee, or Successor Trustee of the Charles and Mary Newborn Irrevocable Family Legacy Trust	1460 110th St	Sioux City	IA	51108	No comments.
JD Legacy Farms LLC, an Iowa limited liability company	30585 300th St	Hinton	IA	51024-8509	No comments.
Fred Yates and Janice Yates, Trustees, or their successors in interest, of the Fred and Janice Yates Living Trust dated July 8, 2025	1 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Breanna Bollmeyer, a single person	2 Bollmeyer Ave	Sioux City	IA	51108	No comments.
William W. Habermann and Catherine W. Habermann, husband and wife, as joint tenants with full rights of survivorship	3 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Alexander Michael Sarkisian and Nhu Le, husband and wife, as joint tenants with full rights of survivorship	4 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Nate Colbert, a single person	5 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Jeffery W. LaFavor and Kathleen M. LaFavor, husband and wife, as joint tenants with full rights of survivorship	6 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Brandon Bollmeyer	5739 State Highway 175	Ida Grove	IA	51445	No comments.
Keith A. Oliver Construction, LLC	413 Hannington Dr	Sergeant Bluff	IA	51054	No comments.
Mosher Asset Management, LLC, an Iowa limited liability company	1038 Hill Ave	Sioux City	IA	51104	No comments.

Source: Engleson Abstract Co., Inc. – Certified Abstractor Listing #333566

On 9/25/26 – Staff received telephone inquiry from Ivan Areson who asked general questions about wells, septics, and project specifics but expressed no opposition.

Stakeholder Comments

911 COMMUNICATIONS CENTER: No comments.

FIBERCOMM: No comments.

IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): No comments.

IOWA DEPARTMENT OF TRANSPORTATION (IDOT): No comments.

LOESS HILLS NATIONAL SCENIC BYWAY: No comments.

LOESS HILLS PROGRAM: No comments.

LONGLINES: No comments.

LUMEN: No comments.

MAGELLAN PIPELINE: Brian Ferguson (September 24, 2026): “Sorry that I missed your first email on this, Daniel. Yes, we are good with this. We've been in touch with Mr. Bollmeyer throughout the process. That line is inactive, and we will be removing it this fall prior to his dirt work kicking off.”

MIDAMERICAN ENERGY COMPANY (Electrical Division): Casey Meinen, MidAmerican Energy (September 3, 2026): "I have reviewed the following for MEC Electric Distribution; and we have no comments. This proposed Minor Subdivision dn Concurrent Rezone is outside of our service territory."

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Jeff Zettel, NIPCO (September 9, 2026): " Have reviewed this proposed Bollmeyer Second Addition minor subdivision and the concurrent Zoning Ordinance Map Amendment. NIPCO has no issues with this minor subdivision and rezone."

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WINNEBAGO TRIBE: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: Review memo provided below.

WOODBURY COUNTY RECORDER: Diane Swoboda Peterson, Woodbury County Real Estate/Recorder Deputy (September 2, 2026): " I see no issues. Thank you"

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): No comments.

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: Neil Stockfleth, WCSWCD (September 2, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: Tina Bertrand, Woodbury County Treasurer (September 3, 2026): “Certified taxes must be paid in full prior to Treasurer certification. Other than that there are no other comments.”

County Engineer's Review Memo

Woodbury County Secondary Roads Department

759 E. Frontage Road · Moville, Iowa 51039

Telephone (712) 279-6484 · (712) 873-3215 · Fax (712) 873-3235

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Laura Sievers, PE, Woodbury County Engineer

Date: September 11, 2026

Subject: Bollmeyer Second Addition (Minor Subdivision) and Concurrent Rezone

The Woodbury County Secondary Roads Department has reviewed the proposed Bollmeyer Second Addition (Minor Subdivision) and concurrent rezone from AP to AE.

The proposed subdivision is located along paved D12, a Farm-to-Market route. Traffic volumes on D12 currently average approximately 1,000, 570, and 800 vehicles per day on various sections between US 75 and K64. The development of seven additional lots will result in increased residential traffic along D12.

Any proposed roadways or outlots shall be located directly across from existing roadways to provide for appropriate access and alignment.

The current posted speed limit on D12 is 60 mph and will remain 60 mph as additional driveways are established along the roadway. Prospective purchasers of the parcels should be made aware of the existing traffic conditions and the posted speed limit and should understand the type and volume of traffic that may be present along their properties.

Snow removal and emergency response services for this area are provided from the Lawton area. Prospective purchasers should also be made aware of these service arrangements and the associated response expectations.

The landowners will be required to obtain the appropriate Woodbury County Secondary Roads access permits prior to performing any work within the County right-of-way.

Based on the information provided, Secondary Roads has no objections to the proposed Minor Subdivision and concurrent rezone, subject to the above requirements and considerations.

Supporting Documentation

Zoning Ordinance Map Amendment Application

OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(4)
Page 1 of 8

Rezoning Application & Zoning Ordinance Map Amendment

Owner Information: (Dennis Ballmeyer)

Owner: JD Legacy Farm, LLC

Address: 30585 300th St.
Hinton, Ia 51024

Phone: [redacted]

Applicant Information:

Applicant: Same

Address:

Phone:

Engineer/Surveyor: David Lamberton Phone: 712-266-1554

Property Information:

Property Address or Address Range:

Quarter/Quarter: NE¼ NW¼ NW NW¼ Sec: 7 Twnshp/Range: 89/46

Parcel ID #: 894607100002 894607100014 or GIS #: Total Acres: ~~34.41~~ 11.452 ~~36.776~~ ~~34.41~~ 5.803 ~~2.89~~

Current Use: Agriculture AP Proposed Use: Agriculture AE Housing

Current Zoning: AP Proposed Zoning: AE 11.255 Gross

Average Crop Suitability Rating (submit NRCS Statement): 14.407 Net

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information). Concord

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date: 7-31-26 Staff present: Dan Priestley

The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner: JD Legacy Farms, LLC Dennis Ballmeyer Applicant: Dennis Ballmeyer

Date: 8-3-26 Date: 8-3-26

Fee: $400 **Case #:** 7202

Check #: 12028

Receipt #:

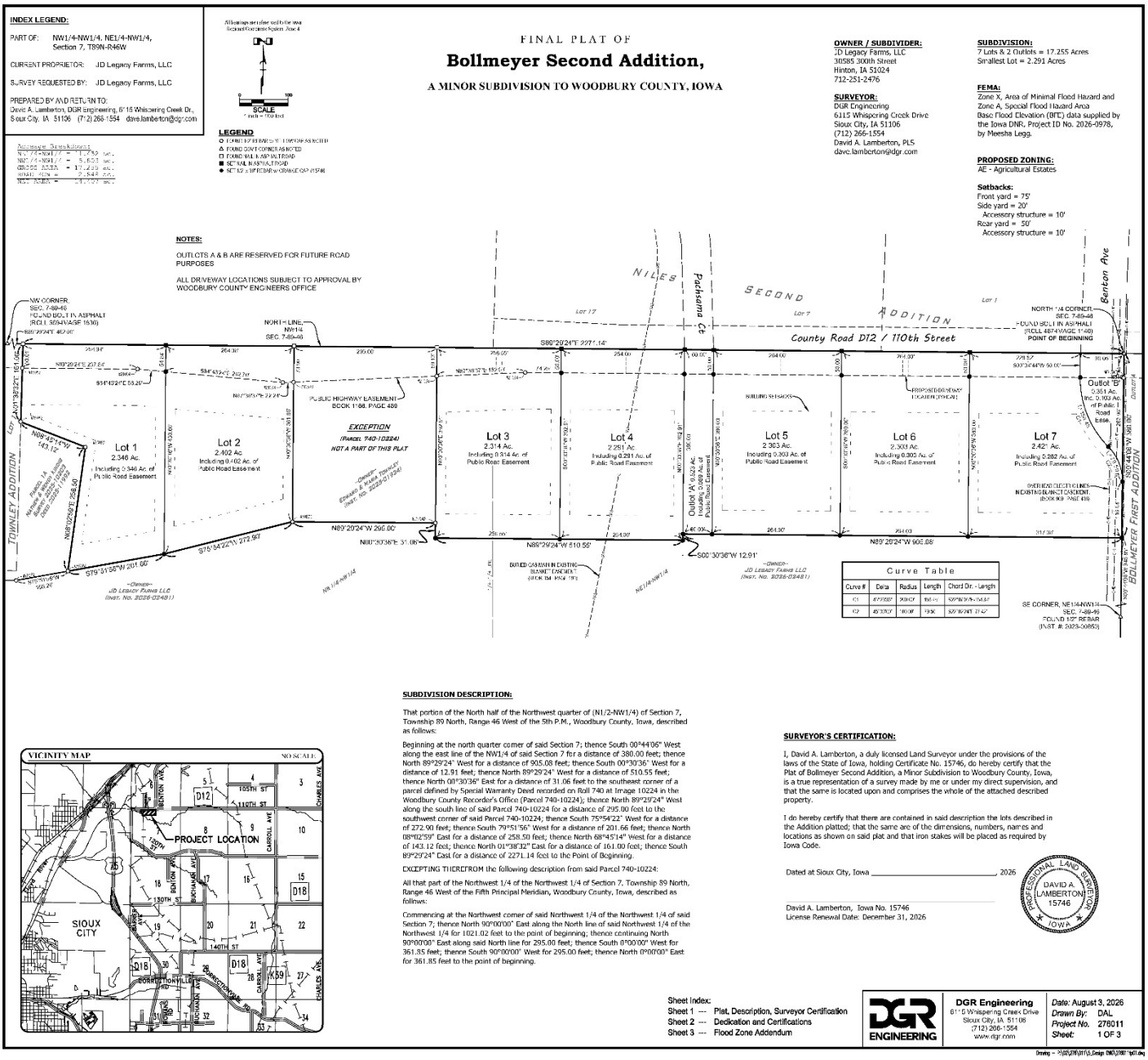
Date Received

RECEIVED

AUG - 3 2026

WOODBURY COUNTY
PLANNING & ZONING

Proposed Subdivision Plat



FINAL PLAT OF

Bollmeyer Second Addition,

A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

DEDICATION

JD Legacy Farms, LLC, Limited Liability Company, the owner of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the law, caused said described real estate to be surveyed, staked and platted into Lots and Outlot, as is particularly shown and set forth in the attached Plat and said Certificate of David A. Lamberton, a Licensed Surveyor who surveyed and platted the real estate to be known as Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa; that the same is prepared with the free consent and in accordance with the desires as owner and proprietor thereof.

Executed at Sioux City, Iowa, the _____ day of _____, 2026.

JD Legacy Farms, LLC

By: _____ By: _____
Dennis D. Bollmeyer, Manager Judy L. Bollmeyer, Manager

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on _____, by Dennis D. Bollmeyer and Judy L.Bollmeyer, as Managers of JD Legacy Farms, LLC.

_____
Notary Public - State of Iowa

STATEMENT OF MORTGAGE HOLDER

The undersigned Farm Credit Services of America, FLCA, the present owner and holder of the Mortgage, recorded as Document Number: 2026-02590, states that the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, is prepared with its free consent and in accordance with its desire. This statement is made in accordance with Iowa Code section 354.11(1)(b).

Dated: _____, 2026.
Farm Credit Services of America, FLCA
By: _____
Its: _____

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on the _____,

by _____ as _____ of Farm Credit Services of America, FLCA.

By: _____
Notary Public in and for said State

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

The County Auditor hereby accepts and approves the name or title of the attached Subdivision Plat as required by Iowa Code section 354.6(2).

Dated _____, _____
Michelle K. Skaff, Auditor and Recorder,
Woodbury County, Iowa
By: Diane Swoboda Peterson, Deputy

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

Docket No: _____

Filed for record, this_____day of_____, _____,

at_____o'clock _____M. recorded in Plat Envelope_____, indexed and delivered to the County Auditor of Woodbury County, Iowa.

Dated _____, _____
Michelle K. Skaff, Auditor and Recorder,
Woodbury County, Iowa
By: Diane Swoboda Peterson, Deputy

CERTIFICATE OF COUNTY ASSESSOR

I, Tyler Mogensen, hereby certify that on the_____day of _____, _____, a copy of this Plat was filed in the Woodbury County Assessor's Office.

Dated _____, _____
Tyler Mogensen
City Assessor

BOARD OF SUPERVISORS RESOLUTION NO. _____.

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, it appears that said plat conforms with all the provisions of the code of the State of Iowa and ordinances of Woodbury County, Iowa, with reference to the filing of same; AND

Whereas, the Zoning Commission of Woodbury County, Iowa has recommended the acceptance and approval of said plat; AND

Whereas, the County Engineer of Woodbury County, Iowa has recommended the acceptance and approval of said plat.

Now therefore, be, and it is hereby resolved by the Woodbury County Board of Supervisors, Woodbury County, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, be, and the same is hereby accepted and approved, and the chairman and secretary of the Woodbury County Board of Supervisors, Woodbury County, State of Iowa, are hereby directed to furnish to the owners an proprietors a certified copy of this resolution as required by law.

Passed and approved this _____ day of _____, _____

Mark Nelson
Chairman
Board of Supervisors
Woodbury County, Iowa

ATTEST: Michelle K. Skaff
Secretary

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, Chris Zellmer Zant, do hereby certify that I am the Chairperson of the Woodbury County Zoning Commission of Woodbury County, Iowa, and do further certify that said Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the _____ day of_____, _____ approve the same and does further hereby recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said Plat.

Dated _____, _____
Chris Zellmer Zant
Chairperson, Woodbury County Zoning
Commission of Woodbury County, Iowa

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, Tina M. Bertrand, Treasurer of Woodbury County, Iowa, do hereby certify that the land described in the attached and foregoing Surveyor's Certificate is free from certified taxes and certified special assessments.

Dated _____,
Tina M. Bertrand
Treasurer Woodbury County, Iowa

CERTIFICATE OF PLANNING AND ZONING COMMISSION

We do hereby certify that we are the Chairperson and Planning Manager, respectively, of the Planning and Zoning Commission of the City of Sioux City, Iowa, and we do further certify that said Planning and Zoning Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Planning and Zoning Commission did on the _____ day of _____, 2026 recommend to the City Council of the City of Sioux City, Iowa, the acceptance and approval of the Plat of said Subdivision.

Dated _____, 2026
Andrew Glisar
Chairperson

Dated _____, 2026
Christopher R. Madsen
Planning Manager

ANNEXATION AGREEMENT CERTIFICATE

The property included on the attached plat is subject to an Annexation Agreement recorded as Instrument No. _____ in the Woodbury County Recorder's Office.

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: Bollmeyer Second Addition, a Minor Subdivision of the City of Sioux City, Woodbury County, Iowa, last certified by _____, dated _____, 2025 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in JD Legacy Farms, LLC, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:

1. Entry No. 34 - Easement for pipeline in favor of Socony-Vacuum Oil Company, Incorporated dated May 5, 1941, filed August 6,1941and recorded in Miscellaneous Record 154 at Page 191 of the Woodbury County Records, The grantee transferred this easement to Magnolia Pipe Line Company by a Special Warranty Deed dated November 30, 1959, filed January 25, 1960, and recorded in Book 937, Page 235 of the Woodbury County Records. Entry No. 51 - Assignment of this Easement given by Mobil Pipe Line Company to Williams Pipe Line Company dated October 31, 1983, filed January 1 0, 1984, and recorded in Roll 138 at Image 1428 of the Woodbury County Records.

2. Entry No. 40 - Right-of-way Agreement for electric transmission line in favor of Iowa Public Service Company dated February 27,1959, filed April 21, 1-959, and recorded in Book 909, Page 436 of the Woodbury County Records.

3. Entry No. 47 - Easement for road purposes in favor of Woodbury County dated December 19, 1967, filed December 29, 1967 and recorded in Book 1 166 at Page 469 of the Woodbury County Records, Entry No. b0 - Right of Way Easement for electric transmission lines in favor of Woodbury County Rural Electric Cooperative Association dated -September 10, 1976, filed April 1,1977, and recorded in Roll 61 at Image 401 of the Woodbury County Records.

4. Entry No. 70 - Notice of Filing of Soil and Water Resource Conservation Plan recorded July 29, 1992 on Roll 266, Page 2343 of the Woodbury County Records, Entry No, 78 - Plat of Survey dated November 17,2025, filed November 17,2025, and recorded as Instrument No. 2025-12195 of the Woodbury County Records. Entry No. 79 - Second installment Taxes due in the amount of $1,403.00.
Form

Dated: _____, _____. _____
ATTORNEY AT LAW

CITY COUNCIL RESOLUTION NO. _____.

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, the Planning and Zoning Commission of the City of Sioux City, Iowa, has recommended the acceptance and approval of said Plat. Now, therefore be, and it is, resolved by the City Council of the City of Sioux City, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, as hereto attached and forming part of this Resolution be, and the same hereby is, accepted and approved.

Passed _____, 2026 _____
Robert E. Scott
Mayor

Approved _____, 2026 _____
ATTEST: Heidi Farrens
City Clerk

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

I, Lisa McCardle, Clerk of the City of Sioux City, Iowa, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, which said Resolution was adopted by the City Council of said City on the _____day of_____, 2026 and approved by the Mayor of said City on said date all as full, true and complete as the same appears of record in the Office of said City Clerk.

Dated _____, 2026 _____
Robert E. Scott
Mayor

Dated_____, 2026 _____
ATTEST: Heidi Farrens
City Clerk

COUNTY ENGINEER'S CERTIFICATE

I, Laura Sievers, P.E., The County Engineer of Woodbury County, Iowa, do hereby certify that I have reviewed the attached plat and have mathematically computed the error of closure of the plat perimeter and of the lots contained therein, and find that said plat conforms with the closure requirements of the Woodbury County Subdivision Ordinance for the unincorporated area of Woodbury County, Iowa.

Dated _____, _____
Laura Sievers, P.E.
County Engineer, Woodbury County, Iowa

Sheet Index:

Sheet 1 — Plat, Description, Surveyor Certification
Sheet 2 — Dedication and Certifications
Sheet 3 — Flood Zone Addendum

DGR ENGINEERING
DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 2 OF 3

Drawing – P:\DGR\276\011\5_Design\DWG\276011p01.dwg

FLOOD ZONE ADDENDUM

Bollmeyer Second Addition,

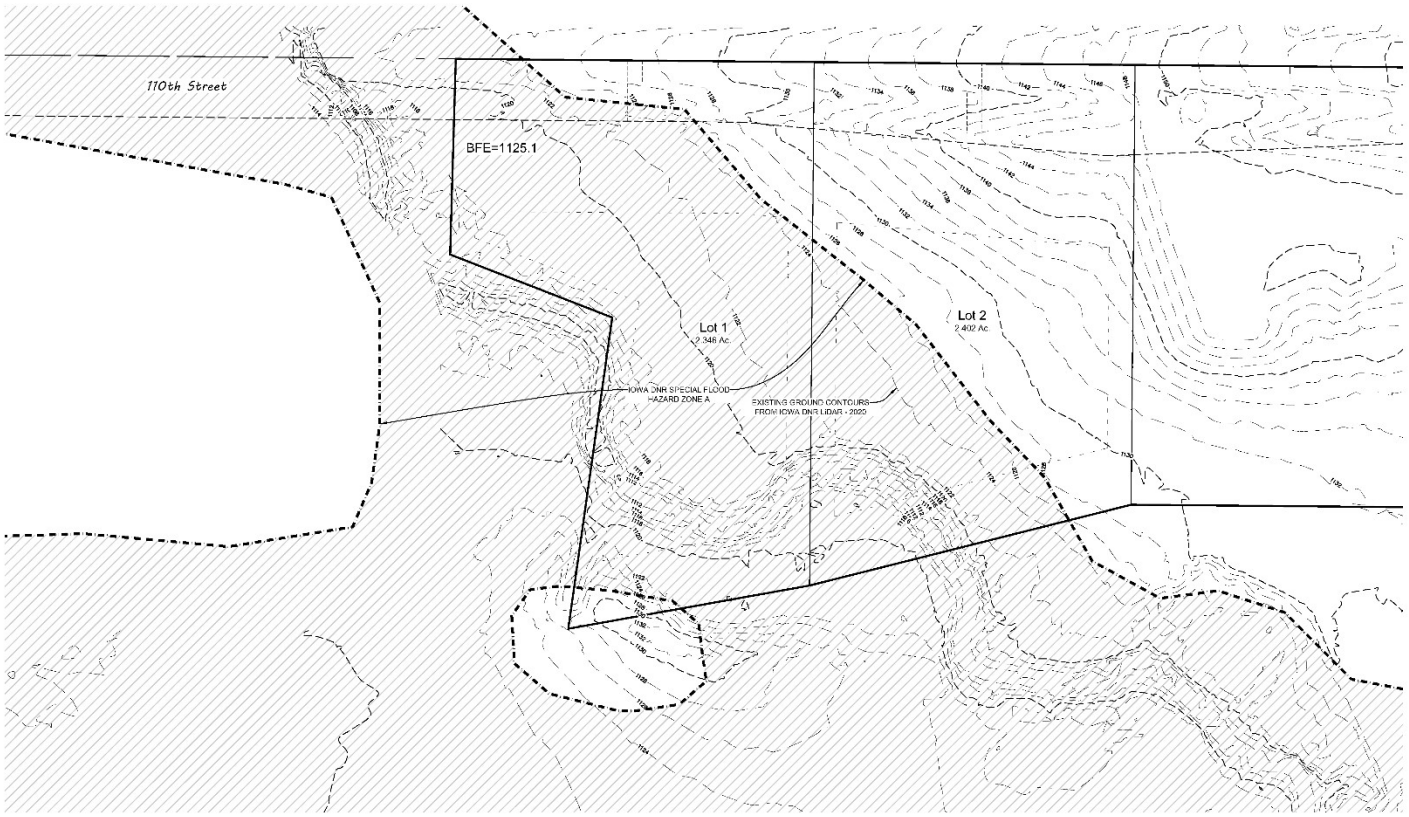
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

FLOOD PLAIN:

On July 28th, 2026, the 100-year Flood Elevation of 1125.1' at the northwest corner of the property was determined by:

Meesha Legg
Iowa DNR, Flood Plain Management and Dam Safety Section
6200 Park Avenue, Suite 200
Des Moines, IA 50321
(515) 393-1891
Meesha.Legg@dnr.iowa.gov
www.iowadnr.gov

Any new homes in the Special Flood Hazard Area (Lots 1 and 2) will require a BFE and a Woodbury County Floodplain Development Permit from prior to construction.



Sheet Index:
Sheet 1 — Plat, Description, Surveyor Certification
Sheet 2 — Dedication and Certifications
Sheet 3 — Flood Zone Addendum

DGR ENGINEERING
DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266.1554
www.dgr.com

Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 3 OF 3

Parcel Report(s)

Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100002
Alternate ID	883545
Property Address	N/A
Sec/Twp/Rng	7-89-46
Brief Tax Description	NE NW 7-89-46 (Note: Not to be used on legal documents)
Deed Book/Page	2026-02481 (3/9/2026)
Gross Acres	38.48
Net Acres	38.48
Adjusted CSR Pts	2389.59
Zoning	N/A
District	0057 CONCORD/SIOUX CITY
School District	SIOUX CITY COMM
Neighborhood	N/A

Owner

Deed Holder
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509
Contract Holder
Mailing Address
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2026	TOWNLEY DERRILL J REVOCABLE TRUST	JD LEGACY FARMS LLC	2026-02481	No consideration	Deed	Y	$0.00
4/15/2021	TOWNLEY DERRILL J	TOWNLEY DERRILL J REVOCABLE TRUST	2021-05003	No consideration	Deed		$0.00
2/1/2021	TOWNLEY DOLORES A	TOWNLEY DERRILL J	2021-02851	No consideration	Deed		$0.00
2/1/2021	TOWNLEY DOLORES A	TOWNLEY DERRILL J	2021-01525	No consideration	Deed		$0.00

⊟ Show There are other parcels involved in one or more of the above sales:

Valuation

		2026	2025	2024	2023	2022
	Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+	Assessed Land Value	$91,780	$91,780	$77,810	$77,810	$60,440
+	Assessed Building Value	$0	$0	$0	$0	$0
+	Assessed Dwelling Value	$0	$0	$0	$0	$0
=	**Gross Assessed Value**	**$91,780**	**$91,780**	**$77,810**	**$77,810**	**$60,440**
-	Exempt Value	$0	$0	$0	$0	$0
=	**Net Assessed Value**	**$91,780**	**$91,780**	**$77,810**	**$77,810**	**$60,440**

Sioux City Special Assessments and Fees

Click here to view special assessment information for this parcel.

No data available for the following modules: Land, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Woodbury County Tax Credit Applications, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/17/2026, 9:16:26 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100014
Alternate ID	
Property Address	1418 110TH ST SIOUX CITY IA 51108
Sec/Twp/Rng	7-89-46
Brief	CONCORD TOWNSHIP NW NW OF 7-89-46 (EX TOWNLEY ADDITION); (EX A TCT DESCRIBED AS COM AT NW COR OF THE NW NW THNC E
Tax Description	1021.02 FT TO POB; THNC E 295 FT, THNC S 361.85 FT, THNC W 295 FT, THNC N 361.85 FT TO POB); AND (EX A TCT DESCRIBED AS BEG AT SW COR OF LOT (Note: Not to be used on legal documents)
Deed Book/Page	2026-02481 (3/9/2026)
Gross Acres	34.41
Net Acres	34.41
Zoning	N/A
District	0057 CONCORD/SIOUX CITY
School District	SIOUX CITY COMM
Neighborhood	N/A

Owner

Deed Holder
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509
Contract Holder
Mailing Address
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2026	TOWNLEY DERRILL J REVOCABLE TRUST	JD LEGACY FARM SLLC	2026-02481	Normal	Deed	Y	$1,358,405.00

⊟ Show There are other parcels involved in one or more of the above sales:

Valuation

		2026	2025
	Classification	Agriculture	Agriculture
+	Assessed Land Value	$107,740	$107,450
+	Assessed Building Value	$0	$0
+	Assessed Dwelling Value	$0	$0
=	Gross Assessed Value	$107,740	$107,450
-	Exempt Value	$0	$0
=	Net Assessed Value	$107,740	$107,450

Sioux City Special Assessments and Fees

Click here to view special assessment information for this parcel.

No data available for the following modules: Land, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Woodbury County Tax Credit Applications, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

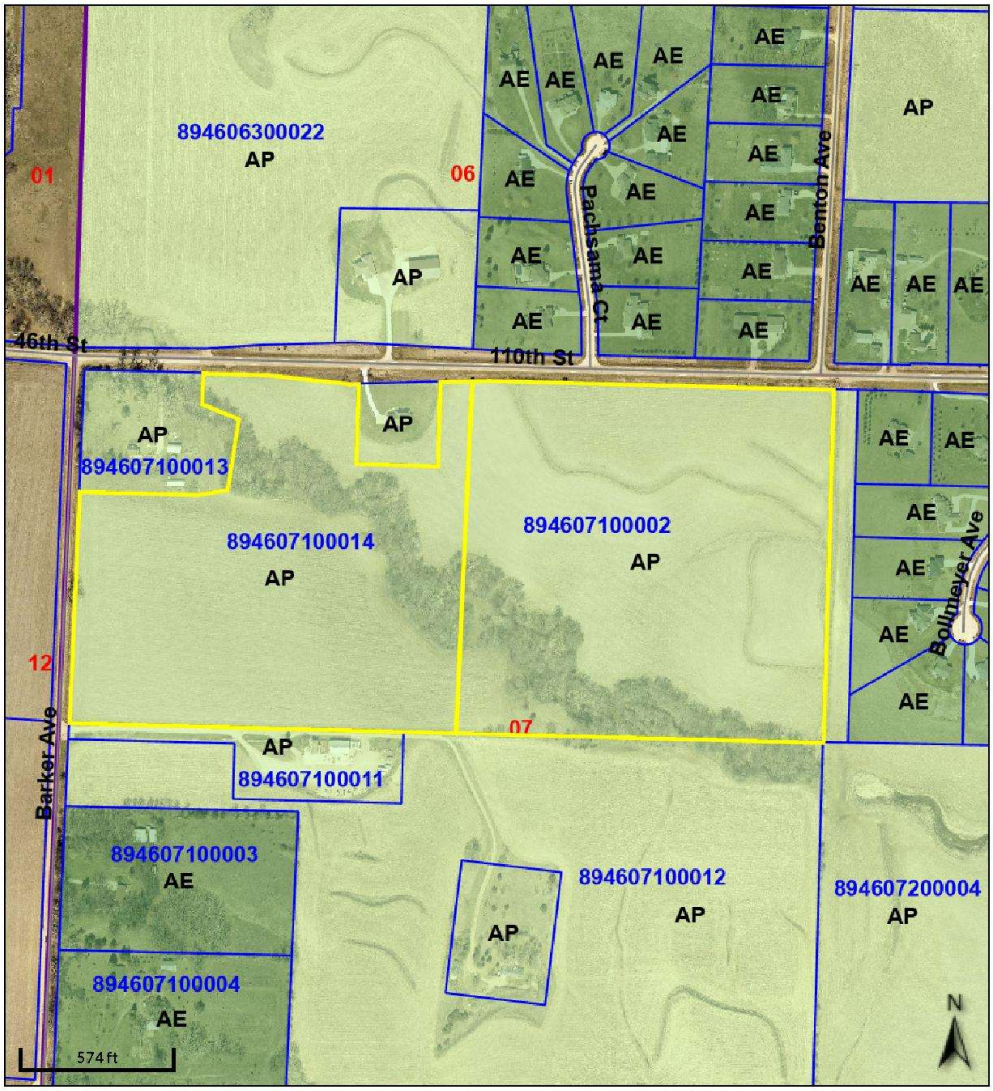
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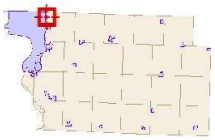
Developed by SCHNEIDER GEOSPATIAL

Zoning Map

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

County Zoning

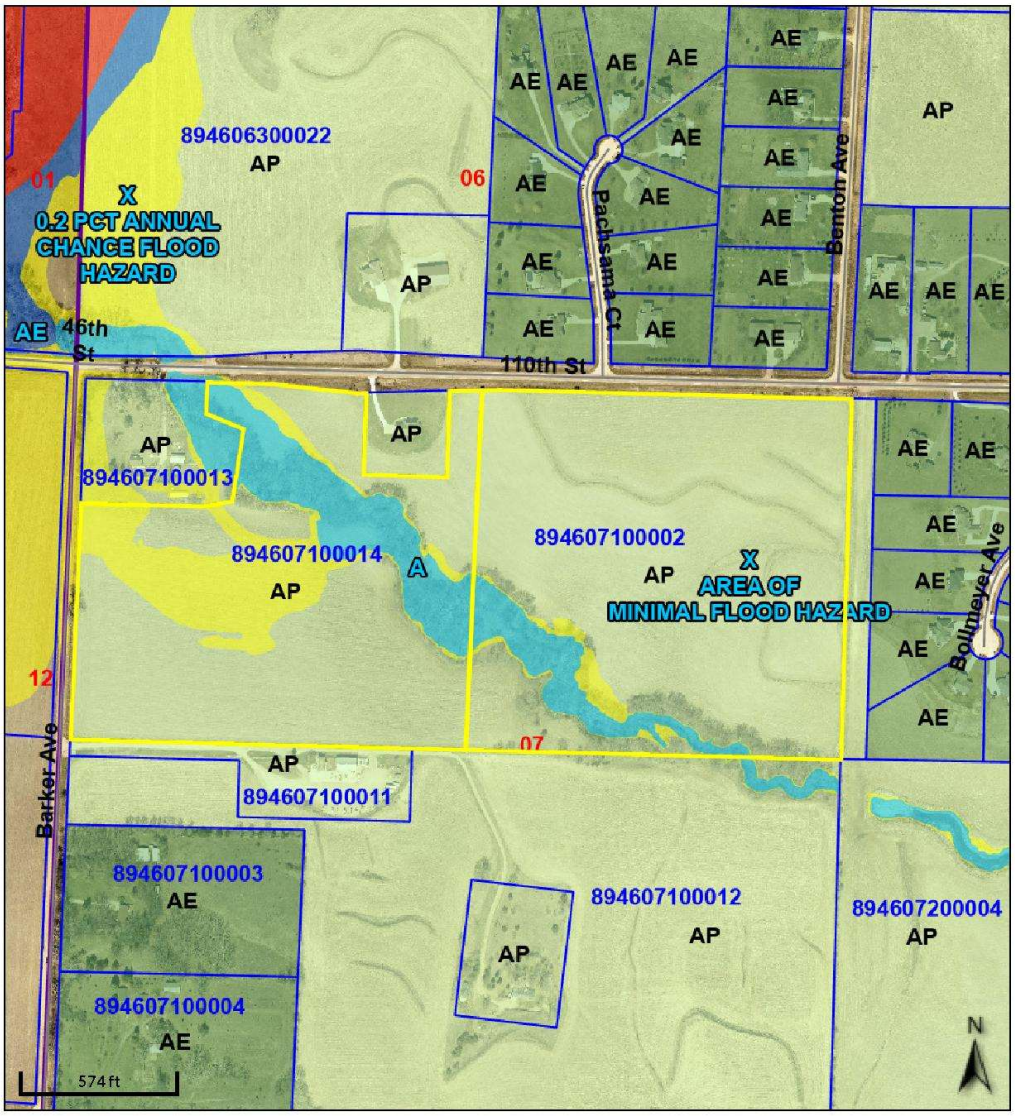
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

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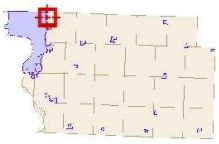
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Floodplain Map

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

County Zoning

- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

Date created: 8/18/2026
Last Data Uploaded: 8/17/2026 10:16:26 PM

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Elevation Map



Soil Report

Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100002	
Gross Acres	38.48	
ROW Acres	0.00	
Gross Taxable Acres	38.48	
Exempt Acres	0.00	
Net Taxable Acres	38.48	*(Gross Taxable Acres - Exempt Land)*
Average Unadjusted CSR2	67.43	*(2594.61 CSR2 Points / 38.48 Gross Taxable Acres)*

Agland Active Config	*2025*
Processed Date and Time	*2026-02-20 12:12:50*

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	33.25	64.80	2,154.57	2,154.57
Non-Crop	5.23	84.14	440.04	239.11
Total	**38.48**		**2,594.61**	**2,393.68**

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	92.00	6.52	599.84	599.84
100% Value	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.36	32.76	32.76
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	7.76	690.64	690.64
100% Value	10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86.00	1.82	156.52	156.52
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	2.97	252.45	252.45
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	12.40	396.80	396.80
100% Value	1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18.00	1.42	25.56	25.56
Non-Crop	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.12	10.92	5.74
Non-Crop	12C	Napier silt loam, 5 to 9 percent slopes	89.00	0.20	17.80	9.45
Non-Crop	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	4.82	409.70	222.30
Non-Crop	1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18.00	0.09	1.62	1.62
Total				**38.48**	**2,594.61**	**2,393.68**

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Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100014	
Gross Acres	34.41	
ROW Acres	0.00	
Gross Taxable Acres	34.41	
Exempt Acres	0.00	
Net Taxable Acres	34.41	*(Gross Taxable Acres - Exempt Land)*
Average Unadjusted CSR2	86.66	*(2982.11 CSR2 Points / 34.41 Gross Taxable Acres)*

Agland Active Config	*2025*
Processed Date and Time	*2026-02-20 12:12:52*

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	29.96	86.87	2,602.60	2,602.60
Non-Crop	4.45	85.28	379.51	205.59
Total	**34.41**		**2,982.11**	**2,808.19**

Soil Summary

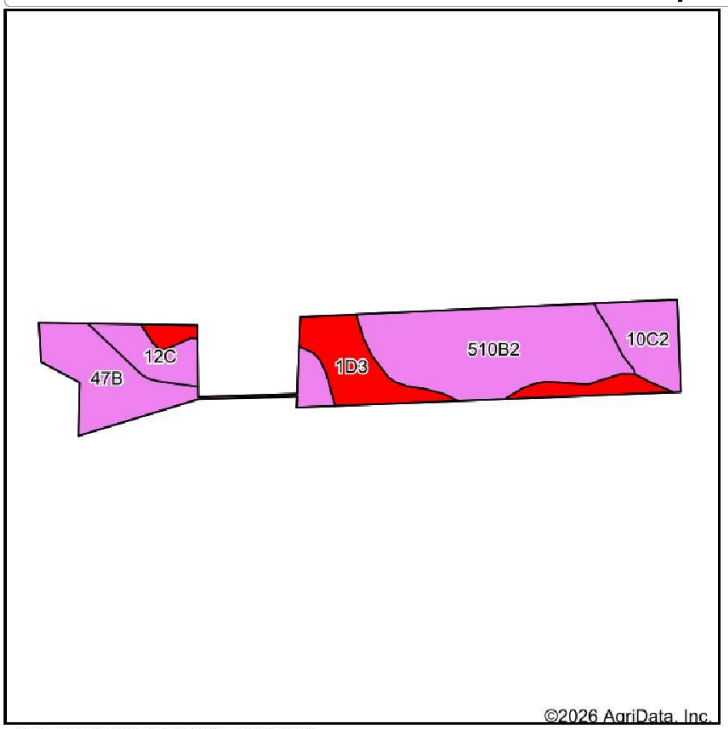
Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	510	Monona silt loam, terrace, 0 to 2 percent slopes	96.00	2.97	285.12	285.12
100% Value	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	17.19	1,564.29	1,564.29
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	3.14	279.46	279.46
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	3.87	328.95	328.95
100% Value	700D2	Monona silty clay loam, terrace, 9 to 14 percent slopes, ero	62.00	1.85	114.70	114.70
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	0.94	30.08	30.08
Non-Crop	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.21	19.11	10.04
Non-Crop	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	4.24	360.40	195.55
Total				**34.41**	**2,982.11**	**2,808.19**

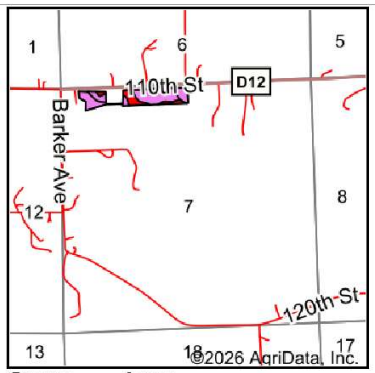
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Soils Map





State: **Iowa**
County: **Woodbury**
Location: **7-89N-46W**
Township: **Concord**
Acres: **14.72**
Date: **8/3/2026**

KRIENER FARM MANAGEMENT, INC.

Maps Provided By.
surety CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA193, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Water-Holding Inch	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	6.02	40.9%		IIe	227.2	6.4	65.9	12.9	92	72	80	80	74
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.85	19.4%		IIIe	126.4	3.5	36.7	12.6	32	37	60	60	58
47B	Napier-Rawles complex, 2 to 5 percent slopes	2.61	17.7%		IIw	217.6	6.1	63.1	12.9	85	59	74	69	74
12C	Napier silt loam, 5 to 9 percent slopes	1.64	11.1%		IIIe	214.4	6.0	62.2	13.2	89	58	87	86	87
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	1.60	10.9%		IIIe	211.2	5.9	61.2	12.9	86	57	81	81	76
	Weighted Average				**2.41**	**202.8**	**5.7**	**58.8**	**12.9**	**78.2**	**59.7**	***n 76**	***n 75**	***n 72.6**

**IA has updated the CSR values for each county to CSR2.
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/21/2026 **Weekly Agenda Date:** 10/27/2026

Elected Official / Department Head / Citizen: Daniel J. Priestley

Wording for Agenda Item:

a. Motion to receive the final report and the Zoning Commission's recommendation from their 9/28/26 meeting to approve the final plat of Bollmeyer Second Addition, a minor subdivision to Woodbury County, Iowa involving portions of Parcel #894607100002 and Parcel #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer) (along 110th Street / County Road D12, Concord Township). b. Motion to accept and approve Bollmeyer Second Addition, a minor subdivision to Woodbury County, Iowa on portions of Parcel #894607100002 and Parcel #894607100014.

Action Required:

Approve Ordinance ☐ Approve Resolution ☒ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

JD Legacy Farms, LLC (Dennis Bollmeyer) has submitted an application for a seven-lot (plus two outlots) minor subdivision to be known as Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 gross acres (approximately 14.407 net acres) from land located in the North half of the Northwest Quarter (N½-NW¼) of Section 7, Township 89 North, Range 46 West (Concord Township). The property is currently located within the Agricultural Preservation (AP) Zoning District. A concurrent Zoning Ordinance Map Amendment application has been filed to rezone the subject property from AP to Agricultural Estates (AE) to accommodate the proposed residential density consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance. A portion of the property lies within or near a Special Flood Hazard Area associated with an unnamed stream. Iowa DNR has issued Base Flood Elevation determinations (Projects

2026-0978 and 2026-0979, dated July 28, 2026). Local floodplain development permits will be required prior to construction on affected lots. Restrictive covenants have been prepared limiting use to single-family residential purposes, establishing minimum dwelling sizes, prohibiting livestock and mobile homes, and addressing other development standards.The property is located along 110th Street (County Road D12) in Concord Township near the Sioux City extraterritorial area. The final plat (prepared by DGR Engineering) shows Lots 1–7 with individual acreages ranging approximately 2.29–2.42 acres (including public road easement areas) and Outlots A & B reserved for future road purposes. All driveway locations are subject to approval by the Woodbury County Engineer's Office.

Recommendation:

a. Motion to receive the final report and the Zoning Commission's recommendation from their 9/28/26 meeting to approve the final plat of Bollmeyer Second Addition, a minor subdivision to Woodbury County, Iowa involving portions of Parcel #894607100002 and Parcel #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer) (along 110th Street / County Road D12, Concord Township). b. Motion to accept and approve Bollmeyer Second Addition, a minor subdivision to Woodbury County, Iowa on portions of Parcel #894607100002 and Parcel #894607100014.

Attachments:

Backup Materials

Approved by Board of Supervisors on March 17, 2026

Woodbury County Planning and Zoning

Minor Subdivision Application – Proposed Bollmeyer Second Addition – Final Report
Applicant(s)/Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer, Manager)

Contents

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Zoning Commission – Review Criteria (Subdivision Ordinance) 19
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INDEX LEGEND:

PART OF: NW1/4-NW1/4, NE1/4-NW1/4, Section 7, T89N-R46W

CURRENT PROPRIETOR: JD Legacy Farms, LLC

SURVEY REQUESTED BY: JD Legacy Farms, LLC

PREPARED BY AND RETURN TO:
David A. Lamberton, DGR Engineering, 6115 Whispering Creek Dr., Sioux City, IA 51106 (712) 266-1554 dave.lamberton@dgr.com

All bearings are referenced to the Iowa Regional Coordinate System, Zone 4

SCALE
1 inch = 100 feet

LEGEND
- FOUND 10" REBAR w/ YELLOW CAP AS NOTED
- FOUND GOVT CORNER AS NOTED
- FOUND NAIL IN ASPHALT ROAD
- SET NAIL IN ASPHALT ROAD
- SET 1/2" x 30" REBAR w/ ORANGE CAP #15746

Acreage Breakdown:
NE1/4-NW1/4 = 11.152 ac.
NW1/4-NW1/4 = 5.803 ac.
GROSS AREA = 17.255 ac.
ROAD ROW = 2.848 ac.
NET AREA = 14.407 ac.

FINAL PLAT OF

Bollmeyer Second Addition,

A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

OWNER / SUBDIVIDER:
JD Legacy Farms, LLC
30585 300th Street
Hinton, IA 51024
712-251-2476

SURVEYOR:
DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
David A. Lamberton, PLS
dave.lamberton@dgr.com

SUBDIVISION:
7 Lots & 2 Outlots = 17.255 Acres
Smallest Lot = 2.291 Acres

FEMA:
Zone X, Area of Minimal Flood Hazard and
Zone A, Special Flood Hazard Area
Base Flood Elevation (BFE) data supplied by the Iowa DNR, Project ID No. 2026-0978, by Meesha Legg.

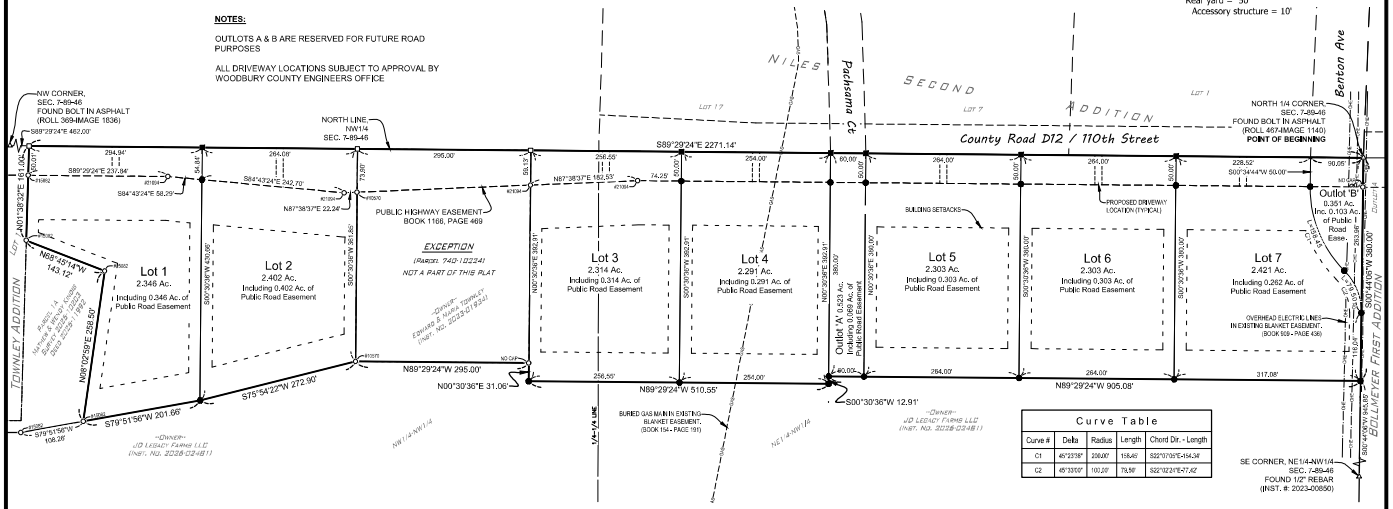
PROPOSED ZONING:
AE - Agricultural Estates

Setbacks:
Front yard = 75'
Side yard = 20'
Accessory structure = 10'
Rear yard = 50'
Accessory structure = 10'

NOTES:

OUTLOTS A & B ARE RESERVED FOR FUTURE ROAD PURPOSES

ALL DRIVEWAY LOCATIONS SUBJECT TO APPROVAL BY WOODBURY COUNTY ENGINEERS OFFICE



Curve Table				
Curve #	Delta	Radius	Length	Chord Dir. - Length
C1	45°33'58"	206.00'	163.80'	S22°10'10"E=159.54'
C2	45°33'00"	100.00'	79.56'	S22°10'31"E=77.52'

SUBDIVISION DESCRIPTION:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

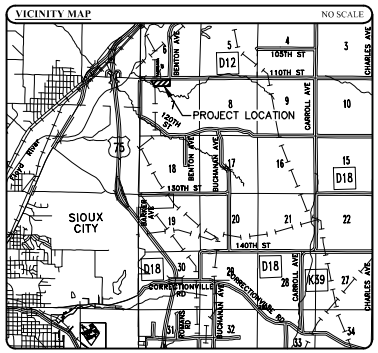
Beginning at the north quarter corner of said Section 7; thence South 00°44'06" West along the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

VICINITY MAP — NO SCALE



SURVEYOR'S CERTIFICATION:

I, David A. Lamberton, a duly licensed Land Surveyor under the provisions of the laws of the State of Iowa, holding Certificate No. 15746, do hereby certify that the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, is a true representation of a survey made by me or under my direct supervision, and that the same is located upon and comprises the whole of the attached described property.

I do hereby certify that there are contained in said description the lots described in the Addition platted; that the same are of the dimensions, numbers, names and locations as shown on said plat and that iron stakes will be placed as required by Iowa Code.

Dated at Sioux City, Iowa _____, 2026

_____
David A. Lamberton, Iowa No. 15746
License Renewal Date: December 31, 2026

PROFESSIONAL LAND SURVEYOR — DAVID A. LAMBERTON — 15746 — IOWA

Sheet Index:
Sheet 1 --- Plat, Description, Surveyor Certification
Sheet 2 --- Dedication and Certifications
Sheet 3 --- Flood Zone Addendum

DGR ENGINEERING

DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 1 OF 3

Drawing - P:\2026\276011\3_Design\DWG\276011fp01.dwg

DEDICATION

JD Legacy Farms, LLC, Limited Liability Company, the owner of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the law, caused said described real estate to be surveyed, staked and platted into Lots and Outlot, as is particularly shown and set forth in the attached Plat and said Certificate of David A. Lamberton, a Licensed Surveyor who surveyed and platted the real estate to be known as Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa; that the same is prepared with the free consent and in accordance with the desires as owner and proprietor thereof.

Executed at Sioux City, Iowa, the _____day of_____, 2026.

JD Legacy Farms, LLC

By: _____ By:_____
Dennis D. Bollmeyer, Manager Judy L. Bollmeyer, Manager

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on _____, by Dennis D. Bollmeyer and Judy L.Bollmeyer, as Managers of JD Legacy Farms, LLC.

_____
Notary Public - State of Iowa

STATEMENT OF MORTGAGE HOLDER

The undersigned Farm Credit Services of America, FLCA, the present owner and holder of the Mortgage, recorded as Document Number: 2026-02590, states that the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, is prepared with its free consent and in accordance with its desire. This statement is made in accordance with Iowa Code section 354.11(1)(b).

Dated: _____, 2026.
Farm Credit Services of America, FLCA
By: _____
Its: _____

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on the _____,

by _____ as _____ of Farm Credit Services of America, FLCA.

By: _____
Notary Public in and for said State

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

The County Auditor hereby accepts and approves the name or title of the attached Subdivision Plat as required by Iowa Code section 354.6(2).

Dated _____, _____
Michelle K. Skaff, Auditor and Recorder,
Woodbury County, Iowa
By: Diane Swoboda Peterson, Deputy

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

Docket No: _____

Filed for record, this_____day of_____, _____,

at_____o'clock _____.M. recorded in Plat Envelope_____, indexed and delivered to the County Auditor of Woodbury County, Iowa.

Dated _____, _____
Michelle K. Skaff, Auditor and Recorder,
Woodbury County, Iowa
By: Diane Swoboda Peterson, Deputy

CERTIFICATE OF COUNTY ASSESSOR

I, Tyler Mogensen, hereby certify that on the_____day of _____, _____, a copy of this Plat was filed in the Woodbury County Assessor's Office.

Dated _____, _____
Tyler Mogensen
City Assessor

FINAL PLAT OF

Bollmeyer Second Addition,

A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

BOARD OF SUPERVISORS RESOLUTION NO._____.

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, it appears that said plat conforms with all the provisions of the code of the State of Iowa and ordinances of Woodbury County, Iowa, with reference to the filing of same; AND

Whereas, the Zoning Commission of Woodbury County, Iowa has recommended the acceptance and approval of said plat; AND

Whereas, the County Engineer of Woodbury County, Iowa has recommended the acceptance and approval of said plat.

Now therefore, be, and it is hereby resolved by the Woodbury County Board of Supervisors, Woodbury County, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, be, and the same is hereby accepted and approved, and the chairman and secretary of the Woodbury County Board of Supervisors, Woodbury County, State of Iowa, are hereby directed to furnish to the owners an proprietors a certified copy of this resolution as required by law.

Passed and approved this _____ day of _____, _____

_____ _____
Mark Nelson ATTEST: Michelle K. Skaff
Chairman Secretary
Board of Supervisors
Woodbury County, Iowa

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, Chris Zellmer Zant, do hereby certify that I am the Chairperson of the Woodbury County Zoning Commission of Woodbury County, Iowa, and do further certify that said Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the ____ day of_____, ___ approve the same and does further hereby recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said Plat.

Dated _____, _____
Chris Zellmer Zant
Chairperson, Woodbury County Zoning
Commission of Woodbury County, Iowa

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, Tina M. Bertrand, Treasurer of Woodbury County, Iowa, do hereby certify that the land described in the attached and foregoing Surveyor's Certificate is free from certified taxes and certified special assessments.

Dated _____, _____
Tina M. Bertrand
Treasurer Woodbury County, Iowa

CERTIFICATE OF PLANNING AND ZONING COMMISSION

We do hereby certify that we are the Chairperson and Planning Manager, respectively, of the Planning and Zoning Commission of the City of Sioux City, Iowa, and we do further certify that said Planning and Zoning Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Planning and Zoning Commission did on the _____ day of _____, 2026 recommend to the City Council of the City of Sioux City, Iowa, the acceptance and approval of the Plat of said Subdivision.

Dated _____, 2026 _____
Andrew Glisar
Chairperson

Dated _____, 2026 _____
Christopher R. Madsen
Planning Manager

ANNEXATION AGREEMENT CERTIFICATE

The property included on the attached plat is subject to an Annexation Agreement recorded as Instrument No._____ in the Woodbury County Recorder's Office.

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: Bollmeyer Second Addition, a Minor Subdivision of the City of Sioux City, Woodbury County, Iowa, last certified by _____, dated _____, 2025 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in JD Legacy Farms, LLC, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:

1. Entry No. 34 - Easement for pipeline in favor of Socony-Vacuum Oil Company, Incorporated dated May 5, 1941, filed August 6,1941and recorded in Miscellaneous Record 154 at Page 191 of the Woodbury County Records, The grantee transferred this easement to Magnolia Pipe Line Company by a Special Warranty Deed dated November 30, 1959, filed January 25, 1960, and recorded in Book 937, Page 235 of the Woodbury County Records. Entry No. 51 - Assignment of this Easement given by Mobil Pipe Line Company to Williams Pipe Line Company dated October 31, 1983, filed January 1 0, 1984, and recorded in Roll 138 at Image 1428 of the Woodbury County Records.

2. Entry No. 40 - Right-of-way Agreement for electric transmission line in favor of Iowa Public Service Company dated February 27,1959, filed April 21, 1-959, and recorded in Book 909, Page 436 of the Woodbury County Records.

3. Entry No. 47 - Easement for road purposes in favor of Woodbury County dated December 19, 1967, filed December 29, 1967 and recorded in Book 1 166 at Page 469 of the Woodbury County Records, Entry No. b0 - Right of Way Easement for electric transmission lines in favor of Woodbury County Rura1 Electric Cooperative Association dated -September 10, 1976, filed April 1,1977, and recorded in Roll 61 at Image 401 of the
Woodbury County Records.

4. Entry No. 70 - Notice of Filing of Soil and Water Resource Conservation Plan recorded July 29, 1992 on Roll 266, Page 2343 of the Woodbury County Records, Entry No, 78 - Plat of Survey dated November 17,2025, filed November 17,2025, and recorded as Instrument No. 2025-12195 of the Woodbury County Records. Entry No. 79 - Second installment Taxes due in the amount of $1,403.00.
Form

Dated: _____, _____. _____
ATTORNEY AT LAW

CITY COUNCIL RESOLUTION NO._____.

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, the Planning and Zoning Commission of the City of Sioux City, Iowa, has recommended the acceptance and approval of said Plat. Now, therefore be, and it is, resolved by the City Council of the City of Sioux City, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, as hereto attached and forming part of this Resolution be, and the same hereby is, accepted and approved.

Passed _____, 2026 _____
Robert E. Scott
Mayor

Approved _____, 2026 _____
ATTEST: Heidi Farrens
City Clerk

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

I, Lisa McCardle, Clerk of the City of Sioux City, Iowa, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, which said Resolution was adopted by the City Council of said City on the_____day of_____, 2026 and approved by the Mayor of said City on said date all as full, true and complete as the same appears of record in the Office of said City Clerk.

Dated _____, 2026 _____
Robert E. Scott
Mayor

Dated_____, 2026 _____
ATTEST: Heidi Farrens
City Clerk

COUNTY ENGINEER'S CERTIFICATE

I, Laura Sievers, P.E., The County Engineer of Woodbury County, Iowa, do hereby certify that I have reviewed the attached plat and have mathematically computed the error of closure of the plat perimeter and of the lots contained therein, and find that said plat conforms with the closure requirements of the Woodbury County Subdivision Ordinance for the unincorporated area of Woodbury County, Iowa.

Dated _____, _____
Laura Sievers, P.E.
County Engineer, Woodbury County, Iowa

Sheet Index:

Sheet 1 --- Plat, Description, Surveyor Certification
Sheet 2 --- Dedication and Certifications
Sheet 3 --- Flood Zone Addendum

DGR ENGINEERING
DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 2 OF 3

Drawing = P:\2026\276011\3_Design\DWG\276011fp01.dwg

FLOOD ZONE ADDENDUM

Bollmeyer Second Addition,

A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

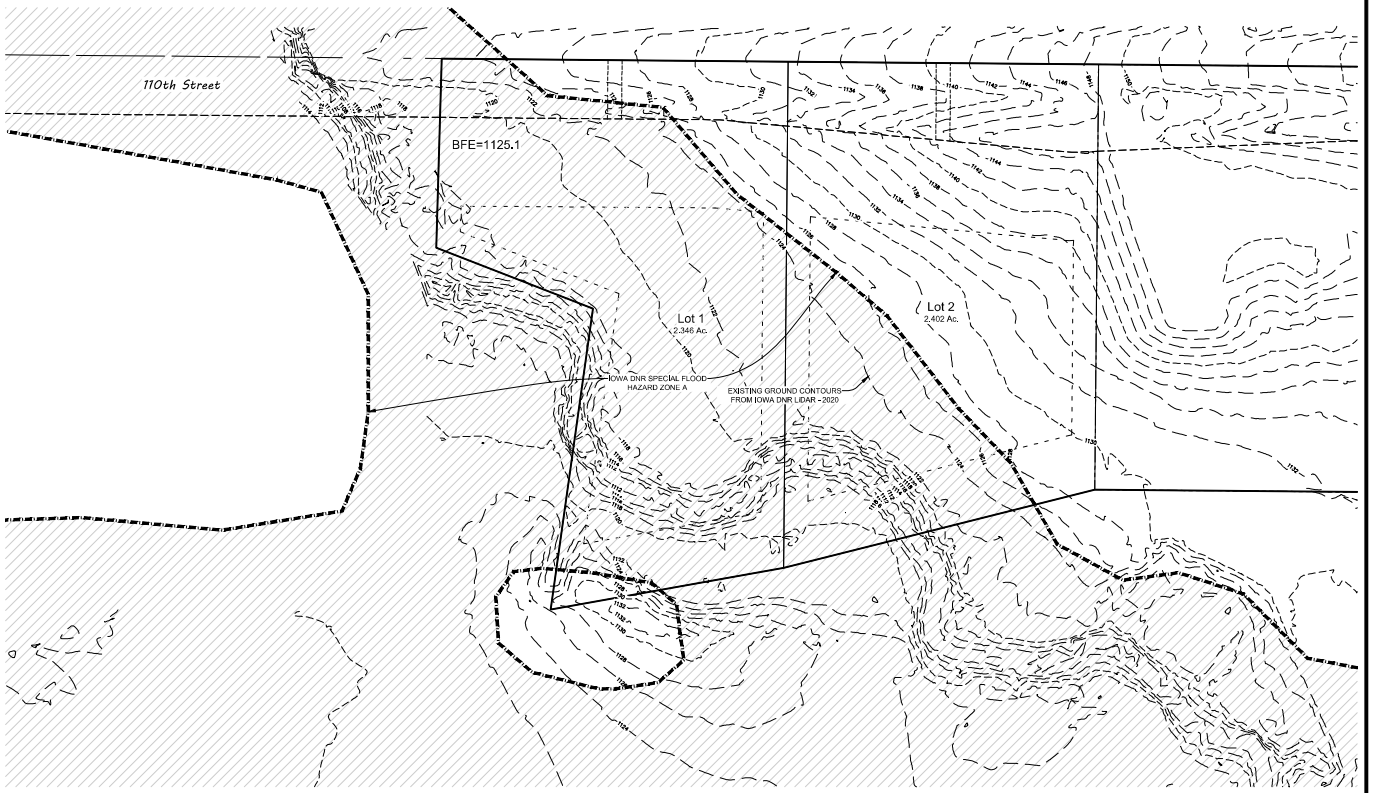
SCALE
1 inch = 50 feet

FLOOD PLAIN:

On July 28th, 2026, the 100-year Flood Elevation of 1125.1' at the northwest corner of the property was determined by:

Meesha Legg
Iowa DNR, Flood Plain Management and Dam Safety Section
6200 Park Avenue, Suite 200
Des Moines, IA 50321
(515) 393-1891
Meesha.Legg@dnr.iowa.gov
www.iowadnr.gov

Any new homes in the Special Flood Hazard Area (Lots 1 and 2) will require a BFE and a Woodbury County Floodplain Development Permit from prior to construction.



Sheet Index:
Sheet 1 — Plat, Description, Surveyor Certification
Sheet 2 — Dedication and Certifications
Sheet 3 — Flood Zone Addendum

DGR ENGINEERING
DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
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Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 3 OF 3

Drawing = P:\2026\276011\3_Design\DWG\276011fp01.dwg

Application Information

Applicant(s)/Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer, Manager)

Mailing Address: 30585 300th Street, Hinton, IA 51024-8509

Name of Proposed Subdivision: Bollmeyer Second Addition

Application Date: Received August 3, 2026 (Case / File No. referenced with concurrent Rezone Case #1202)

Number of Lots: 7 lots + 2 outlots (Outlots A & B reserved for future road purposes)

Total Acres: 17.255 gross acres; approximately 14.407 net acres

Extraterritorial Review Status: Completed September 14, 2026 via City of Sioux City Resolution No. 2026-0863

Legal Notice Date: September 17, 2026

Neighbor Notice Date: September 14, 2026

Zoning Commission Public Hearing Date: Monday, September 28, 2026 at 5:00 PM

Board of Supervisors Agenda Date: October 27, 2026

Surveyor: David A. Lamberton, P.L.S., DGR Engineering, 6115 Whispering Creek Drive, Sioux City, IA 51106, Ph: 712-266-1554

Attorney: David L. Updegraff, 505 5th Street, Suite 204, Sioux City, IA 51101, Ph: 712-252-5700

Property Details

Parcel(s): Portions of GIS Parcel #894607100002 and #894607100014 (and related)

Township: Concord (T89N)

Range: R46W

Section: 7 – North half of the Northwest Quarter (N½-NW¼)

Zoning District (Current): Agricultural Preservation (AP)

Proposed Zoning (Concurrent Application): Agricultural Estates (AE)

Floodplain District: Portions within Special Flood Hazard Area (SFHA) associated with unnamed stream; Zone A / Area of Minimal Flood Hazard noted on adjacent areas. Iowa DNR Base Flood Elevation determinations obtained (Projects 2026-0978 and 2026-0979).

Property Address / Vicinity: Along 110th Street (County Road D12) near Barker Avenue, Concord Township, near Sioux City, IA 51108 area.

Legal Description

That portion of the North half of the Northwest quarter of (N½-NW¼) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'06" West along the east line of the NW¼ of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a

distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224: All that part of the Northwest ¼ of the Northwest ¼ of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest ¼ of the Northwest ¼ of said Section 7; thence North 90°00'00" East along the North line of said Northwest ¼ of the Northwest ¼ for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Proposal Summary

JD Legacy Farms, LLC (Dennis Bollmeyer) has submitted an application for a seven-lot (plus two outlots) minor subdivision to be known as Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 gross acres (approximately 14.407 net acres) from land located in the North half of the Northwest Quarter (N½-NW¼) of Section 7, Township 89 North, Range 46 West (Concord Township). The property is currently located within the Agricultural Preservation (AP) Zoning District. A concurrent Zoning Ordinance Map Amendment application has been filed to rezone the subject property from AP to Agricultural Estates (AE) to accommodate the proposed residential density consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance.

A portion of the property lies within or near a Special Flood Hazard Area associated with an unnamed stream. Iowa DNR has issued Base Flood Elevation determinations (Projects 2026-0978 and 2026-0979, dated July 28, 2026). Local floodplain development permits will be required prior to construction on affected lots. Restrictive covenants have been prepared limiting use to single-family residential purposes, establishing minimum dwelling sizes, prohibiting livestock and mobile homes, and addressing other development standards.

The property is located along 110th Street (County Road D12) in Concord Township near the Sioux City extraterritorial area. The final plat (prepared by DGR Engineering, dated August 3, 2026) shows Lots 1–7 with individual acreages ranging approximately 2.29–2.42 acres (including public road easement areas) and Outlots A & B reserved for future road purposes. All driveway locations are subject to approval by the Woodbury County Engineer’s Office.

Zoning Commission Recommendation and Draft Minutes

WOODBURY COUNTY
ZONING COMMISSION
WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

To: Woodbury County Board of Supervisors
620 Douglas Street
Sioux City, Iowa 51101

From: Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Subject: Recommendation – Approval of Bollmeyer Second Addition Minor Subdivision on Portions of Parcels #894607100002 and #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer)

Dear Board of Supervisors:

On September 28, 2026, the Zoning Commission held a public hearing on the proposed Bollmeyer Second Addition minor subdivision application submitted by JD Legacy Farms, LLC (Dennis Bollmeyer) to divide approximately 17.255 gross acres (approximately 14.407 net acres) from portions of Parcel #894607100002 and Parcel #894607100014, located in the North Half of the Northwest Quarter of Section 7, Township 89 North, Range 46 West (Concord Township), into seven lots plus two outlots. The property is currently in the Agricultural Preservation (AP) Zoning District. A concurrent rezone application from AP to Agricultural Estates (AE) has been filed to accommodate residential density consistent with Section 3.01.1 B of the Zoning Ordinance. A portion of the property lies within or near a Special Flood Hazard Area; Iowa DNR has issued base flood elevation determinations, and local floodplain development permits will be required prior to construction. The proposal successfully completed the Sioux City extraterritorial review process, and the County Engineer found no irregularities with the plat.

The Zoning Commission recommends that the Board of Supervisors approve the proposed Bollmeyer Second Addition minor subdivision as presented. (Vote: 5-0, unanimous.)

Please refer to the draft copy of the Zoning Commission minutes for details about the Commission's recommendation(s).

Dated this 1st day of October, 2026.

Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, Chris Zellmer Zant, do hereby certify that I am the Chairperson of the Woodbury County Zoning Commission of Woodbury County, Iowa, and do further certify that said Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the 28 day of September, 2026, approve the same and does further hereby recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said Plat.

Dated October 20, 2026,

Chris Zellmer Zant
Chairperson, Woodbury County Zoning
Commission of Woodbury County, Iowa

Woodbury County Zoning Commission Meeting Minutes

Date: September 28, 2026

Time: 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

County Website Link:

https://www.woodburycountyiowa.gov/committees/zoning_commission/

YouTube Direct Link:

https://www.youtube.com/watch?v=rwPBNNkYKXs

Attendees

Commissioners Present: Christine Zellmer Zant – Chair, Tom Bride – Vice Chair, Jeff Hanson, Corey Meister, Steve Corey

Staff Present: Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk

Supervisor(s) Present: Kent Carper (via telephone)

Public Attendees: Dennis Bollmeyer, Dan Kriener, Sam M. Peterson, Jerry Peterson, Steven Sitzmann, Sam McGill, Andrew Hardenbarger, Jeff Larson, Carla Swingen, Keith Monckton, Tom Farrell, Kevin Small, Jenny Small

Call to Order

The Woodbury County Zoning Commission meeting was called to order at approximately 5:00 PM on September 28, 2026. The Chair noted that the meeting would be audio taped and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, a three-minute limit, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

Roll call was conducted. All five Commissioners were present: Christine Zellmer Zant (Chair), Tom Bride (Vice Chair), Jeff Hanson, Corey Meister, and Steve Corey.

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Public Comment on Matters Not on the Agenda

No public comments were received on matters not listed on the agenda, either in person or via phone.

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting.

A motion was made to approve the minutes by Steve Corey. The motion was seconded by Jeff Hanson. The vote was taken, with all in favor saying "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED BOLLMEYER SECOND ADDITION MINOR SUBDIVISION (SEVEN LOTS PLUS TWO OUTLOTS) – PARCELS #894607100002 AND #894607100014

Zoning Coordinator Daniel Priestley presented the staff report. JD Legacy Farms, LLC (Dennis Bollmeyer) submitted an application for a seven-lot minor subdivision plus two outlots to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 gross acres (approximately 14.407 net acres) from portions of Parcel #894607100002 and Parcel #894607100014, located in the North Half of the Northwest Quarter of Section 7, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is currently in the Agricultural Preservation (AP) Zoning District. A concurrent Zoning Ordinance Map Amendment (rezone) application has been filed to rezone the property from AP to Agricultural Estates (AE) to accommodate residential density consistent with Section 3.01.1 B of the ordinance. A portion of the property lies within or near a Special Flood Hazard Area associated with an unnamed stream. Iowa DNR has issued base flood elevation determinations; local floodplain development permits would be required prior to construction of any structures. Restrictive covenants have been prepared limiting use to single-family residential purposes, establishing dwelling-size requirements, prohibiting livestock and mobile homes, and addressing other development standards. The property is located along 110th Street (County Road D12) in Concord Township. The proposal successfully completed the Sioux City extraterritorial review process. The County Engineer reviewed the plat and found no irregularities. Staff recommended approval contingent on the public hearings and related requirements.

Dan Kriener of Kriener Farm Management appeared representing the applicant. Priestley noted for the record a telephone inquiry from Ivan Areson who asked general questions about wells, septics, and project specifics but expressed no opposition.

Commissioners inquired about floodplain implications. Priestley explained that base flood elevation data is obtained during the platting process for awareness and title purposes; individual lot owners will still be required to obtain updated BFEs and floodplain development permits prior to building, administered under the existing zoning ordinance floodplain regulations. Not all of the property is affected.

No members of the public spoke regarding the application. No further questions were raised by the Commission.

Motion to close the public hearing: Made by Jeff Hanson and seconded by Corey Meister. All in favor said "aye." Motion carried (5-0).

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Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the proposed Bollmeyer Second Addition minor subdivision as presented.

Second: The motion was seconded by Tom Bride.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PORTIONS OF PARCELS #894607100002 AND #894607100014 FROM JD LEGACY FARMS, LLC (DENNIS BOLLMEYER)

Zoning Coordinator Daniel Priestley presented the staff report. This public hearing concerns the same land area and footprint as the preceding Bollmeyer Second Addition subdivision item (portions of Parcel #894607100002 and Parcel #894607100014). The rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) is required to meet the housing-density threshold under the zoning ordinance so that the additional residences contemplated by the subdivision can be authorized within the 40-acre area.

No questions were raised by the Commission. No members of the public spoke regarding the application.

Motion to close the public hearing: Made by Jeff Hanson and seconded by Steve Corey. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Tom Bride to recommend to the Board of Supervisors approval of the rezone from AP to AE as presented.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PARCEL #884703400012 FROM SAM M. PETERSON

Zoning Coordinator Daniel Priestley presented the staff report. Sam M. Peterson requested approval of a zoning district map amendment (rezone) on Parcel #884703400012 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Uhl Turkey Farms Incorporated by warranty deed on November 13, 2025. The parcel is an irregular tract containing approximately 8.06 gross acres (approximately 7.46 net acres after road right-of-way), located in the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West, with frontage and access via an existing access road connecting to 170th Street. The property address is 1555 170th Lane, Sioux City, Iowa 51106.

The AP district is intended to preserve productive agricultural land and limit non-farm residential density; the AE district accommodates low-density residential development on larger lots compatible with surrounding agricultural and rural-estate uses. The subject property is bordered by existing AE-zoned residential properties to the south and incorporated city development to the

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west, with AP land remaining to the north and east. The request represents a logical extension of the established AE residential-estates pattern rather than spot zoning. The property is not in the floodplain.

Staff noted that in late July county staff discovered grading activities had commenced without permits. The owner subsequently contacted the county through a contractor to obtain a building permit, which could not proceed because the property remained in the AP district. Construction of the residence had also commenced without an authorized building permit; staff verbally instructed the owner and contractor to cease construction pending resolution of zoning and permitting. A letter dated September 23 addressed the matter. The rezone is required to address density: with existing houses to the south and at the Frank Asphalt location, the third house within the quarter-quarter section triggers the density limit under the ordinance. An earlier house associated with the Uhl Turkey Farm had been removed and was no longer reflected on assessment records, eliminating any legal nonconforming or grandfathering rights after the statutory period elapsed. A prior boundary adjustment by the Uhl's had expanded the parcel under the same-parcel-count parameters.

The applicant, Sam M. Peterson, was present and confirmed that a house and associated structures (including barns) previously existed on the site and have been demolished; the proposal essentially replaces a former house. In response to Commission inquiry, the applicant stated there are no plans for a home occupation that would change the character of the neighborhood; any outbuilding would be primarily personal, though the applicant owns a landscaping company and may occasionally store a trailer or two.

Priestley reported that several members of the public (including city residents near the unincorporated line) had contacted staff with questions about accessory structures, sheds, home-occupation standards, and observed grading for an outbuilding. A late comment from Deborah Pfeiffer asked whether AE requires permits for additional buildings/businesses and whether a permit had been applied for the graded outbuilding site. Staff noted that permits are required for such structures, that unincorporated landowners retain rights to principal and accessory structures under applicable standards, and that limited home occupations are permitted subject to the ordinance "drive-by test" and related criteria. Additional splits would require a subdivision plat. Concerns from nearby city residents about expansion are valid, as are the property rights of the unincorporated landowner.

No members of the public spoke at the hearing. Commission discussion noted the Future Land Use Map context, that AE retains substantial agricultural rights similar to AP, and that the request places housing near existing housing.

Motion to close the public hearing: Steve Corey made a motion and Jeff Hanson seconded. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the rezoning from AP to AE as presented on the property at 1555 170th Lane.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): NORTHERN NATURAL GAS COMPANY – REPLACEMENT OF

AN EXISTING NATURAL GAS PIPELINE ON FOUR DISTINCT PARCELS IN THE SERGEANT BLUFF AREA

Zoning Coordinator Daniel Priestley presented the staff report. This item is a review session (not a public hearing); the official public hearing will be held by the Board of Adjustment on October 5, 2026. Northern Natural Gas Company, through authorized representative Andrew Hardenburger (Senior Right of Way Agent), requests approval to replace an existing 12-inch natural gas pipeline with a new 12-inch natural gas pipeline, including associated temporary construction activities and subsequent removal of the existing pipeline, on four parcels in the unincorporated Sergeant Bluff area. The new pipeline will be installed approximately 3 to 4 feet below the surface so that normal agricultural activities may continue. On three parcels the new alignment is offset approximately 25 feet east of the existing line; on one parcel the alignment is relocated several hundred feet east and/or south at the landowner's request. All disturbed areas are to be restored upon completion of construction.

The affected parcels are: Parcel #884729400003 (approx. 33.26 acres, near 7284 Lakeport Rd. / Old Lakeport Rd., Sergeant Bluff, AE Zoning District, Section 29, T88N R47W; some portions in Special Flood Hazard Area, Zone A); Parcel #884732400002 (approx. 35.20 acres, near 7374 Old Lakeport Rd., AP Zoning District, Section 32, T88N R47W); Parcel #874705300001 (approx. 38.75 acres, 2230 Banner Ave., Sergeant Bluff, AP Zoning District, Section 5, T87N R47W); and Parcel #874705300005 (approx. 37.50 acres, adjacent agricultural tract, AP Zoning District, Section 5, T87N R47W). Owners include Gladys M. Rogers et al. / Rogers trusts, Jack Cook Farms Inc., and Sharon M. Krogh Life Estate / Brenda M. Godfredson / Amiee M. Krogh.

Priestley noted the project is heavily regulated by federal and state agencies (including PHMSA) and that the conditional-use review should expect compliance with all applicable federal and state requirements. The company has worked thoroughly with staff. The project is triggered in part by the need to upgrade wall thickness and conduct pressure tests as occupancy class changes from Class 2 to Class 3 due to increased occupancy in the area.

Sam McGill (Omaha, Nebraska), representing Northern Natural Gas, explained that the replacement is driven by the class-location change requiring greater wall thickness and subsequent pressure testing; the pipeline remains 12-inch diameter. In response to Commission questions, he confirmed the thicker wall supports higher pressure/product volume and public safety. Regarding coating on the existing line, based on age it is believed to include asbestos wrap; when the coating is cut, a third-party specialist in protective suits will strip and dispose of material as hazardous waste and test it. If positive, the pipe will be stripped and taken to an authorized disposal location. All such work is regulated.

No members of the public spoke regarding the application.

Motion: A motion was made by Steve Corey to recommend approval of the conditional use permit for the Northern Natural Gas Company pipeline replacement on the identified parcels and to forward the matter to the Board of Adjustment.

Second: The motion was seconded by Corey Meister.

Vote: All those in favor said "aye." Jeff Hanson abstained due to a conflict of interest (working with a property owner that requires relocation of the pipeline). The motion carried (4-0) with one abstention.

Priestley noted that the Board of Adjustment will hold the official public hearing on October 5, 2026.

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REVIEW OF CONDITIONAL USE PERMIT RENEWAL APPLICATION (ACTION ITEM): BORROW PIT FOR EARTH MATERIALS FROM STEVEN SITZMANN – PARCEL #894608100010

Zoning Coordinator Daniel Priestley presented the staff report. This is essentially the same request reviewed approximately one year earlier. Steven Sitzmann previously received Board of Adjustment approval (Resolution No. BA 452, adopted September 3, 2025) for a temporary borrow pit to extract and remove earth materials to level a sloped hill on the approximately 3.99-acre property at 1546 110th Street, Sioux City, IA 51108 (Agricultural Estates Zoning District, Concord Township, Section 8, R Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision), facilitating future development of a single-family dwelling. The one-year authorization expired in September. The applicant found timing with the contractor difficult and needs additional time to complete the work. The long-range goal remains responsible site preparation for a house and possible future split. Staff evaluated the situation and advised that the matter must again proceed through the Commission for recommendation and the Board of Adjustment for public hearing (October 5, 2026).

Mr. Sitzmann was present and had nothing further to add. In response to a staff question, Priestley reported no concrete complaints of nuisance during the prior year of operation; the only reference had been another party citing the project as an example when inquiring about a different borrow pit.

A member of the public briefly inquired about a liquor license; it was clarified that the item concerns a borrow pit and has no relation to liquor licensing.

No other public comments were received.

Motion: A motion was made by Corey Meister to recommend to the Board of Adjustment renewal of the borrow-pit conditional use permit.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried 5-0 (unanimous). The matter proceeds to the Board of Adjustment.

ACTION ITEM: SELECTION OF ONE ZONING COMMISSION REPRESENTATIVE TO BE LIAISON TO THE SIOUXLAND INTERSTATE METROPOLITAN PLANNING COUNCIL (SIMPCO)

Commissioner Christine Zellmer Zant, who has served as the Commission's liaison to SIMPCO for many years, indicated it was time for another member to take the role if interested. Discussion covered SIMPCO's role as a nonprofit regional planning organization serving Woodbury County and surrounding communities (including portions of Nebraska and South Dakota), focusing on economic development, funding for codes, infrastructure, housing, and related projects. Meetings are typically monthly (sometimes more for special committees) during the lunch hour at the SIMPCO office on Highway 20 / South Lewis Boulevard. Attendance provides two-way information exchange useful to county planning.

Commissioner Steve Corey volunteered to serve as liaison for the next year, noting it would be a good learning opportunity.

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Motion: A motion was made by Tom Bride to select Steve Corey to serve as the Zoning Commission liaison to SIMPCO for the next year.

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

ACTION ITEM: SCHEDULING DETERMINATION FOR FUTURE DATA CENTER TOWN HALL EVENTS FOR THE UNINCORPORATED AREAS OF WOODBURY COUNTY

Zoning Coordinator Daniel Priestley reviewed progress on the Board of Supervisors' directive to develop a clearer permitting framework for industrial data centers in the unincorporated areas (similar to the prior solar-energy process). A moratorium remains in place. The Commission has conducted town-hall sessions in Sloan (August 31, 2026) and Moville (September 21, 2026); the third of the initial set is scheduled for November 9, 2026, in Salix, all at 7:00 PM. The Supervisors expect engagement across different communities. Priestley recommended considering additional sessions, mindful of the holiday season, and suggested a January date (for example, the week before a regular Commission meeting) to maintain momentum. He also noted the eventual need for a work session (open to the public) to hash out ordinance elements and formal public hearings when specific language is under consideration. Emphasis was placed on careful definitions (hyperscale vs. smaller or accessory data facilities, crypto-mining, energy thresholds, etc.) to avoid unintended consequences for legitimate existing or accessory uses, and on obtaining public input on studies (water, sound, etc.) that may be required of applicants.

Commission discussion favored an eastern-county location such as Correctionville for the next town hall and agreed that scheduling too far beyond January risks losing public tracking of dates. Consensus formed around January 18, 2027 (7:00 PM) in Correctionville, subject to facility availability.

Motion: A motion was made by Steve Corey to schedule a data-center town-hall meeting for January 18, 2027, at 7:00 PM in Correctionville, Iowa (location subject to confirmation of available facilities).

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda.

Staff Update

Zoning Coordinator Daniel Priestley provided updates related to the data-center process. Staff continues to evaluate materials and data from multiple sources. Media inquiries have occurred; Priestley stressed the importance of clearly distinguishing that the Commission's work addresses only the unincorporated areas of Woodbury County. He referenced the Moville town-hall experience, including the value of explaining the unincorporated/incorporated distinction and of informal polling by show of hands. The Supervisors' moratorium provides time to do the work thoroughly. The two rezone recommendations from tonight will proceed to the Board of Supervisors for the required readings (October 13, 20, and 27, 2026; the Board may waive

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readings depending on public intensity). The next regular Zoning Commission meeting is expected on October 26, 2026, at 5:00 PM; the Salix town hall remains scheduled for November 9, 2026, at 7:00 PM. Corey Meister noted he will be absent on October 26.

Supervisor Kent Carper (participating by telephone) expressed appreciation to the Commissioners for attending the town-hall meetings and for their work while he has been unavailable following surgery.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

A motion was made to adjourn the meeting by Corey Meister and was seconded by Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye" (5-0). The meeting adjourned following the conclusion of the agenda.

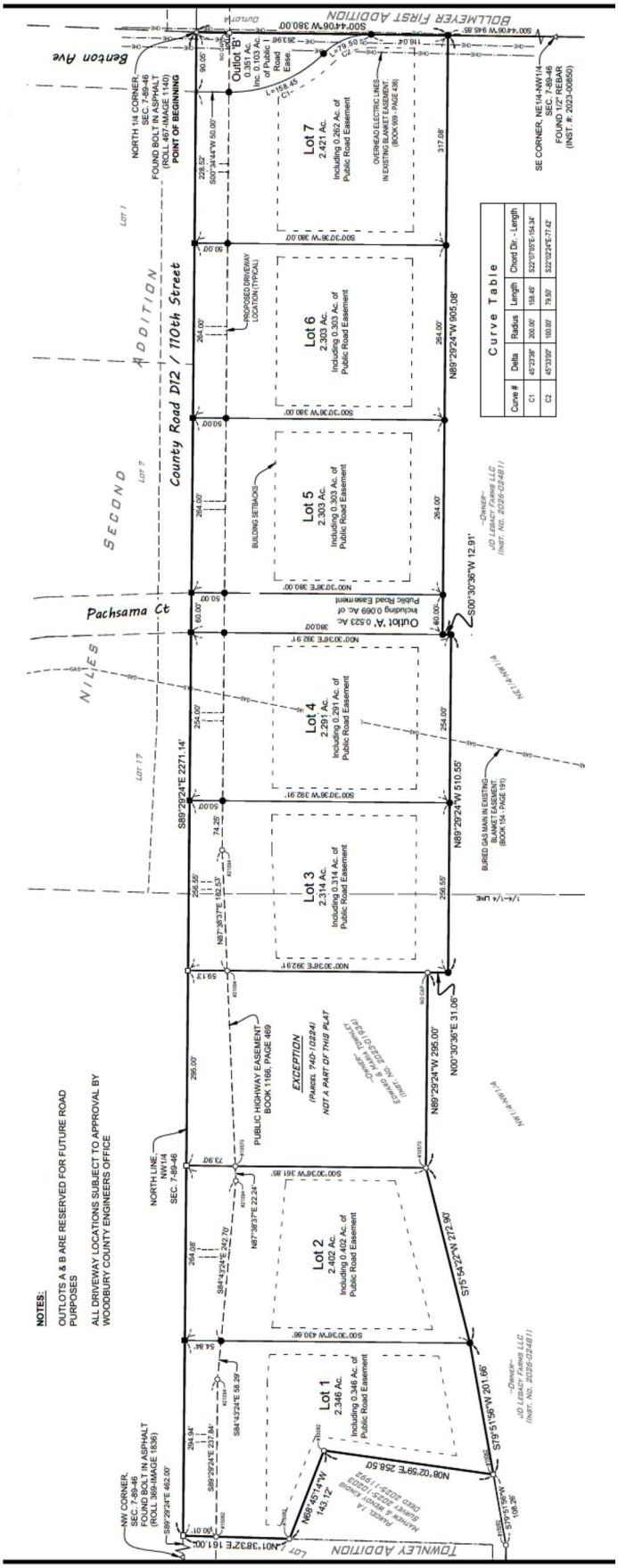
DRAFT

Aerial Map

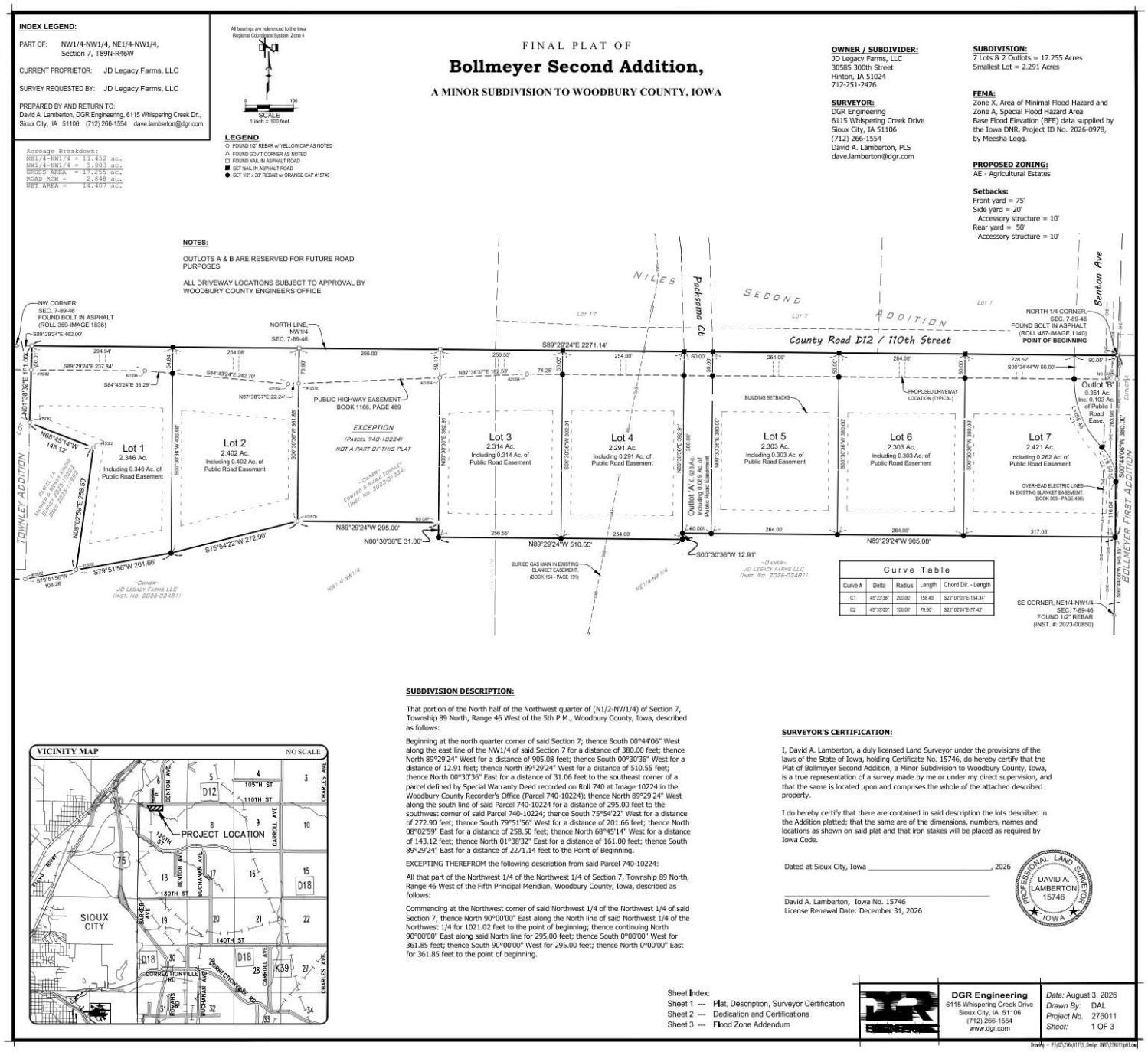


Aerial imagery of the subject property and surrounding area.

Plat Excerpt



Subdivision Plat



FINAL PLAT OF

Bollmeyer Second Addition,

A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

DEDICATION

JD Legacy Farms, LLC, Limited Liability Company, the owner of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the law, caused said described real estate to be surveyed, staked and platted into Lots and Outlot, as is particularly shown and set forth in the attached Plat and said Certificate of David A. Lamberton, a Licensed Surveyor who surveyed and platted the real estate to be known as Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa; that the same is prepared with the free consent and in accordance with the desires as owner and proprietor thereof.

Executed at Sioux City, Iowa, the _____day of_____, 2026.

JD Legacy Farms, LLC

By: _____ By:_____
Dennis D. Bollmeyer, Manager Judy L. Bollmeyer, Manager

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on _____, by Dennis D. Bollmeyer and Judy L.Bollmeyer, as Managers of JD Legacy Farms, LLC.

_____
Notary Public - State of Iowa

STATEMENT OF MORTGAGE HOLDER

The undersigned Farm Credit Services of America, FLCA, the present owner and holder of the Mortgage, recorded as Document Number: 2026-02590, states that the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, is prepared with its free consent and in accordance with its desire. This statement is made in accordance with Iowa Code section 354.11(1)(b).

Dated: _____, 2026.
Farm Credit Services of America, FLCA
By: _____
Its: _____

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on the _____,

by _____ as _____ of Farm Credit Services of America, FLCA.

By: _____
Notary Public in and for said State

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

The County Auditor hereby accepts and approves the name or title of the attached Subdivision Plat as required by Iowa Code section 354.6(2).

Dated _____, _____
Michelle K. Skaff, Auditor and Recorder,
Woodbury County, Iowa
By: Diane Swoboda Peterson, Deputy

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

Docket No: _____

Filed for record, this_____day of_____, _____,

at_____o'clock _____.M. recorded in Plat Envelope_____, indexed and delivered to the County Auditor of Woodbury County, Iowa.

Dated _____, _____
Michelle K. Skaff, Auditor and Recorder,
Woodbury County, Iowa
By: Diane Swoboda Peterson, Deputy

CERTIFICATE OF COUNTY ASSESSOR

I, Tyler Mogensen, hereby certify that on the_____day of _____, _____, a copy of this Plat was filed in the Woodbury County Assessor's Office.

Dated _____, _____
Tyler Mogensen
City Assessor

BOARD OF SUPERVISORS RESOLUTION NO._____.

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, it appears that said plat conforms with all the provisions of the code of the State of Iowa and ordinances of Woodbury County, Iowa, with reference to the filing of same; AND

Whereas, the Zoning Commission of Woodbury County, Iowa has recommended the acceptance and approval of said plat; AND

Whereas, the County Engineer of Woodbury County, Iowa has recommended the acceptance and approval of said plat.

Now therefore, be, and it is hereby resolved by the Woodbury County Board of Supervisors, Woodbury County, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, be, and the same is hereby accepted and approved, and the chairman and secretary of the Woodbury County Board of Supervisors, Woodbury County, State of Iowa, are hereby directed to furnish to the owners an proprietors a certified copy of this resolution as required by law.

Passed and approved this _____ day of _____, _____

_____ _____
Mark Nelson ATTEST: Michelle K. Skaff
Chairman Secretary
Board of Supervisors
Woodbury County, Iowa

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, Chris Zellmer Zant, do hereby certify that I am the Chairperson of the Woodbury County Zoning Commission of Woodbury County, Iowa, and do further certify that said Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the ____ day of_____, ___ approve the same and does further hereby recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said Plat.

Dated _____, _____
Chris Zellmer Zant
Chairperson, Woodbury County Zoning
Commission of Woodbury County, Iowa

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, Tina M. Bertrand, Treasurer of Woodbury County, Iowa, do hereby certify that the land described in the attached and foregoing Surveyor's Certificate is free from certified taxes and certified special assessments.

Dated _____, _____
Tina M. Bertrand
Treasurer Woodbury County, Iowa

CERTIFICATE OF PLANNING AND ZONING COMMISSION

We do hereby certify that we are the Chairperson and Planning Manager, respectively, of the Planning and Zoning Commission of the City of Sioux City, Iowa, and we do further certify that said Planning and Zoning Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Planning and Zoning Commission did on the _____ day of _____, 2026 recommend to the City Council of the City of Sioux City, Iowa, the acceptance and approval of the Plat of said Subdivision.

Dated _____, 2026 _____
Andrew Glisar
Chairperson

Dated _____, 2026 _____
Christopher R. Madsen
Planning Manager

ANNEXATION AGREEMENT CERTIFICATE

The property included on the attached plat is subject to an Annexation Agreement recorded as Instrument No. _____ in the Woodbury County Recorder's Office.

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: Bollmeyer Second Addition, a Minor Subdivision of the City of Sioux City, Woodbury County, Iowa, last certified by _____, dated _____, 2025 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in JD Legacy Farms, LLC, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:

1. Entry No. 34 - Easement for pipeline in favor of Socony-Vacuum Oil Company, Incorporated dated May 5, 1941, filed August 6,1941and recorded in Miscellaneous Record 154 at Page 191 of the Woodbury County Records, The grantee transferred this easement to Magnolia Pipe Line Company by a Special Warranty Deed dated November 30, 1959, filed January 25, 1960, and recorded in Book 937, Page 235 of the Woodbury County Records. Entry No. 51 - Assignment of this Easement given by Mobil Pipe Line Company to Williams Pipe Line Company dated October 31, 1983, filed January 1 0, 1984, and recorded in Roll 138 at Image 1428 of the Woodbury County Records.

2. Entry No. 40 - Right-of-way Agreement for electric transmission line in favor of Iowa Public Service Company dated February 27,1959, filed April 21, 1-959, and recorded in Book 909, Page 436 of the Woodbury County Records.

3. Entry No. 47 - Easement for road purposes in favor of Woodbury County dated December 19, 1967, filed December 29, 1967 and recorded in Book 1 166 at Page 469 of the Woodbury County Records, Entry No. b0 - Right of Way Easement for electric transmission lines in favor of Woodbury County Rura1 Electric Cooperative Association dated -September 10, 1976, filed April 1,1977, and recorded in Roll 61 at Image 401 of the
Woodbury County Records.

4. Entry No. 70 - Notice of Filing of Soil and Water Resource Conservation Plan recorded July 29, 1992 on Roll 266, Page 2343 of the Woodbury County Records, Entry No, 78 - Plat of Survey dated November 17,2025, filed November 17,2025, and recorded as Instrument No. 2025-12195 of the Woodbury County Records. Entry No. 79 - Second installment Taxes due in the amount of $1,403.00.
Form

Dated: _____, _____. _____
ATTORNEY AT LAW

CITY COUNCIL RESOLUTION NO._____.

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, the Planning and Zoning Commission of the City of Sioux City, Iowa, has recommended the acceptance and approval of said Plat. Now, therefore be, and it is, resolved by the City Council of the City of Sioux City, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, as hereto attached and forming part of this Resolution be, and the same hereby is, accepted and approved.

Passed _____, 2026 _____
Robert E. Scott
Mayor

Approved _____, 2026 _____
ATTEST: Heidi Farrens
City Clerk

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

I, Lisa McCardle, Clerk of the City of Sioux City, Iowa, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, which said Resolution was adopted by the City Council of said City on the _____day of_____, 2026 and approved by the Mayor of said City on said date all as full, true and complete as the same appears of record in the Office of said City Clerk.

Dated _____, 2026 _____
Robert E. Scott
Mayor

Dated_____, 2026 _____
ATTEST: Heidi Farrens
City Clerk

COUNTY ENGINEER'S CERTIFICATE

I, Laura Sievers, P.E., The County Engineer of Woodbury County, Iowa, do hereby certify that I have reviewed the attached plat and have mathematically computed the error of closure of the plat perimeter and of the lots contained therein, and find that said plat conforms with the closure requirements of the Woodbury County Subdivision Ordinance for the unincorporated area of Woodbury County, Iowa.

Dated _____, _____
Laura Sievers, P.E.
County Engineer, Woodbury County, Iowa

Sheet Index:
Sheet 1 --- Plat, Description, Surveyor Certification
Sheet 2 --- Dedication and Certifications
Sheet 3 --- Flood Zone Addendum

DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 2 OF 3

FLOOD ZONE ADDENDUM

Bollmeyer Second Addition,

A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

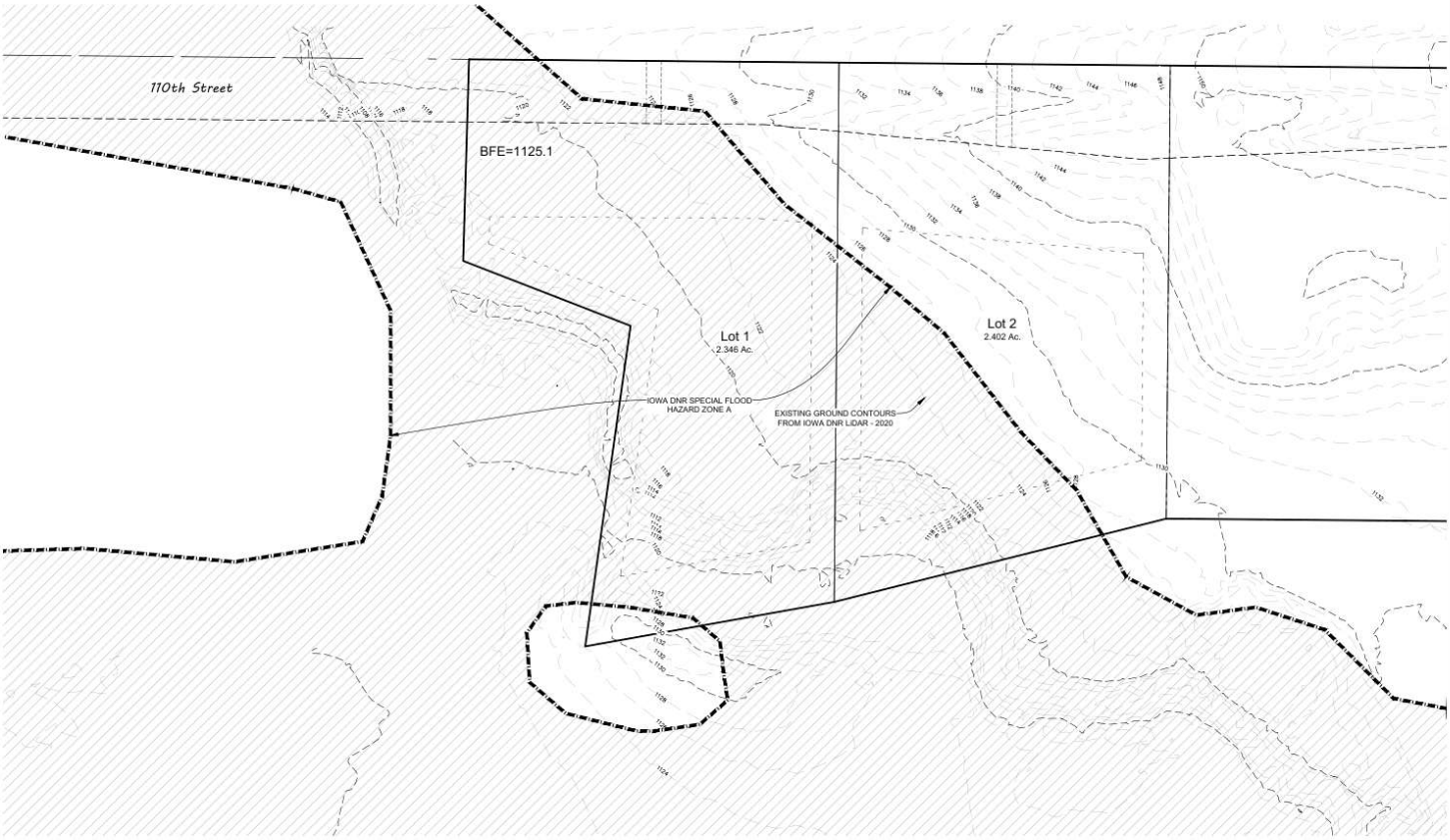
SCALE
1 inch = 50 feet

FLOOD PLAIN:

On July 28th, 2026, the 100-year Flood Elevation of 1125.1' at the northwest corner of the property was determined by:

Meesha Legg
Iowa DNR, Flood Plain Management and Dam Safety Section
6200 Park Avenue, Suite 200
Des Moines, IA 50321
(515) 393-1891
Meesha.Legg@dnr.iowa.gov
www.iowadnr.gov

Any new homes in the Special Flood Hazard Area (Lots 1 and 2) will require a BFE and a Woodbury County Floodplain Development Permit from prior to construction.



Sheet Index:
Sheet 1 --- Plat, Description, Surveyor Certification
Sheet 2 --- Dedication and Certifications
Sheet 3 --- Flood Zone Addendum

DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 3 OF 3

Subdivision Plat Modification Disclaimer

The final plat may be modified—including additions or corrections to the map, certificates, or any matter shown on the face of the plat—during the review process, including from reviews by the Zoning Commission and the Board of Supervisors, up through the official recording.

ATTACHMENTS ASSOCIATED WITH THIS FINAL PLAT WILL/MAY ALSO BE ADDED AND RECORDED SEPARATELY

- RESOLUTION FROM THE NEAREST CITY
- DEDICATION, IF APPLICABLE
- TITLE OPINION OR UPDATED TITLE OPINION, IF APPLICABLE
- AGREEMENT TO IMPOSE COVENANTS
- MORTGAGE RESOLUTION, IF APPLICABLE
- FLOODPLAIN BASE FLOOD ELEVATION DATA, IF APPLICABLE
- Etc.

Planning & Zoning Staff – Review Criteria (Subdivision Ordinance)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, Planning and Zoning staff:

- shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.
- shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and
- shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and
- shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and
- shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.

Zoning Commission – Review Criteria (Subdivision Ordinance)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

- shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and
- shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and
- may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and
- shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.

Legal Notification

Sioux City Journal

AFFIDAVIT OF PUBLICATION

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of New Jersey, County of Camden, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Sep. 17, 2026

NOTICE ID: 2MWmuXTG9JL7CYw9Wj1c
PUBLISHER ID: COL-IA-503654
NOTICE NAME: ZC_9-28-26
Publication Fee: $154.25

Edmar Corachia
(Signed)_____

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 09/21/2026

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on Monday, September 28, 2026 at 5:00 PM or as soon thereafter as the matters may be considered. Said public hearings will be held in the board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID: 668 089 537# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, September 23, 2026.

Item One (1)
MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as Bollmeyer Second Addition. JD Legacy Farms, LLC has submitted an application for a seven-lot (plus two outlots) minor subdivision to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 acres, (approximately 14.407 acres net) from portions of Parcel #894607100002 and Parcel #894607100014 located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is located within the Agricultural Preservation (AP) Zoning District. A portion of the property is within or near a Special Flood Hazard Area associated with an unnamed stream.

The property is located along 110th Street (County Road D12) in Concord Township, Woodbury County, Iowa, near the Sioux City area. (Parcel #894607100002 and Parcel #894607100014).

Applicant(s)/Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108)

Item Two (2)
ZONING ORDINANCE MAP AMENDMENT (REZONE)

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by JD Legacy Farms, LLC (Dennis Bollmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road D12), with a mailing address of 30585 300th St, Hinton, IA 51024-8509.

The proposal is to rezone approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the proposed Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance.

The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'09" West along

the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°36'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108)

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108)

Item Three (3)
ZONING ORDINANCE MAP AMENDMENT (REZONE)

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by Sam M. Peterson, requests rezoning of property located in Woodbury Township at 1555 170th Lane, Sioux City, Iowa 51106, with a mailing address of 1592 170th Street, Sioux City, Iowa 51106.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District the property identified as Parcel #884709400012, located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury Township, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (approximately 7.46 net acres). The property is located at 1555 170th Lane, Sioux City, Iowa 51106.

The said property is more particularly described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'46" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'46" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 88°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12", the chord of said curve bears S 68°00'26" W a distance of 320.39 feet; thence S 47°51'21" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subject to easements, restrictions and zoning of record.

Property Owner(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.

Petitioner Applicant(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.

GOL-IA-503654

Area Property Owner(s) Notification (1000 Feet)

Name / Titleholder	Address	City	State	Zip	Comments
JD Legacy LLC, an Iowa limited liability company	30585 300th St	Hinton	IA	51024-8509	No comments.
Edward Townley and Maria Townley, husband and wife, as joint tenants with full rights of survivorship	1418 110th St	Sioux City	IA	51108	No comments.
Matthew John Kindig and Wendy Lynn Kindig, husband and wife, as joint tenants with full rights of survivorship	1414 110th St	Sioux City	IA	51108	No comments.
Mark W. Zenk and Veronica J. Zenk, husband and wife, as joint tenants with full rights of survivorship	1152 Barker Ave	Sioux City	IA	51108	No comments.
Justine B. Barkley, a single person	1140 Barker Ave	Sioux City	IA	51108	No comments.
Fish Family Farms, LLC, an Iowa limited liability company	11933 Orchard Ave W	Minnetonka	MN	55305	No comments.
Aaron M. Guillaume and Melanie Guillaume, husband and wife, as joint tenants with full rights of survivorship	1461 110th St	Sioux City	IA	51108-8022	No comments.
Kevin Gerard Small and Jennifer Anne Small, Co Trustees of Kevin and Jennifer Small 2023 Revocable Trust	1423 110th St	Sioux City	IA	51108	No comments.
Small Family Farm, LLC, an Iowa Limited Liability Company	1423 110th St	Sioux City	IA	51108	No comments.
Pamela J. Mears	5701 46th St	Sioux City	IA	51108	No comments.
Raymond L. Richtermeyer and Donna P. Richtermeyer, husband and wife, as joint tenants with full rights of survivorship	5647 46th St	Sioux City	IA	51108	No comments.
Mark E. Williams	1902 110th St	Sioux City	IA	51108	No comments.
Anthony J. Vondrak and Jenaya D. Vondrak, husband and wife, as joint tenants with full rights of survivorship	1446 110th St	Sioux City	IA	51108	No comments.
Kelly J. Ridgway and Pamela J. Ridgway	1089 Benton Ave	Sioux City	IA	51108	No comments.
Jan J. George and Doris A. George, husband and wife, as joint tenants with full rights of survivorship	1087 Benton Ave	Sioux City	IA	51108	No comments.
Gregory M. Breyfogle and Lori L. Breyfogle, husband and wife, as joint tenants with full rights of survivorship	1085 Benton Ave	Sioux City	IA	51108	No comments.
Bryon R. Oines and Pamela J. Oines, husband and wife, as joint tenants with full rights of survivorship	1083 Benton Ave	Sioux City	IA	51108-8044	No comments.
Gary P. Niles and Dolores K. Niles, husband and wife, as joint tenants with full rights of survivorship	1081 Benton Ave	Sioux City	IA	51108-8044	No comments.
Emrick L. Dominowski and Jessica Jones-Sitzmann, husband and wife, as joint tenants with full rights of survivorship	1098 Pachisama Court	Sioux City	IA	51108	No comments.
Cole A. Knapp and Leah L. Knapp, husband and wife, as joint tenants with full rights of survivorship	1096 Pachisama Court	Sioux City	IA	51108-8044	No comments.
Richard Saunders and Katherine Saunders, husband and wife, as joint tenants with full rights of survivorship	1094 Pachisama Court	Sioux City	IA	51108	No comments.
Richard J. Niles and Renee M. Niles, husband and wife, as joint tenants with full rights of survivorship	1092 Pachisama Court	Sioux City	IA	51108-8738	No comments.
Melissa E. Tjeerdsma, as Trustee of the Melissa E. Tjeerdsma Trust	1090 Pachisama Court	Sioux City	IA	51108	No comments.
Randy W. Bradley and Lavone M. Sopher, husband and wife, as joint tenants with full rights of survivorship	1088 Pachisama Court	Sioux City	IA	51108	No comments.
Brittany Sickels and Thomas Sickels, wife and husband, as joint tenants with full rights of survivorship	1091 Pachisama Court	Sioux City	IA	51108	No comments.
Jason D. Hansen and Amber L. Hansen, husband and wife, as joint tenants with full rights of survivorship	1093 Pachisama Court	Sioux City	IA	51108	No comments.
David M. Hegarty and Brooke A. Hegarty, husband and wife, as joint tenants with full rights of survivorship	1095 Pachisama Court	Sioux City	IA	51108	No comments.

Name / Titleholder	Address	City	State	Zip	Comments
Craig J. Phillips and Stacy Sue Phillips, husband and wife, as joint tenants with full rights of survivorship	1097 Pachisama Court	Sioux City	IA	51108	No comments.
Kevin J. Kirwan and Mary Jo Kirwan, husband and wife, as joint tenants with full rights of survivorship	1099 Pachisama Court	Sioux City	IA	51108	No comments.
Carolyn R. Dunn, Trustee of the Carolyn R. Dunn Trust	1463 110th St	Sioux City	IA	51108	No comments.
Barry Krayenhagen and Cherrie Lynn Krayenhagen, husband and wife, as joint tenants with full rights of survivorship	1475 110th St	Sioux City	IA	51108-8022	No comments.
Donna Lias, a married person	1468 110th St	Sioux City	IA	51108	No comments.
Dennis J. Johnson, as Trustee of the Dennis J. Johnson Revocable Trust	1466 110th St	Sioux City	IA	51108	No comments.
Martin L. Appelt and Paula C. Appelt, Co Trustees of Appelt Revocable Trust	1462 110th St	Sioux City	IA	51108	No comments.
Lucy M. Newborn, Trustee, or Successor Trustee of the Charles and Mary Newborn Irrevocable Family Legacy Trust	1460 110th St	Sioux City	IA	51108	No comments.
JD Legacy Farms LLC, an Iowa limited liability company	30585 300th St	Hinton	IA	51024-8509	No comments.
Fred Yates and Janice Yates, Trustees, or their successors in interest, of the Fred and Janice Yates Living Trust dated July 8, 2025	1 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Breanna Bollmeyer, a single person	2 Bollmeyer Ave	Sioux City	IA	51108	No comments.
William W. Habermann and Catherine W. Habermann, husband and wife, as joint tenants with full rights of survivorship	3 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Alexander Michael Sarkisian and Nhu Le, husband and wife, as joint tenants with full rights of survivorship	4 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Nate Colbert, a single person	5 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Jeffery W. LaFavor and Kathleen M. LaFavor, husband and wife, as joint tenants with full rights of survivorship	6 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Brandon Bollmeyer	5739 State Highway 175	Ida Grove	IA	51445	No comments.
Keith A. Oliver Construction, LLC	413 Hannington Dr	Sergeant Bluff	IA	51054	No comments.
Mosher Asset Management, LLC, an Iowa limited liability company	1038 Hill Ave	Sioux City	IA	51104	No comments.

Source: Engleson Abstract Co., Inc. – Certified Abstractor Listing #333566

Stakeholder Comments

911 COMMUNICATIONS CENTER: No comments.

FIBERCOMM: No comments.

IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): No comments.

IOWA DEPARTMENT OF TRANSPORTATION (IDOT): No comments.

LOESS HILLS NATIONAL SCENIC BYWAY: No comments.

LOESS HILLS PROGRAM: No comments.

LONGLINES: No comments.

LUMEN: No comments.

MAGELLAN PIPELINE: Brian Ferguson (September 24, 2026): “Sorry that I missed your first email on this, Daniel. Yes, we are good with this. We've been in touch with Mr. Bollmeyer throughout the process. That line is inactive, and we will be removing it this fall prior to his dirt work kicking off.”

MIDAMERICAN ENERGY COMPANY (Electrical Division): Casey Meinen, MidAmerican Energy (September 3, 2026): "I have reviewed the following for MEC Electric Distribution; and we have no comments. This proposed Minor Subdivision dn Concurrent Rezone is outside of our service territory."

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Jeff Zettel, NIPCO (September 9, 2026): " Have reviewed this proposed Bollmeyer Second Addition minor subdivision and the concurrent Zoning Ordinance Map Amendment. NIPCO has no issues with this minor subdivision and rezone."

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WINNEBAGO TRIBE: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: Review memo provided below.

WOODBURY COUNTY RECORDER: Diane Swoboda Peterson, Woodbury County Real Estate/Recorder Deputy (September 2, 2026): " I see no issues. Thank you"

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): No comments.

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: Neil Stockfleth, WCSWCD (September 2, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: Tina Bertrand, Woodbury County Treasurer (September 3, 2026): “Certified taxes must be paid in full prior to Treasurer certification. Other than that there are no other comments.”

County Engineer's Review Memo

Woodbury County Secondary Roads Department

759 E. Frontage Road · Moville, Iowa 51039

Telephone (712) 279-6484 · (712) 873-3215 · Fax (712) 873-3235

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Laura Sievers, PE, Woodbury County Engineer

Date: September 11, 2026

Subject: Bollmeyer Second Addition (Minor Subdivision) and Concurrent Rezone

The Woodbury County Secondary Roads Department has reviewed the proposed Bollmeyer Second Addition (Minor Subdivision) and concurrent rezone from AP to AE.

The proposed subdivision is located along paved D12, a Farm-to-Market route. Traffic volumes on D12 currently average approximately 1,000, 570, and 800 vehicles per day on various sections between US 75 and K64. The development of seven additional lots will result in increased residential traffic along D12.

Any proposed roadways or outlots shall be located directly across from existing roadways to provide for appropriate access and alignment.

The current posted speed limit on D12 is 60 mph and will remain 60 mph as additional driveways are established along the roadway. Prospective purchasers of the parcels should be made aware of the existing traffic conditions and the posted speed limit and should understand the type and volume of traffic that may be present along their properties.

Snow removal and emergency response services for this area are provided from the Lawton area. Prospective purchasers should also be made aware of these service arrangements and the associated response expectations.

The landowners will be required to obtain the appropriate Woodbury County Secondary Roads access permits prior to performing any work within the County right-of-way.

Based on the information provided, Secondary Roads has no objections to the proposed Minor Subdivision and concurrent rezone, subject to the above requirements and considerations.

RESOLUTION NO. 2026-0863
with attachments

RESOLUTION ACCEPTING AND APPROVING THE FINAL PLAT OF "BOLLMEYER SECOND ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA."

WHEREAS, JD Legacy Farms, LLC, did file with the City Clerk of the City of Sioux City, Iowa, a certain plat designated Final Plat of "Bollmeyer Second Addition, a minor subdivision to Woodbury County, Iowa"; and

WHEREAS, the Planning and Zoning Commission, at its August 25, 2026, meeting, has recommended the acceptance and approval of said plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA that said Final Plat of "Bollmeyer Second Addition, a minor subdivision to Woodbury County, Iowa" as hereto attached and forming part of this Resolution, be, and the same hereby is, accepted and approved, and the Mayor and the City Clerk are hereby directed to furnish to the proprietors a certified copy of this resolution, as required by law.

BE IT FURTHER RESOLVED that this approval is conditional on the owner executing an Extraterritorial Agreement pursuant to Section 25.04.040 (1.b.5.E.vi) of the Sioux City Municipal Code, which Extraterritorial Agreement was recorded in the office of the Woodbury County Recorder/Auditor on _____, 2026 at Instrument No. _____.

PASSED AND APPROVED: September 14, 2026

Robert E. Scott, Mayor

ATTEST: Heidi Farrens

Heidi Farrens, City Clerk

City of Sioux City's Extra Territorial Development Agreement – Excerpt

Source: City of Sioux City's Backup Materials from the September 14, 2026 City Council Meeting
https://www.sioux-city.org/AgendaCenter/ViewFile/Agenda/_09142026-1202

ATTACHMENT G

EXTRATERRITORIAL DEVELOPMENT AGREEMENT

THIS AGREEMENT made on _____ by and between Dennis D. Bollmeyer, as President of the JD Legacy Farms, LLC of Sioux City IA (hereinafter "Developer") and the City of Sioux City, Iowa, 405 6th Street, Sioux City, Iowa (hereinafter "City").

RECITALS

WHEREAS, Developer has proposed to subdivide and develop the following described real property (hereinafter the "Property"):

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'06" West along the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

and

WHEREAS, the Property lies within the jurisdiction of the City pursuant to Section 354.8 et. seq. and Section 414.23, Code of Iowa, and;

WHEREAS, the Parties wish to set forth their various obligations and conditions in conjunction with such development and subdivision.

AGREEMENT

NOW, THEREFORE, IT IS AGREED between the City and the Developer as follows:

1. Annexation Process. Developer shall, within ninety (90) days of receiving written notice from the City that the Property qualifies for annexation to the City under Chapter 368, Code of Iowa, commence and pursue the statutory process for voluntary annexation of the Property to the City. Developer shall coordinate annexation efforts with the City and shall pursue such annexation in a diligent manner.

   The City agrees that it shall provide said written notice to Developer only at such time as, in the City's sole and unreviewable discretion, it has the capacity and plans to extend water and sanitary sewer service to the Property.

2. City Services and Utilities.

   A. At such time that the City shall determine that it is appropriate and feasible, Developer shall voluntarily petition the City, pursuant to Section 384.41, Code of Iowa, for the construction of the following public improvements by the City to be paid for by special assessments levied upon the Property:

      1. Water, including water mains and connections;

      2. Sanitary sewer pipes and mains, within or abutting the subdivision only;

      3. Storm sewer drainage systems;

      4. Paving of streets within the subdivision or which abut the subdivision and provide access to the lot or lots therein.

   Said improvements shall be connected to the existing utility systems in the subdivision, if any, exist.

   B. The City agrees to a moratorium for the connection to the following systems:

      1. Water system: 20 years from the completion of improvements described in 2A above.

      2. Sanitary sewer system: 20 years from the completion of improvements described in 2A above.

      3. The city will not require hookup to city services until the existing well or septic fail to work properly after the 20 years.

         a. The homeowner would have the option to hook up within the first 20 years if their water or sewer fails, but would not be required to hook up.

b. The homeowner would be required to hook up to city water sewer after the 20 years if their existing water or sewer fails.

3. Binding Effect. The Parties agree that this Agreement shall be filed for record in the County in which the Property is located and shall be binding on the Developer, its heirs, successors, and assigns in title to the Property or any part thereof.

4. Notice. Any notice required or made herein shall be made in writing by certified mail to each party at the following addresses:

A. City of Sioux City, Iowa
Attn: City Manager
405 6th Street, PO Box 447
Sioux City, Iowa 51101

B. JD Legacy Farms, LLC
Attn: Dennis D. Bollmeyer, President
30585 300th Street
Hinton, IA 51024

C. Each Party may designate in writing to the other Party all changes in name of the person(s) and/or address(es) to whom or which any notice is to be delivered.

IN WITNESS WHEREOF, the Parties have executed this Agreement the date and year first above written.

CITY OF SIOUX CITY, IOWA
"City"

By: _____

Title: _____

Attest:: _____

Title: _____

JD Legacy Farms, LLC
"Developer"

By: _____

Title: _____

STATE OF IOWA)
: ss.
COUNTY OF WOODBURY)

On this _____ day of _____, 2026, before me, a Notary Public duly commissioned and qualified in and for said County and State, personally appeared _____, _____ of the City of Sioux City, Iowa, and _____, _____ of said City, each being to me personally known to be the identical persons and officers named in the foregoing instrument, who executed the same under and by virtue of the authority vested in them by the City Council of said City, and each for himself acknowledged the execution thereof to be his voluntary act and deed for the purposes herein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal at Sioux City, Iowa, the day and year last above written.

(SEAL)

_____
NOTARY PUBLIC in and for said COUNTY and STATE

STATE OF _____)
: ss.
COUNTY OF _____)

On this _____ day of _____, 2026, before me, the undersigned a Notary Public in and for said State, personally appeared _____to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

(SEAL)

_____
NOTARY PUBLIC in and for said COUNTY and STATE

EXTRATERRITORIAL DEVELOPMENT AGREEMENT

Appendix

Application

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

Applicant: JD Legacy Farms, LLC
Name of Owner

Mailing Address: 30585 300th St. Hinton, Ia 51024
Street City or Town State and Zip + 4

Property Address: 30585 300th No Address
Street City or Town State and Zip + 4

Ph/Cell #: [redacted] E-mail Address: _____

To subdivide land located in the NW NW / NE NW Quarter of Section 7-89-46

Civil Township 89-46 (Concord) GIS Parcel # 894607100014 / 894607100002

Name of Subdivision: Bollmeyer Second Addition

Subdivision Area in Acres 17.255 Gross / 14.407 Net Number of Lots 7

Attachments:

1. Eight (8) copies of grading plans; if required.
2. Eight (8) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A Certified abstractor's certificate to include:
   a. Legal description of proposed subdivision.
   b. Plat showing clearly the boundaries of the subdivision.
   c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: David Lambertson, DGR Ph/Cell: 712-266-1554

Attorney: David Updegraff Ph/Cell: 712-252-5700

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: JD Legacy Farms, LLC Dennis Bollmeyer

Zoning Director: Daniel Priestley

For Office Use Only:

Zoning District AP Flood District _____ Date _____ No. 7201

Application Fee 4 Lots or less ($300*+ Additional Fees) 300

5 Lots or more ($300* plus $5 per lot + Additional Fees) 25/325.00

RECEIVED
AUG 3 2023
WOODBURY COUNTY
PLANNING & ZONING

*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s)/applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s) when the fees exceed $100.00.

CL# 6028 3426

Title Opinion

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: Bollmeyer Second Addition, a Minor Subdivision of the City of Sioux City, Woodbury County, Iowa, last certified by _____, dated _____, 2025 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in JD Legacy Farms, LLC, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:

1. Entry No. 34 - Easement for pipeline in favor of Socony-Vacuum Oil Company, Incorporated dated May 5, 1941, filed August 6,1941and recorded in Miscellaneous Record 154 at Page 191 of the Woodbury County Records, The grantee transferred this easement to Magnolia Pipe Line Company by a Special Warranty Deed dated November 30, 1959, filed January 25, 1960, and recorded in Book 937, Page 235 of the Woodbury County Records. Entry No. 51 - Assignment of this Easement given by Mobil Pipe Line Company to Williams Pipe Line Company dated October 31, 1983, filed January 1 0, 1984, and recorded in Roll 138 at lmage 1428 of the Woodbury County Records.

2. Entry No. 40 - Right-of-way Agreement for electric transmission line in favor of lowa Public Service Company dated February 27,1959, filed April 21, 1-9S9, and recorded in Book 909, Page 436 of the Woodbury County Records.

3. Entry No. 47 - Easement for road purposes in favor of Woodbury County dated December 19, 1967, filed December 29, 1967 and recorded in Book 1 166 at Page 469 of the Woodbury County Records, Entry No. b0 - Right of Way Easement for electric transmission lines in favor of Woodbury County Rura1 Electric Cooperative Association dated - September 10, 1976, filed April 1,1977, and recorded in Roll 61 at lmage 401 of the Woodbury County Records.

4. Entry No. 70 - Notice of Filing of Soil and Water Resource Conservation Plan recorded July 29, 1992 on Roll 266, Page 2343 of the Woodbury County Records, Entry No, 78 - Plat of Survey dated November 17,2025, filed November 17,2025, and recorded as Instrument No. 2025-12195 of the Woodbury County Records. Entry No. 79 - Second installment Taxes due in the amount of $1,403.00. Form

Dated: _____, _____. _____ ATTORNEY AT LAW

Base Flood Elevation Data provided by the Iowa DNR

IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER
DIRECTOR KAYLA LYON

7/28/2026

JD LEGACY FARMS LLC
C/O DAN C KRIENER
KRIENER FARM MANAGEMENT, INC.
4110 FLOYD BLVD
SIOUX CITY, IA 51108-1504

Project Description: Base Flood Elevation request for future residential developments. (Unnamed Stream)

Project Latitude / Longitude Location(s): Buildings and Associated Fill 42.5451/-96.3216; Woodbury County

Iowa DNR Project ID Number: 2026-0978

Dear DAN C KRIENER:

This is in reference to your request for determination of the "100-year" flood elevation (a.k.a. the base flood elevation, or BFE) for the existing/proposed structure/property identified on your application. The Flood Insurance Rate Map (FIRM) for Woodbury County shows a portion of this property as being in the Special Flood Hazard Area (SFHA).

Based on the information available, we have estimated the current existing condition 100-year flood elevation (NAVD88) at the location referenced above (see Figure 1). Figure 1 shows the possible flooding extents with BFEs marked along the stream. Due to the length of the parcel request, this Figure is only an approximation for the purpose of parcel division into individual lots. Once the parcel has been divided, new BFEs may be required for the individual lots or buildings prior to development.

A floodway encroachment analysis was also completed. A single floodway offset is not reported here because the floodway width varies along this stream. The Special Flood Hazard Area of the stream, as shown in the Woodbury County, Iowa Flood Insurance Rate Maps published by the Federal Emergency Management Agency is a close approximation of the floodway limits. Additionally, each lot will require a floodway offset prior to development.

You may download additional copies, or verify the Iowa DNR Flood Plain and Dam Safety Section (Department) official response document(s) for this project at the Iowa DNR Flood Plain PERMT website using the tracking number above. (PERMT Website Address: https://programs.iowadnr.gov/permt/)

A Floodplain Permit may be required before construction can begin. You can apply for a Floodplain Permit at the website above. Additionally, a local permit from the City/County will be required. Please contact the local flood plain manager(s) listed below regarding the local flood plain permit requirements. Lastly, please be aware when planning future construction that elevating beyond the required 1 foot above the BFE will not only reduce flood risk, but might also result in much lower flood insurance rates

- Woodbury County: Dan Priestley, 620 Douglas Street, 6th Floor, Sioux City, IA, 51101, dpriestley@woodburycountyiowa.gov, 712-279-6609

Please contact me by phone at 515-393-1891 or by email at Meesha.Legg@dnr.iowa.gov with any questions.

Sincerely,

Meesha Legg
Flood Plain Management and Dam Safety Section

CC: Dennis Bollmeyer; JD Legacy Farms LLC, 30585 300th Street, Hinton, IA, 51024, dennis@bollmeyerinc.com
Dan Priestley; 620 Douglas Street, 6th Floor, Sioux City, IA, 51101, dpriestley@woodburycountyiowa.gov
Daniel Morse, daniel.morse@dnr.iowa.gov, (712) 363-1169, 1900 N. Grand Ave., Ste. E17, Spencer, IA



Figure 1. Parcel of land that will be divided into individual lots for future development. BFEs (NAVD88) are given in approximate locations for the purpose of land division. Individual lot (or building location) BFEs will be needed prior to development.

IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR **KIM REYNOLDS**
LT. GOVERNOR **CHRIS COURNOYER**

DIRECTOR **KAYLA LYON**

7/28/2026

JD LEGACY FARMS LLC
C/O DAN C KRIENER
KRIENER FARM MANAGEMENT, INC.
4110 FLOYD BLVD
SIOUX CITY, IA 51108-1504

Project Description: Base Flood Elevation request for future residential developments. (Unnamed Stream)

Project Latitude / Longitude Location(s): Buildings and Associated Fill 42.5402/-96.3167; Woodbury County

Iowa DNR Project ID Number: 2026-0979

Dear DAN C KRIENER:

This is in reference to your request for determination of the "100-year" flood elevation (a.k.a. the base flood elevation, or BFE) for the existing/proposed structure/property identified on your application. The Flood Insurance Rate Map (FIRM) for Woodbury County shows a portion of this property as being in the Special Flood Hazard Area (SFHA).

Based on the information available, we have estimated the current existing condition 100-year flood elevation (NAVD88) at the location referenced above (see Figure 1). Figure 1 shows the possible flooding extents with BFEs marked along the stream. Due to the length of the parcel request, this Figure is only an approximation for the purpose of parcel division into individual lots. Once the parcel has been divided, new BFEs may be required for the individual lots or buildings prior to development.

A floodway encroachment analysis was also completed. A single floodway offset is not reported here because the floodway width varies along this stream. The Special Flood Hazard Area of the stream, as shown in the Woodbury County, Iowa Flood Insurance Rate Maps published by the Federal Emergency Management Agency is a close approximation of the floodway limits. Additionally, each lot will require a floodway offset prior to development.

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A Floodplain Permit may be required before construction can begin. You can apply for a Floodplain Permit at the website above. Additionally, a local permit from the City/County will be required. Please contact the local flood plain manager(s) listed below regarding the local flood plain permit requirements. Lastly, please be aware when planning future construction that elevating beyond the required 1 foot above the BFE will not only reduce flood risk, but might also result in much lower flood insurance rates

- Woodbury County: Dan Priestley, 620 Douglas Street, 6th Floor, Sioux City, IA, 51101, dpriestley@woodburycountyiowa.gov, 712-279-6609

Please contact me by phone at 515-393-1891 or by email at Meesha.Legg@dnr.iowa.gov with any questions.

Sincerely,

Meesha Legg
Flood Plain Management and Dam Safety Section

CC: Dennis Bollmeyer; JD Legacy Farms LLC, 30585 300th Street, Hinton, IA, 51024, dennis@bollmeyerinc.com
Dan Priestley; 620 Douglas Street, 6th Floor, Sioux City, IA, 51101, dpriestley@woodburycountyiowa.gov
Daniel Morse, daniel.morse@dnr.iowa.gov, (712) 363-1169, 1900 N. Grand Ave., Ste. E17, Spencer, IA



Figure 1. Parcel of land that will be divided into individual lots for future development. BFEs (NAVD88) are given in approximate locations for the purpose of land division. Individual lot (or building location) BFEs will be needed prior to development.

Prepare by and Return to: David L. Updegraff, 505 5th St., Suite 204, Sioux City, IA 51101, (712)252-5700

BOLLMEYER SECOND ADDITION
RESTRICTIVE COVENANTS

The undersigned, JD Legacy Farms, LLC, being the sole owner (Owner) and developer (Developer) of the property described as Bollmeyer Second Addition to Woodbury County, Iowa, containing Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) as shown by the Plat thereof, do hereby impose the following covenants and restrictions upon all such lots. These covenants and restrictions shall run with the title and shall be binding upon and enure to the benefit of all other persons acquiring any right, title or interest in any of such lots, (Grantees), their heirs, successors and assigns:

1. RESIDENTIAL PURPOSES ONLY. No lots shall be used except for residential purposes. Only one single family dwelling not exceeding two stories in height shall be erected, placed or permitted on any one lot. Improvements may also include a non attached private garage not more than four car and a storage building providing such are architecturally compatible with the main dwelling. Fully enclosed commercially built post frame (either wood or steel) painted steel storage buildings shall be deemed architecturally compatible. Said buildings to be used for storage of all boats, trailers, tractors, and other vehicles. All buildings and structures shall be erected in conformity with applicable Woodbury County zoning and set-back regulations. No mobile homes or trailer homes shall be constructed on or placed on any lot. A mobile home and trailer home are defined as any structure that is designed to be movable or has a steel frame bottom. Only new home construction is allowed. No pre-existing homes may be moved on to any lots within said Addition. Prior to the construction of any homes on any of the lots within the Addition the lot owners must submit to JD Legacy Farms, LLC, the Developer of Bollmeyer Second Addition, Woodbury County, Iowa copies of the proposed building plans and site plans for the location of the residence upon said lot. The Developer must approve of the building location which approval will not be unreasonably withheld. The intent of this requirement is to facilitate orderly development within this sub-division.

2. MINIMUM SIZE. No dwelling shall be permitted or erected on said real estate having first floor living area of less than 1500 square feet, in the case of a one-story structure, nor less than 1100 square feet of living area on the first floor and with a total living area of at least 1500 square feet in the case of a structure with more than one story.

3. NO LIVESTOCK. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot. However, each owner of a lot shall be allowed to keep dogs, cats and other common household pets provided their number shall not exceed four (4) such animals over six months old. No animals shall be allowed to run loose at any time.

4. OWN SEPTIC SYSTEM. Each lot shall provide its own enclosed septic tank with proper drain fields. Such a system shall comply with the requirements of the State Department of Health and the County Engineer and any other applicable regulations.

5. OWNER TO REPAIR. The owner of each lot, at such owner's sole cost and expense, shall repair and maintain the owner's residence, out buildings, as provided herein, fences and other improvements keeping the same in a condition comparable to their condition at the time of their initial completion.

6. NO TEMPORARY CHARACTER RESIDENCE. No structure of a temporary character, trailer, basement, tent, shack, barn, or other out buildings shall be used on any lot at any time as a residence, either temporarily or permanently.

7. NO NUISANCE. No noxious or offensive activities shall be carried out on any such real estate, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood; no vehicles including motor homes or equipment except private motor vehicles and equipment being used in construction on the site shall be parked overnight upon said lot or driveway and no materials shall be stored or kept in front of said real estate except for the purpose of immediate incorporation into a structure on said real estate. Occasional overnight guests shall be permitted to park a motor home on the property providing it does not exceed two (2) weeks in total per year.

8. WEED AND DEBRIS CONTROL. Each owner shall keep the owner's lot free from weeds and from debris, whether such lot is improved or unimproved. The developer, JD Legacy Farms, LLC shall retain the right to plant crops on any of the lots that remain unsold. Once sold by the developer, all lots, whether improved or unimproved shall be planted in grass or alfalfa, except a portion of said lot may be used for a family gardens for personal use only unless farmed by the Developer.

9. RUN WITH THE LAND. These covenants shall run with the land and be binding on all parties and all persons claiming by, through, or under them.

10. ENFORCEMENT. If a Grantee, or Grantee's heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions contained herein, it shall be lawful for any person or persons owning any other lot in the sub-division to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent the Grantee or them from doing so, or recover damages or any other remedy at law or equity applicable to such violation.

11. PARTIAL INVALIDATY. Invalidation of any of these covenants by judgment or court order shall no way affect any of the other provisions which shall remain in full force and affect.

12. AMENDMENTS. These covenants, restrictions and easements may be amended by a written instrument providing for such amendment which has been executed by (1) the owners of 5 of the 7 lots and (2) the undersigned, but only if the undersigned is a record titleholder to real estate which immediately abuts any of the real estate which is the subject of these covenants, restrictions and easements. No such modifications shall be affected or prohibit or restrict a then-existing use. Such instrument of amendment shall be filed for record and shall thereafter be binding on all owners and all subsequent owners.

13. RESTRICTIONS ON PLANTINGS. In order to promote an aesthetically pleasing development, the Developer is placing restrictions on the types of trees planted within the Addition and the planting location of trees and hedges. No trees shall be planted within twenty feet (20') of a lot line or thirty feet (30') from any roads or proposed roads within the Addition. No privacy hedge or fence exceeding six feet (6') in height shall be erected or maintained on any lots within the Addition. The Developer does not want fast growing trees or trees that are considered undesirable because of the maintenance issues they might cause. The following types of trees are not allowed within the Addition: Aussie tree; Poplar; Cottonwood; Red Cedar; and Chinese Elm.

14. DRIVEWAYS. All driveway locations must be approved by the county highway engineer. Any alterations of driveway locations will also need to be approved by the county highway engineer. Driveways may be surfaced with Portland cement concrete, asphalt or gravel.

15. COUNTY RIGHT OF WAY. Landowners may not plant trees and shrubs within the right of way of the county road. The right of way of the road is 30 feet from the centerline of the road. All mailbox and newspaper box supports placed within the right of way must meet secondary road department breakaway standards and be not larger than a 4" x 4" wood post or a 2 lb, per foot steel post. No boulders, stones, or retaining walls over 4 inches in height may be located within the right of way. Prior to doing any work within the county right of way, a permit must be obtained from the County Secondary Road Department.

16. TIME TO CONSTRUCT. A Grantee must complete construction of a conforming single family dwelling within three (3) years of closing the purchase of a lot in the Addition.

Dated this 30th day of July, 2026.

JD Legacy Farms, LLC

By: _____
Dennis Bollmeyer, Manager

STATE OF IOWA, COUNTY OF PLYMOUTH)ss:

This record was acknowledged before me on 7-30-26, by Dennis Bollmeyer, as Manager, of JD Legacy Farms, LLC a limited liability company.

_____
Notary Public in and for said County and State

DAVID L. UPDEGRAFF
Commission Number 112995
My Commission Expires
10-16-26

***Example of covenants shared with the City of Sioux City. The covenants terms and conditions will remain the same but may need to be signed again following plat approval by the Board of Supervisors.**

Parcel Report(s)

Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100002
Alternate ID	883545
Property Address	N/A
Sec/Twp/Rng	7-89-46
Brief Tax Description	NE NW 7-89-46
	(Note: Not to be used on legal documents)
Deed Book/Page	2026-02481 (3/9/2026)
Gross Acres	38.48
Net Acres	38.48
Adjusted CSR Pts	2389.59
Zoning	N/A
District	0057 CONCORD/SIOUX CITY
School District	SIOUX CITY COMM
Neighborhood	N/A

Owner

Deed Holder
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509
Contract Holder
Mailing Address
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2026	TOWNLEY DERRILL J REVOCABLE TRUST	JD LEGACY FARMS LLC	2026-02481	No consideration	Deed	Y	$0.00
4/15/2021	TOWNLEY DERRILL J	TOWNLEY DERRILL J REVOCABLE TRUST	2021-05003	No consideration	Deed		$0.00
2/1/2021	TOWNLEY DOLORES A	TOWNLEY DERRILL J	2021-02851	No consideration	Deed		$0.00
2/1/2021	TOWNLEY DOLORES A	TOWNLEY DERRILL J	2021-01525	No consideration	Deed		$0.00

⊟ Show There are other parcels involved in one or more of the above sales:

Valuation

		2026	2025	2024	2023	2022
	Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+	Assessed Land Value	$91,780	$91,780	$77,810	$77,810	$60,440
+	Assessed Building Value	$0	$0	$0	$0	$0
+	Assessed Dwelling Value	$0	$0	$0	$0	$0
=	Gross Assessed Value	$91,780	$91,780	$77,810	$77,810	$60,440
-	Exempt Value	$0	$0	$0	$0	$0
=	Net Assessed Value	$91,780	$91,780	$77,810	$77,810	$60,440

Sioux City Special Assessments and Fees

Click here to view special assessment information for this parcel.

No data available for the following modules: Land, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Woodbury County Tax Credit Applications, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

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Developed by SCHNEIDER GEOSPATIAL

Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100014
Alternate ID	
Property Address	1418 110TH ST SIOUX CITY IA 51108
Sec/Twp/Rng	7-89-46
Brief	CONCORD TOWNSHIP NW NW OF 7-89-46 (EX TOWNLEY ADDITION); (EX A TCT DESCRIBED AS COM AT NW COR OF THE NW NW THNC E 1021.02 FT TO POB; THNC E 295 FT, THNC S 361.85 FT, THNC W 295 FT, THNC N 361.85 FT TO POB); AND (EX A TCT DESCRIBED AS BEG AT SW COR OF LOT
Tax Description	(Note: Not to be used on legal documents)
Deed Book/Page	2026-02481 (3/9/2026)
Gross Acres	34.41
Net Acres	34.41
Zoning	N/A
District	0057 CONCORD/SIOUX CITY
School District	SIOUX CITY COMM
Neighborhood	N/A

Owner

Deed Holder
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509
Contract Holder
Mailing Address
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2026	TOWNLEY DERRILL J REVOCABLE TRUST	JD LEGACY FARM SLLC	2026-02481	Normal	Deed	Y	$1,358,405.00

⊟ Show There are other parcels involved in one or more of the above sales:

Valuation

		2026	2025
	Classification	Agriculture	Agriculture
+	Assessed Land Value	$107,740	$107,450
+	Assessed Building Value	$0	$0
+	Assessed Dwelling Value	$0	$0
=	Gross Assessed Value	$107,740	$107,450
-	Exempt Value	$0	$0
=	Net Assessed Value	$107,740	$107,450

Sioux City Special Assessments and Fees

Click here to view special assessment information for this parcel.

No data available for the following modules: Land, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Woodbury County Tax Credit Applications, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

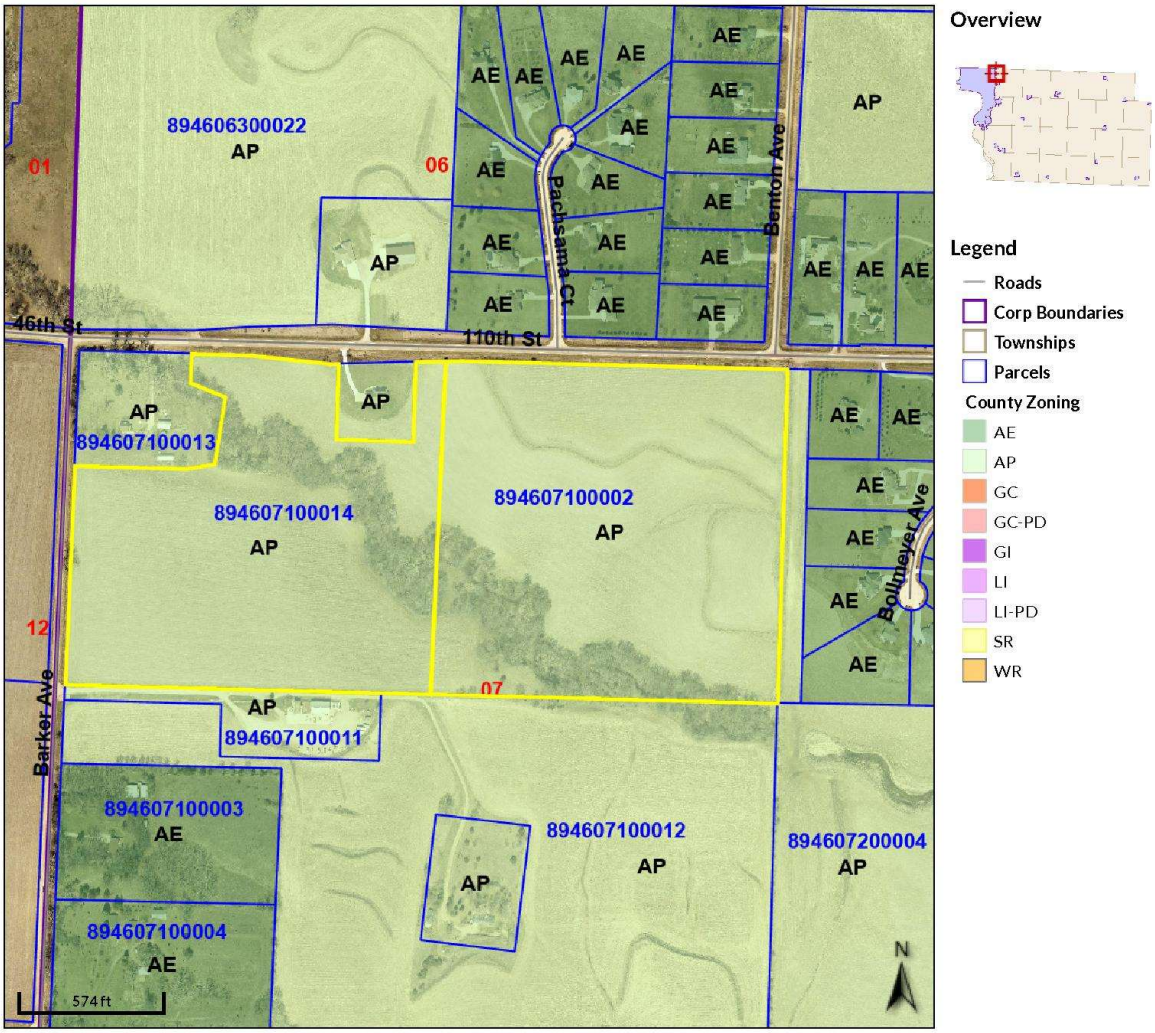
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Zoning Map

Beacon™ Woodbury County, IA / Sioux City

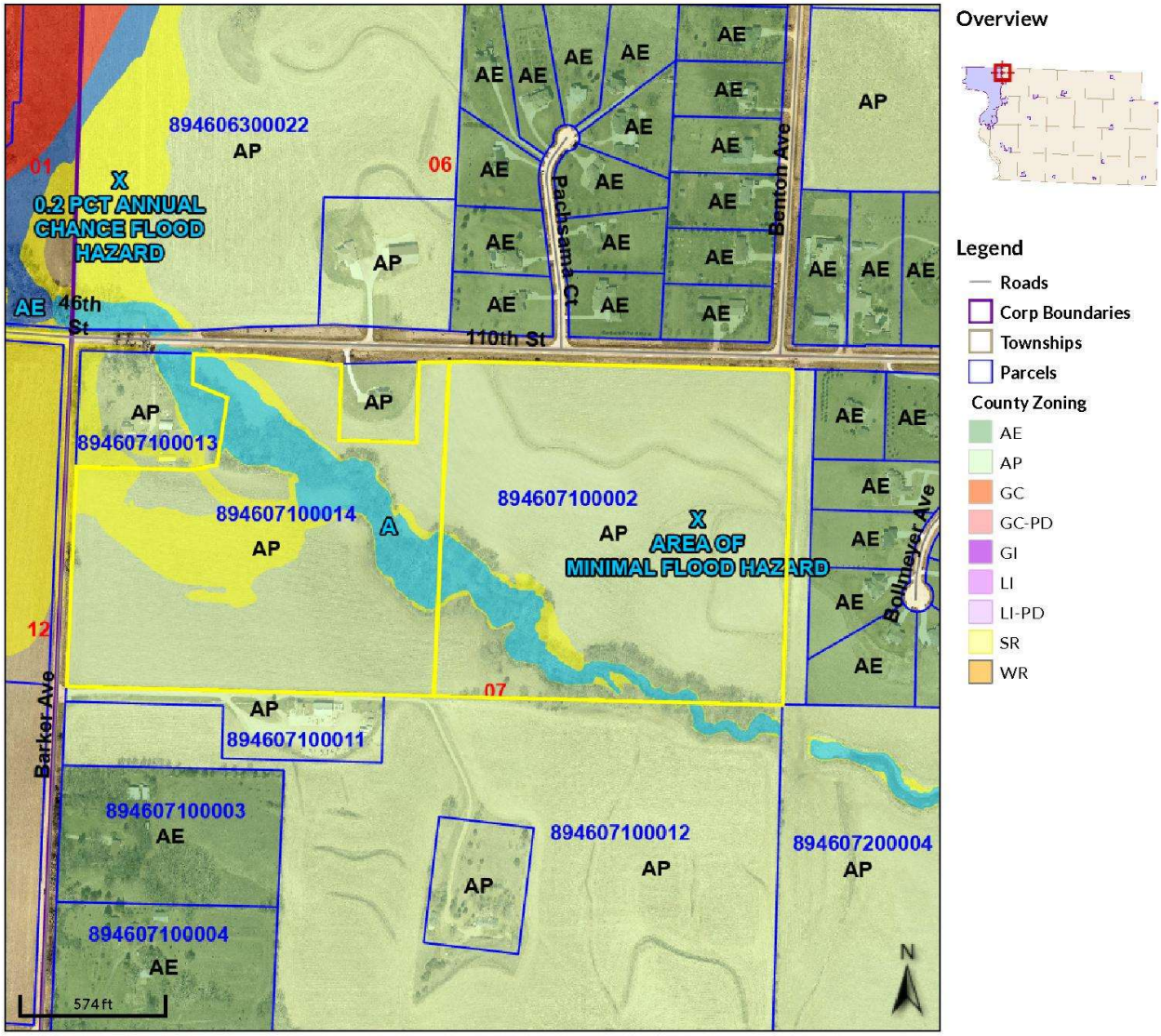


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Floodplain Map

Beacon™ Woodbury County, IA / Sioux City



Overview

Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

County Zoning

- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

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Elevation Map



Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100002	
Gross Acres	38.48	
ROW Acres	0.00	
Gross Taxable Acres	38.48	
Exempt Acres	0.00	
Net Taxable Acres	38.48	*(Gross Taxable Acres - Exempt Land)*
Average Unadjusted CSR2	67.43	*(2594.61 CSR2 Points / 38.48 Gross Taxable Acres)*
Agland Active Config	*2025*	
Processed Date and Time	*2026-02-20 12:12:50*	

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	33.25	64.80	2,154.57	2,154.57
Non-Crop	5.23	84.14	440.04	239.11
Total	**38.48**		**2,594.61**	**2,393.68**

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	92.00	6.52	599.84	599.84
100% Value	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.36	32.76	32.76
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	7.76	690.64	690.64
100% Value	10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86.00	1.82	156.52	156.52
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	2.97	252.45	252.45
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	12.40	396.80	396.80
100% Value	1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18.00	1.42	25.56	25.56
Non-Crop	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.12	10.92	5.74
Non-Crop	12C	Napier silt loam, 5 to 9 percent slopes	89.00	0.20	17.80	9.45
Non-Crop	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	4.82	409.70	222.30
Non-Crop	1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18.00	0.09	1.62	1.62
Total				**38.48**	**2,594.61**	**2,393.68**

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Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100014	
Gross Acres	34.41	
ROW Acres	0.00	
Gross Taxable Acres	34.41	
Exempt Acres	0.00	
Net Taxable Acres	34.41	*(Gross Taxable Acres - Exempt Land)*
Average Unadjusted CSR2	86.66	*(2982.11 CSR2 Points / 34.41 Gross Taxable Acres)*
Agland Active Config	*2025*	
Processed Date and Time	*2026-02-20 12:12:52*	

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	29.96	86.87	2,602.60	2,602.60
Non-Crop	4.45	85.28	379.51	205.59
Total	34.41		2,982.11	2,808.19

Soil Summary

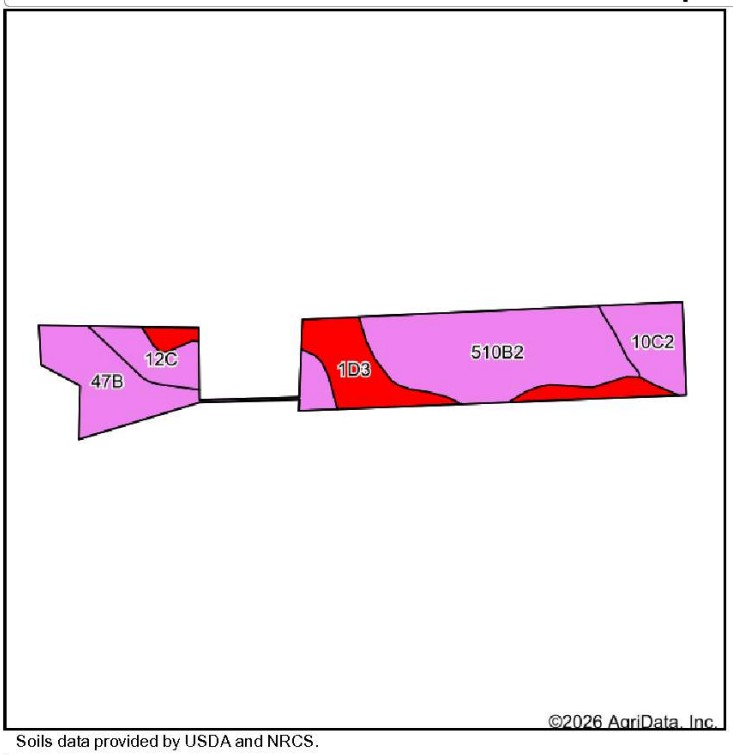
Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	510	Monona silt loam, terrace, 0 to 2 percent slopes	96.00	2.97	285.12	285.12
100% Value	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	17.19	1,564.29	1,564.29
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	3.14	279.46	279.46
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	3.87	328.95	328.95
100% Value	700D2	Monona silty clay loam, terrace, 9 to 14 percent slopes, ero	62.00	1.85	114.70	114.70
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	0.94	30.08	30.08
Non-Crop	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.21	19.11	10.04
Non-Crop	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	4.24	360.40	195.55
Total				34.41	2,982.11	2,808.19

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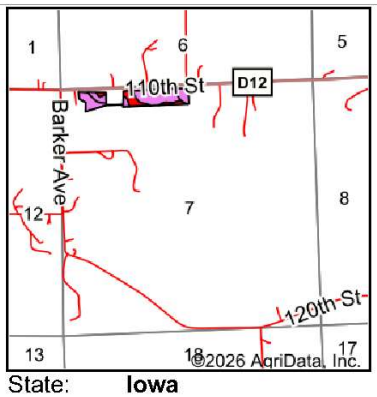
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Woodbury**
Location: **7-89N-46W**
Township: **Concord**
Acres: **14.72**
Date: **8/3/2026**

KRIENER FARM MANAGEMENT, INC.

Maps Provided By:
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Area Symbol: IA193, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Water-Holding Inch	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	6.02	40.9%		IIe	227.2	6.4	65.9	12.9	92	72	80	80	74
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.85	19.4%		IIIe	126.4	3.5	36.7	12.6	32	37	60	60	58
47B	Napier-Rawles complex, 2 to 5 percent slopes	2.61	17.7%		IIw	217.6	6.1	63.1	12.9	85	59	74	69	74
12C	Napier silt loam, 5 to 9 percent slopes	1.64	11.1%		IIIe	214.4	6.0	62.2	13.2	89	58	87	86	87
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	1.60	10.9%		IIIe	211.2	5.9	61.2	12.9	86	57	81	81	76
			Weighted Average		**2.41**	**202.8**	**5.7**	**58.8**	**12.9**	**78.2**	**59.7**	***n 76**	***n 75**	***n 72.6**

**IA has updated the CSR values for each county to CSR2.
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/22/2026 **Weekly Agenda Date:** 10/27/2026

Elected Official / Department Head / Citizen: Melissa Thomas, Human Resources Director

Wording for Agenda Item:

Approval to create a High-Deductible Health Plan (HDHP) option for our employees' health coverage.

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☐

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

If approved, The HDHP option will expand employee health coverage choices and support participation in Health Savings Accounts (HSAs). The proposed HDHP includes the following deductible and out-of-pocket maximum (OPM) structure: Single Deductible/OPM: $2,000 / $2,000 Family Deductible/OPM: $4,000 / $4,000 The premium structure and corresponding employer benefit contributions are as follows: Single: Employee Premium $65.00 per month Employee + Spouse: Employee Premium $160.00 per month Employee + Children: Employee Premium $155.00 per month Employee + Family: Employee Premium $180.00 per month To assist the employee, Woodbury County would contribute $500.00 annually to an employee's HSA with a single policy and $1000.00 annually to an employee with a family policy. These contributions will be made biweekly and prorated to the employee's eligibility date. The HDHP would be in the PPO network. Woodbury County's monthly contribution would be in line with its current HMO contribution.

Recommendation:

Motion to approve the addition of the proposed HDHP option for Woodbury County employees.

Approved by Board of Supervisors on March 17, 2026

WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/20/2026 **Weekly Agenda Date:** 10/27/2026

Elected Official / Department Head / Citizen: Auditor Recorder Michelle Skaff

Wording for Agenda Item:

Approve position classifications of Precinct Elections Official (PEO) and PEO Chair for County temp elections employees

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☐

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Background: On July 26, 2022, pay rates for election day workers were established at $15.00 per hour for Precinct Election Officials (PEOs) and $17.00 per hour for Precinct Chairs. Subsequently, on March 31, 2026, temporary clerical staff pay was aligned with Grade 3, Step 1 of the Courthouse pay scale. Because some temporary clerks also serve as PEOs on election days and are processed through standard payroll, administrative action is required to establish the appropriate position classifications and paperwork. This ensures that temporary clerks working as PEOs or Chairs on election day are paid at the standard $15.00/hour or $17.00/hour rates, maintaining consistency across all election workers. Funding will continue to be allocated and presented to the Board at budget hearings by the Auditor based on election-specific staffing needs, consistent with past practice.

Recommendation:

Motion by second by to approve to create the position classifications of PEO and PEO Chair to be

used by temporary clerks who work as PEOs or Chairs on election day.

Approved by Board of Supervisors on March 17, 2026

WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/20/2026 **Weekly Agenda Date:** 10/27/2026

Elected Official / Department Head / Citizen: Auditor Recorder Michelle Skaff

Wording for Agenda Item:

Approve Elections Satellite Chair extra pay rate of $2.00 per hour worked at satellite voting location.

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☐

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Historically, satellite election workers were hired through a temporary staffing agency. In this arrangement, workers were paid at the Clerk III, Step 1 rate, and the individual serving as the Satellite Chair received an additional $2.00 per hour. Effective March 31, 2026, clerical staff transitioned from temp agency staffing to direct County payroll. Currently, one County temporary clerical staff member also serves as a Satellite Chair. To establish a documented, consistent compensation standard across all staffing arrangements, Board approval is requested to formally authorize a $2.00 per hour differential for any worker serving as a Satellite Voting Location Chair.

Recommendation:

Motion by second by to authorize a $2.00 per hour differential for any worker serving as a Satellite Voting Location Chair.

Approved by Board of Supervisors on March 17, 2026