ATTACHMENT D

DEVELOPMENT PLAN

BALDWIN COURT TOWNHOUSES

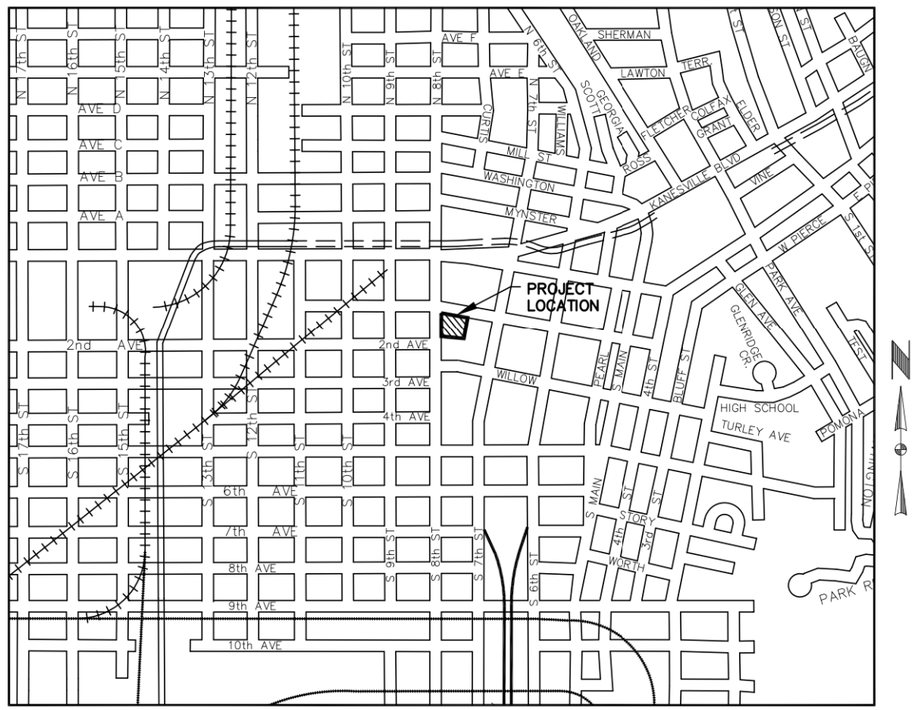
RESIDENTIAL OVERLAY OF LOTS 1 THRU 6 AND OUTLOT A INCLUSIVE

DATE PREPARED: JULY 11, 2023

VERTICAL CONTROL

BENCHMARK OF ORIGIN: NGS V–182 NAVD '88 ELEV.=1000.08'

BRASS DISK AT CITY HALL, SOUTH FACE OF BUILDING AT SOUTHWEST CORNER



VICINITY MAP – NO SCALE

INDEX

PAGE NO.	DESCRIPTION
A.01	TITLE SHEET
A.02	AREA MAP
G.01	SITE PLAN
G.02	UTILITY PLAN
L.01	LANDSCAPE PLAN

CURRENT OWNER/DEVELOPER:

HABITAT FOR HUMANITY OF COUNCIL BLUFFS
1228 SOUTH MAIN STREET
COUNCIL BLUFFS, IA 51503

ENGINEER:

HGM ASSOCIATES, INC.
640 FIFTH AVENUE
COUNCIL BLUFFS, IOWA 51502

ZONING:

EXISTING ZONING = C–2
PROPOSED ZONING = R–3

EXISTING FLOOD PLAIN:

MISSOURI RIVER FLOOD PLAIN
ZONE X – AREA WITH MINIMAL FLOOD HAZARD.
NO FLOODWAY OR FRINGE ENCROACHMENT.

STORM WATER DETENTION:

CONSTRUCTION OF NEW DETENTION IN ACCORDANCE WITH SUDAS DESIGN STANDARDS

BOUNDARY SURVEY:

BOUNDARY SURVEY WILL BE PROVIDED BY HGM ASSOCIATES INC.

NOTES:

PROPOSED SEWER: CONSTRUCT PRIVATE LATERAL CONNECTIONS.

PROPOSED WATER: CITY WATER
CONNECTIONS TO EXISTING WATER MAIN

DEDICATION OF R–O–W: NONE

SURFACE RUNOFF: AMENDED SOILS RAIN GARDEN FOR INFILTRATION AND TO EXISTING STORM SEWER

EASEMENTS: A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG THE FRONT LOT LINES, A 10.00 FOOT WIDE PERMANENT EASEMENT IN THE REAR AS SHOWN, AND A 5.00 FOOT PERMANENT EASEMENT ALONG THE EXTERIOR SIDES OF LOTS 1, 4, 5 AND 6 ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

SPECIFICATIONS

THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2023, AND CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS 2023, SHALL APPLY TO THIS PROJECT.

LICENSED PROFESSIONAL ENGINEER
JOHN E. JORGENSEN
12855
IOWA

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

7/11/2023

JOHN E. JORGENSEN

My license renewal date is December 31, 2023.

Pages or sheets covered by this seal:
A.01, A.02, G.01, G.02 AND L.01

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hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
PHONE: (712) 323–0530

JNS drawn
BJR designed
JEJ approved
JULY'23 date
revision date

project BALDWIN COURT TOWNHOUSES
client HABITAT FOR HUMANITY OF COUNCIL BLUFFS
1228 SOUTH MAIN STREET, COUNCIL BLUFFS, IA 51503
sheet TITLE SHEET

project no. 104523
sheet A.01

hgm:
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project no. 104523

sheet A.02

project BALDWIN COURT TOWNHOUSES

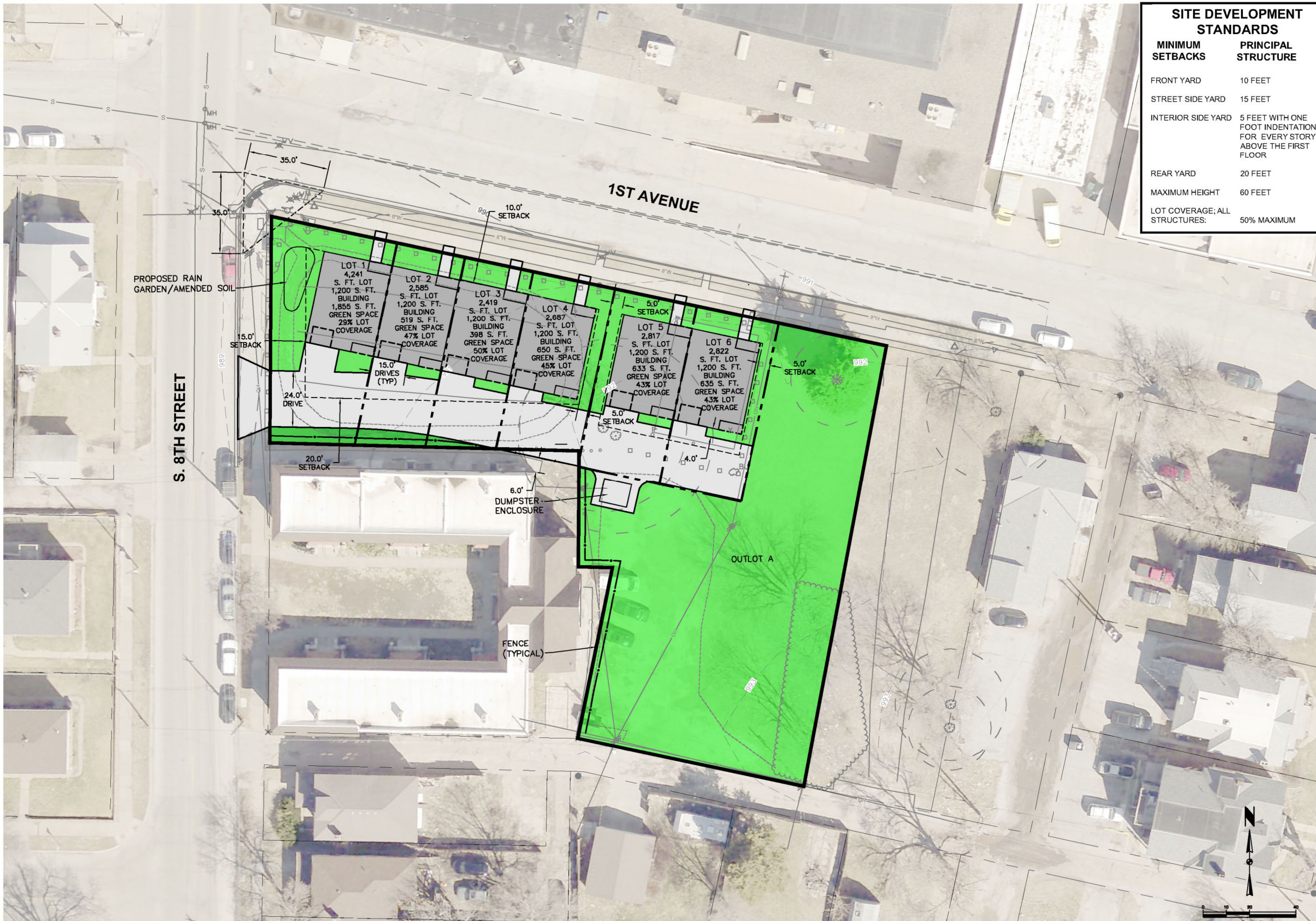
client HABITAT FOR HUMANITY OF COUNCIL BLUFFS
1228 SOUTH MAIN STREET, COUNCIL BLUFFS, IA 51503

sheet **AREA MAP**

JNS drawn		
BJR designed		
JEJ approved		
JULY'23 date	revision	date

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SITE DEVELOPMENT STANDARDS

MINIMUM SETBACKS	PRINCIPAL STRUCTURE
FRONT YARD	10 FEET
STREET SIDE YARD	15 FEET
INTERIOR SIDE YARD	5 FEET WITH ONE FOOT INDENTATION FOR EVERY STORY ABOVE THE FIRST FLOOR
REAR YARD	20 FEET
MAXIMUM HEIGHT	60 FEET
LOT COVERAGE; ALL STRUCTURES:	50% MAXIMUM

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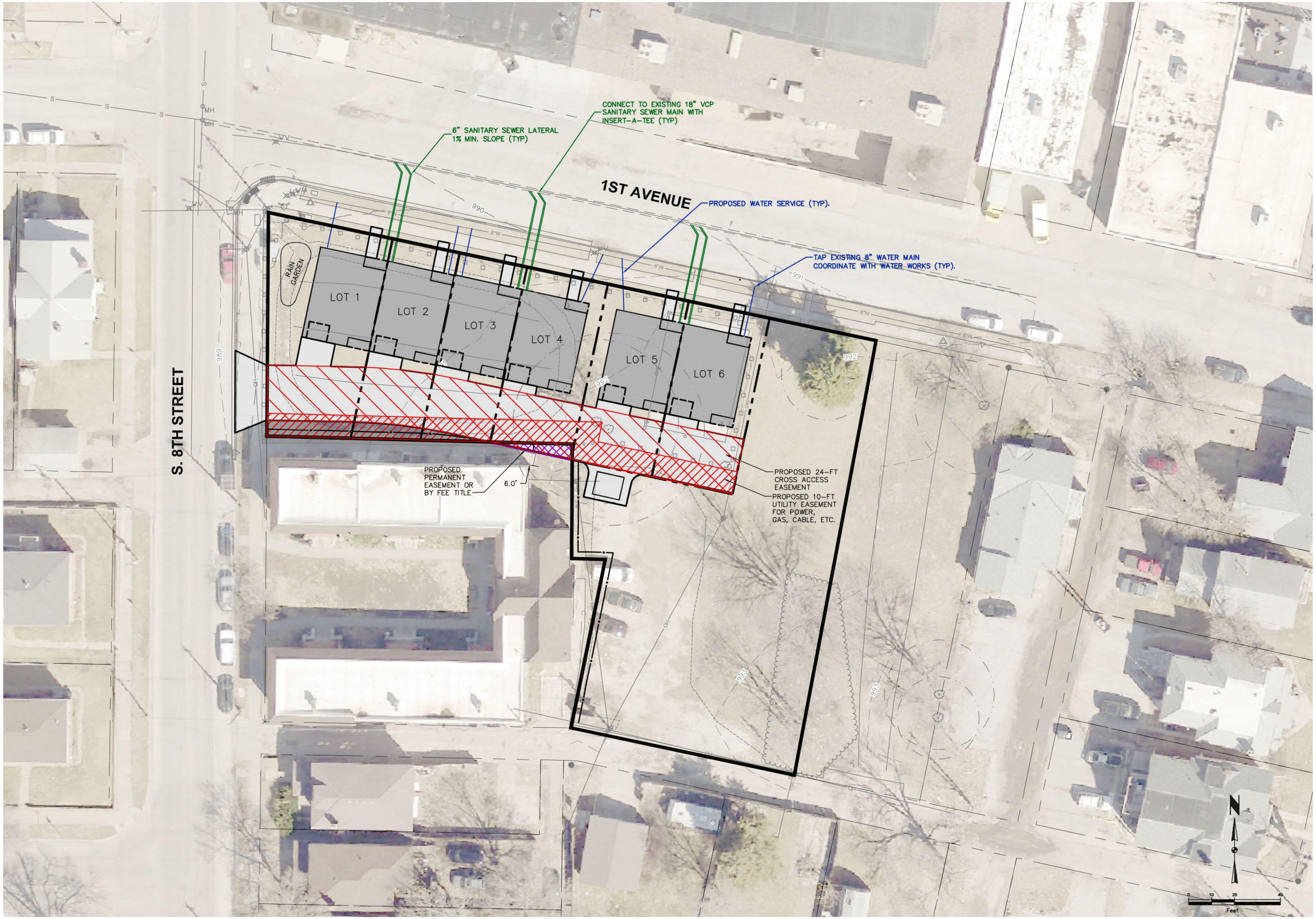
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client HABITAT FOR HUMANITY OF COUNCIL BLUFFS
1228 SOUTH MAIN STREET, COUNCIL BLUFFS, IA 51503
sheet **SITE PLAN**

project no. 104523
sheet **G.01**

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project BALDWIN COURT TOWNHOUSES

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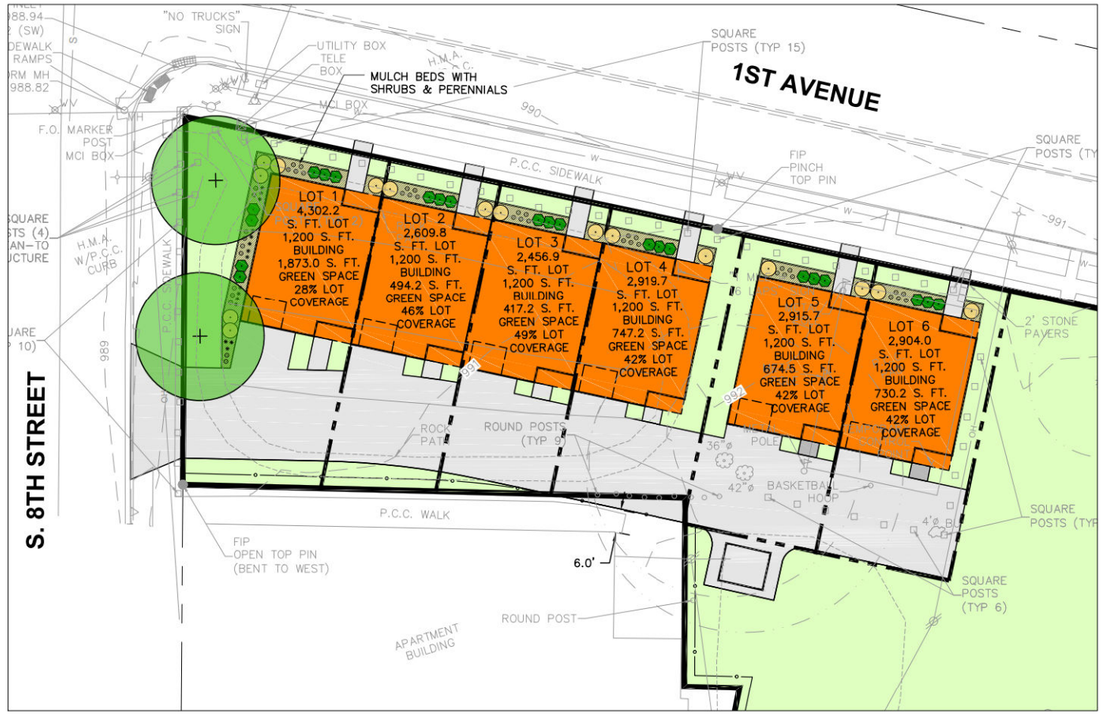
sheet **UTILITY PLAN**

project no. 104523

sheet **G.02**

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1 LANDSCAPE PLAN
SCALE: 1" = 10'-0"

0 10' 20' 40'

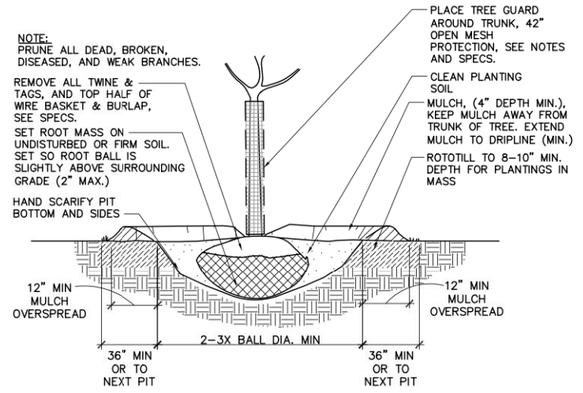
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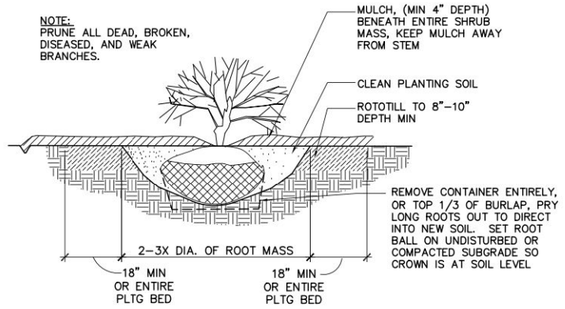
- SHADE TREES
- SHRUBS
- PERENNIALS
- IRRIGATE ALL SOD & PLANTING AREAS

PLANTING NOTES:

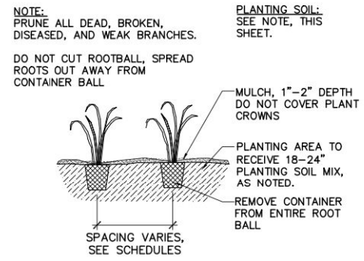
1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
2. LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DAMAGE TO UTILITIES OR OTHER SITE IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO COST TO THE OWNER.
3. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.S.N.S.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C.
4. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO THE A.S.N.S. ALL SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. THE LOCATIONS OF PLANT MATERIAL IS CRITICAL AND SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS. STAKE LOCATION OF PLANT MATERIALS AND OBTAIN APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT PLANT TREES OR SHRUBS IN SWALE AREAS.
6. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
7. PLANTING SOIL MIX CONTINUOUS PLANTING BEDS, EXCAVATE AREAS FOR NEW PLANTING SOIL OF CLEAN LOAM TOPSOIL AND 1" COMPOST MATERIAL MIXED THOROUGHLY TO A DEPTH OF 18" MIN. THIS TO BE COMPLETED AFTER RESTORATION OF THE AREA TO REMOVE HARD PAN OR COMPACTED AREAS.
8. PROVIDE SHREDDED HARDWOOD MULCH IN ALL PLANT SAUCERS AND PLANTING BEDS TO A 4-INCH MINIMUM DEPTH. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. PROVIDE BROWN-COLORED MULCH.
9. ALL EXISTING TURF AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED. SEE DRAWINGS AND SPECIFICATIONS. AREAS DISTURBED AND NOT SHOWN TO BE SODDED, SHALL BE SEEDED AND BLANKETED.
10. SODDED AREAS SHALL MATCH ELEVATION OF EXISTING TURF GRASS. CUT EXISTING TURF IN STRAIGHT LINES TO BUTT TIGHT THE EDGES OF THE NEW SOD AT SAME ELEVATION. NO OVERLAP WILL BE ACCEPTED.
11. OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL TYPE, SIZE, AND/OR QUANTITY.
12. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOT BALL AND DROP INLET CONFLICT). CONFIRM LOCATION OF ALL UNDERGROUND STORAGE CELLS PRIOR TO PLANTING. ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
13. ALL DEMOLISHED AND/OR REMOVED ITEMS SHALL BE HAULED COMPLETELY AWAY FROM THE SITE BY THE CONTRACTOR.
14. ALUM. EDGING SHALL BE CLEANLINE, 3/16"x 5-1/2" ALUMINUM EDGING WITH STAKING (BLACK ANODIZED FINISH) AS MANUFACTURED BY PERMALOC CORPORATION OR APPROVED EQUIVALENT.



2 TREE PLANTING DETAIL
NO SCALE



3 SHRUB PLANTING DETAIL
NO SCALE



4 PERENNIAL PLANTING DETAIL
NO SCALE

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TMM	drawn		
JEJ	designed		
JEJ	approved		
JULY 23	date	revision	date

project H.F.H. 1ST AVENUE LOTS
client HABITAT FOR HUMANITY
sheet LANDSCAPE PLAN

project no. 104523
sheet L.01

file: hgm: