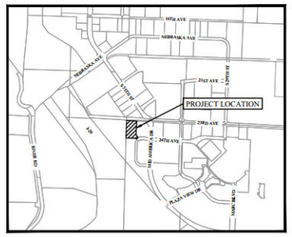
ATTACHMENT C



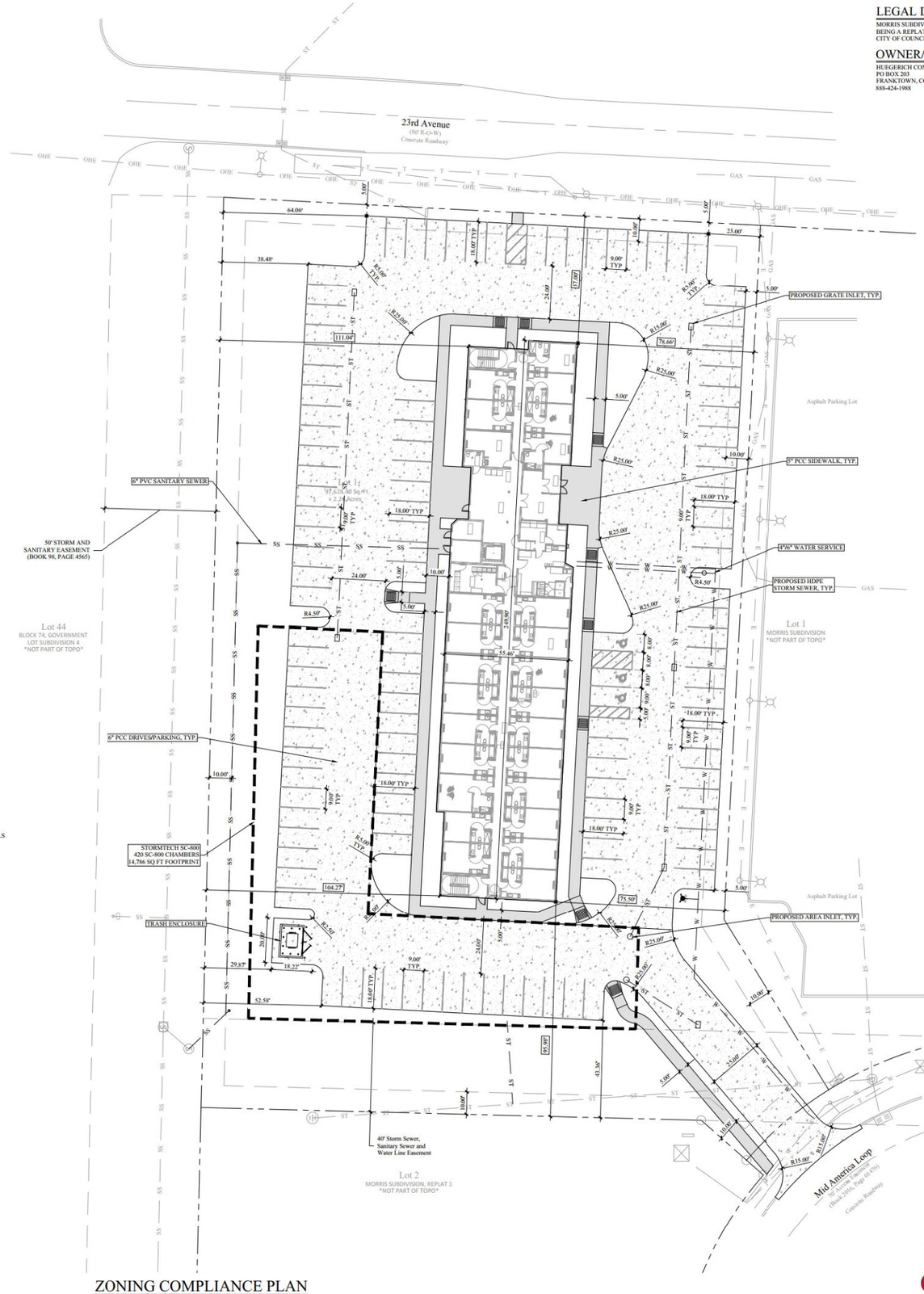

VICINITY MAP
NOT TO SCALE

## LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PAVEMENT
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING COMMUNICATION LINES
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND DETENTION SYSTEM
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED PAVEMENT
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING WALL
- PROPOSED 6" PCC PARKING/DRIVES
- PROPOSED 5" PCC SIDEWALK
- PROPOSED CURB INLET
- GAS VALVE
- FIRE HYDRANT
- POWER POLE
- SANITARY MANHOLE
- STORM MANHOLE
- CURB INLET
- LIGHT POLE

## SITE REGULATORS

| | ALLOWED | PROPOSED | COMMENTS |
|---|---|---|---|
| A. SITE AREA | 10 AC MIN. | 2.24 AC (97,628.40 SQ FT) | |
| B. MINIMUM WIDTH | - | - | |
| C. GROSS FLOOR AREA (TOTAL FINISHED) | - | 12,792 SF | |
| D. FAR (C/A) | - | 0.13 | |
| E. SETBACK | | | |
| FRONT YARD | 10 FT | 95.98 FT | |
| STREET SIDE YARD | 10 FT | N/A | |
| INTERIOR SIDE YARD | 10 FT | 75.50 FT | |
| REAR YARD | 10 FT | 57 FT | |
| F. HEIGHT | - | 45 FT | |
| G. BUILDING COVER (%) | 40.0% | 13% | |
| H. IMPERVIOUS COVER (%) | 50.0% | 65% | |
| I. PARKING REQUIREMENTS | 124 STALLS (1 STALL/GUESS ROOM) | 124 STALLS | INCLUDES ADA STALLS |
| J. ACCESSIBLE PARKING STALL | N/A | 3 STALLS | |
| K. BUFFERYARDS | N/A | N/A | |
| L. LANDSCAPING | 9,758 SQ FT MIN. 10% SITE LANDSCAPING | 34,737 SQ FT | |




ZONING COMPLIANCE PLAN
SCALE = 1" = 20'-0"

IOWA ONE CALL SM

N W E S
20 0 20 40
scale 10 feet

## LEGAL DESCRIPTION

MORRIS SUBDIVISION, REPLAT 1
BEING A REPLAT OF LOT 2 AND LOT 3, MORRIS SUBDIVISION,
CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

## LEGAL DESCRIPTION

**SITE INFORMATION:**
ZONING: P-C

## OWNER/APPLICANT

HUEGERICH CONSTRUCTION INC.
PO BOX 203
FRANKTOWN, CO 80116
888-424-1988

## ENGINEER

FOLEYSHALD ENGINEERING
14503 GROVER STREET, SUITE 102
OMAHA, NE 68144
402-804-3993

## SURVEYOR

CATLETT SURVEYING
13650 S 156TH COURT
BENNET, NE 68317

FoleyShald ENGINEERING
14503 GROVER STREET, SUITE 102 | OMAHA, NE 68144

## CIVIL SHEET INDEX


| SHEET NO. | DESCRIPTION |
|---|---|
| C1.01 | ZONING COMPLIANCE PLAN |
| C2.01 | EXISTING CONDITIONS PLAN |
| C3.01 | GRADING PLAN |
| C3.02 | EROSION CONTROL PLAN |
| C3.03 | EROSION CONTROL NOTES |
| C4.01 | UTILITY PLAN |
| C4.02 | STORM SEWER PLAN |
| C5.01 | SITE PLAN |
| C5.02 | PAVING PLAN |
| C5.03 | PAVING NOTES |
| C6.01 | LANDSCAPE PLANS |
| C7.01 | CONSTRUCTION DETAILS |
| C8.01 | STORMTECH DETAILS |
| C8.02 | STORMTECH DETAILS |


REVISIONS

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

HCI Council Bluffs Hotel

Council Bluffs, IA

FSE: CA-4197
FSE #: 105.001

May 13, 2025

LICENSED PROFESSIONAL ENGINEER
ANDREW L. RECH
P25096
04-15-25
IOWA

Zoning Compliance Plan
C1.01