City of Council Bluffs, Iowa
Request for Proposals
Redevelopment of Land Located Along Mohawk Street
Proposal Due Date: Open

The City of Council Bluffs is inviting proposals for the purchase and development of an approximate 2.22 acre parcel of land in the Lake Manawa Neighborhood. The property, located at the southeast corner of Mohawk Street and Comanche Street, is intended for the development of a two-family attached housing project consisting of approximately 22-24 units. This opportunity is being managed by the city's Community Development Department, which is seeking developers interested in contributing to the area's residential growth.

It is the intention of the City to keep this RFP open until all lots are sold. Therefore, it is not required for a bidder to bid on all 22-24 lots. Additionally, since this is an open RFP, this means the City will be able to view responses as they are submitted in IonWave. The RFP is set to tentatively close on January 29, 2026. However, if qualified bid(s) are submitted prior to that date, the RFP may close earlier. Conversely, if not all lots are bid on by said date, the RFP close date may be extended.

To align with the city's vision, the development should focus on creating a two-family residential environment. This area should feature low-density housing, residential attached units, establishing a westerly boundary within the overall 93 acre site that complements future phases of the development. The site it part of land that has been designated as the east Manawa Drive Residential Urban Renewal Area and has been prioritized for economic and housing development.

City Objectives

The city is seeking proposals to develop the site in conformance with applicable ordinances, as well as in compliance with the following stated objectives. These objectives include, but are not limited to:

- Proposals may be submitted for the development of two-family attached residential. The units can be affordable, market rate or a combination.
- To cause the construction of new housing units with occupancy on or before December 31, 2028.
- To provide a positive impact on the city resulting in increased tax revenues and contribute to the city’s long term economic and community growth objectives.
- To implement the recommendations contained in the East Manawa Subdivision Planned Residential (PR) Development Plan. Information is available online at https://www.councilbluffs-ia.gov/2535/E-Manawa-Subdivision.

Site Description

The East Manawa subdivision is a 93-acre area purchased by the City in 2022 with the intention of creating a new, mix-income neighborhood with high-quality design, along with open spaces, a trail network and connections to nearby neighborhoods. The master planned development includes an estimated 900 housing units in various typologies that will allow respond to the needs of all types of housing in Council Bluffs. (Attachment A – E. Manawa Conceptual Layout).

This RFP is specific to the west section of the East Manawa subdivision and is approximately 2.22 acres abutting Mohawk Street. South of Veteran's Memorial Highway, the site is within 2.75 miles of the following local amenities:

- Lake Manawa City Park (0.25 miles or less)
- Council Bluffs Power Center and Metro Crossing (1.75 miles)
- Metro Area Transit Yellow Line (0.75 miles)
- Interstate-29 (1.5 miles)
- Lewis Central Community School District Campus (2.75 miles)
- Council Bluffs trail system (0.5 miles)

The overall East Manawa subdivision will be completed in phases to respond to market demand. It is the City's intent to complete a new extension along the southerly boundary of the property from East Manawa Drive to Mohawk Street to construct 40 new affordable, attached single-family units. Another phase will construct approximately 180 multi-family and is located just south of Hwy 275 between E. Manawa Drive and the Council Bluffs Country Club.

Utilities

The parcel is served with water, sanitary sewer, storm sewer, and street paving, but individual service lines may need to be extended to accommodate the project.

Existing Zoning and Preferred Development

The property is currently zoned R-3 Low Density Multi-Family Residential District (Attachments B – Location Map with R-3 Zoning with a Planned Residential Overlay) with an appended Planned Residential Overlay. The selected developer will be required to submit a set of detailed development plans that address all R-3 District (Attachment C – Chapter 15.10/R-3 District), PR Overlay, and Development Standards (Attachment D – E. Manawa One and Two-Family Residential Development Standards), and said plans must be reviewed by the City Planning Commission and approved by City Council prior to any construction activity occurring on this site. The City will work with the developer to final plat site as a preliminary subdivision plan has already been approved (Attachment E – Preliminary Plan).

Floodplain and Storm Detention

The property is located in the Zone X (protected by the levee). As part of the overall development, stormwater detention areas are currently under construction. The regional detentions will be maintained by the East Manawa Home Owners Association (HOA).

Home Owners Association (HOA)

All property owners will be required to contribute to the HOA to maintain storm water detention areas within the subdivision. The HOA Articles are currently in draft form.

Lot Market Value

The City will sell the lots to the developer(s) for $35,000 each lot/side. To build a two-unit it would cost $70,000 for both lots. It is not required to submit an offer on all parcels.

Site Restrictions and Conditions

An existing Iowa Department of Natural Resources (DNR) pipe, which runs diagonally across the site, will remain in place and provides water from Mosquito Creek to maintain Lake Manawa's water level.

A Phase I Environmental Site Assessment (ESA) was completed in 2021 and is available upon request.

Inquiries, Questions and Deadlines
All inquiries/questions regarding this RFP must be directed via the electronic submission system at https://cbiabids.ionwave.net/. Any changes or additions to the RFP information will be sent to via Ion Wave. Any other contact in reference to this RFP prior to the time of an award decision will not be addressed.

RFP Issued: July 29, 2025

Q&A Ends: January 8, 2026 at 3:00 pm (tentatively)

Answers to all questions will be posted no later than January 15, 2025 at 3:00 pm (CST).

RFP Due: The RFP is set to tentatively close on January 29, 2026 10:00 am. However, if qualified bid(s) are submitted prior to that date, the RFP may close earlier. Conversely, if not all lots are bid on by said date, the RFP close date may be extended.

Proposals submitted in person, facsimile transmission (fax) or electronic mail (email) will not be accepted.

Proposal and Submittal Requirements
In a clear and concise manner, developers must submit proposals that demonstrate the developer's capacity to satisfy the requirements of this RFP. Proposals do not need to be elaborate or costly, but should be prepared in a professional manner. The following information to be submitted for consideration:

1. Application – must be completed and attached as proposal cover page (see Attachment F – Proposal Cover Page).

2. Project Summary – A brief written description of the project.

3. Project Plans – A scaled plot plan of the proposed development. The plot plan should illustrate the location of structures, parking areas, ingress and egress, open or landscape areas, etc. The developer must also submit additional information such as elevation drawings, photos of similar projects, typical floor plans, etc.

   Interior lots are 40' wide and set at this width due to existing infrastructure. The lot width must remain at 40' wide, the product look for the two-family units type can be up to the developer(s). The units can be affordable, market rate or a combination (see Attachment G – Mohawk Lot Exhibit).

4. Developer Experience – Provide a listing of previous projects completed, especially with regard to projects that are relevant to the proposed development.

5. Project Timeline – A timeline for the project design, bidding, construction and occupancy.

6. Financial Summary – Developer must provide a proposed cost and source of funding for the project, including a minimum 10-year project pro forma. Developer must also outline expected funding sources and projected date all financing will be secured.

7. Project Contingencies – Indicate any special assistance needed to implement the project, such as financial assistance, state or federal applications, or other public participation.

Special Conditions
Any proposed construction project must adhere to the following requirements:

- The construction project is exempt from federal labor standards.
- A HUD environmental has been completed prior to construction commencement by the city and is available upon request.
- All newly constructed housing must meet all locally adopted and enforced building codes, standards and ordinances of the City of Council Bluffs.
- All newly constructed housing must meet the requirements of the 2012 International Energy Conservation Code as adopted and amended.

Proposal Evaluation
The project proposals will be reviewed based on the following evaluation criteria:

1. Design, Aesthetics and Quality of Construction Materials and Landscaping (45%): The quality of design and materials is essential. A combination of durable materials and transparency with an urban appearance must be utilized. Preference will be given to developers that:

    a. Create a single-family attached environment following the R-3 zoning district and the applicable Overlay Standards.
    b. Utilize architectural details such as color changes, material changes, minor wall offsets, height variations, wall setbacks, accent lines and upper floor step back to articulate building elevations. A list of acceptable building materials is outlined in the "Architecture" section of the of the East Manawa PR Development Standards. A list of materials and visual renderings of the site layout, units and exterior design must be provided as a part of this submittal.

2. Developer's Experience and Capacity (40%): The makeup/description of the developer's project team. The preferred developer will have significant experience in the construction of two-family units. The names of individuals involved and the roles they will perform must be listed. Provide a description of the qualifications and experience of the specific individuals who will be involved in the work described in this RFP, including staff and other professionals.

3. Funding Sources (15%): Preference will be given to Developers not utilizing either 4% or 9% Low Income Housing Tax Credits (LIHTC). Provide a list of proposed funding sources and when the funds are expected to be awarded/confirmed.

The above information will be used to select qualified developers. Upon developer selection, development agreements will be negotiated and executed.

Potential Development Incentives Available

The City will work to support the selected developer in applying for any and all applicable federal, state or local incentive applications. These applications must be completed by the selected developer with assistance from the City. The contractor is required to be registered in sam.gov.

- Thriving Communities Designation provides an additional point toward Work Force Housing tax credit application through Iowa Economic Development Authority (IEDA).

- Possible energy incentives may be obtained from MidAmerican Energy and Black Hills Energy depending on project design. Consultation should be initiated with each company prior to final design.

- The property may be eligible for Tax Increment Financing and/or property tax exemption, and will be negotiated by the city on a project specific basis.
- The City of Council Bluffs also entered into a HOME consortium agreement with the City of Omaha, which results in receiving annual funds from the Home Investment Partnership Program (HOME).
- The property also may be eligible for grant(s) from the City's Housing Development Program. Guidelines can be found on the City's website at: https://www.councilbluffs-ia.gov/2554/Housing-Development-Program

General Provisions

1) Submittal Ownership/Costs: Upon submission, all information becomes the property of the City of Council Bluffs. The City has the right to use any or all ideas presented in any submission in the response to this RFP, whether or not the submittal results in a contract with the submitting Developer. All costs for development of the written submittal and any oral presentation are entirely the obligation of the Developer and shall not be reimbursed.

2) Non-Warranty of Request for Qualifications: The City shall not be responsible for any error or omission in this RFP, nor for the failure on the part of the Developers to ensure that they have all the information necessary to affect their submittals.

3) Request for Clarification: The City reserves the right to request clarification of information submitted and to request additional information of one or more Developers, either orally or in writing.

4) Acceptance/Rejection of Submittals: The City reserves the right to accept or reject any or all submittals in whole or in part, with or without cause, to waive technicalities, or to accept submittals or portions thereof, which, in the City's judgment, best serve the interest of the City of Council Bluffs.

   The City reserves the right to allow alterations, modifications or revisions to individual elements of the Scope of Services any time during the period of contract, which results from this RFP.

5) Indemnification: The selected Developer shall: (1) faithfully perform said Contract on City's part and satisfy all claims and demands incurred for the same; (2) fully indemnify and save harmless the City from all costs and damages which said City may suffer by reason of failure to do so; and

(3) fully reimburse and repay said City all outlay and expenses which said City may incur in making good any default.

The selected Developer shall protect, defend, indemnify and save harmless the City, its agents, boards and employees, collectively referred to as "Indemnitees", from and against costs and suits, actions, claims, losses, liability or damage of any character, and from and against costs and expenses, including in part attorney fees, incidental to the defense of such suits, actions, claims, sickness, including death, to any person, or damage to property, including in part the loss of use resulting there from, arising from any act or omission of the Developer, or his employees, servants, agents, subcontractors or suppliers, or anyone else under the Developer's direction and control, and arising out of, occurring in failure of performance of any work or services called for by the Contract, or from conditions created by the performance or non-performance of said work or services. The Developer's indemnification hereunder shall apply without regard to whether acts or omissions of one or more of the Indemnitees would otherwise have made them jointly or derivatively negligent or liable for such damage or injury, expecting only that the Developer shall not be obligated to so protect, defend, indemnify and save harmless if such damage or injury is due to the sole negligence of one or more of the Indemnitees.

6) Insurance: The selected Developer shall carry and maintain during the life of the contract insurance as deemed appropriate by the City of Council Bluffs. Specific amounts and types of insurance will be detailed in the negotiated development agreement.

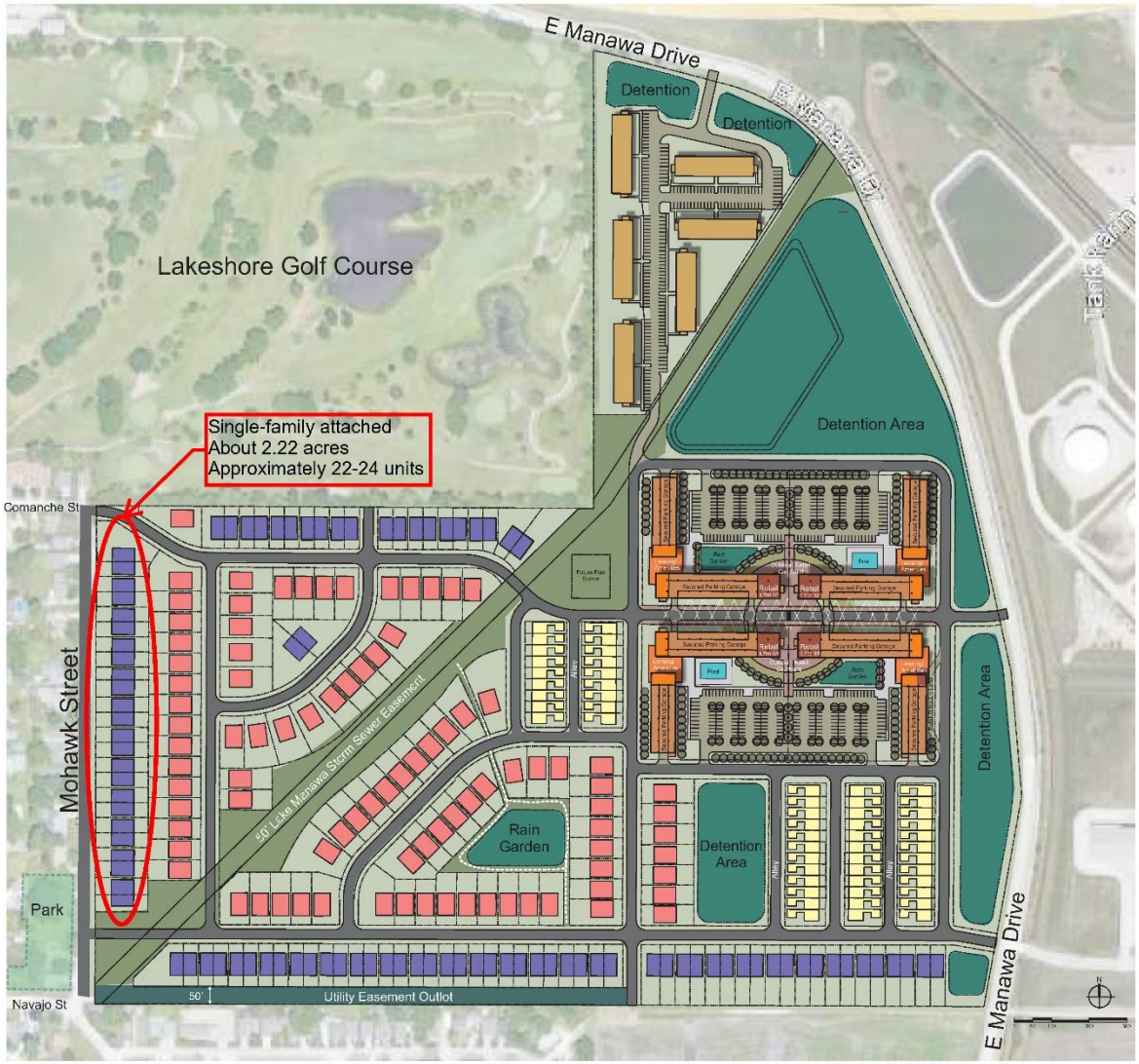
7) Collusion: The Developer, by submitting a Proposal, declares that the submission is made without any previous understanding, agreement or connections with any persons, Developers or corporations making a competing submission on the same project, and that it is in all respects, fair and in good faith without any outside control, collusion or fraud.

8) Consideration of Submittals: Proposals will be considered from Developers normally engaged in providing and performing services as specified in this RFP. The Developer must have adequate organization, facilities, equipment and personnel to ensure prompt and efficient service to the City. The City reserves the right to inspect the facilities and organization or to take any other action necessary to determine the ability to perform in accordance with specifications, terms and conditions before recommending any award.

9) Discrimination Clause: According to the City of Council Bluffs Municipal Code 1.40, discrimination of race, color, religion, creed, sex, sexual orientation, gender identity, national origin, age or mental or physical disability is prohibited in any form. This extends to any and all partner agencies and contractual obligations.

Attachment A

E. Manawa Conceptual Layout

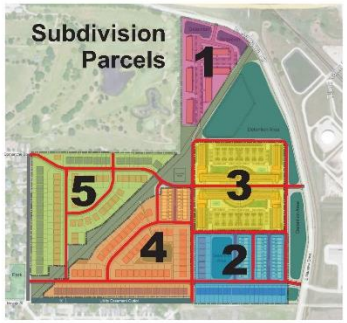


East Manawa Subdivision

- **Apartments:** 3-Story
- **Main Street Apartments:** 4 & 5-Story
  1-Story Base = Leasing Office/Parking Garage/Retail
  + 4-Story above
  1-Story Base = Parking Garage
  +3-Story w/
- **Residential** (attached)
- **Residential** (detached)
- **Duplex**:
- **Green Space**
- **Public Streets**
- **Detention Areas** 13.8 Acres

Subdivision Parcels

1 -- **Apartments** -- 180 Units Shown
2 -- **Residential Mixed Use**: Townhouses, Multiplexes & Single Family Detached -- 63 Units Shown
3 -- **Mixed Use: Apartments, Retail & Business** --496 Units Shown
4 -- **Residential Mixed Use**: Townhouses, Multiplexes & Single Family Detached -- 90 Units Shown
5 -- **Residential Mixed Use**: Townhouses, Multiplexes & Single Family Detached -- 85 Units Shown



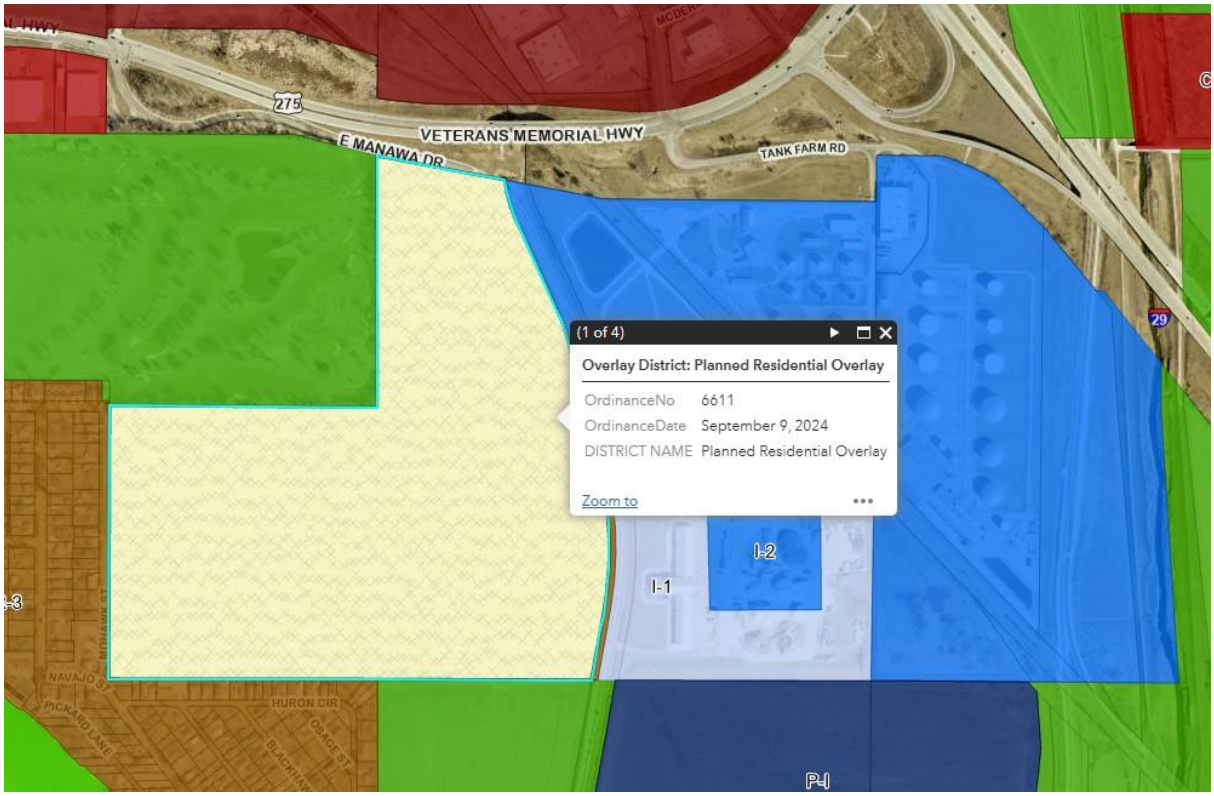
ALTUS architectural studios

hgm ASSOCIATES INC.

Attachment B

Location Map with R-3 Zoning with a Planned Residential Overlay





Attachment C

Chapter 15.10 - R-3/LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT

Sections:

15.11.010 - Statement of intent.

This district is intended to provide for development of high density multiple-family housing. This district allows for a mixture of compatible uses with high density urban neighborhoods. This district is most appropriate in central areas of the community or in areas which have full services.

(Ord. 5308 § 1 (part), 1996).

15.11.020 - Principal uses.

The following principal uses shall be permitted outright in an R-4 district:

(1) Boarding, lodging rooming house, or bed and breakfast;
(2) Business, professional office;
(3) Community recreation services;
(4) Congregate housing, life care facility or nursing home;
(5) Consumer service establishment;
(6) Day care services;
(7) Dwelling, multifamily;
(8) Dwelling, single-family attached;
(9) Dwelling, single-family detached;
(10) Dwelling, townhouse;
(11) Dwelling, two-family;
(12) Family home;
(13) Group care home;
(14) Local utility services;
(15) Park and recreation services;
(16) Private parking lot;
(17) Public parking lot;
(18) Public safety services;
(19) Religious assembly;
(20) School.

(Ord. 5918 § 1, 2007).

15.11.030 - Conditional uses.

The following conditional uses shall be permitted in an R-4 district, when authorized in accordance with the requirements set forth in Chapter 15.21:

(1) Cemetery;

(2) College or universities;

(3) Commercial recreation (indoor and outdoor);

(4) Cultural service;

(5) Commercial storage;

(6) Governmental maintenance facility.

(Ord. 5918 § 2, 2007).

15.11.040 - Accessory uses.

The following uses shall be permitted in an R-4 district:

01. Uses of land or structures customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

(Ord. 5308 § 1 (part), 1996).

15.11.050 - Site development regulations.

Minimum Lot Size

Use	Lot Area
Single-family detached	5,000 square feet
Single-family attached and two-family dwellings	5,000 square feet except when a single-family attached or two-family dwelling is divided by a lot line coinciding with the common wall separating the two units. The minimum lot area shall be 2,500 square feet.
Townhouse dwelling	7,500 square feet except when a townhouse dwelling unit is divided by a lot line coinciding with the common wall separating the units, the minimum lot area shall be 2,500 square feet
Multifamily dwelling	

(3 to 4 units)	7,500 square feet
(5 or more units)	9,000 square feet plus an increase of 750 square feet per each additional unit

Minimum Setbacks	Principal Structure	Accessory Structure
Front yard:	20 feet	Greater of 20 feet or existing front setback line of principal structure
Street side yard:	15 feet	15 feet
Interior side yard:	5 feet with one foot indentation for every story above the first floor	3 feet
Rear yard:	20 feet	3 feet
Maximum height:	100 feet	18 feet
Lot coverage: all structures	60% maximum	

(Ord. 5308 § 1 (part), 1996).

15.11.060 - Additional regulations.

01. Reserved.

(Ord. 5308 § 1 (part), 1996).

15.11.070 - Signs.

Signage in this district shall comply with Chapter 15.33, "Signs."

(Ord. 5308 § 1 (part), 1996).

Attachment D

East Manawa Subdivision PR Development Plan

One and Two Family Residential Development

A. **Site Development**. All one-and-two family development shall comply with the site development standards listed in the table below:

Building Placement	
Front (min|max)	10' | 20'
Street-Side	10' | 15'
Interior Side (min)	5'
Rear (min)	10'
Accessory Structure	3'
Building Coverage	
Lot Coverage (max)	45%
The ground floor of any accessory structure shall not exceed 90 percent of the footprint of the principal structure.	
Building Height	
Principal Structure (max)	35'
Accessory Structure (max)	18'
Maximum Principal Structure Width	40'

B. **Lot Configuration.**

Lot Size	
Lot Area (max)	6,000 sf
Lot Width (min)	30'
Lot Depth (min)	60'

C. **Architecture**

1. Entrances.
    a. For interior lots, primary entrances shall be designed with a porch measuring a minimum of six (6) feet in depth and eight (8) feet in width and shall be oriented towards the public or private street.
    b. Railing or porch walls are not required but if provided shall have a maximum height of four (4) feet.
    c. On corner lots, the primary entrance shall be oriented to face the street to which the majority of development is oriented towards, if applicable. Two-family units on corner lots shall place one primary entrance per frontage.
    d. Uncovered decks or porches which do not include a permanent roof overhead are prohibited along any street facing façade.

e. There shall be a direct hard-surface pedestrian connection between the sidewalk and front entry.

2. Transparency. A minimum of 15 percent of the area of the primary building elevation facing a public right-of-way shall include transparent windows or doors. For side building elevations facing a public right-of-way, a minimum of 10 percent transparency shall be required. Windows in garage doors shall count towards transparency requirements.
3. Building Materials. Brick, stone, glass, or other similar high quality materials covering at least 15 percent of the street-facing façade. For side building elevations facing a public right-of-way, a minimum of 10 percent of the side-street facing façade shall incorporate high-quality materials. Glass utilized for transparent doors and windows shall count towards this requirement.
4. Architectural design elements. Each one-and-two family structure shall incorporate a minimum of three of the following elements:
    a. Wall offsets;
    b. Roof dormer that is at least four (4) feet wide;
    c. Roof eaves with a minimum projection of sixteen (16) inches from the intersection of the roof and exterior walls;
    d. High quality roofing materials other than asphalt shingles;
    e. Decorative eave braces;
    f. Shutters on the exterior of ground floor windows;
    g. Side or rear loaded garage;
    h. For attached, front loaded garage doors:
        (1) Two separate doors for two car garages instead of one large door on non-tandem two car garages;
        (2) Decorative details on the garage door. Standard squares on a garage door shall not qualify as a decorative detail;
    i. A minimum four (4) color paint scheme;
    j. Other architectural elements as approved by the Community Development Director or their designee.
5. House plan variety. No two dwellings directly abutting or across the street from another shall have architecturally identical street facing facades.
6. Accessory Structures. Accessory buildings greater than 200 square feet of floor area shall be designed to be compatible with the architectural design of the house.
7. Garages
    a. Attached garages shall not extend beyond the non-garage portion of the front façade.
    b. Except in the rear yard, garage doors that face a public street shall be no more than nine feet in height and shall not exceed 60 percent of the width of the principal structure facing the same street.

D. **Fences and Walls**. All fencing shall conform to the standards listed in Section 15.24.040, *Fence Regulations*, of the CBMC (Zoning Ordinance) with the exception that non-coated chain-link fences shall be prohibited in the front and street side yards.

E. **Off-Street Parking.** Off-street parking shall comply with the requirements of Section 15.23, *Off-Street Parking, Loading and Unloading*, with the following exceptions:

1. The minimum number of parking spaces required for one-and-two family residential uses shall be one space per dwelling unit.
2. Off-street parking may be permitted in the required front yard setback on a hard surface design in accordance with Section 15.23, *Off-Street Parking Loading and Unloading* of the Council Bluffs Municipal Code (Zoning Ordinance). Vehicles shall be parked and stored in such a manner that does not obstruct pedestrian or vehicular circulation or the use of the public right-of-way, including sidewalks, trails, bike lanes and alleys.
3. If an alley is present and open to traffic, all vehicular access shall take place from the alley. When an alley is not present, access to corner lots from a secondary street shall be preferable to access from the primary street. For sites without alleys, duplexes may include a 20-foot wide shared driveway or two 12-foot driveways on opposite ends of the lot.
4. Driveway design. The maximum width of all driveways located between the principal structure and the front property line shall be 12 feet. The maximum width of all driveways located between the principal structure on a lot and a street-side property line shall be 20 feet, but shall taper down to 12 feet in width at the intersection with the property line. Driveways may exceed the maximum permitted width if connected to an attached garage, and shall only be as wide as the garage.
5. Shared driveways. Shared driveways between abutting lots are encouraged. Proof of access through copies of signed and recorded shared driveway access easements or similar documentation shall be provided to the City of Council Bluffs prior to construction of a shared driveway.

F. **Alleys**. All alleys shall be constructed in compliance with all applicable Council Bluffs Public Works Department standards.

G. **Landscaping**
   1. One deciduous street tree shall be planted per lot in the green space between the sidewalk and street along all frontages and shall comply with the Council Bluffs Street Tree Guide.
   2. All required landscape plantings shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.

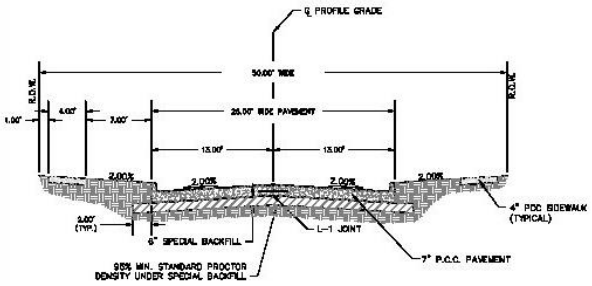
H. **Signage.** Any signage shall comply with the PR District signage standards listed in Section 15.33.160, Residential District Signs, of the CBMC (Zoning Ordinance) and shall be designed with colors and materials compatible with the architectural style and materials of the development.

Attachment E

Preliminary Plan

PRELIMINARY PLAN

EAST MANAWA SUBDIVISION



TYPICAL CROSS SECTION
NOT TO SCALE

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NW1/4) OF SECTION 18, TOWNSHIP 74 NORTH, RANGE 43 WEST AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 13, TOWNSHIP 74 NORTH, RANGE 44 WEST ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED ASS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION 18;

THENCE ON SAID WESTERLY SECTION LINE, NORTH 00 DEGREES 01 MINUTE 02 SECONDS WEST, 1,218.53 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST MANAWA DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:

1) SOUTH 79 DEGREES 28 MINUTES 56 SECONDS EAST, 39.67 FEET;
2) SOUTH 75 DEGREES 21 MINUTES 21 SECONDS EAST, 309.25 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 533.69 FEET;
3) SOUTHEASTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 46 DEGREES 31 MINUTES 36 SECONDS, 433.38 FEET;
4) NORTH 59 DEGREES 34 MINUTES 41 SECONDS EAST, 4.68 FEET;
5) SOUTH 24 DEGREES 28 MINUTES 30 SECONDS EAST, 562.03 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 650.83 FEET;
6) SOUTHEASTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 05 MINUTES 32 SECONDS, 191.49 FEET;
7) SOUTH 12 DEGREES 23 MINUTES 58 SECONDS EAST, 652.03 FEET;
8) SOUTH 04 DEGREES 55 MINUTES 49 SECONDS EAST, 331.20 FEET;
9) SOUTH 10 DEGREES 10 MINUTES 56 SECONDS WEST, 559.80 FEET;
10) SOUTH 10 DEGREES 10 MINUTES 56 SECONDS WEST, 10.74 TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 18;

THENCE ON SAID QUARTER SECTION LINE, NORTH 89 DEGREES 44 MINUTES 53 SECONDS WEST, 1,040.38 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4)OF SECTION 13;

THENCE ALONG SAID SOUTH QUARTER SECTION LINE, NORTH 89 DEGREES 52 MINUTES 54 SECONDS WEST, 1,327.44 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 13;

THENCE ALONG SAID WEST QUARTER SECTION LINE, NORTH 00 DEGREES 11 MINUTES 13 SECONDS EAST, 1,326.28 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 13;

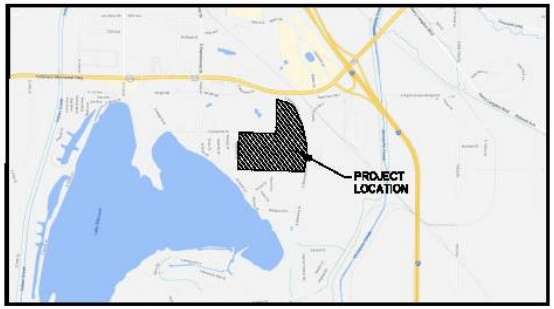
THENCE ALONG SAID NORTH QUARTER SECTION LINE, SOUTH 89 DEGREES 39 MINUTES 13 SECONDS EAST, 1,323.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 94.656 ACRS (INCLUDING 3.980 ACRES FOR SUBDIVISION STREET RIGHT-OF-WAY), MORE OR LESS, SUBJECT TO EASEMENT OF RECORD.

VERTICAL CONTROL

BENCHMARK OF ORIGIN: NGS W 131 NAVD '88 ELEV.=979.50

2.25 MILES SOUTHERLY ALONG THE BURLINGTON NORTHERN RAILROAD FROM THE JUNCTION OF 16TH AVENUE IN COUNCIL BLUFFS, IN THE SOUTHEAST CORNER OF AN ABANDONED PILE CAP THAT PROJECTS 2.6 FT ABOVE THE GROUND SURFACE, 10.2 FT SOUTHEAST OF THE CENTER OF STATE HIGHWAY 92, 9.2 FT SOUTHWEST OF THE NEAR RAIL, 5.6 FT NORTHWEST OF THE WEST CORNER OF A SMALL RAILROAD BRIDGE, AND LEVEL WITH THE TRACK.



LOCATION MAP
SCALE: 1"=2000'

CURRENT OWNER/DEVELOPER:

CITY OF COUNCIL BLUFFS
209 PEARL STREET
COUNCIL BLUFFS, IA 51503

ENGINEER:

HGM ASSOCIATES INC.
640 FIFTH AVENUE
COUNCIL BLUFFS, IOWA 51501

STORM WATER DETENTION:

DETENTION TO BE LOCATED IN OUTLOTS

ZONING:

EXISTING ZONING OF PROPOSED SUBDIVISION IS CLASS A-2.
PROPOSED ZONING OF PROPOSED SUBDIVISION IS R-3 DISTRICT WITH PR OVERLAY.

EXISTING FLOOD PLAIN:

MISSOURI RIVER FLOOD PLAIN
FEMA FLOOD ZONE – AREA WITH REDUCED FLOOD RISK DUE TO LEVEE – ZONE X

BOUNDARY SURVEY:

BOUNDARY SURVEY WILL BE PROVIDED BY HGM ASSOCIATES INC.

NOTES:

PROPOSED SEWER: CONSTRUCT NEW SANITARY SEWER, WITH PRIVATE LATERAL CONNECTIONS. CONSTRUCT NEW STORM SEWER AND INTAKES. NEW SEWER TO BE DEDICATED TO CITY OF COUNCIL BLUFFS.

PROPOSED WATER: CITY WATER CONNECTIONS TO BE DESIGNED BY CBWW

DEDICATION OF R-O-W: YES
2.94 ACRES OF 50' WIDE R-O-W WILL BE DEDICATED TO CITY OF COUNCIL BLUFFS.

SURFACE RUNOFF: STORM SEWER TO PROPOSED SUBDIVISION DETENTION.

EASEMENTS: A 5.00 FOOT WIDE PERMANENT EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES, A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES, AND A 5.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES, ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

INDEX

PAGE NO.	DESCRIPTION
A.01	TITLE SHEET
A.02	AREA MAP
C.01	OVERALL LOT LAYOUT
C.02	PHASE 1 PLAN

SPECIFICATIONS

THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2024, AND CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS 2024, SHALL APPLY TO THIS PROJECT.

LICENSED PROFESSIONAL ENGINEER
PAUL J. GONZALES
19580
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.

PRELIMINARY

PAUL J. GONZALES
My license renewal date is December 31, _____
Pages or sheets covered by this seal:
A.01, A.02, 9.01 AND 9.02

PROGRESS SET
Jul 18, 2024
NOT FOR CONSTRUCTION

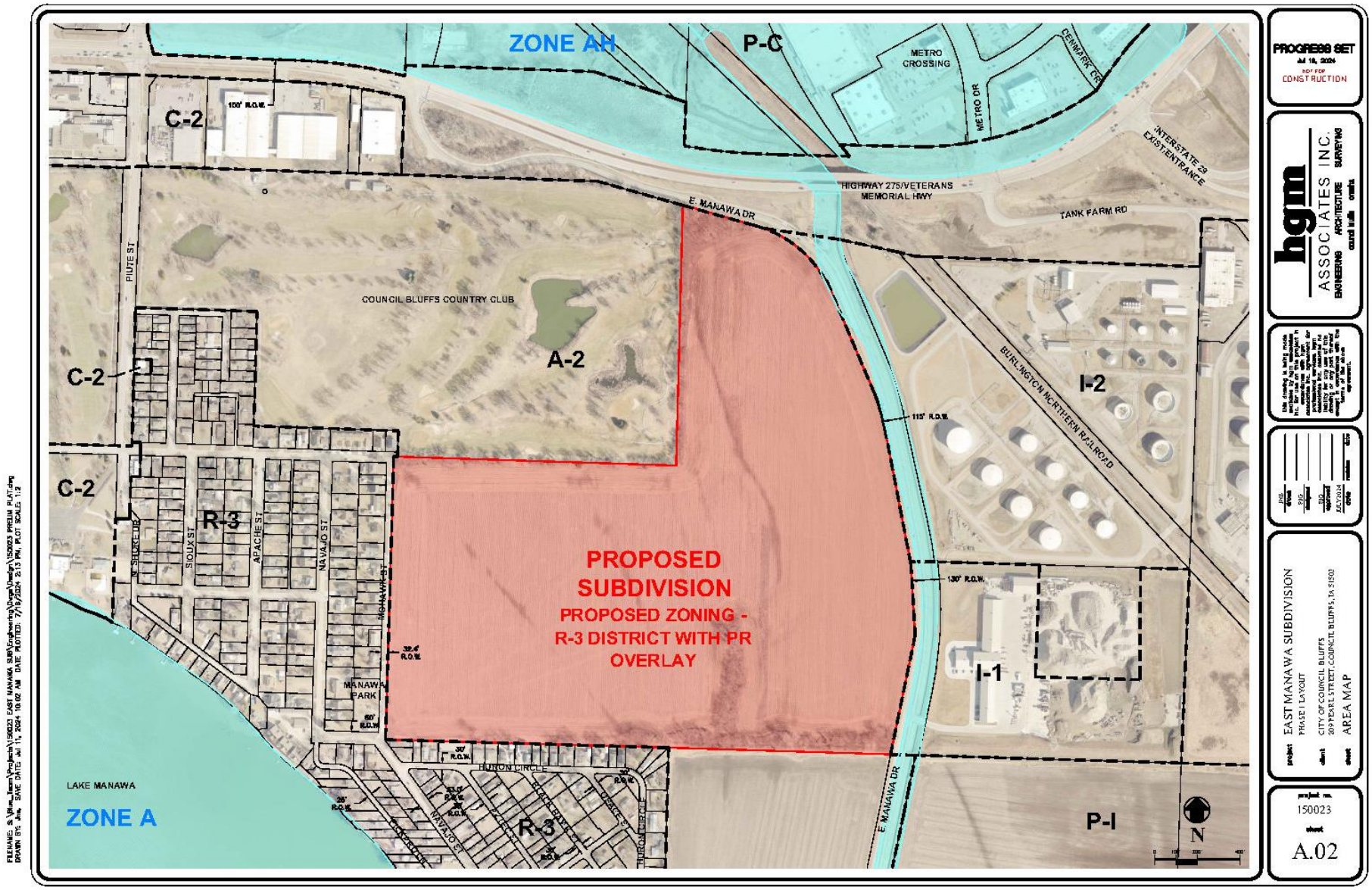
hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

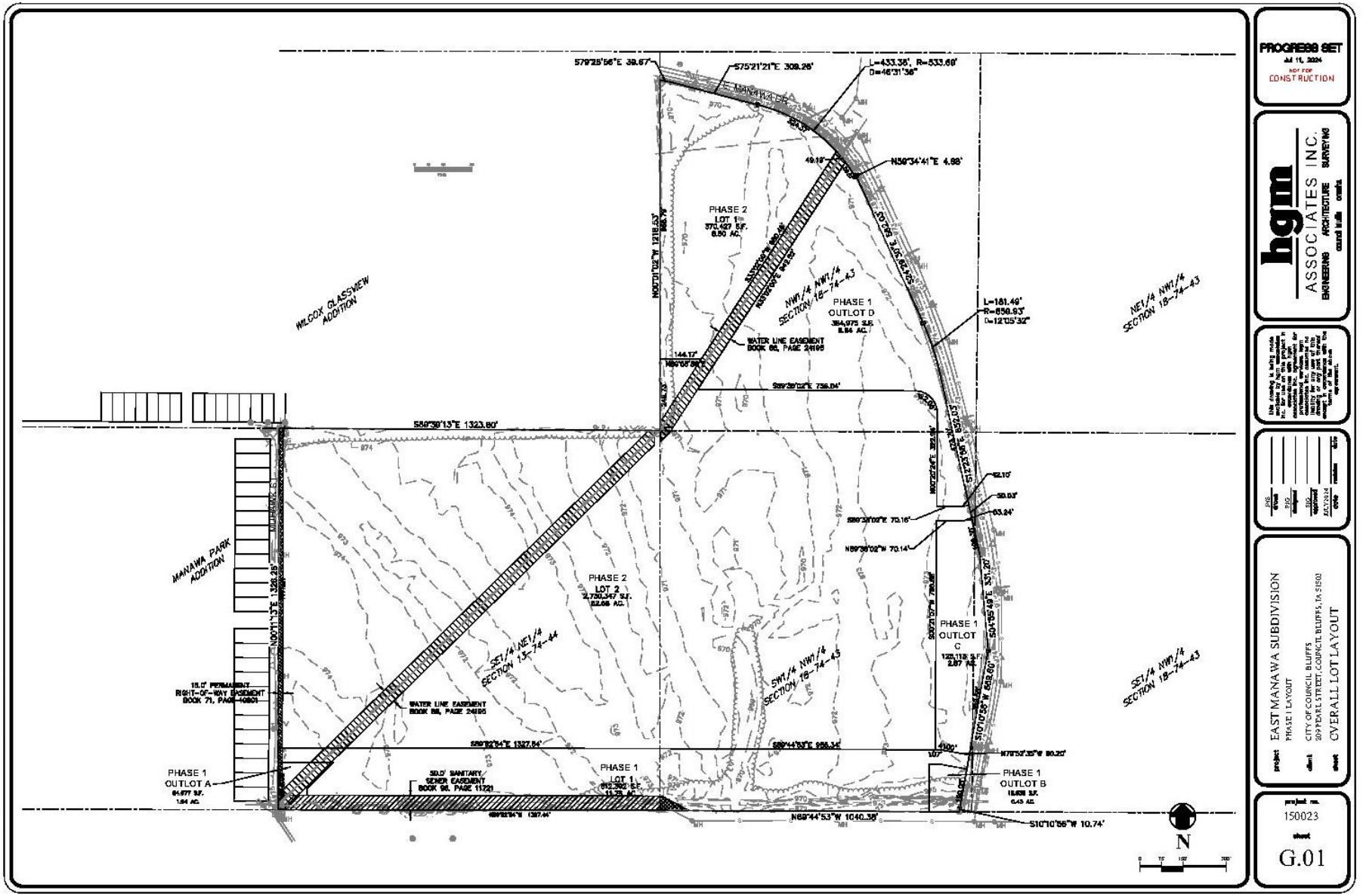
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project: EAST MANAWA SUBDIVISION
PHASE I LAYOUT
client: CITY OF COUNCIL BLUFFS
209 PEARL STREET, COUNCIL BLUFFS, IA 51503
sheet: TITLE SHEET

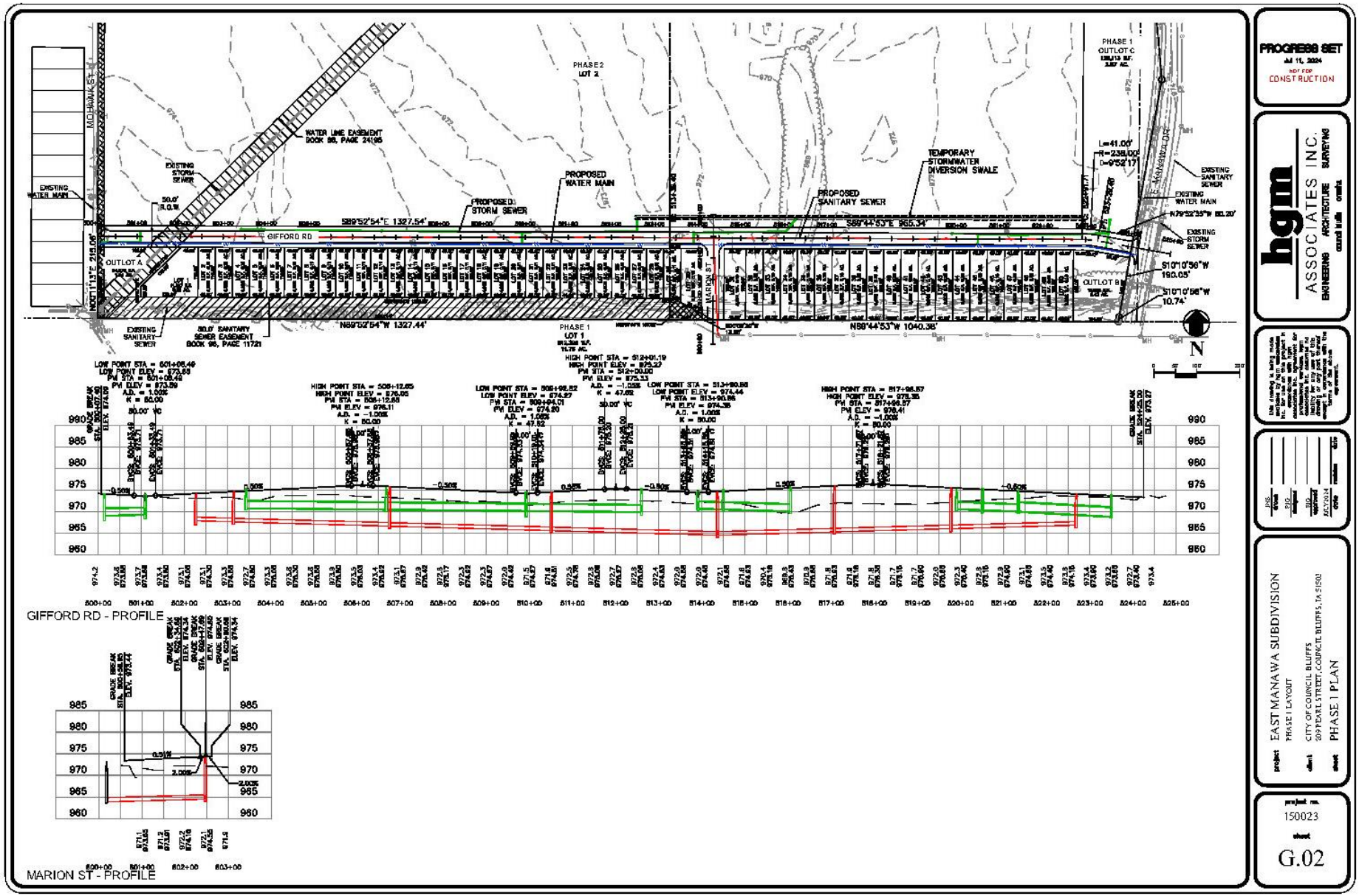
project no. 150023
sheet A.01

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DRAWN BY: dfm SAVE DATE: Jul 11, 2024 10:02 AM PLOT DATE: 7/18/2024 2:14 PM PLOT SCALE: 1:2


ZONE AH
P-C
METRO CROSSING
METRO DR
DENMARK CT
INTERSTATE 29 EXIST ENTRANCE
HIGHWAY 275/VETERANS MEMORIAL HWY
E. MANAWA DR
TANK FARM RD
C-2
100' R.O.W.
PIUTE ST
COUNCIL BLUFFS COUNTRY CLUB
A-2
C-2
C-2
I-2
BURLINGTON NORTHERN RAILROAD
115' R.O.W.
R-3
N. STORE LN
SIOUX ST
APACHE ST
NAVAJO ST
MOHAWK ST
PROPOSED SUBDIVISION
PROPOSED ZONING - R-3 DISTRICT WITH PR OVERLAY
130' R.O.W.
I-1
MANAWA PARK
HURON CIRCLE
LAKE MANAWA
ZONE A
R-3
E. MANAWA DR
P-I
N
PROGRESS SET
Jul 19, 2024
NOT FOR CONSTRUCTION
hgm
ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
project EAST MANAWA SUBDIVISION
PHASE I LAYOUT
client CITY OF COUNCIL BLUFFS
209 PEARL STREET, COUNCIL BLUFFS, IA 51503
sheet AREA MAP
job no. 150023
sheet no. A.02



FILENAME: S:\Work_Team\Projects\150023 EAST MANAWA SUBV\Engineering\Dwgs\Dwgs\150023 PRELIM PLAT.dwg
DRAWN BY: JHL SAVE DATE: Jul 11, 2024 10:02 AM DATE PLOTTED: 7/11/2024 10:02 AM, PLOT SCALE: 1:2


PROGRESS SET
Jul 11, 2024
NOT FOR CONSTRUCTION
hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
project EAST MANAWA SUBDIVISION
PHASE I LAYOUT
client CITY OF COUNCIL BLUFFS
209 PEARL STREET, COUNCIL BLUFFS, IA 51503
sheet PHASE I PLAN
project no. 150023
sheet G.02
PHASE 1 OUTLOT C
PHASE 2 LOT 2
PHASE 1 LOT 1
OUTLOT A
OUTLOT B
MOHAWK ST
MARION ST
GIFFORD RD
WATER LINE EASEMENT BOOK 98, PAGE 24195
EXISTING STORM SEWER
EXISTING WATER MAIN
50.0' R.O.W.
PROPOSED STORM SEWER
PROPOSED WATER MAIN
TEMPORARY STORMWATER DIVERSION SWALE
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER
50.0' SANITARY SEWER EASEMENT BOOK 98, PAGE 11721
N89°52'54"W 1327.44'
S89°52'54"E 1327.54'
N88°44'53"W 1040.38'
S88°44'53"E 965.34'
S10°10'56"W 190.05'
S10°10'56"W 10.74'
N79°52'35"W 80.20'
L=41.00'
R=238.00'
D=9°52'17"
GIFFORD RD - PROFILE
MARION ST - PROFILE

Attachment F

Proposal Cover Page

Project Information

Project Name _____

Organization Information

Name of Developer _____

Mailing Address _____

Contact Person _____

_____

Telephone _____ Fax _____

Email Address _____

Employer Identification Number_____ MBE/WBE Owned?

_____

DUNS Number_____

Partners

Type	Name and Address	Contact Person
Project Development		
Architectural Firm		
Engineering Firm		
Lender		
Other (specify)		
Other (specify)		

Attachment G

Mohawk Lot Exhibit

