



**AGENDA**  
**PLANNING COMMISSION**  
**COUNCIL BLUFFS PUBLIC LIBRARY, MEETING ROOM A**  
**400 WILLOW AVENUE, COUNCIL BLUFFS, IA**  
**Tuesday, October 8, 2019 - 6:00 PM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL OF MINUTES**
- 5. PROOF OF PUBLICATION**
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**

**A. Case #SAV-19-007**

Public hearing on the request of Kathy and Wayne Goff to vacate and dispose of the East north/south alley platted in Block 20, Howard's Addition. Location: West of South 10<sup>th</sup> Street, between 18<sup>th</sup> and 19<sup>th</sup> Avenues.

**B. Cases #SUB-19-010 and #PC-19-002**

Combined public hearing on the request of Brakes Plus, LLC, represented by Robert Duvall of Schemmer Associates, for final plat approval of a one-lot commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, legally described as being a replat of Lots 7a and 7b, Lake Manawa Centre Subdivision, and to adopt a planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2. Location: 3205 and 3207 Manawa Centre Drive.

**8. OTHER BUSINESS**

**9. ADJOURNMENT**

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 328-4629 at least 48 hours before the meeting.

## Planning Commission Communication

Department: Community  
Development

Case/Project No.: SAV-19-007

Case #SAV-19-007

Council Action: 10/8/2019

Submitted by: Moises Monrroy,  
Planner

### Description

Public hearing on the request of Kathy and Wayne Goff to vacate and dispose of the East north/south alley platted in Block 20, Howard's Addition. Location: West of South 10<sup>th</sup> Street, between 18<sup>th</sup> and 19<sup>th</sup> Avenues.

### Background/Discussion

See attachments.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
SAV-19-007 Staff Report & Attachments	Other	10/2/2019

## Planning Commission Communication

Department: Community Development  Case #SAV-19-007  Property Owner/Applicant: Kathy and Wayne Goff 2037 23 <sup>rd</sup> Avenue Council Bluffs, IA 51501	Resolution of Intent No. _____  Resolution to Dispose No. _____	Planning Commission: 10/8/19  Set Public Hearing:  Public Hearing:
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### Subject/Title

**Request:** Public hearing on the request of Kathy and Wayne Goff to vacate and dispose of the East north/south alley platted in Block 20, Howard's Addition.

**Location:** East of South 10<sup>th</sup> Street, between 18<sup>th</sup> Avenue and 19<sup>th</sup> Avenue

### Background/Discussion

The Community Development Department has received an application from Kathy and Wayne Goff to vacate and dispose of the East north/south alley platted in Block 20, Howard's Addition. The subject alley is unimproved and measures 12 feet in width by 284 feet in length. A city trail, formerly part of Wabash Railroad, transects the subject alleyway. The applicants own property directly west of the subject alley, legally described as Lots 10, 11, 21 and 22, except railroad right-of-way, all in Block 20, Howard's Addition. If vacated, the applicants intend to acquire the portion adjoining their property to maintain control over mowing and landscaping.

On August 25, 2003 the City Council amended the adopted *Policy and Procedures for Alley, Street and Right-of-way Vacations*. The objectives of the amended Policy are as follows:

1. *To provide due process and citizen participation in the application and review process for vacations.*

There are eight property owners with land that abuts the subject alleyway. The owners of these properties are as follows:

- West – Residential property owned by Kathy and Wayne Goff (1018 19<sup>th</sup> Avenue)  
Trail owned by the City of Council Bluffs
- East – Residential property owned by Kenneth W. and Angela D. Leathers (1800 South 10<sup>th</sup> Street)  
Residential property owned by Jason D. Bliley (1808 South 10<sup>th</sup> Street)  
Residential property owned by Jason H. Clayton (1816 South 10<sup>th</sup> Street)  
Residential property owned by Elmer L. Jr. and Tracie L. Pruett (1822 South 10<sup>th</sup> Street)  
Residential property owned by Amy Vance Properties LLC (1826 South 10<sup>th</sup> Street)  
Vacant lot owned by Thomas E. and Lanette L. Flood  
Trail owned by the City of Council Bluffs

All abutting property owners were mailed petitions asking if they are in favor of/opposed to the vacation request and if they were willing to/not willing to acquire the portion of the alley adjacent to their property, if vacated. Responses to these petitions are summarized in Comment #10 below.

2. *To ensure that no property owner is deprived of required and reasonable access.*

All abutting properties have frontage on either 19<sup>th</sup> Avenue or South 10<sup>th</sup> Street, except the property at 1808 South 10<sup>th</sup> Street. The city trail transects the parcel, depriving it from frontage on South 10<sup>th</sup> Street. While the subject alley is adjacent to this parcel, it is unimproved and provides no access to a public street. Thus, the parcel is effectively landlocked regardless whether the subject alley is vacated. A driveway located in the city-owned trail currently provides access to the parcel from South 10<sup>th</sup> Street. Mr. Bliley can continue to use the

driveway to access his property and has the option to retain an ingress/egress easement over the portion of the trail which transects his property.

3. *To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way.*  
This request will not create a dead-end right-of-way, as the request is to vacate the entirety of the alley from 18<sup>th</sup> Avenue to 19<sup>th</sup> Avenue.

4. *To reduce or eliminate hazardous and dangerous traffic conditions.*  
The subject alley is unimproved and is not used for vehicular and/or pedestrian traffic.

5. *To protect all existing and proposed public utilities located in the right-of-way and to maintain necessary utility easements.*

All City Departments and utilities were notified of the request. The following responses were received:

- The Fire Department stated they have no comments on the request.
- The Police Department stated they have no objections to the request.
- The Public Works Department stated they have no infrastructure within the alley. They also stated that if the alley is vacated, the Maintenance and Operations Division will remove the alley return at 19<sup>th</sup> Avenue and pour curb as soon as the vacation is executed.
- Council Bluffs Water Works stated they have no water main or appurtenances in the subject alleyway.
- MidAmerican Energy Company stated they no objection to the request provided an easement is retained to provide access to maintain the two existing distribution poles and associated overhead electric facilities on the south end of the north/south alley.
- Cox Communications stated they have cable lines on MidAmerican Energy's poles, therefore an easement would have to be retained to allow for maintenance of said cable lines.

6. *To maintain appropriate right-of-way width to ensure that an adequate pedestrian and vehicular circulation system is retained.*

Not applicable.

7. *To discourage the vacation of a portion of an existing alley, street or other right-of-way.*  
The request is to vacate the entirety of the subject north/south alley.

8. *To assist in the implementation of the goals and objectives of the Comprehensive Plan.*  
The request is consistent with the local access and circulation objectives stated in Chapter 6, Transportation of the Bluffs Tomorrow: 2030 Plan (comprehensive plan).

9. *To reduce the City's maintenance liability on previously vacated right-of-way parcels from public improvement projects and various lots acquired through delinquent taxes or assessments.*

Not applicable.

10. *To establish an equitable price for surplus public property.*

All abutting property owners were notified about this vacation request. Each abutting property owner is eligible to receive their portion in consideration of the vacation application fee, which has already been paid. The following responses were received:

- Kathy and Wayne Goff stated they are in favor of the request and are willing to acquire the portion of the East north/south alley adjacent to their property.
- Kenneth W. and Angela D. Leathers stated they are in favor of the request and are willing to acquire the portion of the East north/south alley adjacent to their property.
- Jason D. Bliley stated he is in favor of the request and are willing to acquire the portion of the East north/south alley adjacent to his property.



## Staff Report

- Jason H. Clayton stated he is favor of the request and are willing to acquire the portion of the East north/south alley adjacent to his property.
- Amy Vance Properties LLC stated they are in favor of the request and are willing to acquire the portion of the East north/south alley adjacent to their property.
- There has been no reply from Elmer L. Jr. and Tracie L. Pruett or Thomas E. and Lanette L. Flood regarding the vacation request at the time this staff report was mailed out.

**Recommendation**

The Community Development Department recommends approval to vacate and dispose of the East north/south alley platted in Block 20, Howard's Addition, subject to an easement being be retained over the subject alleyway for utility access and maintenance purposes and all portions of the alleyway being be disposed of to an abutting property owner(s).

**Attachments**


Attachment A: Location and Zoning Map  
Attachment B: Site Photos

Prepared by: Moises Monrroy, Planner, Community Development Department

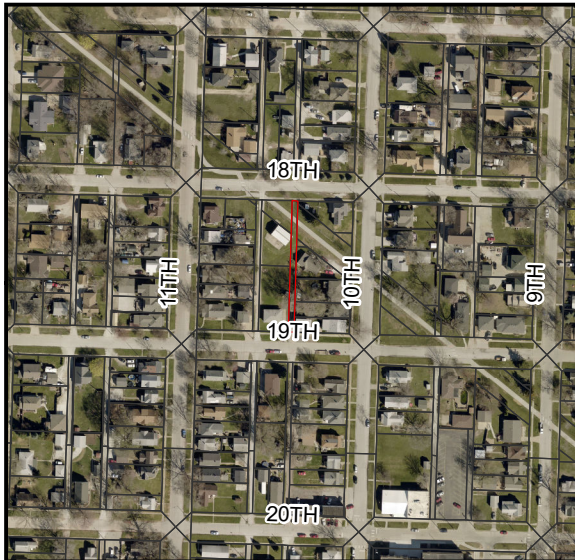
# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

## CASE #SAV-19-007 LOCATION/ZONING MAP

### Legend

 Subject Alley

0 30 60  
1 Inch = 63 Feet



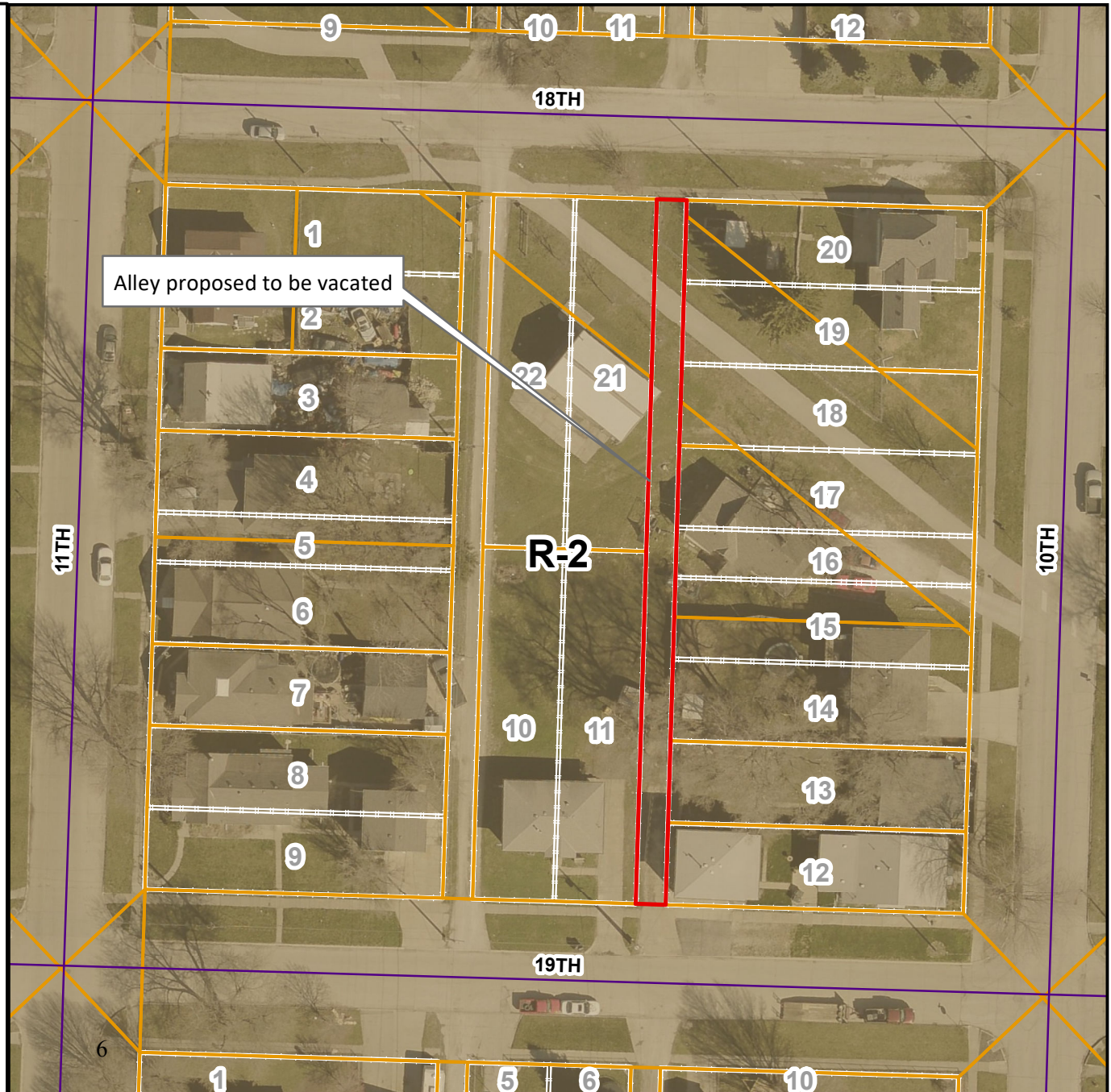
Last Amended: 9/20/19



Council Bluffs Community  
Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
Telephone: (712) 328.4629

#### DISCLAIMER

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ATTACHMENT B



## Planning Commission Communication

Department: Community

Development

Case/Project No.: SUB-19-010 and Cases #SUB-19-010 and #PC-19-002

Council Action: 10/8/2019

Submitted by: Chris Meeks,  
Planner

### Description

Combined public hearing on the request of Brakes Plus, LLC, represented by Robert Duvall of Schemmer Associates, for final plat approval of a one-lot commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, legally described as being a replat of Lots 7a and 7b, Lake Manawa Centre Subdivision, and to adopt a planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2. Location: 3205 and 3207 Manawa Centre Drive.

### Background/Discussion

See attachments.

### Recommendation

### ATTACHMENTS:

Description	Type	Upload Date
SUB-19-010 & PC-19-002 Staff Report & Attachments	Other	10/2/2019



## Planning Commission Communication

<p>Department: Community Development Department</p> <p>CASES #SUB-19-010 and #PC-19-002</p> <p>Applicant: Brakes Plus, LLC Attn: Andy Golden 1880 Southpark Drive Birmingham, AL 35244</p> <p>Owner: Manawa Center Wash-Gas, LLC P.O. Box 536 Atlantic, IA 50022</p> <p>Engineer: Schemmer Attn: Robert DuVall 1044 N. 115<sup>th</sup> Street, Suite 300 Omaha, NE 68154</p>	<p>Resolution No. _____</p>	<p>Planning Commission: 10/8/2019</p>
<b>Subject/Title</b>		
<p><b>Request:</b> Combined public hearing on the request of Brakes Plus, LLC, represented by Robert DuVall of Schemmer Associates, for final plat approval of a one-lot commercial subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, legally described as being a replat of Lots 7a and 7b, Lake Manawa Centre Subdivision, and to adopt a planned commercial development plan for Lot 1, Lake Manawa Centre Subdivision, Replat 2.</p> <p><b>Location:</b> 3205 and 3207 Manawa Centre Drive</p>		
<b>Background/Discussion</b>		
<p>The Community Development Department has received an application from Brakes Plus, LLC, represented by Robert DuVall of Schemmer, for final plat approval of a one-lot subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision. The applicant proposes to construct a new Brakes Plus automobile service establishment on the property that is currently occupied by a car wash and gas station.</p> <p>The following attachments are included with this report for reference purposes:</p> <p>Attachment A: Case Map Attachment B: Letter of Intent Attachment C: Final Plat Attachment D: Grading and Drainage Plan Attachment E: Landscaping Plan Attachment F: Layout and Paving Plan Attachment G: Utility Plan Attachment H: Building Elevations Attachment I: Signage Plan</p>		

### Comments

The following comments have been received from City Departments and utility providers:

1. The Council Bluffs Fire Marshall stated they have no comments.
2. The Council Bluffs Police Department stated they have no comments.
3. The Council Bluffs Public Works Department is requesting that the a section of the property stretching 20 feet to the East and 20 feet to the South of the Northwest corner, and then connecting those points to form a triangular shaped segment, be dedicated to the City of Council Bluffs as right-of-way to accommodate future roadway improvements.
4. Council Bluffs Water Works stated they have no comments on the proposal.
5. MidAmerican Energy stated they have no concerns with the proposal, though the developer should contact MidAmerican Energy to identify costs associated with the extension of power or relocation of existing electric facilities.
6. The Community Development Department has the following comments:
  - a) All utilities shall be installed underground. Any cost to relocate, modify, and/or remove utilities associated with the development shall be at the sole expense of the developer, and not the City.
  - b) The Standard Utility Easements note shall be added to the final plat granting a 5 foot wide utility easement along interior lot lines and 10 foot wide utility easements along front and rear lot lines.
  - c) The applicant has proposed to install sidewalks along the perimeter of the property abutting Manawa Centre Drive, 32<sup>nd</sup> Avenue, and two adjacent driveways. A minimum five-foot wide pedestrian sidewalk shall be provided that connects the sidewalks along Manawa Centre Drive and 32<sup>nd</sup> Avenue to the main entrance to the building.
  - d) The City of Council Bluffs currently has no record of an ingress/egress easement to the Eastern entrance of the site through the Walmart parking lot. This ingress/egress easement shall be required for the Eastern entrance of the site to remain. Documentation of the easement shall be provided to the City of Council Bluffs prior to executing the final plat.
  - e) Revise the subdivision name to state “Lake Manawa Centre Subdivision, Replat 2”.
  - f) The plat does not indicate if any private restrictions and/or covenants will be established for the subdivision, though notes if there are any they will be recorded with the Pottawattamie County Recorder’s Office. A copy of said private restrictions and/or covenants shall be provided to the City of Council Bluffs, if applicable. If no covenants are proposed a note shall be stated on the plat indicating such.

**Development Plan** – The Lake Manawa Power Center development plan was approved by City Council on May 4, 1992 (see Case #PC-92-001). The following development standards shall now be applicable to Lot 1, Lake Manawa Centre Subdivision, Replat 2.

#### 1. Site Development

- a) Minimum setback requirements for all structures shall be: Front: 20 feet, Rear: 15 feet; Interior side: 10 feet; and Street Side: 15 feet. For the purposes of determining minimum setback requirements the property line adjacent to Manawa Centre Drive (West) shall be considered a front property line, the property line adjacent to 32<sup>nd</sup> Avenue (North) shall be a street side property line, with the Eastern boundary being considered the rear property line, and the southern boundary being considered an interior side property line.
- b) The maximum height of any building, structure, or decorative feature shall not exceed 45 feet.
- c) All trash receptacles shall be enclosed on three sides and screened from public view with materials similar to those of the primary building. The enclosure shall have a lockable gate which when closed completely eliminates view of the dumpster.

- d) Building exteriors shall be made of 100% masonry materials such as brick, split faced block (with texture), Concrete Masonry Units (CMU) or EFIS materials. Metal shall only be allowed as an architectural accent. A minimum of 20% of the building's façades shall be made of brick. No flat faced concrete block shall be allowed except for the rear wall of a building when it is not visible from a public space or right-of-way. Vinyl siding or corrugated metal is not allowed. The proposed elevation appears to meet the requirement, however specific calculations relative to the brick requirements shall be submitted at the time of permit, or a scale-able drawing shall be submitted for verification purposes.
- e) Awnings or other decorative features may be allowed on a building facade and must be at least eight feet above the traveled pedestrian way and may not project over drive aisles or parking areas.
- f) All equipment placed on roofs shall be screened with architectural features from the public view.
- g) No more than 40% of any lot shall be covered with structures.
- h) Outside storage is not allowed. This includes the temporary and/or permanent placement of inter-modal storage containers.
- i) Fire access to the building shall be provided in accordance with the requirements of the Fire Marshal's Office.

## **2. Off-Street Parking**

- a) The minimum number of parking spaces shall be as determined by Chapter 15.23 Off-Street Parking, Loading and Unloading of the Council Bluffs Municipal Code of Ordinances (Zoning Ordinance). In cases where several uses occupy a structure or parcel of land the total requirement for off-street parking shall be the sum of the requirement of the different uses. The applicant has provided a parking analysis. The parking counts shown on the grading and utility plan (Attachment F) will meet the minimum number of required parking stalls.
- b) A parking lot permit must be submitted with the building permit submittal and shall include a the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.
- c) All parking lots are also subject to the compliance with the Parking for Persons with Disabilities chapter of the Iowa Administrative Code.
- d) All parking lot lighting shall be consistent in material and design as existing lighting on-site and in the general vicinity. All lighting on private lots shall be painted or finished aluminum or steel. Wood poles are not allowed. The maximum height shall not exceed 40 feet. The fixture designs located on private property shall be generally of a similar design and finish.

## **3. Landscaping** – the proposed landscaping plan is included as Attachment E.

- a) Not less than 20% of the gross lot area shall be landscaped with trees, shrubs and other plant materials.
- b) The landscaping plan as submitted is generally consistent with other landscaping plans in the area. There shall be one shrub or small tree per 10 feet of property boundary, and one large deciduous shade tree for every 35 feet of property boundary. The property boundary is approximately 900 feet, so 90 shrubs or small trees, and 26 large deciduous shade trees will be required.
- c) Landscaping shall not impede the vision of any automobile traffic entering/exiting or circulating on the subject property.
- d) All landscaped areas including grassed and sodded areas shall be irrigated with an automatic irrigation system.
- e) A landscaping plan shall be part of the building/parking lot permit application. The plan shall clearly identify plant materials, quantity, and size and shall show dimensions of all areas to be landscaped. All landscaping shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.

- f) All parking lots shall have a strip five feet in width planted with grass or landscaped with plant materials along the side and rear property lines. The five foot strips may be included in the 20% requirement.
- g) Not more than 10% of the landscaped area shall be of inorganic material such as brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and/or shrubs.

**4. Signage** – The applicant is proposing three attached wall signs and one detached monument sign. See Attachment E.

- a) The monument sign is proposed at 10 feet wide by 10 feet tall and is allowable within the currently adopted standards. The monument sign shall be located within the boundary lines of the subject property and shall not impede the vision of vehicular or pedestrian traffic.
- b) Three wall signs are proposed, with one being placed on the North, East, and West building elevations. The sign on the North and West building façades measure approximately 4’7” in height by 8’6” in width; and the sign on the East façade measures approximately 1’9” in height by 12’1” in width. All proposed signage is generally acceptable.
- c) The total maximum sign square footage for the property shall be based on a calculation of one square foot of signage per each lineal foot of frontage along a publically dedicated roadway. The property currently has 268 feet of frontage, meaning 268 square feet of signage will be allowed. The proposal currently shows 211 square feet of signage, which would be acceptable per these standards.

**Recommendation**

The Community Development Department recommends approval for final plat of a one-lot subdivision to be known as Lake Manawa Centre Subdivision, Replat 2, and to adopt a planned commercial development plan over said subdivision with the standards as stated above.

- 1. All technical corrections shall be incorporated into the final plat document prior to being executed; and
- 2. The final plat shall be recorded within 90 days of City Council approval or the plat shall become null and void unless an extension of has been requested and granted by the Community Development Department Director.

**Attachments**

Attachment A: Case Map  
Attachment B: Letter of Intent  
Attachment C: Final Plat  
Attachment D: Grading and Drainage Plan  
Attachment E: Landscaping Plan  
Attachment F: Layout and Paving Plan  
Attachment G: Utility Plan  
Attachment H: Building Elevations  
Attachment I: Signage Plan

Prepared by: Chris Meeks, Planner

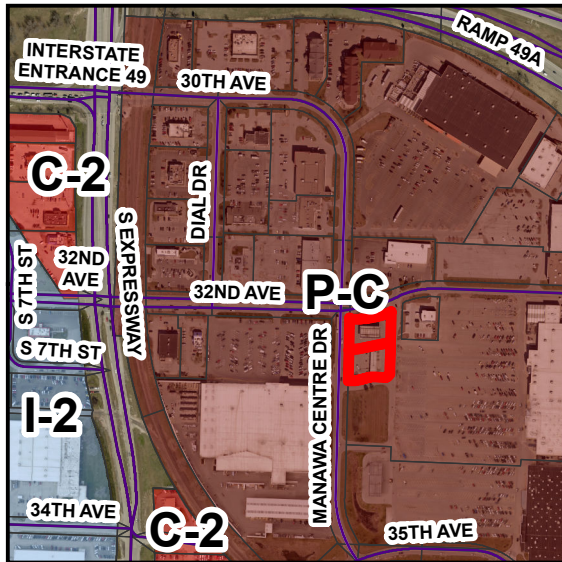


# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #SUB-19-010 LOCATION/ZONING MAP

## Legend

 Subject Properties

0 30 60  
1 Inch = 69 Feet

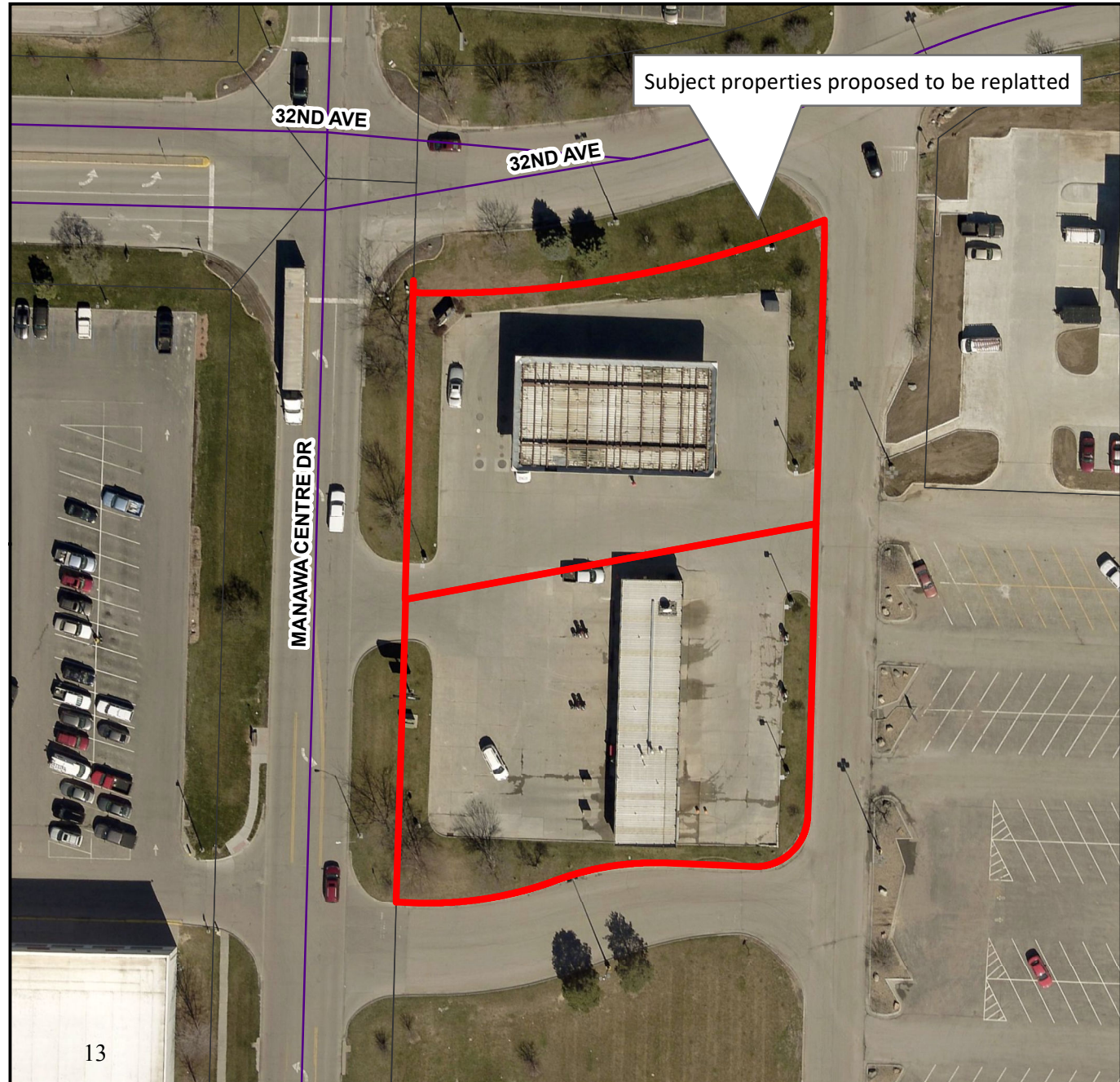


Last Amended: 9/18/19



Council Bluffs Community  
Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
Telephone: (712) 328.4629

**DISCLAIMER**  
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September 9, 2019

City of Council Bluffs  
Community Development Department  
209 Pearl Street  
Council Bluffs, IA 51503

Re: Brakes Plus  
Lake Manawa Centre Subdivision, Lots 7A and 7B  
Replat Letter of Intent  
Schemmer Project No. 07713.001

To Whom It May Concern:

This letter is to inform you of the intentions of the developer of Lots 7A and 7B, Lake Manawa Centre Subdivision regarding the attached application for a Replat of said property.

The subject property is comprised of approximately 1.10 acres of developed property zoned P-C Planned Commercial District. The developer is submitting an application for a replat of the property in order to develop this property in accordance with the City of Council Bluffs standards for building architecture, landscaping, screening, fencing, lighting, signage, off-street parking, building setbacks, site grading, storm water management, and other site development standards.

The proposed development will consist of an "automobile service establishment" per the City of Council Bluffs zoning code and is a principal use in the P-C zoning district. The development would also include drives, parking lots, grading, and utilities to serve the proposed building. Please see the attached site plan for a graphical representation of the proposed improvements.

Construction of these improvements is proposed to begin in the spring of 2020, with a proposed completion date in the fall of 2020.

Given the attached application and documentation, the property owner respectfully requests the Replat of Lots 7A and 7B, Lake Manawa Centre Subdivision.

Please submit all questions and comments to my attention at [rduvall@schemmer.com](mailto:rduvall@schemmer.com) or by phone at 402-431-6369.

Sincerely,

THE SCHEMMER ASSOCIATES INC.

A handwritten signature in blue ink that reads "Robert DuVall". The signature is written in a cursive style with a large, stylized "R" and "D".

Robert DuVall, P.E.  
Professional Civil Engineer

PHONE 402.493.4800  
FAX 402.493.7951

1044 North 115th Street, Suite 300  
Omaha, Nebraska 68154-4436

SCHEMMER.COM

MELVYN Houser, CO. AUDITOR

DATE \_\_\_\_\_

LOT 1 BEING A REPLAT OF FINAL PLAT LAKE MANAWA CENTRE SUBDIVISION LOTS 7A AND 7B IN THE SOUTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN  
IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

THIS SPACE FOR RECORDERS USE

## INDEX LEGEND

LOCATION	LAKE MANAWA CENTRE SUBDIVISION LOT1 REPLAT 2
REQUESTOR	THE CITY OF CONCIL BLUFFS
PROPRIETOR	MANAWA CENTRE WASH AND GAS, LLC.
SURVEYOR	DANIEL L. MARTI
SURVEY	SCHEMMER & ASSOCIATES
COMPANY	VALLEY VIEW VILLAGE 928 VALLEY VIEW DRIVE, SUITE 12 CONCIL BLUFFS, IA 51503-5288 (712) 329-0300
RETURN TO	THE CITY OF CONCIL BLUFFS

OWNER:  
MANAWA CENTRE WASH AND GAS, LLC.  
3205-3207 MANAWA CENTRE DRIVE  
COUNCIL BLUFFS, IA 51501

**DEVELOPER:**  
BRAKES PLUS, LLC.  
1880 SOUTHPARK DR.  
BIRMINGHAM, AL. 35244

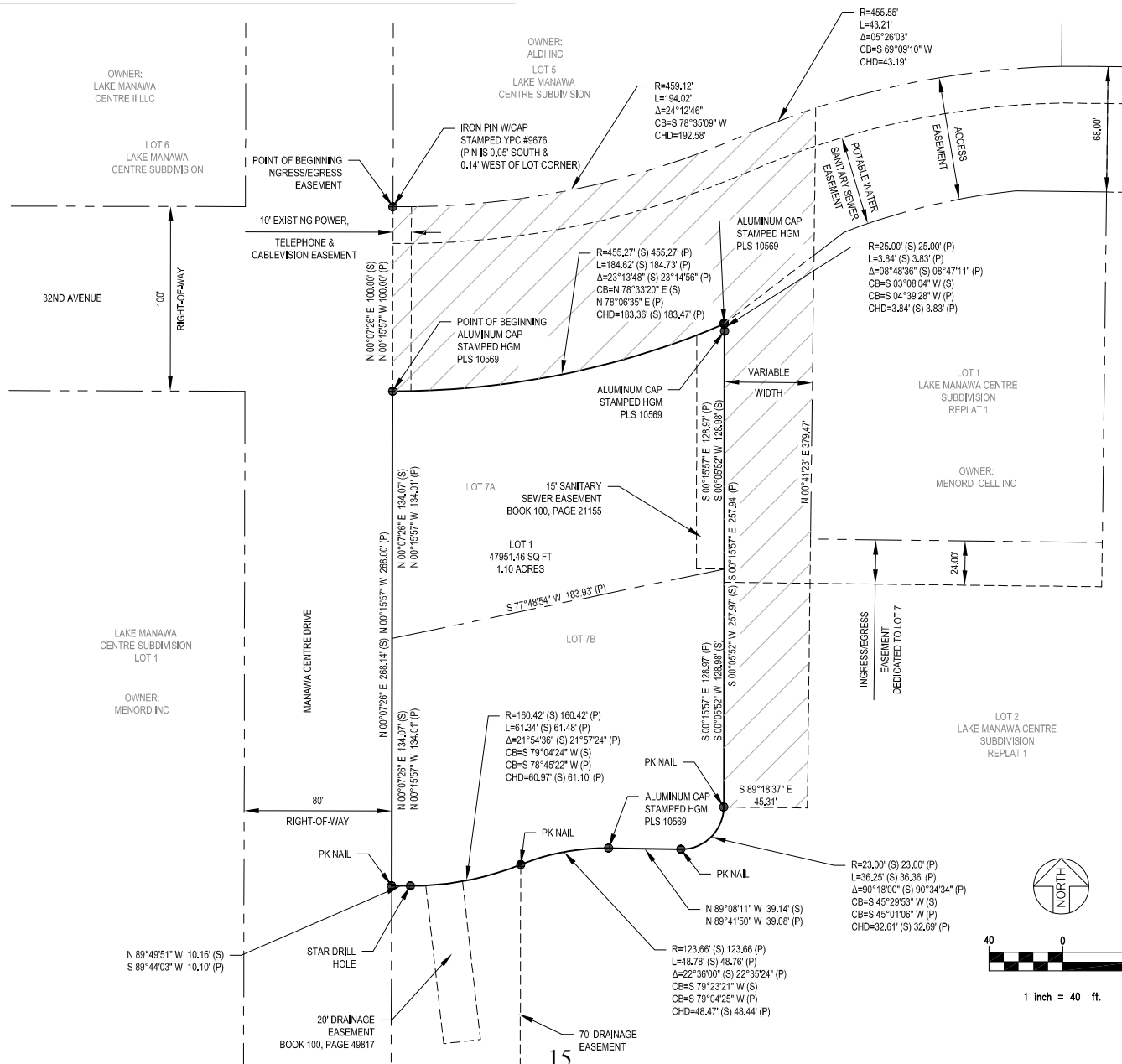
**SCHEMME**  
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LAKE MANAWA CENTRE SUB  
LOT 1 REPLAT 2  
POTTAWATTAMIE COUNTY, IOWA

**FINAL PLAT**

JOB NO.

SHEET  
1 of 2



LOT 1 BEING A REPLAT OF FINAL PLAT LAKE MANAWA CENTRE SUBMISSION LOTS 7A AND 7B IN THE SOUTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN  
IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

LOT 1 CONTAINS 47951 SQUARE FEET OR 1.10 ACRES MORE OF LESS

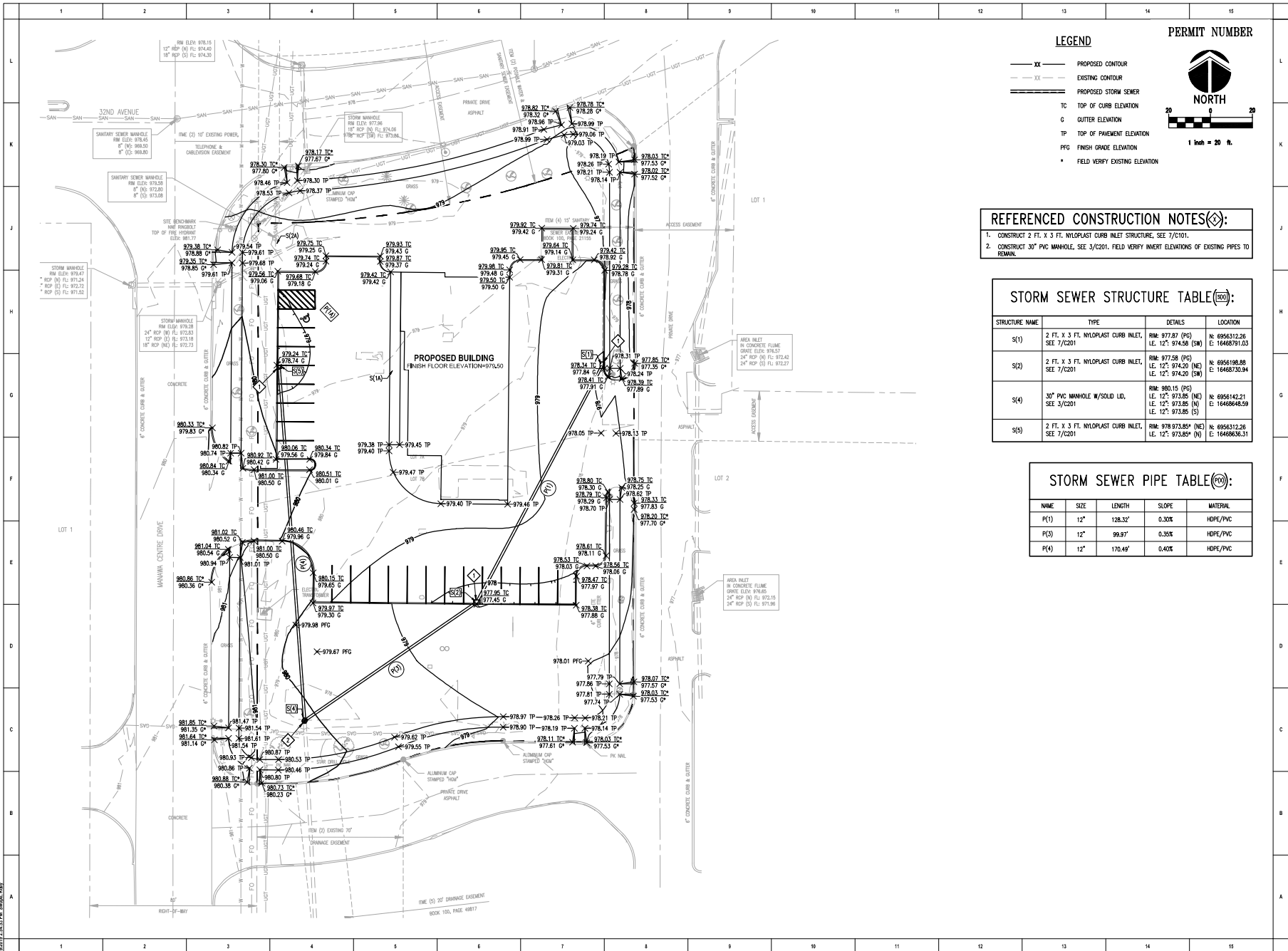
## DATE \_\_\_\_\_

COMMISSION EXPIRES:

SHEET  
2 of 2



# Attachment D



DESIGNED:	ISSUED DATE:	MONTH:	YEAR:
BRAKES PLUS	07/13/2021	07	2021
DRAWN:	REVISIONS:	DATE:	BY:
SCHEMMER	1		
	2		
	3		
	4		
	5		
	6		
	7		
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	15		

**SCHEMMER**  
Design with Purpose. Build with Confidence.

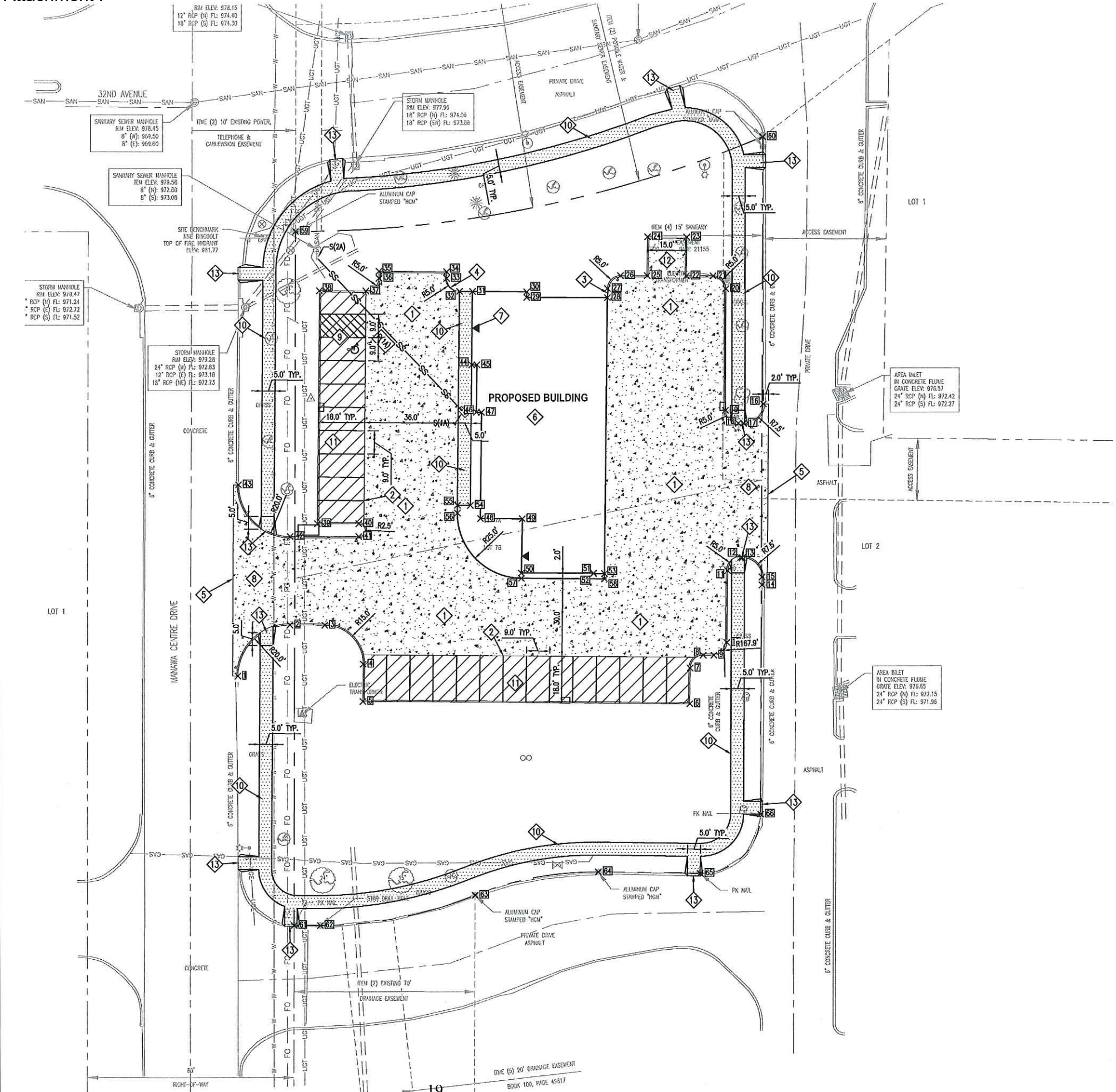
**BRAKES PLUS**  
VEHICLE SERVICE CENTER  
3207 MANAWA CENTER DR  
COUNCIL BLUFFS, IA 51501  
**SITE GRADING & DRAINAGE PLAN**

PROJECT NO.: 07713.001

**C102**

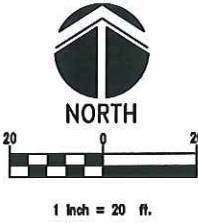






LEGEND

- EXTERIOR DOOR LOCATION
- 7" P.C.C. PAVEMENT
- 5" P.C.C. PAVEMENT
- 4" P.C.C. SIDEWALK



REFERENCED CONSTRUCTION NOTES:

1. CONSTRUCT 7" P.C.C. PAVEMENT WITH INTEGRAL 6" STANDARD CURB (TYP.) PER SUDAS FIGURE 7010.102.
2. CONSTRUCT 4" PAVEMENT STRIPING, TYPICAL, SEE 2/C201.
3. TAPER CURB FROM 6" TO 0" IN 3.5 LINEAR FEET.
4. TAPER CURB FROM 6" TO 0" ALONG CURVE.
5. DRILL AND DOWEL TO EXISTING PAVEMENT USING 24" EPOXY COATED #4 REBAR @ 30" O.C.
6. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
7. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR STOOP AND FOUNDATION DETAILS.
8. CONSTRUCT DRIVEWAY PER SUDAS FIGURE 7030.102.
9. CONSTRUCT ACCESSIBLE PARKING STALLS, SEE 6/C201.
10. CONSTRUCT 4" P.C.C. SIDEWALK.
11. CONSTRUCT 5" P.C.C. PAVEMENT WITH INTEGRAL 6" STANDARD CURB (TYP.) PER SUDAS FIGURE 7010.102.
12. CONSTRUCT TRASH ENCLOSURE.
13. CONSTRUCT CURB RAMP FOR SIDEWALK PER SUDAS STANDARD SPECIFICATION DETAIL 7030.207.

LAYOUT COORDINATES

POINT #	NORTHING	EASTING
1	6956208.48	16468604.09
2	6956228.19	16468624.27
3	6956228.06	16468637.81
4	6956212.93	16468652.68
5	6956198.56	16468652.55
6	6956197.42	16468778.54
7	6956211.25	16468778.67
8	6956216.20	16468783.68
9	6956216.19	16468787.78
10	6956221.15	16468792.80
11	6956248.84	16468793.05
12	6956253.83	16468797.97
13	6956253.84	16468798.66
14	6956243.26	16468806.27
15	6956246.32	16468806.28
16	6956313.21	16468806.61
17	6956305.73	16468799.09
18	6956305.73	16468797.05
19	6956310.75	16468792.06
20	6956357.72	16468792.18
21	6956362.74	16468787.18
22	6956362.73	16468776.96
23	6956377.73	16468777.09
24	6956377.87	16468762.09
25	6956362.87	16468761.96
26	6956362.86	16468751.69
27	6956357.91	16468746.70
28	6956354.38	16468746.66
29	6956354.49	16468715.66
30	6956356.66	16468715.68
31	6956356.85	16468694.68
32	6956356.89	16468689.68
33	6956361.94	16468684.76

LAYOUT COORDINATES

POINT #	NORTHING	EASTING
34	6956364.47	16468684.78
35	6956364.70	16468658.72
36	6956362.06	16468658.70
37	6956357.10	16468653.65
38	6956357.26	16468635.69
39	6956267.27	16468634.88
40	6956267.22	16468650.95
41	6956262.22	16468650.93
42	6956262.30	16468624.34
43	6956282.35	16468604.40
44	6956328.52	16468694.43
45	6956328.50	16468696.43
46	6956310.17	16468696.20
47	6956310.15	16468698.20
48	6956269.15	16468697.83
49	6956269.01	16468714.06
50	6956248.01	16468713.71
51	6956247.92	16468741.54
52	6956247.76	16468741.54
53	6956247.72	16468745.71
54	6956274.19	16468693.94
55	6956274.23	16468688.94
56	6956271.23	16468688.92
57	6956246.01	16468713.69
58	6956245.72	16468745.69
59	6956380.20	16468626.40
60	6956416.58	16468806.11
61	6956112.06	16468625.82
62	6956112.03	16468635.98
63	6956123.58	16468695.84
64	6956132.51	16468743.48
65	6956131.92	16468782.62
66	6956154.78	16468805.88

DESIGNED: RMD  
DRAWN: RBS  
CHECKED: JLS

ISSUE DATE: MONTH XX, 20XX  
REVISIONS:  
No.:  
DATE:  
BY: DESCRIPTION:

**SCHEMMER**  
Design with Purpose. Build with Confidence.

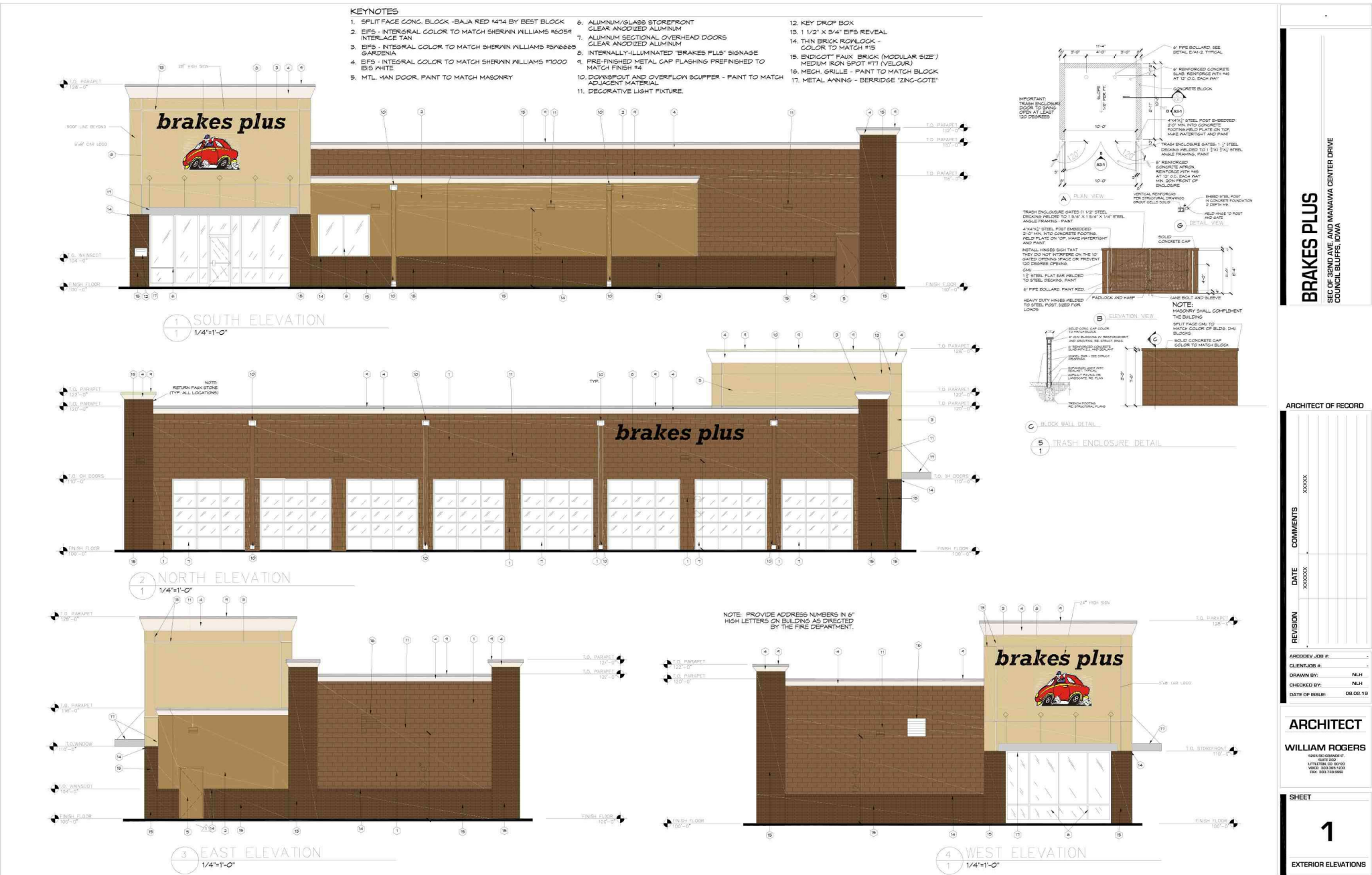
**BRAKES PLUS**  
VEHICLE SERVICE CENTER  
3207 MANAWA CENTER DR  
COUNCIL BLUFFS, IA 51501  
**SITE LAYOUT & PAVING PLAN**

PROJECT NO.: 07713.001









The image displays two architectural elevation drawings of a building facade for 'brakes plus'. The 'brakes plus' logo, featuring a red car icon, is prominently displayed on both the South and West Elevation views. The South Elevation shows a building with a brick upper section and a tan lower section with large windows. The West Elevation shows a similar building from a different angle, also featuring the 'brakes plus' logo. Both drawings include detailed dimensions for overall size, window placement, and signage. A scale of 1/8" = 1'-0" is provided for both views. Below the drawings is a revision table and a block of text containing client information, design details, and contact information for Accent Signs & Graphics.

**SOUTH ELEVATION**

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

**WEST ELEVATION**

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

DATE	REVISIONS	NAME

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE

ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.

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CLIENT **BRAKES PLUS** STORE # \_\_\_\_\_  
INSTALLATION ADDRESS **32nd AVE & MANAWA CENTER DR. COUNCIL BLUFFS, IA**  
DESIGNER **AB** ACCOUNT EXECUTIVE **N. TREVINO**  
DATE **8-26-19** SHEET **2** OF **5** DESIGN # **AB 8-26-19 R2**

**accent signs & graphics**  
COMPLETE SIGN SERVICE & FABRICATION  
523 E. ROCK ISLAND  
GRAND PRAIRIE, TX 75050  
TOLL FREE (800) 810-3044  
METRO (972) 399-0333  
FAX (972) 986-4456  
EMAIL [n.trevino@accentgraphicsinc.com](mailto:n.trevino@accentgraphicsinc.com)  
WEBSITE [www.accentgraphicsinc.com](http://www.accentgraphicsinc.com) FAX (800) 810-3045

12'-11"

1'-8 1/4"

**brakes plus**

2'-1"

# PLEX FACE CHANNEL LETTERS

(1) SET REQUIRED

## NORTH ELEVATION

Scale: 1/2" = 1'-0"

MET/UL **MetLaboratories**

☒ YES  
☐ NO

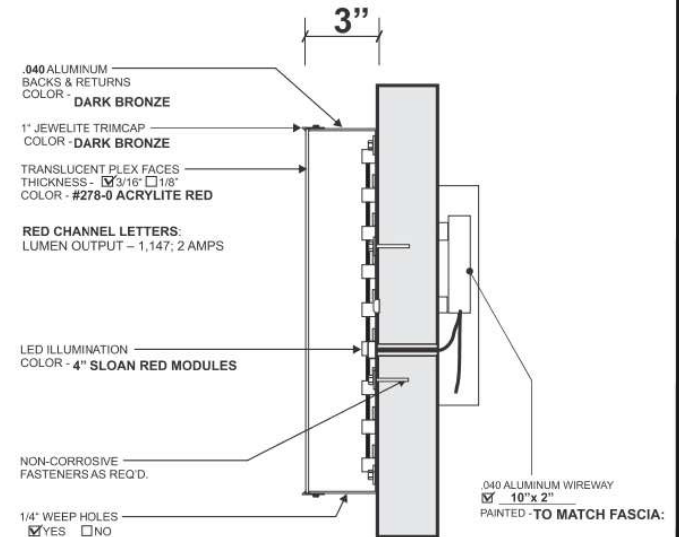
CLN

☐ YES ☐ NO

REMOTE POWER SUPPLY UNIT:  
120 VAC PRIMARY  
12VDC SECONDARY

NUMBER REQ'D. =

**THIS SIGN IS  
MET/UL COMPLIANT**



INSTALLATION REQUIREMENTS for all signs unless specified otherwise on individual sign specifications.  
Variation from this criteria without written approval from Accent Graphics is strictly forbidden.  
\*All freestanding signs are to be engineered for local conditions by a licensed and registered engineer.

SQUARE FOOTAGE	MOUNTING SURFACE					STUCCO (2004-2010)
	WOOD	SHEET METAL	BRICK	CONCRETE	CONCRETE BLOCK	
UNDER 10 SQ. FT.	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets
10 SQ. FT. TO 50 SQ. FT.	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets
50 SQ. FT. TO 100 SQ. FT.	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets
100 SQ. FT. TO 200 SQ. FT.	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets
OVER 200 SQ. FT.	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets	1/2" TYPICAL 1/2" angle brackets 1/2" angle brackets 1/2" angle brackets

**NOTE:**  
ACCESS REQUIRED FOR  
ELECTRICAL & INSTALLATION

**\*WHERE LETTERS LOGO ARE MOUNTED ON PARAPET WALL  
CONCEAL ALL ELECTRICAL IN WIREWAY**

## SECTION DETAIL: FLUSH MOUNT CHANNEL LETTERS

DATE	REVISIONS	NAME

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE

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CLIENT **BRAKES PLUS** STORE #

INSTALLATION ADDRESS  
**32nd AVE & MANAWA CENTER DR. COUNCIL BLUFFS, IA**

DESIGNER **AB** ACCOUNT EXECUTIVE **N. TREVINO**

DATE **8-26-19** SHEET **3** OF **5** DESIGN # **AB 8-26-19 R2**

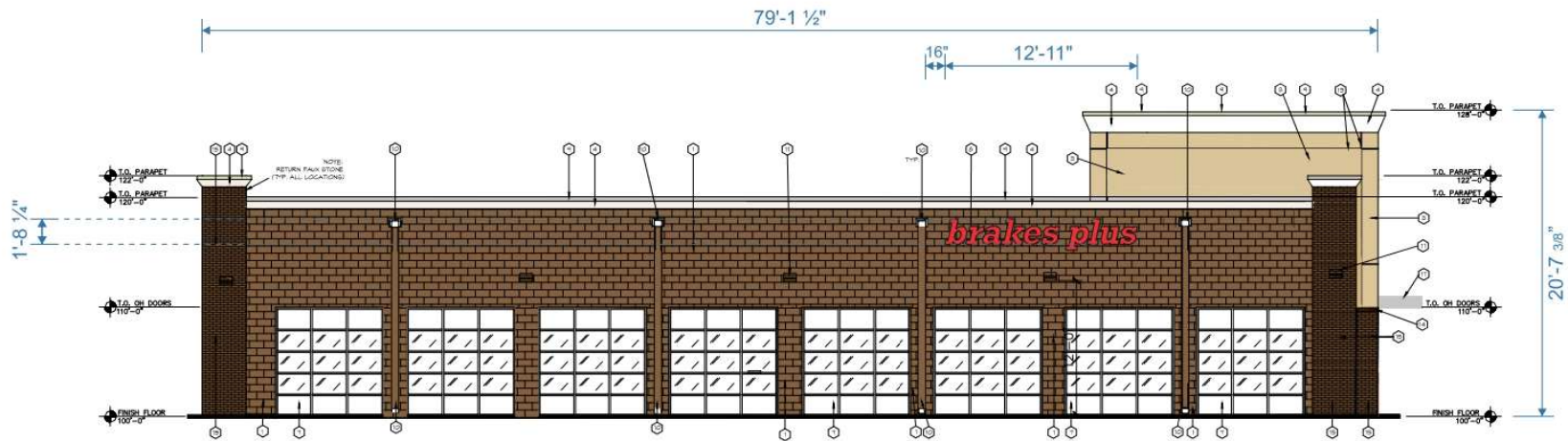
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FAX (800) 810-3045

EMAIL [n.trevino@accentgraphicsinc.com](mailto:n.trevino@accentgraphicsinc.com)  
WEBSITE [www.accentgraphicsinc.com](http://www.accentgraphicsinc.com)





NORTH ELEVATION

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

DATE	REVISIONS	NAME	AUTHORIZATION
			CLIENT _____ DATE _____
			ACCOUNT EXECUTIVE _____ DATE _____
			LANDLORD _____ DATE _____
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CLIENT _____	BRAKES PLUS	STORE # _____
INSTALLATION ADDRESS _____		
32nd AVE & MANAWA CENTER DR. COUNCIL BLUFFS, IA		
DESIGNER _____	AB	ACCOUNT EXECUTIVE N. TREVINO
DATE 8-26-19	SHEET 4 OF 5	DESIGN # AB 8-26-19 R2

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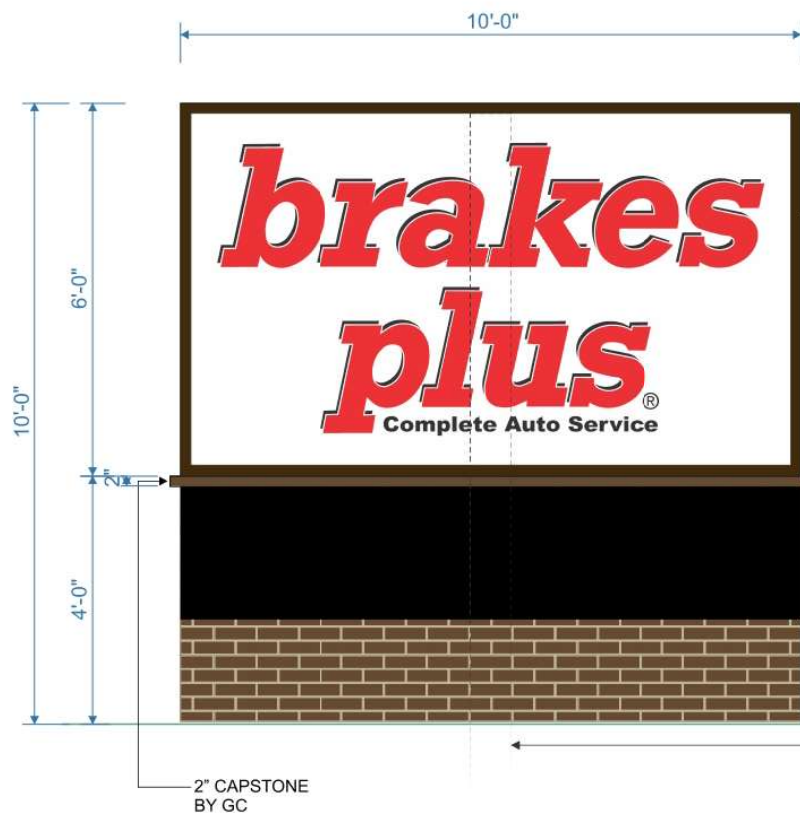
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**MANUFACTURE & INSTALL ILLUMINATED DOUBLE FACE MONUMENT SIGN.**  
 \* 16" DEEP .063 ALUMINUM CABINET. PAINTED - DARK BRONZE.  
 \* FLAT 3/16" #015-2 WHITE PLEX TENANT FACES.  
 \* ILLUMINATED WITH HO LAMPS:

**BRAKES PLUS:**

\* TOP BACKGROUND = WHITE.  
 \* BRAKES PLUS = TRANSL. #33 RED VINYL OVERLAYS WITH BLACK VINYL DROP SHADOWS.

BRICK TO MATCH BUILDING BY GC

6" PIPE BY AGI

2" CAPSTONE BY GC

DOUBLE FACE MONUMENT SIGN

(1) REQUIRED

SCALE: 1/2" = 1'-0"

DATE	REVISIONS	NAME

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
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CLIENT BRAKES PLUS STORE #             
 INSTALLATION ADDRESS 32nd AVE & MANAWA CENTER DR. COUNCIL BLUFFS, IA  
 DESIGNER AB ACCOUNT EXECUTIVE N. TREVINO  
 DATE 8-26-19 SHEET 5 OF 5 DESIGN # AB 8-26-19 R2

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