Attachment C

STEVEN RIDGE

RESIDENTIAL DEVELOPMENTAL PLANS

COUNCIL BLUFFS, IOWA

ENGINEER
FOLEYSHALD ENGINEERING, LLC
14503 GROVER ST, STE 102
OMAHA, NEBRASKA 68144

DEVELOPER
ORCHARD VALLEY, INC.
16255 WOODLAND DR
OMAHA, NE 68136

SURVEYOR
ALPHA LAND SURVEYING
15237 LOCUST ST
OMAHA, NE 68116



VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING PAVEMENT
- ST — ST — EXISTING STORM SEWER
- SS — SS — EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- GAS — GAS — EXISTING GAS MAIN
- W — W — EXISTING WATER MAIN
- OHE — OHE — EXISTING OVERHEAD ELECTRIC
- CTV — CTV — EXISTING TV LINE
- EXISTING EASEMENT
- EXISTING POWER POLE
- PROPOSED CURB LINE
- PROPOSED STORM SEWER
- SS — SS — PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- W — W — PROPOSED WATER SERVICE
- PROPOSED PROPERTY LINE
- PROPOSED CURB LINE
- Ⓢ PROPOSED SANITARY MANHOLE
- Ⓓ PROPOSED STORM MANHOLE
- PROPOSED CURB INLET

INDEX

SHEET NO.	DESCRIPTION
C100	COVER SHEET
C101	EXISTING CONDITIONS
C102	LAYOUT AND PAVING PLAN
C103	GRADING AND STORM SEWER PLAN
C104	UTILITY PLAN
C105	LANDSCAPING PLAN
C106	TOWNHOME PLAN
C107	APARTMENT PLAN

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

SUDBECK COMPANIES

REVISIONS

NUMBER	DATE	DESCRIPTION

Steven Ridge

Council Bluffs, IA

FSE #: 051.001

Dec. 14, 2021

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Cover Sheet

C100



LEGEND

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- CTV — CTV — EXISTING TV LINE
- EXISTING POWER EASEMENT
- EXISTING POWER POLE

N
W E
S

100 0 100 200
scale 50 feet

IOWA 811 ONE CALL SM

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SUDBECK COMPANIES

REVISIONS

NUMBER	DATE	DESCRIPTION

Steven Ridge

Council Bluffs, IA

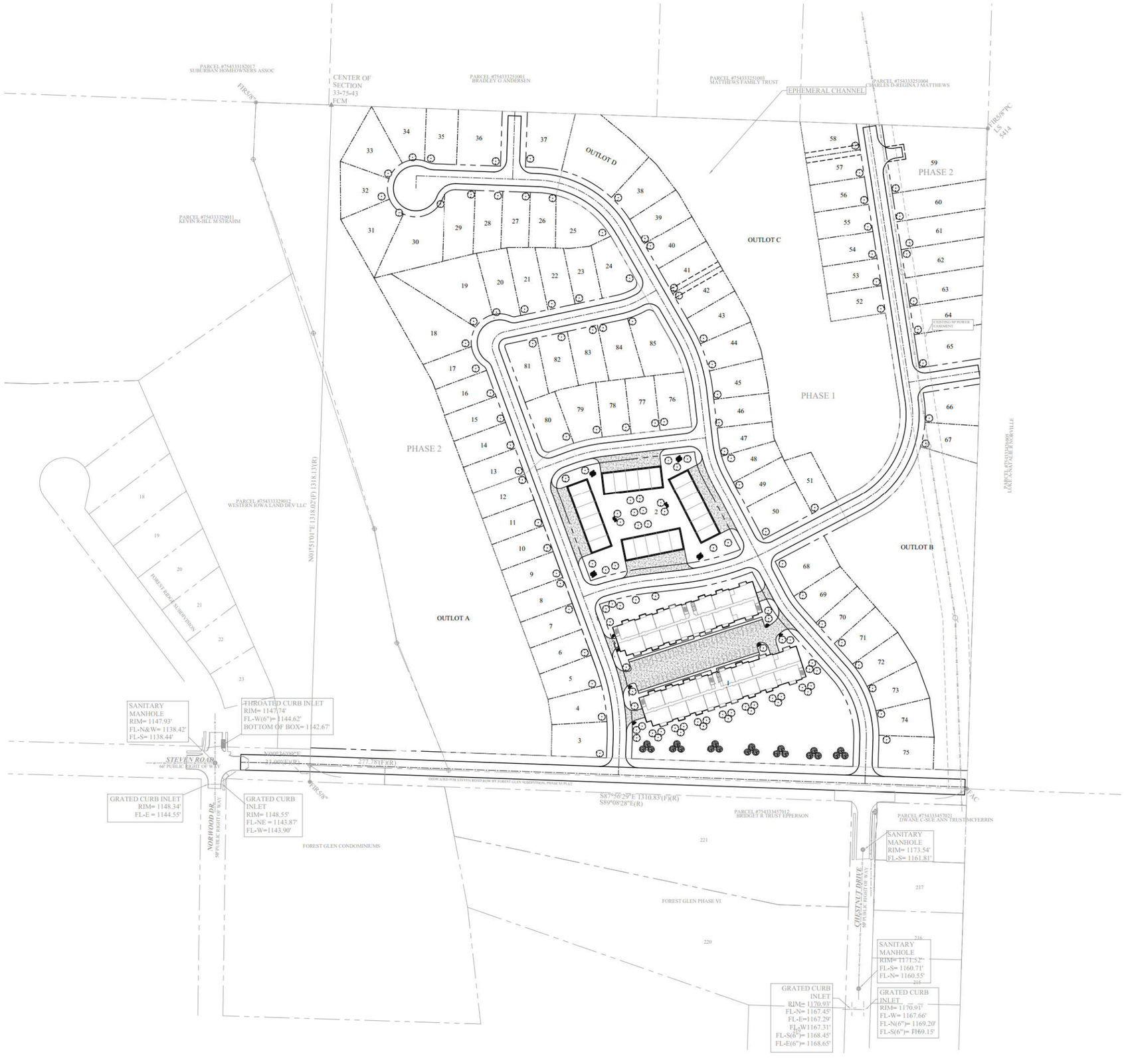
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Existing Conditions

C101



LOT SUMMARY

TYPE	AMOUNT
SINGLE FAMILY	83 LOTS
TOWNHOMES	22 UNITS
APARTMENTS	128 UNITS
STUDIO	11 UNITS
1-BED	25 UNITS
2-BED	64 UNITS
3-BED	8 UNITS
OUTLOTS	4 LOTS

NET DEVELOPABLE AREA	21.7 AC
MULTI-FAMILY AREA	3.1 AC (14.3%)
TOWNHOME AREA	1.5 AC (6.9%)

LEGEND

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- PROPOSED CURB LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED DRIVEWAY/PARKING LOT

N W E S

100 0 100 200
scale 50 feet

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SUDBECK COMPANIES

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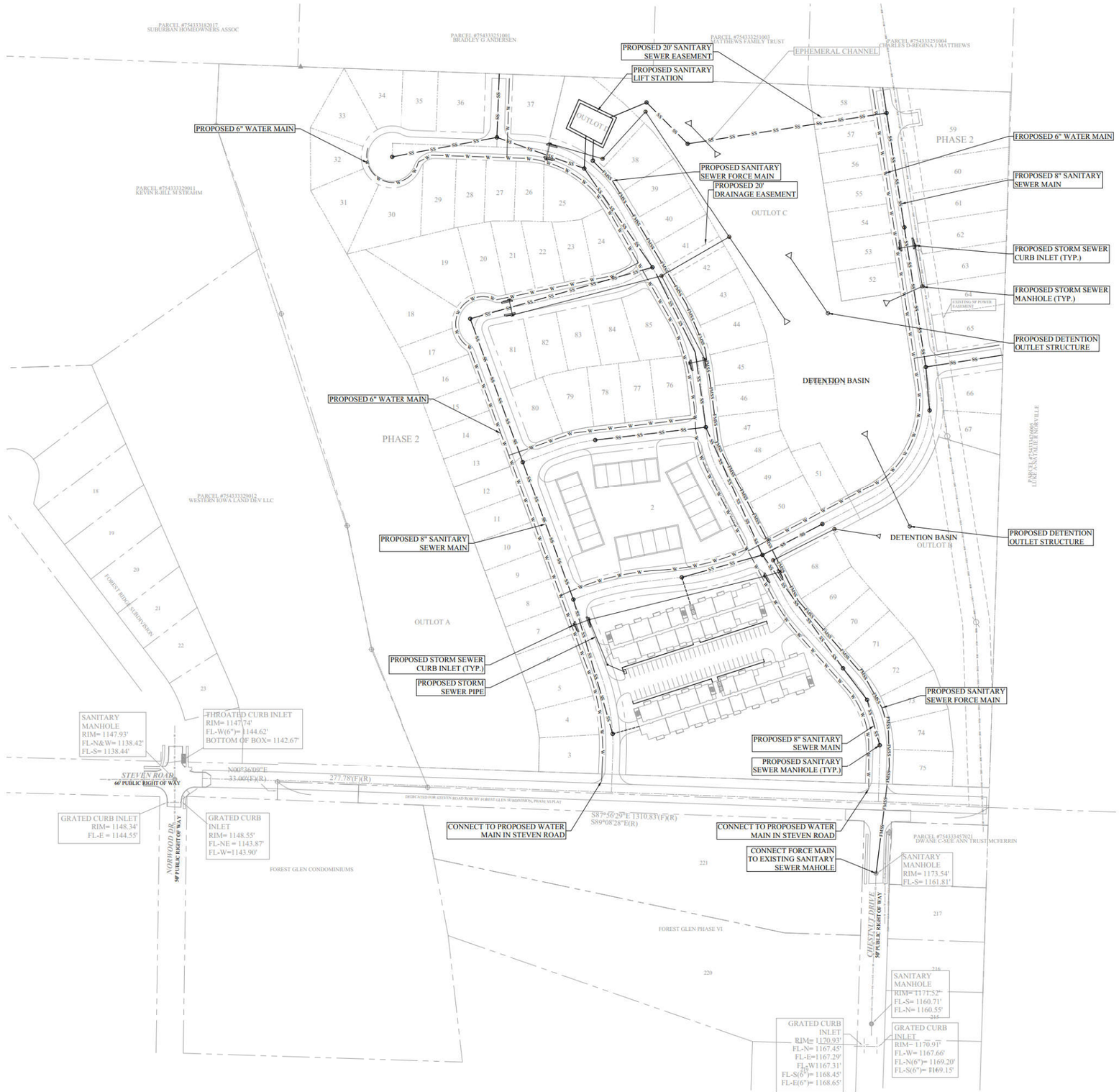
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Layout and Paving Plan

C102


PROPOSED 20' DRAINAGE EASEMENT
PROPOSED STORM SEWER CURB INLET (TYP.)
PROPOSED STORM SEWER MANHOLE (TYP.)
PROPOSED DETENTION OUTLET STRUCTURE
PROPOSED DETENTION OUTLET STRUCTURE
PROPOSED STORM SEWER CURB INLET (TYP.)
PROPOSED STORM SEWER PIPE
GRADING BY OTHERS
GRADING BY OTHERS
CONSTRUCTION ENTRANCE
EPHEMERAL CHANNEL
SANITARY MANHOLE RIM= 1147.93' FL-N&W= 1138.42' FL-S= 1138.44'
THROATED CURB INLET RIM= 1147.74' FL-W(6")= 1144.62' BOTTOM OF W
GRATED CURB INLET RIM= 1148.34' FL-E = 1144.55'
GRATED CURB INLET RIM= 1148.55' FL-NE = 1143.87' FL-W=1143.90'
SANITARY MANHOLE RIM= 1173.54' FL-S= 1161.81'
SANITARY MANHOLE RIM= 1171.52' FL-S= 1160.71' FL-N= 1160.55'
GRATED CURB INLET RIM= 1170.93' FL-N= 1167.45' FL-E=1167.29' FL-W1167.31' FL-S(6")= 1168.45' FL-E(6")= 1168.65'
GRATED CURB INLET RIM= 1170.91' FL-W= 1167.66' FL-N(6")= 1169.20' FL-S(6")= 1169.15'
STEVEN RD.
NORWOOD DR.
CHESTNUT DRIVE
FOREST GLEN CONDOMINIUMS
FOREST GLEN PHASE VI
PARCEL #754333320012 WESTERN IOWA LAND DEV LLC
PARCEL #754333329011 KEVIN R-JILL M STRAHM
PARCEL #754333251001 BRADLEY G ANDERSEN
PARCEL #754333251003 MATTHEWS FAMILY TRUST
PARCEL #754333251004 CHARLES D-REGINA J MATTHEWS
PARCEL #754333457012 BRIDGET R. TRUST EPPERSON
PARCEL #7[illegible] DWANE C-SUE A TRUST MCFERRIN
PARCEL #754333320017 SUBURBAN HOMEOWNERS ASSOC
CENTER OF SECTION
FOREST RIDGE SUBDIVISION
OPTION A
OPTION B
BASE 1
N01°15'51"E 1318.02'(C) 1318.13'(R)
S89°08'28"E(R)
1309.82'(M)
1310.00'(R)
150.72'(R)
130.72'(R)
1320.00'(R)
1320.00'(R)
1320.00



LEGEND

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N

W E

S

100 0 100 200

scale 50 feet

IOWA ONE CALL SM

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SUDBECK COMPANIES

REVISIONS

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Steven Ridge

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Utility Plan

C104



PLANT SCHEDULE				
LOCATION	BOTANICAL NAME	COMMON NAME	SIZE & METHOD OF HANDLING	DESIGN HEIGHT & SPREAD
LANDSCAPING	CARPINUS BETULUS	AMERICAN HORNBEAM	2" CAL. B & B	50' HEIGHT, 35' SPREAD
	CLADRASTIS KENTUKEA	YELLOWWOOD	2" CAL. B & B	50' HEIGHT, 30' SPREAD
	CRATAEGUS INERMIS CV.	THORNLESS COCKSPUR HAWTHORN	2" CAL. B & B	25' HEIGHT, 28' SPREAD
	ARCTOSTAPHYLOS UVA-URSI	COMMON BEARBERRY	2" GAL. B & B	1' HEIGHT, 5' SPREAD
	EUONYMOUS FORTUNEI	WINTERCREEPER	2" GAL. B & B	3' HEIGHT, 4' SPREAD
	PICEA ABIES	NORWAY SPRUCE	3' CAL. B & B	60' HEIGHT, 30' SPREAD
	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	5' CAL. B & B	60' HEIGHT, SPREAD 25'
	PICEA PUNGENS	COLORADO BLUE SPRUCE	3' CAL. B & B	75' HEIGHT, 20' SPREAD

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- EXISTING EASEMENT
- PROPOSED CURB LINE
- PROPOSED PROPERTY LINE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED LANDSCAPING SHRUB

N W E S

100 0 100 200
scale 50 feet

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SUDBECK COMPANIES

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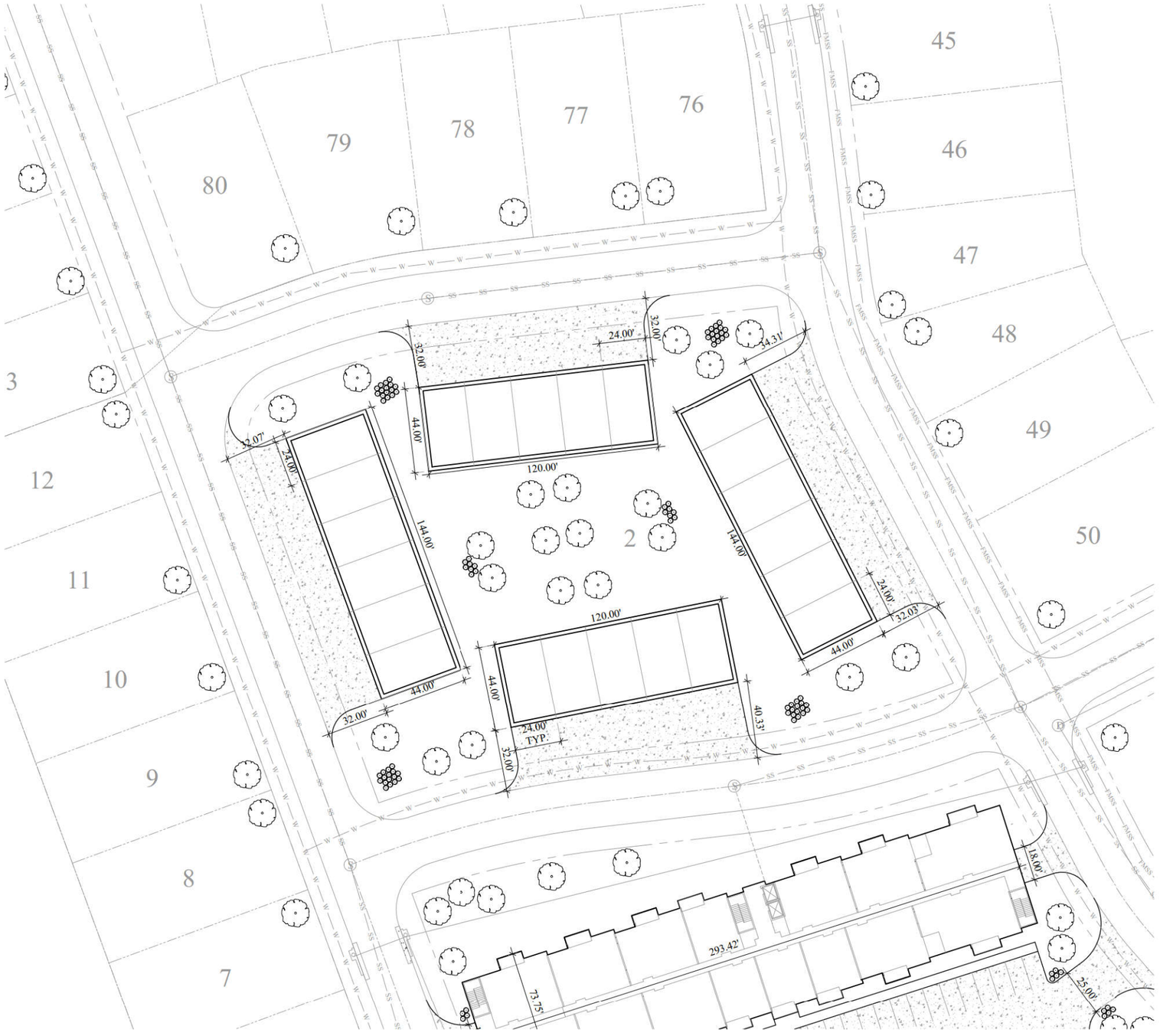
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Landscaping Plan

C105



LEGEND

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- PROPOSED STORM SEWER MANHOLE
- PROPOSED CURB INLET
- PROPOSED DRIVEWAY/PARKING PAVEMENT
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED LANDSCAPING SHRUB

N W E S

30 0 30 60
scale 15 feet

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SUDBECK COMPANIES

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Townhome Plan

C106



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N W E S

30 0 30 60
scale 15 feet

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SUDBECK COMPANIES

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Apartment Plan

C107