Attachment C

DEVELOPMENT PLAN

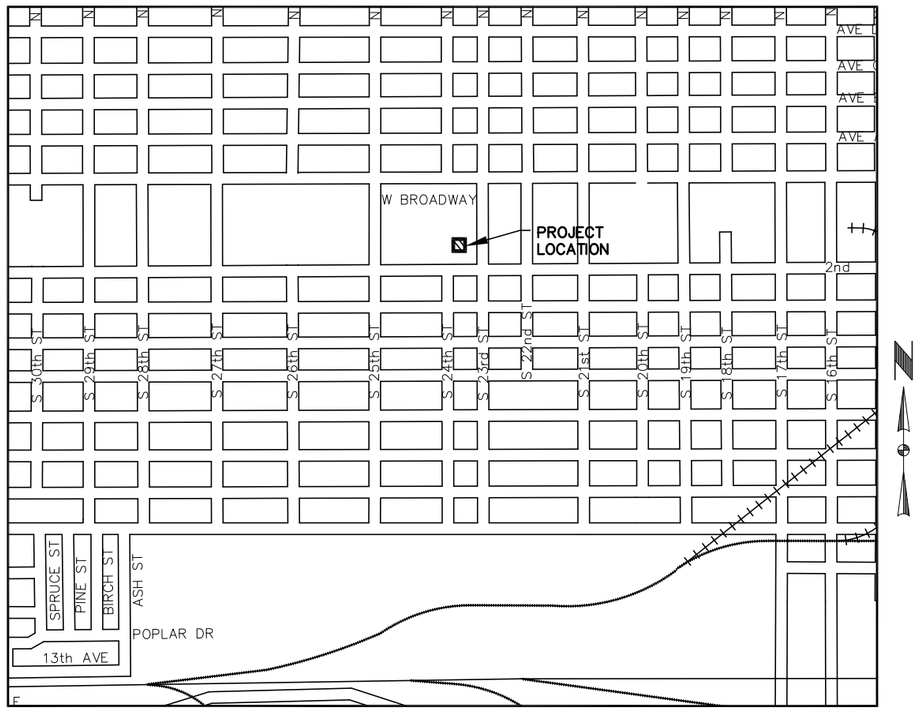
THE ROW ON 1ST

RESIDENTIAL OVERLAY OF LOTS 1 THRU 3 INCLUSIVE

VERTICAL CONTROL

BENCHMARK OF ORIGIN: NGS P 127 NAVD '88 ELEV.=1011.00'

IN COUNCIL BLUFFS, 1.5 MILES WEST ALONG THE UNION PACIFIC RAILROAD FROM THE STATION AT COUNCIL BLUFFS, ABOUT 0.6 MILE EAST OF THE EAST END OF THE RAILWAY BRIDGE OVER THE MISSOURI RIVER, SET IN THE NORTH CORNER OF THE EAST ABUTMENT BRIDGE NO. 1.46, 12 FEET NORTH OF THE CENTERLINE OF THE NORTH TRACK, 1 FOOT BELOW TRACK LEVEL



VICINITY MAP – NO SCALE

CURRENT OWNER/DEVELOPER:

THE 712 INITIATIVE
1228 S MAIN ST
COUNCIL BLUFFS, IA 51503

ENGINEER:

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

ZONING:

EXISTING ZONING OF
PROPOSED TOWNHOME SUBDIVISION
IS CLASS R-3, CITY FOR LOTS 1-3

EXISTING FLOOD PLAIN:

MISSOURI RIVER FLOOD PLAIN
FEMA FLOOD ZONE – AREA PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEE, DIKE OR OTHER STRUCTURE SUBJECT TO FAILURE DURING LARGER FLOODS

STORM WATER DETENTION:

NONE

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: NO

SURFACE RUNOFF: TO EXISTING STORM SEWER

EASEMENTS: A 5.00 FOOT WIDE PERMANENT EASEMENT ON NORTH AND SOUTH LOT LINES ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

SPECIFICATIONS

THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2022, AND CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS 2022, SHALL APPLY TO THIS PROJECT.

INDEX

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

LEGAL DESCRIPTION:

BEING A REPLAT OF LOT 12, BLOCK 5, COCHRANS ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

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.

JOHN E. JORGENSEN

My license renewal date is December 31, 2023.

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

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

JNS drawn
BJR designed
JEJ approved
JUNE'22 date
revision

project THE ROW ON 1ST
client THE 712 INITIATIVE
1228 S MAIN ST COUNCIL BLUFFS, IA
sheet TITLE SHEET

project no. 106822
sheet A.01

hgm:
fb:

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project no. 106822
sheet A.02

project THE ROW ON 1ST

client THE 712 INITIATIVE
1228 S MAIN ST COUNCIL BLUFFS, IA

sheet **AREA MAP**

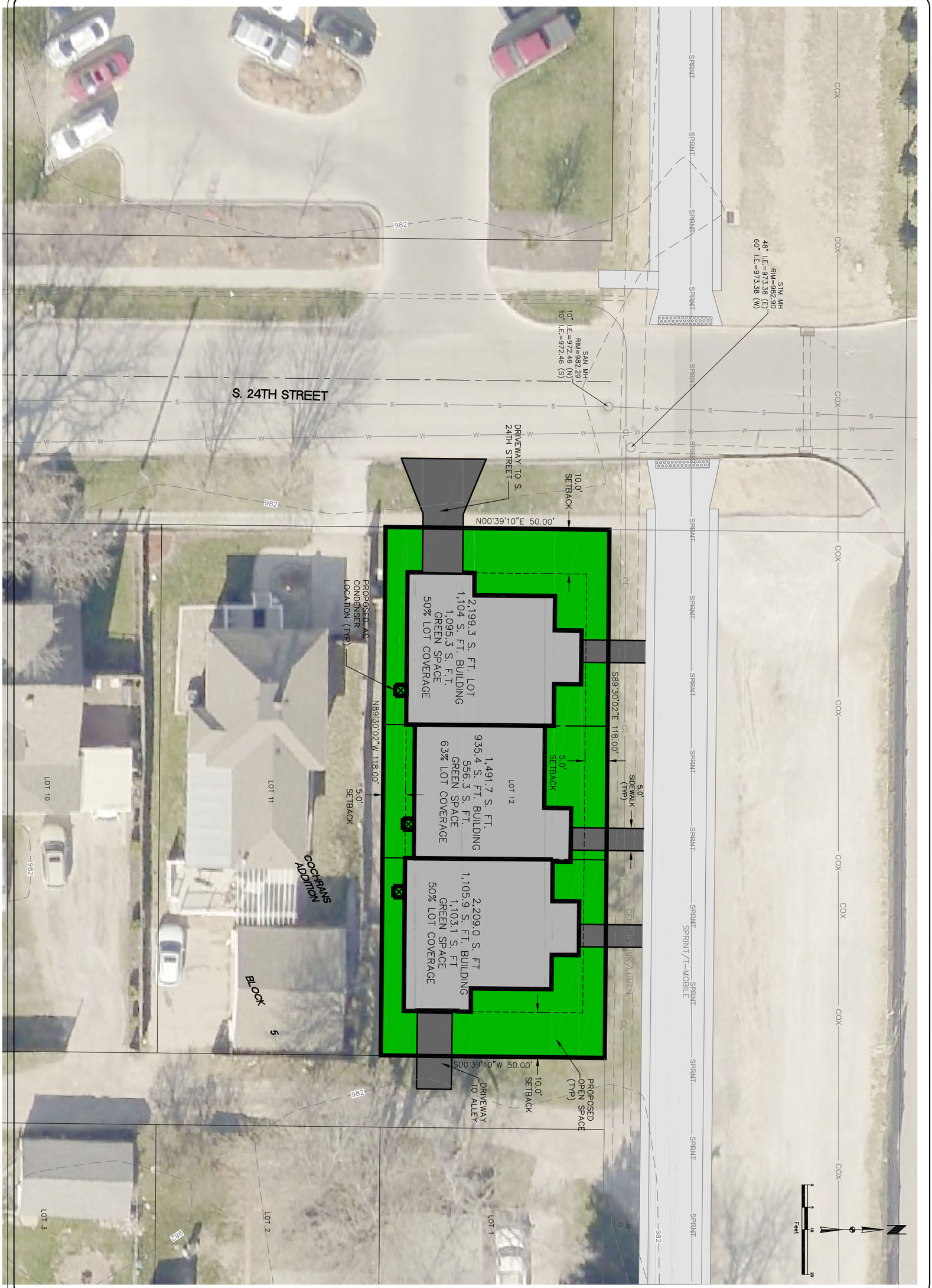
JNS	drawn	
BJR	designed	
JEJ	approved	
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project no. 106822

sheet G.01

project THE ROW ON 1ST

client THE 712 INITIATIVE
1228 S MAIN ST COUNCIL BLUFFS, IA

sheet **SITE EXHIBIT**

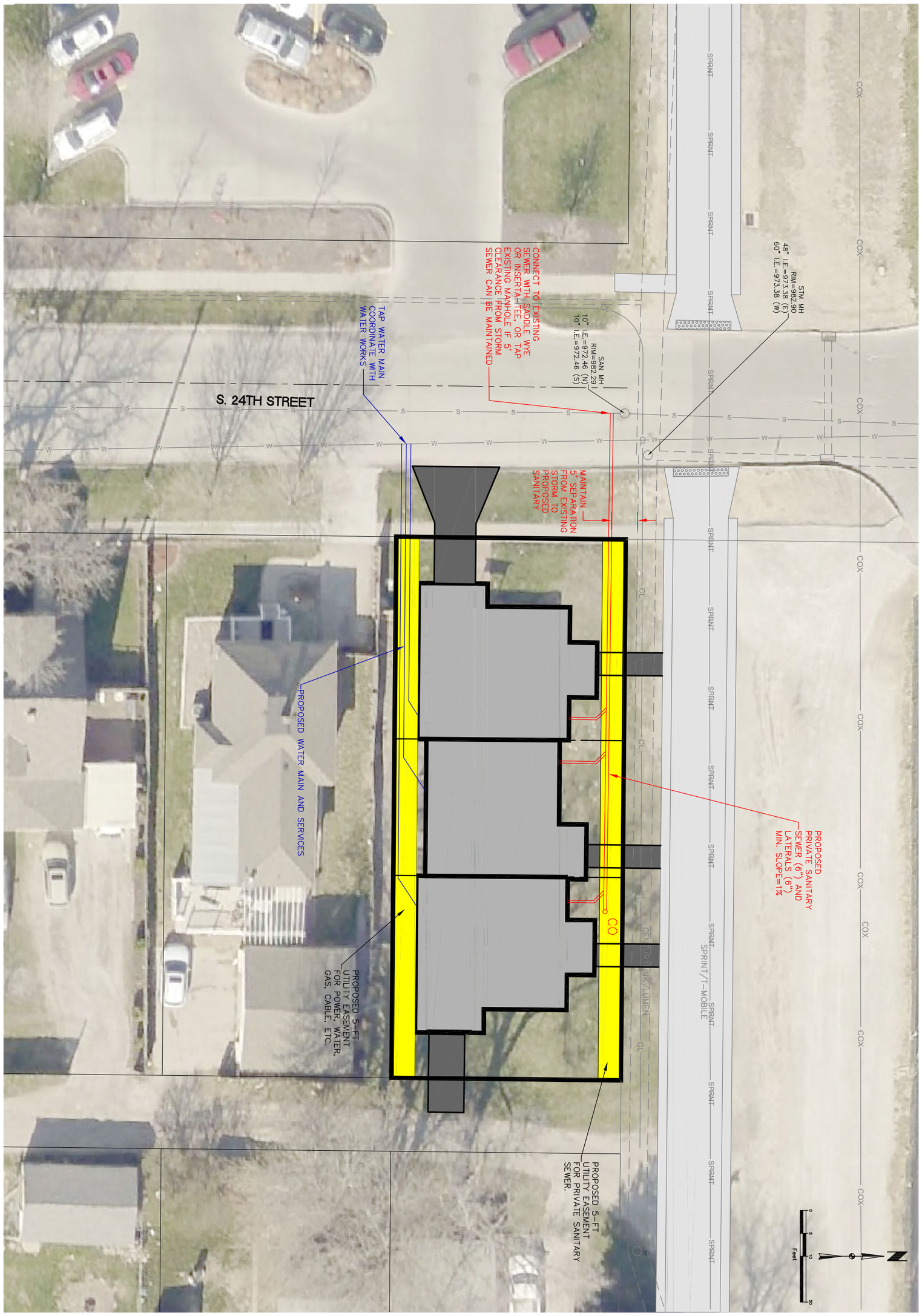
JNS	drawn	
BJR	designed	
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project no. 106822

sheet G.02

project THE ROW ON 1ST

client THE 712 INITIATIVE
1228 S MAIN ST COUNCIL BLUFFS, IA

sheet **UTILITY EXHIBIT**

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BJR	designed	
JEJ	approved	
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