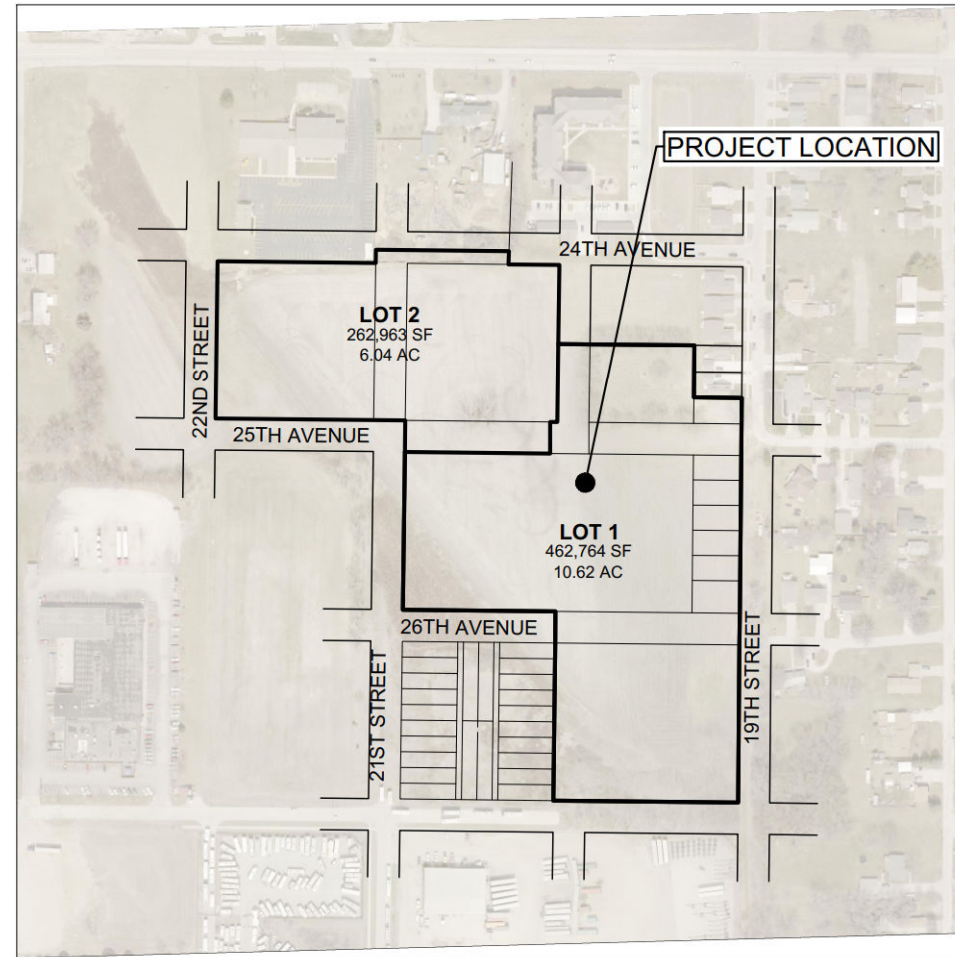
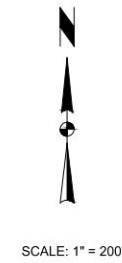


# PLANNED RESIDENTIAL DEVELOPMENT PLAN FOR UNION AT BLUFFS RUN

## CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA



VICINITY MAP



**OWNER**  
G&A PROPERTIES LLC  
526 CRESCENT DRIVE  
CRESCENT, IA 51526

**APPLICANT**  
UNION DEVELOPMENT HOLDINGS LLC  
409 MASSACHUSETTS AVE. SUITE 300  
INDIANAPOLIS, IN 46204

**ZONING**  
R-3 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

**BULK REGULATIONS**  
FRONT YARD SETBACK = 20 FEET  
STREET SIDE YARD = 15 FEET  
REAR YARD SETBACK = 20 FEET  
MAXIMUM BUILDING HEIGHT = 60 FEET  
LOT COVERAGE / ALL STRUCTURES 45% MAX

**INDEX OF SHEETS**

Sheet Number	Sheet Title
C100	TITLE SHEET
C200	SITE LAYOUT AND UTILITY PLAN
C201	SITE LAYOUT AND UTILITY PLAN
C300	SITE GRADING PLAN
C301	SITE GRADING PLAN
C500	SITE PLANTING PLAN
C501	SITE PLANTING PLAN

MARK	REVISION	DATE	BY
Engineer: KMM	Checked By: EDC	Scale: 1" = 200'	
Technician: JMM	Date: 12-12-23	T-R-S: TTN+RRW-SS	
Project No: 123.0193.01			Sheet C100

**UNION AT BLUFFS RUN**

**COUNCIL BLUFFS, IA**

**TITLE SHEET**

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

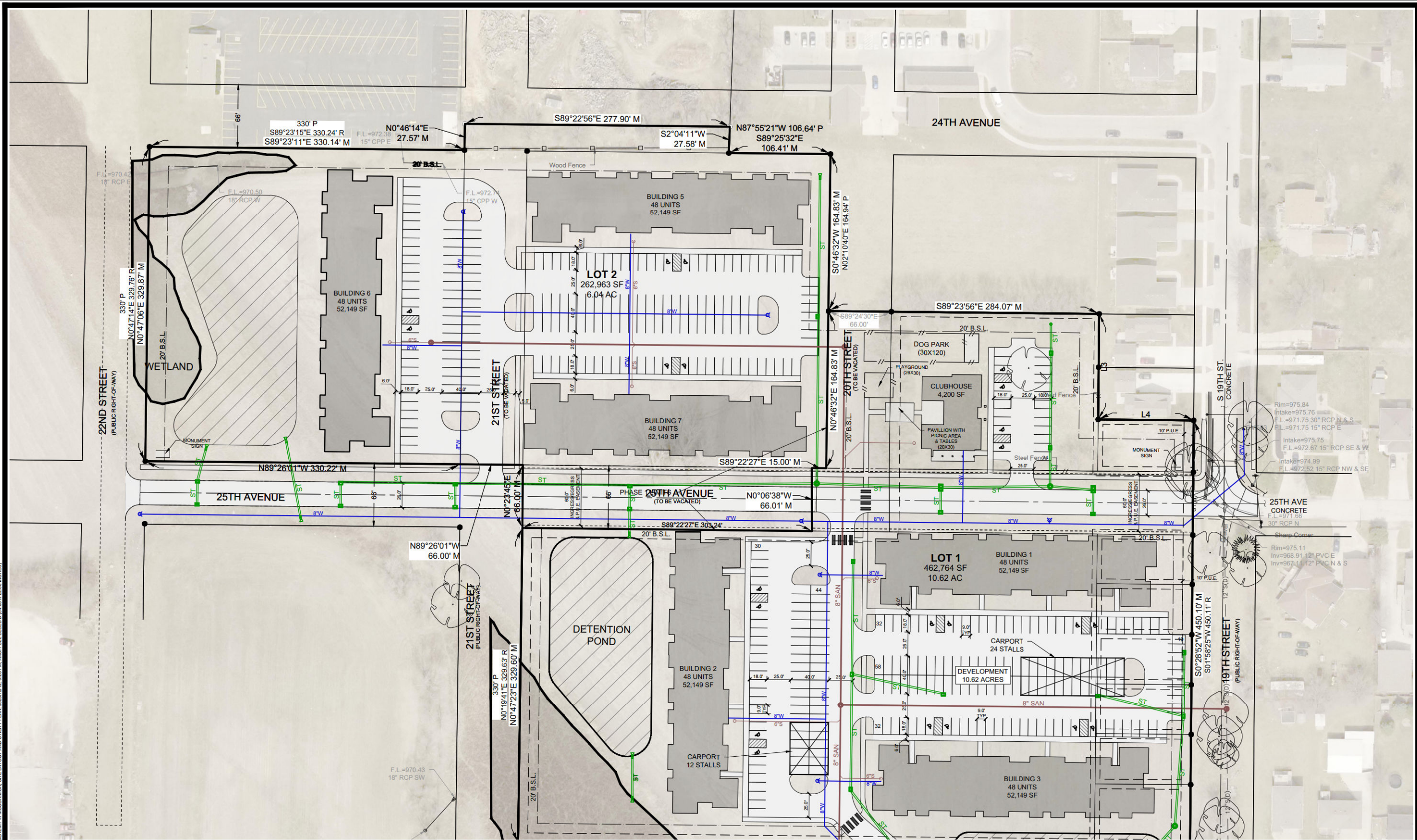
**SNYDER  
& ASSOCIATES**

Project No: 123.0193.01

Sheet C100

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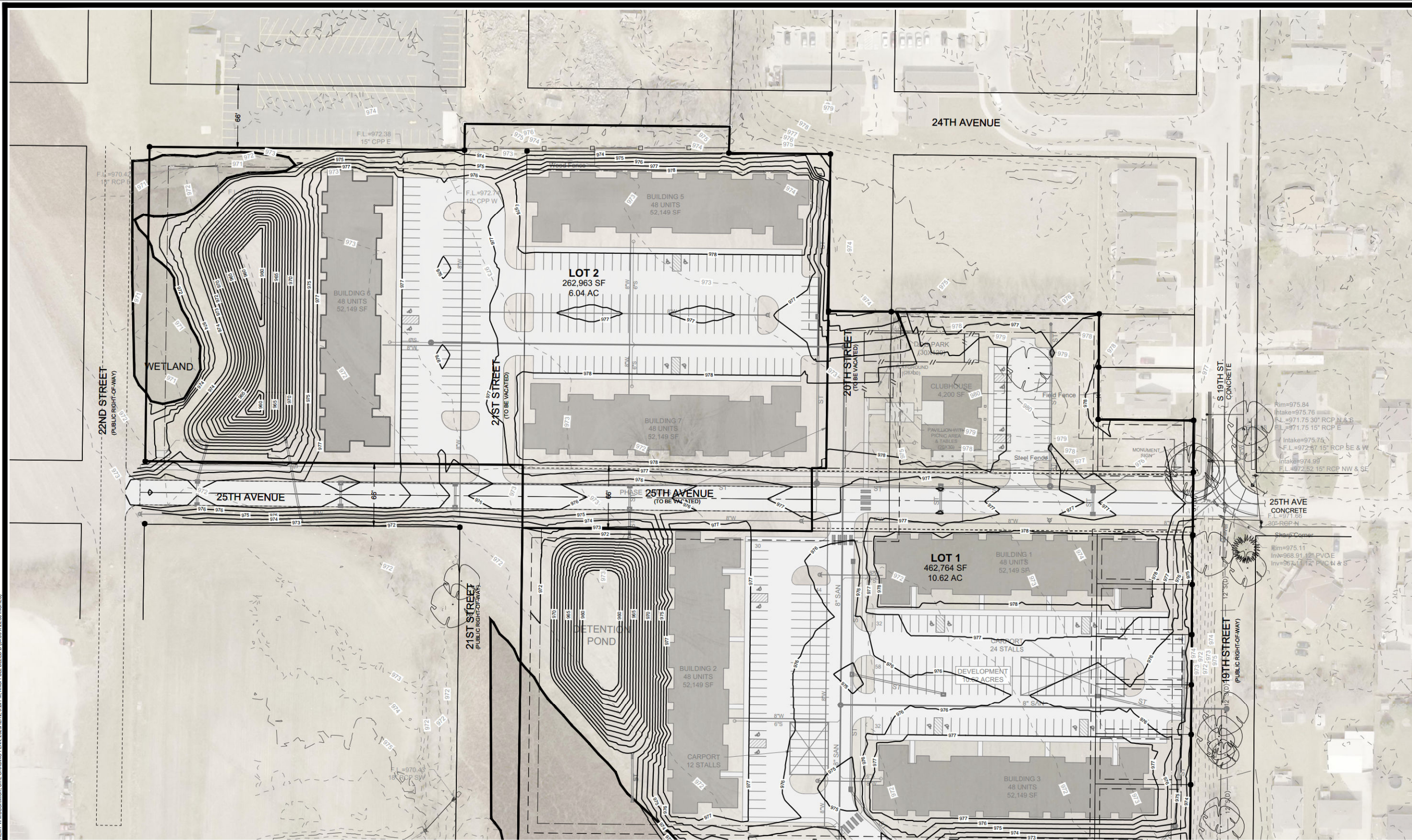
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	Engineer: KMM	Date: 12-12-23	T-R-S: TTN+RRW-SS
	Technician: JMM		
Project No: 123.0193.01			Sheet C200

**UNION AT BLUFFS RUN**  
**SITE LAYOUT AND UTILITY PLAN**  
**COUNCIL BLUFFS, IA**  
**SNYDER & ASSOCIATES, INC.**  
 2727 S.W. SNYDER BLVD  
 ANKENY, IOWA 50023  
 515-964-2020 | www.snyder-associates.com

Project No: 123.0193.01  
 Sheet C200



\\projects\2023\123.0193.01\CAD\DWG\1230193 SITE GRADING\1230193 SITE GRADING PLAN\_20230712\_3:28 PM\_ANSI FULL BLEED D (34.00 X 22.00 INCHES)



**UNION AT BLUFFS RUN**

**SITE GRADING PLAN**



Project No: 123.0193.01  
Sheet C300

**COUNCIL BLUFFS, IA**

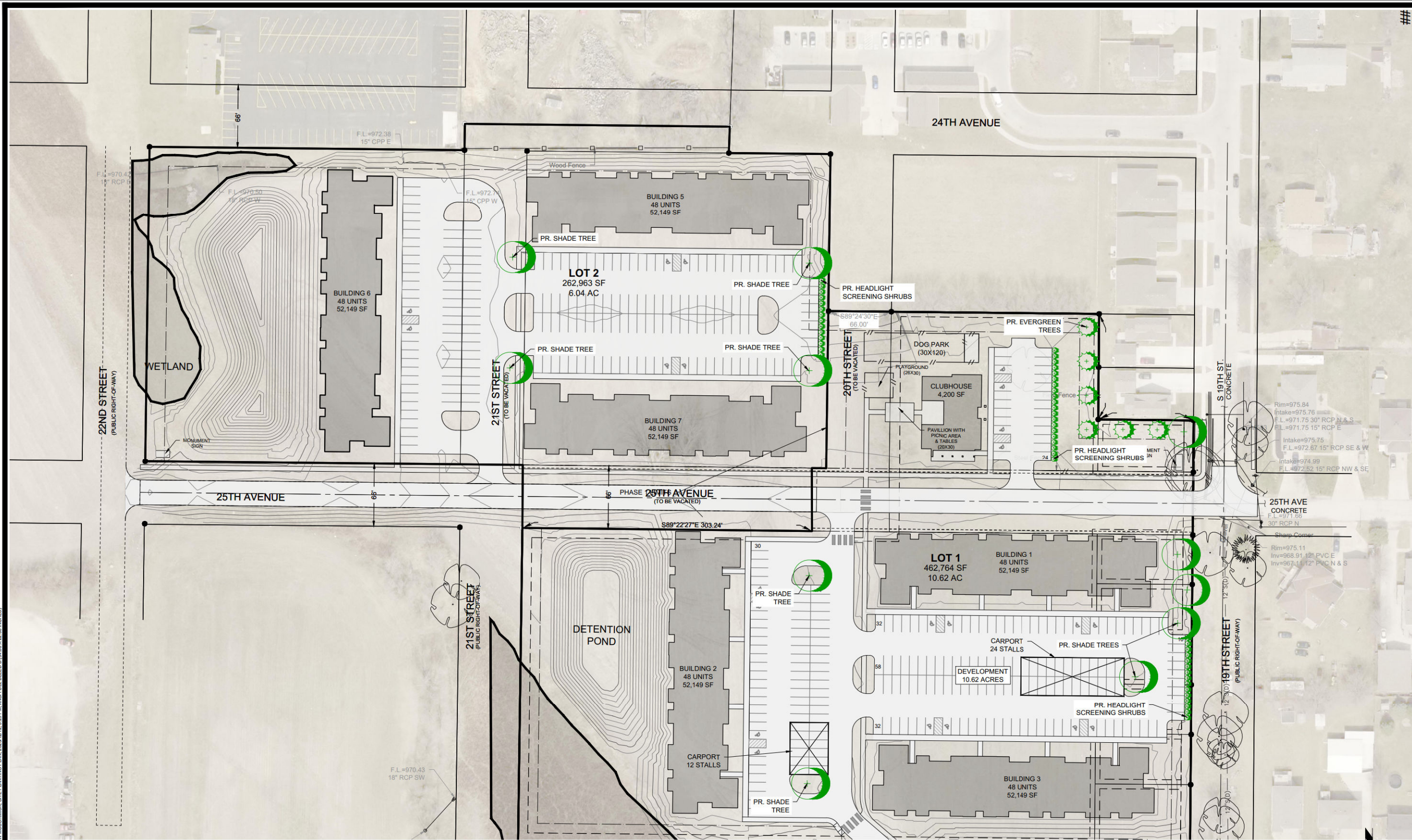
2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

**SNYDER & ASSOCIATES, INC.**

MARK	REVISION	DATE	BY
Engineer: KMM	Checked By: EDC	Scale: 1" = 50'	
Technician: JWM	Date: 12-12-23	I-R-S: TTN-RRW-SS	
Project No: 123.0193.01			Sheet C300



V:\Projects\2023\12\01\09\_01\CAD\DWG - 1230109\_LUD.dwg, JEREMY W. MCCORMICK, SITE PLANTING PLAN, 2023/12/12, 3:29 PM, AIST FULL BLEED (34.00 X 22.00 INCHES)



MARK	REVISION	DATE	BY
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	Technician: JWM		
Project No: 123.0193.01			Sheet C500

**UNION AT BLUFFS RUN**

**SITE PLANTING PLAN**

**COUNCIL BLUFFS, IA**

**SNYDER & ASSOCIATES, INC.**

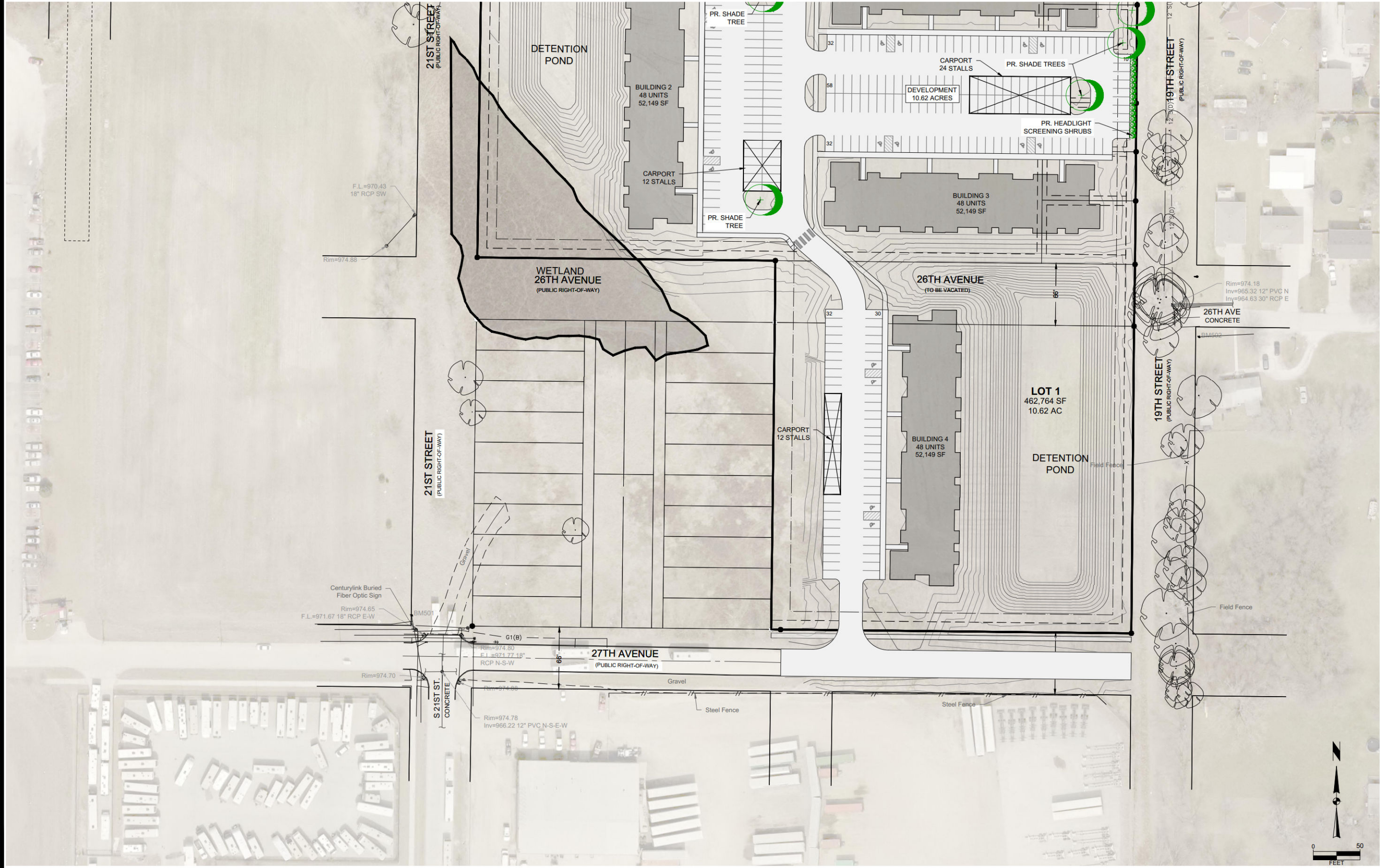
2727 S.W. SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

**SNYDER & ASSOCIATES**

Project No: 123.0193.01

Sheet C500

V:\Projects\2023\12\19\19\_C1000\19\_C1000\_Site Planting Plan.dwg JEREMY W. MCCORMICK SITE PLANTING PLAN 2023/12/12 3:29 PM ANSI FULL BLEED (34.00 X 22.00 INCHES)



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	Technician: JWM		
Project No: 123.0193.01			Sheet C501

**UNION AT BLUFFS RUN**

**SITE PLANTING PLAN**

**COUNCIL BLUFFS, IA**

**SNYDER & ASSOCIATES, INC.**

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ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com



**SNYDER & ASSOCIATES**

Project No: 123.0193.01

Sheet C501