NORTH SHORE
PRELIMINARY PLANS

COUNCIL BLUFFS, IA

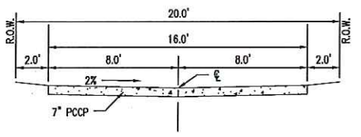
LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PM, POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

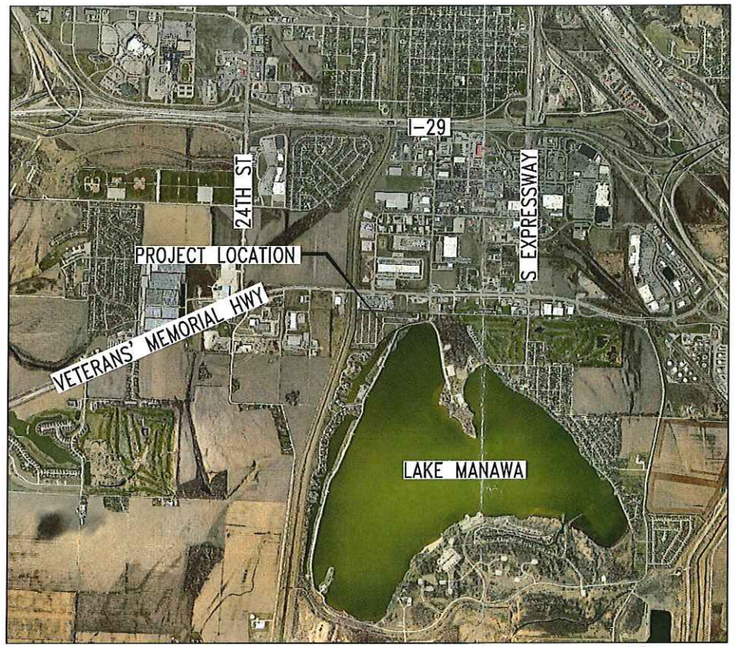
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 87°27'18" WEST, ALONG THE NORTH LINE OF SAID SECTION 14, FOR 244.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°58'18" WEST FOR 238.21 FEET; THENCE ALONG A LINE MONUMENTED BY KENNY DUKES AND RECORDED IN BOOK 94 PAGE 23991, POTTAWATTIME COUNTY RECORDER'S, FOR THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 80°51'52" WEST FOR 320.32 FEET; (2) SOUTH 63°51'37" WEST FOR 380.00; (3) SOUTH 50°56'09" WEST FOR 557.02 FEET; (4) SOUTH 01°35'22" WEST FOR 19.61 FEET; (5) SOUTH 31°16'40" WEST FOR 180.52 FEET; THENCE NORTH 88°54'59" WEST, ALONG THE NORTH LINE OF PELICAN COVER, FOR 723.22 FEET; THENCE NORTH 18°11'53" EAST, ALONG THE EAST LINE OF INDIAN CREEK RIGHT OF WAY, FOR 536.52 FEET; THENCE NORTH 02°40'03" EAST, ALONG THE EAST LINE OF INDIAN CREEK RIGHT OF WAY, FOR 535.05 FEET; THENCE SOUTH 87°27'18" EAST, ALONG THE NORTH LINE OF SAID SECTION 14, FOR 1724.69 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 27.92 ACRES MORE OR LESS.



2 TYPICAL STREET CROSS SECTION
NO SCALE



3 TYPICAL ALLEY CROSS SECTION
NO SCALE



1 LOCATION MAP
SCALE: 1"=2000'

NORTH

DRAWING INDEX:

GENERAL

0	COVER SHEET

CIVIL

C0-01	EXISTING ZONING PLAN
C0-02	PROPOSED ZONING PLAN
C0-03	PROPOSED PHASING PLAN
C1-01	PROPOSED LOT & STREET LAYOUT PLAN
C1-02	PROPOSED PUBLIC IMPROVEMENT UTILITY PLAN
C1-03	APARTMENT & RESIDENT AMENITIES AREA CONCEPT PLAN
C1-04	PROPOSED GRADING & STORM SEWER PLAN

PROJECT INFORMATION:

OWNER:	WOODED LAKE MOBILE HOME PARK, INC. STEVEN LEVINE 6795 E. TENNESSEE AVENUE, SUITE 360 DENVER, CO 80224
SUBDIVIDER:	KNUDSON COMPANIES KC KNUDSON 29 SOUTH MAIN ST COUNCIL BLUFFS, IA 51503
ENGINEER:	THE SCHEMMER ASSOCIATES, INC. 928 VALLEY VIEW DRIVE, SUITE 12 COUNCIL BLUFFS, IA 51503
ZONING:	ALL PROPERTY WITHIN THE SUBDIVISION BOUNDARY IS CURRENTLY ZONED R-1/R-3.
FLOODPLAIN:	FEMA FLOOD ZONE X, PROTECTED BY LEVEE. NO FLOODWAY OR FRINGE ENCROACHMENTS.
SPECIFICATIONS:	THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2017 AND THE CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS CURRENT EDITION SHALL APPLY.

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.

MATTHEW J. SUTTON _____ DATE _____

MY LICENSE RENEWAL DATE IS 12/31/2018.

PAGES OR SHEET COVERED BY THIS SEAL: ALL SHEETS IN DRAWING INDEX

DESIGNED: MJS
DRAWN: DJK
CHECKED:

ISSUE DATE: 04/10/2018

REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

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NORTH SHORE
PRELIMINARY PLANS
COUNCIL BLUFFS, IOWA

COVER SHEET

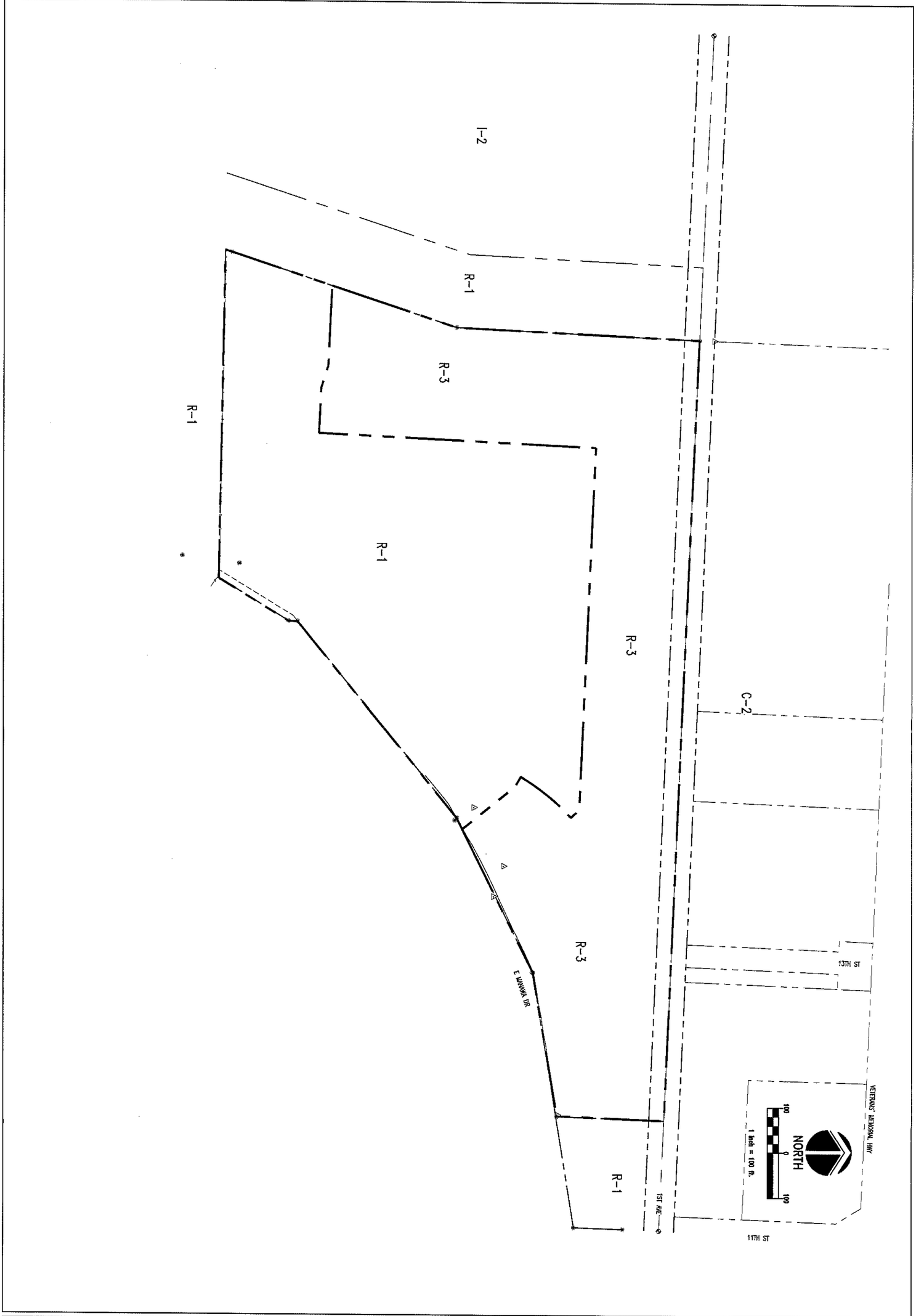
PROJECT NO.: 07213.001

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ATTACHMENT B

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C0-01

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NORTH SHORE
PRELIMINARY PLANS
COUNCIL BLUFFS, IOWA

EXISTING ZONING PLAN

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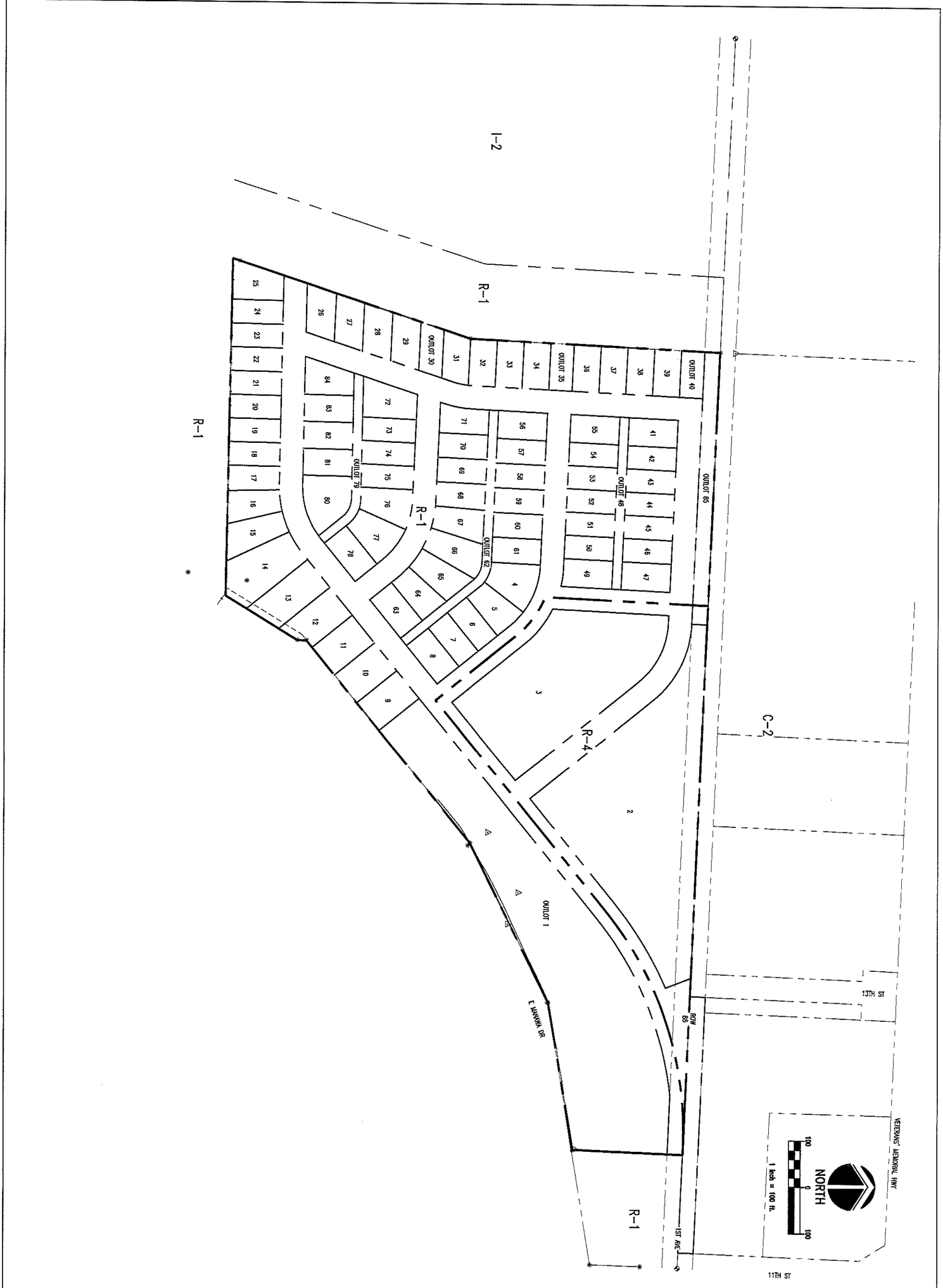
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NORTH SHORE
PRELIMINARY PLANS
COUNCIL BLUFFS, IOWA

PROPOSED ZONING PLAN

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C0-02

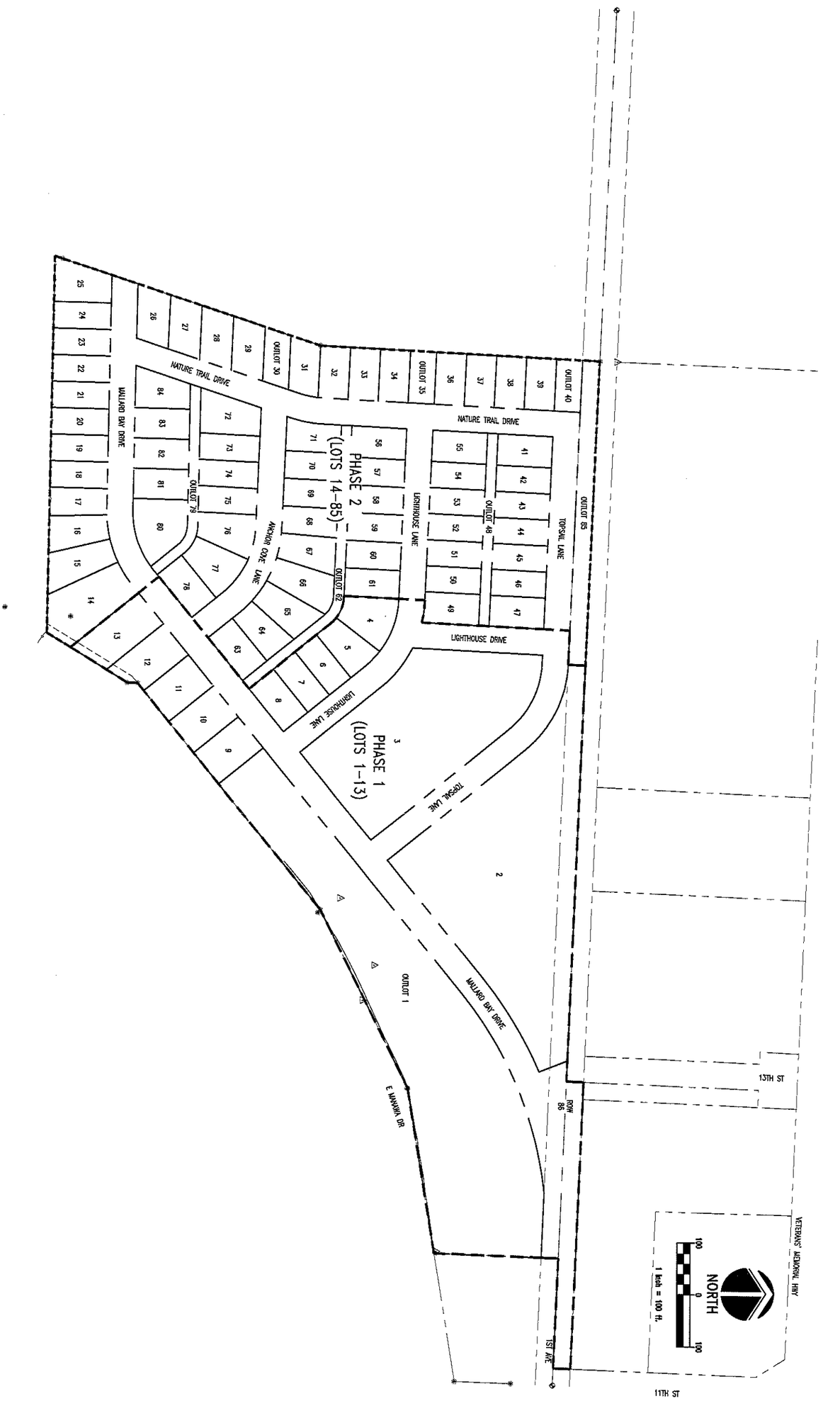
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NORTH SHORE
PRELIMINARY PLANS
COUNCIL BLUFFS, IOWA

PROPOSED PHASING PLAN

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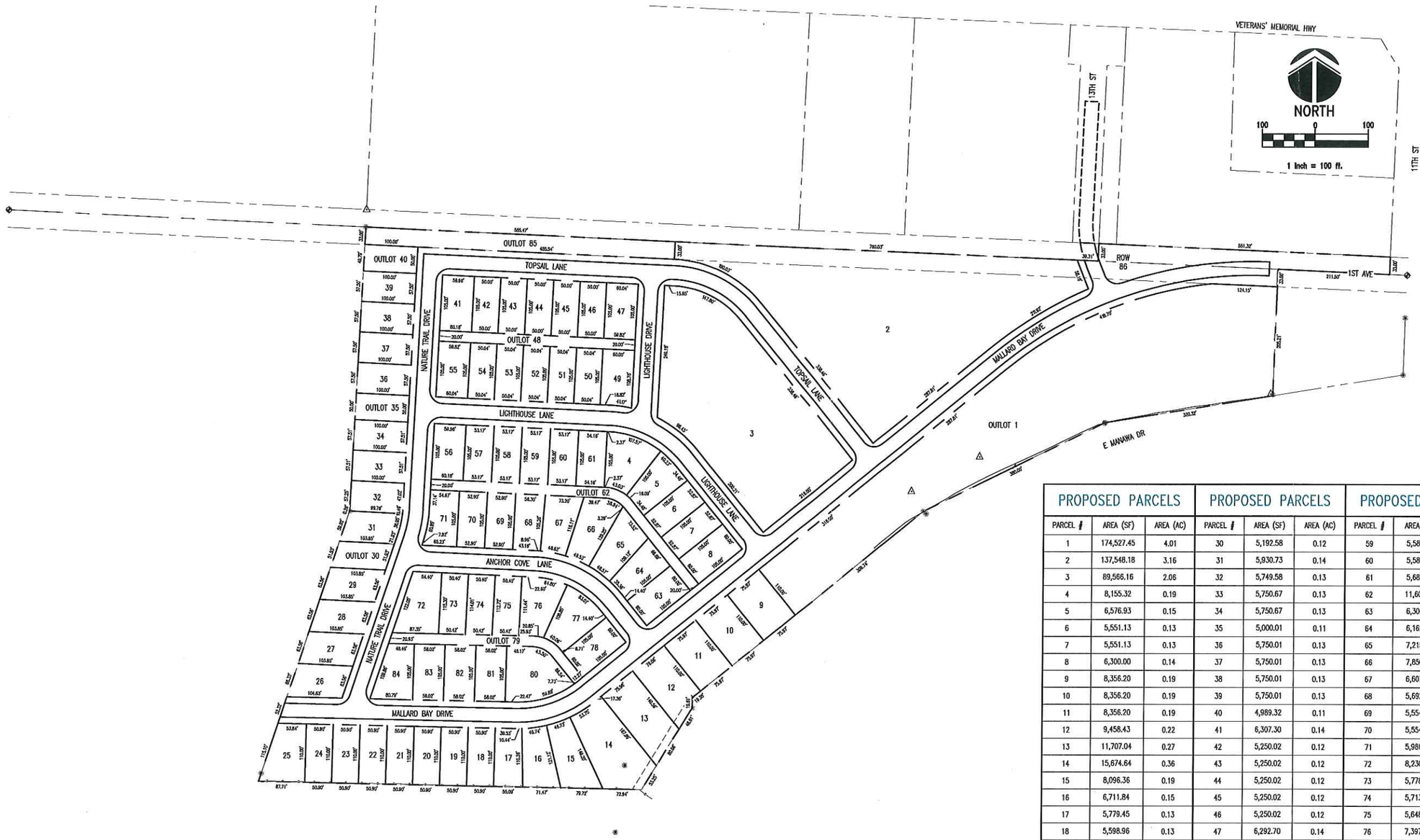
C0-03

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PROPOSED PARCELS			PROPOSED PARCELS			PROPOSED PARCELS		
PARCEL #	AREA (SF)	AREA (AC)	PARCEL #	AREA (SF)	AREA (AC)	PARCEL #	AREA (SF)	AREA (AC)
1	174,527.45	4.01	30	5,192.58	0.12	59	5,582.76	0.13
2	137,548.18	3.16	31	5,930.73	0.14	60	5,582.76	0.13
3	89,566.16	2.06	32	5,749.58	0.13	61	5,686.73	0.13
4	8,155.32	0.19	33	5,750.67	0.13	62	11,605.91	0.27
5	6,576.93	0.15	34	5,750.67	0.13	63	6,300.00	0.14
6	5,551.13	0.13	35	5,000.01	0.11	64	6,162.53	0.14
7	5,551.13	0.13	36	5,750.01	0.13	65	7,215.93	0.17
8	6,300.00	0.14	37	5,750.01	0.13	66	7,850.53	0.18
9	8,356.20	0.19	38	5,750.01	0.13	67	6,607.56	0.15
10	8,356.20	0.19	39	5,750.01	0.13	68	5,692.52	0.13
11	8,356.20	0.19	40	4,989.32	0.11	69	5,554.14	0.13
12	9,458.43	0.22	41	6,307.30	0.14	70	5,554.14	0.13
13	11,707.04	0.27	42	5,250.02	0.12	71	5,986.34	0.14
14	15,674.64	0.36	43	5,250.02	0.12	72	8,230.57	0.19
15	8,096.36	0.19	44	5,250.02	0.12	73	5,778.38	0.13
16	6,711.84	0.15	45	5,250.02	0.12	74	5,713.59	0.13
17	5,779.45	0.13	46	5,250.02	0.12	75	5,648.79	0.13
18	5,598.96	0.13	47	6,292.70	0.14	76	7,397.66	0.17
19	5,598.96	0.13	48	7,400.02	0.17	77	7,685.56	0.18
20	5,598.96	0.13	49	6,338.85	0.15	78	6,300.00	0.14
21	5,598.96	0.13	50	5,253.93	0.12	79	7,730.00	0.18
22	5,598.96	0.13	51	5,253.93	0.12	80	10,278.63	0.24
23	5,598.96	0.13	52	5,253.93	0.12	81	6,092.18	0.14
24	5,598.96	0.13	53	5,253.93	0.12	82	6,092.18	0.14
25	7,785.48	0.18	54	5,253.93	0.12	83	6,092.18	0.14
26	6,494.23	0.15	55	6,292.70	0.14	84	6,785.73	0.16
27	6,355.68	0.15	56	6,307.30	0.14	85	19,321.71	0.44
28	6,355.68	0.15	57	5,582.76	0.13	86	287,141.63	6.59
29	6,355.68	0.15	58	5,582.76	0.13			

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NORTH SHORE
PRELIMINARY PLANS
COUNCIL BLUFFS, IOWA

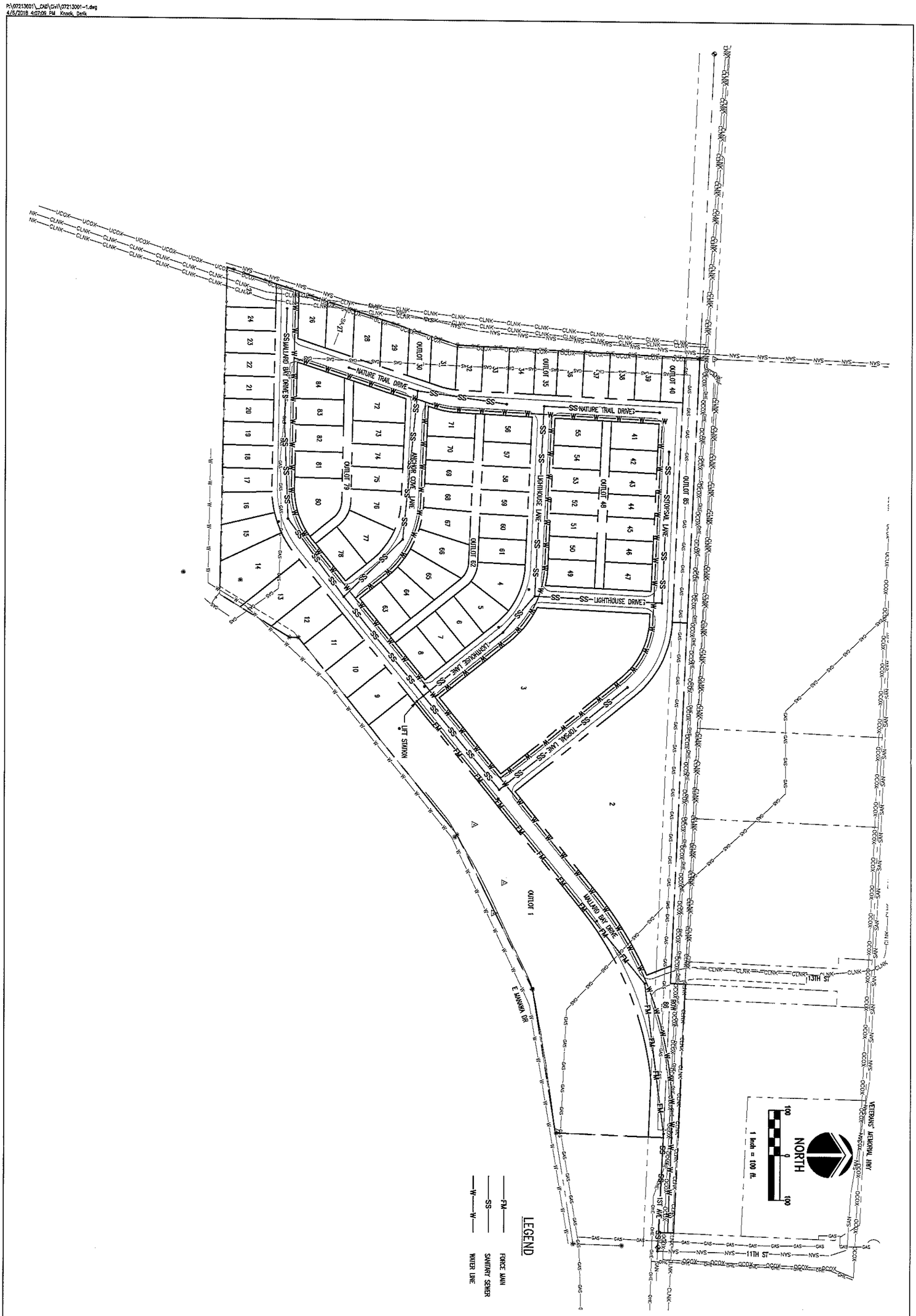
PROPOSED LOT & STREET LAYOUT PLAN

PROJECT NO.: 07213.001

C1-01

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PROJECT NO.: 07213.001

C1-02

NORTH SHORE
PRELIMINARY PLANS
COUNCIL BLUFFS, IOWA

PROPOSED PUBLIC
IMPROVEMENT UTILITY PLAN

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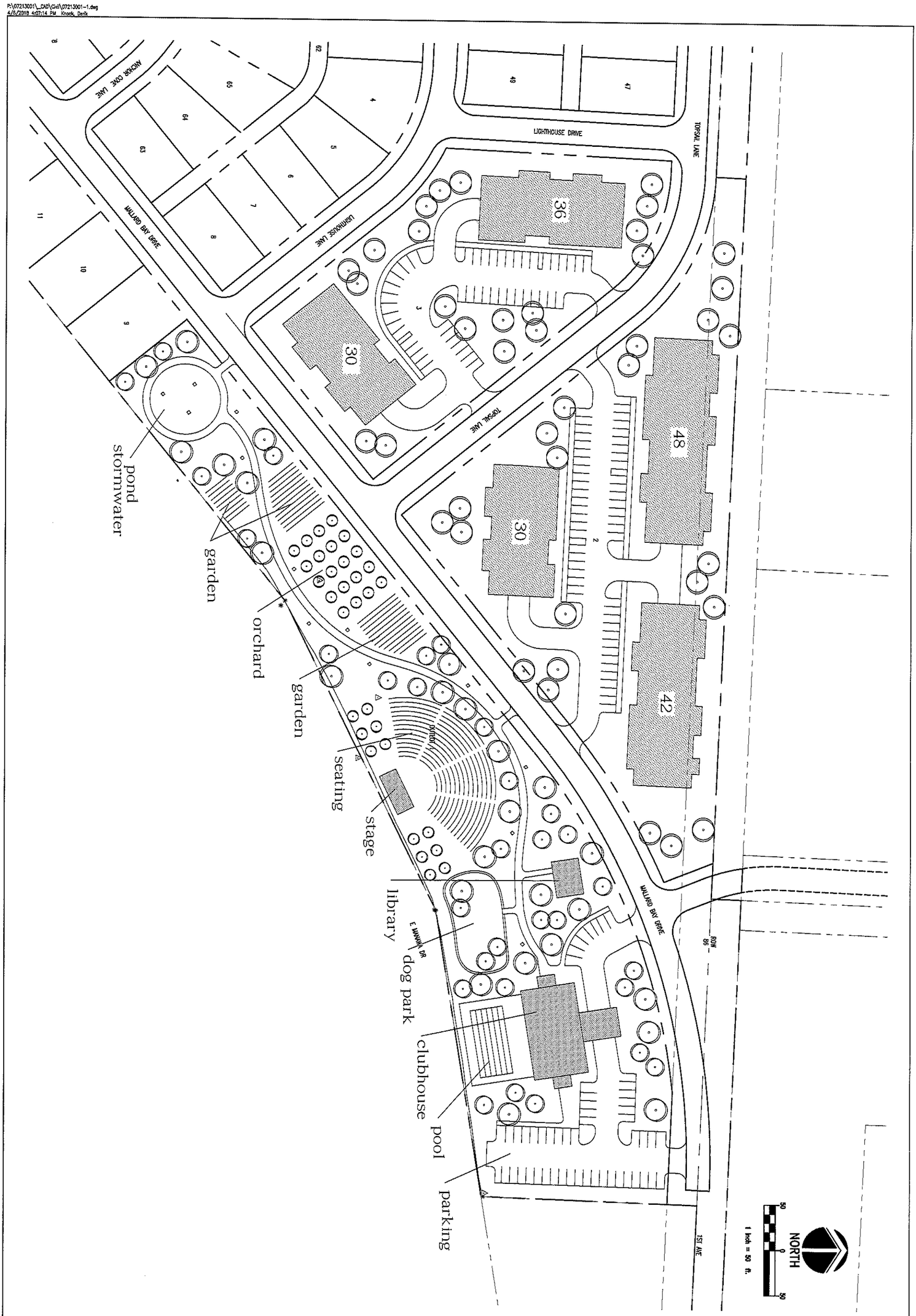
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C1-03

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NORTH SHORE
PRELIMINARY PLANS
COUNCIL BLUFFS, IOWA

APARTMENT & RESIDENT AMENITIES AREA CONCEPT PLAN

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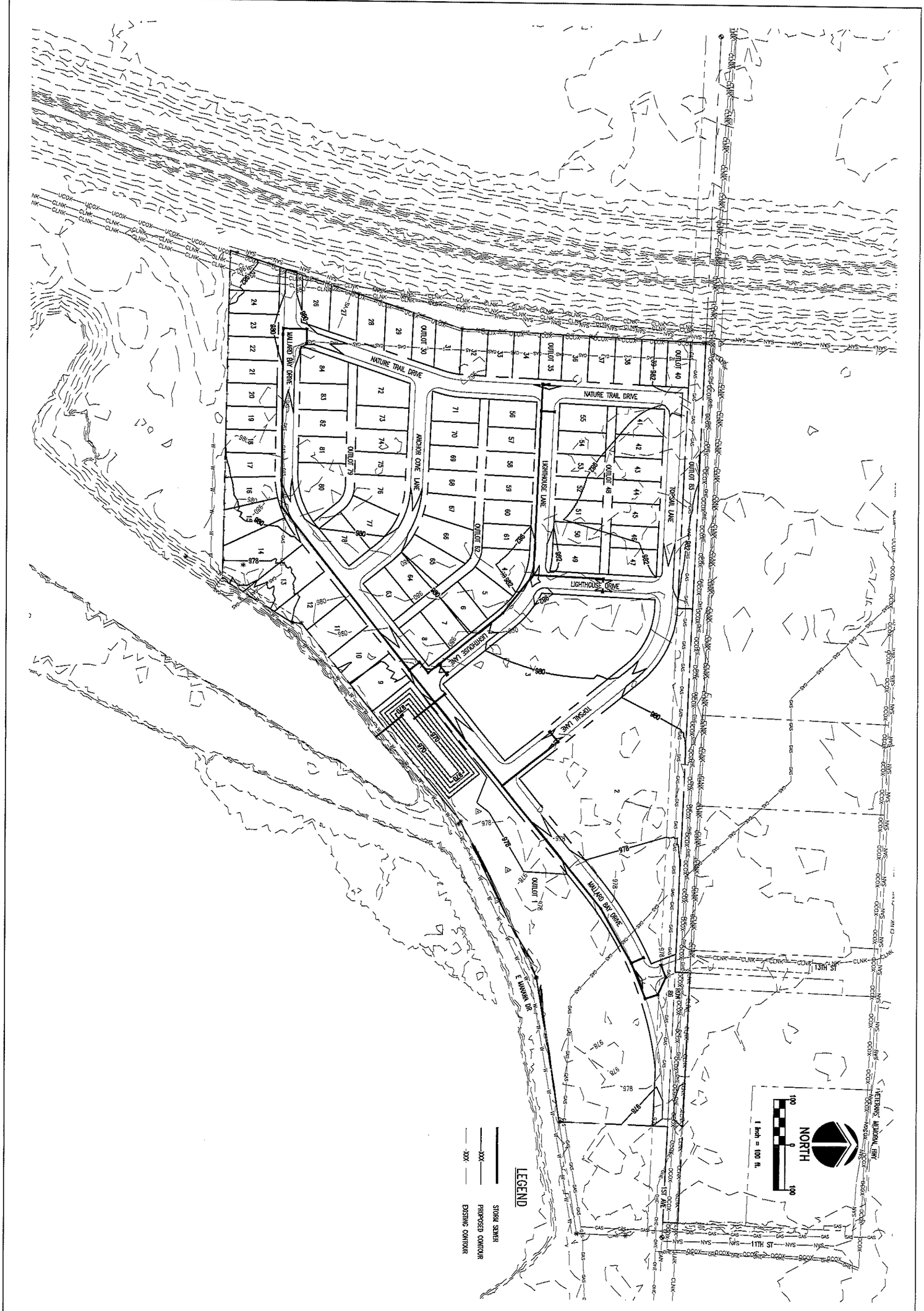
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C1-04

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NORTH SHORE
PRELIMINARY PLANS
COUNCIL BLUFFS, IOWA

PROPOSED GRADING &
STORM SEWER PLAN

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