Arbor Creek
Urban Revitalization Plan



Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by
City Council on _____, 2018

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INTRODUCTION

The Urban Revitalization Act empowers a municipality to designate an area appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate-income families, including single or multi-family housing.

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization Act to facilitate the construction of a multi-family residential project in the community. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

Section 404.1 of the Iowa Code stipulates that the Council may, by ordinance, designate an area of the City as the revitalization area, if that area is classified as any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conductive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multi-family housing.”

5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multi-family housing.

The City of Council Bluffs concluded that the Arbor Creek Urban Revitalization Area meets the criteria of element 5. Consequently, on October 8, 2018, the City Council adopted Resolution No. _ _-_ _ _, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

Illustration 1 – Resolution

LEGAL DESCRIPTION

The Arbor Creek Urban Revitalization Area is a tract of land containing the following legally described parcel:

Proposed Lot 2, Arbor Creek, City of Council Bluffs, Pottawattamie County, Iowa

Illustration 2 shows the approximate location and the boundary of the Arbor Creek Urban Revitalization Area. The area is 6.19 acres.

Arbor Creek Urban Revitalization Plan

Illustration 2 - Boundary



PROPERTY OWNERS AND ASSESSED VALUES

The Arbor Creek Urban Revitalization Area will be comprised of 6.19 acres of land which is currently owned by the City of Council Bluffs. The Arbor Creek Urban Revitalization area will be located on what is currently a 29.86 Acre Parcel that is currently being subdivided into a three-lot subdivision. JLL Valuation and Advisory Services, LLC appraised the land at $188,811.70.

Legal Description	Owner & Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation
Lot 2, Arbor Creek	City of Council Bluffs	$188,811.70	$0	$0	$188,811.70

EXISTING ZONING AND PROPOSED LAND USE

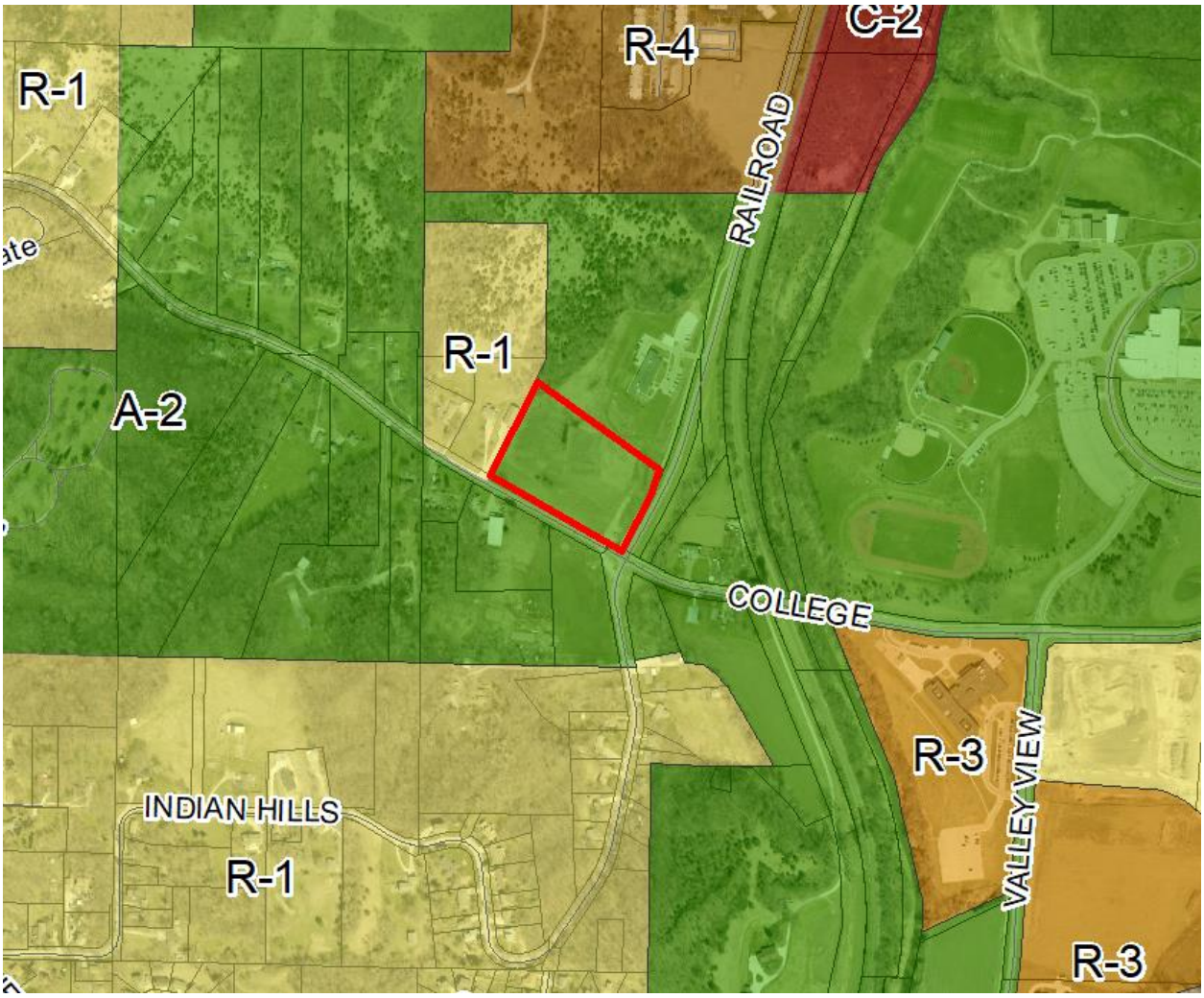
The Arbor Creek Urban Revitalization Area is zoned R-3/Low Density Multi-Family Residential (pending) with a Planned Residential Overlay (pending). The R-3/Low Density Multi-Family District is intended and designed for development of medium density multi-family residential units. The Planned Residential Overlay is intended to provide flexibility in the use and design of structures and land in situations where conventional development may be inappropriate. The Overlay also permits projects that involve the mixture of commercial and residential uses.

Adjacent zoning includes R-1 District to the west, and A-2 District to the north, east, and south. Land uses abutting the proposed Arbor Creek Urban Revitalization Area include the Midlands Humane Society to the north, and single-family residential dwellings to the east, west, and south. The Bluffs Tomorrow: 2030 Future Land Use Plan designates the subject property as Rural Residential/Agricultural, though a reclassification of the land to Medium-Density Residential has been proposed. In the general vicinity of the proposal, there is another multifamily housing complex located 1,500 Feet to the North, College View Elementary School which is located approximately 1,200 Feet to the Southeast, Iowa Western Community College located 2,000 Feet to the West, and other examples of new residential and commercial development located south of the Iowa Western Community College Campus. Illustration 3 depicts the existing on-site and surrounding zoning.

A development proposal has been submitted by Zimmerman Properties Development, LLC for the construction of a multifamily residential project. The first phase of the project will include 60 residential units which will provide housing for those whose incomes are at or below 60% of the area median income. The current proposal includes a clubhouse, playground, dog park, sports court, and shelter/barbeque area as amenities for the residents. Associated parking and landscaping will also be provided with each phase of construction.

The Development Plan can be found in Attachment A.

Illustration 3 – Zoning



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed Arbor Creek Urban Revitalization Area will be served with all municipal services (sanitary sewer, water and storm sewer) and can be accessed by a dedicated roadway. Electricity and gas service are also available to the project. The project is located adjacent to College Road and Railroad Avenue, which will adequately handle the additional traffic generated by this proposed project.

Site grading inclusive of overexcavation is anticipated to develop the site. Storm drainage improvements inclusive of detention will be installed throughout the site, a public water main loop will be constructed with fire hydrants in compliance with fire department guidelines. A sewer main extension will be installed through the site to service the three buildings. Both water and sewer extensions will be connected to existing infrastructure along College Road. Half road improvements may be needed for College Road. If half road improvements are not desired for College Road, current grade conditions may preclude

placement of public sidewalk in the current right-of-way. Easement for public sidewalk on private property will be dedicated if existing conditions are not improved and preclude placement of sidewalk in right-of-way.

RELOCATION PROVISIONS

The Arbor Creek Urban Revitalization Area is currently undeveloped; therefore, the City will not displace any residential or non-residential tenants as a result of proposed improvements in the urban revitalization area.

OTHER PUBLIC ASSISTANCE

The developer will be applying for Low Income Tax Credits from the Iowa Finance Authority in January of 2019.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility - The Arbor Creek Urban Revitalization Plan will apply to commercial and multi-family residential (12 or more units).

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion. New construction of multi-family structures containing 12 or more units or the renovation of existing multi-family properties containing 3 or more units will also be eligible for property tax exemption under the plan.

2. Term - The term of this Plan shall be until December 31, 2035 or amended by City Council.

3. Commercial and Industrial

Ten Year - All eligible commercial and industrial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

a. For the first year, eighty percent.
b. For the second year, seventy percent.
c. For the third year, sixty percent.
d. For the fourth year, fifty percent.
e. For the fifth year, forty percent.
f. For the sixth year, forty percent.
g. For the seventh year, thirty percent.
h. For the eighth year, thirty percent.
i. For the ninth year, twenty percent.
j. For the tenth year, twenty percent.

-OR-

Three Year - All eligible commercial and industrial real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

4. Multi-Family New Construction (12 or more units) - All eligible multi-family construction shall be eligible to receive a 100% exemption for a period of four years.

5. Multi-Family Rehabilitation (3 or more units) - All eligible multi-family rehabilitation projects shall be eligible to receive a 100% exemption for a period of ten years.

6. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. Improvements involving multi-family projects shall include new construction of projects resulting in 12 or more units or the rehabilitation of existing multi-family projects containing 3 or more units (assessed as commercial property). In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.

- For residential property, the improvement must increase the actual value of the structure by at least 10%.

- If no structures were located on the property prior to the improvements, any improvements may qualify.

7. Actual Value - Actual value added by the improvements means the actual value added as of the first year for which the exemption was received. However, if such construction was begun one year prior to the adoption by the City of a Plan of Urban Revitalization pursuant to Chapter 404 of the Iowa Code, the value added by such construction, shall not constitute an increase in value for purposes of qualifying for the exemptions listed in this section.

APPLICATION AND REVIEW PROCESS

Upon completion of all improvements made within the assessment year for which the exemption is first claimed, the owner shall use the following procedure to secure the tax exemption.

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.

2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.

3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.

5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.

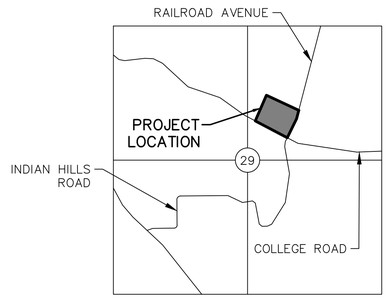
6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

Attachment A

VALLEY RIDGE APARTMENTS
DEVELOPMENT PLANS
COUNCIL BLUFFS, IOWA

Sheet List Table

C001	TITLE SHEET
C100	SITE PLAN
C300	GRADING PLAN
C500	UTILITY PLAN
AB1	BUILDING ELEVATIONS
CA1	BUILDING ELEVATIONS
1 OF 1	LANDSCAPE PLAN



VICINITY MAP
SEC 29 – TWP 75N – RNG 43W
NOT TO SCALE

OWNER:
CITY OF COUNCIL BLUFFS
209 PEARL ST. COUNCIL BLUFFS, IA 51503

DEVELOPER
ZIMMERMAN PROPERTIES DEVELOPMENT, LLC
1329 E. LARK STREET
SPRINGFIELD, MISSOURI 65804
jmcdonald@wilhoitproperties.com
PHONE: 417-883-1632
ATTN: JAMES McDONALD

DESIGNER:
KAW VALLEY ENGINEERING, INC.
14700 W. 114TH TERRACE
LENEXA, KANSAS 66215
mikeo@kveng.com
PHONE: (913) 894-5150
ATTN: MICHAEL OSBOURN

LEGAL DESCRIPTION:
PROPOSED LOT 2, ARBOR CREEK SUBDIVISION

SITE DATA:
SITE AREA= 6.19 AC

R3 ZONING REQUIREMENTS
FRONT YARD= 20'
REAR YARD= 20'
SIDE YARD= 5' (PLUS ONE FOOT FOR EVERY STORY ABOVE FIRST FLOOR)
MAX HEIGHT= 60'
LOT COVERAGE= 45% MAXIMUM
PROPOSED LOT COVERAGE= 12%

EXISTING ZONING: A2 (PARKS, ESTATES AND AGRICULTURAL DISTRICT)
PROPOSED ZONING: R3 (LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT)

PARKING REQUIRED: 1.5 STALLS/UNIT X 60 UNITS= 90 STALLS
PARKING PROVIDED: 111 STALLS (9 ACCESSIBLE STALLS)

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.
IOWA ONE CALL TICKET #182250748

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION – NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
A	9/10/18	INITIAL ISSUE	KGK	JQN	MRO

14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
ik@kveng.com | www.kveng.com

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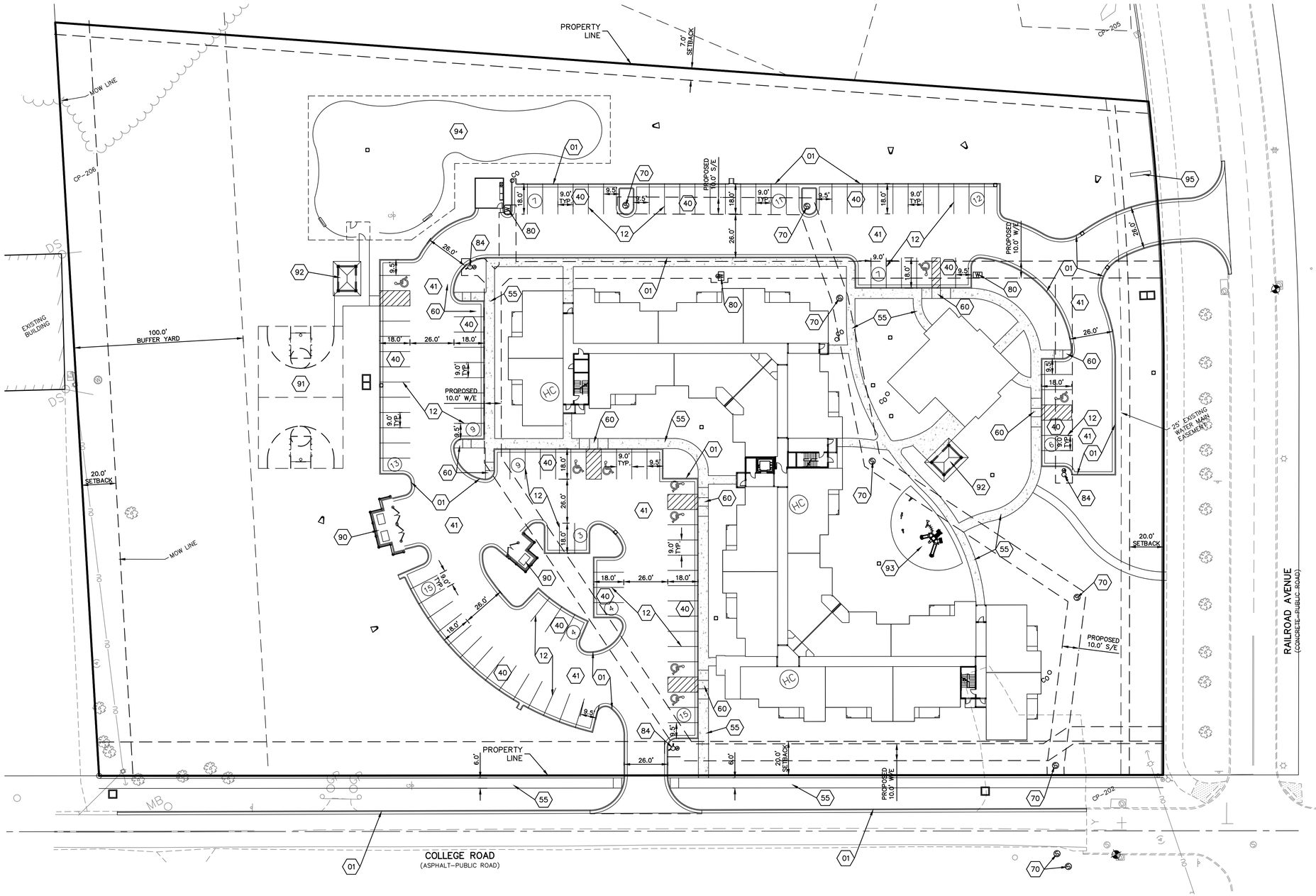
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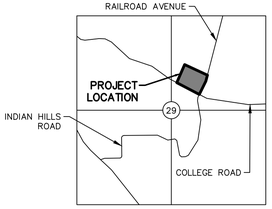
VALLEY RIDGE APARTMENTS
COLLEGE RD AND RAIL ROAD AVE.
COUNCIL BLIFFS, IOWA 51503

DEVELOPMENT PLANS
TITLE SHEET

PROJ. NO. C17_9615
DESIGNER KGK | DRAWN BY JQN
CFN
SHEET C001 | REV 0

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VICINITY MAP
SEC 29 – TWP 75N – RNG 43W
NOT TO SCALE

LEGEND:

- SECTION CORNER
- MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- BENCHMARK
- CONTROL POINT
- B/B BACK TO BACK OF CURB MEASUREMENT
- CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- DEADMAN ANCHOR
- DECIDUOUS TREE
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- DIP DUCTILE IRON PIPE
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- ELECTRIC METER
- ELECTRICAL TRANSFORMER
- FLARED END SECTION
- FIRE HYDRANT
- GAS LINE SIGN
- GP GATE POST
- HRMP HANDICAP RAMP
- HDPE HIGH DENSITY POLYETHYLENE
- LIGHT POLE
- MB MAIL BOX
- (2) OU OVERHEAD UTILITY LINE (# OF LINES)
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- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STREET/TRAFFIC SIGN
- TREE LINE
- G UNDERGROUND GAS
- T UNDERGROUND TELEPHONE
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- W WATER LINE
- WATER LINE GATE VALVE
- W WELL
- 1009 EXISTING GRADE 1' CONTOUR
- 1010 EXISTING GRADE 5' CONTOUR

NOTES:

01 CONCRETE CURB AND GUTTER
12 WHITE PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
40 REGULAR DUTY ASPHALT PAVEMENT
41 HEAVY DUTY ASPHALT PAVEMENT
42 CONCRETE PAVEMENT
55 CONCRETE SIDEWALK
60 SIDEWALK RAMP
70 SANITARY SEWER MANHOLE
80 WATER APPURTENANCES
84 FIRE HYDRANT
90 TRASH ENCLOSURE
91 SPORTS COURT
92 PAVILION
93 PLAYSCAPE
94 DOG PARK
95 MONUMENT SIGN

0 15 30 60
SCALE: 1" = 30'

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	DSN	DWN	CHK
A	9/10/18	INITIAL ISSUE	KGK	JQN	MRO

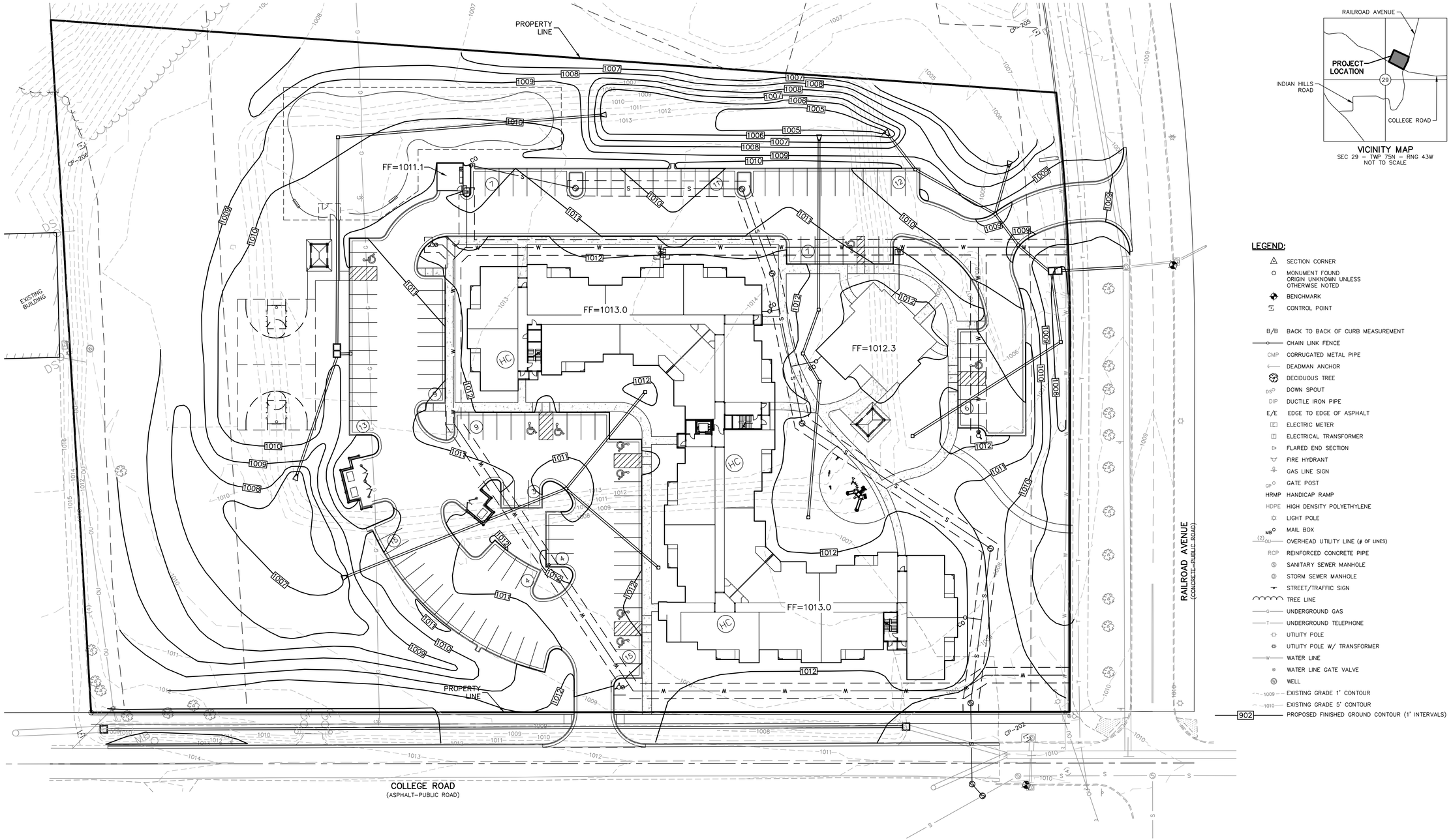
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DEVELOPMENT PLANS
SITE PLAN

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CFN		
SHEET	C100	REV 0

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- 1009 EXISTING GRADE 1' CONTOUR
- 1010 EXISTING GRADE 5' CONTOUR
- 902 PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)

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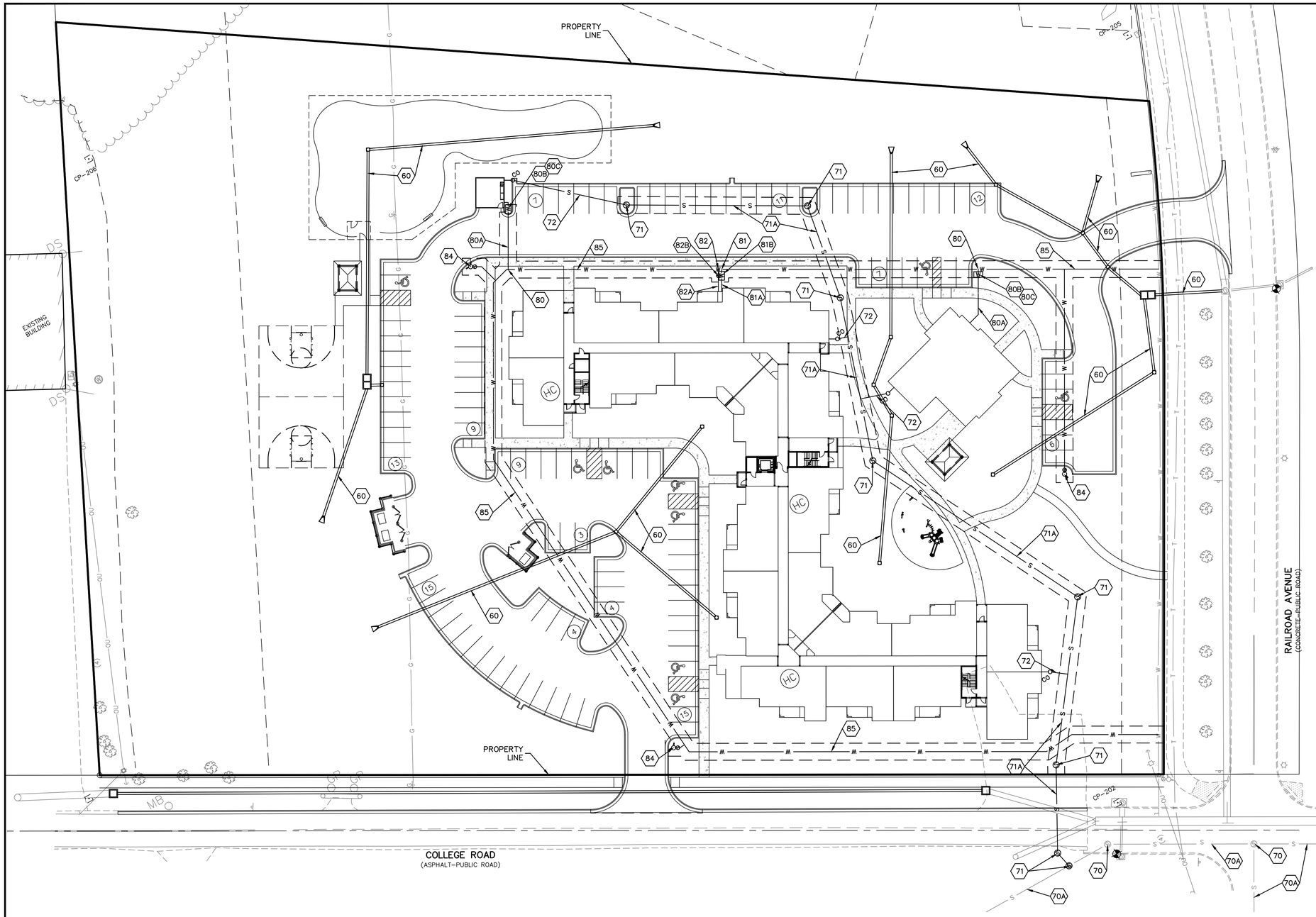
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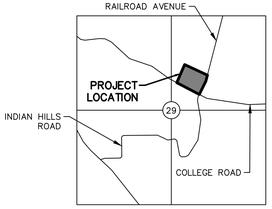
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COUNCIL BLIFFS, IOWA 51503

DEVELOPMENT PLANS
GRADING PLAN

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DESIGNER	DRAWN BY
KGK	JQN
CFN	
SHEET	REV
C300	0

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- 1010 EXISTING GRADE 5' CONTOUR

NOTES:

60	PRIVATE STORM SEWER
70	EX PUBLIC SANITARY SEWER MANHOLE
70A	EXISTING 8" PUBLIC SANITARY SEWER MAIN
71	PUBLIC SANITARY SEWER MANHOLE
71A	PROPOSED PUBLIC 8" SANITARY SEWER MAIN
72	6" SANITARY SEWER SERVICE LINE PVC SDR 26, SLOPE @ 2.0% MINIMUM UNLESS OTHERWISE NOTED
80	POINT OF CONNECTION– 1" WATER SERVICE
80A	1" WATER LINE– HDPE SDR–9 (AWWA C901)
80B	1" WATER METER– CONTRACTOR TO COORDINATE ORDERING AND INSTALLATION WITH THE CITY.
80C	1" VALVE
81	POINT OF CONNECTION – 4" WATER SERVICE
81A	4" WATER LINE – PVC AWWA C900
81B	4" WATER METER – CONTRACTOR TO COORDINATE ORDERING AND INSTALLATION WITH THE CITY.
81C	4" VALVE
82	POINT OF CONNECTION – 6" FIRE SERVICE LINE
82A	6" FIRE SERVICE LINE – PVC AWWA C900
82B	6" GATE VALVE
84	FIRE HYDRANT ASSEMBLY (SEE SEPARATE WATER MAIN PLANS)
85	PROPOSED PUBLIC 8" WATER MAIN
86	EXISTING PUBLIC WATER MAIN

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PH. (913) 894-5150 | FAX (913) 894-5977
lx@kveng.com | www.kveng.com

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES IN THE STATE OF IOWA UNDER CERTIFICATE OF AUTHORIZATION # 3146.
EXPIRES 04/01/20

VALLEY RIDGE APARTMENTS
COLLEGE RD AND RAIL ROAD AVE.
COUNCIL BLUFFS, IOWA 51503

DEVELOPMENT PLANS
UTILITY PLAN

PROJ. NO.	C17_9615	
DESIGNER	KGK	DRAWN BY JQN
CFN		
SHEET	C500	REV 0

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)



3 EAST ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)

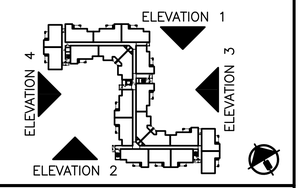


4 WEST ELEVATION
SCALE: 3/32" = 1'-0" (24X36 SHEET)

FINISH MATERIALS

- 30 YEAR ARCHITECTURAL SHINGLE ROOFING ON DECK AND PRE-MFR TRUSSES
- VINYL WINDOWS (E-STAR RATED) WITH MFR-SHUTTERS
- CEMENT BOARD SIDING ON SHEATHING AND WOOD STUD FRAMING
- BRICK VENEER ON SHEATHING AND WOOD STUD FRAMING

ELEVATION KEY



Valley Ridge Apartments

A 60-Unit Family Community in Council Bluffs, Iowa

Parker Associates Tulas, LLC
2202 E. 49th St, Suite 200
Tulsa, OK 74105
(918)-742-2485

BRYAN E. HULST – ARCHITECT OF RECORD
IOWA LICENSE ARC 07536

Zimmerman Properties LLC
1730 E. Republic Rd.
P.O. Box 3737
Springfield, MO. 65808



1 NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)



2 SOUTH (BACK) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)

FINISH MATERIALS

30 YEAR ARCHITECTURAL SHINGLE ROOFING ON DECK AND PRE-MFR TRUSSES

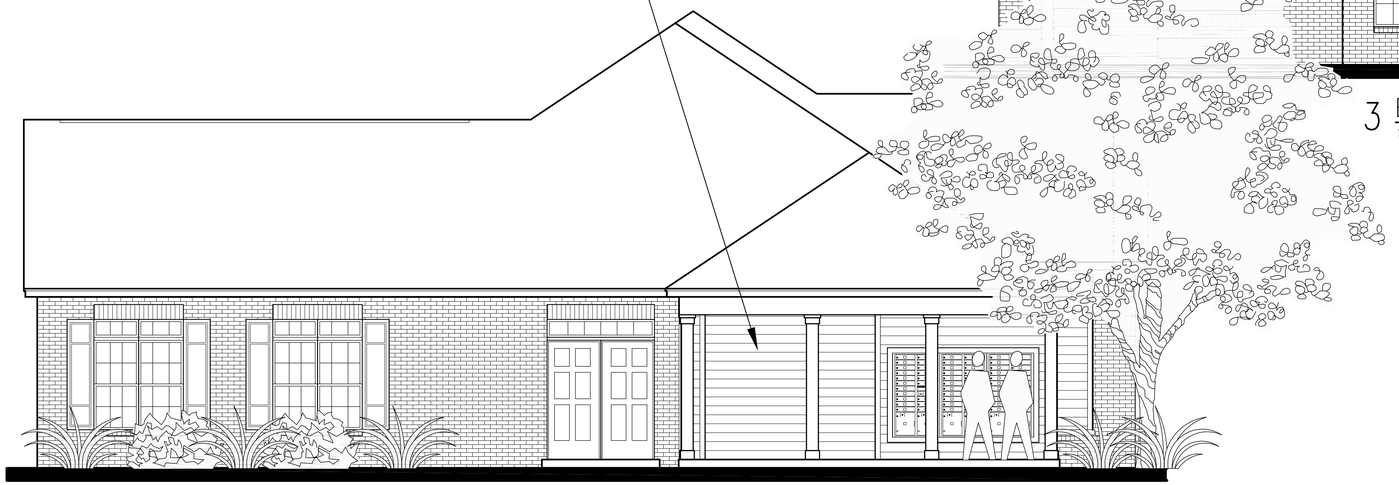
VINYL WINDOWS (E-STAR RATED) WITH MFR-SHUTTERS

CEMENT BOARD SIDING ON SHEATHING AND WOOD STUD FRAMING

BRICK VENEER ON SHEATHING AND WOOD STUD FRAMING



3 EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)



4 WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0" (24X36 SHEET)

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SHEET: CA1 BUILDING ELEVATIONS 09/10/2018

PRELIMINARY PLANT SCHEDULE

SHADE TREES:
- SWAMP WHITE OAK
- RED MAPLE
- GINKGO
- SYCAMORE
- ALLEE ELM
- ZELKOVA

EVERGREEN TREES:
- EASTERN WHITE PINE
- ROCKY MOUNTAIN JUNIPER
- DOUGLASS FIR

FLOWERING TREES:
- CRABAPPLE
- SERVICE BERRY
- REDBUD

WALKING TRAIL
POTENTIAL DOG PARK
POTENTIAL DETENTION
SHADE TREE
SHELTER AND BBQ
MONUMENT SIGN
EVERGREEN TREE
POTENTIAL SPORT COURT
CLUB
SHELTER AND BBQ
PLAYGROUND
FLOWERING TREE
POTENTIAL DETENTION
FUTURE TRAIL
COLLEGE ROAD
RAILROAD AVE.
Railroad Ave
College Rd

PRELIMINARY LANDSCAPE PLAN

0' 15' 30'

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