Attachment A

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASES #SUB-20-007, #SAV-20-005, #ZC-20-009 AND #PR-20-002 LOCATION/ZONING MAP

Legend

- The Landing on Lake Manawa
- Portion of 42nd Avenue ROW proposed to be vacated
- Area proposed to be zoned R-1
- Area proposed to be zoned R-4

0 145 290

1 Inch = 297 Feet

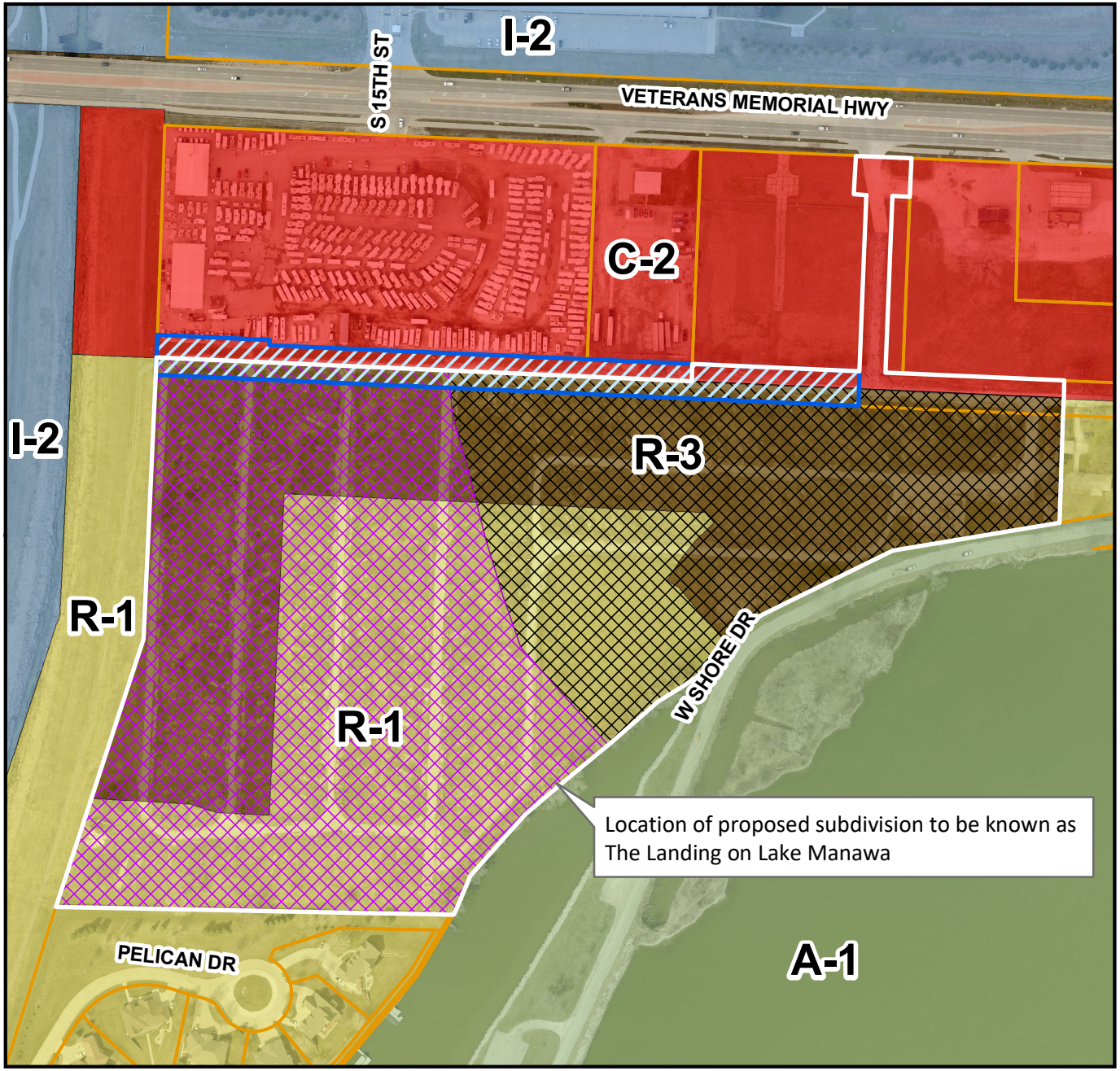


Last Amended: 7/23/2020

Council Bluffs Community Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

DISCLAIMER

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Attachment B

The Landing on Lake Manawa Subdivision

Letter of Intent

The proposed subdivision consists of 56 lots to be developed for single family use, 24 lots for townhomes, 1 lot for apartment buildings, 1 lot for a clubhouse for use by residents of the subdivision, and 11 outlots for common use of the subdivision, including stormwater detention, sanitary sewer lift station, dog park, trails and alley access to 29 of the single family residences.

The general theme of the development will be a modern prairie style, with roofs and terraces projecting outward into the surrounding environment and a color and material palette that speaks to the colors and textures of the landscape. The apartments and townhomes will be clad with a mix of masonry veneer at the base and fiber-cement boards and panels above. Expanses of glass, outdoor balconies, and porosity of building massing will be utilized to maintain visual and spatial connections throughout the site and to the lake beyond.
The design of the clubhouse will be compatible with the design of both the apartments and townhomes.

The four apartment buildings will each have covered parking at grade, along with an enclosed common lounge and outdoor amenity space. Above the parking plinth will be four floors of studios, one bedroom, and two bedroom units. A small outdoor community rooftop space is anticipated on the fourth floor. Mechanical condensing units will be remotely located and screened with the single-sloped roof.

The townhomes will be a series of 4 unit clusters comprised of 2 and 3 bedroom units lofted over parking and common living spaces. Two bedroom units will have a single stall garage with the second required parking stall occurring on the driveway outside of the right-of-way. Three bedroom units will have 2 full garage stalls.

The main entrance road into the subdivision will be from the north via S. 13th Street. A second entrance road will be from the east via 42nd Avenue. The roadways on the site of the apartments (Lot 82) will be private. All other roadways within the subdivision will be dedicated public streets. The 42nd Avenue right-of-way west of S. 13th Street is proposed to be vacated.

The development will be served by a proposed 8” sanitary sewer line running beneath the pavement. Service connections will be made part of the project and will be extended from the proposed sewer to the proposed right-of-way. A pump station will be constructed and a force main will be constructed from the pump station east to approximately the intersection of S. 13th Street and 42nd Avenue, where it will tie into a new gravity main which will extend north to the existing sanitary sewer system on the south side of Hwy 275. A system of storm sewer pipes and intakes will also be constructed to convey storm water runoff to the two proposed detention ponds which will then discharge to Lake Manawa.

The public streets within the development, with the exception of Ferry Landing Drive, will be centered in a 50 foot wide right-of-way which will subsequently be dedicated to the City of Council Bluffs. Pavement will be 26 feet wide (curb-to-curb) and constructed as shown on the typical section (sheet A.01 of the Preliminary Plan). Paved private alleys will be located in outlots behind 29 of the single-family residential lots to provide rear garage access. The

remaining single-family residential lots will have garage access from the public streets. Ferry Landing Drive from the subdivision entrance at 42nd Avenue to Midway Landing Drive will be a public street and will be centered in a 60 foot wide right-of-way to accommodate street trees and 6 foot wide sidewalks.

This development will be served by an extension of water main from a location to be determined by Council Bluffs Water Works. Water main currently exists on 11th Street located to the east of the development. Another water main currently exists along the north side of West Shore Drive and serves the Pelican Cove subdivision to the south.

Installation of street lights, electric and gas services and communication utilities are also planned for the subdivision. Sidewalks will be installed as individual lots are developed.

The proposed subdivision is currently zoned R-1 and R-3 and was previously used as a mobile home park. The mobile homes have been removed and the development is currently being cleared. The proposed zoning is a mix of R-1 and R-4 zoning with a Planned Residential Overlay for both. R-1 zoning is proposed for the single-family portion of the development, and R-4 zoning is proposed for the remaining portions of the development.

For the single-family lots with rear alley garage access, we are requesting the required minimum front yard setback be reduced from 25 feet to 10 feet. These lots will not have driveways in the front of the lots. For the single-family lots without rear alley garage access, we are requesting the required minimum front yard setback be reduced from 25 feet to 20 feet.

The area to the north of the subdivision is currently zoned as C-2, the area to the east is zoned R-1, the area to the west is bounded by Indian Creek. Directly south of the subdivision the land is zoned R-1 and a portion along the southeasterly portion of the subdivision abuts Lake Manawa.

A section of the subdivision in the southeasterly portion of the development abuts West Shore Drive and there is no planned access from the development to West Shore Drive. An existing water main easement is located along the southeasterly edge of the property abutting Lake Manawa. This easement is for the water main that serves the Pelican Cove subdivision. The north property line of the current subdivision is the north section line of Section 14.

The proposed subdivision is intended to be developed in a single phase.

Attachment C

THE LANDING ON LAKE MANAWA
PRELIMINARY PLANS

COUNCIL BLUFFS, IA

LEGAL DESCRIPTION:

TOTAL BOUNDARY DESCRIPTION: A PARCEL OF LAND BEING PART OF SECTION 14, TOWNSHIP 74 NORTH, RANGE 44, WEST OF THE 5th PM, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14; THENCE N87°27'18"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 244.50 FEET; THENCE S01°58'18"W, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 42ND AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S01°58'18"W, A DISTANCE OF 205.21 FEET TO A POINT ON A LINE MONUMENTED AND RECORDED IN BOOK 94 PAGE 23991, POTTAWATTAMIE COUNTY RECORDER'S; THENCE ALONG SAID LINE FOR THE FOLLOWING 5 DESCRIBED COURSES, THENCE S80°51'52"W , A DISTANCE OF 320.32 FEET; THENCE S63°51'37"W, A DISTANCE OF 380.00 FEET; THENCE S50°56'09"W, A DISTANCE OF 557.02 FEET; THENCE S01°35'22"W, A DISTANCE OF 19.61 FEET; THENCE S31°16'40"W, A DISTANCE OF 180.52 FEET; THENCE N88°54'59"W, A DISTANCE OF 723.22 FEET TO THE EAST RIGHT OF WAY LINE OF INDIAN CREEK; THENCE N18°11'53"E ALONG SAID RIGHT OF WAY LINE OF INDIAN CREEK, A DISTANCE OF 536.52 FEET; THENCE N02°40'03"E ALONG SAID RIGHT OF WAY LINE OF INDIAN CREEK, A DISTANCE OF 535.05 FEET, TO A POINT ON SAID NORTH SECTION LINE OF SECTION 14; THENCE S87°27'18"E ALONG SAID NORTH SECTION LINE OF SECTION 14, A DISTANCE OF 1017.14 FEET; THENCE N02°18'20"E, A DISTANCE OF 33.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF 42ND AVENUE; THENCE S87°27'18"E ALONG SAID NORTH RIGHT OF WAY LINE OF 42ND AVENUE, A DISTANCE OF 312.82 FEET; THENCE S02°11'53"W, A DISTANCE OF 66.00 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF 42ND AVENUE; THENCE S87°27'18"E ALONG SAID SOUTH RIGHT OF WAY LINE OF 42ND AVENUE, A DISTANCE OF 394.81 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,213,574 SQUARE FEET, OR 27.86 ACRES, MORE OF LESS.



2 LOCATION MAP
SCALE: 1"=2000'

NORTH

DRAWING INDEX:

GENERAL

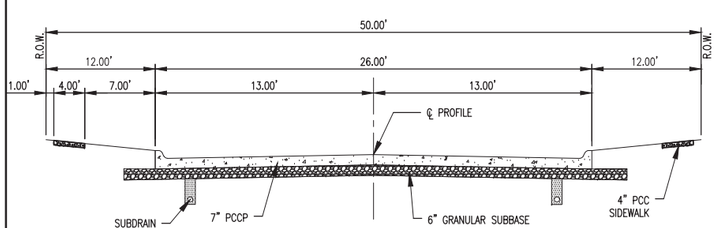
0	COVER SHEET

CIVIL

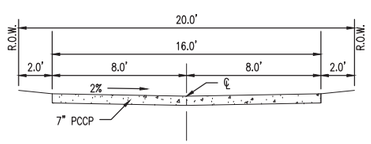
C001	EXISTING ZONING PLAN
C002	PROPOSED ZONING PLAN
C101	PROPOSED LOT & STREET LAYOUT PLAN
C102	PROPOSED PUBLIC IMPROVEMENT UTILITY PLAN
C103	PROPOSED GRADING & STORM SEWER PLAN

PROJECT INFORMATION:

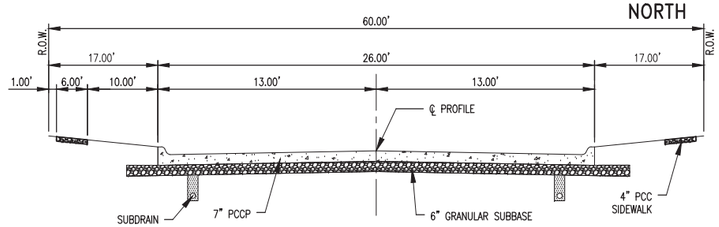
OWNER:	NORTH SHORE MANAWA HOLDINGS, LLC KC KNUDSON 29 SOUTH MAIN ST COUNCIL BLUFFS, IA 51503
SUBDIVIDER:	KNUDSON COMPANIES KC KNUDSON 29 SOUTH MAIN ST COUNCIL BLUFFS, IA 51503
ENGINEER:	THE SCHEMMER ASSOCIATES, INC. 928 VALLEY VIEW DRIVE, SUITE 12 COUNCIL BLUFFS, IA 51503
ZONING:	ALL PROPERTY WITHIN 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, 2020 AND THE CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS CURRENT EDITION SHALL APPLY.



1 TYPICAL 50' ROW CROSS SECTION
NO SCALE



3 TYPICAL PRIVATE ALLEY CROSS SECTION
NO SCALE



4 TYPICAL 60' ROW CROSS SECTION
NO SCALE

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.

DATE _____

MATTHEW J. SUTTON

MY LICENSE RENEWAL DATE IS 12/31/2020.

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

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7/10/2020 9:42:32 AM klosek, Darla

DESIGNED: MJS
DRAWN: DJK
CHECKED: MJS

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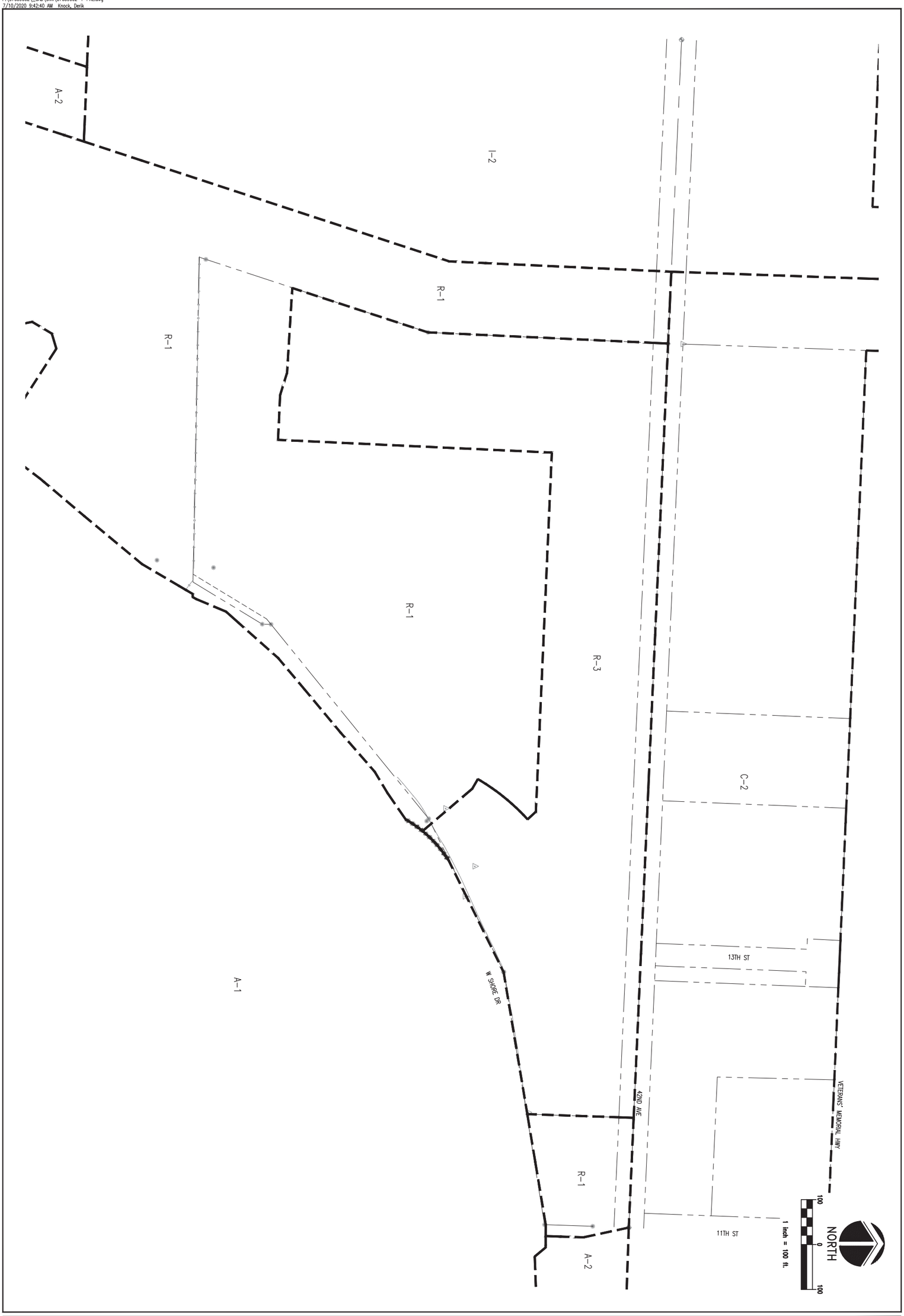
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THE LANDING ON LAKE MANAWA
PRELIMINARY PLANS
COUNCIL BLUFFS, IA
COVER SHEET

PROJECT NO.: 07659.002

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C001

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THE LANDING ON LAKE MANAWA
PRELIMINARY PLANS

COUNCIL BLUFFS, IA

EXISTING ZONING PLAN

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C002

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THE LANDING ON LAKE MANAWA
PRELIMINARY PLANS

COUNCIL BLUFFS, IA

PROPOSED ZONING PLAN

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C101

THE LANDING ON LAKE MANAWA
PRELIMINARY PLANS

COUNCIL BLUFFS, IA

PROPOSED LOT & STREET LAYOUT PLAN

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C102

PROJECT NO.: 07659.002

THE LANDING ON LAKE MANAWA
PRELIMINARY PLANS

COUNCIL BLUFFS, IA

PROPOSED PUBLIC IMPROVEMENT UTILITY PLAN

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THE LANDING ON LAKE MANAWA
PRELIMINARY PLANS

COUNCIL BLUFFS, IA

PROPOSED GRADING & STORM SEWER PLAN

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C103

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Attachment D

THE LANDING ON LAKE MANAWA
DEVELOPMENT PLANS

COUNCIL BLUFFS, IA

LEGAL DESCRIPTION:

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SAID PARCEL CONTAINS 1,213,574 SQUARE FEET, OR 27.86 ACRES, MORE OF LESS.



1 LOCATION MAP
1"=2000'

NORTH

DRAWING INDEX:

GENERAL
0 COVER SHEET

CIVIL
C101 SITE LAYOUT & PAVING PLAN
C102 SITE GRADING & STORM SEWER PLAN
C103 SITE UTILITY PLAN

ARCHITECTURAL
A101 APARTMENT FLOORPLANS
A102 APARTMENT PERSPECTIVES
A103 TOWNHOME FLOORPLANS
A104 TOWNHOME PERSPECTIVES

LANDSCAPE
L100 LANDSCAPE PLAN

PROJECT INFORMATION:

OWNER:	NORTH SHORE MANAWA HOLDINGS, LLC
	KC KNUDSON
	29 SOUTH MAIN ST
	COUNCIL BLUFFS, IA 51503
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.

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THE LANDING ON LAKE MANAWA
DEVELOPMENT PLANS
COUNCIL BLUFFS, IA

COVER SHEET

PROJECT NO.: 07659.002

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7/10/2020 8:54 AM Derek Kane

LEGEND

- P.C.C. PAVEMENT
- P.C.C. SIDEWALK/TRAIL
- FLOOD ZONE BOUNDARY

NORTH

40 0 40

1 inch = 40 ft.

PARKING MATRIX:

4 APARTMENT BUILDINGS:	STUDIO: 16 X 1 PER UNIT = 16
	ONE BED UNITS: 64 X 1 PER UNIT = 64
	TWO BED UNITS: 60 X 1.5 PER UNIT = 90
	TOTAL REQUIRED PARKING = 170
	TOTAL PROVIDED PARKING = 80 (COVERED) + 91 (SURFACE) = 171

APT. BLDG. #4 35 UNITS
APT. BLDG. #3 35 UNITS
APT. BLDG. #2 35 UNITS
APT. BLDG. #1 35 UNITS
CLUBHOUSE
POOL
42ND AVE
13TH ST
W SHORE DR
OUTLOT A
OUTLOT E
OUTLOT F
OUTLOT G
OUTLOT H
OUTLOT I
OUTLOT J
OUTLOT K
ZONE A
ZONE X PROTECTED BY LEVEE

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THE LANDING ON LAKE MANAWA
DEVELOPMENT PLANS
COUNCIL BLUFFS, IA

SITE LAYOUT & PAVING PLAN

PROJECT NO.: 07659.002

C101

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7/10/2020 8:30 AM MJS

LEGEND

XX PROPOSED CONTOUR

XX EXISTING CONTOUR

SD PROPOSED STORM SEWER

NORTH

40 0 40

1 inch = 40 ft.

APT. BLDG. #4 FFE=980.50

APT. BLDG. #3 FFE=981.50

APT. BLDG. #2 FFE=980.50

APT. BLDG. #1 FFE=978.50

CLUBHOUSE FFE=980.00

TOWNHOMES

13TH ST

42ND AVE

W SHORE DR

OUTLOT A

OUTLOT E

OUTLOT F

OUTLOT G

OUTLOT H

OUTLOT I

OUTLOT J

OUTLOT K

DESIGNED: MJS

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ISSUE DATE: 07/10/2020

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THE LANDING ON LAKE MANAWA

DEVELOPMENT PLANS

COUNCIL BLUFFS, IA

SITE GRADING & STORM SEWER PLAN

PROJECT NO.: 07659.002

C102

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7/10/2020 8:44 AM Derek Kline

LEGEND

- DW — DOMESTIC WATER LINE
- FP — FIRE PROTECTION LINE
- W — W — WATER MAIN
- SS — SANITARY SEWER

NORTH

40 0 40

1 inch = 40 ft.

13TH ST

42ND AVE

W SHORE DR

APT. BLDG. #4

APT. BLDG. #3

APT. BLDG. #2

APT. BLDG. #1

CLUBHOUSE

TOWNHOMES

OUTLOT E

OUTLOT F

OUTLOT G

OUTLOT H

OUTLOT I

OUTLOT J

OUTLOT K

OUTLOT A

28 29 30 33 32 31 41 42 43 44 48 47 45 46 82 73 81 79 80 78 77 76 75 74 67 68 66 65 71 72 70 69 63 64 62 61 59 60 58 57 11 10 9

DESIGNED: MJS
DRAWN: DJK
CHECKED: MJS

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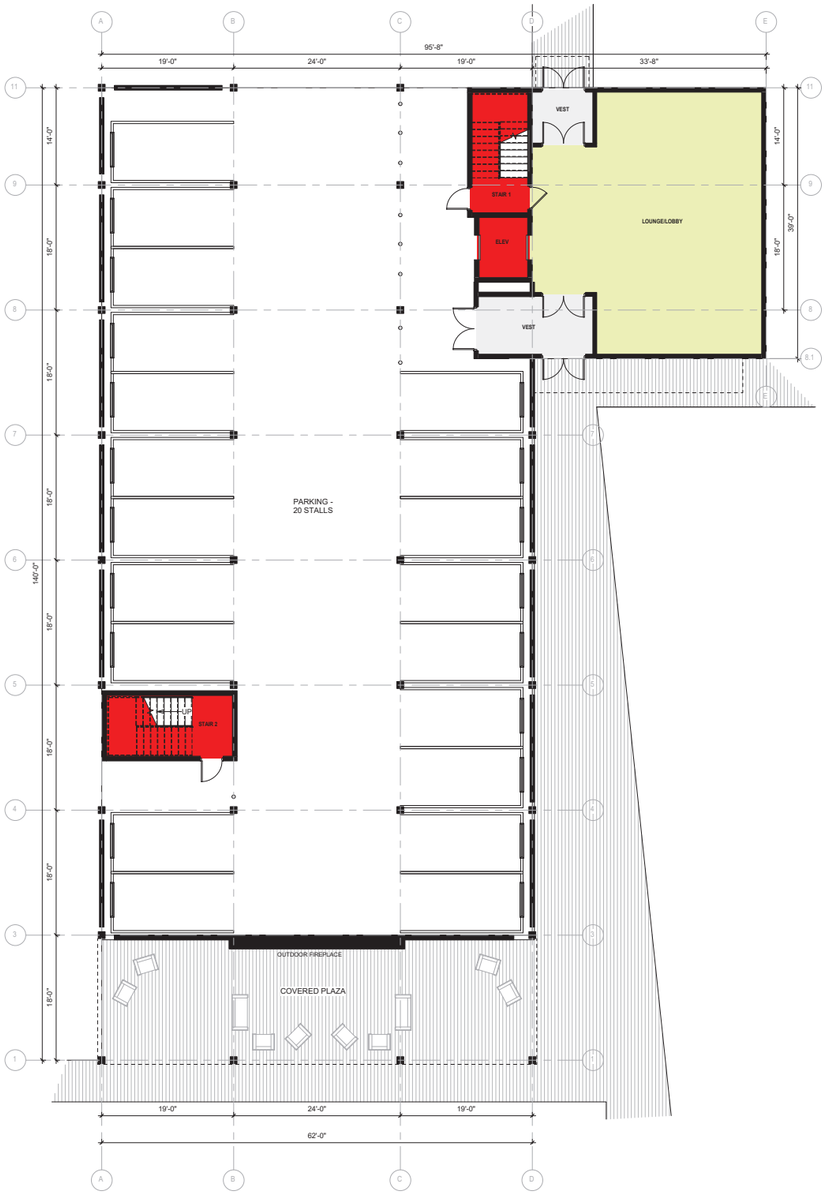
THE LANDING ON LAKE MANAWA
DEVELOPMENT PLANS
COUNCIL BLUFFS, IA

SITE UTILITY PLAN

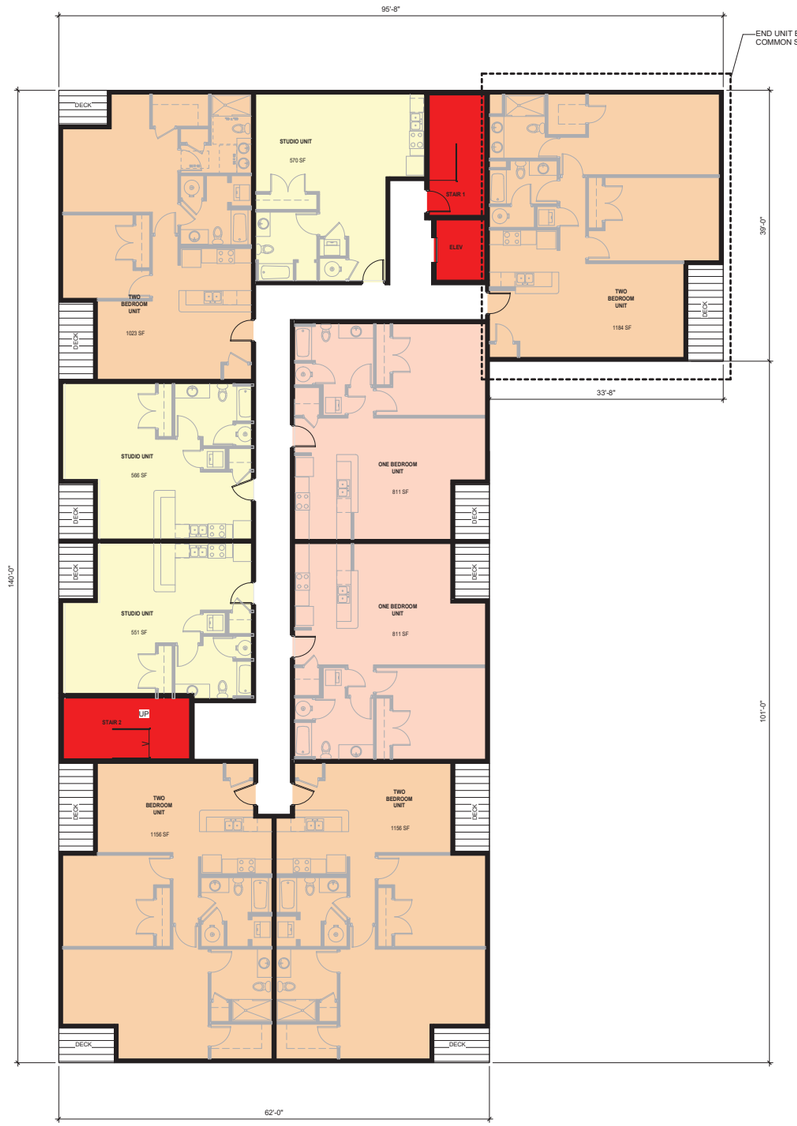
PROJECT NO.: 07659.002

C103

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7/10/2020 8:54 AM Derek Kline



01 GROUND FLOOR
SCALE: 1/8" = 1'-0"



2 TYPICAL UPPER FLOOR
SCALE: 1/8" = 1'-0"

UNIT MATRIX

PER BUILDING

STUDIO - 4
ONE BED UNITS - 16
TWO BED UNITS - 15

4 BUILDINGS TOTAL

STUDIO - 16
ONE BED UNITS - 64
TWO BED UNITS - 60

TOTAL APARTMENT UNITS - 140

DESIGNED: MPS
DRAWN: MPS
CHECKED: PJB

ISSUE DATE: 07/10/20
REVISIONS:
No: DATE: BY: DESCRIPTION:

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THE LANDING ON LAKE MANAWA
DEVELOPMENT PLANS
COUNCIL BLUFFS, IA

APARTMENT FLOORPLANS

PROJECT NO.: 07659.002

A101

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DESIGNED: MPS
DRAWN: MPS
CHECKED: PJB

ISSUE DATE: 07/10/20

REVISIONS:

No:	DATE:	BY:	DESCRIPTION:

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THE LANDING ON LAKE MANAWA
DEVELOPMENT PLANS
COUNCIL BLUFFS, IA

APARTMENT PERSPECTIVES

PROJECT NO.: 07659.002

A102

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7/9/2020 9:24:16 AM



2 SECOND FLOOR
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

UNIT MATRIX

PER BUILDING

TWO BED UNITS - 2
THREE BED UNITS - 2

6 BUILDINGS TOTAL

TWO BED UNITS - 12
THREE BED UNITS - 12

TOTAL APARTMENT UNITS - 24

DESIGNED: MPS
DRAWN: MPS
CHECKED: PJB

ISSUE DATE: 07/10/20

REVISIONS:

No:	DATE:	BY:	DESCRIPTION:

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THE LANDING ON LAKE MANAWA
DEVELOPMENT PLANS
COUNCIL BLUFFS, IA

TOWNHOME FLOORPLANS

PROJECT NO.: 07659.002

A103

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DESIGNED: MPS
DRAWN: MPS
CHECKED: PJB

ISSUE DATE: 07/10/20

REVISIONS:

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THE LANDING ON LAKE MANAWA
DEVELOPMENT PLANS
COUNCIL BLUFFS, IA

TOWNHOME PERSPECTIVES

PROJECT NO.: 07659.002

A104

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7/8/2020 9:25:56 AM



PLANTING NOTES:

1. SOD OR SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
2. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
3. NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
4. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
5. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI 260-1992, OR MOST RECENT EDITION.
6. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
7. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
8. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
9. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
10. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
11. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SYMBOLS LEGEND:

OVERSTORY TREE; QUANTITY: 282

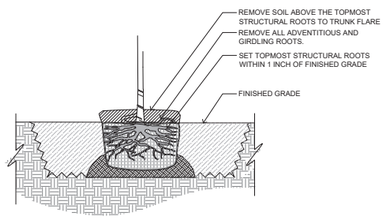
UNDERSTORY TREE; QUANTITY: 123

EVERGREEN TREE; QUANTITY 43

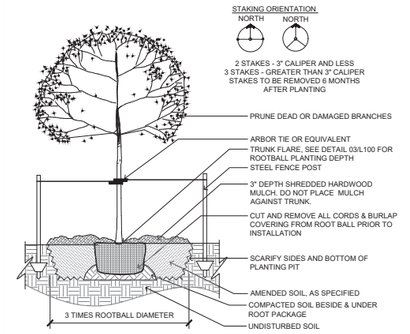
EXISTING TREE TO REMAIN; QUANTITY 34

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES				
Acer x freemanii 'AUTUMN BLAZE'	FREEMAN MAPLE	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Acer saccharum	SUGAR MAPLE	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Aesculus glabra	OHIO BUCKEYE	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Gleditsia triacanthos	HONEY LOCUST	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Gymnocladus dioica	KENTUCKY COFFEETREE	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Ostrya virginiana	HOP HORNBEAM	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Platanus occidentalis	SYCAMORE	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Populus deltoides	COTTONWOOD	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Quercus bicolor	SWAMP WHITE OAK	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Quercus macrocarpa	BUR OAK	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Quercus palustrus	PIN OAK	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Salix nigra	BLACK WILLOW	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Tilia americana	AMERICAN LINDEN	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Ulmus americana 'ACCOLADE'	AMERICAN ELM	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY, DISEASE RESISTANT
UNDERSTORY TREES				
Prunus Americana	AMERICAN PLUM	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Cornus racemosa	GRAY DOGWOOD	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Malus sp.	FLOWERING CRABAPPLE	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Cercis canadensis	REDBUD	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
Amelanchier canadensis	SERVICEBERRY	1.75" CAL.	25 GAL. BAG GROWN	SPECIMEN QUALITY
EVERGREEN TREES				
Picea abies	NORWAY SPRUCE	6' HEIGHT	B&B	SPECIMEN QUALITY
Picea pungens	BLUE SPRUCE	6' HEIGHT	B&B	SPECIMEN QUALITY
Pinus strobus	WHITE PINE	6' HEIGHT	B&B	SPECIMEN QUALITY



03 L100 SECTION: TREE PLANTING, TYP. 3/4" = 1'-0"



02 L100 SECTION: TREE PLANTING, TYP. 1/2" = 1'-0"

01 LANDSCAPE PLAN

SCALE:1"=100'

0' 200'

N:\1 PROJECTS\21916272_Lake Manawa Waterfront\21916272_WORKING\AUTOCAD\SHEETS\L100 Planting Plan.dwg
7/10/2020 3:42:42 PM Calvin Haan

DESIGNED: DS
DRAWN: CH
CHECKED: DS

ISSUE DATE: 07/10/2020

REVISIONS: No.:	DATE:	BY:	DESCRIPTION:

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Design with Purpose, Build with Confidence.

THE LANDING ON LAKE MANAWA
DEVELOPMENT PLANS
COUNCIL BLUFFS, IA

LANDSCAPE PLAN

PROJECT NO.: 07659.002

L100

Attachment E

07659002-PROPERTY DESCRIPTION

TOTAL BOUNDARY DESCRIPTION: A PARCEL OF LAND BEING PART OF SECTION 14, TOWNSHIP 74 NORTH, RANGE 44, WEST OF THE 5th PM, CITY OF COUNCIL BLUFF, POTTAWATTAMIE COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14; THENCE N87°27'18"W (ASSUMENED BEARING) ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 244.50 FEET; THENCE S01°58'18"W, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 42ND AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S01°58'18"W, A DISTANCE OF 205.21 FEET TO A POINT ON A LINE MONUMENTED AND RECORDED IN BOOK 94 PAGE 23991, POTTAWATTAMIE COUNTY RECORDER'S; THENCE ALONG SAID LINE FOR THE FOLLOWING 5 DESCRIBED COURSES, THENCE S80°51'52"W , A DISTANCE OF 320.32 FEET; THENCE S63°51'37"W, A DISTANCE OF 380.00 FEET; THENCE S50°56'09"W, A DISTANCE OF 557.02 FEET; THENCE S01°35'22"W, A DISTANCE OF 19.61 FEET; THENCE S31°16'40"W, A DISTANCE OF 180.52 FEET; THENCE N88°54'59"W, A DISTANCE OF 723.22 FEET TO THE EAST RIGHT OF WAY LINE OF INDIAN CREEK; THENCE N18°11'53"E ALONG SAID RIGHT OF WAY LINE OF INDIAN CREEK, A DISTANCE OF 536.52 FEET; THENCE N02°40'03"E ALONG SAID RIGHT OF WAY LINE OF INDIAN CREEK, A DISTANCE OF 535.05 FEET, TO A POINT ON SAID NORTH SECTION LINE OF SECTION 14; THENCE S87°27'18"E ALONG SAID NORTH SECTION LINE OF SECTION 14, A DISTANCE OF 1017.14 FEET; THENCE N02°18'20"E, A DISTANCE OF 33.00 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF 42ND AVENUE; THENCE S87°27'18"E ALONG SAID NORTH RIGHT OF WAY LINE OF 42ND AVENUE, A DISTANCE OF 312.82 FEET; THENCE S02°11'53"W, A DISTANCE OF 66.00 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF 42ND AVENUE; THENCE S87°27'18"E ALONG SAID SOUTH RIGHT OF WAY LINE OF 42ND AVENUE, A DISTANCE OF 394.81 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,213,574 SQUARE FEET, OR 27.86 ACRES, MORE OF LESS.

Attachment F

ROW VACATION:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 11, 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; THENCE SOUTH 01°58'18" WEST FOR 33.00 FEET; THENCE NORTH 87°27'18" WEST, ALONG THE SOUTH LINE OF 42ND AVENUE RIGHT OF WAY, FOR 394.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°27'18" WEST ALONG THE SOUTH LINE OF 42ND AVENUE OF RIGHT OF WAY, FOR 1330.28 FEET; THENCE NORTH 02°40'03" EAST FOR 66.00 FEET; THENCE SOUTH 87°27'18" EAST, ALONG THE NORTH LINE OF 42ND AVENUE RIGHT OF WAY, FOR 1329.74 FEET; THENCE SOUTH 02°11'53" WEST FOR 66.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 2.01 ACRES MORE OR LESS.

Attachment G

PROPERTY DESCRIPTION PROPOSED R-1 ZONING

TOTAL BOUNDARY DESCRIPTION: A PARCEL OF LAND BEING PART OF SECTION 14, TOWNSHIP 74 NORTH, RANGE 44, WEST OF THE 5th PM, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14; THENCE N87°27'18"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 244.50 FEET; THENCE S01°58'18"W, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 42ND AVENUE; THENCE S01°58'18"W, A DISTANCE OF 205.21 FEET; TO A POINT ON A LINE MONUMENTED AND RECORDED IN BOOK 94 PAGE 23991, POTTAWATTAMIE COUNTY RECORDER'S; THENCE ALONG SAID LINE FOR THE FOLLOWING THREE COURSES: THENCE S80°51'52"W , A DISTANCE OF 320.32 FEET; THENCE S63°51'37"W, A DISTANCE OF 380.00 FEET; THENCE S50°56'09"W, A DISTANCE OF 309.14 FEET TO THE POINT OF BEGINNING; THENCE S50°56'09"W, A DISTANCE OF 247.88 FEET ON A LINE MONUMENTED AND RECORDED IN BOOK 94 PAGE 23991, POTTAWATTAMIE COUNTY RECORDER'S FOR THE NEXT TWO COURSES; THENCE S01°35'22"W, A DISTANCE OF 19.61 FEET; THENCE S31°16'40"W, A DISTANCE OF 180.52 FEET; THENCE N88°54'59"W, A DISTANCE OF 723.22 FEET TO THE EAST RIGHT OF WAY LINE OF INDIAN CREEK; THENCE N18°11'53"E ALONG SAID RIGHT OF WAY LINE OF INDIAN CREEK, A DISTANCE OF 536.52 FEET; THENCE N02°40'03"E ALONG SAID RIGHT OF WAY LINE OF INDIAN CREEK, A DISTANCE OF 535.05 FEET, TO A POINT ON SAID NORTH SECTION LINE OF SECTION 14; THENCE S87°27'18"E ALONG SAID NORTH SECTION LINE OF SECTION 14, A DISTANCE OF 557.64FEET; THENCE S07°35'04"E, A DISTANCE 353.06 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 150.00 FEET, A CHORD BEARING OF S12°11'51E, A CHORD LENGTH OF 24.13 FEET AND A LENGTH OF CURVE OF 24.50 FEET; THENCE S16°48'38"E, A DISTANCE OF 91.03 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 150.00 FEET, A CHORD BEARING OF S27° 56' 14"E, A CHORD LENGTH OF 57.89 FEET AND A LENGTH OF CURVE 58.28 FEET, THENCE S39°03'51"E, A DISTANCE OF 246.17 TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 726,696.19 SQUARE FEET, OR 16.68 ACRES, MORE OF LESS.

Attachment H

PROPERTY DESCRIPTION PROPOSED R-4 ZONING

TOTAL BOUNDARY DESCRIPTION: A PARCEL OF LAND BEING PART OF SECTION 14, TOWNSHIP 74 NORTH, RANGE 44, WEST OF THE 5th PM, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14; THENCE N87°27'18"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 244.50 FEET; THENCE S01°58'18"W, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 42ND AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S01°58'18"W, A DISTANCE OF 205.21 FEET TO A POINT ON A LINE MONUMENTED AND RECORDED IN BOOK 94 PAGE 23991, POTTAWATTAMIE COUNTY RECORDER'S; THENCE ALONG SAID LINE FOR THE FOLLOWING 3 DESCRIBED COURSES, THENCE S80°51'52"W , A DISTANCE OF 320.32 FEET; THENCE S63°51'37"W, A DISTANCE OF 380.00 FEET; THENCE S50°56'09"W, A DISTANCE OF 309.14 FEET; THENCE N39°03'51"W, A DISTANCE OF 246.17 FEET; THENCE ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING OF N27°56'14"W AND A CHORD DISTANCE OF 57.89 FEET AND A LENGTH OF 58.26 FEET; THENCE N16°48'38"W A DISTANCE OF 91.03 FEET; THENCE ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING OF N12°11'51"W, A CHORD DISTANCE OF 24.13 FEET AND A LENGTH OF 24.15 FEET; THENCE N07°35'04"W A DISTANCE OF 353.06 FEET, TO A POINT ON SAID NORTH SECTION LINE OF SECTION 14; THENCE S87°27'18"E ALONG THE NORTH SECTION LINE OF SECTION 14, A DISTANCE OF 459.50 FEET; THENCE N02°18'20"E, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 42ND AVENUE; THENCE S87°27'18"E ALONG SAID NORTH RIGHT OF WAY LINE OF 42ND AVENUE, A DISTANCE OF 312.82 FEET; THENCE S02°11'53"W, A DISTANCE OF 66.00 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF 42ND AVENUE; THENCE S87°27'18"E ALONG SAID SOUTH RIGHT OF WAY LINE OF 42ND AVENUE, A DISTANCE OF 394.81 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 486,877.34 SQUARE FEET, OR 11.18 ACRES, MORE OF LESS.

PRELIMINARY DRAINAGE STUDY
AND
PCSMP CALCULATIONS
The Landing on Lake Manawa
Council Bluffs, IA

EXECUTIVE SUMMARY

This preliminary drainage study was prepared for the construction of a residential subdivision in Council Bluffs, IA. The proposed subdivision will contain single-family lots, apartments, townhomes, and resident amenities. Drainage calculations have been completed to determine the impact of the development to the downstream drainage areas. The calculations noted below were done utilizing the SCS Method.

I. Existing Conditions

This site is currently an abandoned trailer park. The existing site is 25.93 acres with 9.98 acres of impervious area and 15.95 acres of pervious area. Based on the USDA Custom Soil Resource Report, the soil in the project area is Haynie silt loam, which is in the Hydrologic Soil Group B. The Curve Numbers used for these areas were 98 and 61, respectively. The composite Curve Number used for the existing site conditions is 75.

II. Proposed Conditions

The proposed site drainage has 16.35 acres of residential lots (1/8 acre or smaller), 2.63 acres of resident amenities area, 5.36 acres of pavement area, and 1.59 acres of apartments. The Curve Numbers used were 85, 61, 98, and 88, respectively. The composite Curve Number used for the proposed site conditions is 83. The majority of the runoff from the proposed site will be collected by curb inlets and conveyed to detention basins. The detention basins will treat and detain the post-development runoff flows to the pre-construction runoff flows for the 2-year, 10-year, and 100-year runoff rates. In order to discharge the post-construction storm water volume at the pre-construction runoff rates, the detention ponds will require a total estimated storage volume of 132,000 cubic feet.

III. Runoff Summary

Hydraflow Hydrographs Extension for AutoCAD Civil 3D 2014 was used to calculate the pre- and post-development runoff rates for the 2-year, 5-year, and 100-year storm events. The pre- and post-development runoff rates are as follows:

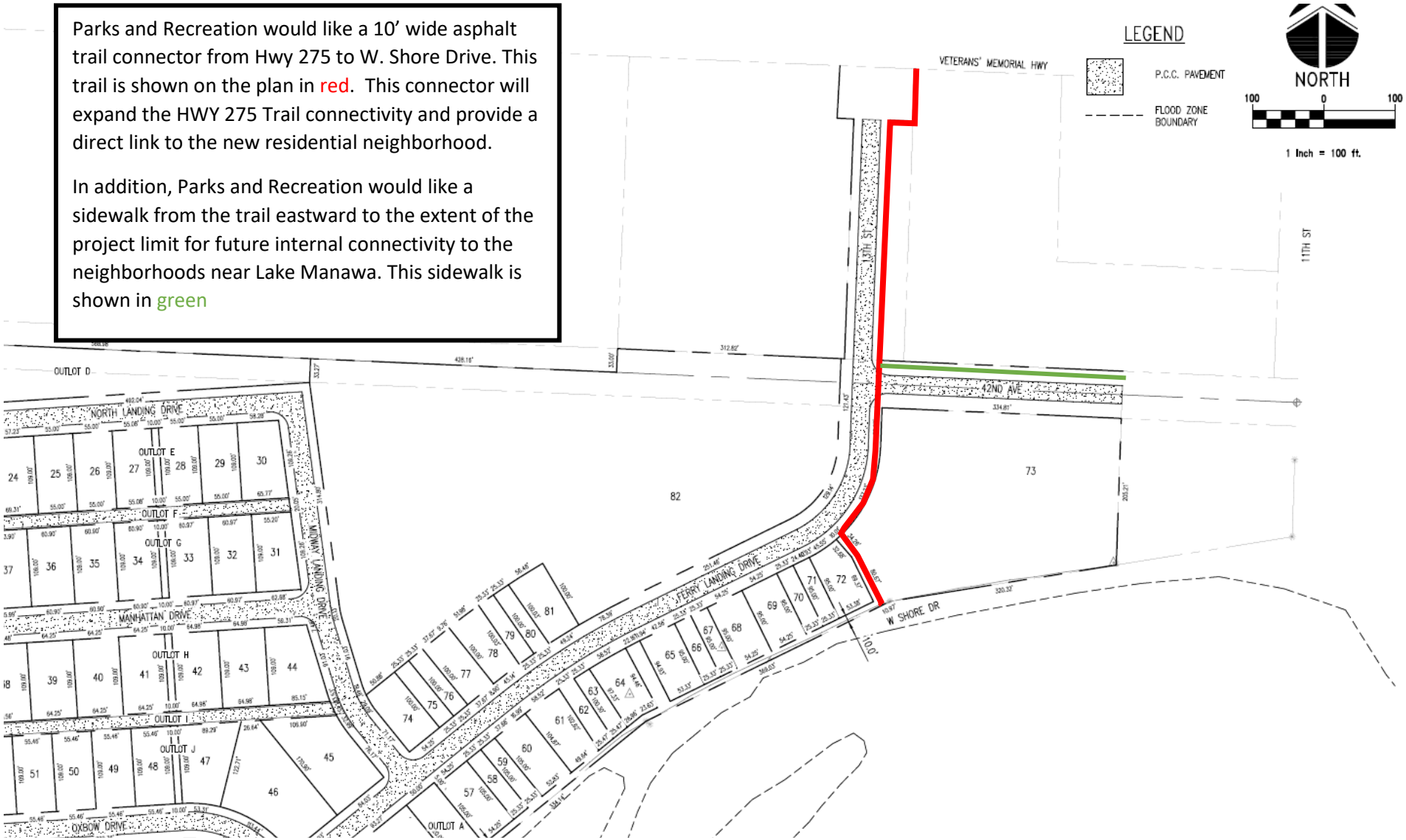
	2 Year	5 Year	100 Year
Pre-Development	**52.36**	**77.54**	**223.56**
Post-Development	40.88	72.84	172.38

Attachment J

Parks and Recreation Department Comments
Cases #SUB-20-007, #SAV-20-005, #ZC-20-009 and #PR-20-002 (Landing on Lake Manawa)
July 31, 2020

Parks and Recreation would like a 10' wide asphalt trail connector from Hwy 275 to W. Shore Drive. This trail is shown on the plan in red. This connector will expand the HWY 275 Trail connectivity and provide a direct link to the new residential neighborhood.

In addition, Parks and Recreation would like a sidewalk from the trail eastward to the extent of the project limit for future internal connectivity to the neighborhoods near Lake Manawa. This sidewalk is shown in green



Feeds Active Customers (A)

Feeds Active Customers (A) (B)

Feeds Active Customers (A) (B)

Feeds Active Customers (A)

Feeds homes on the west shore of Manawa

These 2 pieces of equipment service a large are and could potentially run between 50-100K to relocate

Heterodox View AVE

1st AVE

2nd AVE

3rd AVE

Sunset BLVD

Levee BLVD

Bay BLVD

New BLVD

West AVE

W Shore DR

LAKE MANAWA TRAILER PARK

KNUDSON HOMES

SULENTICS CAFE

LEACH CAMPER SALES

NEW:625-P3 FROM POLE 55 ON MAP AZ-55 TO POLE 7 144'

NEW:625-P3 FROM POLE 23 TO POLE 25 215'

55/AZ-55

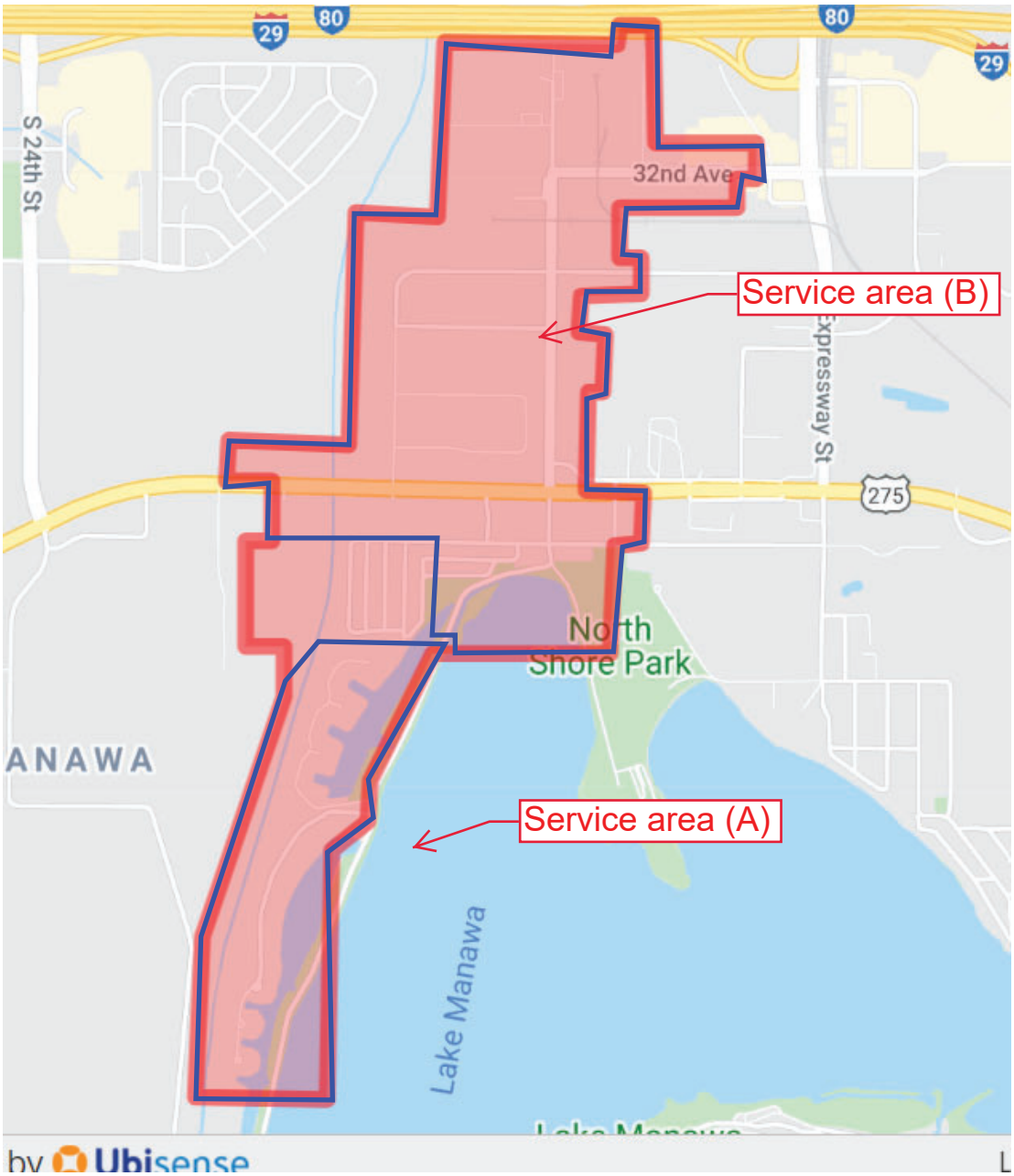
13/A-55

6/A-55

Notes:

Attachment K

Date Created : 07/21/2020 08:54:37


29
80
80
29
S 24th St
32nd Ave
Service area (B)
Expressway St
275
North
Shore Park
ANAWA
Service area (A)
Lake Manawa
by Ubisense


Service
Area (A)
Indian
Lake Manawa

Attachment L

HEARTLAND PROPERTIES, INC.
HeartlandProperties.com

712.325.0445
535 W Broadway, Suite 100
Council Bluffs, IA 51503

August 3, 2020

Dear Local Board of Review and Community Development Department,

I am writing regarding the Petition for the proposed project North of Lake Manawa. I am a property owner with a property located at 1113 42nd Ave. in Council Bluffs, Iowa, I am writing to fully support the proposed project for North Lake Manawa.

Please do not hesitate to contact me at (712) 388-2212 if you have any questions. In advance, thank you for your consideration!

Sincerely,

John H. Jerkovich
Broker/Owner

COMMUNITY DEVELOPMENT
(712) 890-5350

TO: All Interested Parties

FROM: Community Development Department

DATE: July 24, 2020

SUBJECT: CASES #SUB-20-007, #SAV-20-005, #ZC-20-009 and #PR-20-002
Location: North of Lake Manawa

It is required by Ordinance that all property owners **within 200 feet** be notified of requests for rezoning. Your property **is not** included in the proposed rezoning.

The Community Development Department has received the following requests from Knudson Companies, LLC, for the proposed subdivision to be known as the Landing on Lake Manawa on property formerly known as Wooded Lake Mobile Home Park:

1. **Case #SUB-20-007**: Preliminary plan for an 82-lot residential subdivision (including 11 outlots) to be known as the Landing on Lake Manawa. The proposed subdivision will be comprised of 56 single-family residential lots, 24 townhome lots, one multi-family lot and one lot for a community clubhouse. The proposed outlots will serve multiple functions, including as stormwater detention, a sanitary sewer lift station, a dog park, trails and alleys.
2. **Case #SAV-20-005**: Vacate 42nd Avenue right-of-way lying between South 13th Street and Indian Creek.
3. **Case #ZC-20-009**: Rezone the proposed subdivision to be known as the Landing on Lake Manawa from a combination of R-1/Single-Family Residential District and R-3/Low Density Multifamily Residential District to a combination of R-1/Single-Family Residential District and R-4/High Density Multifamily Residential District. Proposed Lots 1 through 56 will be zoned R-1/Single-Family Residential District, and proposed Lots 57 through 82 will be zoned R-4/High Density Multifamily Residential District.
4. **Case #PR-20-002**: Append a Planned Residential Overlay and adopt a planned residential development plan for the proposed subdivision to be known as the Landing at Lake Manawa.

These items have been scheduled for public hearing by the City Planning Commission on Tuesday, August 11, 2020. The meeting will be held in Meeting Room 'B' of the Council Bluffs Public Library, located at 400 Willow Avenue, at 6:00 P.M. Anyone may address the Commission on any agenda item for this meeting by following one or more of the actions below:

1. Emailing comments/questions to the Moises Monrroy, Planner, at mmonrroy@councilbluffs-ia.gov by August 3, 2020;
2. Calling Moises Monrroy, the City staff member who is processing the application request, at (712) 890-5357 by August 3, 2020;
3. Attending the City Planning Commission meeting in person on the date/time specified above. If you elect to attend this meeting in person, please be advised that the City Planning Commission is following all current laws for combating the spread of COVID-19, which includes, but is not limited to, social distancing of six feet between persons. Face masks will be required to be worn at the City Planning

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASES #SUB-20-007, #SAV-20-005, #ZC-20-009 AND #PR-20-002 LOCATION/ZONING MAP

Legend

- The Landing on Lake Manawa
- Portion of 42nd Avenue ROW proposed to be vacated
- Area proposed to be zoned R-1
- Area proposed to be zoned R-4

0 145 290

1 Inch = 297 Feet



Last Amended: 7/23/2020

Council Bluffs Community Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

DISCLAIMER

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