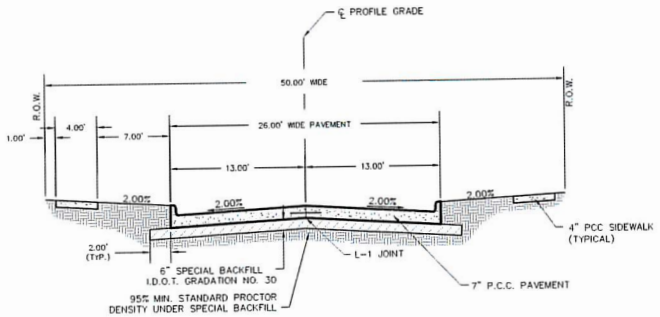
ATTACHMENT C

DEVELOPMENT PLAN

NEW HORIZON SUBDIVISION, REPLAT 3

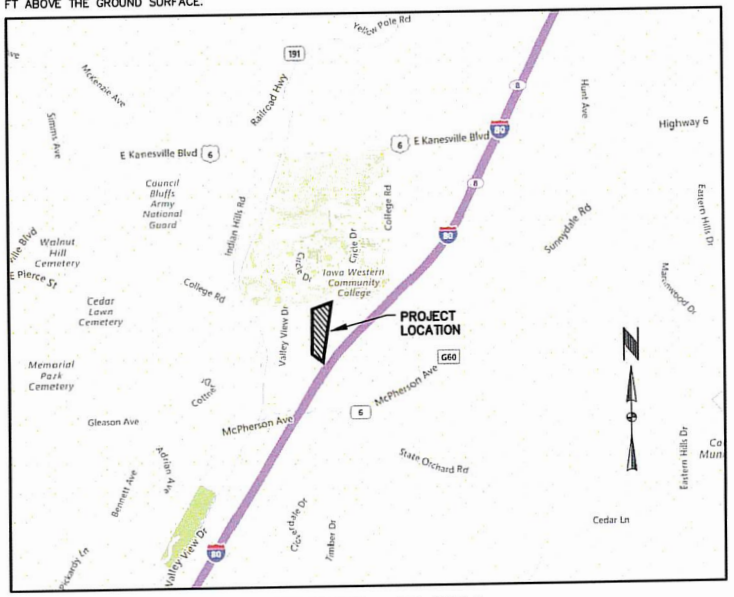
RESIDENTIAL OVERLAY OF LOTS 1 THRU 36 INCLUSIVE



TYPICAL CROSS SECTION
NOT TO SCALE

VERTICAL CONTROL

BENCHMARK OF ORIGIN: NGS F134, 1989 NAVD '88 ELEV.=1010.19
IN COUNCIL BLUFFS, AT 0.30 MI EASTERLY ALONG MCPHERSON STREET FROM ITS JUNCTION WITH BENNETT AVENUE, SET VERTICALLY IN THE SOUTHEAST FACE OF THE MOST NORTHERLY ONE OF TWO COLUMNS OF THE 1ST PIER EAST OF THE WEST ABUTMENT OF A ROAD BRIDGE SPANNING THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, 119.1 FT WEST OF THE NEAR RAIL, 9.2 FT NORTH OF THE CENTER OF THE ROAD, 2.0 FT BELOW THE LEVEL OF THE TRACKS, AND 0.7 FT ABOVE THE GROUND SURFACE.



VICINITY MAP – NO SCALE

CURRENT OWNER/DEVELOPER:

ROBERT McCARTHY
P.O. BOX 683
AVOCA, IOWA 51521

ENGINEER:

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

ZONING:

EXISTING ZONING OF
PROPOSED TOWNHOME SUBDIVISION
IS CLASS R-2/PR, CITY FOR LOTS 1-36

EXISTING FLOOD PLAIN:

MISSOURI RIVER FLOOD PLAIN
FEMA FLOOD ZONE – OTHER AREA
NO FLOODWAY OR FRINGE ENCROACHMENT

STORM WATER DETENTION:

EXISTING SUBDIVISION DETENTION IS IN PLACE.

BOUNDARY SURVEY:

BOUNDARY SURVEY WILL BE PROVIDED BY HGM ASSOCIATES INC.

NOTES:

PROPOSED SEWER: CONSTRUCT NEW SANITARY SEWER, WITH PRIVATE LATERAL CONNECTIONS. CONSTRUCT NEW STORM SEWER AND INTAKES. NEW SEWER TO BE DEDICATED TO CITY OF COUNCIL BLUFFS.
PROPOSED WATER: CITY WATER
CONNECTIONS TO BE DESIGNED BY CBWW
DEDICATION OF R-O-W: YES
1.21 ACRES OF 50' WIDE R-O-W WILL BE DEDICATED TO CITY OF COUNCIL BLUFFS.
SURFACE RUNOFF: STORM SEWER TO PROPOSED SUBDIVISION DETENTION.
EASEMENTS: A 5.00 FOOT WIDE PERMANENT EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES, A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES, AND A 5.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES, ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

SPECIFICATIONS

THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2021, AND CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS 2021, SHALL APPLY TO THIS PROJECT.

INDEX

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

LEGAL DESCRIPTION:

BEING A REPLACE OF LOT 5, NEW HORIZON SUBDIVISION, REPLAT 2, 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 1/12/21

My license renewal date is December 31, 2021

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

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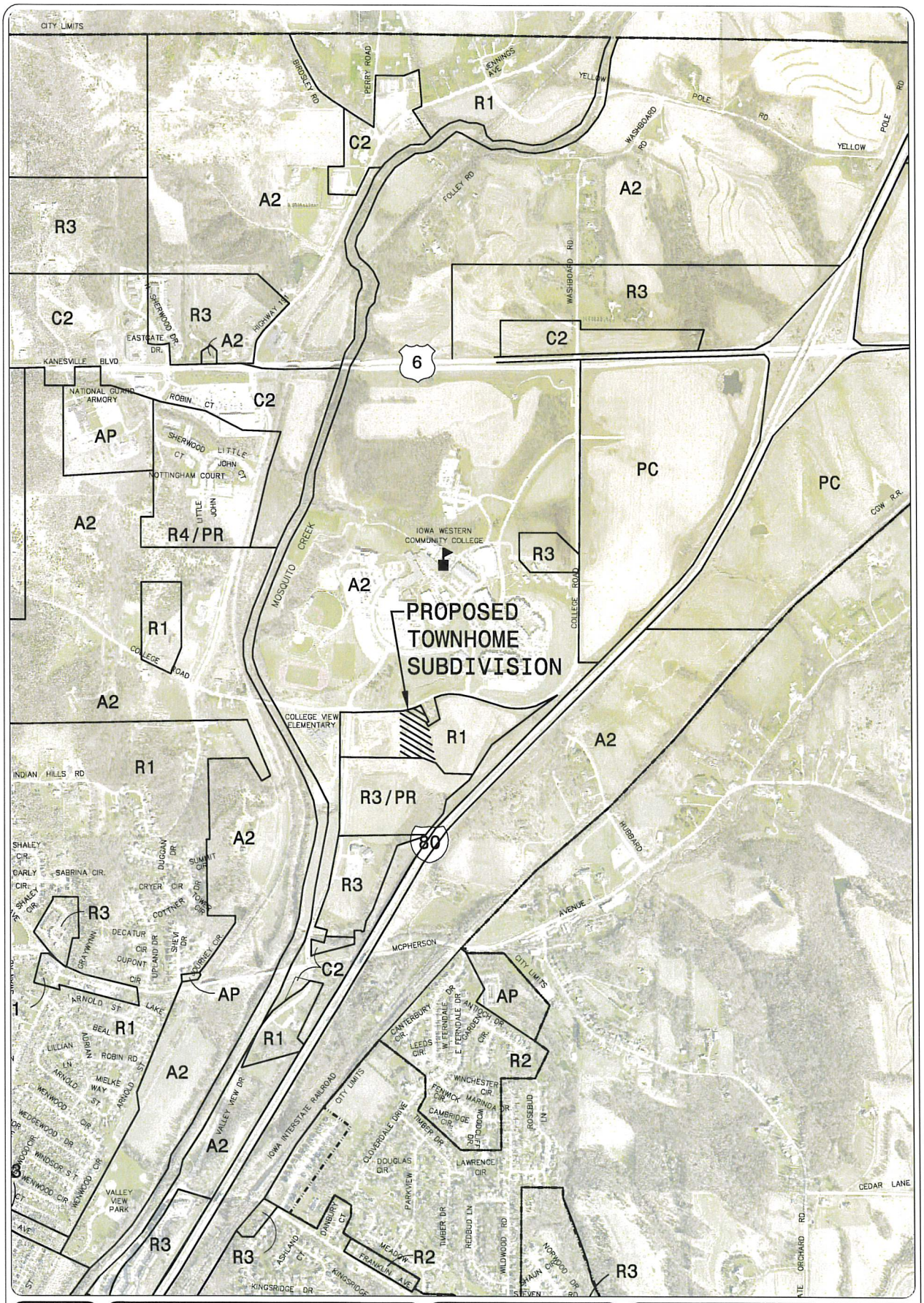
hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IA
PHONE: 712-323-0530

JNS	JEJ	JEJ	JAN '21
drawn	designed	checked	date

project NEW HORIZON SUBDIVISION, REPLAT 3
COLLEGE ROAD TOWNHOMES
client ROBERT McCARTHY
P.O. BOX 683, AVOCA, IOWA 51521
sheet TITLE SHEET

project no. 105017
sheet A.01

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project no. 105017
sheet A.02

project NEW HORIZON SUBDIVISION, REPLAT 3
COLLEGE ROAD TOWNHOMES
client ROBERT McCARTHY
P.O. BOX 683, AVOCA, IOWA 51521
sheet **AREA MAP**

JNS drawn
JFJ designed
JFJ approved
JAN. '21 date
revision date

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

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ADDITIONAL LOT INFORMATION			
LOT NUMBER	LOT COVERAGE	LOT RATIO	FRONT LOT WIDTH
1	22.5%	1.7:1	89.14
2	29.9%	3.0:1	47.01
3	30.1%	2.9:1	45.33
4	37.9%	3.2:1	40.00
5	38.1%	3.2:1	40.00
6	38.1%	3.2:1	40.00
7	36.1%	2.6:1	48.87
8	34.9%	2.6:1	50.81
9	34.4%	2.7:1	49.53
10	36.0%	3.4:1	40.00
11	35.9%	3.4:1	40.00
12	35.7%	3.4:1	40.00
13	35.4%	3.3:1	41.88
14	33.6%	2.8:1	46.70
15	30.2%	2.2:1	52.18
16	17.8%	3.9:1	42.54
17	28.1%	2.4:1	42.54
18	18.6%	3.8:1	42.54

ADDITIONAL LOT INFORMATION			
LOT NUMBER	LOT COVERAGE	LOT RATIO	FRONT LOT WIDTH
19	29.7%	2.9:1	34.69
20	38.9%	1.6:1	64.52
21	34.1%	2.2:1	55.96
22	34.1%	2.2:1	55.66
23	39.2%	3.1:1	40.00
24	38.9%	3.2:1	39.62
25	37.0%	3.4:1	37.03
26	37.0%	3.4:1	37.05
27	37.0%	3.4:1	37.08
28	37.5%	3.3:1	37.74
29	39.2%	3.1:1	40.00
30	39.2%	3.1:1	40.00
31	39.2%	3.1:1	40.00
32	33.4%	2.7:1	47.00
33	30.5%	1.9:1	66.66
34	33.5%	2.0:1	61.34
35	32.0%	1.9:1	63.41
36	21.5%	0.7:1	123.58

– VARIANCE REQUEST

IMMANUEL DEVELOPMENT
12.29 ACRES

20' ACCESS EASEMENT

PROPOSED STORM SEWER

PROPOSED SANITARY SEWER

15' SANITARY SEWER AND WATER MAIN EASEMENT

PROPOSED WATER MAIN

PROPOSED TREE (TYP)

PROP. 20' MONUMENT SIGN EASEMENT

3'x6' PERPETUAL CLUSTER MAILBOX EASEMENT

3'x6' PERPETUAL CLUSTER MAILBOX EASEMENT

OUTLOT A 1,372 S.F. 0.03 AC.

OUTLOT B 6,044 S.F. 0.14 AC.

OUTLOT C 956 S.F. 0.02 AC.

PATRICK CIRCLE

COLLEGE ROAD

ST. PATRICK'S CHURCH

LOT 1 8,737 S.F. 0.20 AC.
LOT 2 6,576 S.F. 0.15 AC.
LOT 3 6,521 S.F. 0.15 AC.
LOT 4 5,181 S.F. 0.12 AC.
LOT 5 5,159 S.F. 0.12 AC.
LOT 6 5,160 S.F. 0.12 AC.
LOT 7 5,446 S.F. 0.13 AC.
LOT 8 5,621 S.F. 0.13 AC.
LOT 9 5,713 S.F. 0.13 AC.
LOT 10 5,452 S.F. 0.13 AC.
LOT 11 5,474 S.F. 0.13 AC.
LOT 12 5,495 S.F. 0.13 AC.
LOT 13 5,540 S.F. 0.13 AC.
LOT 14 5,843 S.F. 0.13 AC.
LOT 15 7,851 S.F. 0.18 AC.
LOT 16 13,347 S.F. 0.31 AC.
LOT 17 8,452 S.F. 0.19 AC.
LOT 18 12,780 S.F. 0.29 AC.
LOT 19 8,549 S.F. 0.15 AC.
LOT 20 5,806 S.F. 0.13 AC.
LOT 21 6,946 S.F. 0.16 AC.
LOT 22 6,958 S.F. 0.16 AC.
LOT 23 5,000 S.F. 0.11 AC.
LOT 24 5,042 S.F. 0.12 AC.
LOT 25 5,312 S.F. 0.12 AC.
LOT 26 5,313 S.F. 0.12 AC.
LOT 27 5,306 S.F. 0.12 AC.
LOT 28 5,240 S.F. 0.12 AC.
LOT 29 5,000 S.F. 0.11 AC.
LOT 30 5,000 S.F. 0.11 AC.
LOT 31 5,000 S.F. 0.11 AC.
LOT 32 5,873 S.F. 0.13 AC.
LOT 33 7,777 S.F. 0.18 AC.
LOT 34 7,089 S.F. 0.16 AC.
LOT 35 7,406 S.F. 0.17 AC.
LOT 36 11,035 S.F. 0.25 AC.

TOWNHOME DETAILS

0 25 50 100
FEET

hgm ASSOCIATES INC.
840 FIFTH AVENUE COUNCIL BLUFFS, IA
PHONE: 712-323-0530

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revision	date

JNS drawn
BJR designed
JEJ approved
JAN '21 date

project NEW HORIZON SUBDIVISION, REPLAT 3
COLLEGE ROAD TOWNHOMES
client ROBERT McCARTHY
P.O. BOX 683, AVOCA, IOWA 51521
sheet RESIDENTIAL OVERLAY PLAN

project no. 105017
sheet C.01

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