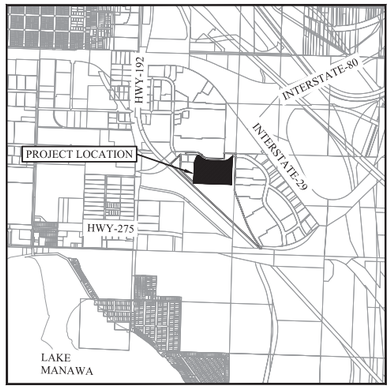
**Attachment C**

# LAKE MANAWA CENTRE SUBDIVISION, REPLAT 3

PRELIMINARY PLAN




## VICINITY MAP

NOT TO SCALE

## ACCEPTANCE BY THE COUNCIL BLUFFS CITY ENGINEER

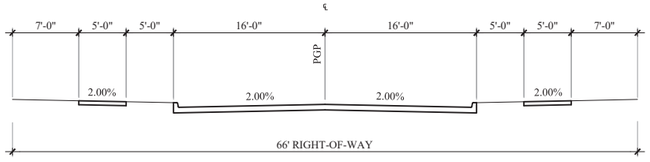
THIS PRELIMINARY PLAN OF LAKE MANAWA CENTRE, LOT 10 WAS REVIEWED AND APPROVED BY THE COUNCIL BLUFFS CITY ENGINEER ON THIS _____ DAY OF _____, 20_____

_____
COUNCIL BLUFFS CITY ENGINEER

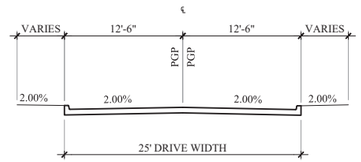
## ACCEPTANCE BY THE COUNCIL BLUFFS CITY PLANNING COMMISSION

THIS PRELIMINARY PLAN OF LAKE MANAWA CENTRE, LOT 10 WAS APPROVED BY THE COUNCIL BLUFFS PLANNING COMMISSION THIS _____ DAY OF _____ 20_____

_____
CHAIRPERSON, COUNCIL BLUFFS PLANNING COMMISSION



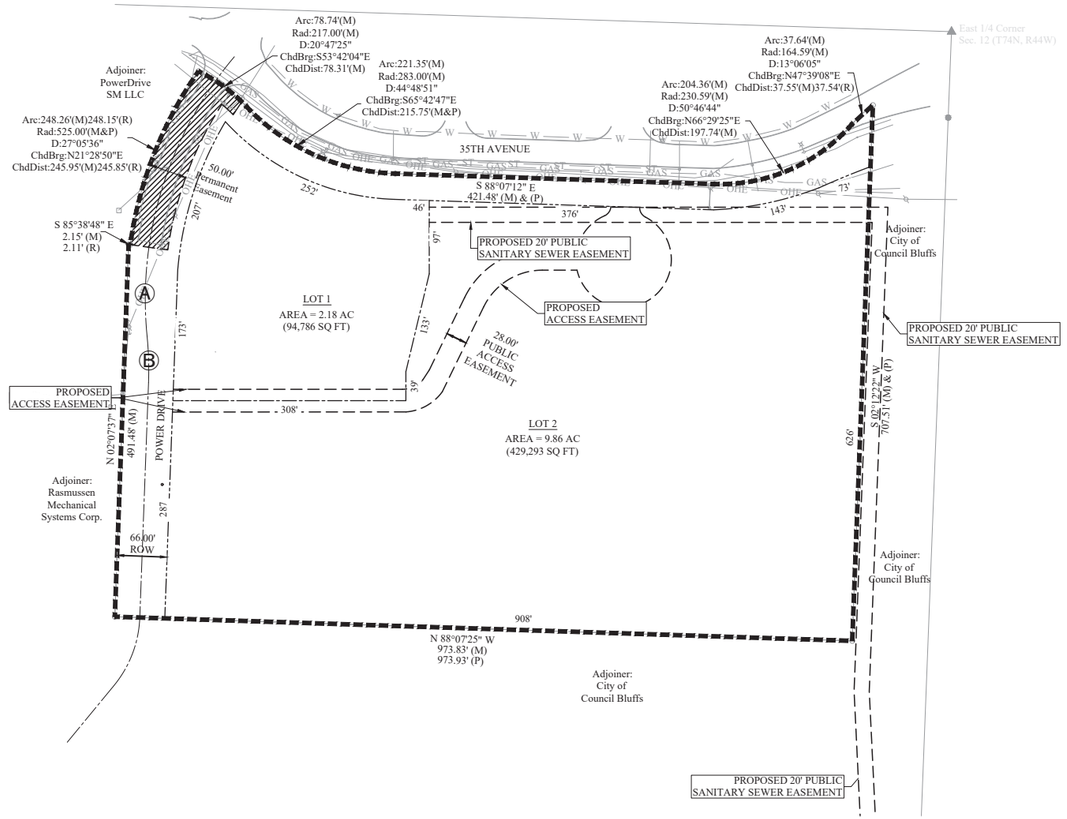

EXISTING POWER DRIVE (TYPICAL 66' RIGHT-OF-WAY)
SCALE: 1/8" = 1'-0"




TYPICAL ACCESS ROAD
SCALE: 1/8" = 1'-0"

## LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED STREET CENTERLINE
- PROPOSED RIGHT-OF-WAY LINE
- LIMITS OF PRELIMINARY PLAT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING COMM. LINE
- EXISTING POWER LINE
- EXISTING FENCE
- EXISTING GAS
- WATER VALVE
- FIRE HYDRANT
- CALCULATED SURVEY POINT
- FOUND SURVEY POINT
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- POWER POLE
- GUY WIRE




## APPLICANT

CITY+VENTURES
222 S 15TH ST #1404S
OMAHA, NE 68102
402-902-4025

## ENGINEER

FOLEYSHALD ENGINEERING
3803 N 153RD ST, SUITE 203
OMAHA, NE 68116
402-804-3993

## SURVEYOR

CATLETT LAND SURVEYING
13650 S 150TH COURT
BENNET, NE 68317
402-217-5816

## LEGAL DESCRIPTION

LOT 10, LAKE MANAWA CENTRE SUBDIVISION, A SUBDIVISION LOCATED IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA,
EXCEPT
A TRACT OF LAND LOCATED IN PART OF LOT 10, LAKE MANAWA CENTRE SUBDIVISION AS PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 10, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 35TH AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 217.00 FEET, AN ARC LENGTH OF 85.91 FEET AND A LONG CHORD BEARING OF SOUTH 77°19"31" EAST FOR 85.35 FEET; THENCE ALONG A NONTANGENT CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 248.15 FEET AND A LONG CHORD BEARING OF SOUTH 19°34'49" WEST FOR 245.85 FEET; THENCE NORTH 83°57'39" WEST FOR 2.11 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10; THENCE NORTH 00°16'49" EAST FOR 250.14 FEET ALONG THE WEST LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

## ROADWAY CENTERLINE CURVE DATA

| CURVE NO. | LENGTH | RADIUS | CHORD LENGTH | DELTA |
|---|---|---|---|---|
| A | 117.89' | 495.00' | 117.61' | 13°38'45" |
| B | 61.10' | 450.00' | 61.05' | 07°46'45" |

## ZONING

EXISTING:
PLANNED COMMERCIAL DISTRICT (P-C)

PROPOSED:
LOTS 1&2 - PLANNED COMMERCIAL DISTRICT (P-C)

## NOTES

1. ALL DISTANCES SHOWN ARE IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES, NOT CHORD DISTANCES
3. ENTIRETY OF THE SITE IS WITHIN THE AH FLOOD ZONE (BFE = 976.20').
4. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
5. PROPOSED ACCESS EASEMENTS, STORM SEWER & DRAINAGE EASEMENTS, AND SANITARY SEWER EASEMENTS TO BE PROVIDED AS REQUIRED BY CITY OF COUNCIL BLUFFS VIA SEPARATE RECORDED INSTRUMENTS.
6. HORIZONTAL AND VERTICAL CONTROL IS BASED ON NAD83 (GEOID18)
7. PROPOSED FRONT, SIDE, AND REAR YARD SETBACKS SHALL BE 5' AS SHOWN.
8. ALL DRIVEWAY RADII SHALL BE A MINIMUM OF 25'.

## UTILITY COMPANIES

| | |
|---|---|
| POWER: | MIDAMERICAN ENERGY |
| GAS: | BLACK HILLS ENERGY |
| SANITARY SEWER: | CITY OF COUNCIL BLUFFS |
| CABLE TV: | COX COMMUNICATIONS |







FoleyShald ENGINEERING
3803 N 153RD STREET, SUITE 203 | OMAHA, NE 68116

REVISIONS

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

Lake Manawa Centre Subdivision, Replat 3

Council Bluffs, Iowa

FSE #: 025.001

February 9, 2021

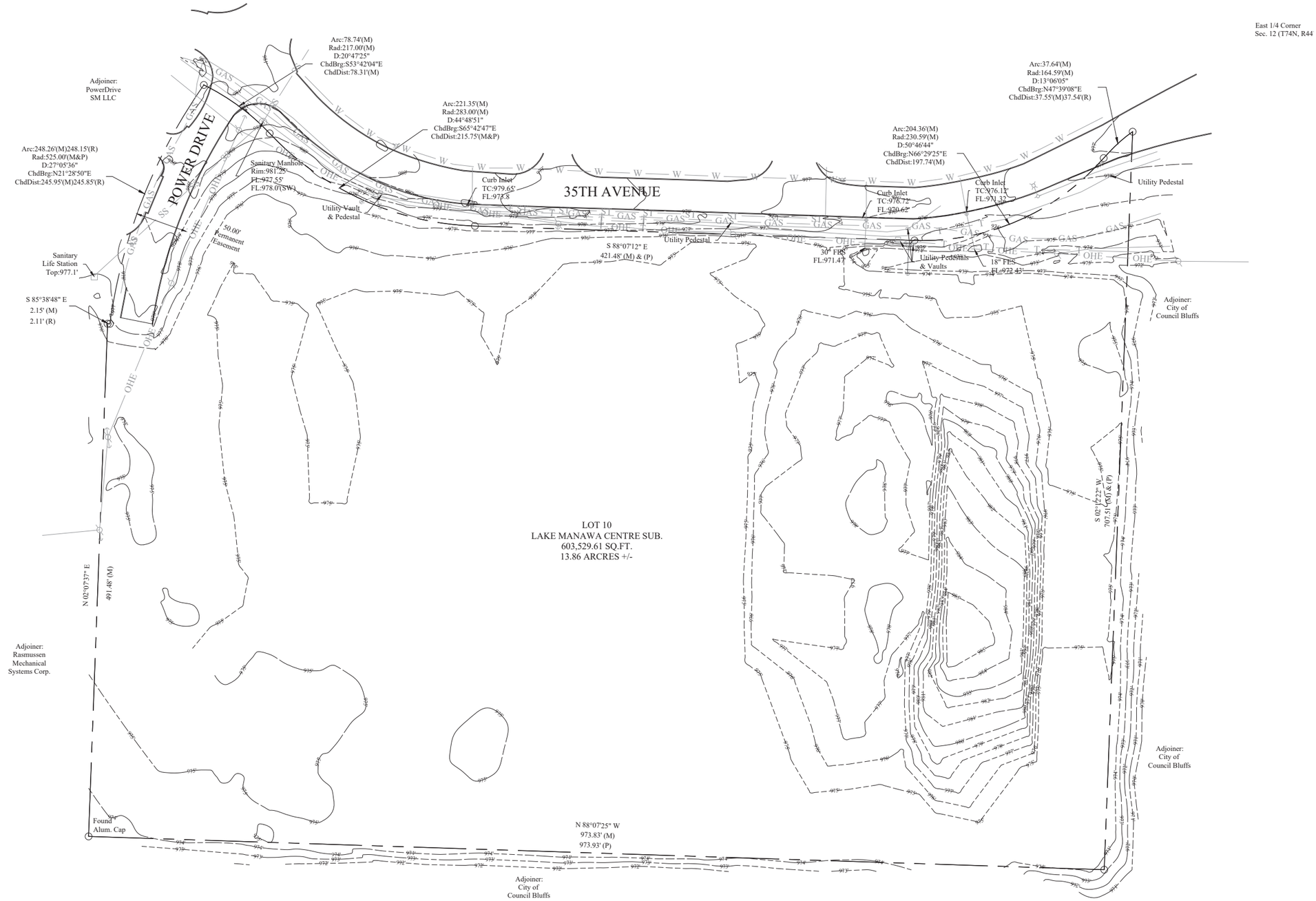



Preliminary Plan

1 of 1

# LAKE MANAWA CENTRE SUBDIVISION, REPLAT 3

PRELIMINARY PLAN





FoleyShald ENGINEERING
3803 N 153RD STREET, SUITE 203 | OMAHA, NE 68116


REVISIONS

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

Lake Manawa Centre
Subdivision, Replat 3

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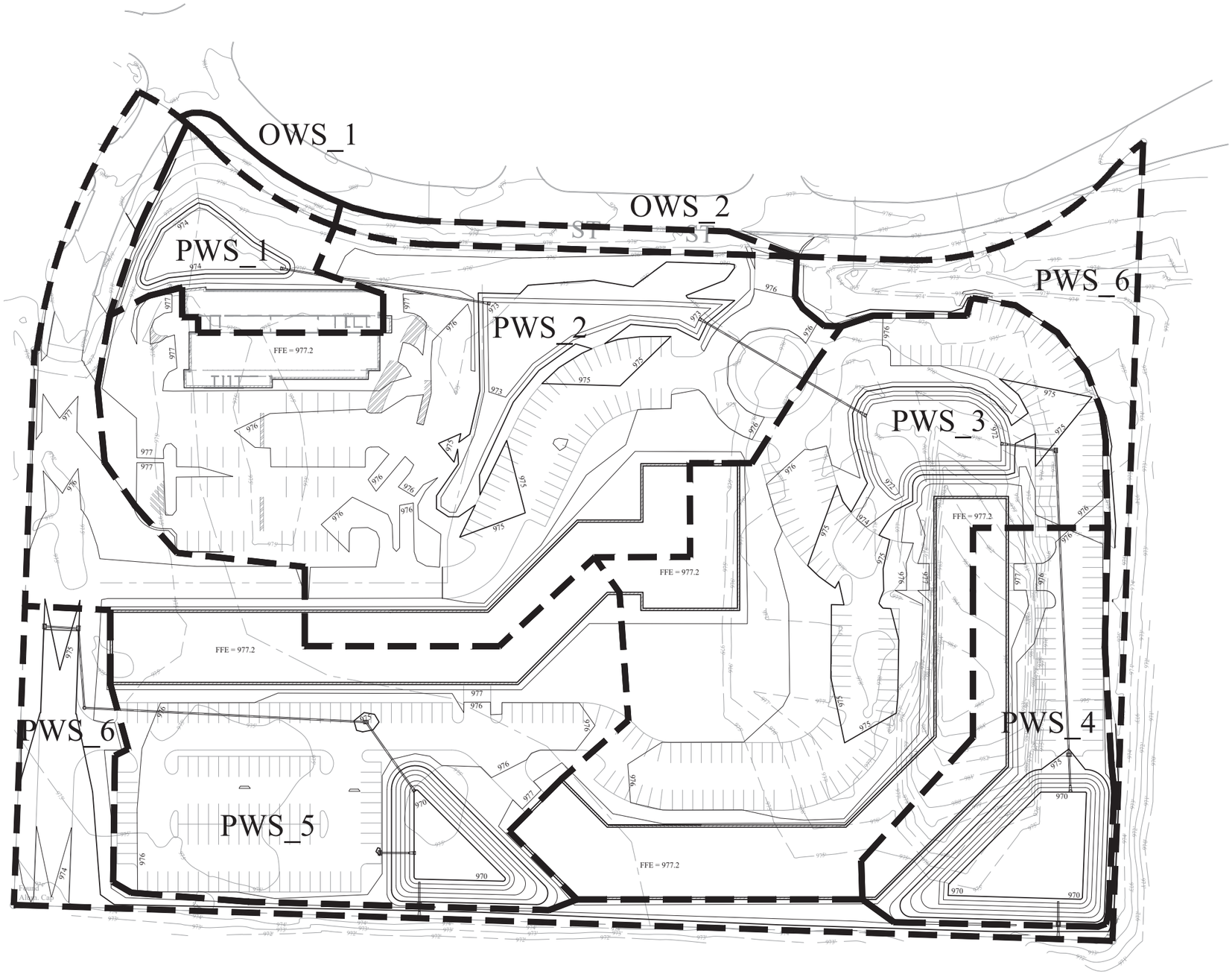
LICENSED PROFESSIONAL ENGINEER
ANDREW L. RECH
P25096
2/9/2021
IOWA

Existing Conditions

# Exhibit A

# LAKE MANAWA CENTRE SUBDIVISION, REPLAT 3

PRELIMINARY PLAN




N
W E
S

50 0 50 100
scale 25 feet

FoleyShald ENGINEERING
3803 N 153RD STREET, SUITE 203 | OMAHA, NE 68116

REVISIONS

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

Lake Manawa Centre Subdivision, Replat 3

Council Bluffs, Iowa

FSE #: 025.001

February 9, 2021

LICENSED PROFESSIONAL ENGINEER
ANDREW L. RECH
P25096
2/9/2021
IOWA

Grading & Drainage Plan

# Exhibit B

# LAKE MANAWA CENTRE SUBDIVISION, REPLAT 3

PRELIMINARY PLAN




FoleyShald ENGINEERING
3803 N 153RD STREET, SUITE 203 | OMAHA, NE 68116

REVISIONS

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

Lake Manawa Centre
Subdivision, Replat 3

Council Bluffs, Iowa

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February 9, 2021

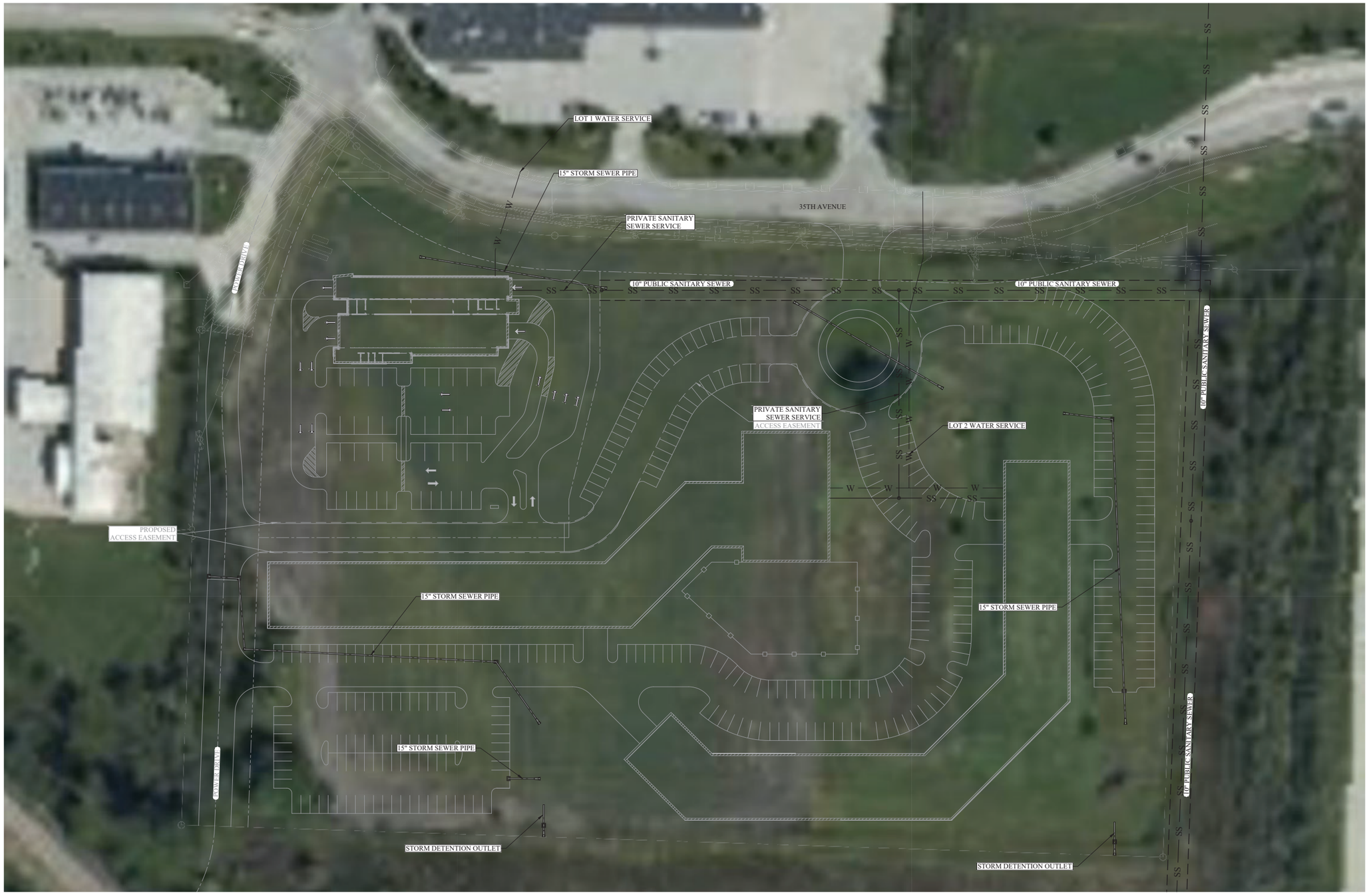
LICENSED PROFESSIONAL ENGINEER
ANDREW L. RECH
P25096
2/9/2021
IOWA

Utility Plan

Exhibit C1

# LAKE MANAWA CENTRE SUBDIVISION, REPLAT 3

PRELIMINARY PLAN




N
W E
S

scale 50 0 50 100 feet
25

FoleyShald ENGINEERING
3803 N 153RD STREET, SUITE 203 | OMAHA, NE 68116

REVISIONS

| NUMBER | DATE | DESCRIPTION |
|---|---|---|

Lake Manawa Centre Subdivision, Replat 3

Council Bluffs, Iowa

FSE #: 025.001

February 9, 2021

LICENSED PROFESSIONAL ENGINEER
ANDREW L. RECH
P25096
2/9/2021
IOWA

Utility Plan

Exhibit C2