Attachment D

LAKE MANAWA CENTRE
ROCKET CARWASH

COMMERCIAL DEVELOPMENT PLANS

COUNCIL BLUFFS, IOWA

ENGINEER
FOLEYSHALD ENGINEERING, LLC
3803 N. 153RD STREET, SUITE 203
OMAHA, NEBRASKA 68154

DEVELOPER
CITY+VENTURES
222 S 15TH ST #1404S
OMAHA, NE 68102

SURVEYOR
CATLETT LAND SURVEYING
BENNET, NEBRASKA
(402) 217-5816

LEGEND

- EXISTING PAVEMENT
- ST — ST — EXISTING STORM SEWER
- SS — SS — EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- GAS — GAS — EXISTING GAS MAIN
- W — W — EXISTING WATER MAIN
- OHE — OHE — EXISTING OVERHEAD ELECTRIC
- CTV — CTV — EXISTING TV LINE
- EXISTING EASEMENT
- EXISTING POWER POLE
- PROPOSED CURB LINE
- PROPOSED STORM SEWER
- SS — SS — PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- W — W — PROPOSED WATER SERVICE
- PROPOSED PROPERTY LINE
- PROPOSED CURB LINE
- (S) PROPOSED SANITARY MANHOLE
- (STM) PROPOSED STORM MANHOLE
- (SB) PROPOSED STILLING BASIN
- (ST) PROPOSED AREA INLET
- PROPOSED CURB INLET



INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	LAYOUT & LANDSCAPING PLAN
4	OVERALL UTILITY PLAN
5	UTILITY PLAN
6	GRADING & EROSION CONTROL

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REVISIONS

NUMBER	DATE	DESCRIPTION

Lake Manawa Centre
Rocket Carwash

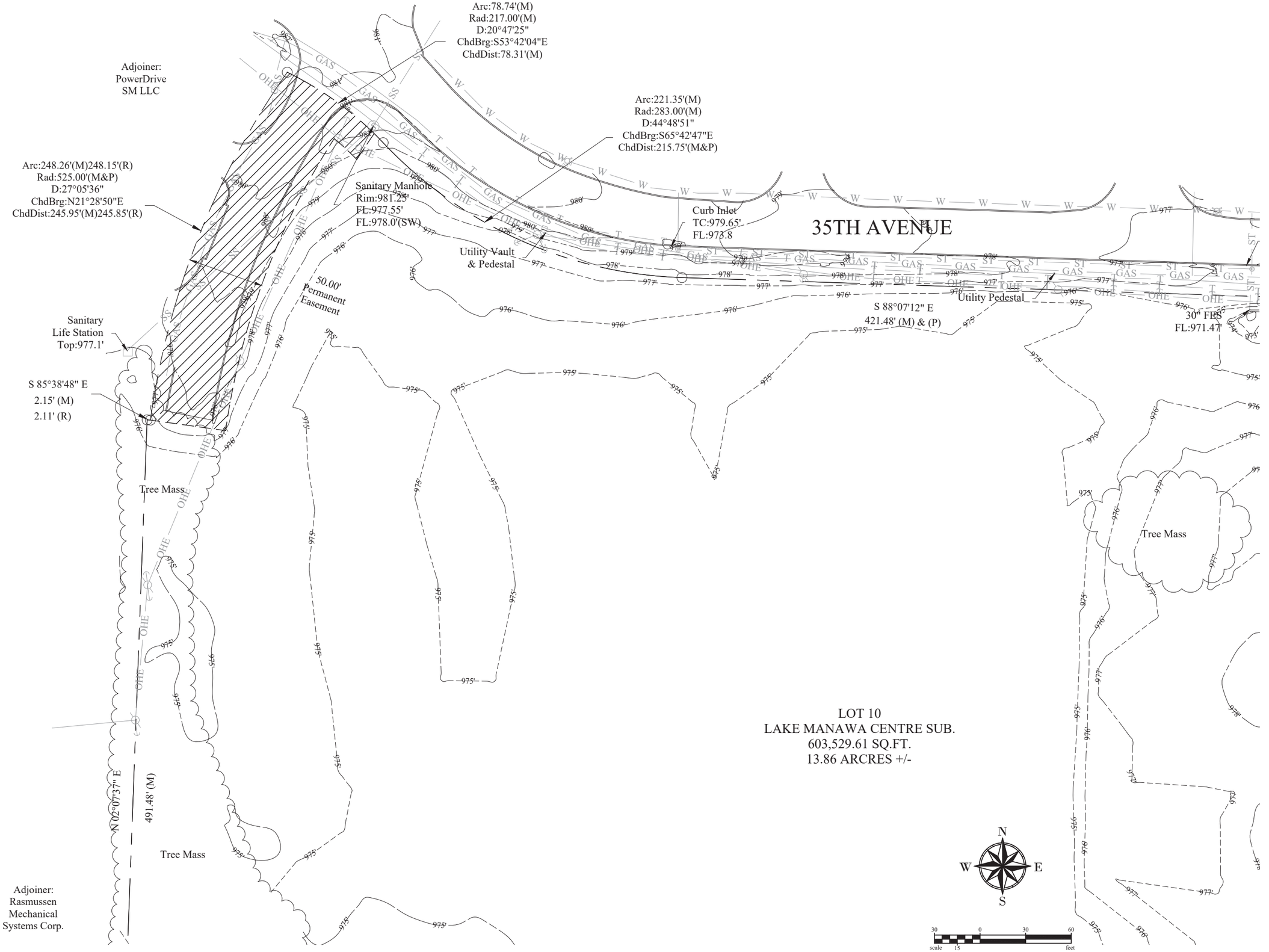
Council Bluffs, Iowa

FSE #: 025.001

Feb. 9, 2021

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

Cover Sheet



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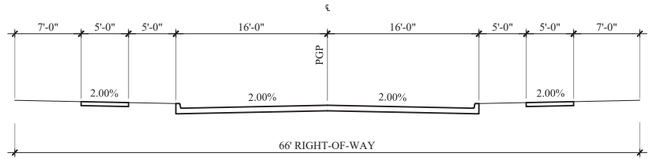
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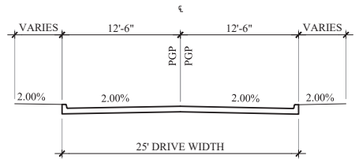
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Existing Conditions

ACCEPTABLE ORNAMENTAL TREES/SHRUBS				
LOCATION	BOTANICAL NAME	COMMON NAME	SIZE & METHOD OF HANDLING	DESIGN HEIGHT & SPREAD
STREET TREE / ON-SITE	MAGNOLIA GRANDIFLORA	MAGNOLIA	2 ½" CAL. B & B	20' HEIGHT, 20' SPREAD
	CRATAEGUS CRUS-GALLI	HAWTHORN (THORNLESS)	2" CAL. B & B	25' HEIGHT, 20' SPREAD
	NYSSA SYLVATICA	BLACK GUM	2" CAL. B & B	25' HEIGHT, 30' SPREAD
	BUXUS SEMPERVIRENS	DWARF ENGLISH BOXWOOD	½" CAL. B & B	3' HEIGHT, 3' SPREAD



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



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

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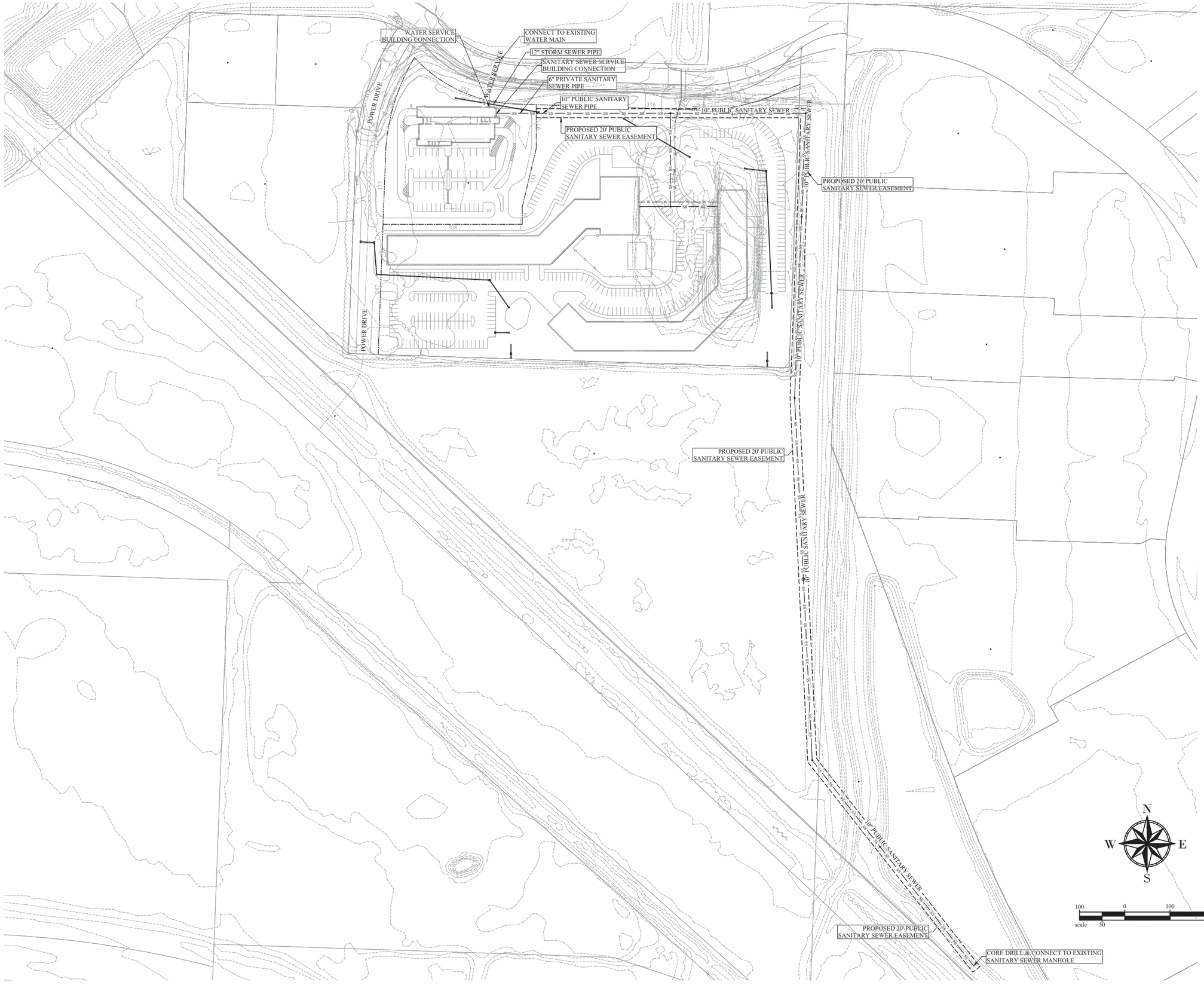
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Layout & Landscaping Plan



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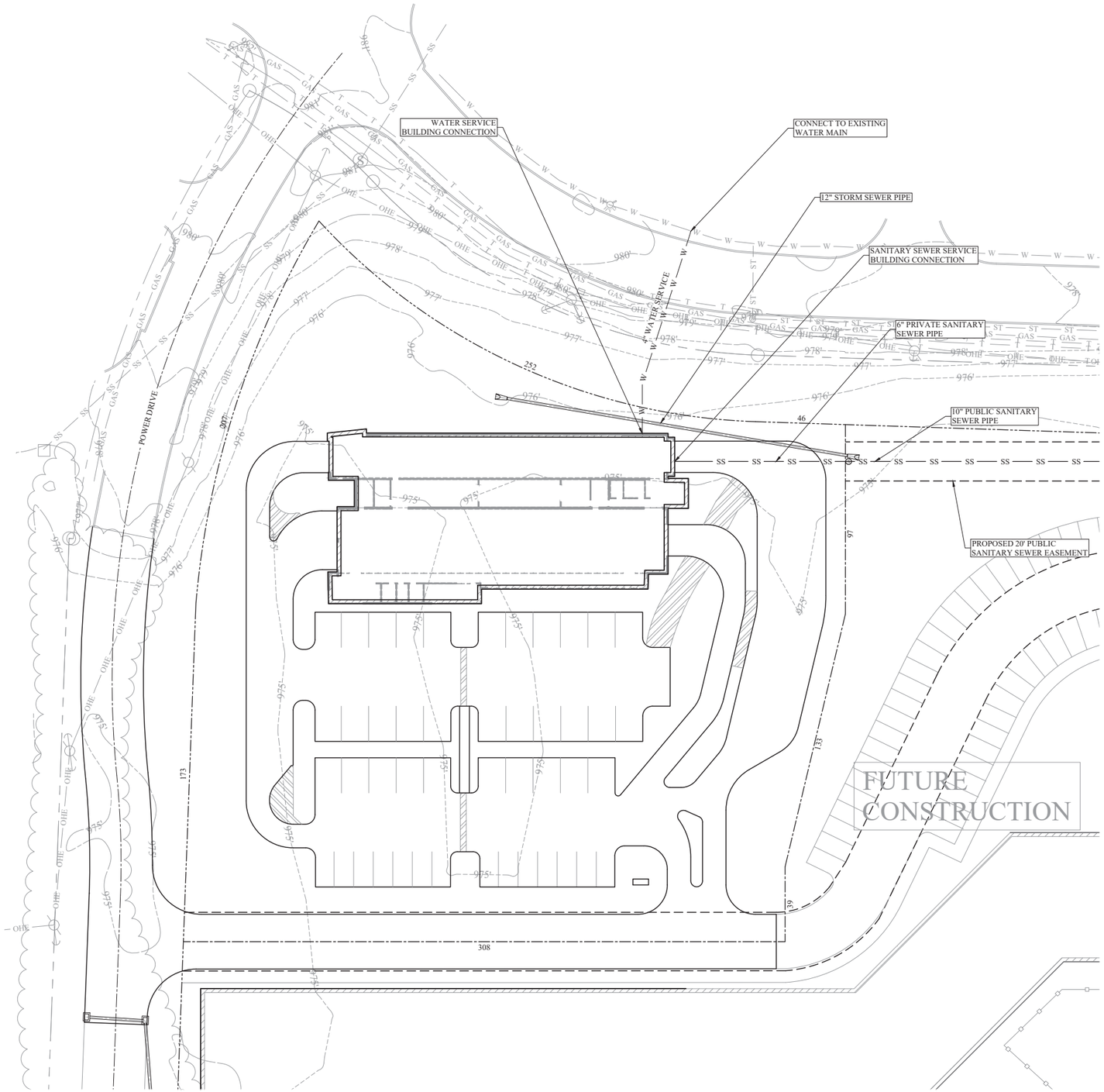
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Overall Utility Plan





30 0 30 60
scale 15 feet

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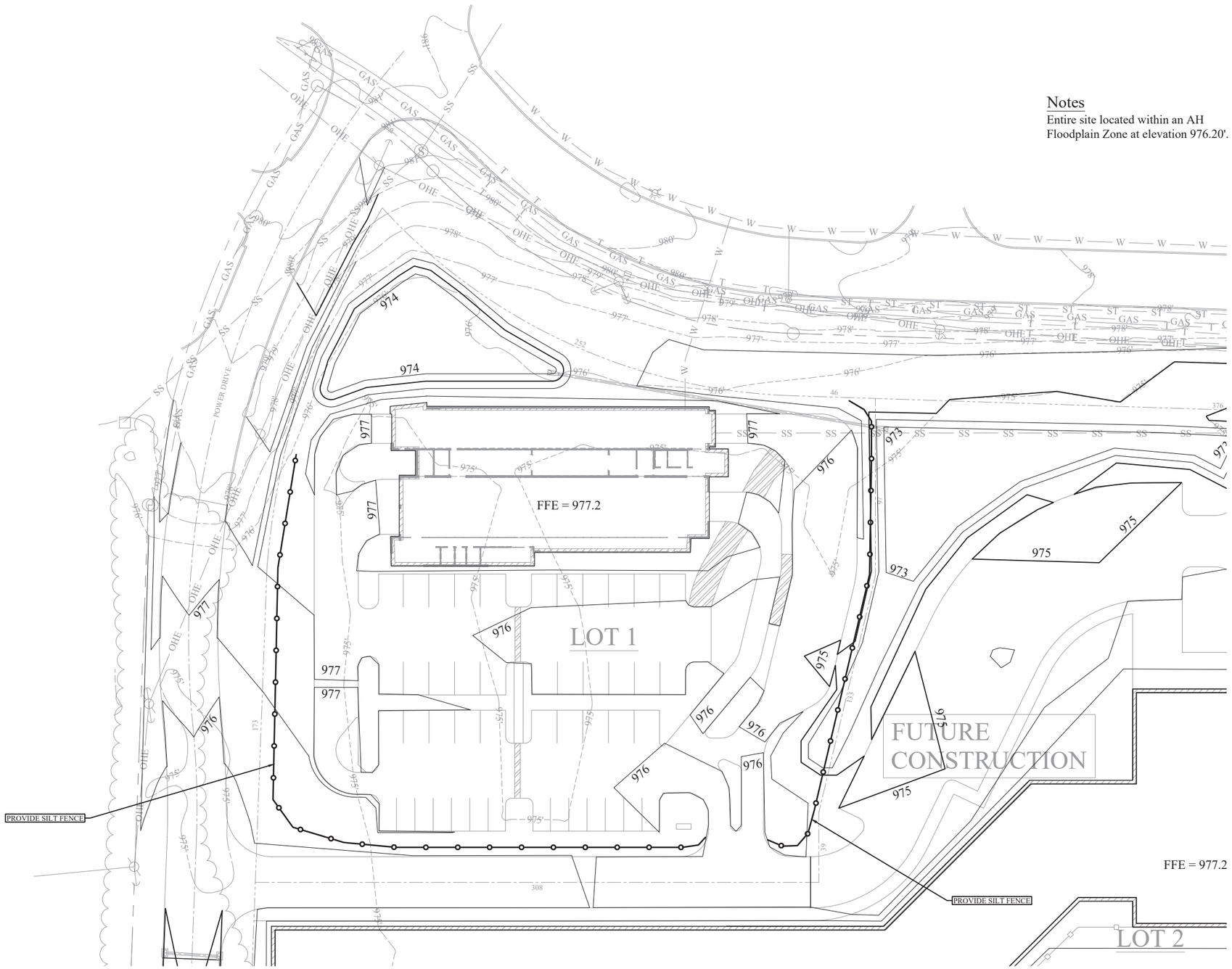
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Utility Plan



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Grading & Erosion Control