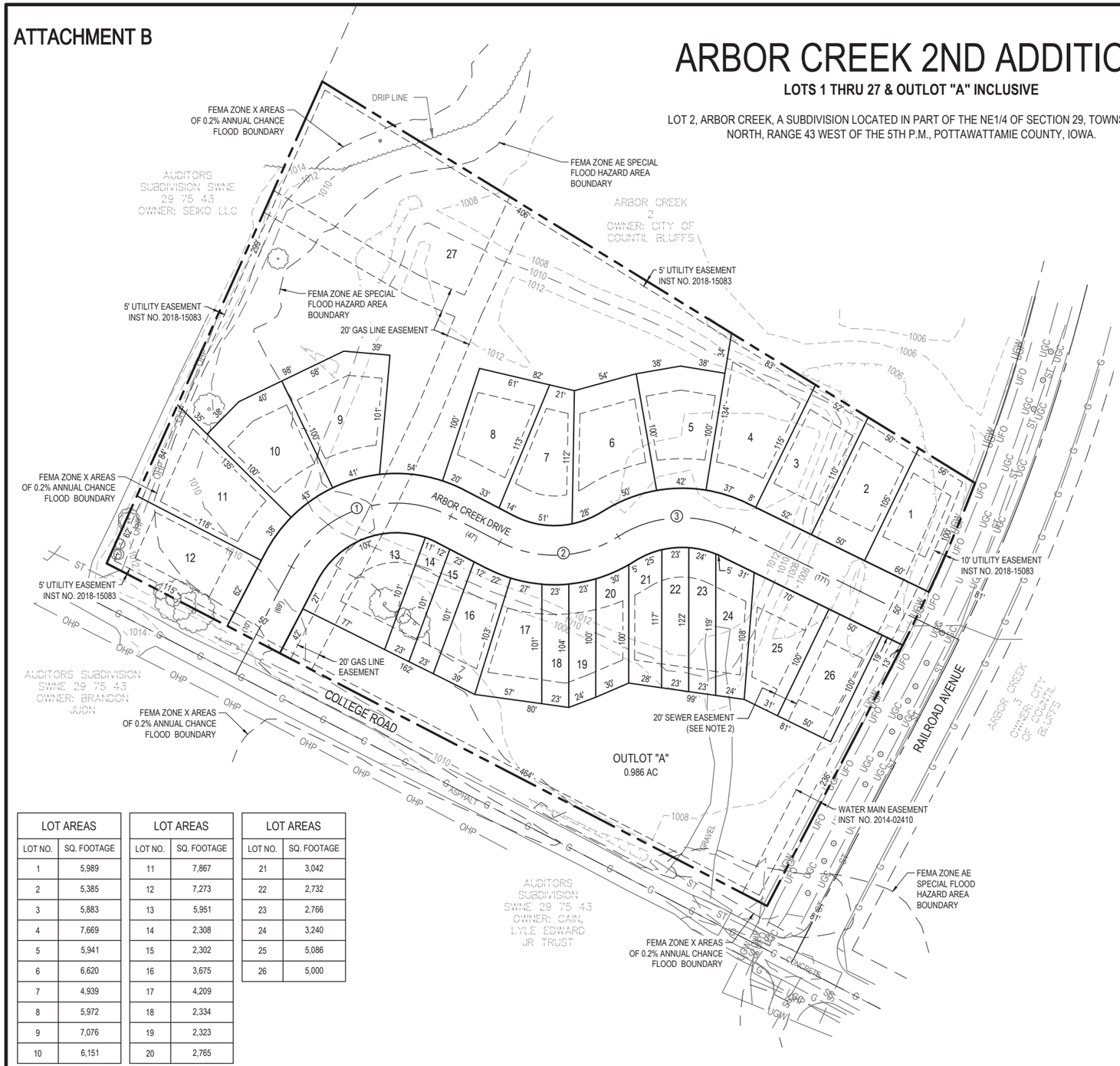
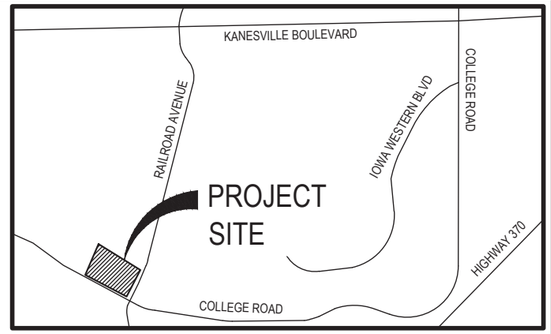
ATTACHMENT B

ARBOR CREEK 2ND ADDITION

LOTS 1 THRU 27 & OUTLOT "A" INCLUSIVE

LOT 2, ARBOR CREEK, A SUBDIVISION LOCATED IN PART OF THE NE1/4 OF SECTION 29, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.





60 0 60

1 inch = 60 ft.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- SETBACK LINE
- EXIST. MAJOR CONTOURS
- EXIST. MINOR CONTOURS
- GAS LINE
- WATER LINE (UNDERGROUND)
- POWER LINE (OVERHEAD)
- POWER LINE (UNDERGROUND)
- COMMUNICATION LINE (UNDERGROUND)
- SANITARY SEWER LINE
- STORM SEWER LINE
- FIBER OPTICS LINE (UNDERGROUND)

CENTERLINE CURVE TABLE	
CURVE	RADIUS
1	100.00'
2	100.00'
3	100.00'

LOT AREAS	
LOT NO.	SQ. FOOTAGE
1	5,989
2	5,385
3	5,883
4	7,669
5	5,941
6	6,620
7	4,939
8	5,972
9	7,076
10	6,151

LOT AREAS	
LOT NO.	SQ. FOOTAGE
11	7,867
12	7,273
13	5,951
14	2,308
15	2,302
16	3,675
17	4,209
18	2,334
19	2,323
20	2,765

LOT AREAS	
LOT NO.	SQ. FOOTAGE
21	3,042
22	2,732
23	2,766
24	3,240
25	5,086
26	5,000

LEGAL DESCRIPTION

LOT 2, ARBOR CREEK, A SUBDIVISION LOCATED IN PART OF THE NE1/4 OF SECTION 29, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 269,659 SQUARE FEET OR 6.191 ACRES, MORE OR LESS.

DEVELOPER	OWNER
ARBOR CREEK, LLC	CITY OF COUNCIL BLUFFS
2023 S 181ST CIRCLE	209 PEARL STREET
OMAHA, NE 68130	COUNCIL BLUFFS, IOWA 51503

ZONING:

EXISTING	A-2	
PROPOSED:	R-2, LOTS 1 THRU 27	4.788 AC
	R-2 OUTLOT "A"	0.683 AC
	PROPOSED RIGHT-OF-WAY	0.720 AC
	TOTAL	6.191 AC

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO COLLEGE ROAD OR TO RAILROAD DRIVE FROM ANY LOTS ABUTTING SAID STREETS.
2. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
3. A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "A".

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Date:	03/16/2021
Designed By:	JRS
Drawn By:	TRH
Scale:	1" = 60'
Sheet:	1 of 1

Revisions		
No.	Date	Description

PRELIMINARY PLAT

ARBOR CREEK 2ND ADDITION
LOTS 1 THRU 27 AND OUTLOT "A" INCLUSIVE
COUNCIL BLUFFS, IOWA

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Engineering Answers

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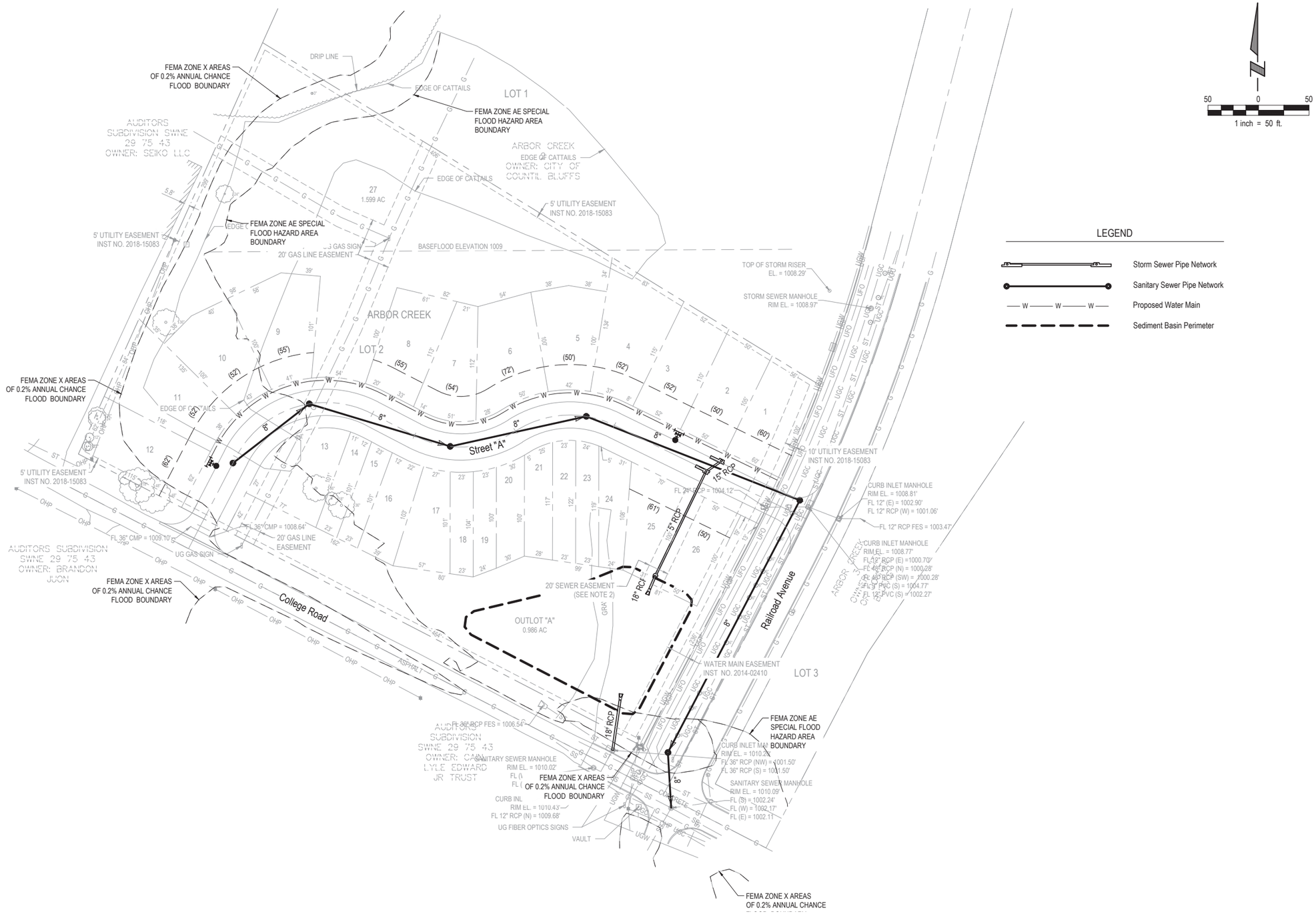
ARBOR CREEK 2nd ADDITION
LOTS 1 THRU 27 AND OUTLOT "A" INCLUSIVE
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GRADING PLAN

Revisions		
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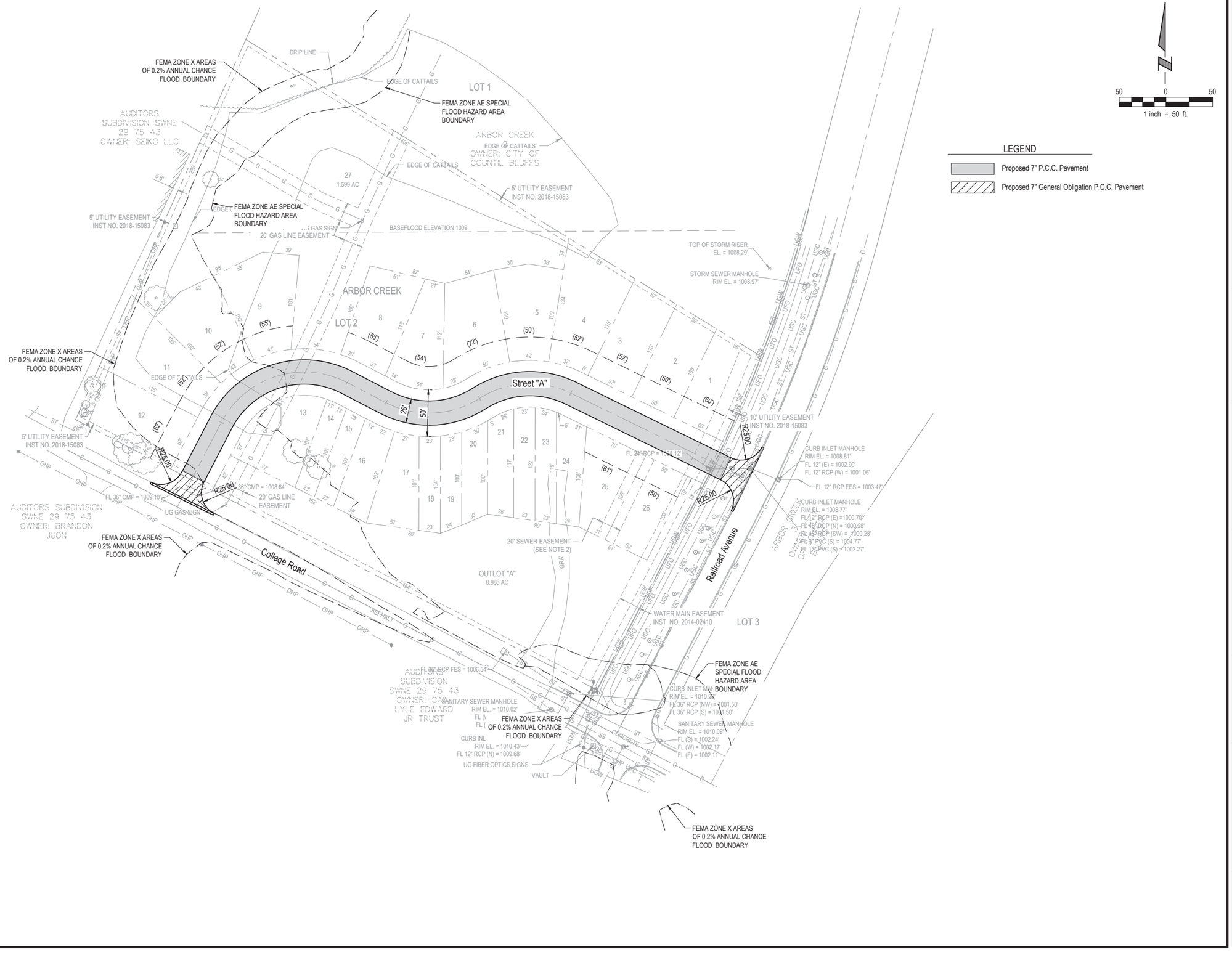
ARBOR CREEK 2nd ADDITION
LOTS 1 THRU 27 AND OUTLOT "A" INCLUSIVE
COUNCIL BLUFFS, IOWA

UTILITY EXHIBIT

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ARBOR CREEK 2nd ADDITION
LOTS 1 THRU 27 AND OUTLOT "A" INCLUSIVE
COUNCIL BLUFFS, IOWA

PAVING EXHIBIT

No.	Revisions	Date
1	Description	

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