

Attachment C

DEVELOPMENT PLAN

EAST FOX RUN SUBDIVISION

RESIDENTIAL OVERLAY OF LOTS 1 THRU 30 INCLUSIVE AND OUTLOT A

This drawing is to be used only for the project for which it is prepared. It is not to be used for any other project without the express written consent of the engineer. The engineer assumes no responsibility for any damage or injury to persons or property resulting from the use of this drawing for any other project without the express written consent of the engineer.

hgm
ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IA
PHONE: 712-322-0510

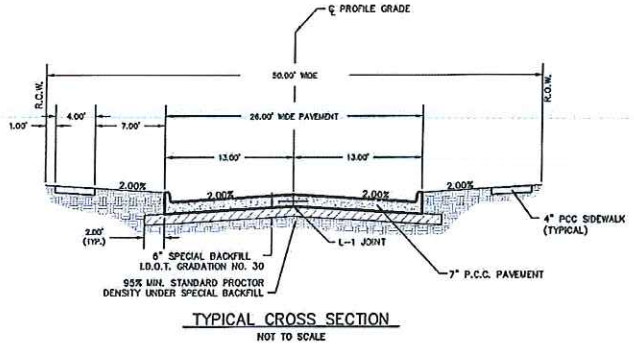
DATE	BY	REVISION

PROJECT: EAST FOX RUN SUBDIVISION

CLIENT: WESTERN IOWA LAND DEVELOPMENT, L.L.C.
P.O. BOX 683, AVOCA, IOWA 51521

SHEET: TITLE SHEET

PROJECT NO. 108217
SHEET A.01

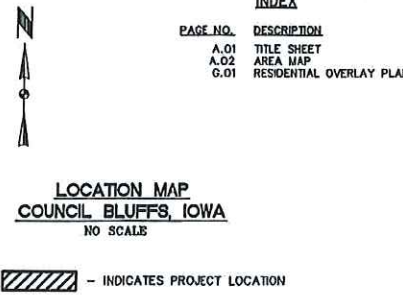
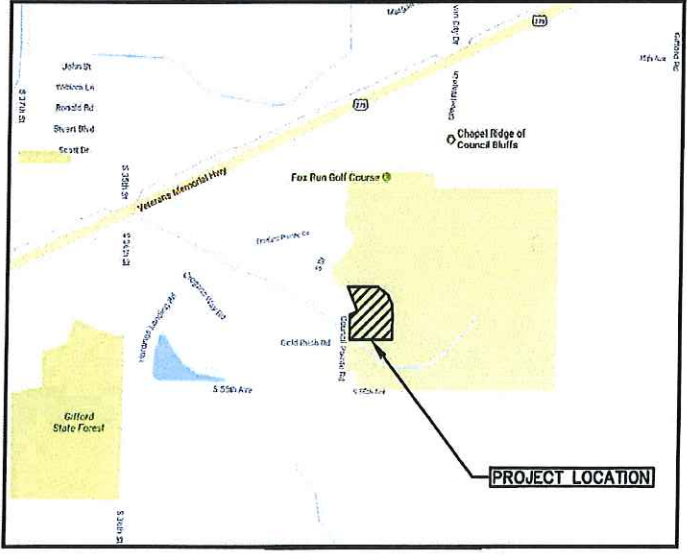


TYPICAL CROSS SECTION
NOT TO SCALE

VERTICAL CONTROL

NAVD '88
BENCH MARK OF ORIGIN: NGS D132 RESET, 1948 ELEV. = 975.39

1.2 MILES WEST FROM MANAWA PARK, 1.25 MILES WEST ALONG U.S. HIGHWAY 275 FROM THE MANAWA PARK SCHOOL AND THE CROSSING OF U.S. HIGHWAY 275 AND STATE HIGHWAY 192 AT MANAWA PARK, AT THE FIRST CURVE IN U.S. HIGHWAY 275 WEST OF MANAWA PARK SCHOOL, IN THE NORTHEAST QUARTER OF THE INTERSECTION OF A DIRT ROAD WHICH LEADS NORTH ALONG THE EAST EDGE OF INDIAN CREEK DITCH, 32.8 FEET EAST OF THE CENTER LINE OF THE DIRT ROAD, 71.4 FEET NORTH OF THE CENTER LINE OF THE HIGHWAY MEASURED FROM 14.0780' POINT 150.0 FEET WEST OF THE EAST END OF THE CURVE, 0.25 MILE NORTHEAST OF A JUNCTION OF A ROAD LEADING TO THE RADIO TRANSMISSION TOWERS OF KOHL, 1.0 FOOT NORTHWEST OF AN IRON FENCE CORNER POST, 1.0 FOOT SOUTH OF A 4 X 4 REFERENCE POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND AND IS ABOUT 7.0 FEET BELOW THE SURFACE OF THE HIGHWAY.



CURRENT OWNER/DEVELOPER:

WESTERN IOWA LAND DEVELOPMENT, L.L.C.
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 A-1
PROPOSED ZONING OF PROPOSED TOWNHOME SUBDIVISION IS CLASS R-2/PR, CITY FOR LOTS 1-30 AND OUTLOT A.

EXISTING FLOOD PLAIN:

MISSOURI RIVER FLOOD PLAIN ZONE X - AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.
NO FLOODWAY OR FRINGE ENCROACHMENT

STORM WATER DETENTION:

CONSTRUCTION OF NEW DETENTION IN ACCORDANCE WITH SUDAS DESIGN STANDARDS.

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.
1.26 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, 2018, AND CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS 2018, SHALL APPLY TO THIS PROJECT.

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.

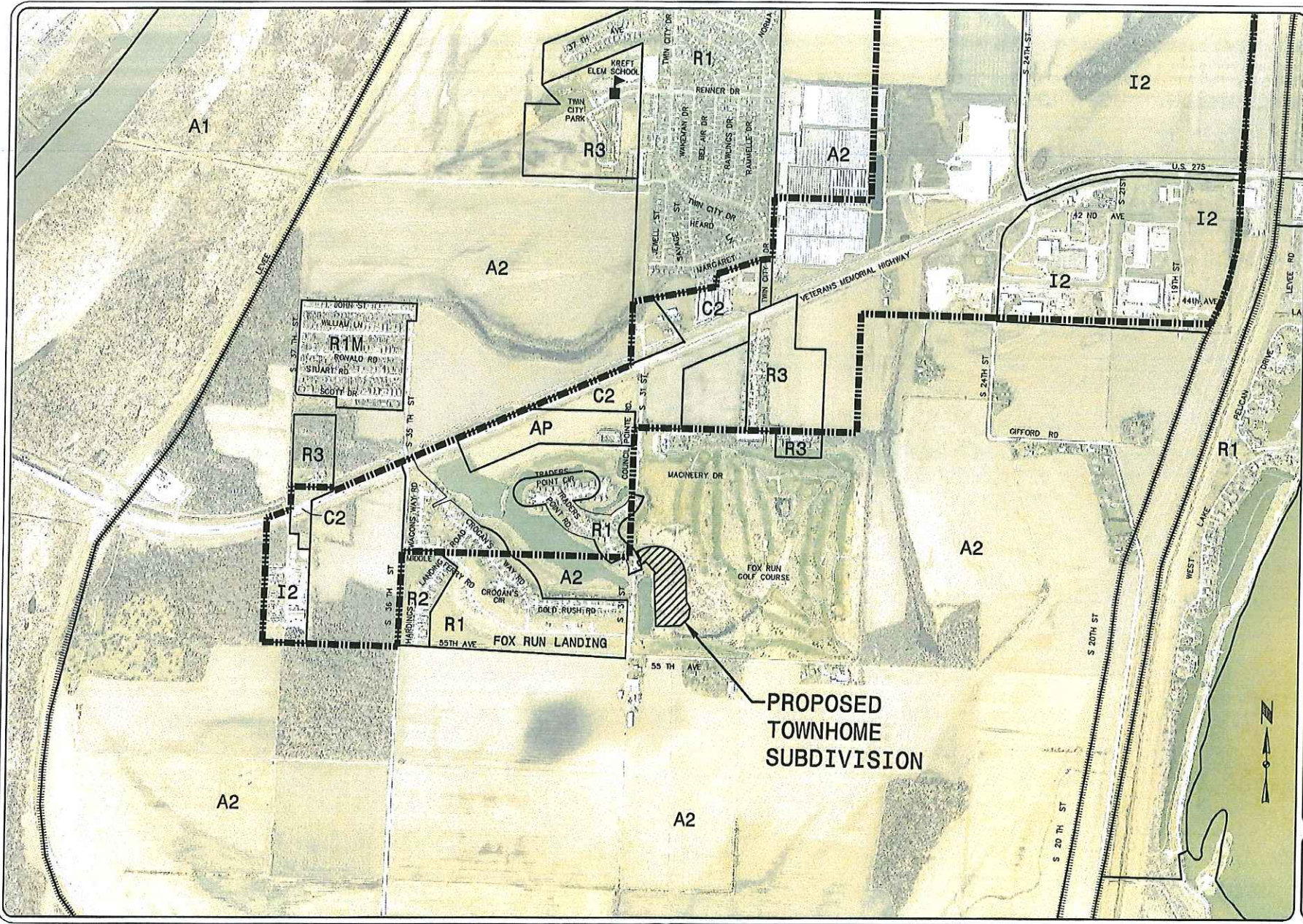
JOHN E. JORGENSEN 1/16/18

My license renewal date is December 31, 2019.

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

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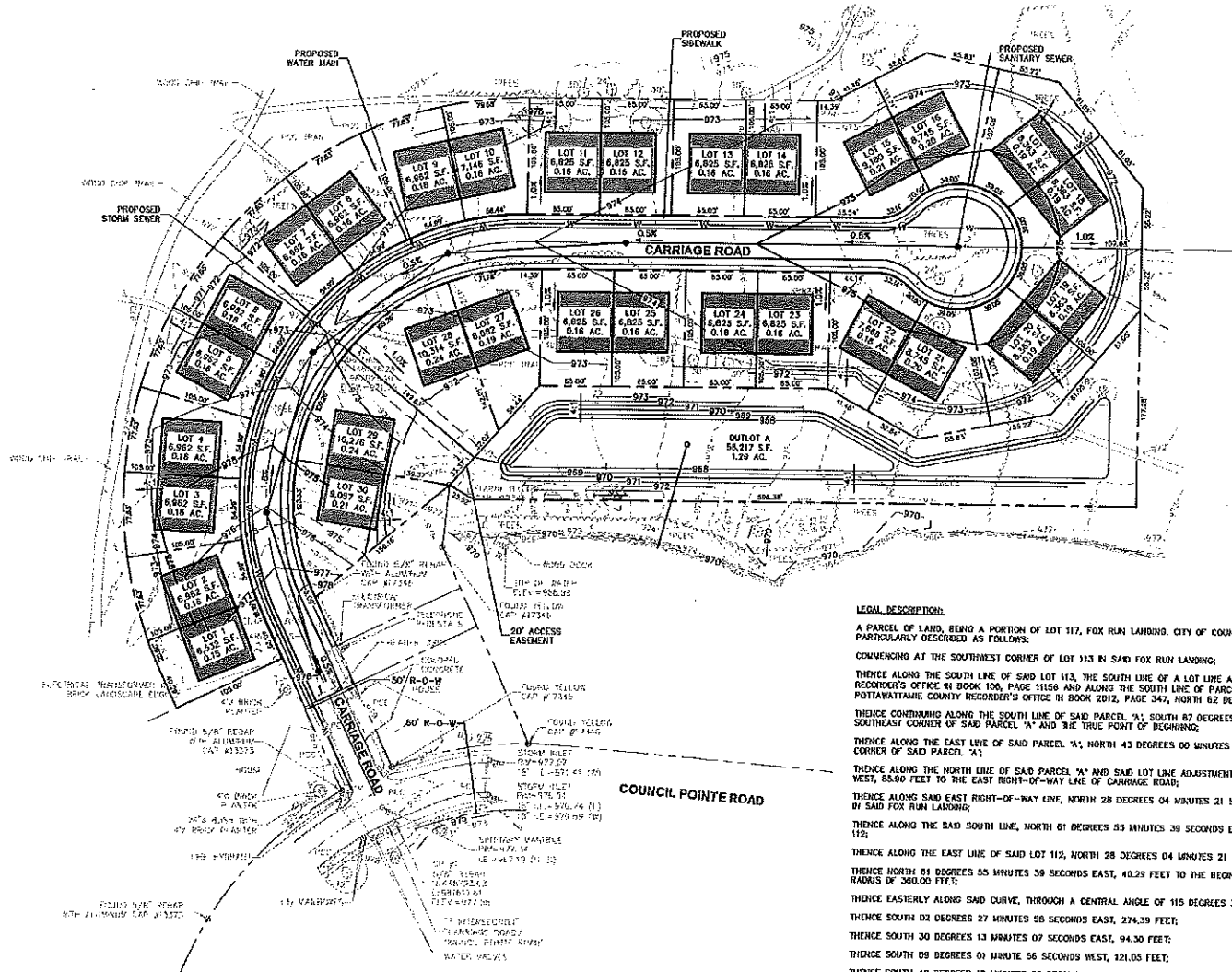
hgm
 ASSOCIATES INC.
 640 FIFTH AVENUE COUNCIL BLUFFS, IA
 PHONE: 712-323-0530

DATE	DESCRIPTION

Project: **EAST FOX RUN SUBDIVISION**
 Client: **WESTERN IOWA LAND DEVELOPMENT, L.L.C.**
 File: **108217_A02.dwg**
 Date: **JUN 20 2018**
 Sheet: **AREA MAP**

Project no.: **108217**
 Sheet: **A.02**

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LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF LOT 117, FOX RUN LANDING, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 113 IN SAID FOX RUN LANDING;

THENCE ALONG THE SOUTH LINE OF SAID LOT 113, THE SOUTH LINE OF A LOT LINE ADJUSTMENT IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE IN BOOK 180, PAGE 11558 AND ALONG THE SOUTH LINE OF PARCEL 'A' AS SHOWN ON A PLAT OF SURVEY RECORDED IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE IN BOOK 2012, PAGE 347, NORTH 62 DEGREES 41 MINUTES 03 SECONDS EAST, 183.52 FEET;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL 'A', SOUTH 87 DEGREES 30 MINUTES 34 SECONDS EAST, 55.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A' AND 3/4 TRUE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID PARCEL 'A', NORTH 43 DEGREES 00 MINUTES 10 SECONDS WEST, 156.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'A';

THENCE ALONG THE NORTH LINE OF SAID PARCEL 'A' AND SAID LOT LINE ADJUSTMENT, SOUTH 81 DEGREES 55 MINUTES 39 SECONDS WEST, 85.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARRIAGE ROAD;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 28 DEGREES 04 MINUTES 21 SECONDS WEST, 50.00 FEET TO THE SOUTH LINE OF LOT 112 IN SAID FOX RUN LANDING;

THENCE ALONG THE SAID SOUTH LINE, NORTH 61 DEGREES 55 MINUTES 39 SECONDS EAST, 48.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 112;

THENCE ALONG THE EAST LINE OF SAID LOT 112, NORTH 28 DEGREES 04 MINUTES 21 SECONDS WEST, 133.16 FEET;

THENCE NORTH 01 DEGREES 55 MINUTES 39 SECONDS EAST, 40.29 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 360.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 115 DEGREES 38 MINUTES 22 SECONDS, 726.38 FEET;

THENCE SOUTH 02 DEGREES 27 MINUTES 56 SECONDS EAST, 274.39 FEET;

THENCE SOUTH 30 DEGREES 13 MINUTES 07 SECONDS EAST, 94.30 FEET;

THENCE SOUTH 09 DEGREES 01 MINUTE 56 SECONDS WEST, 121.05 FEET;

THENCE SOUTH 48 DEGREES 18 MINUTES 59 SECONDS WEST, 122.11 FEET;

THENCE SOUTH 87 DEGREES 32 MINUTES 02 SECONDS WEST, 287.22 FEET;

THENCE NORTH 02 DEGREES 27 MINUTES 56 SECONDS WEST, 595.36 FEET;

THENCE NORTH 27 DEGREES 08 MINUTES 41 SECONDS EAST, 25.52 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 7.81 ACRES, MORE OR LESS.

ASSOCIATES INC.

 640 FIFTH AVENUE COUNCIL BLUFFS, IA

 PHONE: 712-323-0330

DATE	BY	REVISION

PROJECT: **EAST FOX RUN SUBDIVISION**

 CLIENT: **WESTERN IOWA LAND DEVELOPMENT, L.L.C.**

 P.O. BOX 638, ANADA, IOWA 52521

RESIDENTIAL OVERLAY PLAN

PROJECT NO: **108217**

 SCALE: **AS SHOWN**

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