

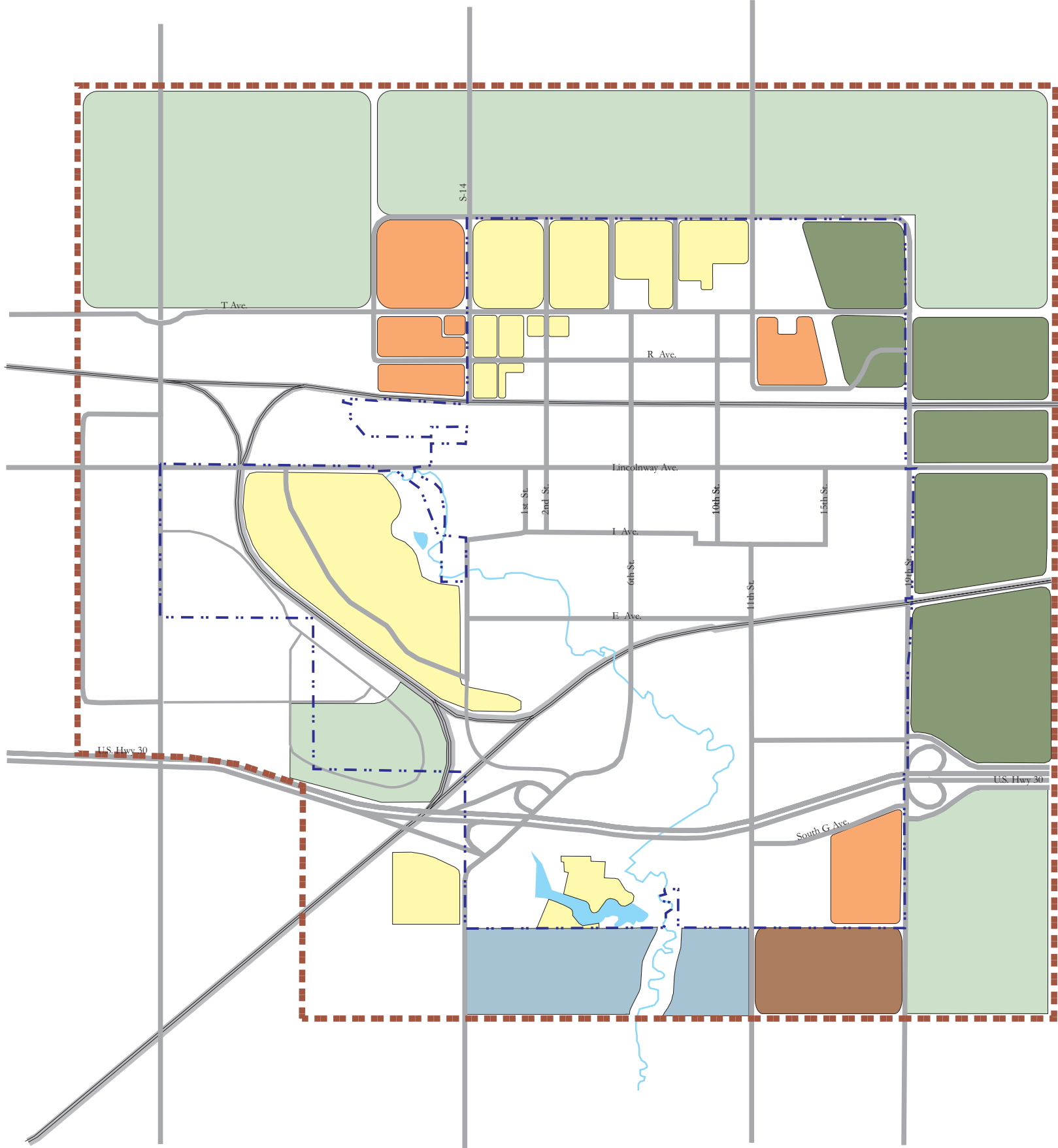
Development Concept
Nevada, Iowa

RDG Crose Gardner Shukert
 Omaha and Des Moines

- 1 Sports Complex
- 2 Nevada Business Park
- 3 Nevada Greenway
- 4 South Park Village
- 5 Drainage District 17 Greenway
- 6 New 19th Street Overpass
- 7 Northeast Community Park
- 8 Northeast Community Park
- 9 Airport Road Overpass
- 10 Indian Ridge Planned Development
- 11 Indian Ridge Parkway
- 12 Lincoln Way Mixed Use Area
- 13 Airport Road Industrial Park

| | |
|--|---------------------------------------|
| | Single-Family Low Density Residential |
| | Moderate / Mixed Density Residential |
| | High Density Residential |
| | Mobile Home Residential |
| | Village Residential |
| | Neighborhood Commercial |
| | Commercial |
| | Downtown |
| | Mixed Use |
| | Business Park |
| | Industrial |

| | |
|--|---------------------------------|
| | Existing Parks / Open Spaces |
| | Proposed Parks / Open Spaces |
| | Public / Semi-Public Facilities |
| | Drainage District 17 |
| | Industrial |
| | Arterial Streets |
| | Proposed Arterial Streets |
| | Collector Streets |
| | Proposed Collector Streets |
| | Proposed Links |
| | Civic Street Corridors |

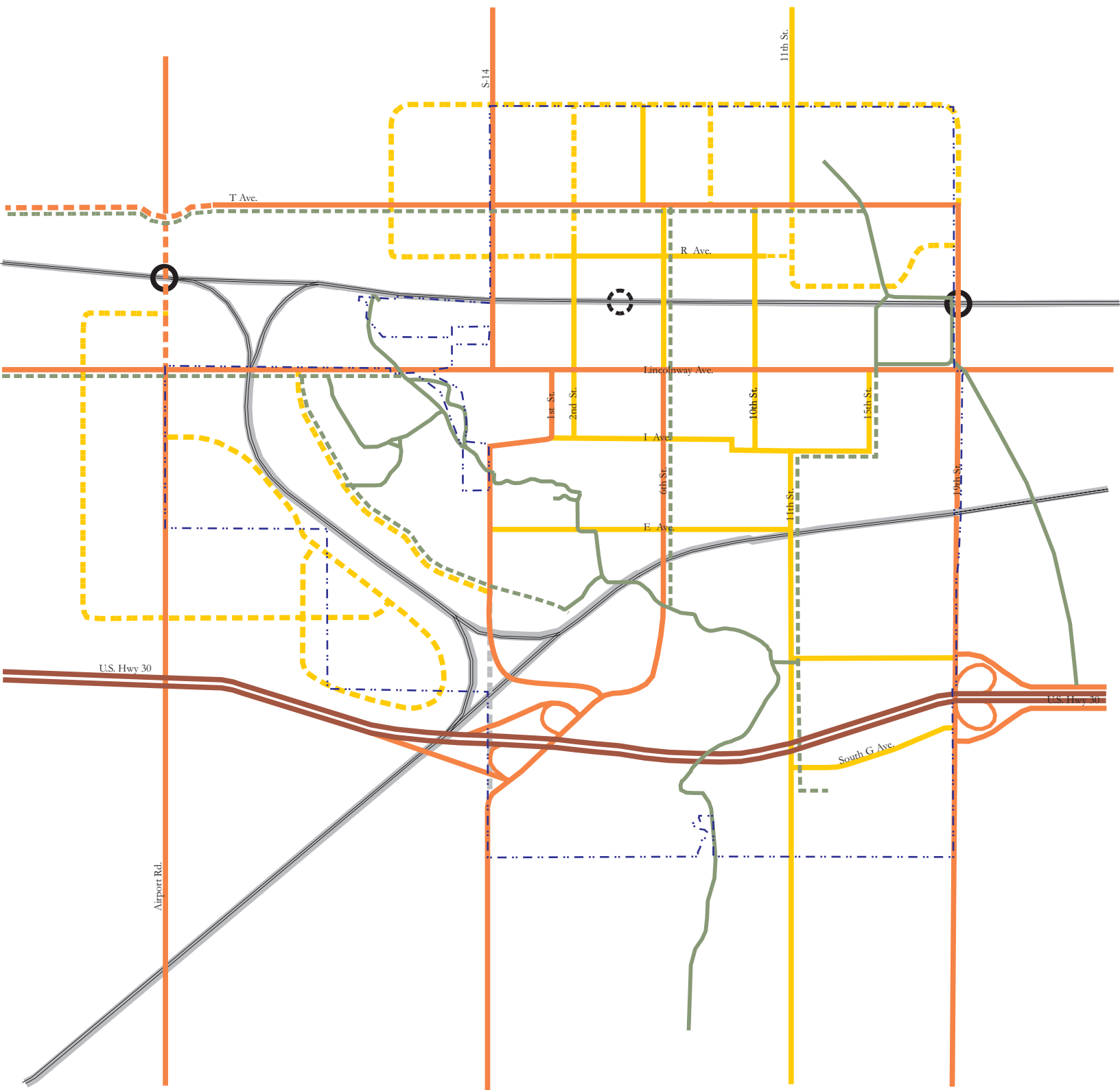


Development Phasing Nevada, Iowa



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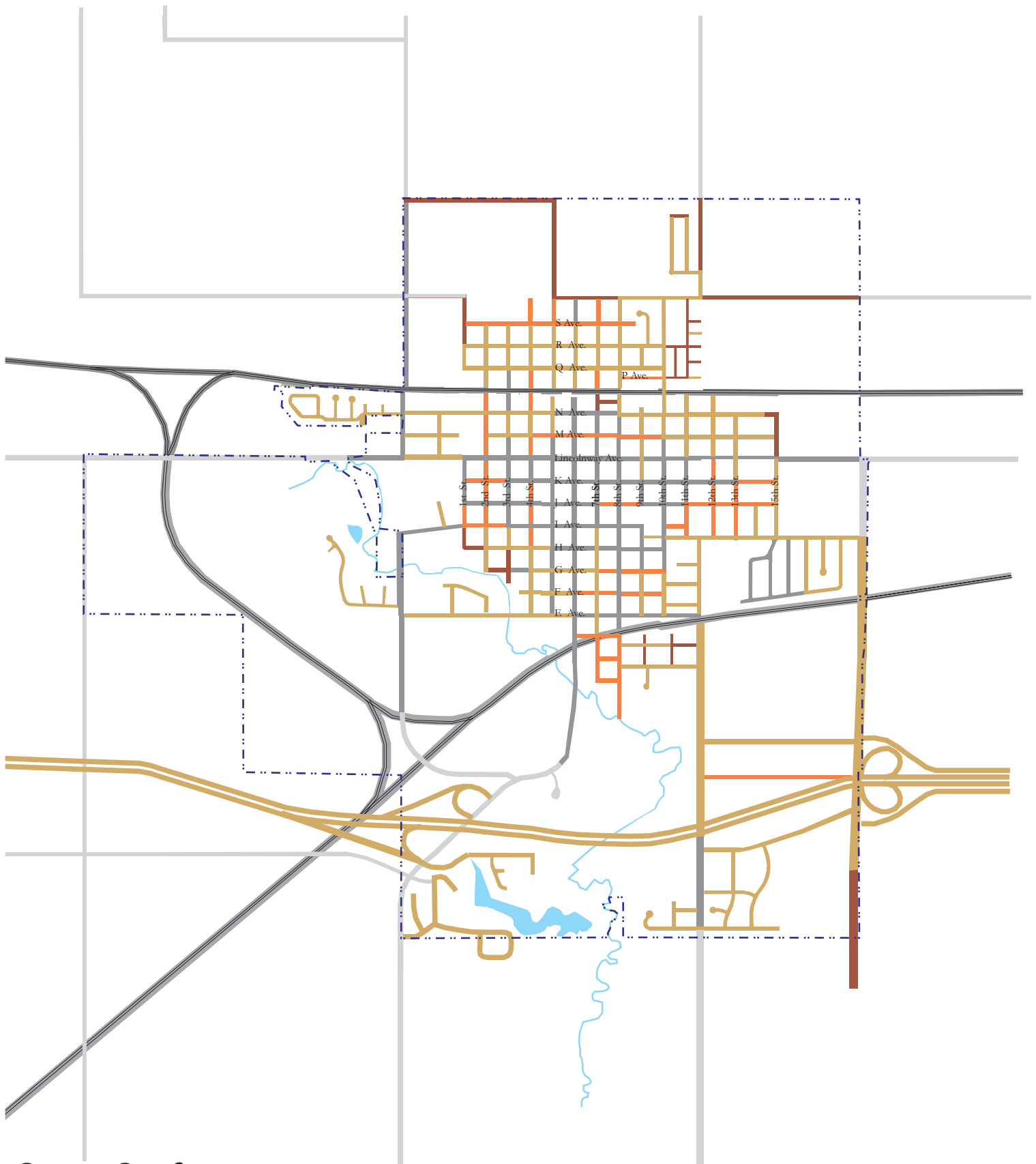
- Phase 1 Development
- Phase 2 Development
- Phase 3 Development
- Drainage District 17 Special Project Area
- Preset Corporate Limits 1998
- Potential Annexation Study Area
- Agricultural Reserve
- Conservation Residential



Transportation Concept Nevada, Iowa

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Omaha and Des Moines

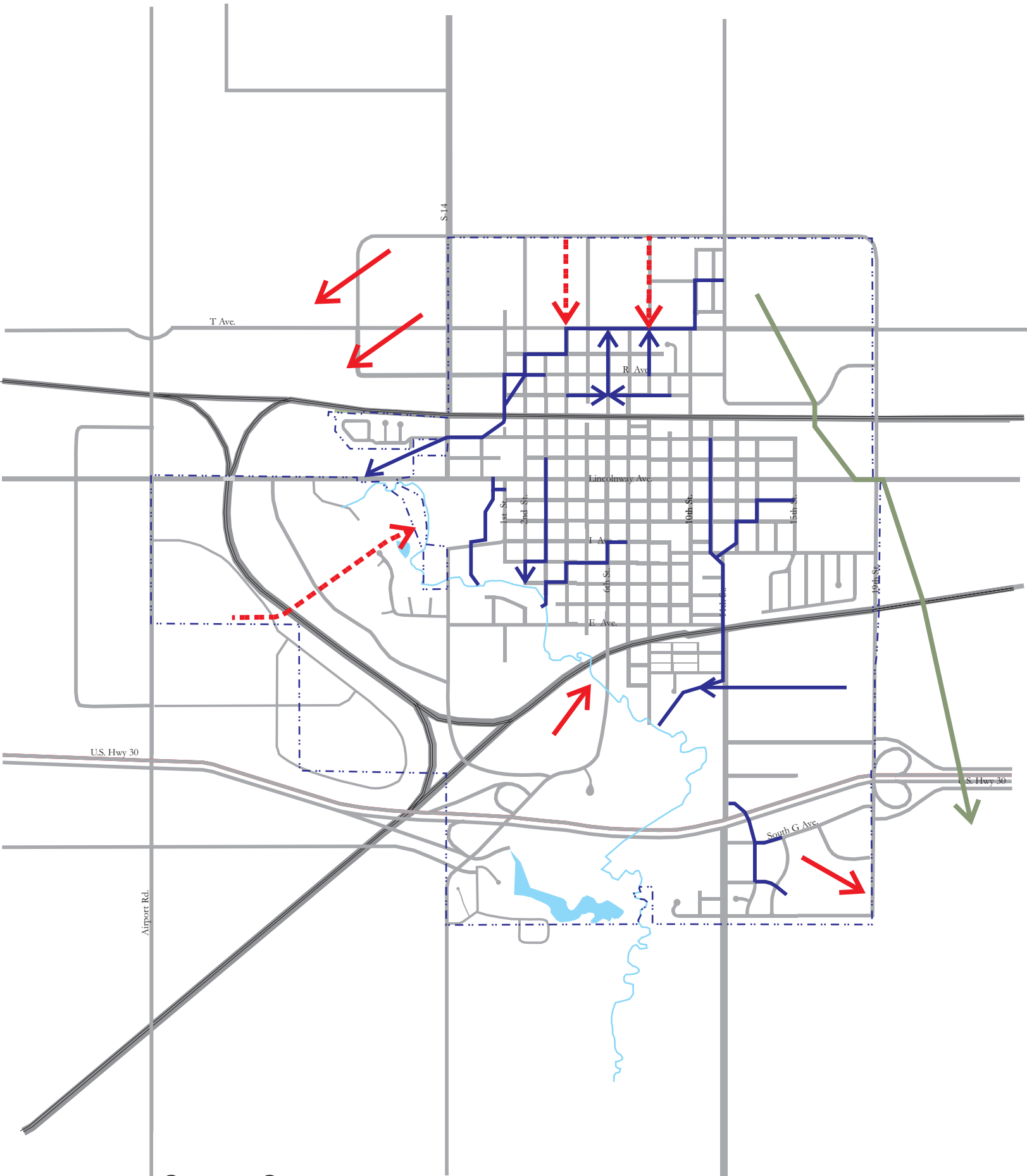
- Freeway
- Existing Arterials
- Proposed Arterials
- Existing Collectors
- Proposed Collectors
- Exclusive Trails
- On-Road Trails / Mixed Mode Corridors
- New Grade Separations
- Potential Grade Crossing Closures
- Roadway Removals



Street Surface Nevada, Iowa

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- Portland Cement Concrete
- Asphalt Concrete
- Seal Coat Surfacing
- Gravel or Dirt

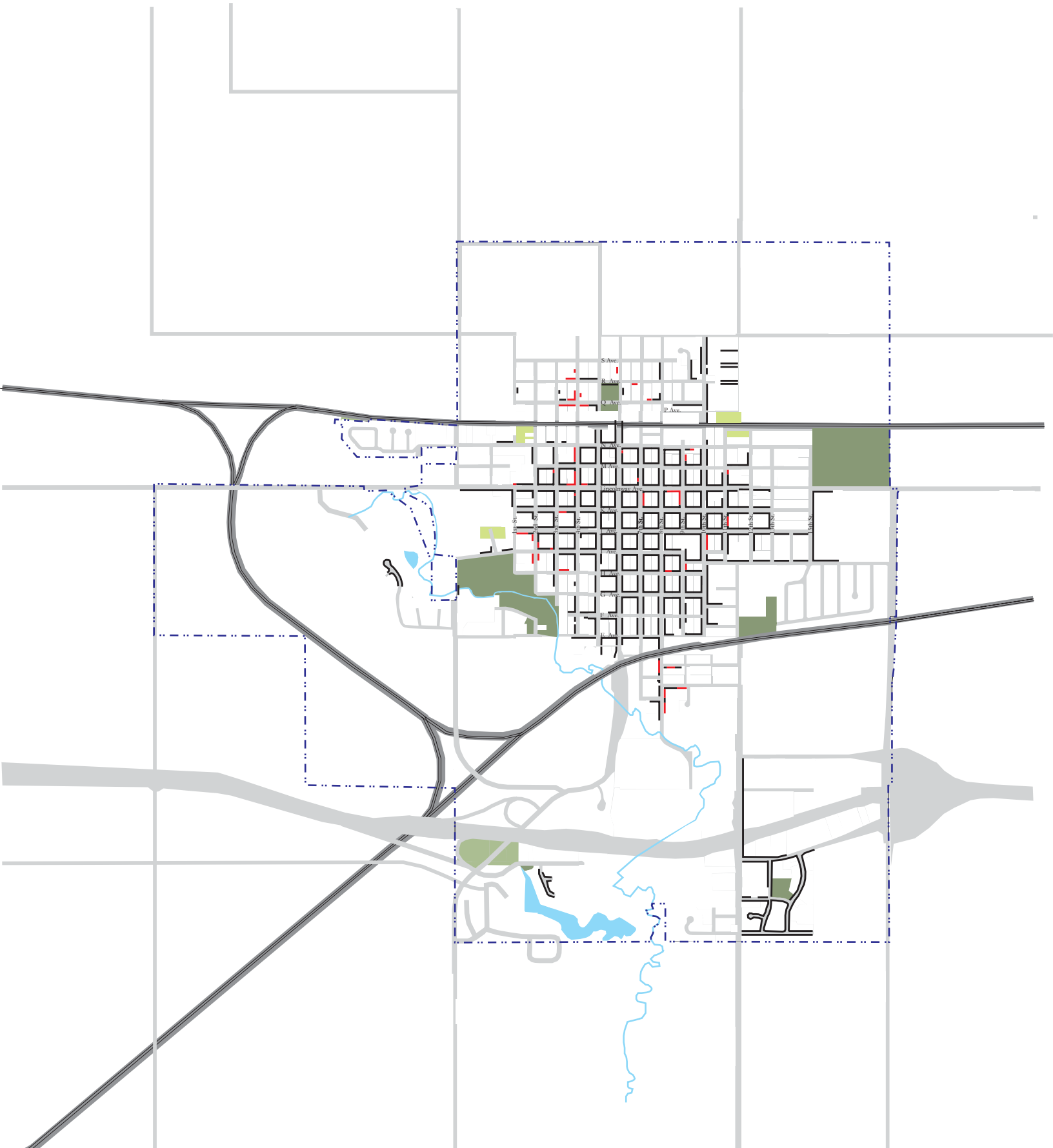


Storm Sewer Nevada, Iowa



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-  Proposed Drainage District 17 Drainageway
-  Existing Major Storm Sewer Lines
-  Proposed Major Storm Sewer Lines
-  Direction for Future Lines

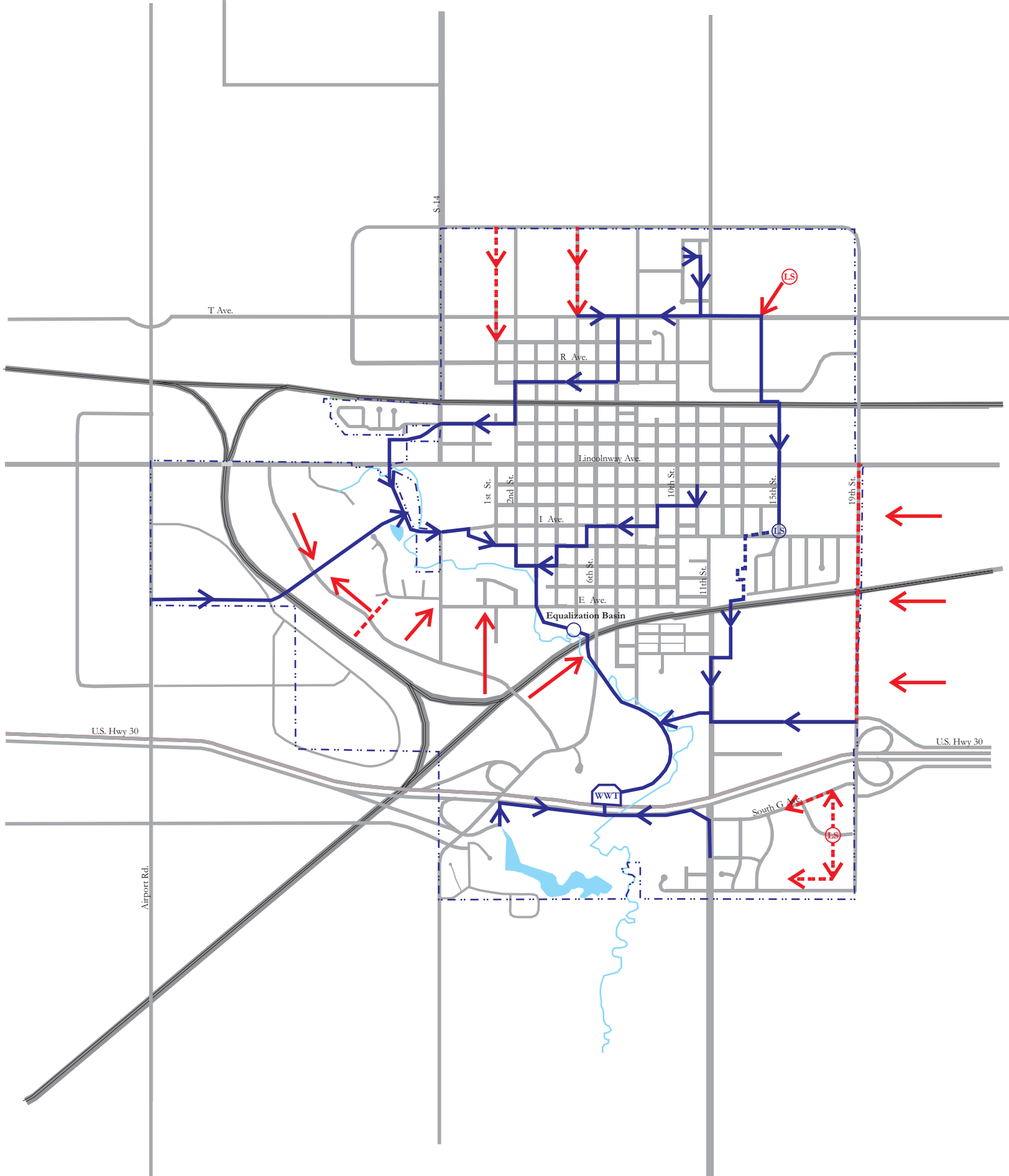


Sidewalk Condition Nevada, Iowa

- Sidewalks in need of repair
- Sidewalks in good condition



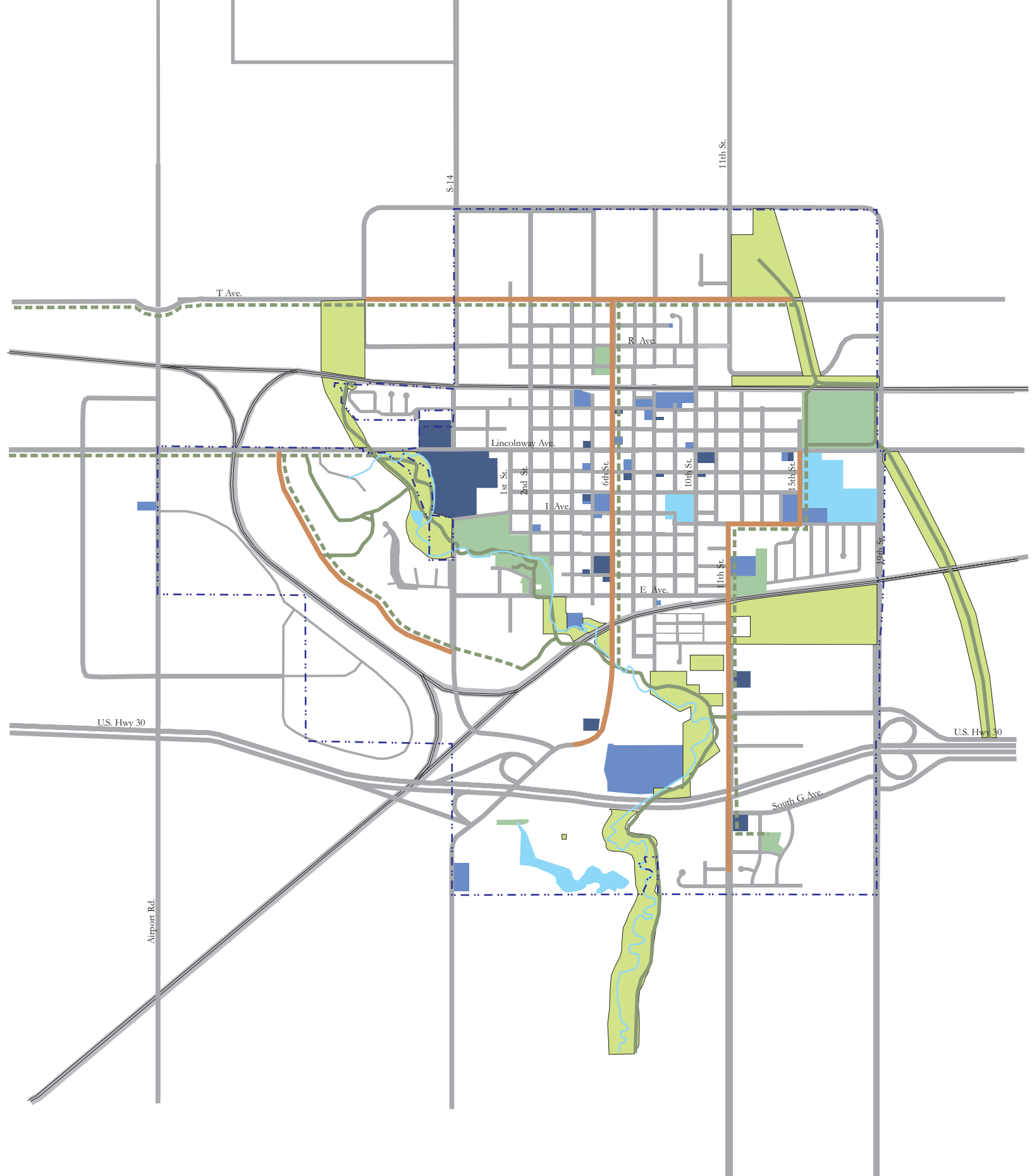
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Sanitary Sewer System Nevada, Iowa

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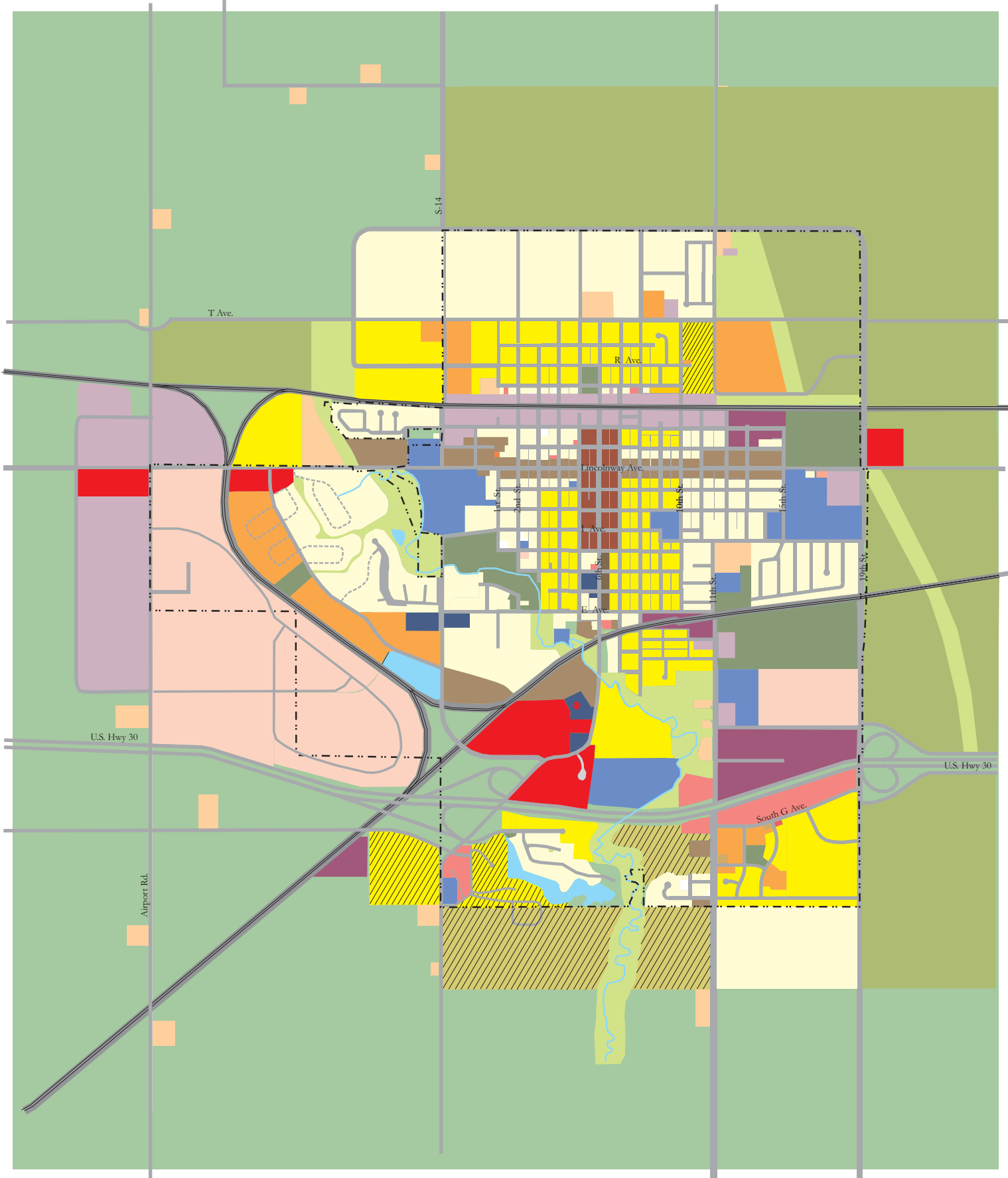
- Primary Sanitary System
- Forcemain
- Lift Station
- Waste Water Treatment Plant
- Proposed Interceptor Expansions
- Direction for Future Lines



Parks & Open Spaces Nevada, Iowa

















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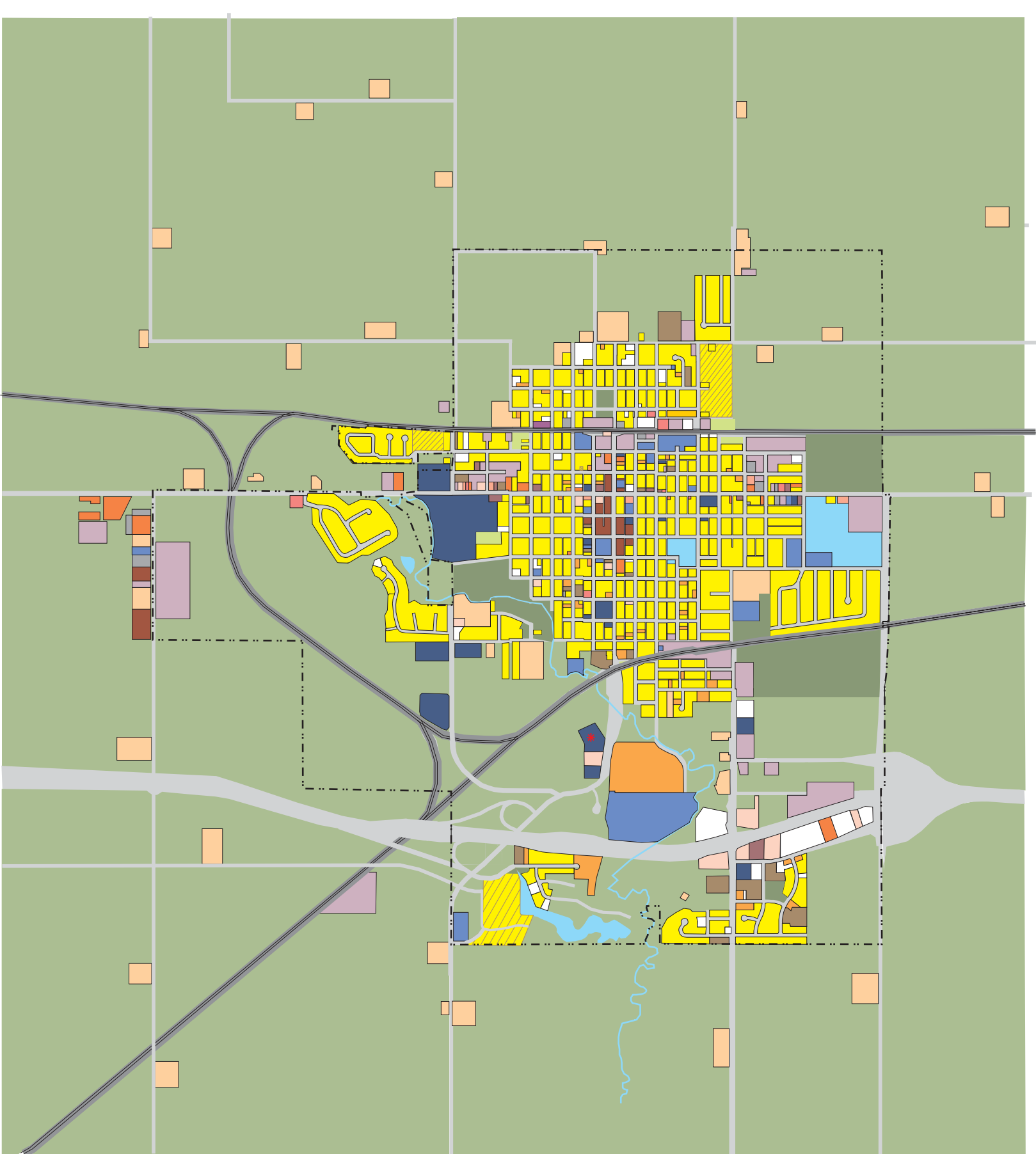
- Existing Parks
- Proposed Parks
- Exclusive Trails
- Schools
- Civic Uses
- Public Facilities
- Civic Street Corridors
- On Road Trails & Mixed Mode Corridors



Future Land Use
Nevada, Iowa




















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 Omaha and Des Moines

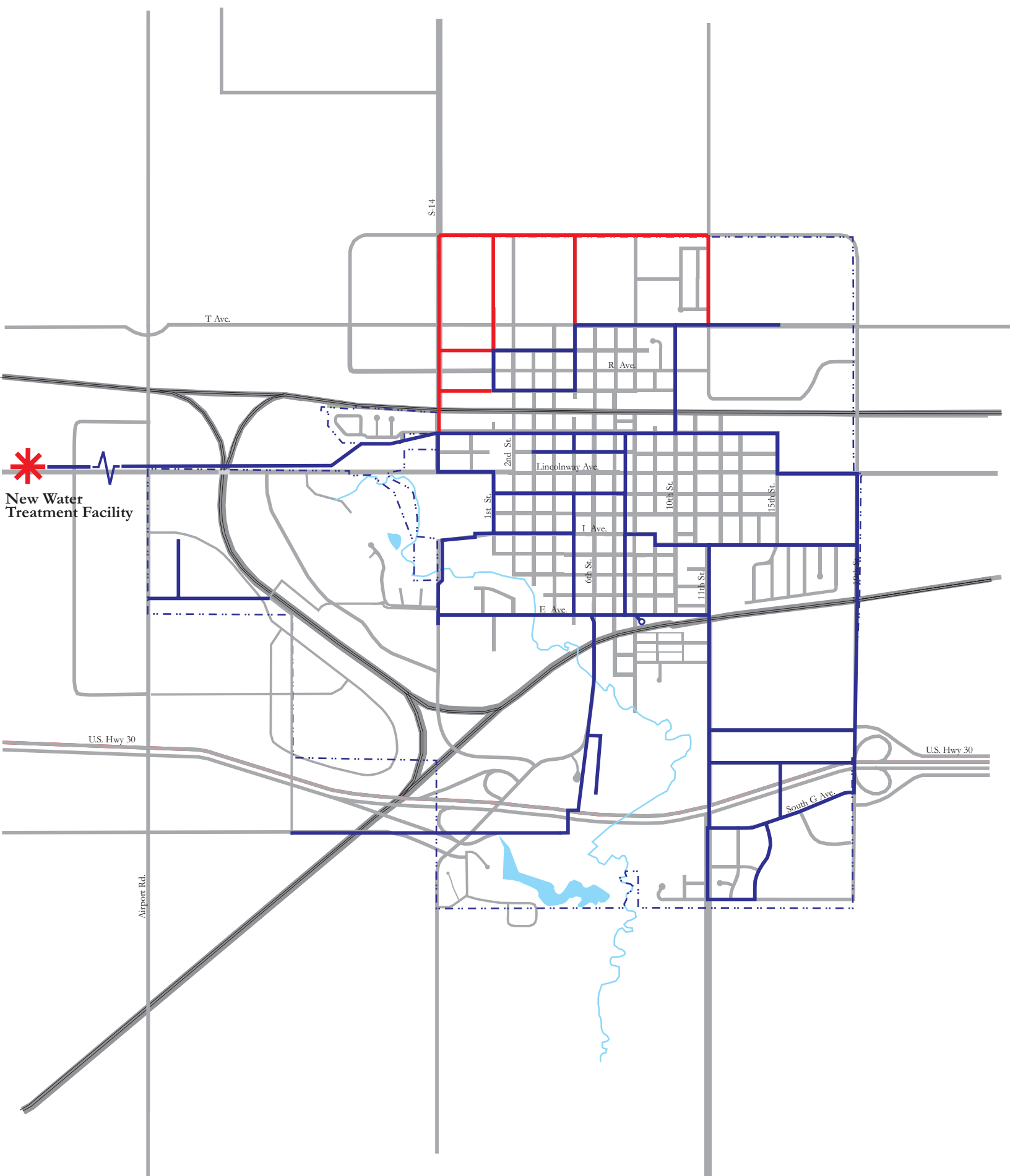
- | | |
|---|---|
|  Agriculture |  Downtown Mixed Use |
|  Agricultural Reserve |  Urban Corridor Mixed Use |
|  Rural Residential |  Planned Mixed Use |
|  Single-Family Low Density Residential |  Business Park |
|  Moderate / Mixed Density Residential |  Limited Industrial |
|  High Density Residential |  General Industrial |
|  Conservation Residential |  Existing Parks / Open Spaces |
|  Mobile Home Residential |  Proposed Parks / Open Spaces |
|  Neighborhood Commercial |  Church |
|  Limited Commercial |  Public / Semi-Public Facilities |
|  Commercial |  Retirement Facility |



Existing Land Use Nevada, Iowa

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- | | | | |
|---|------------------------------------|---|-----------------------------|
|  | Vacant |  | Office / Financial |
|  | Agricultural / Open Space |  | Restaurants / Entertainment |
|  | Parks / Recreation |  | Services |
|  | Rural Residential |  | Automotive |
|  | Single Family Residential |  | Retail |
|  | Single Family Attached Residential |  | Downtown Mixed Use |
|  | 2-4 Plex / Townhomes |  | Industrial |
|  | Multi Family Residential |  | Schools |
|  | Mobile Homes |  | Public Facilities |
| | |  | Civic Uses |



Water Distribution System Nevada, Iowa

- Existing Major Water Mains
- Proposed Major Water Mains



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