PROJECT NOTES:

1. ALL STREETS ARE LOCAL STREETS.

2. THIS AREA IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP PANEL 582 OF 725.

3. ALL APPROPRIATE PUBLIC UTILITIES SHALL BE PROVIDED TO EACH LOT WITHIN THE SUBJECT PROPERTY.

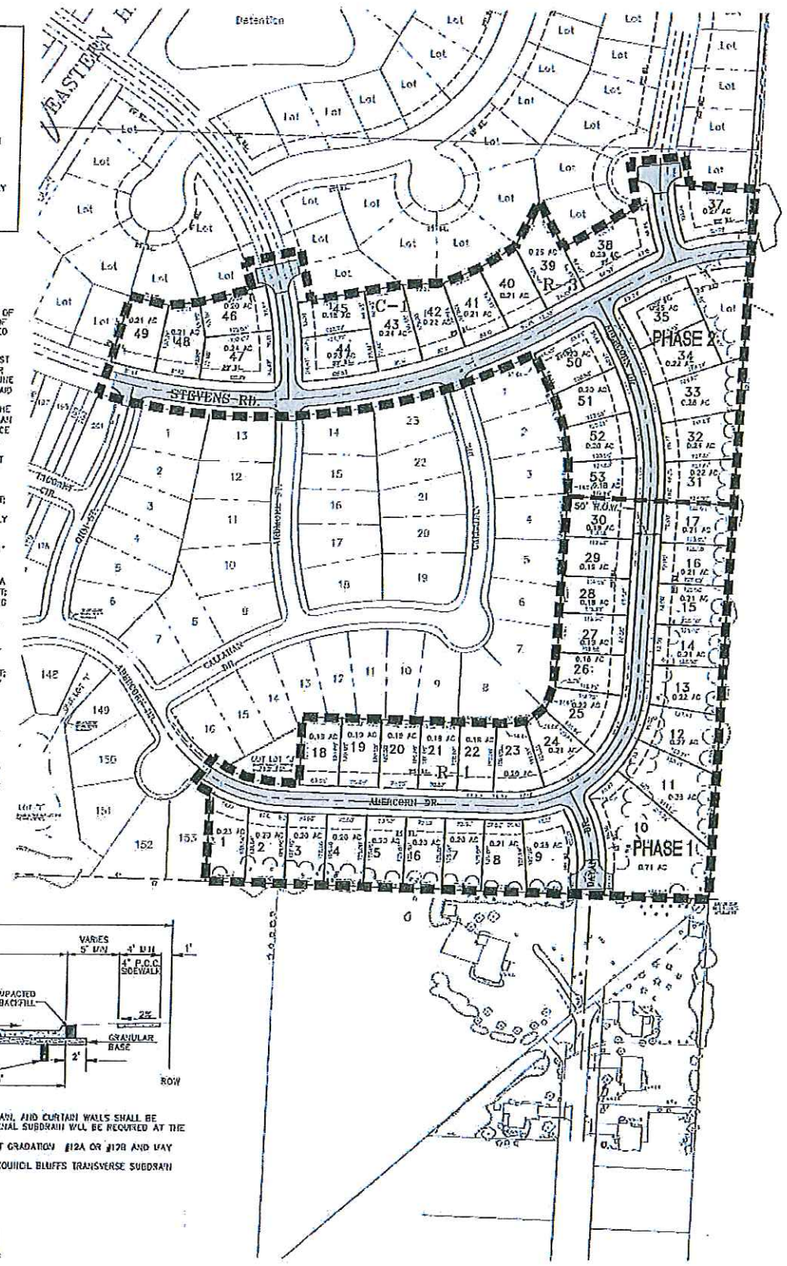
4. UTILITY EASEMENTS AND BOXES SHALL BE COORDINATED WITH UTILITY COMPANIES, BE INCONSPICUOUS AS POSSIBLE AND BE SCREENED BY EVERGREEN SHRUBS.

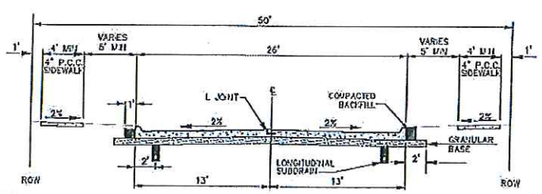
5. THERE ARE EXISTING TREES ON THE SITE. THE DEVELOPER INTENDS TO TAKE ALL PRACTICAL MEASURES TO PRESERVE EXISTING TREES. WHERE IT IS DETERMINED EXISTING TREES IN REAR YARDS CAN BE SAVED, UTILITIES NORMALLY PLACED ALONG THE REAR LOT LINES SHALL BE PLACED IN THE FRONT YARDS AND BE SCREENED APPROPRIATELY.

LEGAL DESCRIPTION: THE HILLS OF CEDAR CREEK EAST

THE HILLS OF CEDAR CREEK EAST, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°19'06" WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER, A DISTANCE OF 894.02 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE HILLS OF CEDAR CREEK, PHASE 1; THENCE NORTH 01°40'54" EAST ALONG SAID PHASE 1 BOUNDARY LINE, A DISTANCE OF 155.74 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG SAID PHASE 1 BOUNDARY LINE BEING CURVED TO THE RIGHT AND HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 6°57'03", AN ARC DISTANCE OF 34.57 FEET (CHORD=34.55', CHORD BEARING=N57°32'47"W); THENCE NORTH 46°01'20" EAST ALONG SAID PHASE 1 BOUNDARY LINE, A DISTANCE OF 50.95 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE HILLS OF CEDAR CREEK PHASE 1, REPLAT 3; THENCE EASTERLY ALONG THE CONVEX CURVE OF SAID REPLAT 3 AND PHASE 1 HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 32°03'59", AN ARC DISTANCE OF 131.52 FEET (CHORD=129.81', CHORD BEARING=S72°17'00"E) TO A POINT OF TANGENCY; THENCE SOUTH 88°19'06" EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID PHASE 1, A DISTANCE OF 26.55 FEET; THENCE NORTH 01°40'54" EAST ALONG THE CONVEX LINE OF SAID REPLAT 3 AND PHASE 1, A DISTANCE OF 120.00 FEET; THENCE EASTERLY, NORTHERLY AND WESTERLY ALONG THE BOUNDARY OF THE HILLS OF CEDAR CREEK PHASE 1, REPLAT 3 UNLESS NOTED OTHERWISE; THENCE SOUTH 88°19'06" EAST, A DISTANCE OF 360.00 FEET; THENCE NORTH 82°30'24" EAST, A DISTANCE OF 41.10 FEET; THENCE NORTH 53°02'06" EAST, A DISTANCE OF 37.50 FEET; THENCE NORTH 25°00'59" EAST, A DISTANCE OF 37.66 FEET; THENCE NORTH 02°14'16" EAST, A DISTANCE OF 354.29 FEET; THENCE NORTH 01°15'50" WEST, A DISTANCE OF 53.87 FEET; THENCE NORTH 09°52'14" WEST, A DISTANCE OF 53.25 FEET; THENCE NORTH 18°28'22" WEST, A DISTANCE OF 53.25 FEET; THENCE NORTH 26°33'46" WEST, A DISTANCE OF 90.13 FEET; THENCE WESTERLY ALONG THE CONVEX CURVE OF SAID REPLAT 3 AND THE NORTH LINE OF THE HILLS OF CEDAR CREEK PHASE 1, REPLAT 2, AND NORTH LINE OF THE HILLS OF CEDAR CREEK, PHASE 1 BEING CURVED TO THE RIGHT AND HAVING A RADIUS OF 1030.00 FEET AND A CENTRAL ANGLE OF 41°53'16", AN ARC DISTANCE OF 769.56 FEET (CHORD=772.10', CHORD BEARING=S84°22'55" W); THENCE DEPARTING ANY REFERENCES TO PREVIOUSLY PLATTED PORTIONS OF THE HILLS OF CEDAR CREEK GO NORTH 15°19'33" EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 76°56'21" EAST, A DISTANCE OF 71.13 FEET; THENCE NORTH 83°50'08" EAST, A DISTANCE OF 54.75 FEET; THENCE NORTH 75°31'10" EAST, A DISTANCE OF 170.00 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 625.00 FEET AND A CENTRAL ANGLE OF 4°07'07", AN ARC DISTANCE OF 44.02 FEET (CHORD=44.01', CHORD BEARING=S12°27'47"E); THENCE NORTH 79°46'18" EAST, A DISTANCE OF 168.14 FEET; THENCE NORTH 87°17'40" EAST, A DISTANCE OF 72.59 FEET; THENCE NORTH 67°07'12" EAST, A DISTANCE OF 68.23 FEET; THENCE NORTH 58°30'05" EAST, A DISTANCE OF 73.69 FEET; THENCE NORTH 26°52'33" EAST, A DISTANCE OF 90.35 FEET; THENCE SOUTH 28°55'17" EAST, A DISTANCE OF 93.50 FEET; THENCE NORTH 61°04'43" EAST, A DISTANCE OF 162.05 FEET; THENCE NORTH 83°47'05" EAST, A DISTANCE OF 4.61 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 7°08'00", AN ARC DISTANCE OF 30.66 FEET (CHORD=30.65', CHORD BEARING=N15°41'18"W); THENCE NORTH 85°09'42" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 87°45'41" EAST, A DISTANCE OF 144.00 FEET TO THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34; THENCE SOUTH 02°14'16" WEST ALONG SAID EAST QUARTER QUARTER LINE, A DISTANCE OF 1255.05 FEET TO THE POINT OF BEGINNING. CONTAINING 702,271 SQUARE FEET (16.1219 ACRES), MORE OR LESS.





NOTES:

1. ON GRADES GREATER THAN 5%, GRANULAR BASE, TRANSVERSE SUBDRAIN, AND CURTAIN WALLS SHALL BE REQUIRED. ON GRADES LESS THAN 5%, GRANULAR BASE AND LONGITUDINAL SUBDRAIN WILL BE REQUIRED AT THE DIRECTION OF THE CITY ENGINEER.
2. GRANULAR BASE SHALL HAVE A MINIMUM THICKNESS OF 6", MEET IDOT GRADATION #12A OR #12B AND MAY REQUIRE USE OF ENGINEERING FABRIC.
3. SUBDRAIN SHALL BE PER SUDAS FIGURE 4010.231 AND THE CITY OF COUNCIL BLUFFS TRANSVERSE SUBDRAIN DETAIL.
4. P.C.C. PAVEMENT SHALL HAVE 7" THICKNESS.
5. ALL JOINTS SHALL BE PER SUDAS FIGURE 7010.101.
6. CURBS SHALL BE 5" ROLLOVER CURB.

LOCAL STREET CROSS SECTION
NO PARKING BAY — NO SCALE

IOWA ONE CALL
800/292-8989
TOLL FREE
CALL BEFORE YOU DIG

NOTE:
UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED TO US FROM UTILITY COMPANIES. UTILITY COMPANIES MAKE NO REPRESENTATIONS OR GUARANTEES REGARDING THE ACCURACY OF THE INFORMATION CONTAINED IN THEIR RECORDS AND REFLECTED ON PLANS AS GENERAL INFORMATION TO THE REQUEST FOR SPECIFIC LOCATIONS IOWA ONE CALL (1-800-292-8989) PRIOR TO EXCAVATION.

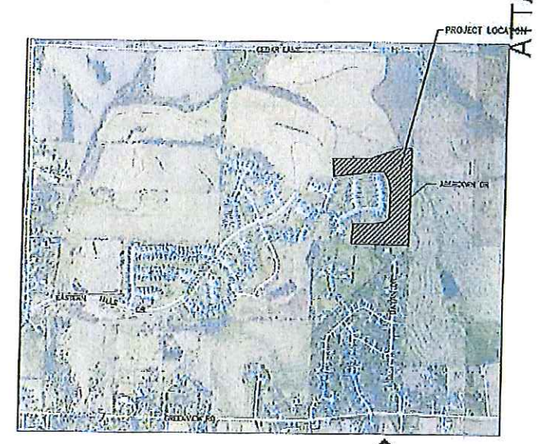
OWNER/DEVELOPER
HCC INVESTMENTS, LLC
11010 OAKCUT
OVERLAND PARK, KANSAS 66210
jhuggins@kc-dsd.com

ENGINEER
EHRHART GRIFFIN & ASSOCIATES
142 WEST BROADWAY, SUITE 136
COUNCIL BLUFFS, IOWA
(712) 256-5240

NORTH
SCALE 1" = 100'
100 0 100 200 300 FEET

LEGEND

- PROJECT LIMIT LINE
- PHASING LINE
- PROPERTY LINE
- PROPOSED PAVEMENT
- B.L. BUILDING LINE
- O.L. OUTLOT



VICINITY MAP
NORTH
NOT TO SCALE

ENGINEER'S CERTIFICATE

EHRHART GRIFFIN & ASSOCIATES

LICENSED PROFESSIONAL ENGINEER TERRY L. MORRISON 20252 PE IOWA

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.

TERRY L. MORRISON

SIGNATURE DATE

PAGES OR SHEETS COVERED BY THIS SEAL
C1.1, C2.1, AND C3.1

MY RENEWAL DATE IS DECEMBER 31, 2018

CASE #SUB-17-005

ATTACHMENT B

PROJECT NO.
EGA171062E

NO.	DESCRIPTION	DATE	BY

REVISIONS

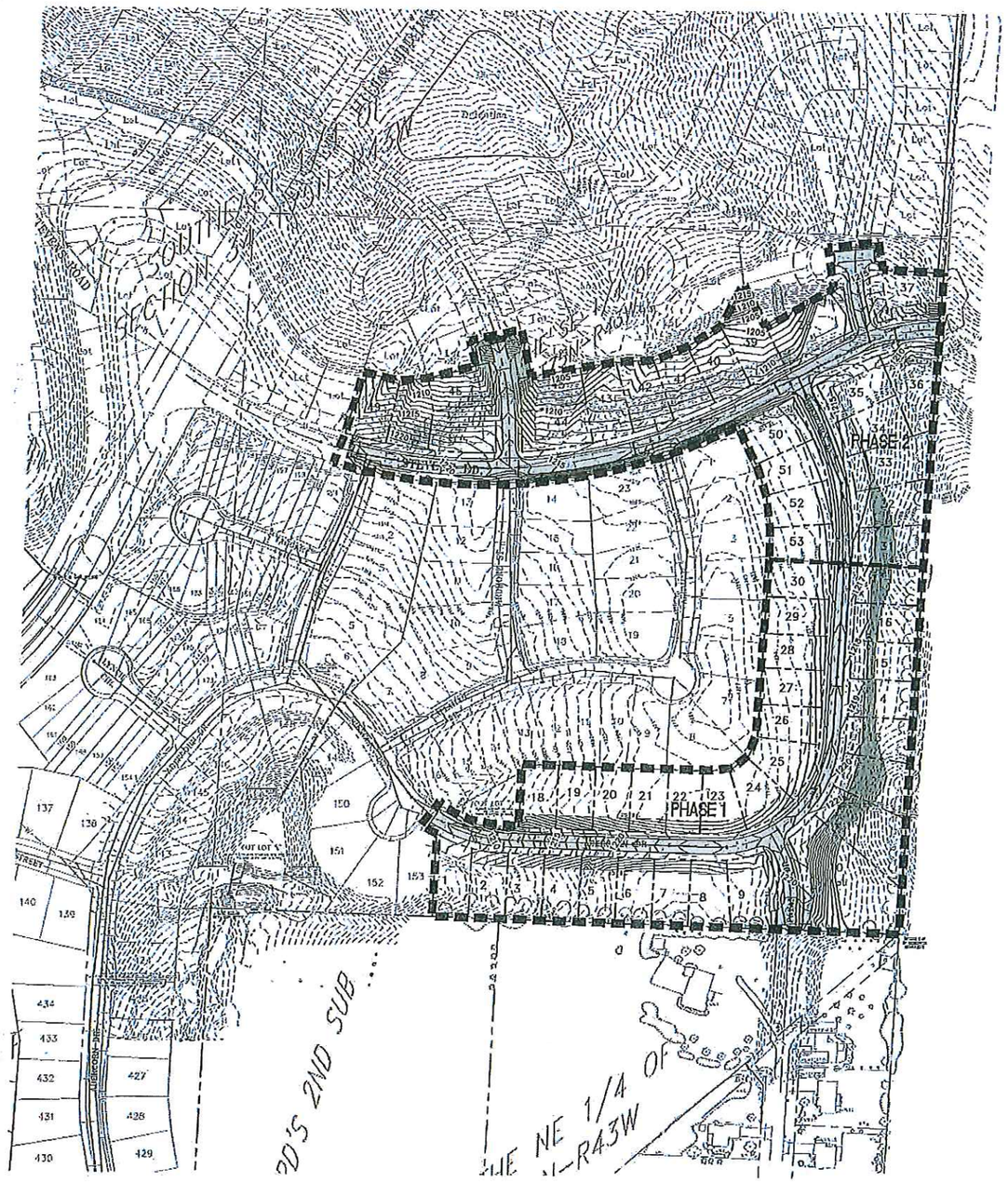
EHRHART GRIFFIN & ASSOCIATES
142 West Broadway
Suite 136
Council Bluffs, Iowa 51503
712 / 256-5240

- ENGINEERING
- PLANNING
- LAND SURVEYING

PRELIMINARY SITE LAYOUT PLAN
HILLS OF CEDAR CREEK EAST
PHASE 1 & 2
EASTERN HILLS DRIVE
COUNCIL BLUFFS, IOWA

DATE: MAY 16, 2017
DESIGNED BY: TLM
DRAWN BY: JRB
CHECKED BY: TJC
CREW:

SHEET NO.
C1.1



IOWA ONE CALL
800/292-8989
TOLL FREE
CALL-BEFORE-YOU-DIG

NOTE:
UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED TO US FROM UTILITY COMPANIES. UTILITY COMPANIES MAKE NO WARRANTIES OR GUARANTEES REGARDING THE ACCURACY OF THE INFORMATION CONTAINED IN THEIR DOCUMENTS AND PROVIDED IT ONLY AS GENERAL INFORMATION TO THE RECEIVER. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL "IOWA ONE CALL" 800/292-8989 PRIOR TO ENGAGE.

OWNER/DEVELOPER
HCC INVESTMENTS, LLC
11040 OAKMONT
OVERLAND PARK, KANSAS 66210
jduggan@hc-dsclaw.com

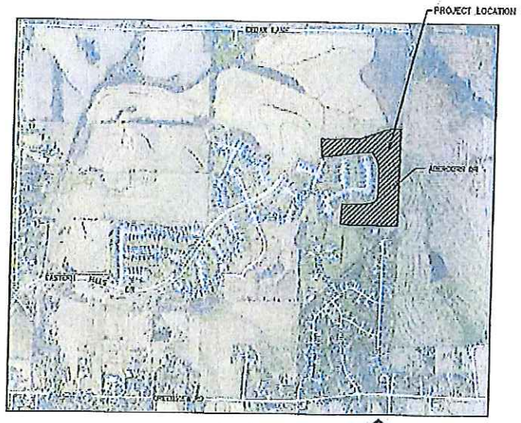
ENGINEER
EHRHART GRIFFIN & ASSOCIATES
142 WEST BROADWAY, SUITE 136
COUNCIL BLUFFS, IOWA
(712) 256-5248

NORTH
SCALE 1" = 100'

100 0 100 200 300 FEET

LEGEND

- PROJECT LIMIT LINE
- PHASING LINE
- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM PIPE
- PROPOSED SANITARY PIPE
- PROPOSED MANHOLE
- PROPOSED INLETS
- EXISTING SANITARY PIPE
- EXISTING STORM PIPE
- EXISTING INLET
- EXISTING MANHOLE



VICINITY MAP

NORTH
NOT TO SCALE

PROJECT NOTES:

1. ALL STREETS ARE LOCAL STREETS.

2. THIS AREA IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP PANEL 582 OF 725.

3. ALL APPROPRIATE PUBLIC UTILITIES SHALL BE PROVIDED TO EACH LOT WITHIN THE SUBJECT PROPERTY.

4. UTILITY EASEMENTS AND BOXES SHALL BE COORDINATED WITH UTILITY COMPANIES, BE INCONSPICUOUS AS POSSIBLE AND BE SCREENED BY EVERGREEN SHRUBS.

5. THERE ARE EXISTING TREES ON THE SITE. THE DEVELOPER INTENDS TO TAKE ALL PRACTICAL MEASURES TO PRESERVE EXISTING TREES. WHERE IT IS DETERMINED EXISTING TREES IN REAR YARDS CAN BE SAVED, UTILITIES NORMALLY PLACED ALONG THE REAR LOT LINES SHALL BE PLACED IN THE FRONT YARDS AND BE SCREENED APPROPRIATELY.

PROJECT NO.
EGA171062E

REVISIONS			
NO.	DESCRIPTION	DATE	BY

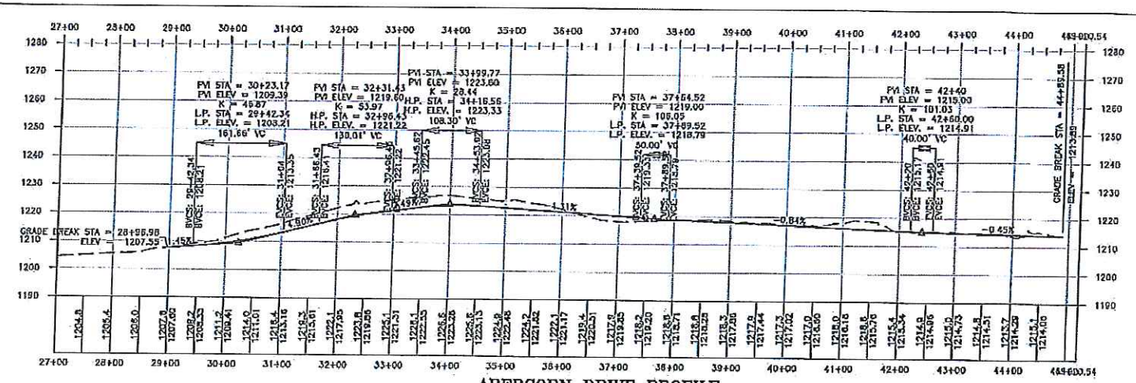
EHRHART GRIFFIN & ASSOCIATES
142 West Broadway
Suite 136
Council Bluffs, Iowa 51503
712 / 256-5248

- ENGINEERING
- PLANNING
- LAND SURVEYING

PRELIMINARY SITE GRADING PLAN
HILLS OF CEDAR CREEK EAST
PHASE 1 & 2
EASTERN HILLS DRIVE
COUNCIL BLUFFS, IOWA

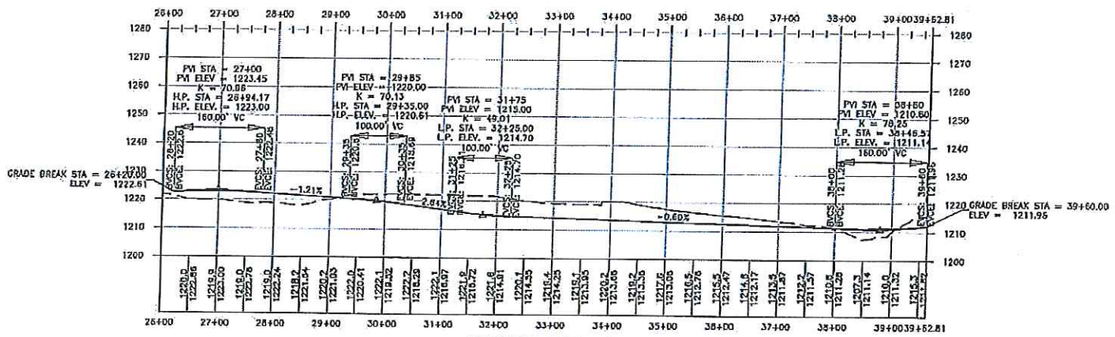
DATE: MAY 16, 2017
DESIGNED BY: TLM
DRAWN BY: JRB
CHECKED BY: TJC
CREW:

SHEET NO.
C2.1



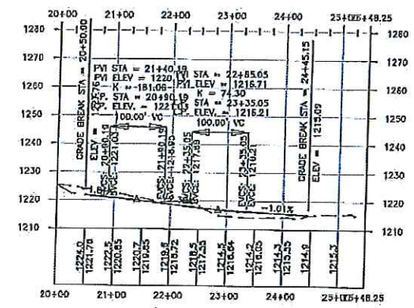
ABERCORN DRIVE PROFILE

SCALE 1" = 100' HORIZONTAL
1" = 10' VERTICAL



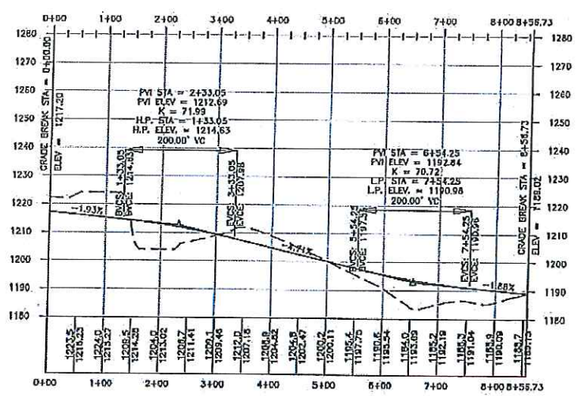
STEVEN ROAD PROFILE

SCALE 1" = 100' HORIZONTAL
1" = 10' VERTICAL



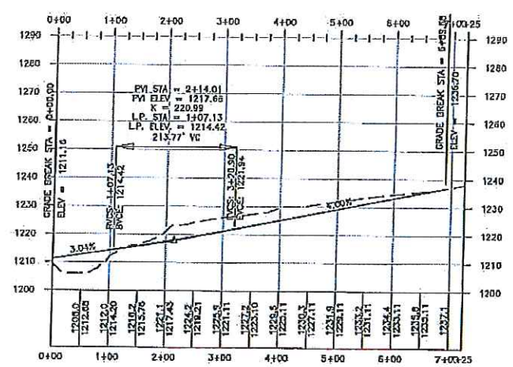
DAYAN DRIVE PROFILE

SCALE 1" = 100' HORIZONTAL
1" = 10' VERTICAL



ARDMORE STREET PROFILE

SCALE 1" = 100' HORIZONTAL
1" = 10' VERTICAL



SAGE STREET PROFILE

SCALE 1" = 100' HORIZONTAL
1" = 10' VERTICAL

PROJECT NOTES:

1. ALL STREETS ARE LOCAL STREETS.
2. THERE ARE NO PUBLISHED FEMA FLOODWAY DESIGNATIONS AS PER FLOOD INSURANCE RATE MAP PANEL 150 OF 300.
3. ALL APPROPRIATE PUBLIC UTILITIES SHALL BE PROVIDED TO EACH LOT WITHIN THE SUBJECT PROPERTY.
4. UTILITY EASEMENTS AND BOXES SHALL BE COORDINATED WITH UTILITY COMPANIES, BE INCONSPICUOUS AS POSSIBLE AND BE SCREENED BY EVERGREEN SHRUBS.
5. THERE ARE EXISTING TREES ON THE SITE. THE DEVELOPER INTENDS TO TAKE ALL PRACTICAL MEASURES TO PRESERVE EXISTING TREES. WHERE IT IS DETERMINED EXISTING TREES IN REAR YARDS CAN BE SAVED, UTILITIES NORMALLY PLACED ALONG THE REAR LOT LINES SHALL BE PLACED IN THE FRONT YARDS AND BE SCREENED APPROPRIATELY.
6. OUT LOTS O, U AND V SHALL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION AND ARE FOR PURPOSES OF PRESERVATION OF NATURAL AREAS AND/OR STORM WATER DETENTION OR RETENTION FACILITIES AND A NATURAL SETTING FOR PEDESTRIAN CIRCULATION TRAILS.

OWNER/DEVELOPER
HCO INVESTMENTS, LLC
11040 OAKMONT
OVERLAND PARK, KANSAS 66210
jduggan@co-dirdev.com

ENGINEER
EHRHART GRIFFIN & ASSOCIATES
142 WEST BROADWAY, SUITE 136
COUNCIL BLUFFS, IOWA
(712) 256-5248

PROJECT NO.
EGA171062E

NO.	DESCRIPTION	DATE	BY

REVISIONS

EHRHART GRIFFIN & ASSOCIATES
142 West Broadway
Suite 136
Council Bluffs, Iowa 51503
712 / 256-5248

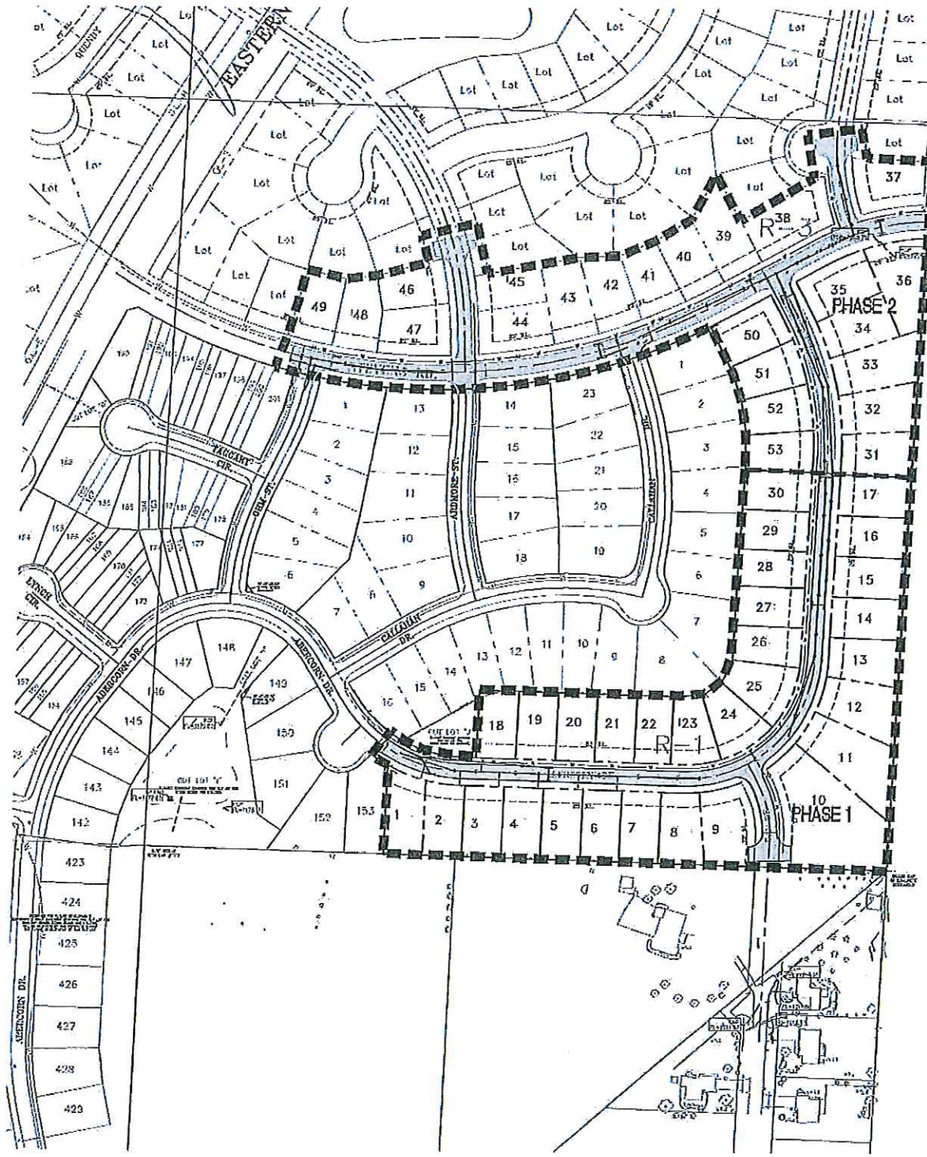
- ENGINEERING
- PLANNING
- LAND SURVEYING

PRELIMINARY SITE PROFILES
HILLS OF CEDAR CREEK EAST
PHASE 1 & 2

EASTERN HILLS DRIVE
COUNCIL BLUFFS, IOWA

DATE: MAY 16, 2017
DESIGNED BY: TJM
DRAWN BY: JRB
CHECKED BY: TJC
CREW:

SHEET NO.
C2.2



IOWA ONE CALL
800/292-8989
TOLL FREE
CALL BEFORE YOU DIG

NOTE:
UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED TO US FROM UTILITY COMPANIES. UTILITY COMPANIES MAKE NO WARRANTIES OR GUARANTEES REGARDING THE ACCURACY OF THE INFORMATION CONTAINED IN THEIR DOCUMENTS AND PROVIDES IT ONLY AS GENERAL INFORMATION TO THE PUBLIC. FOR EXACT LOCATIONS DURING CONSTRUCTION CALL "IOWA ONE CALL" 800/292-8989 PRIOR TO DIGGING.

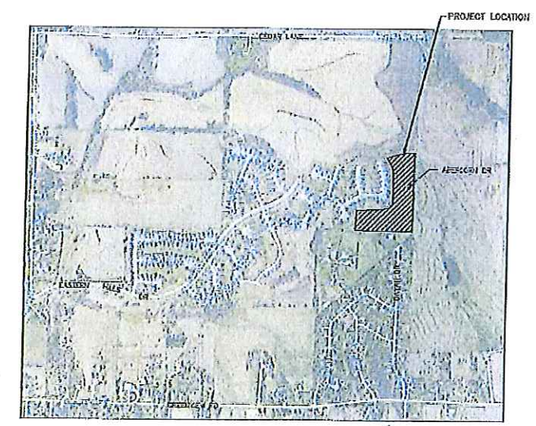
OWNER/DEVELOPER
HCC INVESTMENTS, LLC
11040 OAKMONT
OVERLAND PARK, KANSAS 66210
jhuggon@kc-ddlaw.com

ENGINEER
EHRHART GRIFFIN & ASSOCIATES
142 WEST BROADWAY, SUITE 136
COUNCIL BLUFFS, IOWA
(712) 256-5248

NOTES:
1. ALL SANITARY SEWER TO BE 8" UNLESS OTHERWISE NOTED ON PLANS.
2. GAS BY BLACKHILL ENERGY.
3. WATER BY COUNCIL BLUFFS WATER WORKS FACILITY.
4. ALL FIRE HYDRANT AND WATER VALVE SYMBOLS ARE FOR GRAPHIC REPRESENTATION ONLY. ACTUAL HYDRANTS AND VALVES TO REMAIN IN RIGHT-OF-WAY.

NORTH
SCALE 1" = 100'
100 0 100 200 300 FEET

LEGEND
- PROJECT LIMIT LINE
- PHASING LINE
- PROPERTY LINE
- PROPOSED PAVEMENT
- PROPOSED WATER
- PROPOSED SANITARY PIPE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED STORM PIPE
- PROPOSED MANHOLE
- PROPOSED INLETS
- EXISTING SANITARY PIPE
- EXISTING STORM PIPE
- EXISTING WATER PIPE
- EXISTING INLET
- EXISTING MANHOLE



VICINITY MAP
NORTH
NOT TO SCALE

PROJECT NOTES:
1. ALL STREETS ARE LOCAL STREETS.
2. THIS AREA IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP PANEL 502 OF 725.
3. ALL APPROPRIATE PUBLIC UTILITIES SHALL BE PROVIDED TO EACH LOT WITHIN THE SUBJECT PROPERTY.
4. UTILITY EASEMENTS AND BOXES SHALL BE COORDINATED WITH UTILITY COMPANIES, BE INCONSPICUOUS AS POSSIBLE AND BE SCREENED BY EVERGREEN SHRUBS.
5. THERE ARE EXISTING TREES ON THE SITE. THE DEVELOPER INTENDS TO TAKE ALL PRACTICAL MEASURES TO PRESERVE EXISTING TREES. WHERE IT IS DETERMINED EXISTING TREES IN REAR YARDS CAN BE SAVED, UTILITIES NORMALLY PLACED ALONG THE REAR LOT LINES SHALL BE PLACED IN THE FRONT YARDS AND BE SCREENED APPROPRIATELY.

PROJECT NO.
EGA171062E

NO.	DESCRIPTION	DATE	BY

REVISIONS

EHRHART GRIFFIN & ASSOCIATES
142 West Broadway
Suite 136
Council Bluffs, Iowa 51503
712 / 256-5248
- ENGINEERING
- PLANNING
- LAND SURVEYING

PRELIMINARY SITE UTILITY PLAN
HILLS OF CEDAR CREEK EAST
PHASE 1 & 2
EASTERN HILLS DRIVE
COUNCIL BLUFFS, IOWA

DATE: MAY 16, 2017
DESIGNED BY: TLH
DRAWN BY: JRB
CHECKED BY: TJC
CREW:

SHEET NO.
C3.1