Attachment B

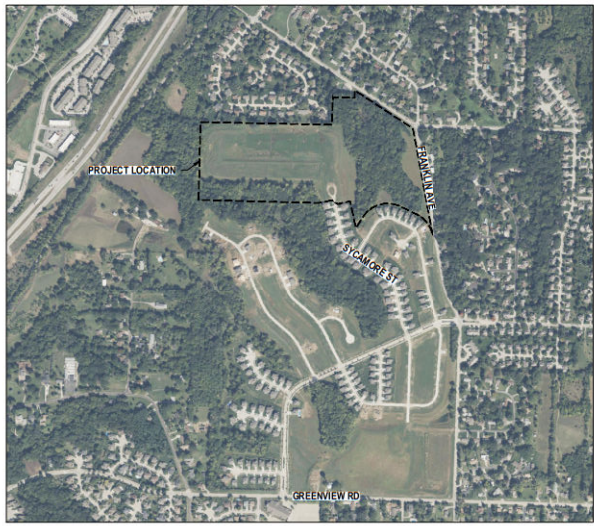
WHISPERING OAKS

PHASE VI PRELIMINARY PLANS

COUNCIL BLUFFS, IA

PRELIMINARY PLANS
12/17/2024

PROJECT INFORMATION:	
OWNER:	TS DEVELOPMENT LLC 11205 S. 150TH STREET, SUITE 100 OMAHA, NE 68138
ENGINEER:	THE SCHEMMER ASSOCIATES, INC. 215 SOUTH MAIN STREET, SUITE 101 COUNCIL BLUFFS, IA 51503
ZONING:	ALL PROPERTY WITHIN THE PROJECT BOUNDARY IS ZONED R-1.
FLOODWAY:	THE PROPOSED IMPROVEMENTS ARE NOT WITHIN THE 100 YEAR FLOODWAY.
LEGAL DESCRIPTION:	AUDITORS SUBDIVISION SESE 32 75 43, AUDITOR'S SUBDIVISION NWSW 33 75 43 AND AUDITORS SUBDIVISION SWSW 33 75 43.



1 LOCATION MAP
SCALE: 1" = 600'

NORTH

DRAWING INDEX	
GENERAL	
0	COVER SHEET
00	TYPICAL SECTION
CIVIL	
C100	LOT LAYOUT & ZONING PLAN
C101	ALIGNMENT J PLAN & PROFILE
C102	ALIGNMENT I PLAN & PROFILE
C103	ALIGNMENT N PLAN & PROFILE
C104	ALIGNMENT N PLAN & PROFILE
C105	ALIGNMENT N PLAN & PROFILE
C106	ALIGNMENT N PLAN & PROFILE
C107	UTILITY PLAN
C108	GRADING & DRAINAGE PLAN
C109	STORM WATER POLLUTION PREVENTION PLAN SITEMAP

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

SPECIFICATIONS

STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) 2024, AND CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS 2024, SHALL APPLY TO THIS PROJECT.

REVIEWED

CITY ENGINEER — DATE
CITY OF COUNCIL BLUFFS

ROBERT M. DUVALL
DUVALL
23588
12/16/2024
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.

ROBERT M. DUVALL — DATE 12/16/2024

LICENSE NUMBER: 23588
MY LICENSE RENEWAL DATE IS 12/31/2025.
PAGES OR SHEET COVERED BY THIS SEAL:
ALL SHEETS LISTED IN DRAWING INDEX

ISSUE DATE: 12/17/2024
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

DESIGNED: BMD
DRAWN: DJK
CHECKED: CDH

THE DRAWINGS, SPECIFICATIONS AND PLANS AS AN INSTRUMENT OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE SCHEMMER ASSOCIATES. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE SCHEMMER ASSOCIATES.

SCHEMMER
Design with Purpose. Build with Confidence.
215 South Main Street, Suite 101, Council Bluffs, IA 51503 | 712.329.0300

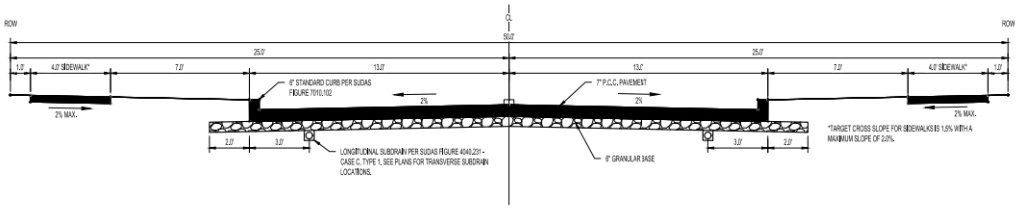
WHISPERING OAKS
PHASE VI PRELIMINARY PLANS
COUNCIL BLUFFS, IA

COVER SHEET

PROJECT NO.: 006519.210

0

P:\006519210_CAD\Civil\Preliminary Plans\006519210-1.dwg
12/16/2024 5:17:13 AM Kloock, Derik



1 TYPICAL STREET CROSS SECTION
NO SCALE

P:\006519210_CAD\Civil\Preliminary Plans\006519210-1.dwg
12/17/2024 10:34:34 AM Klock, Derik

DESIGNED: BMD
DRAWN: DJK
CHECKED: CDH

ISSUE DATE: 12/17/2024
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

THE DRAWINGS, SPECIFICATIONS AND ALL KEY DESIGNED DOCUMENTS PREPARED BY SCHEMMER ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF SCHEMMER. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED AND PUBLISHED UNLESS PRIOR WRITTEN AUTHORIZATION IS OBTAINED FROM SCHEMMER. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE AT THE SOLE RISK AND LIABILITY OF THE PARTY USING THE SAME. BY USING THESE DRAWINGS AND SPECIFICATIONS, THE USER AGREES TO INDEMNIFY AND HOLD HARMLESS SCHEMMER FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. THE USER ALSO AGREES TO COMPENSATE SCHEMMER FOR ANY AND ALL COSTS INCURRED IN DEFENDING ANY SUCH CLAIM IN ACCORDANCE WITH THE ABOVE AGREEMENT.

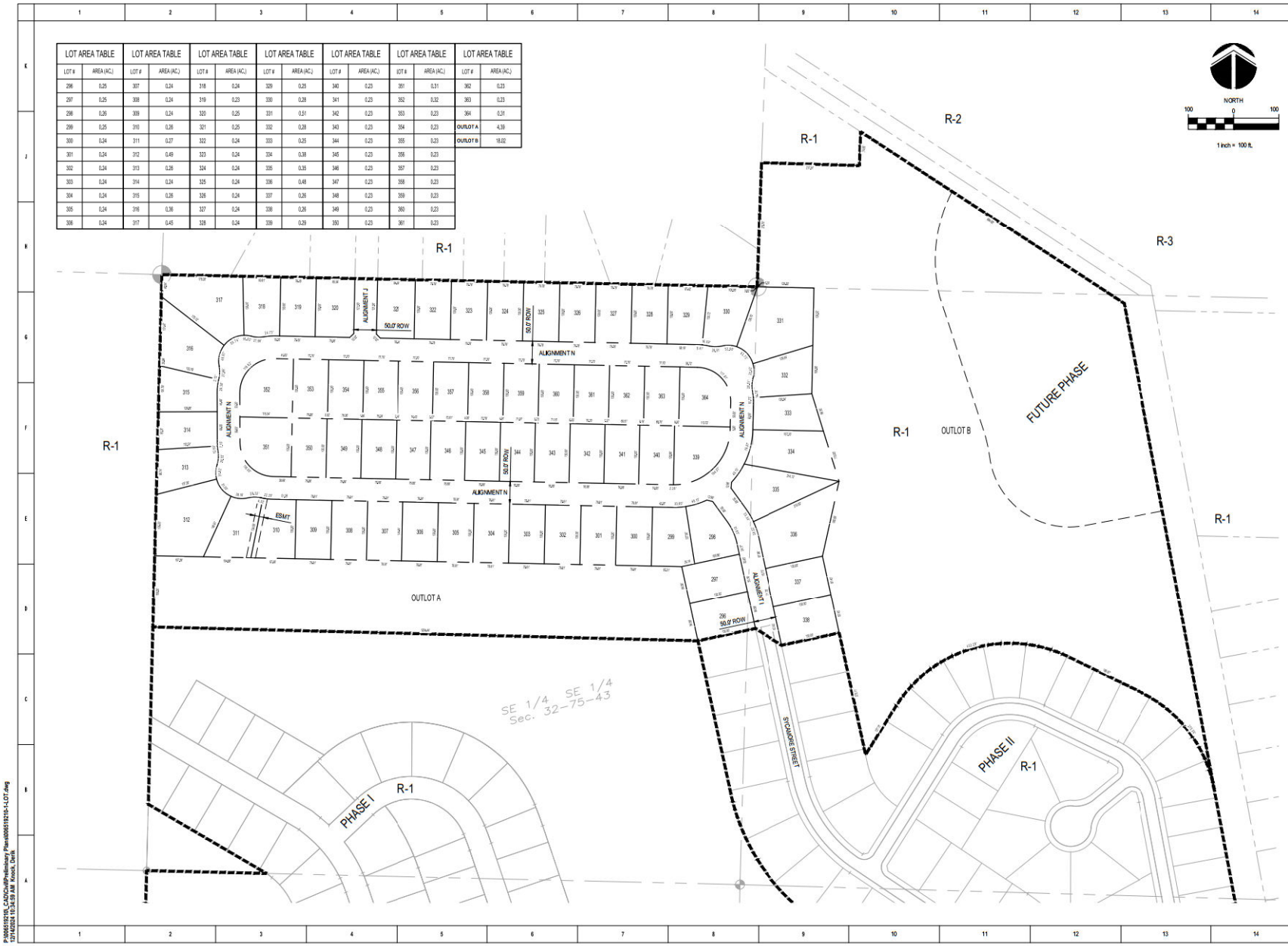
SCHEMMER
Design with Purpose. Build with Confidence.
215 South Main Street, Suite 101, Council Bluffs, IA 51503 | 712.329.0300

WHISPERING OAKS
PHASE VI PRELIMINARY PLANS
COUNCIL BLUFFS, IA

TYPICAL SECTION

PROJECT NO.: 006519.210

00



P:\006519210_CAD\Civil\Preliminary Plan\006519210-1-LOT.dwg
12/17/2024 10:34:09 AM Klock, Derik

DESIGNED: RMD
DRAWN: DJK
CHECKED: CDH

ISSUE DATE: 12/17/2024
REVISIONS:
No.: DATE: BY: DESCRIPTION:

THE DRAWINGS, SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE THE EXCLUSIVE PROPERTY OF SCHEMMER AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF SCHEMMER AND NO COPIES SHALL BE MADE OF THE DRAWINGS OR ANY PART THEREOF EXCEPT IN CONNECTION WITH THE SPECIFIED PROJECT AND WITH THE PRIOR WRITTEN PERMISSION OF SCHEMMER AND ANY COPIES MADE IN CONNECTION WITH THE SPECIFIED PROJECT SHALL BEAR THE ABOVE LEGEND OR A LEGEND SATISFACTORY TO SCHEMMER.

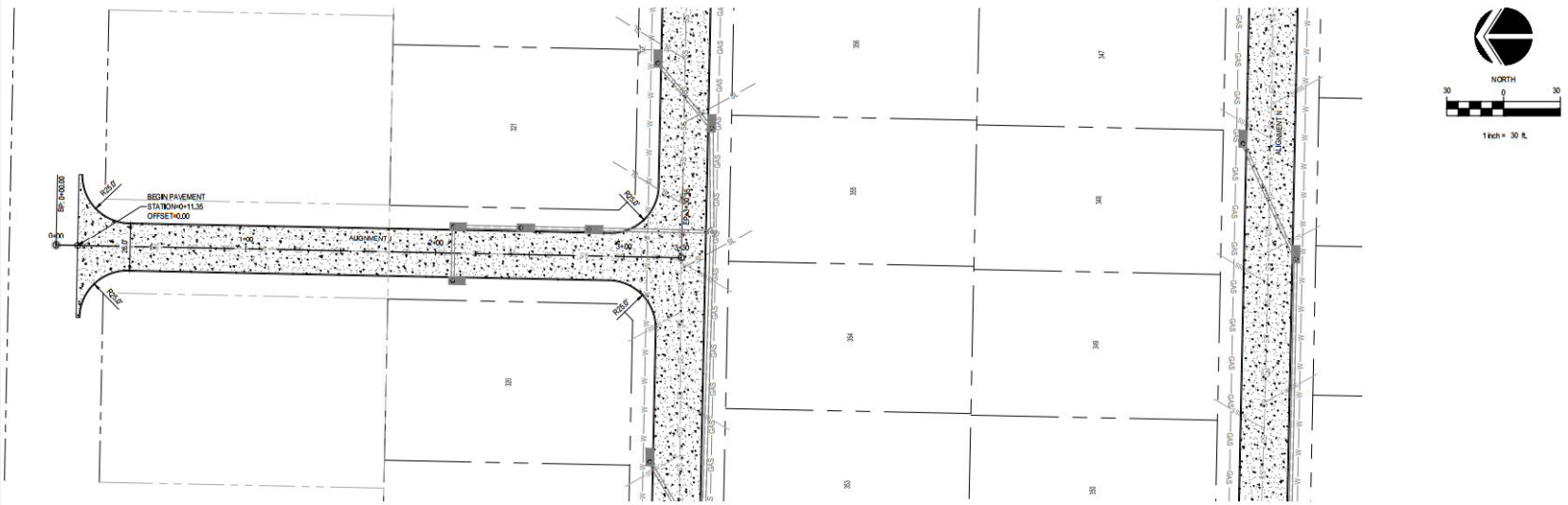
SCHEMMER
Design with Purpose. Build with Confidence.
215 South Main Street, Suite 101, Council Bluffs, IA 51503 | 712.329.0300

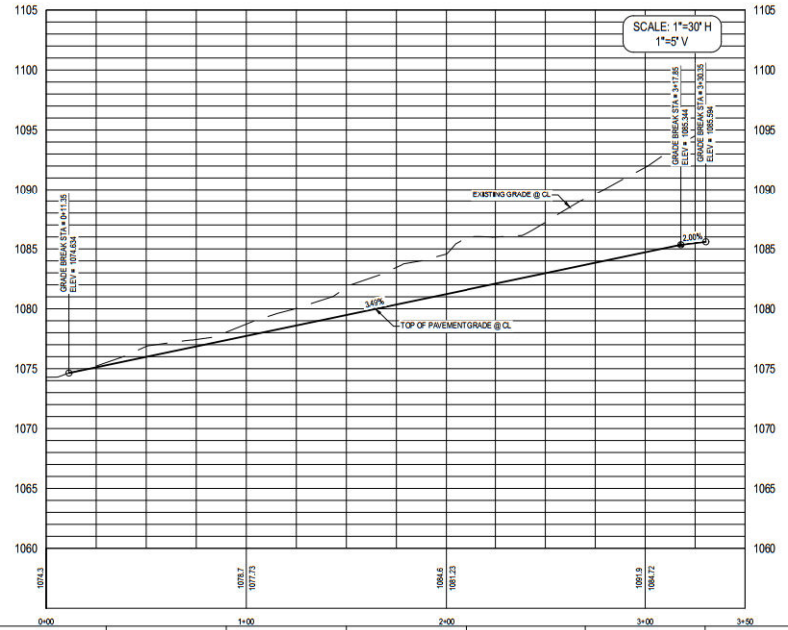
WHISPERING OAKS
PHASE VI PRELIMINARY PLANS
COUNCIL BLUFFS, IA

LOT LAYOUT & ZONING PLAN

PROJECT NO.: 006519.210

C100





P:\006519210_CAD\Civil\Preliminary Plans\006519215-1-PEP.dwg
12/17/2024 10:35:38 AM Klosck, Derik

DESIGNED: IMD
DRAWN: DJK
CHECKED: CDH

ISSUE DATE: 12/17/2024
REVISIONS:
No.: DATE: BY: DESCRIPTION:

THE INSTRUMENTS OF SERVICE PROVIDED BY SCHEMMER ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY SCHEMMER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO SCHEMMER, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS SCHEMMER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY SUCH REUSE OR ADAPTATION BY OWNER OR BY OTHERS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY SCHEMMER FOR THE SPECIFIC PURPOSE INTENDED SHALL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO SCHEMMER, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS SCHEMMER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY VERIFICATION OR ADAPTATION WILL ENTITLE SCHEMMER TO FURTHER COMPENSATION AT RATES TO BE AGREED UPON BY OWNER AND SCHEMMER. ANY DISTRIBUTION OF THE INSTRUMENTS OF SERVICE WITHOUT THE ABOVE STATEMENT.

SCHEMMER
Design with Purpose. Build with Confidence.

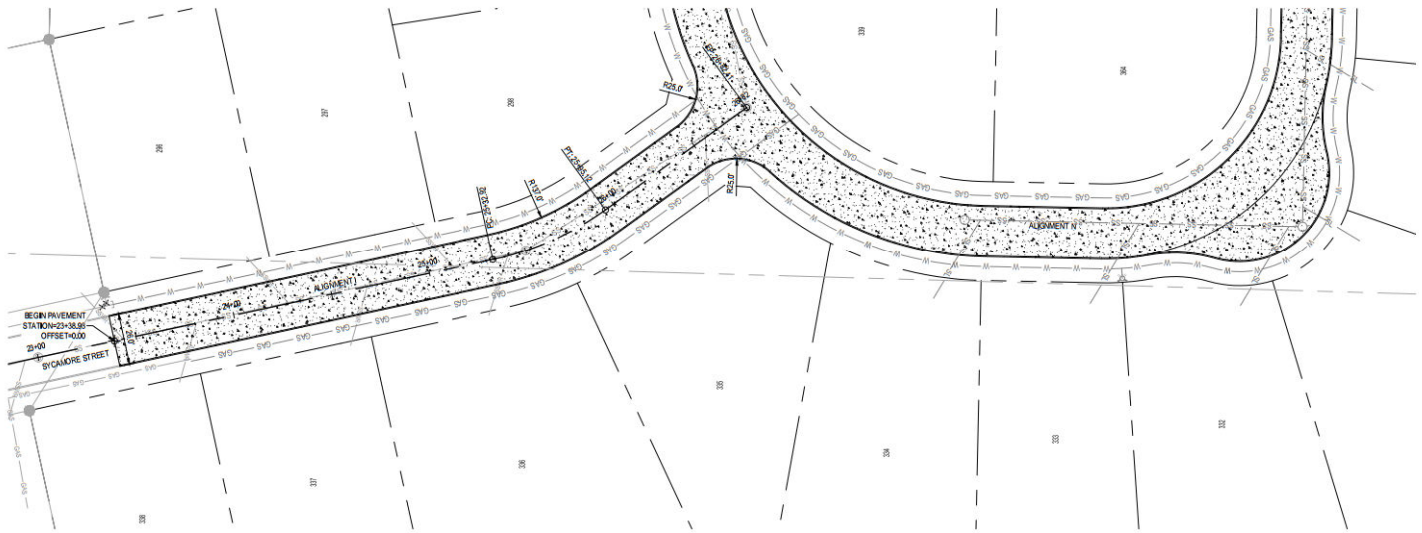
215 South Main Street, Suite 101, Council Bluffs, IA 51503 | 712.329.0300

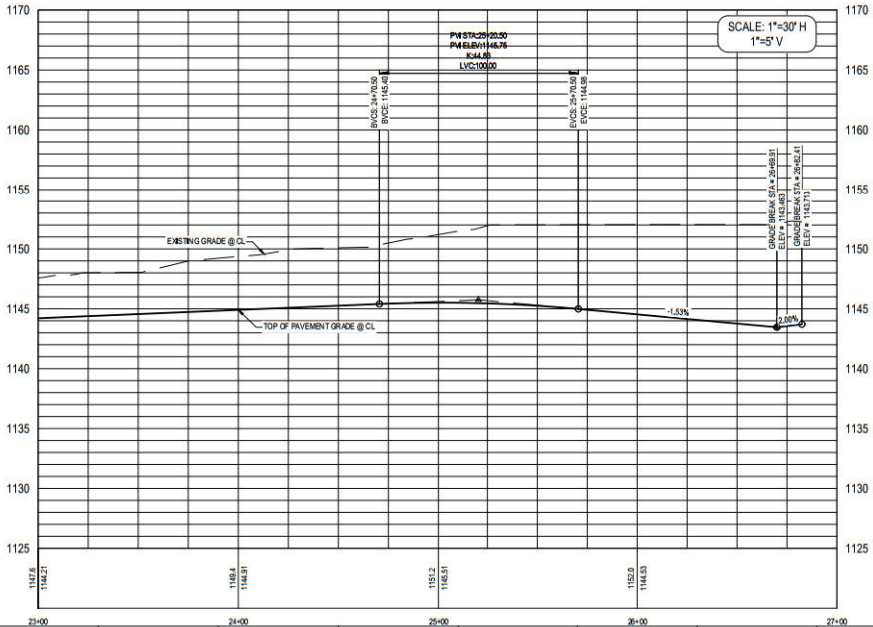
WHISPERING OAKS
PHASE VI PRELIMINARY PLANS
COUNCIL BLUFFS, IA

ALIGNMENT J PLAN & PROFILE

PROJECT NO.: 006519.210

C101





DESIGNED:	BMD
DRAWN:	DJK
CHECKED:	CDH
ISSUE DATE:	12/17/2024

REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

THE DRAWINGS, SPECIFICATIONS AND ALL KEY DESIGNS INCLUDE ARE AND SHALL REMAIN THE PROPERTY OF SCHEMMER AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY WORK BY ANY PERSON OR ENTITY OTHER THAN THE ONE FOR WHOM THEY WERE PREPARED, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF SCHEMMER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SCHEMMER
Design with Purpose. Build with Confidence.
215 South Main Street, Suite 101, Council Bluffs, IA 51503 | 712.329.0300

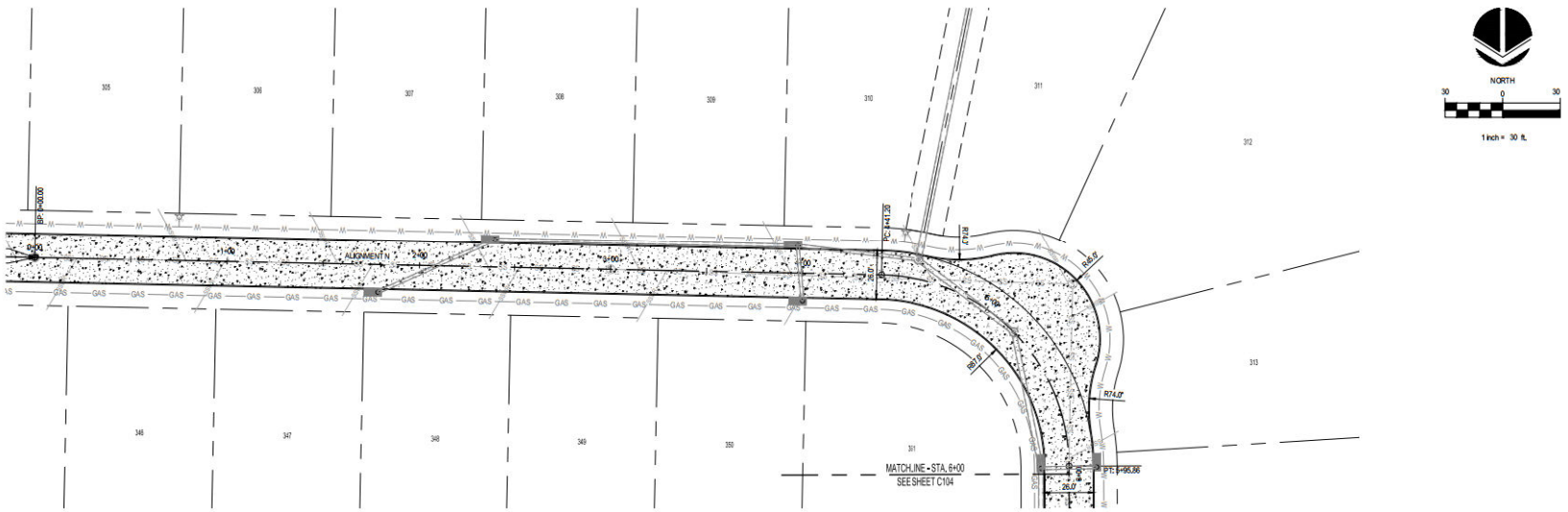
WHISPERING OAKS
PHASE VI PRELIMINARY PLANS
COUNCIL BLUFFS, IA

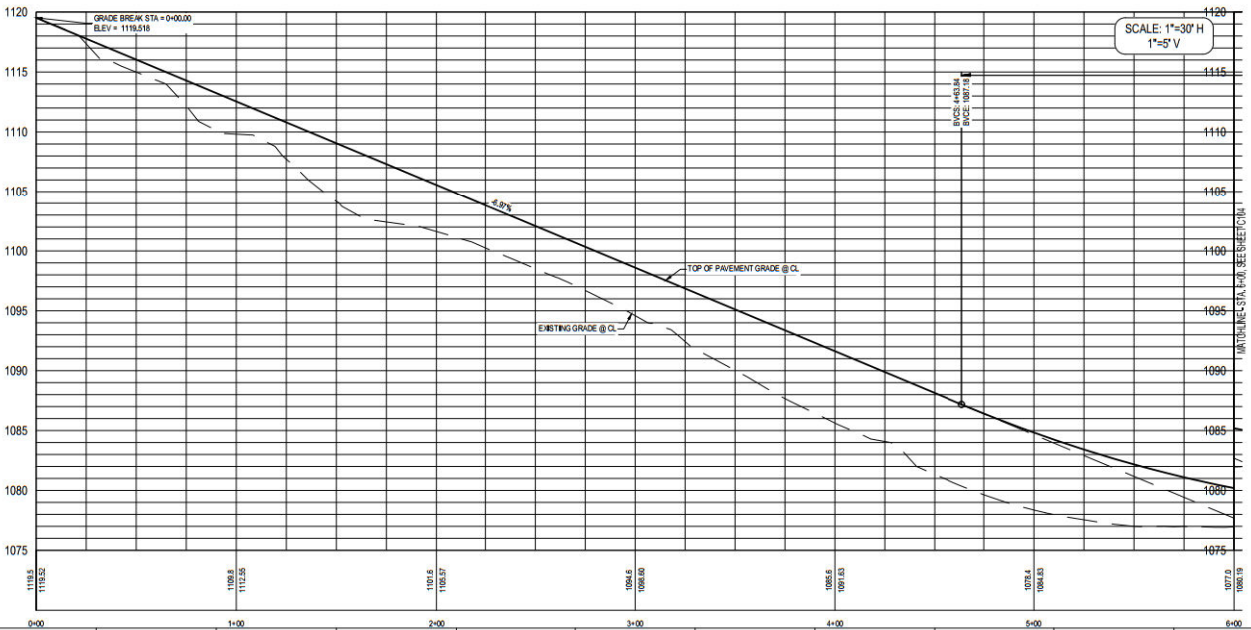
ALIGNMENT I PLAN & PROFILE

PROJECT NO.: 006519.210

C102

P:\006519210_CAD\Civil\Preliminary Plans\006519210-1-PREP.dwg
12/17/2024 10:35:42 AM Klock, Derik





P:\006519210_CAD\Civil\Preliminary Plan\006519210-1-PEP.dwg
12/17/2024 10:35:50 AM Klock, Derik

DESIGNER: IMD
DRAWN: DJK
CHECKED: CDH

ISSUE DATE: 12/17/2024
REVISIONS:
No.: DATE: BY: DESCRIPTION:

THE DRAWINGS, SPECIFICATIONS AND ALL OF SCHEMMER'S SERVICES ARE INSTRUMENTS OF SCHEMMER AND SHALL REMAIN THE PROPERTY OF SCHEMMER. ALL RIGHTS RESERVED BY SCHEMMER. THE USE OF THESE INSTRUMENTS OF SERVICE FOR ANY PROJECT OTHER THAN THE SPECIFIED PROJECT, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION OF SCHEMMER IS PROHIBITED AND WITHOUT LIABILITY TO SCHEMMER. ANY REUSE WITHOUT SUCH WRITTEN AUTHORIZATION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO SCHEMMER. THE USER SHALL INDEMNIFY AND HOLD HARMLESS SCHEMMER AND ITS OFFICERS, EMPLOYEES, AGENTS AND SUBCONSULTANTS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES, LIABILITIES AND COSTS, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE UNAUTHORIZED REUSE OF THE INSTRUMENTS OF SERVICE. THIS INDEMNIFICATION SHALL BE BINDING ON THE USER AND ITS SUCCESSORS AND ASSIGNS. THE USER SHALL NOT ASSIGN ITS RIGHTS UNDER THIS AGREEMENT OR DELEGATE ITS OBLIGATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF SCHEMMER. ANY ATTEMPTED ASSIGNMENT OR DELEGATION WITHOUT SUCH CONSENT SHALL BE VOID AND SHALL ENTITLE SCHEMMER TO TERMINATE THIS AGREEMENT IMMEDIATELY. THE USER AGREES THAT ANY DISPUTE ARISING OUT OF OR RELATING TO THE UNAUTHORIZED REUSE OF THE INSTRUMENTS OF SERVICE SHALL BE GOVERNED BY THE LAWS OF THE STATE OF IOWA, AND THE USER CONSENTS TO THE EXCLUSIVE JURISDICTION AND VENUE OF THE COURTS LOCATED IN POTTAWATTAMIE COUNTY, IOWA. THE USER WAIVES ANY RIGHT TO A JURY TRIAL IN ANY ACTION OR PROCEEDING ARISING OUT OF OR RELATING TO THE UNAUTHORIZED REUSE OF THE INSTRUMENTS OF SERVICE. THE USER AGREES THAT THE PREVAILING PARTY IN ANY SUCH ACTION OR PROCEEDING SHALL BE ENTITLED TO RECOVER ITS REASONABLE ATTORNEY'S FEES AND COSTS FROM THE NON-PREVAILING PARTY. THE USER ACKNOWLEDGES THAT THE INSTRUMENTS OF SERVICE ARE PROVIDED "AS IS" AND SCHEMMER MAKES NO WARRANTIES, EXPRESS OR IMPLIED, REGARDING THEIR FITNESS FOR ANY PURPOSE. THE USER AGREES THAT SCHEMMER SHALL NOT BE LIABLE FOR ANY DAMAGES ARISING FROM THE UNAUTHORIZED REUSE OF THE INSTRUMENTS OF SERVICE, INCLUDING BUT NOT LIMITED TO DIRECT, INDIRECT, INCIDENTAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES. THE USER AGREES THAT THIS AGREEMENT SHALL BE BINDING ON ANY SUCCESSORS OR ASSIGNS OF THE USER AND THAT THE USER SHALL NOT ASSIGN ITS RIGHTS OR DELEGATE ITS OBLIGATIONS UNDER THIS AGREEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF SCHEMMER. ANY ATTEMPTED ASSIGNMENT OR DELEGATION WITHOUT SUCH CONSENT SHALL BE VOID AND SHALL ENTITLE SCHEMMER TO TERMINATE THIS AGREEMENT IMMEDIATELY.

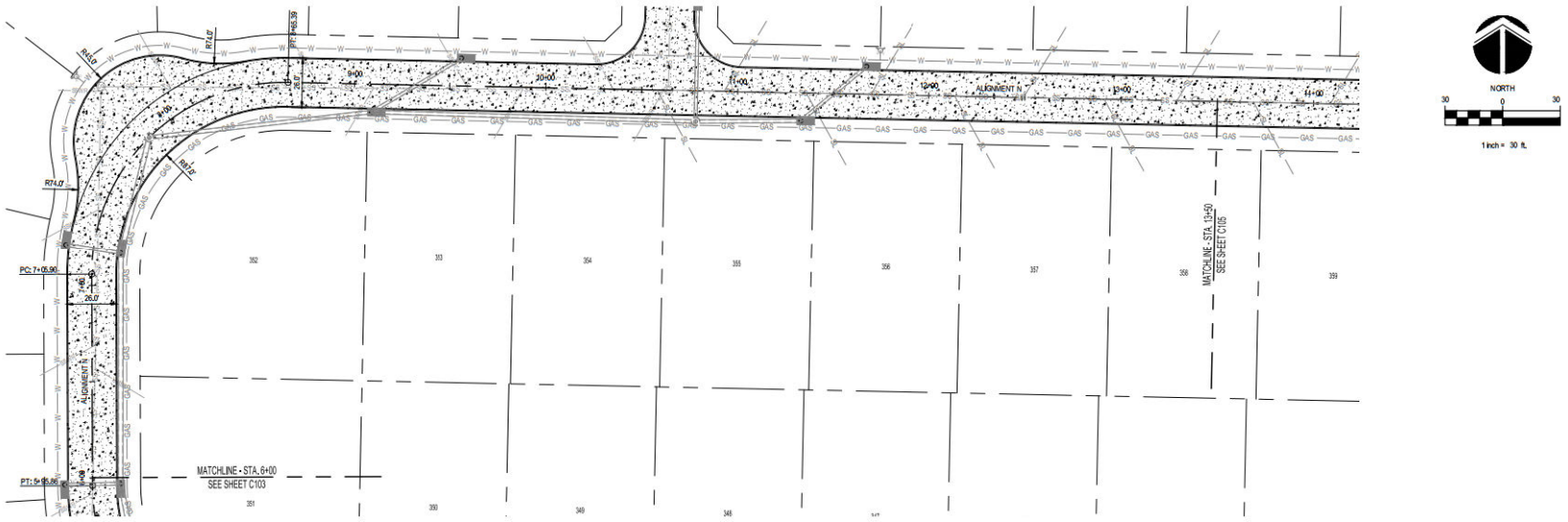
SCHEMMER
Design with Purpose. Build with Confidence.
215 South Main Street, Suite 101, Council Bluffs, IA 51503 | 712.329.0300

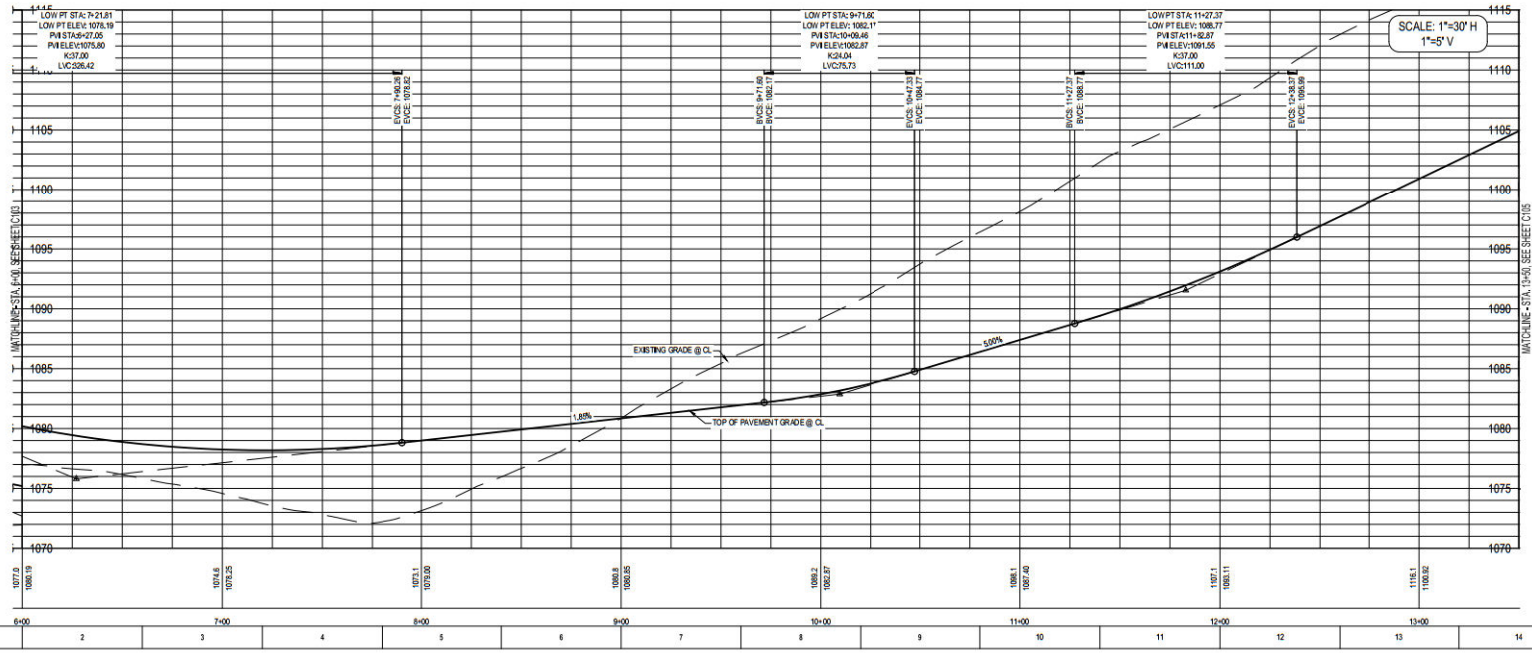
WHISPERING OAKS
PHASE VI PRELIMINARY PLANS
COUNCIL BLUFFS, IA

ALIGNMENT N PLAN & PROFILE

PROJECT NO.: 006519.210

C103





P:\006519210_CAD\Civil\Preliminary Plan\006519210-1-PEP.dwg
12/17/2024 10:35:57 AM Klock, Derik

DESIGNER: IMD
DRAWN: DJK
CHECKED: CDH

ISSUE DATE: 12/17/2024
REVISIONS:
No.: DATE: BY: DESCRIPTION:

THE DRAWINGS, SPECIFICATIONS AND ALL OF SCHEMMER'S SERVICES ARE INSTRUMENTS OF SCHEMMER'S PROFESSIONAL SERVICE. SCHEMMER RETAINS ALL COMMON LAW, STATUTORY AND OTHER RIGHTS, INCLUDING COPYRIGHTS. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY SCHEMMER ARE NOT TO BE USED BY THE OWNER OR ANYONE ELSE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND THEY ARE NOT TO BE ASSIGNED TO ANY PERSON OR ENTITY WITHOUT SCHEMMER'S PRIOR WRITTEN CONSENT. ANY UNAUTHORIZED USE, REUSE OR MODIFICATION OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT SCHEMMER'S PRIOR WRITTEN CONSENT IS AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO SCHEMMER, AND THE USER SHALL INDEMNIFY AND HOLD HARMLESS SCHEMMER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. THE USER OF THESE DRAWINGS AND SPECIFICATIONS SHALL COMPENSATE SCHEMMER FOR ANY AUTHORIZED REUSE OR MODIFICATION AT RATES TO BE AGREED UPON BY THE USER AND SCHEMMER. USER'S USE OF THESE DRAWINGS OR SPECIFICATIONS WILL CONSTITUTE ACCEPTANCE OF THE ABOVE AGREEMENT.

SCHEMMER
Design with Purpose. Build with Confidence.

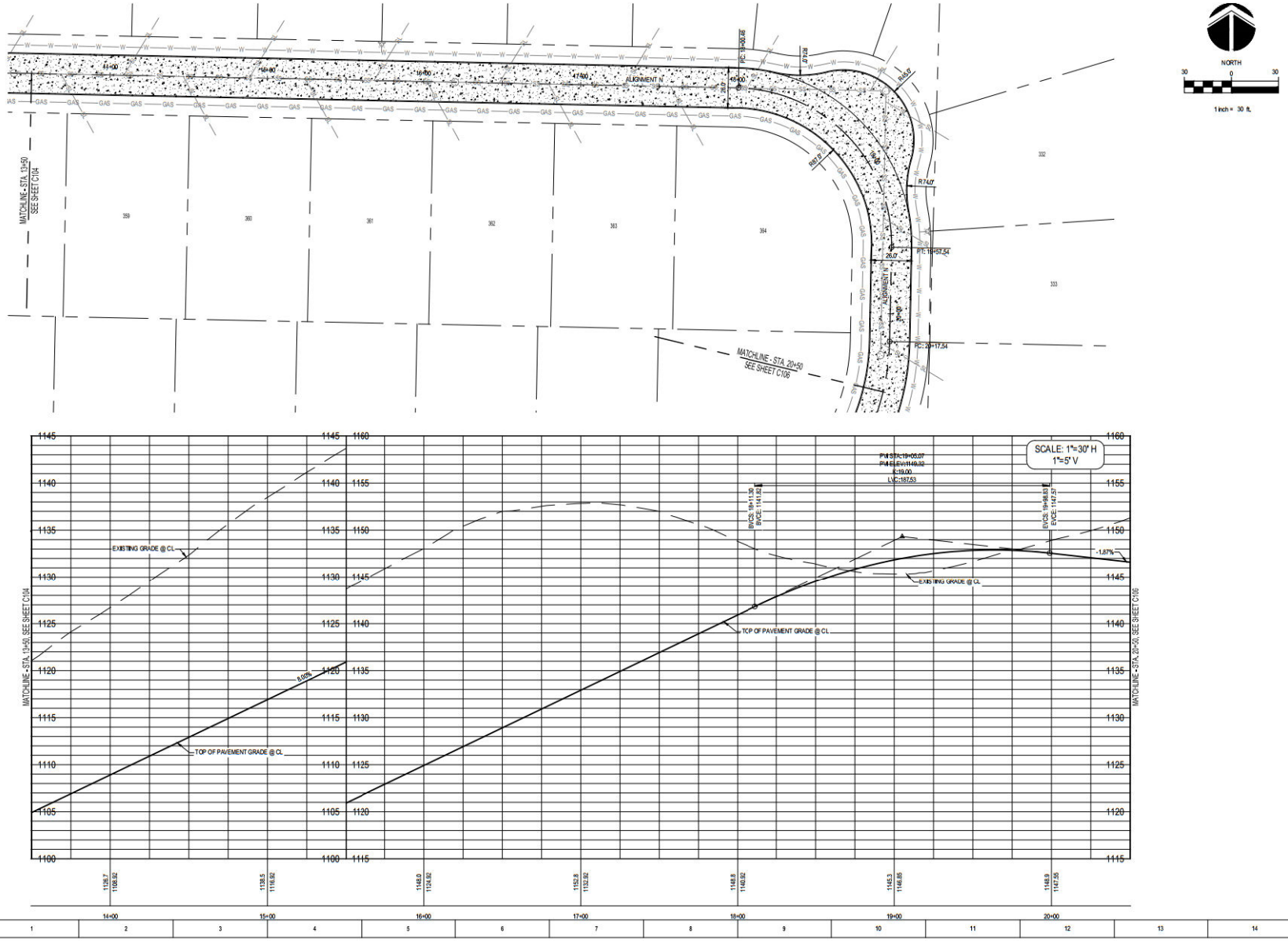
215 South Main Street, Suite 101, Council Bluffs, IA 51503 | 712.329.0300

WHISPERING OAKS
PHASE VI PRELIMINARY PLANS
COUNCIL BLUFFS, IA

ALIGNMENT N PLAN & PROFILE

PROJECT NO.: 006519.210

C104



P:\006519210_CAD\Civil\Preliminary Plan\006519210-1-PEP.dwg
12/17/2024 10:36:04 AM Klock, Derik

DESIGNER: IMD
DRAWN: DJK
CHECKER: CDH

ISSUE DATE: 12/17/2024
REVISIONS:
No.: DATE: BY: DESCRIPTION:

THIS DRAWING IS SCHEMMER PROPERTY AND SHALL NOT BE REUSED OR REPRODUCED WITHOUT THE PRIOR SCHEMMER CONSENT. ANY REUSE WITHOUT PRIOR WRITTEN VERIFICATION BY SCHEMMER WILL BE RESPONDED TO BY LEGAL ACTION. ANY REUSE WITHOUT PRIOR VERIFICATION WILL BE AT RECIPIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO SCHEMMER OR THE ARCHITECT.

SCHEMMER
Design with Purpose. Build with Confidence.

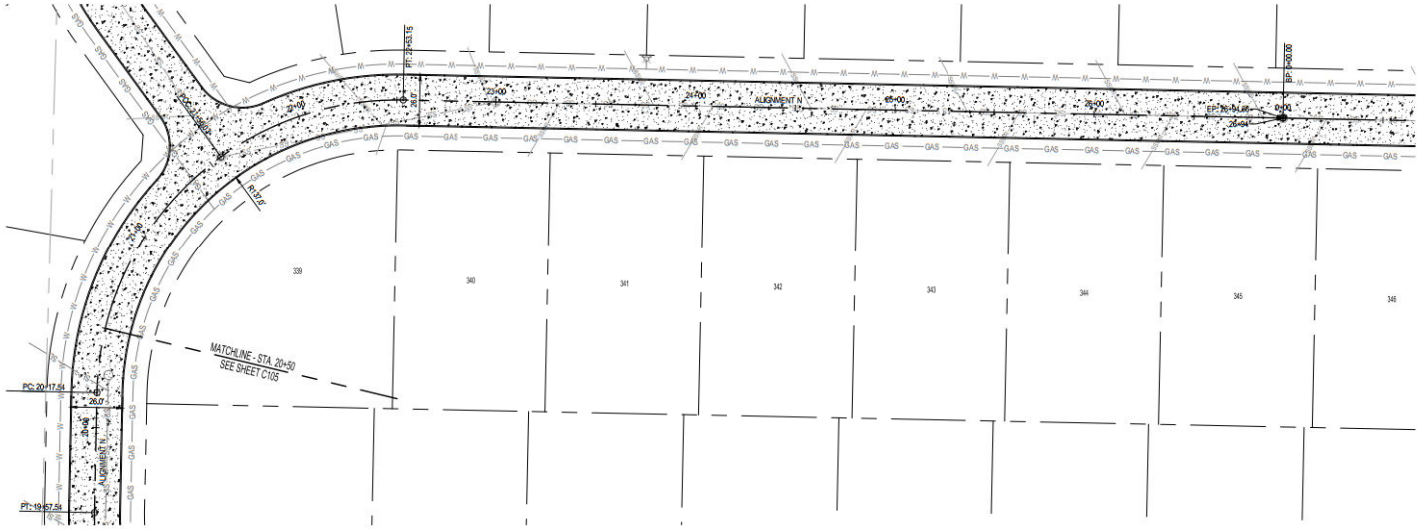
215 South Main Street, Suite 101, Council Bluffs, IA 51503 | 712.329.0300

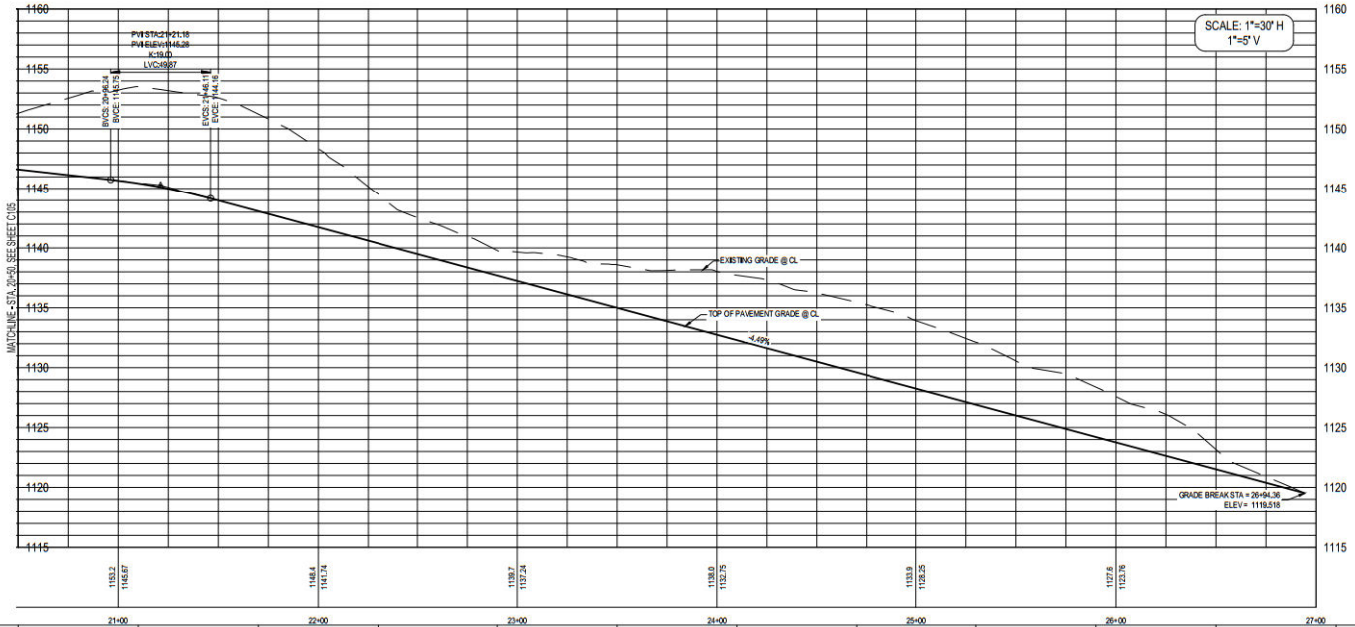
WHISPERING OAKS
PHASE VI PRELIMINARY PLANS
COUNCIL BLUFFS, IA

ALIGNMENT N PLAN & PROFILE

PROJECT NO.: 006519.210

C105





P:\006519210_CAD\Civil\Preliminary Plan\006519210-1-PEP.dwg
12/17/2024 10:36:11 AM Klock, Derik

DESIGNED: RMD
DRAWN: DJK
CHECKED: CDH

ISSUE DATE: 12/17/2024
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

THE INFORMATION INCLUDED ON THIS PLAN IS PROPRIETARY AND SHALL NOT BE DISCLOSED OR REPRODUCED WITHOUT THE PRIOR EXPRESSED WRITTEN CONSENT OF SCHEMMER. SCHEMMER ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE OF THESE PLANS AND SPECIFICATIONS AND DOES NOT TRANSFER ANY RIGHTS BY ANY UNAUTHORIZED USE OF THESE PLANS OR THE ABOVE AGREEMENT.

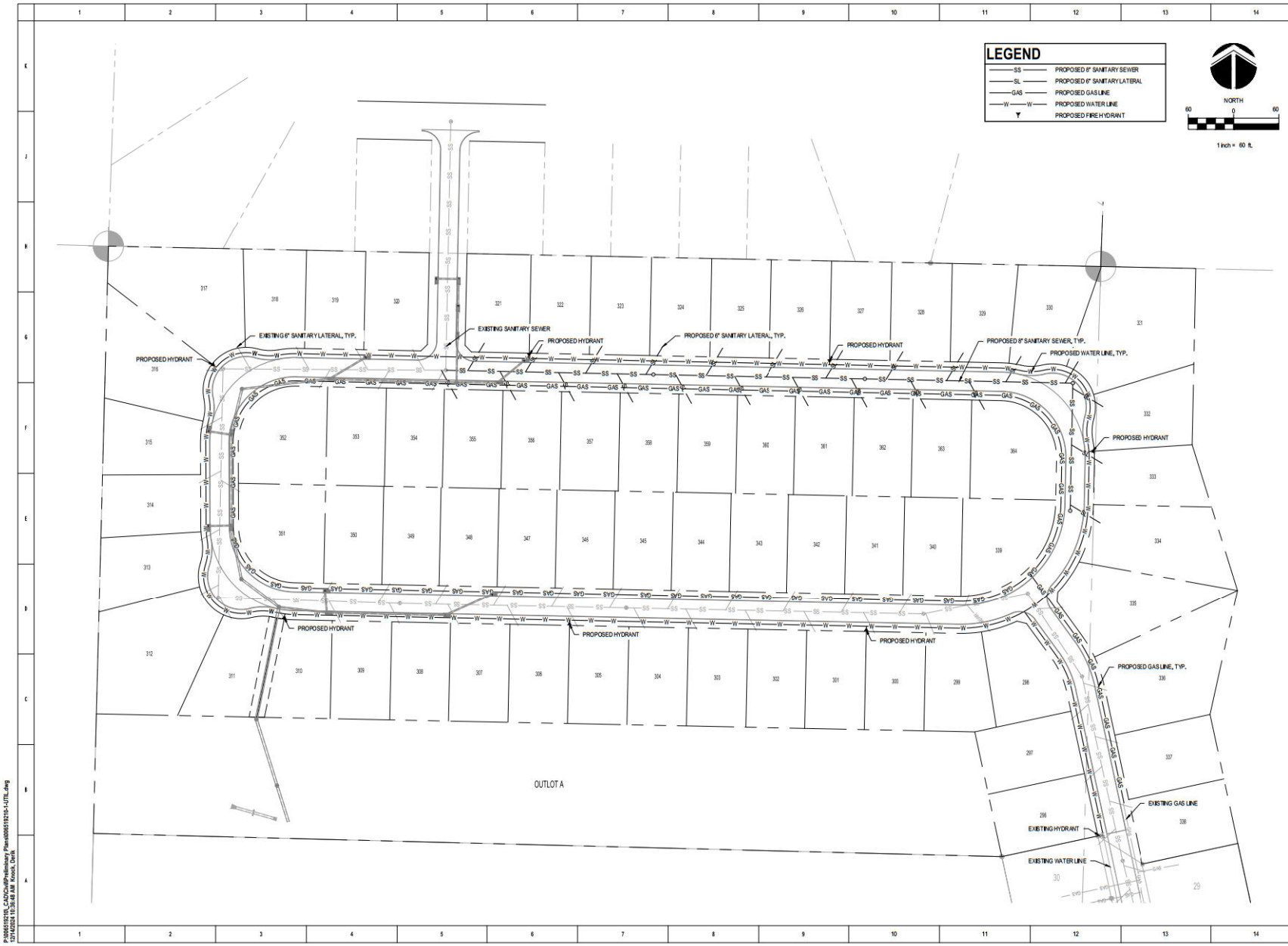
SCHEMMER
Design with Purpose. Build with Confidence.
215 South Main Street, Suite 101, Council Bluffs, IA 51503 | 712.329.0300

WHISPERING OAKS
PHASE VI PRELIMINARY PLANS
COUNCIL BLUFFS, IA

ALIGNMENT N PLAN & PROFILE

PROJECT NO.: 006519.210

C106



P:\006519210_CAD\Civil\Preliminary Plans\006519210-1-UTIL.dwg
12/17/2024 10:35:48 AM Klock, Derik

DESIGNED: BMD
DRAWN: DJK
CHECKED: CDH

ISSUE DATE: 12/17/2024
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

THE DRAWINGS, SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE THE EXCLUSIVE PROPERTY OF SCHEMMER AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SCHEMMER.

SCHEMMER
Design with Purpose. Build with Confidence.
215 South Main Street, Suite 101, Council Bluffs, IA 51503 | 712.329.0300

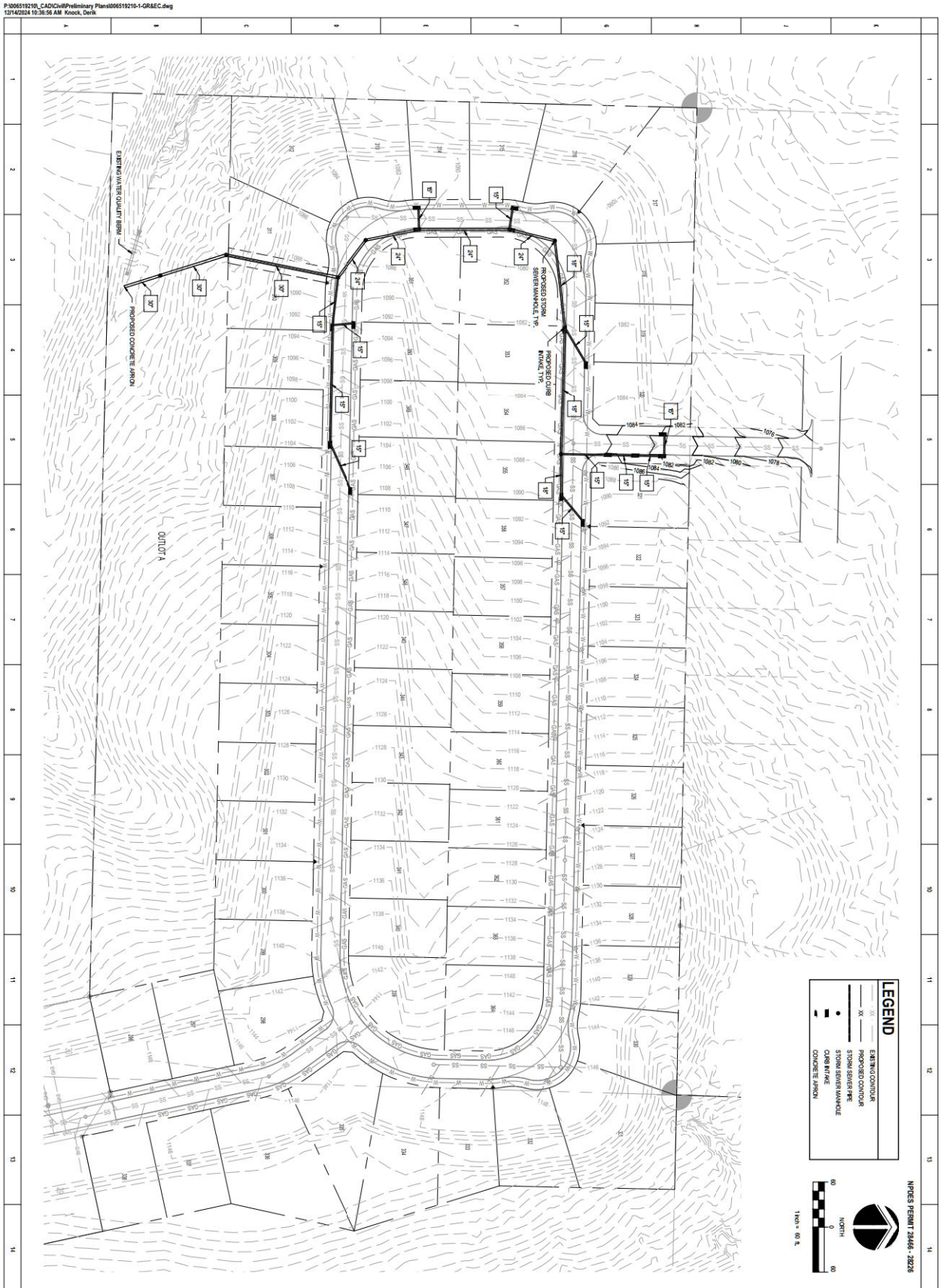
WHISPERING OAKS
PHASE VI PRELIMINARY PLANS
COUNCIL BLUFFS, IA

UTILITY PLAN

PROJECT NO.: 006519.210

C107

P:\006519210_CAD\Civil\Preliminary Plans\006519210-1-GR&EC.dwg
12/14/2024 10:36:56 AM Knock, Derik



C108

PROJECT NO.: 006519.210

WHISPERING OAKS

PHASE VI PRELIMINARY PLANS

COUNCIL BLUFFS, IA

GRADING & DRAINAGE PLAN

SCHEMMER

Design with Purpose. Build with Confidence.

215 South Main Street, Suite 101, Council Bluffs, IA 51503 | 712.329.0300

DESIGNED: RMD
DRAWN: DJK
CHECKED: CDH

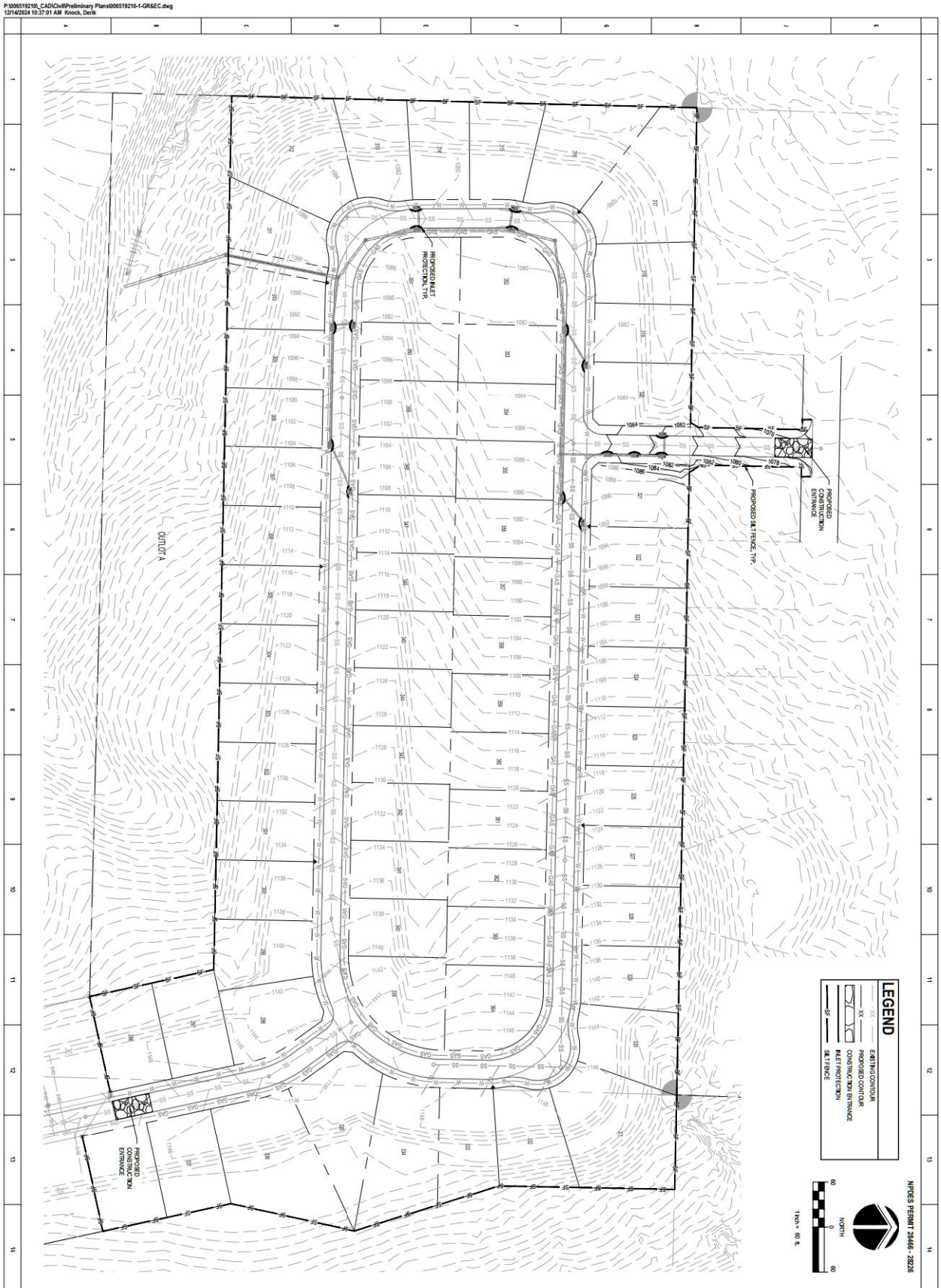
ISSUE DATE: 12/17/2024

REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

THIS DRAWING IS BEING MADE AVAILABLE BY SCHEMMER FOR USE ON THIS PROJECT IN ACCORDANCE WITH SCHEMMER'S AGREEMENT FOR PROFESSIONAL SERVICES. SCHEMMER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY USE OF THIS DRAWING OR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF THE ABOVE AGREEMENT.

P:\006519210_CAD\Civil\Preliminary Plans\006519210-1-GR&EC.dwg
12/14/2024 10:37:01 AM Knock, Derik



C109

PROJECT NO.: 006519.210

WHISPERING OAKS

PHASE VI PRELIMINARY PLANS

COUNCIL BLUFFS, IA

STORM WATER POLLUTION PREVENTION PLAN SITEMAP

SCHEMMER

Design with Purpose. Build with Confidence.

215 South Main Street, Suite 101, Council Bluffs, IA 51503 | 712.329.0300

DESIGNED: RMD
DRAWN: DJK
CHECKED: CDH

ISSUE DATE: 12/17/2024

REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

THIS DRAWING IS BEING MADE AVAILABLE BY SCHEMMER FOR USE ON THIS PROJECT IN ACCORDANCE WITH SCHEMMER'S AGREEMENT FOR PROFESSIONAL SERVICES. SCHEMMER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY USE OF THIS DRAWING OR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF THE ABOVE AGREEMENT.