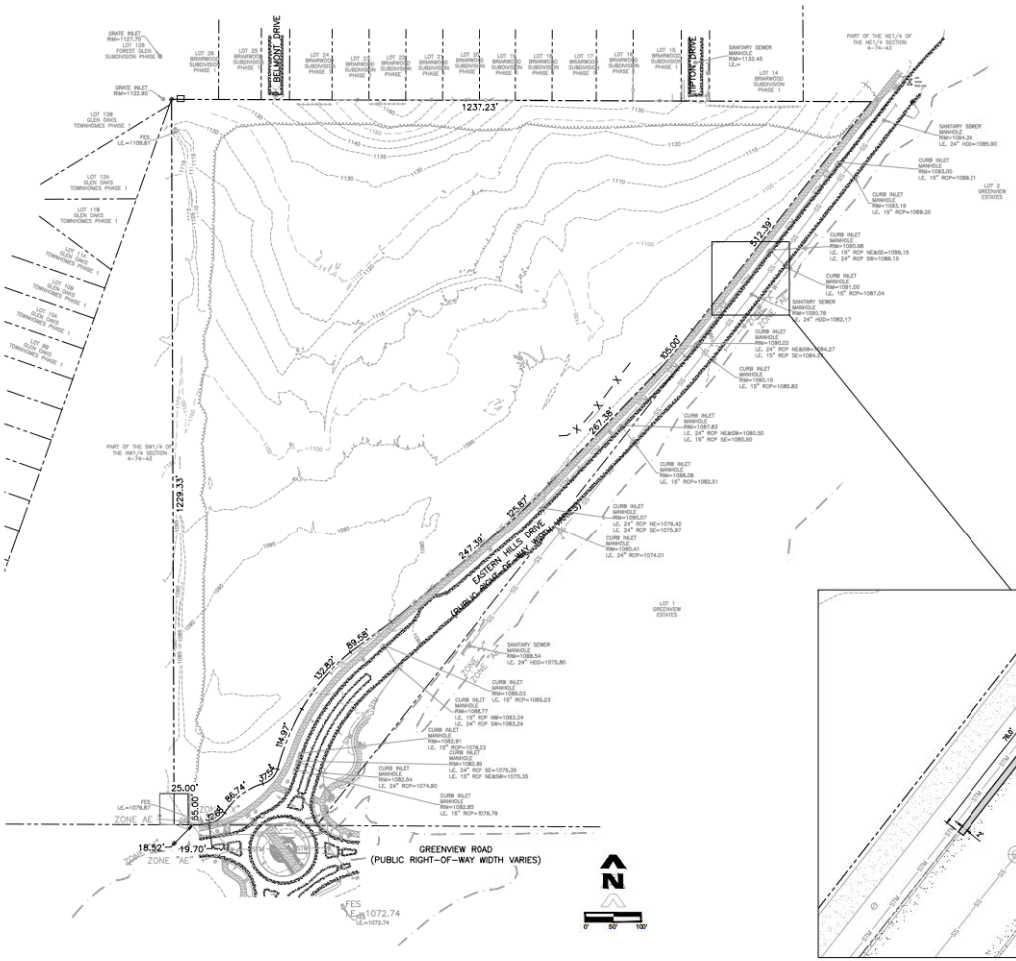
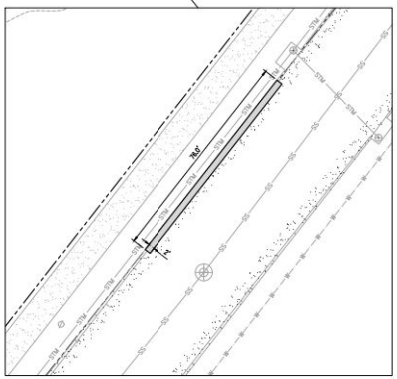
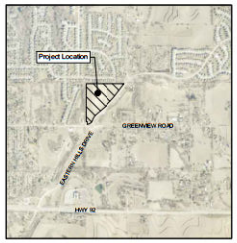
Attachment B





ENLARGED REMOVAL AREA



VICINITY MAP

LEGAL DESCRIPTION

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4-74-43, POTTAWATTAMIE COUNTY, IOWA.

BENCHMARK

DESCRIPTION: (CP1) CHISELED "X" IN THE NORTH RIM OF A CURB INLET MANHOLE 30'± NE OF THE CENTERLINE OF EASTERN HILLS DRIVE AND 75'± SE OF CONCRETE APRON ON LOT.

ELEVATION: 1089.01 (NAVD 88)

DEMOLITION NOTES

1. THE CONTRACTOR SHALL LIMIT REMOVAL AND DEMOLITION WORK TO THAT SPECIFICALLY CALLED FOR IN THE DOCUMENTS OR REQUIRED TO PROPERLY COMPLETE WORK. ANY STRUCTURES TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OPERATIONS SHALL BE REPAIRED BACK TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS REQUIRED FOR DEMOLITION AND OTHER WORK THAT PERTAINS TO THIS PROJECT.
3. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR (IF REFUSED BY OWNER) AND SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED.
4. THE CONTRACTOR SHALL EMPLOY DUST CONTROL MEASURES AS NECESSARY.
5. THE CONTRACTOR SHALL IMPLEMENT EFFECTIVE MEASURES TO PREVENT MIGRATION OF SOIL AND CONCRETE CUTTING SLURRY BEYOND THE PROPERTY LINES OR PROJECT LIMITS. CONSTRUCT BERMS, SWALES, SILT FENCES, OR OTHER MEASURES AS NEEDED OR REQUIRED WHETHER SHOWN ON PLANS OR NOT.
6. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR WHETHER SHOWN ON THE PLANS OR NOT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY, UTILITIES, AND STRUCTURES AS A RESULT OF THE CONSTRUCTION OPERATIONS AND SHALL REPAIR OR REPLACE THE SAME AT NO COST TO THE OWNER.
8. REMOVE EXISTING CONCRETE PAVEMENT IN ITS ENTIRETY. PROVIDE STRAIGHT CLEAN CUTS WHERE PAVEMENT REMOVAL ENDS BY SAWCUTTING FULL-DEPTH PAVEMENT. WHERE REMOVAL ABUTS EXISTING FEATURES, REMOVALS SHALL BE MADE BY SAWCUTTING AND/OR REMOVING TO THE NEAREST CONTROL JOINT.
9. PROVIDE AND INSTALL CONSTRUCTION SIGNAGE, WARNING SIGNS, AND BARRICADES AS NECESSARY TO PROVIDE FOR THE SAFETY OF THE PUBLIC. BARRICADES SHALL CONFORM TO THE CITY OF OMAHA AND MUTCD STANDARDS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND SITE SAFETY.
10. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE REMOVAL OF EXISTING LANDSCAPING WITHIN THE CONSTRUCTION LIMITS.

LEGEND

●	PROPERTY CORNER FOUND
⊛	BUSH
~~	TREE DRIP LINE
Ø	POWER POLE
∅	LIGHT POLE
⊸	SIGN
⊠	MAILBOX
⊡	UTILITY VAULT
⊕	SEWER MANHOLE
⚠	FIRE HYDRANT
⧖	WATER VALVE
IE	INVERT ELEVATION
▪	GRATE INLET
FES	FLARED END SECTION
SS	SANITARY SEWER LINE
STM	STORM SEWER LINE
UE	UNDERGROUND ELECTRICAL LINE
x x	WIRE FENCE
o o	CHAIN LINK FENCE
	GATE
	FLOOD ZONE DELINEATION LINE
	TRUNCATED DOME PAD
	BIKE RACK
△CP2	CONTROL POINT
	PAVEMENT REMOVAL

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NE CA-0199

Project Name
Broadmoor Eastern Hills

Project Location
NW of Greenview Road & Eastern Hills Drive
Council Bluffs, Iowa

Client Name
Broadmoor Development

Professional Seal

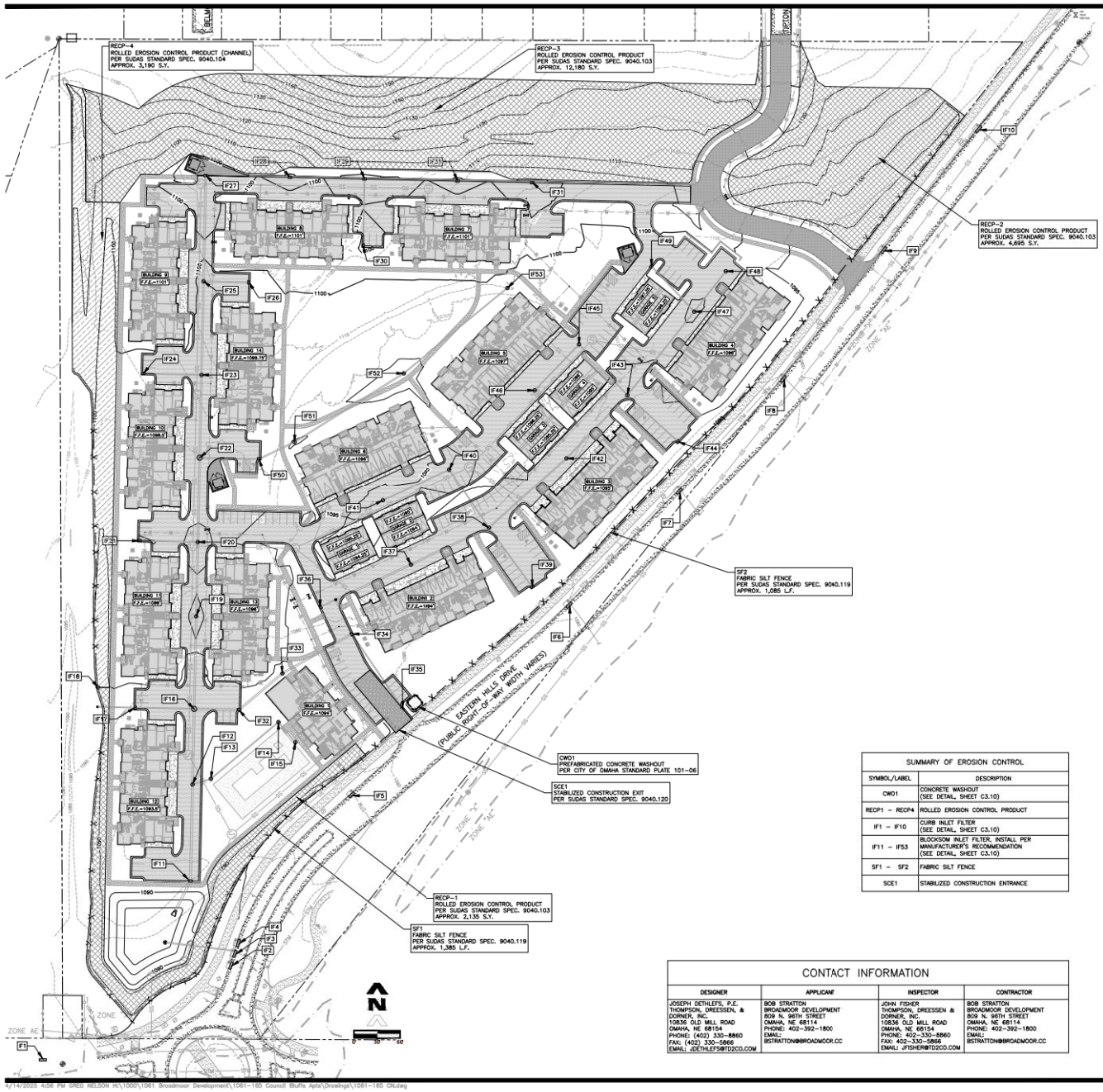
Revision Dates

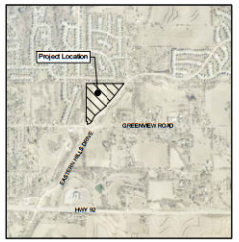
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Drawn By:GTN Reviewed By: JAD
Job No.: 1061-165 Date: 04-11-25

Sheet Title
Existing Conditions and Demolition Plan

Sheet Number
C1.0





VICINITY MAP

GRADING NOTES

1. PRIOR TO CONSTRUCTION EQUIPMENT ENTERING OR EXITING THE SITE, A CONSTRUCTION ENTRANCE AND ALL SILT FENCES SHALL BE BUILT. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION AND REMOVE WHEN CONSTRUCTION IS COMPLETE AND SITE HAS BECOME STABILIZED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL ROADS, SIDEWALKS, AND ADJACENT PROPERTIES FREE OF DIRT, MUD, OR OTHER DEBRIS. THE CONTRACTOR SHALL SWEEP, SCRAPE, AND/OR CLEAN PAVEMENT SURFACES AS NECESSARY.
3. CONTRACTOR SHALL PROVIDE WIND AND WATER EROSION CONTROL AS REQUIRED. CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SILT-LADEN RUNOFF FROM ENTERING STORM SEWER AND RUNNING ONTO ADJACENT PROPERTY. CONTRACTOR SHALL REMOVE MUD AND SILT FROM ADJACENT PUBLIC AND PRIVATE PROPERTY AND STREETS IMMEDIATELY AFTER ANY SPILLAGE. EROSION CONTROL SHALL BE MAINTAINED BY CONTRACTOR THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ALL EROSION CONTROL EFFORTS SHALL BE CONSIDERED SUBSIDIARY TO THE ITEMS FOR WHICH PAYMENT IS BEING MADE. THIS INCLUDES REMOVAL OF ACCUMULATED SEDIMENT FROM SILT FENCES.
4. ALL FILL SOIL SHALL CONSISTS OF LEAN CLAY OR SILT SOIL WITH LIQUID LIMIT LESS THAN 43 AND PLASTICITY INDEX OF 23 OR LESS. FILL SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 90% OF THE MAXIMUM DRY AS DETERMINED BY ASTM D1557, MODIFIED PROCTOR. MOISTURE CONTENTS OF THIS FILL AND BACKFILL SHALL NOT BE MORE THAN 0% BELOW OR 5% ABOVE THE OPTIMUM MOISTURE CONTENT. SUBGRADE PREPARATION SHALL EXTEND A MINIMUM OF 2' LATERALLY BEYOND THE EDGE OF PAVEMENT (3 FEET IF PAVING MACHINE IS USED).
5. FOR PAVEMENT AREAS SUBJECT TO VEHICULAR TRAFFIC, THE UPPER 12 INCHES OF SUBGRADE SHALL BE SCARIFIED AND RECOMPACTED IMMEDIATELY PRIOR TO FINE GRADING AND PAVEMENT PLACEMENT WITH SUITABLE FILL MATERIAL AS DEFINED ABOVE (NOTE 4). SUBGRADE PREP SHALL EXTEND BEYOND THE PAVEMENT EDGE BY A MINIMUM OF 2'-FEET OR 3'-FEET IF PAVING MACHINE IS USED.
6. FILL AND CUT AREAS SHALL BE STRIPPED OF ALL VEGETATION AND TOPSOIL TO A DEPTH OF 6 TO 10 INCHES. ADDITIONAL STRIPPING DEPTH MAY BE REQUIRED BY ENGINEER. STRIPPINGS SHALL BE STOCKPILED AS DETERMINED BY THE ENGINEER. STRIPPINGS SHALL BE REDISTRIBUTED AS TOPSOIL AFTER GRADING IN INDIVIDUAL FILL AREAS ARE COMPLETED.
7. AFTER CUT AND FILL IS COMPLETED TO REQUIRED SUBGRADE, SPREAD A MINIMUM OF 4 INCH THICK TOPSOIL LAYER IN AREAS TO BE LANDSCAPED. IF THE CONTRACTOR FAILS TO PROPERLY STOCKPILE EXISTING TOPSOIL, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAUL-IN ENGINEER APPROVED TOPSOIL AT NO ADDITIONAL COST TO OWNER. TOPSOIL SHALL BE OF SUFFICIENT QUANTITY TO PROVIDE THE MINIMUM 4" COVERAGE SPECIFIED.
8. MATCH EXISTING ELEVATIONS AT PROPERTY LINES OR STREET CURBS AS SHOWN WITHOUT SUDDEN BREAKS.
9. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 5 FOOT INTERVALS.
10. FINAL ELEVATIONS SHOWN ARE TO FINISH SURFACES. VERIFY WITH SITE PLAN THE DEPTH OF PAVING, DRIVES AND SIDEWALKS. GRADE AS REQUIRED TO ACHIEVE THE FINISH SURFACE ELEVATIONS AS SHOWN. GRADE SHALL GRADUALLY TAPER OVER SPOT ELEVATIONS IN A GENTLE SWEEPING CURVE (NO SHARP BREAK IN PLANE OF PAVING ALLOWED).
11. CONSTRUCTION TOLERANCES SHALL NOT APPLY TO ADA ACCESSIBLE ROUTES. THE CONTRACTOR MUST CONSTRUCT GRADES ALONG ADA ROUTES (INCLUDING PARKING, SIDEWALKS, DROP-OFF AND/OR ACCESS ISLES) WITHIN THE STRICT LIMITS REQUIRED TO ACHIEVE ADA SLOPES. ALL AREAS REQUIRING ADA COMPLIANCE THAT DO NOT MEET ADA SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE. SEE SHEET C4.0 FOR PROPOSED ADA ROUTE(S).
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STREETS AND EXISTING UTILITIES AND SHALL REPAIR ANY SUCH DAMAGE AT HIS OWN EXPENSE. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED THROUGH THE "ONE CALL" SYSTEM. CALL BEFORE YOU DIG! CALL THE UNDERGROUND HOTLINE FOR UTILITY LOCATIONS AT 811, MONDAY THROUGH FRIDAY 7 A.M. TO 6 P.M.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE PROSECUTION OF WORK UNDER THIS CONTRACT.
14. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY.
15. THE CONTRACTOR MUST COMPLY WITH ALL NOISE ORDINANCES OF THE CITY OF COUNCIL BLUFFS.
16. CONTRACTOR SHALL PROVIDE ALL DESIGN, CALCULATIONS, AND PLANS FOR RETAINING WALL AS REQUIRED BY JURISDICTIONAL AUTHORITIES. PLANS AND CALCULATIONS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF IOWA. SEE SPOT ELEVATION PLAN FOR WALL HEIGHTS. COORDINATE WITH ARCHITECT FOR MATERIALS AND COLOR.

LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
FABRIC SILT FENCE
LIMITS OF DISTURBANCE
CONCRETE WASHOUT
INLET FILTER
STABILIZED CONSTRUCTION ENTRANCE

SUMMARY OF EROSION CONTROL	
SYMBOL/LABEL	DESCRIPTION
CWO1	CONCRETE WASHOUT (SEE DETAIL, SHEET C3.10)
RECP1 – RECP4	ROLLED EROSION CONTROL PRODUCT
IF1 – IF10	CURB INLET FILTER (SEE DETAIL, SHEET C3.10)
IF11 – IF53	BLOCKSON INLET FILTER, INSTALL PER MANUFACTURER'S RECOMMENDATION (SEE DETAIL, SHEET C3.10)
SF1 – SF2	FABRIC SILT FENCE
SCE1	STABILIZED CONSTRUCTION ENTRANCE

CONTACT INFORMATION			
DESIGNER	APPLICANT	INSPECTOR	CONTRACTOR
JOSEPH BETHLEFS, P.E. THOMPSON, DREESSEN, & DORNER, INC. 10836 OLD MILL ROAD OMAHA, NE 68154 PHONE: (402) 330-8860 FAX: (402) 330-5866 EMAIL: JDETHLEFS@TD2CO.COM	BOB STRATTON BROADMOOR DEVELOPMENT 809 N. 96TH STREET OMAHA, NE 68114 PHONE: 402-392-1800 EMAIL: BSTRATTON@BROADMOOR.CC	JOHN FISHER THOMPSON, DREESSEN & DORNER, INC. 10836 OLD MILL ROAD OMAHA, NE 68154 PHONE: 402-330-8860 FAX: 402-330-5866 EMAIL: JFISHER@TD2CO.COM	BOB STRATTON BROADMOOR DEVELOPMENT 809 N. 96TH STREET OMAHA, NE 68114 PHONE: 402-392-1800 EMAIL: BSTRATTON@BROADMOOR.CC

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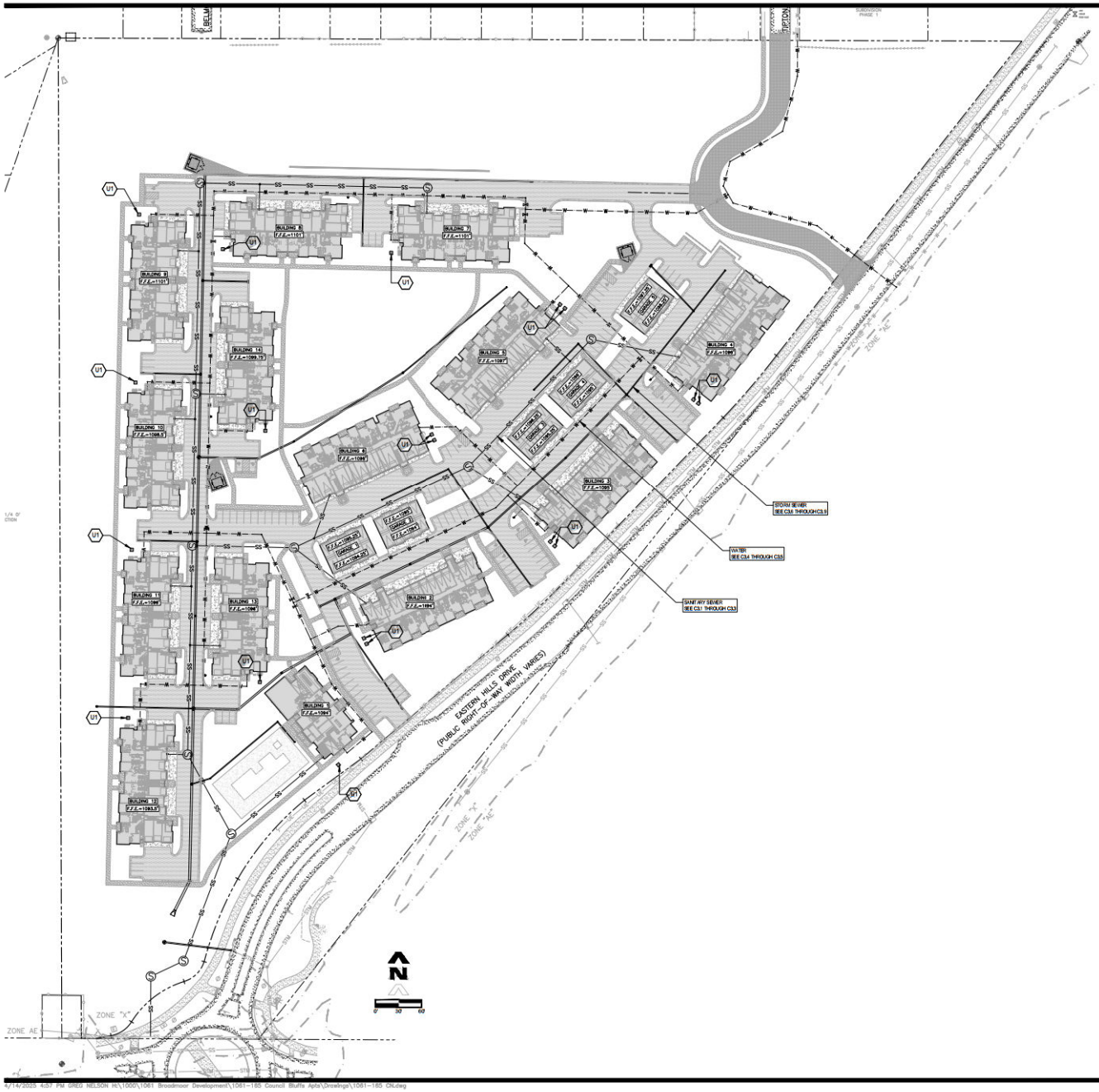
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Drawn By:GTN Reviewed By: JAD
Job No.: 1061-165 Date: 04-11-25

Sheet Title
Grading and Erosion Control Plan

Sheet Number
C2.0



UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY, UTILITIES, AND STRUCTURES, AND WILL REPAIR AT HIS OWN EXPENSE. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION THROUGH THE "ONE CALL" SYSTEM AT 811.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE PROSECUTION OF WORK UNDER THIS CONTRACT.
3. COMPLY WITH ALL CODES AND REGULATIONS. OBTAIN PERMITS AS NECESSARY.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES AND TAP ELEVATIONS WHERE PROPOSED UTILITIES ARE TO TIE INTO EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO STUDY THE PROPOSED PLANS AND NOTIFY THE OWNER'S ENGINEER ON ANY INCONSISTENCIES, DISCREPANCIES OR CONSTRUCTABILITY PROBLEMS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE PROPOSED UTILITY LINE LOCATIONS AT THE BUILDING AGAINST THE LOCATIONS SHOWN ON THE MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PLANS AND TO COORDINATE THE CONTINUATION OF THE LINES INTO THE BUILDING.
6. THE CONTRACTOR SHALL ADJUST ALL UTILITY STRUCTURES TO FINISHED GRADE. THESE INCLUDE, BUT ARE NOT LIMITED TO MANHOLES, STORM SEWER INLETS, VALVES, CURB STOPS, CLEAN OUTS AND ANY OTHER ITEMS THAT MAY FALL INTO THIS CLASSIFICATION. THESE ADJUSTMENTS SHALL BE INCIDENTAL TO THE PROJECT.
7. SEWER AND WATER SEPARATION SHALL CONFORM TO THE "TEN STATE STANDARDS".
8. ALL PIPES SHALL BE BEDDED WITH AGGREGATE PER SUDAS STANDARD PLAN SW-103.
9. THE CONTRACTOR SHALL PROVIDE ALL DE-WATERING AND UNSTABLE TRENCH BEDDING AS REQUIRED.
10. ANY CLEANING, REPAIRS OR REPLACEMENT REQUIRED, DUE TO POOR WORKMANSHIP, SHALL BE DONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
11. ALL JOINTS BETWEEN PIPES AND PRECAST STRUCTURES SHALL BE CONSTRUCTED WITH PSX RUBBER BOOT, PSX DIRECT DRIVE MANHOLE CONNECTOR, (OR APPROVED EQUAL) AND MORTARED TIGHT TO PROVIDE WATER-TIGHT CONNECTION.
12. CONTRACTOR SHALL TEST AND/OR DISINFECT ALL NEW UTILITIES IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, AS WELL AS ALL CODES, UTILITY COMPANY REQUIREMENTS, AND THE PROJECT DOCUMENTS. IN CASE OF CONFLICT THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
13. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
14. INITIAL TRENCH BACKFILL SHALL BE EXTENDED UP THE SIDES AND CAREFULLY PLACED AROUND AND OVER PIPE IN SIX INCH (6") MAXIMUM LAYERS, EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED WITH HAND OPERATED EQUIPMENT UNTIL ONE FOOT (1') OF COVER EXISTS OVER PIPE.
15. THE REMAINDER OF THE TRENCH SHALL BE BACKFILLED WITH SUITABLE FILL MATERIAL TO THE SUBGRADE ELEVATION SPECIFIED ON THE PLANS. BACKFILL SHALL BE PLACED IN EIGHT (8) INCH MAXIMUM LOOSE LIFTS. BACKFILL SHALL BE PLACED AND COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557, MODIFIED PROCTOR. THE MOISTURE CONTENT TO BE CONTROLLED BETWEEN -0 AND +5 PERCENT OF THE OPTIMUM.

UTILITY KEY NOTES

U.1 PROPOSED TRANSFORMER PAD LOCATION. COORDINATE WITH MID-AMERICA ENERGY AND ELECTRICAL PLANS.

LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED TRANSFORMER PAD

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4/14/2025 4:57 PM GREG NELSON N:\1000\1061 Broadmoor Development\1061-165 Council Bluffs Apts\Drawings\1061-165 CN.dwg

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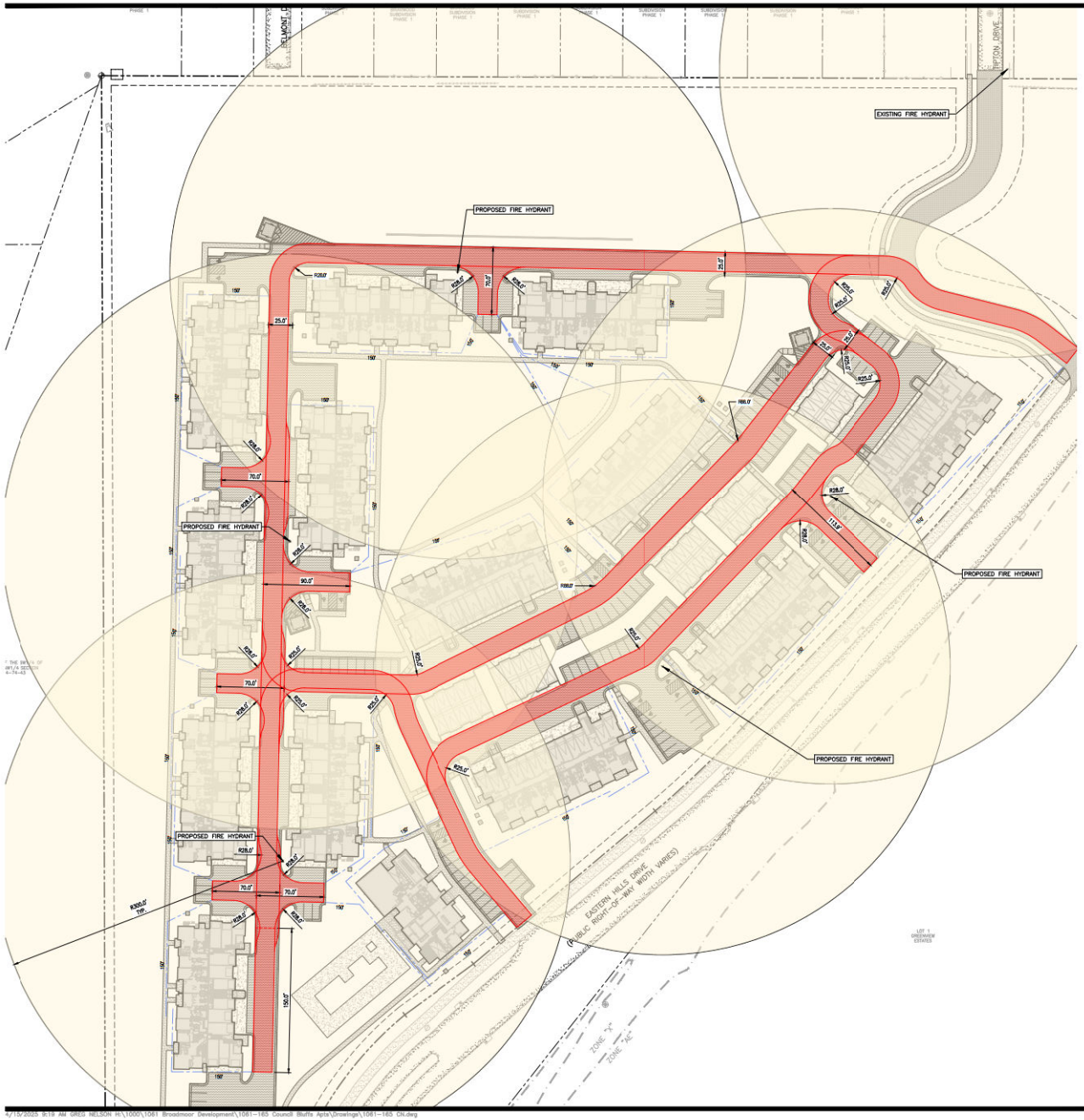
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Job No.: 1061-165 Date: 04-11-25

Sheet Title
Composite Utility Plan

Sheet Number
C3.0



LEGEND

- HOSE LENGTH
- FIRE ACCESS ROUTE
- 300' FIRE HYDRANT RADIUS

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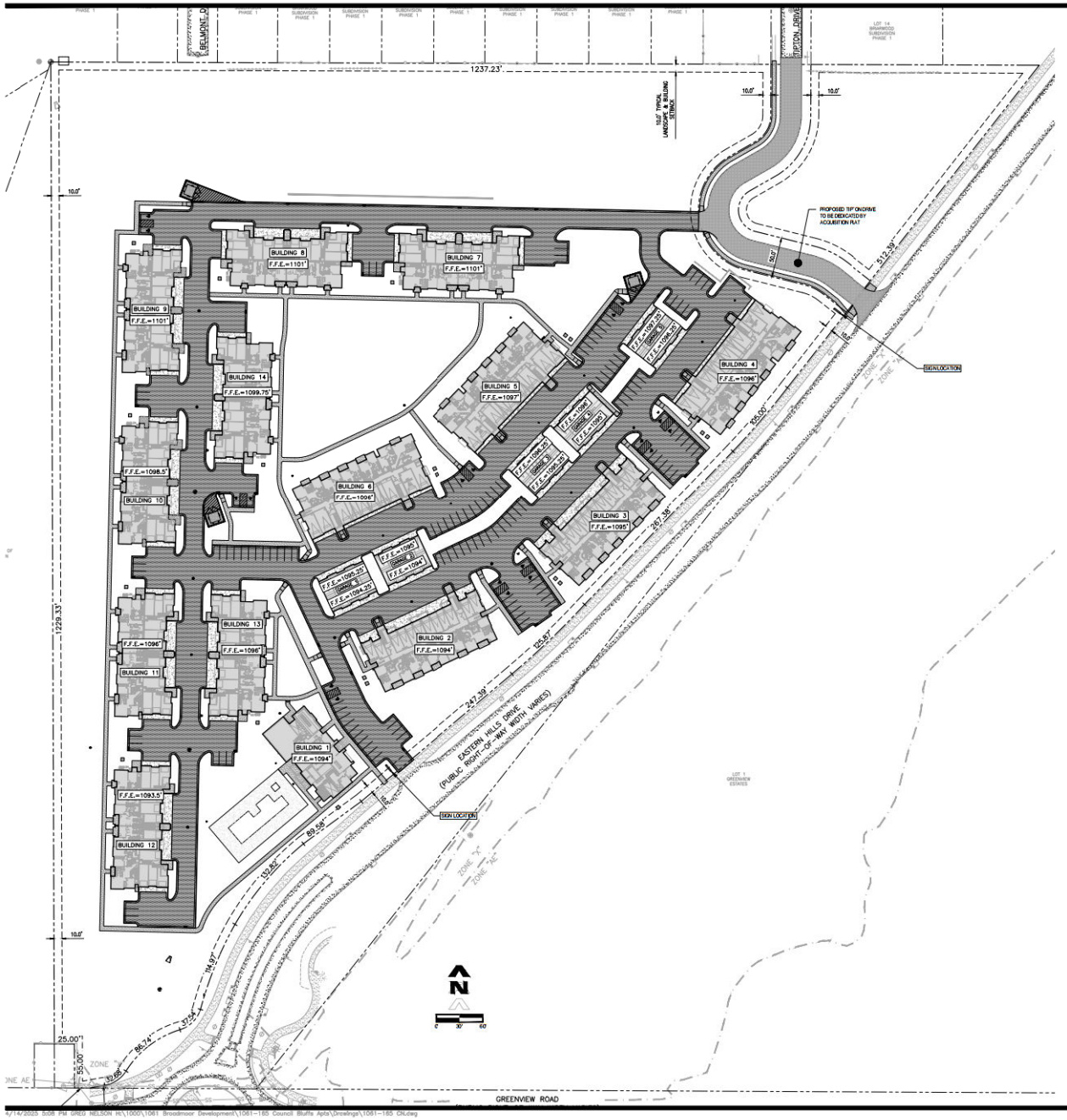
Revision Dates

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Drawn By: GTN Reviewed By: JAD
Job No.: 1061-165 Date: 04-11-25

Sheet Title
Fire Access Plan

Sheet Number
C3.1



PAVING NOTES

1. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY, UTILITIES, AND STRUCTURES, AND WILL REPAIR AT HIS OWN EXPENSE. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION THROUGH THE IOWA 811 "ONE CALL" NOTIFICATION SYSTEM.
2. DIMENSIONS SHOWN ARE TO EDGE OF SLAB, BACK OF CURB, OR FACE OF BUILDING AS APPLICABLE. CONTRACTOR SHALL VERIFY DIMENSIONS WITH ARCHITECT BEFORE BEGINNING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BARRICADES, FLAGMEN, AND TRAFFIC CONTROL DURING CONSTRUCTION OPERATIONS. ALL TRAFFIC CONTROL SHALL COMPLY WITH S.U.D.A.S. REQUIREMENTS. NO SEPARATE PAYMENT WILL BE MADE FOR TRAFFIC CONTROL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE PROSECUTION OF THE WORK UNDER THIS CONTRACT.
5. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE BOXES, ETC. TO FINISHED GRADE.
6. ALL CONCRETE FOR P.C.C. PAVEMENT SHALL BE IOWA DOT TYPE C PER IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS MANUAL.
7. WATER REDUCING ADMIXTURES SHALL NOT BE USED UNLESS APPROVED BY THE ENGINEER.
8. CONCRETE PAVEMENT SHALL BE CURED USING A WHITE PIGMENTED LIQUID MEMBRANE FORMING CURING COMPOUND THAT HAS BEEN APPROVED BY THE CITY OF COUNCIL BLUFFS. MINIMUM RATE OF APPLICATION SHALL BE 200 SQ. FEET PER GALLON IF A MECHANICAL POWER SPRAYER IS USED, AND 100 SQ. FEET PER GALLON IF A HAND SPRAYER IS USED.
9. ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED ACCORDING TO THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND SHALL HAVE A RUNNING SLOPE OF NO MORE THAN 4.99% AND SHALL HAVE A CROSS SLOPE OF NO MORE THAN 2.00%. ACCESS ROUTES MAY INCREASE TO 8.33% MAX. IF ADA ACCESSIBLE HANDRAILS ARE PROVIDED FOR PORTION OF ROUTE EXCEEDING 4.99%.
10. ALL SIDEWALK SHALL BE CONSTRUCTED HAVING A CROSS SLOPE OF NO MORE THAN 2.00%.
11. ALL RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
12. ½" SEALED EXPANSION JOINTS SHALL BE PROVIDED BETWEEN ALL PAVEMENT AND STRUCTURES (I.E. BUILDINGS, STOOPS, MANHOLES, ETC.) AND/OR AS CALLED OUT ON PLANS.
13. THE MAXIMUM JOINT SPACING FOR CONCRETE PAVEMENT SHALL BE 12.5'. CONCRETE PAVEMENT PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE. TRANSVERSE JOINT SPACING SHALL NOT EXCEED 150% OF THE LONGITUDINAL SPACING.

LEGEND

- PROPOSED 7" A.C.C. PAVEMENT
- PROPOSED 7" P.C.C. PAVEMENT WITH INTEGRAL TYPE "A" CURB
- PROPOSED 6" P.C.C. PAVEMENT WITH INTEGRAL TYPE "A" CURB
- PROPOSED 4" P.C.C. SIDEWALK

PARKING SUMMARY	
STALL TYPE	STALLS
STANDARD SURFACE	124
GARAGE (ATTACHED)	150
TANDEM STALLS	150
GARAGE (DETACHED)	49
ADA SURFACE	18
TOTAL PARKING	491

SITE NOTES

1. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
2. CONSTRUCT STRUCTURAL STOOPS AT ALL DOOR LOCATIONS. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
3. ALL GARAGE SLABS SHALL DROP 4-INCHES.
4. FOR ATTACHED GARAGES, FINISHED FLOOR ELEVATION (FFE) SHOWN IS AT DOOR LOCATION. SLAB AT GARAGE DOOR SHALL BE MINUS 4-INCHES.
5. FOR DETACHED GARAGES, FINISHED FLOOR ELEVATION (FFE) SHOWN IS AT GARAGE DOOR LOCATION. SLAB SHALL BE PLUS 4-INCHES INSIDE.
6. SEE SHEETS C4.4 THROUGH C4.7 FOR SITE DIMENSIONS.
7. SEE SHEETS C4.8 THROUGH C420 FOR SPOT ELEVATIONS.

BUILDING HEIGHTS		
BUILDING NUMBER	HEIGHT	BUILDING TYPE
1	23'-4"	CLUBHOUSE
2	39'-6"	II
3	39'-6"	II
4	38'-5"	1A
5	38'-5"	1A
6	38'-5"	1B
7	27'-11"	III
8	27'-11"	III
9	27'-11"	III
10	27'-11"	III
11	27'-11"	IV
12	27'-11"	IV
13	27'-11"	IV
14	27'-11"	IV

ORDER OF CONSTRUCTION	
ORDER	BUILDING NUMBER
1	1
2	2
3	3
4	4
5	5
6	6
7	13
8	11
9	12
10	10
11	14
12	9
13	8
14	7

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Professional Seal

Revision Dates

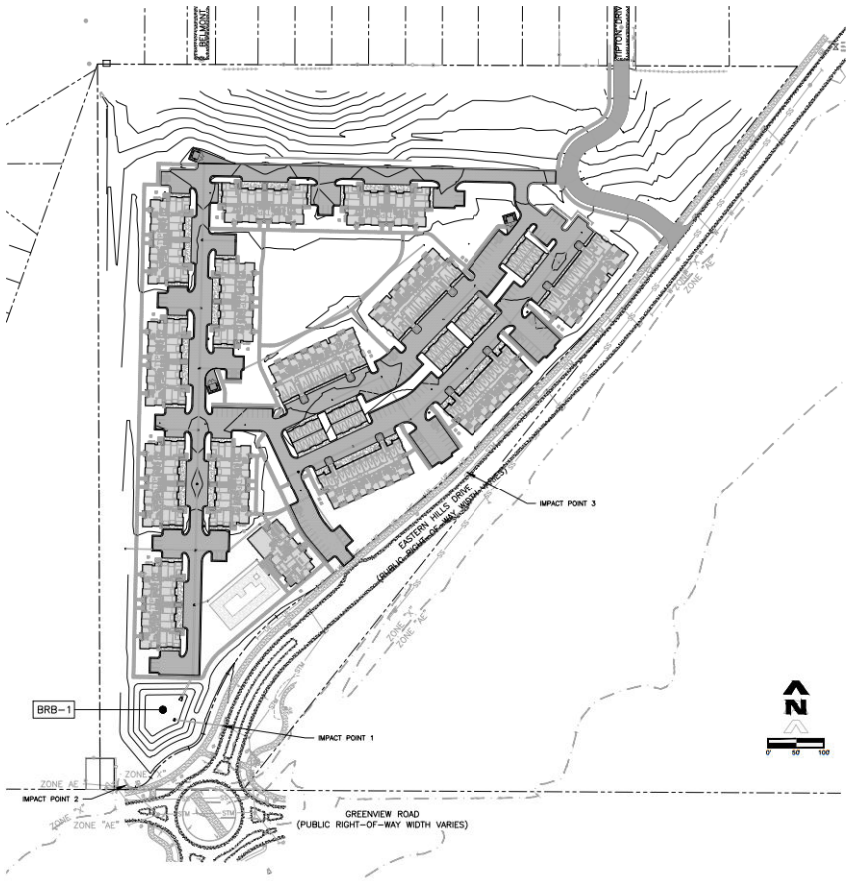
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Drawn By: GTN Reviewed By: JAD
Job No.: 1061-165 Date: 04-11-25

Sheet Title
Overall Site Plan

Sheet Number
C4.0

4/14/2025 5:08 PM GREG NELSON N:\1000\1061 Broadmoor Development\1061-165 Council Bluffs Apts\Drawings\1061-165 CN.dwg



POST CONSTRUCTION BMP'S		
BMP IDENTIFIER	TYPE OF BMP	LONGITUDE, LATITUDE
BRB-1	BIO-RETENTION BASIN	N41.240399°, W95.788816°

BMP SPECIFICATIONS

BIO-RETENTION SOIL MIX

1. BIO-RETENTION SOIL MIX (BSM) SHALL BE 80% FINE SAND AND 20% COMPOST BY VOLUME.
2. SAND SHALL MEET THE REQUIREMENTS OF NDOR CLASS A AGGREGATE.

SIEVE	TARGET	TOLERANCE
1"	--	--
3/8"	100%	NONE
#4	96%	±4
#10	77%	±13
#30	25%	±15
#200	1.5%	±1.5

3. COMPOST SHALL BE DERIVED FROM PLANT MATERIAL AND PROVIDED BY A MEMBER OF THE U.S. COMPOSTING SEAL OF TESTING ASSURANCE (STA) PROGRAM. ANIMAL OR POULTRY MANURE WILL NOT BE ACCEPTABLE.

	MIN.	MAX.
ORGANIC MATTER CONTENT	35%	65%
C/N RATIO	6.5	8.3
MOISTURE CONTENT	35%	55%
DRY BULK DENSITY (LBS/CF)	40	50

DRAINAGE AGGREGATE: AGGREGATE SHALL WASHED AND CLEAN. MINIMUM OF 4" AROUND PERFORATED PIPE.

INSPECTION AND OBSERVATION:

1. THE ENGINEER (TD2, JOE DETHLEFS 402-330-8860) SHALL BE NOTIFIED PRIOR TO ADDING THE BIO-RETENTION SOIL MIX TO OBSERVE THE UNDERDRAIN, GEOTEXTILE FABRIC, AND DRAINAGE AGGREGATE. CONTRACTOR SHALL NOTIFY ENGINEER 24 HOURS PRIOR TO INSPECTION.
2. CONTRACTOR SHALL NOTIFY ENGINEER AFTER BIO-RETENTION BASIN HAS BEEN COMPLETED, PLANTS AND SEEDS INSTALLED, AND UPSTREAM AREAS STABILIZED FOR FINAL INSPECTION.

SEEDING AND FERTILIZING

1. ALL DISTURBED AREAS (EXCEPT WITHIN BIO-RETENTION LIMITS) SHALL BE SEEDED AND FERTILIZED. SUPER TURF (TYPE I FOR NON-IRRIGATED AREAS AND TYPE II FOR IRRIGATED AREAS) SHALL BE USED, UNLESS OTHERWISE APPROVED BY OWNER/ENGINEER.
2. ALL SEEDED AREAS SHALL BE COVERED WITH A TEMPORARY EROSION CONTROL MAT (NORTH AMERICAN GREEN S75 OR APPROVED EQUAL) IMMEDIATELY AFTER SEED AND FERTILIZER ARE PLACED.

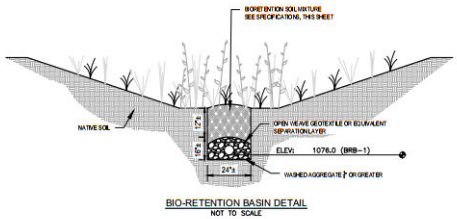
BRB PLANTINGS & GRASSES

BOTTOM GRASSES, RUSHES, & SEDGES:
- COMMON RUSH
- BLUEJOINT GRASS
- KOREAN FEATHER REED GRASS
- GRAY'S SEDGE
- BROWN FOX SEDGE
- COMMON FOX SEDGE
- LITTLE BLUESTEM
- SWITCHGRASS

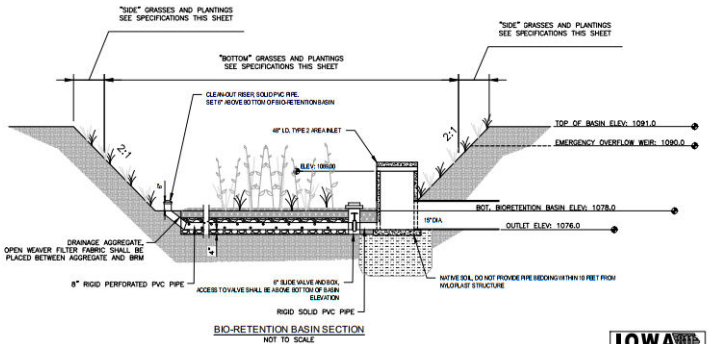
SIDE GRASSES, RUSHES, & SEDGES:
- PATH RUSH
- PALM SEDGE
- PRAIRIE DROPSEED

BOTTOM FLOWERS:
- WINDFLOWER
- DWARF BLUE FALSE INDIGO
- BLUE FLAG IRIS
- ROSE MALLOW, HARDY HIBISCUS
- BEE BALM

SIDE FLOWERS:
- WINDFLOWER
- SUNDROPS
- WILD PETUNIA
- STONE CROP SEDUM



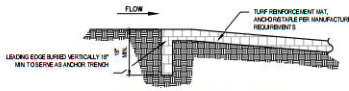
BIO-RETENTION BASIN DETAIL
NOT TO SCALE



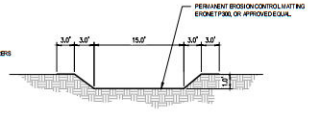
BIO-RETENTION BASIN SECTION
NOT TO SCALE

PCSMP CONSTRUCTION NOTES:

1. CONTRACTOR MUST NOTIFY ENGINEER A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION OF PCSMP ELEMENTS IN ORDER TO PROVIDE ENGINEER WITH OPPORTUNITY TO OBSERVE CONSTRUCTION. CONTRACTOR'S FAILURE TO PROVIDE PROPER NOTICE AND COORDINATION WITH ENGINEER MAY RESULT IN DELAYS IN OBTAINING CITY MANDATED PCSMP "CERTIFICATION", WHICH MAY IMPACT CONTRACTOR/OWNER'S ABILITY TO OBTAIN BUILDING CERTIFICATION OF OCCUPANCY.
2. PRIOR TO FINAL APPROVAL OF PCSMP AND OWNER ACCEPTANCE OF PROJECT, THE CONTRACTOR SHALL REMOVE ALL SILT, DEBRIS, AND/OR OTHER MATERIALS FROM ALL ON-SITE STORM SEWER INLETS, PIPE, AND PCSMP ELEMENTS. PHOTOGRAPH/PROVIDE DOCUMENTATION OF THE CLEANED SYSTEM IS STRONGLY RECOMMENDED.



TURF REINFORCEMENT MAT DETAIL
NOT TO SCALE



TYPICAL EMERGENCY OVERFLOW SECTION
NOT TO SCALE

IOWA ONE CALL 811
1-800-292-8989

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

Project Name
Broadmoor Eastern Hills

Project Location
NW of Greenview Road & Eastern Hills Drive
Council Bluffs, Iowa

Client Name
Broadmoor Development

Professional Seal

PROGRESS PRINT
NOT TO BE USED FOR CONSTRUCTION
DATE PRINTED: April 14, 2025

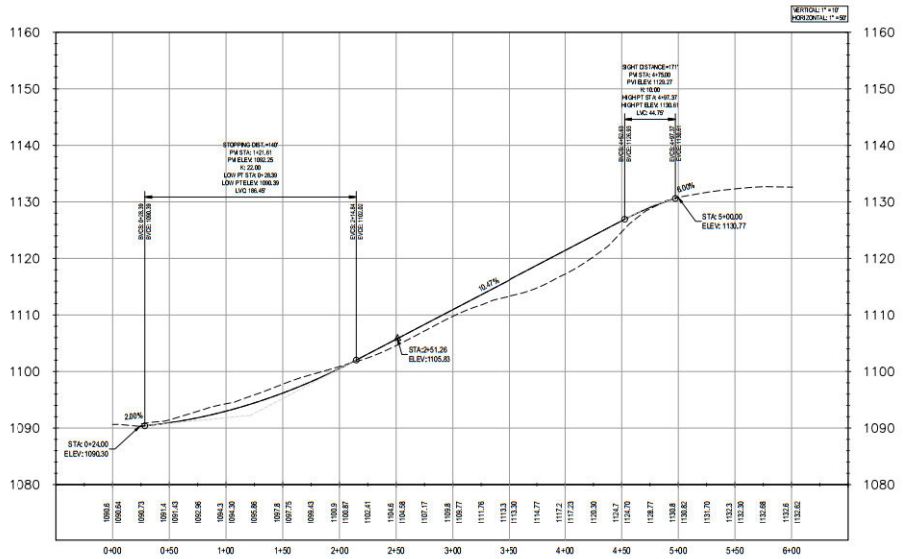
Revision Dates

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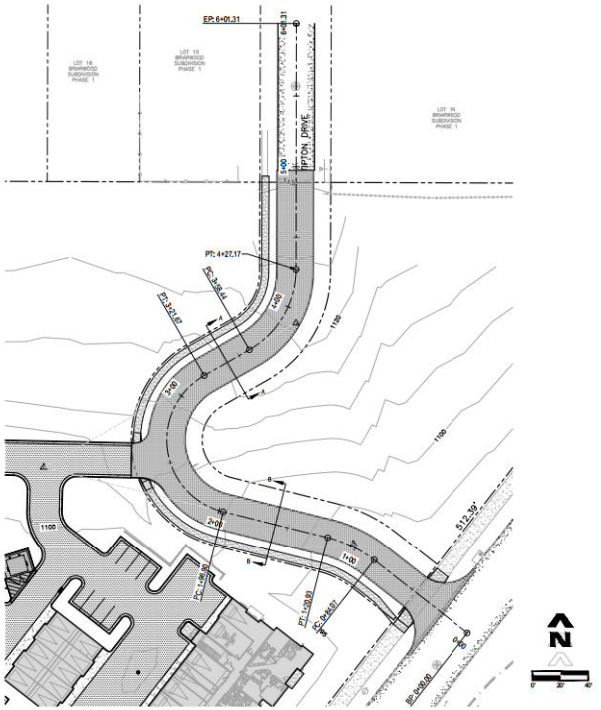
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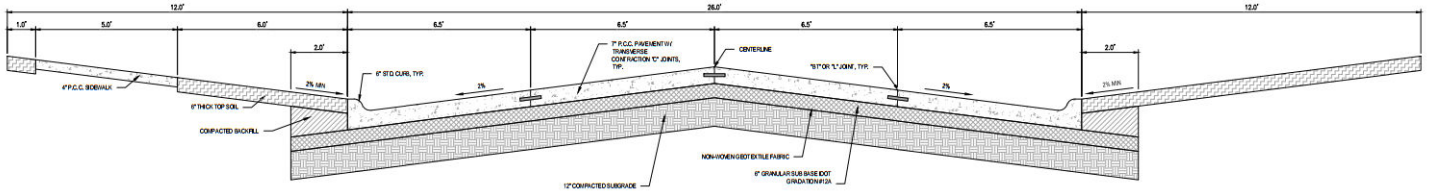
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PCSMP

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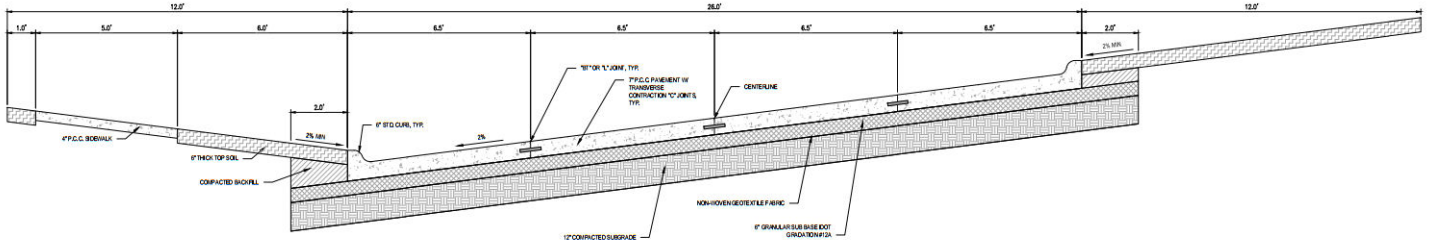


Tipton Drive STA: −0+50 TO STA: 6+50





TYPICAL CROSS SECTION A - A
NOT TO SCALE



TYPICAL CROSS SECTION B - B
NOT TO SCALE

IOWA ONE CALL 811
1-800-292-8989

4/15/2025 7:25 AM JOE DETHLEFS H:\1000\1061 Broadmoor Development\1061-165 Council Bluffs Apts\Drawings\1061-165 Civ.dwg

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
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Project Name
Broadmoor Eastern Hills

Project Location
NW of Greenview Road & Eastern Hills Drive
Council Bluffs, Iowa

Client Name
Broadmoor Development

Professional Seal

Revision Dates

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Drawn By:GTN Reviewed By: JAD
Job No.: 1061-165 Date: 04-11-25

Sheet Title
Tipton Drive Plans

Sheet Number
C6.0