ESTIMATED QUANTITIES

ITEM NO.	ITEM CODE	DESCRIPTION	ESTIMATED QUANTITY
DIVISION I: GENERAL			
1-1.	2010-1.0-E	EARTHWORK	1.0 LS
1-2.	7010-1.08-H	PAVEMENT REMOVAL	17.0 SY
1-3.	7010-1.08-N	TRAFFIC CONTROL	1.0 LS
1-4.	9010-1.08-A	CONVENTIONAL SEEDING, FERTILIZING AND MULCHING	2.5 AC
1-5.	9040-1.08-R	STABILIZED CONSTRUCTION ENTRANCE	1.0 EA
1-6.	11050-1.08-A	CONCRETE WASHOUT	1.0 LS
1-7.		EROSION CONTROL/CLEAN OUT DETENTION POND	1.0 LS
DIVISION II: PAVEMENT AND APPURTENANCES			
2-1.	2010-1.08-I	SUBGRADE PREPARATION	2,190.0 SY
2-2.	2010-1.08-I	SUBBASE, 6" GRANULAR	2,190.0 SY
2-3.	7010-1.08-A	PAVEMENT, PCC, 7" NON-REINFORCED	1,905.0 SY
2-4.	7010-1.08-I	PCC PAVEMENT SAMPLES & TESTING	1.0 LS
2-5.	7030-1.08-C	SIDEWALK , PCC, 4"	436.0 SY
2-6.	7030-1.08-C	SIDEWALK , PCC, 6"	80.0 SY
2-7.	7030-1.08-G	DETECTABLE WARNINGS	80.0 SF
DIVISION III: STORM SEWER AND APPURTENANCES			
3-1.	3010-1.08-C	TRENCH FOUNDATION	100.0 TN
3-2.	4010-1.08-H	PIPE APRON, RCP, 24 INCH	5.0 EA
3-3.	4020-1.08-A-1	STORM SEWER, TRENCHED, RCP, 24" DIA.	159.0 LF
3-4.	6010-1.08-B	STORM SEWER INTAKE, TYPE SW-507	2.0 EA
3-5.	4060-1.08-B	CLEAN AND INSPECT STORM SEWER	159.0 LF
3-6.	2010-1.08-H	ENGINEERING FABRIC FOR UNSTABLE SOILS	100.0 SY
DIVISION IV: SANITARY SEWER AND APPURTENANCES			
4-1.	3010-1.08-C	TRENCH FOUNDATION	100.0 TN
4-2.	4010-1.08-A-1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	930.0 LF
4-3.	4010-1.08-E	SANITARY SEWER SERVICE STUB, 6"	576.0 LF
4-4.	4060-1.08-A	CLEAN, INSPECT AND TEST SANITARY SEWER	930.0 LF
4-5.	6010-1.08-A	SANITARY SEWER MANHOLE, TYPE SW-301, 48" DIA.	6.0 EA
4-6.	6020-1.08-A	CHIMNEY SEAL, RUBBER	6.0 EA
4-7.	4010-1.08-E	SANITARY SEWER WYES, 8" X 6"	16.0 EA
4-8.	2010-1.08-H	ENGINEERING FABRIC FOR UNSTABLE SOILS	100.0 SY
DIVISION V: WATER MAIN IMPROVEMENTS			
5-1.	5010-1.08-A-1	8-INCH DIP WATER MAIN WITH POLYETHYLENE ENCASEMENT	456.0 LF
5-2.	5010-1.08-C-1	8 IN. X 8 IN.X 8 IN. MJ TEE	1.0 EA
5-3.	5010-1.08-C-1	8 IN. X 8 IN. X 6 IN. MJ TEE	2.0 EA
5-4.	5010-1.08-C-1	8 IN. PLUG	1.0 EA
5-5.	5010-1.08-C-1	8-INCH STANDARD SIZE SLEEVE	2.0 EA
5-6.	5020-1.08-C	FIRE HYDRANT ASSEMBLY	2.0 EA
5-7.	5020-1.08-A	8 IN. DI GATE VALVE WITH BOX	1.0 EA
5-8.		CUT AND CONNECT TO EXISTING WATER MAIN	1.0 EA
5-9.		SELECT BACKFILL	150.0 CY
5-10.	3010-1.08-C	GRANULAR BEDDING FOR WATER MAIN, 1-1/2" CLEAN	150.0 TON
5-11.	5010-1.08-D	1-INCH K-COPPER SERVICE, COMPLETE - NEAR SIDE	8.0 EA
5-12.	5010-1.08-D	1-INCH K-COPPER SERVICE, COMPLETE - FAR SIDE	8.0 EA

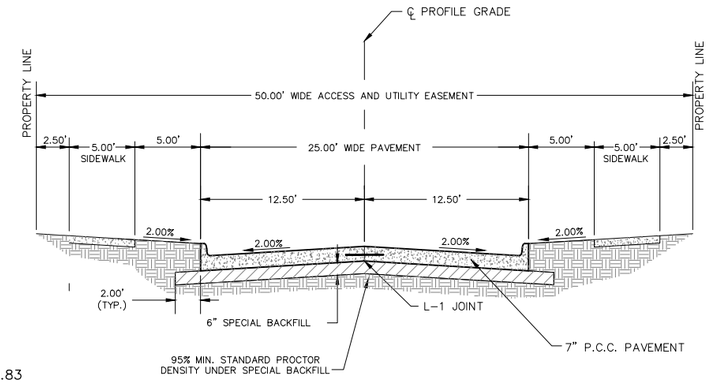
PRELIMINARY PLAN

LOT 2, ARBOR CREEK

LEGAL DESCRIPTION:

LOT 2, ARBOR CREEK, A PLATTED SUBDIVISION IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS;

SAID PARCEL CONTAINS AN AREA OF 6.19 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.



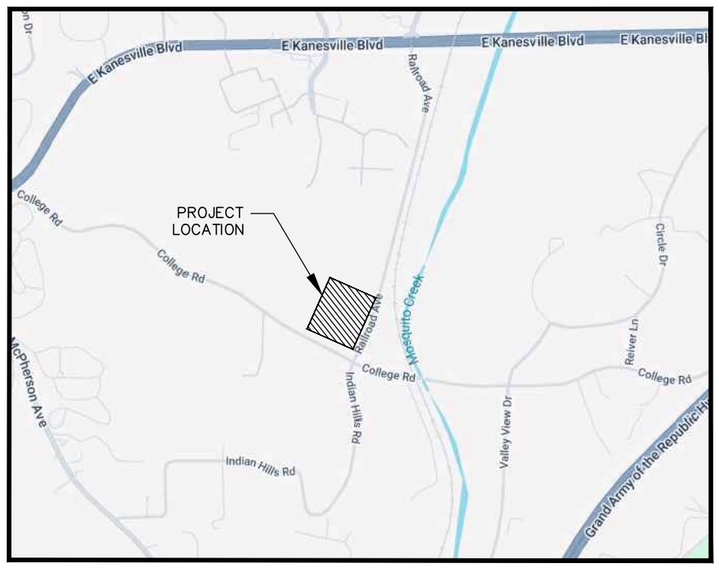
TYPICAL CROSS SECTION

NOT TO SCALE

VERTICAL CONTROL

BENCHMARK OF ORIGIN: NGS E 134 NAVD '88 ELEV.=1009.83

1.7 MILES SOUTHEAST AND 3.0 MILES NORTHEAST ALONG THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD FROM THE STATION AT COUNCIL BLUFFS, 167.0 FEET WEST NORTHWEST OF THE WEST END OF A STEEL BRIDGE FOR A GRAVEL ROAD OVER MOSQUITO CREEK, 38.5 FEET NORTH OF THE CENTER LINE OF A GRAVEL ROAD, 19.2 FEET WEST OF THE WEST RAIL, 2.0 FEET EAST OF A TELEPHONE POLE, 1.5 FEET SOUTH OF A 4 X 4 REFERENCE POST, ACROSS MOSQUITO CREEK FROM A LARGE ERODED PORTION OF A BLUFF, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FEET ABOVE THE GROUND.



LOCATION MAP

NO SCALE

CURRENT OWNER/DEVELOPER:

NBG ENTERPRISES, INC
2023 S. 181ST CIRCLE
OMAHA, NE 681330

ENGINEER:

HGM ASSOCIATES INC.
640 FIFTH AVENUE
COUNCIL BLUFFS, IOWA 51501

STORM WATER DETENTION:

DETENTION TO BE LOCATED IN OUTLOT

ZONING:

EXISTING ZONING OF PROPOSED SUBDIVISION IS CLASS R-2.

PR OVERLAY DISTRICT PROPOSED TO ADDRESS IDENTIFIED BUILDING SETBACKS.

EXISTING FLOOD PLAIN:

ZONE AE WITH BASE FLOOD ELEVATION OF 1009.0.

SPECIAL FLOOD HAZAD AREA (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

BOUNDARY SURVEY:

BOUNDARY SURVEY WILL BE PROVIDED BY HGM ASSOCIATES INC.

NOTES:

PROPOSED SEWER: CONSTRUCT NEW PRIVATE SANITARY SEWER WITH PRIVATE LATERAL CONNECTIONS. CONSTRUCT NEW STORM SEWER AND INTAKES. NEW SEWER TO BE DEDICATED TO CITY OF COUNCIL BLUFFS.

PROPOSED WATER: CONSTRUCT PRIVATE WATER MAIN AND CONNECTIONS TO EACH LOT

DEDICATION OF R-O-W: NO

SURFACE RUNOFF: STORM SEWER TO PROPOSED SUBDIVISION DETENTION.

EASEMENTS: A 50.00 FOOT WIDE PERMANENT ACCESS AND UTILITY EASEMENT FRONTING EACH LOT, 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.

INDEX

PAGE NO.	DESCRIPTION
A.01	TITLE SHEET
A.02	AREA MAP
G.01	OVERALL LOT LAYOUT
G.02	SITE PLAN
G.03	LANDSCAPE PLAN

SPECIFICATIONS

THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2025, AND CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS 2025, SHALL APPLY TO THIS PROJECT.

LICENSED PROFESSIONAL ENGINEER
PAUL J. GONZALES
19589
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.

PAUL J. GONZALES

My license renewal date is December 31, _____.

Pages or sheets covered by this seal:

A.01, A.02, G.01 AND G.02

PRELIMINARY

PRELIMINARY PLAN
MAY 1, 2025
NOT FOR CONSTRUCTION

hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

this drawing is being made available by hgm associates inc. for use on this project in accordance with hgm associates inc. agreement for professional services. hgm associates inc. assumes no liability for unauthorized use of this drawing or any part thereof except in accordance with the terms of the above agreement.

JNS	drawn	
PJG	designed	
PJG	approved	
MAY 2025	date	revision date

project: LOT 2, ARBOR CREEK
RAILROAD AVE/COLLEGE RD (COUNCIL BLUFFS, IOWA)

client: NBG ENTERPRISES, INC
2023 S. 181ST CIR OMAHA, NE 68130

sheet: TITLE SHEET

project no. 103525

sheet A.01

FILENAME: S:\Blue_Team\Projects\103525 Lot 2 Arbor Creek Residential Subdivision\Engineering\Dwgs\Design\103525 PRELIM PLAN 4-25.dwg
DRAWN BY: jns, SAVE DATE: Apr 28, 2025 12:11 PM DATE PLOTTED: 4/28/2025 2:17 PM, PLOT SCALE: 1:2

A-2

R-1

A-2

COLLEGE ROAD

66' R.O.W.

PROPOSED
SUBDIVISION
R-2

A-2

RAILROAD AVENUE

1010.2

1010

ZONE
AE

81' R.O.W.

1009

1008.5

T

A-2

ZONE
AE

S

1008.4

INDIAN HILLS ROAD

1008

1007

66' R.O.W.

R-3

A-2

N

0 50' 100' 200'

FILENAME: S:\Blue_Team\Projects\103525 Lot 2 Arbor Creek Residential Subdivision\Engineering\Dwgs\Design\103525 PRELIM PLAN 4-25.dwg
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		MAY 2025	
		date	date

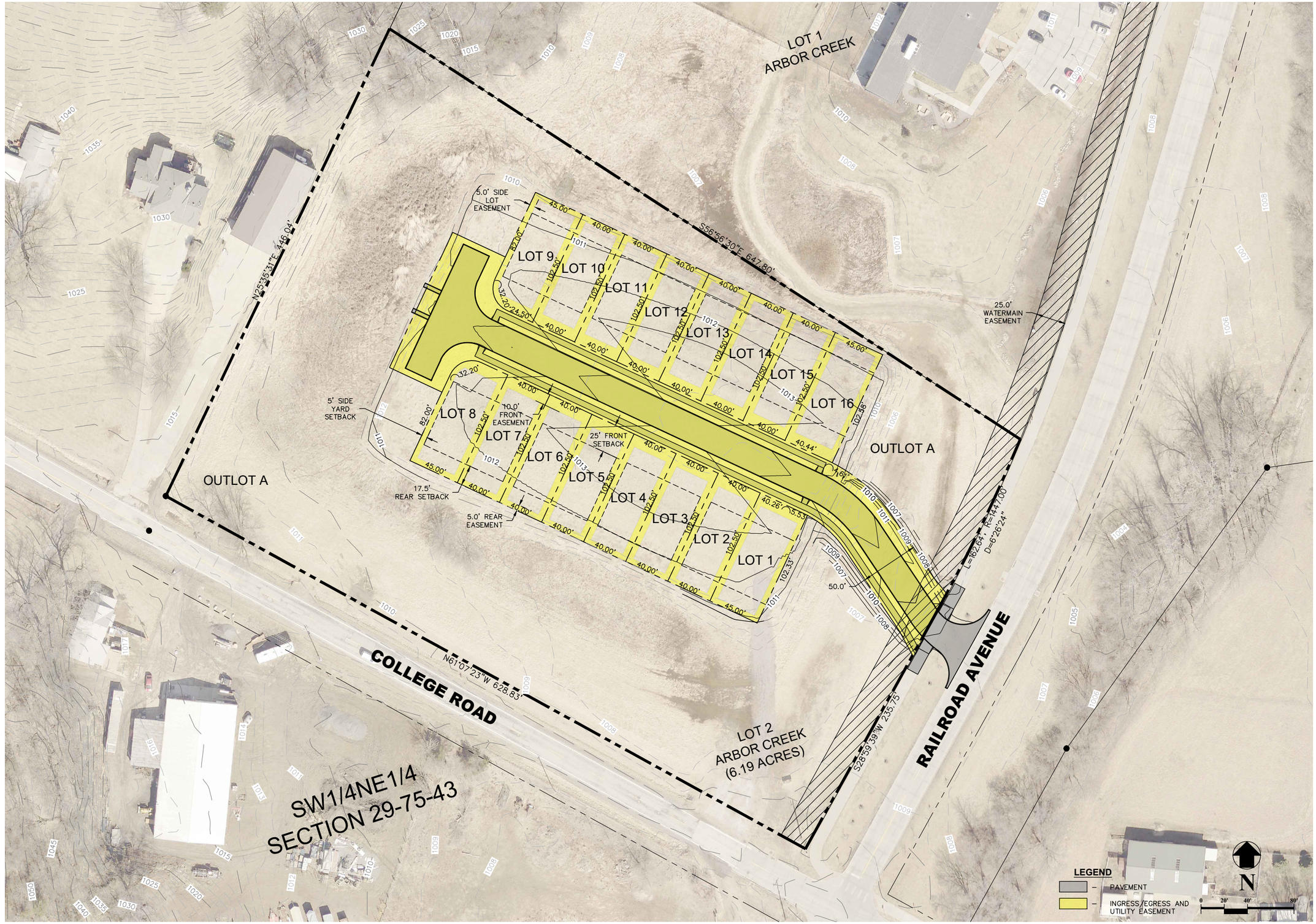
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RAILROAD AVE/COLLEGE RD (COUNCIL BLUFFS, IOWA)

client NBG ENTERPRISES, INC
2023 S. 181ST CIR OMAHA, NE 68130

sheet AREA MAP

project no.
103525

sheet
A.02



PRELIMINARY PLAN
MAY 1, 2025
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ENGINEERING ARCHITECTURE SURVEYING
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RAILROAD AVE/COLLEGE RD (COUNCIL BLUFFS, IOWA)

client: NBG ENTERPRISES, INC
2023 S. 181ST CIR OMAHA, NE 68130

sheet: OVERALL LOT LAYOUT

project no.
103525

sheet
G.01

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PRELIMINARY PLAN
MAY 1, 2025
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project LOT 2, ARBOR CREEK
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2023 S. 181ST CIR OMAHA, NE 68130

sheet SITE PLAN

project no. 103525

sheet G.02

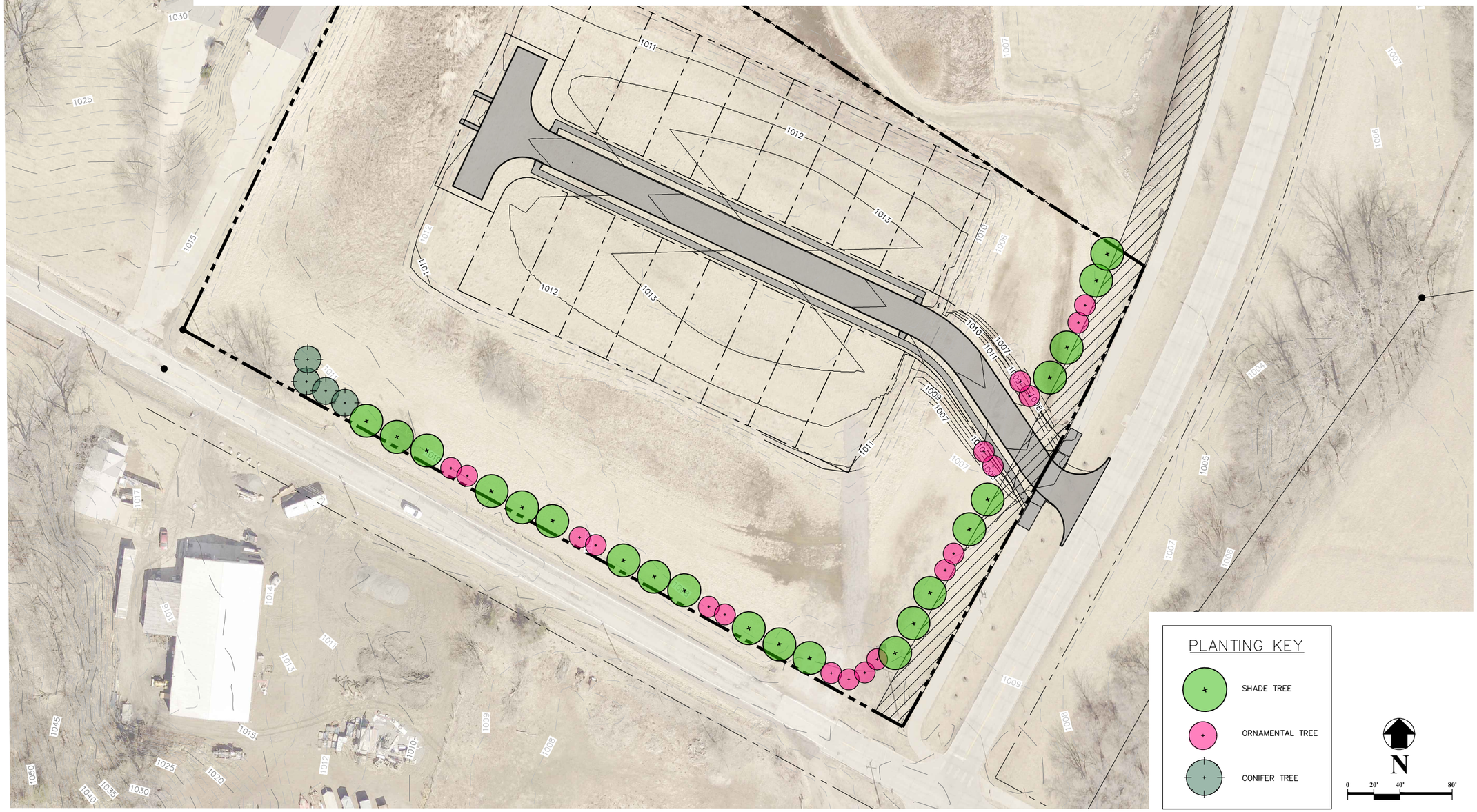
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POSSIBLE TREE SPECIES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
SHADE TREES					
HL		Gleditsia triancanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5" CAL	B&B
ABM		Acer x freemanii	Autumn Blaze Maple	2.5" CAL	B&B
GMM		Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5" CAL	B&B
CO		Quercus mehlenbergii	Chinkapin Oak	2.5" CAL	B&B
SO		Quercus coccinea	Scarlet Oak	2.5" CAL	B&B
RO		Quercus rubra	Red Oak	2.5" CAL	B&B
SWO		Quercus bicolor	Swamp White Oak	2.5" CAL	B&B
BO		Quercus macrocarpa	Burr Oak	2.5" CAL	B&B
BC		Taxodium distichum	Bald Cypress	2.5" CAL	B&B
AL		Tila americana	American Linden	2.5" CAL	B&B
GK		Gingko biloba	Ginkgo	2.5" CAL	B&B

POSSIBLE TREE SPECIES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
CONIFER TREES					
CBS		Picea pungens glauca	Colorado Blue Spruce	6' HEIGHT	B&B
WF		Abies concolor	White Fir	6' HEIGHT	B&B
CBS		Picea abies	Norway Spruce	6' HEIGHT	B&B
DF		Pseudotsuga menziesii	Douglas Fir	6' HEIGHT	B&B
ORNAMENTAL TREES					
SB		Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brillance Serviceberry	6' HGT./CLUMP	B&B
RB		Cercis canadensis	Eastern Redbud	2" CAL.	B&B
STC		Malus 'Sugar Tyme'	Sugar Tyme Crabapple	2" CAL.	B&B
SSC		Malus 'Spring Snow'	Spring Snow Crabapple	2" CAL.	B&B
PFC		Malus 'Prairifire'	Prairiefire Crabapple	2" CAL.	B&B
RBC		Malus 'Red Baron'	Red Baron Crabapple	2" CAL.	B&B



PRELIMINARY PLAN
MAY 1, 2025
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2023 S. 181ST CIR OMAHA, NE 68130

sheet LANDSCAPE PLAN

project no. 103525

sheet G.03

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