



**AGENDA**  
**PLANNING COMMISSION**  
**COUNCIL BLUFFS PUBLIC LIBRARY,**  
**400 WILLOW AVENUE, COUNCIL BLUFFS, IA**  
**Tuesday, March 12, 2024 - 6:00 PM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL OF MINUTES**
- 5. PROOF OF PUBLICATION**
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**

**A. CASES #SUB-24-001 and #ZC-24-002**

Public hearing on the requests of Luke and Natalie Norville to rezone property legally described as Parcel 'D' of the NE1/4 SE1/4 of Section 33-75-43 from A-2/Parks, Estates, and Agricultural District to R-1E/Single-Family Residential Estates District and final plat approval of a four lot residential estate subdivision to be known as Oakview Estates on said property. Location: Undeveloped land lying between 1102 and 16520 State Orchard Road.

**8. OTHER BUSINESS**

- A. Whispering Oaks Phase IV and V Preliminary Subdivision Plan – Extension of time**
- B. Hills of Cedar Creek Central Phase 2 Preliminary Subdivision Plan – Extension of time**

**9. ADJOURNMENT**

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 890-5350 at least 48 hours before the meeting.

**Planning Commission Communication**

Department: Community Development  
Case/Project No.: SUB-24-001 and CASES #SUB-24-001 and #ZC-24-002  
Submitted by: Haley Weber, Planner  
Council Action: 3/12/2024

**Description**  
  
Public hearing on the requests of Luke and Natalie Norville to rezone property legally described as Parcel ‘D’ of the NE1/4 SE1/4 of Section 33-75-43 from A-2/Parks, Estates, and Agricultural District to R-1E/Single-Family Residential Estates District and final plat approval of a four lot residential estate subdivision to be known as Oakview Estates on said property. Location: Undeveloped land lying between 1102 and 16520 State Orchard Road.

**Background/Discussion**  
  
See attached staff report.

**Recommendation**

**ATTACHMENTS:**

Description	Type	Upload Date
Staff Report & Attachments	Other	3/6/2024

## Planning Commission Communication

Department: Community Development  CASES #SUB-24-001, #ZC-24-002  Applicant/Property Owner: Luke A. and Natalie R. Norville 4206 Cambridge Street Kansas City, KS 66103  Engineer/Surveyor: Snyder & Associates 231 Bennett Avenue Council Bluffs, IA 51503	Ordinance No. _____  Resolution No. _____	Planning Commission: 3/12/2024
<p style="text-align: center;"><b>Subject/Title</b></p> <p><b>Request:</b> Combined public hearings on the request of Luke A. and Natalie R. Norville for final plat approval of a four-lot residential subdivision to be known as Oak View Estates, legally described as being a replat of Parcel 'D' of the NE1/4 SE1/4 of Section 33-75-43, City of Council Bluffs, Pottawattamie County, Iowa and to rezone the subject property, legally described above, from A-2/Parks, Estates, and Agricultural District to R-1E/Single-Family Residential Estates District.</p> <p><b>Location:</b> Undeveloped land located north of property addressed as 1102 State Orchard Road</p>		
<p style="text-align: center;"><b>Background</b></p> <p>The Community Development Department has received the following requests from Luke A. and Natalie R. Norville for property legally described above:</p> <ol style="list-style-type: none"> <li>1. <b><u>CASE #SUB-24-001:</u></b> Final plat approval of a four-lot residential estate subdivision to be known as Oak View Estates; and</li> <li>2. <b><u>CASE #ZC-24-002:</u></b> Rezone the property from A-2/Parks, Estates, and Agricultural District to R-1E/Single-family Residential Estates District.</li> </ol> <p><b><u>CASE #SUB-24-001</u></b></p> <p>The proposed subdivision, to be known as Oak View Estates, contains 25.65 acres, more or less, of undeveloped land and will consist of four residential estate lots. The applicant intends to retain ownership of proposed Lot 1 to develop with a single-family dwelling and sell off proposed Lots 2-4 for future single-family residential development. All lots will have direct access to State Orchard Road. The proposed final plat is included as Attachment 'A.'</p> <p style="text-align: center;"><b>Comments</b></p> <ol style="list-style-type: none"> <li>1. The proposed subdivision is consistent with the purpose and intent of Title 14: Subdivisions of the Council Bluffs Municipal Code. The developer has submitted an application to rezone the subject property (see Case #ZC-24-002) to R-1E/Single-Family Residential Estates District to ensure the proposed subdivision is consistent with Title 15: Zoning of the Council Bluffs Municipal Code.</li> <li>2. All proposed lots comply with minimum R-1E/Single-Family Residential Estates District lot size requirements             <ol style="list-style-type: none"> <li>a. Proposed Lot 1 contains 22.654 acres of land (more/less)</li> <li>b. Proposed Lots 2-4 contain 1.0 acres of land each (more/less).</li> </ol> </li> <li>3. All development on the proposed lots shall comply with the site development standards listed in Section 15.08A.050, <i>Site Development Regulations</i>, for the R-1E District. For zoning purposes, the easterly property line adjacent to State Orchard Road shall be considered the front property line; the northerly property line shall be</li> </ol>		

considered an interior side property line; the westerly property line shall be considered the rear property line; the southerly property line adjacent to Steven Road right-of-way shall be considered the street side property line; with all other property lines being considered interior side yard property lines.

4. All proposed lots will have direct access to State Orchard Road, which is a public street. Driveway locations shall conform to Public Works Department standards. Proposed Lot 1 also abuts the future extension of Steven Road, which the applicant has not requested access to at this time. Any future access to Steven Road shall be coordinated with the Public Works Department. No new public streets are proposed within this subdivision.
5. The subject property is located along State Orchard Road, which does not have sanitary sewer, but has water, electric, and gas utilities available. The purpose of the proposed R-1E zoning designation is to allow for septic systems and on-site water wells to be utilized in areas of the City in which access to utilities is not readily available. All utilities shall be installed underground. All costs to construct, remove and/or relocate any utilities for the proposed subdivision shall be the responsibility of the developer and not the City.
6. All driveways and off-street parking areas within the proposed subdivision shall be hard-surfaced paved and designed in accordance with the standards stated in Section 15.23, *Off-Street Parking, Loading and Unloading*, of the Council Bluffs Municipal Code (Zoning Ordinance).
7. The Council Bluffs Zoning Board of Adjustment (ZBA) approved a conditional use permit to allow a 180-foot tall monopole communication tower within a 60'x60' lease area in an A-2/Parks, Estates, and Agricultural District on the subject property on March 17, 2010. The tower is located in the northeastern corner of the subject property. The proposed final plat notes a fall zone with a 190' radius around the communication tower. No dwelling shall be located within said fall zone.
8. The following existing easements are recorded on the subject property and are shown on the proposed final plat:
  - a. Transmission line easements to Midwest Power Systems, Inc. along the westerly property line, as filed on December 18, 1992 in Book 93, Page 18023.
  - b. Exclusive and access and utility easements over the access drive and tower area for the existing communication tower (Case #CU-10-001) as filed on March 31, 2017 in Book 2017, Page 03808.
9. The proposed final plat includes a dedication of a 33'x603.93' (0.458 acres) section of State Orchard Road right-of-way to the City of Council Bluffs.
10. The subject property is not located within a floodzone.

#### **CASE #ZC-24-002**

The subject property is zoned A-2/Parks, Estates, and Agricultural District and is surrounded by the following zoning districts and existing land uses:

Direction	Existing Zoning Districts	Existing Land Uses
North	R-3 (County Zoning)	Single-family residential dwellings
South	A-2/Parks, Estates and Agricultural District	Former site of single-family dwelling, undeveloped land
East	A-2/Parks, Estates and Agricultural District and R-1E/Single-Family Residential Estates District	Undeveloped land and single-family dwellings
West	A-2/Parks, Estates and Agricultural District	Undeveloped land

A location/zoning map is included with this report as Attachment 'B.'

Public notices were mailed to all property owners within 200 feet of the subject property. The following responses have been received as of the date of this report:

Warren Weber, 4703 Cedar Lane, Council Bluffs, IA 51503 contacted the Community Development Department on February 27, 2024 and expressed concerns regarding the condition of State Orchard Road and how it would be negatively affected by additional traffic. W. Weber stated that the County currently maintains the road and asked if they had been informed of the current requests. W. Weber expressed concern with the potential to further subdivide proposed Lot 1 in the future. W. Weber was informed of the City's future plan to rebuild State Orchard Road between Steven Road and Eastern Hills Drive. W. Weber emailed the Community Development and Public Works Departments



on March 4, 2024 requesting that the City also improve State Orchard Road between Steven Road and Cedar Lane at that time.

#### Discussion

1. The subject property is zoned A-2/Parks, Estates and Agricultural District and is proposed to be rezoned to R-1E/Single-Family Residential Estates District to allow for the proposed single-family residential estates development. The subject property is located along State Orchard Road, which does not have sanitary sewer, but has water, electric, and gas utilities available. The purpose of the proposed R-1E zoning designation is to allow for septic systems and on-site water wells to be utilized in areas of the City in which access to utilities is not readily available.
2. The applicant is proposing to retain ownership of proposed Lot 1 for their single-family dwelling and to sell proposed Lots 2-4 for future single-family residential development.
3. The future land use map of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as 'Low Density Residential.' Rezoning the subject property from A-2 to R-1E would support the goals of the Comprehensive Plan and be an appropriate zoning designation based on the future land use map.
4. The Council Bluffs ZBA approved a conditional use permit to allow a 180-foot tall monopole communication tower within a 60'x60' leased area in an A-2/Parks, Estates, and Agricultural District on the subject property on March 17, 2010. Per Section 15.31, Communication Towers, "*communication towers exceeding the maximum height allowed in the underlying zoning district to a maximum height of two hundred (200) feet are permitted in all zoning districts, subject to approval of a conditional use permit as set forth in CBMC 15.02 and the additional minimum standards and procedures of this chapter.*" Therefore, as communication towers are allowed as a conditional use permit in all zoning districts, the proposed rezoning would not result in the tower becoming nonconforming. The tower has a fall zone with a 190' radius; no dwelling shall be located within said fall zone.

The rezoning and subdivision requests were routed to all City Departments and local utility providers. The following comments were received:

The Council Bluffs Public Works Department stated that no public improvements are required at the time of platting but all lots shall be required to manage stormwater runoff at the time of development. The Public Works Department also reviewed the comments received from W. Weber and stated that the City is planning a complete reconstruction of State Orchard Road between Steven Road and Eastern Hills Drive with an anticipated construction date of 2025.

The Council Bluffs Fire Department noted there is a fire hydrant south of Cedar Lane on State Orchard Road for fire protection.

The Council Bluffs Police Department stated they have no comment on the requests.

Lumen noted that they have facilities that run along the easterly portion of Lots 1-4 and that an access and maintenance easement shall be retained over this area.

Note: The applicant shall coordinate with Lumen to identify the easement area to be reserved for access and maintenance purposes prior to execution of the final plat.

Council Bluffs Water Works stated they have no comment on the requests.

MidAmerican Energy stated they have no concerns regarding the proposed subdivision or rezoning and noted that the developer or their agents should contact them directly to identify costs, responsibilities, and timelines for extending electric services to the proposed subdivision.

#### Recommendation

The Community Development Department recommends the following:

1. Final plat approval of a four-lot residential subdivision to be known as Oak View Estates, legally described as being a replat of Parcel 'D' of the NE1/4 SE1/4 of Section 33-75-43, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments above and the conditions below:
  - a. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Director.
  - b. The final plat shall conform to all City standards and specifications, the zoning and subdivision ordinances, and the Department of Public Works standards for Public Improvements.
  - c. The applicant shall coordinate with Lumen to identify the easement area to be reserved for access and maintenance purposes prior to execution of the final plat.
  - d. No dwelling shall be located within the 190' fall zone around the existing communication tower, as shown on the final plat.
  - e. All utilities shall be installed underground. Any costs to construct, remove, and/or relocate any utilities shall be the responsibility of the applicant and/or developer, not the City.
  - f. All applicable permits necessary to meet local, state, and federal requirements shall be the developer's responsibility; and
2. Approval of the request to rezone property legally described as being a replat of Parcel 'D' of the NE1/4 SE1/4 of Section 33-75-43, City of Council Bluffs, Pottawattamie County, Iowa from A-2/Parks, Estates, and Agricultural District to R-1E/Single-Family Residential Estates District, subject to the comments stated above.

**Attachments**

Attachment A: Proposed Oak View Estates Final Plat

Attachment B: Location/zoning map

Prepared by: Haley Weber, Planner, Community Development Department

OAK VIEW ESTATES  
FINAL PLAT  
A REPLAT OF PARCEL "D" OF THE NORTHEAST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH  
P.M., POTTAWATTAMIE COUNTY, IOWA.

INDEX LEGEND

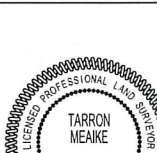
SURVEYOR'S NAME / RETURN TO:  
TARRON MEAIKE  
SNYDER & ASSOCIATES, INC.  
231 BENNETT AVENUE  
COUNCIL BLUFFS, IOWA 51503  
712-322-3202  
TMEAIKE@SNYDER-ASSOCIATES.COM  
SERVICE PROVIDED BY:  
SNYDER & ASSOCIATES, INC.  
SURVEY LOCATED:  
NE 1/4 SE 1/4  
SEC. 33-T75N-R43W  
POTTAWATTAMIE, IOWA  
OWNER/REQUESTED BY:  
LUKE NORVILLE

PLAT DESCRIPTION

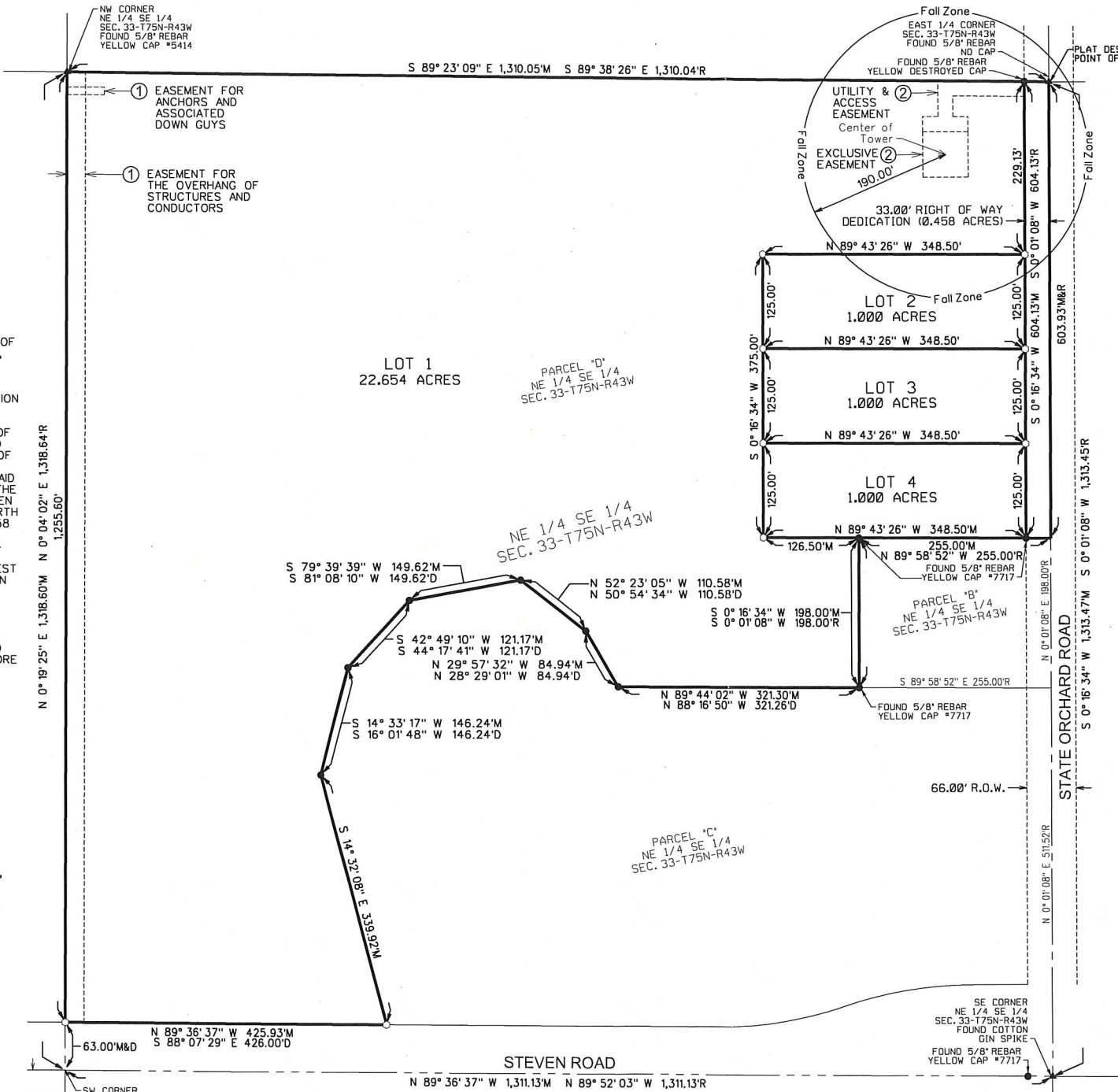
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 0° 16' 34" WEST ALONG THE EAST LINE OF SAID SECTION 33 A DISTANCE OF 603.93 FEET TO THE NORTHEAST CORNER OF PARCEL "B"; THENCE NORTH 89° 43' 26" WEST ALONG THE NORTH LINE OF SAID PARCEL "B", 255.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 0° 16' 34" WEST ALONG THE WEST LINE OF SAID PARCEL "B", 198.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B" AND THE SOUTHEAST CORNER OF PARCEL "D" OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTHEAST LINE OF SAID PARCEL "D" FOR THE FOLLOWING SEVEN COURSES: THENCE NORTH 89° 44' 02" WEST, 321.30 FEET; THENCE NORTH 29° 57' 32" WEST, 84.94 FEET; THENCE NORTH 52° 23' 05" WEST, 110.58 FEET; THENCE SOUTH 79° 39' 39" WEST, 149.62 FEET; THENCE SOUTH 42° 49' 10" WEST, 121.17 FEET; THENCE SOUTH 14° 33' 17" WEST, 146.24 FEET; THENCE SOUTH 14° 32' 08" EAST, 339.92 FEET TO THE NORTH RIGHT OF WAY LINE OF STEVEN ROAD; THENCE NORTH 89° 36' 37" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 425.93 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 0° 19' 25" EAST ALONG SAID WEST LINE, 1255.60 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89° 23' 09" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1310.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.112 ACRES MORE OR LESS, INCLUDING 0.458 ACRES MORE OR LESS OF PUBLIC ROAD RIGHT OF WAY.

EXISTING EASEMENTS

- ① TRANSMISSION LINE EASEMENT TO MIDWEST POWER SYSTEMS, INC., FILED DECEMBER 18, 1992 IN BOOK 93, PAGE 18023  
② EASEMENT AND ASSIGNMENT AGREEMENT, FILED MARCH 31, 2017 IN BOOK 2017, PAGE 03808.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.  
Tarron Meaike, PLS  
Date: 2/5/2024  
License Number: 23722  
My License Renewal Date is December 31, 2025  
Pages or sheets covered by this seal:  
Sheet 1 of 1



LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap #23722 (Unless Otherwise Noted)	●	○
5/8" Rebar, Aluminum Cap #11416 (Unless Otherwise Noted)	P	M
Platted Distance	R	R
Measured Bearing & Distance	D	D
Recorded As	C	C
Deed Distance		
Calculated Distance		
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

PROPRIETOR'S DEDICATION

1. A 5-FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND A 10-FOOT WIDE EASEMENT ALONG ALL FRONT AND REAR LOT LINES IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES;  
A. ERECTION OF STRUCTURES PROHIBITED: GRANTOR SHALL NOT ERECT ANY STRUCTURE OVER OR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER, PROVIDED HOWEVER GRANTOR SHALL HAVE THE RIGHT TO PLACE AND MAINTAIN A SURFACED ROADWAY OVER AND WITHIN THE EASEMENT AREA.  
B. CHANGE OF GRADE PROHIBITED: GRANTOR SHALL NOT CHANGE THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.  
C. RIGHT OF ACCESS: CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHT OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA AS HEREIN DESCRIBED.  
D. REMOVAL AND REPLACEMENT: THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY THE GRANTOR OR THEIR SUCCESSORS OR ASSIGNS.  
E. SURFACE RESTORATION: THE CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING, AND REPLACEMENT OF GRANTORS SURFACED ROADWAY.  
F. DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT AREA WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AN EXERCISE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO THE GRANTOR.  
G. EASEMENT RUNS WITH LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND ON GRANTOR'S SUCCESSORS AND ASSIGNS.  
H. GRANTOR RESERVATION: GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREA FOR OTHER PURPOSES PROVIDED HOWEVER THESE PURPOSES SHALL NOT INTERFERE WITH GRANTEES USE OF THE EASEMENT AREA UNDER THE RIGHTS OF THIS AGREEMENT.  
2. PRIVATE RESTRICTIONS AND/OR COVENANTS FOR OAK VIEW ESTATES WILL BE RECORDED SEPARATELY.

KNOW ALL PERSONS BY THESE PRESENTS THAT LUKE NORVILLE AND NATALIE NORVILLE BEING THE OWNERS OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS LOTS 1 THROUGH 4 TO BE KNOWN AS OAK VIEW ESTATES, LUKE NORVILLE AND NATALIE NORVILLE DO HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA, THE RIGHT-OF-WAY FOR STATE ORCHARD ROAD (0.458 ACRES).  
IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS CONTAINED HEREIN ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2024

BY: LUKE NORVILLE BY: NATALIE NORVILLE  
STATE OF IOWA } SS.  
COUNTY OF POTTAWATTAMIE }

ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED LUKE NORVILLE AND NATALIE NORVILLE, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AND THE ABOVE AND FORGOING INSTRUMENT WAS SIGNED ON THEIR BEHALF AND ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES

CITY COUNCIL

APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH

ATTESTED TO BY:

CITY CLERK: JODIQUAKENBUSH DATE

COMMUNITY DEVELOPMENT DIRECTOR: COURTNEY HARTER DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA  
I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE OAK VIEW ESTATES, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA VOSS DATE

OAK VIEW ESTATES

FINAL PLAT



Project No: 1231362

Sheet 1 of 1

COUNCIL BLUFFS, IA

231 BENNETT AVENUE  
COUNCIL BLUFFS, IA 51503  
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

Sheet 1 of 1




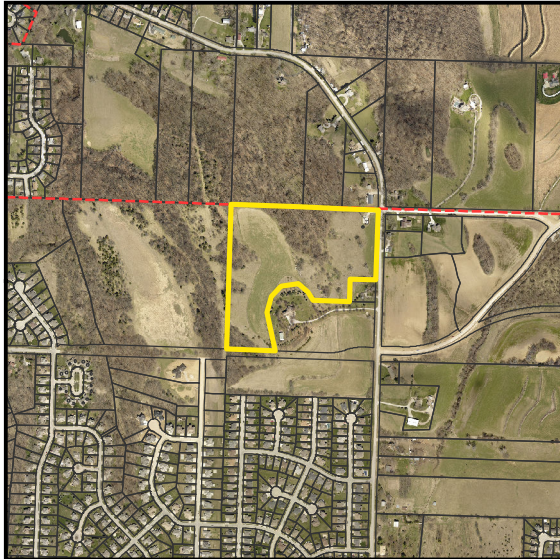
# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

## CASES #SUB-24-001 AND #ZC-24-002

### Legend

- Subject Property Cases #SUB-24-001 and #ZC-24-002
- Parcels
- City of Council Bluffs Corporate Limits

0      165      330  
  
 1 Inch = 333 Feet

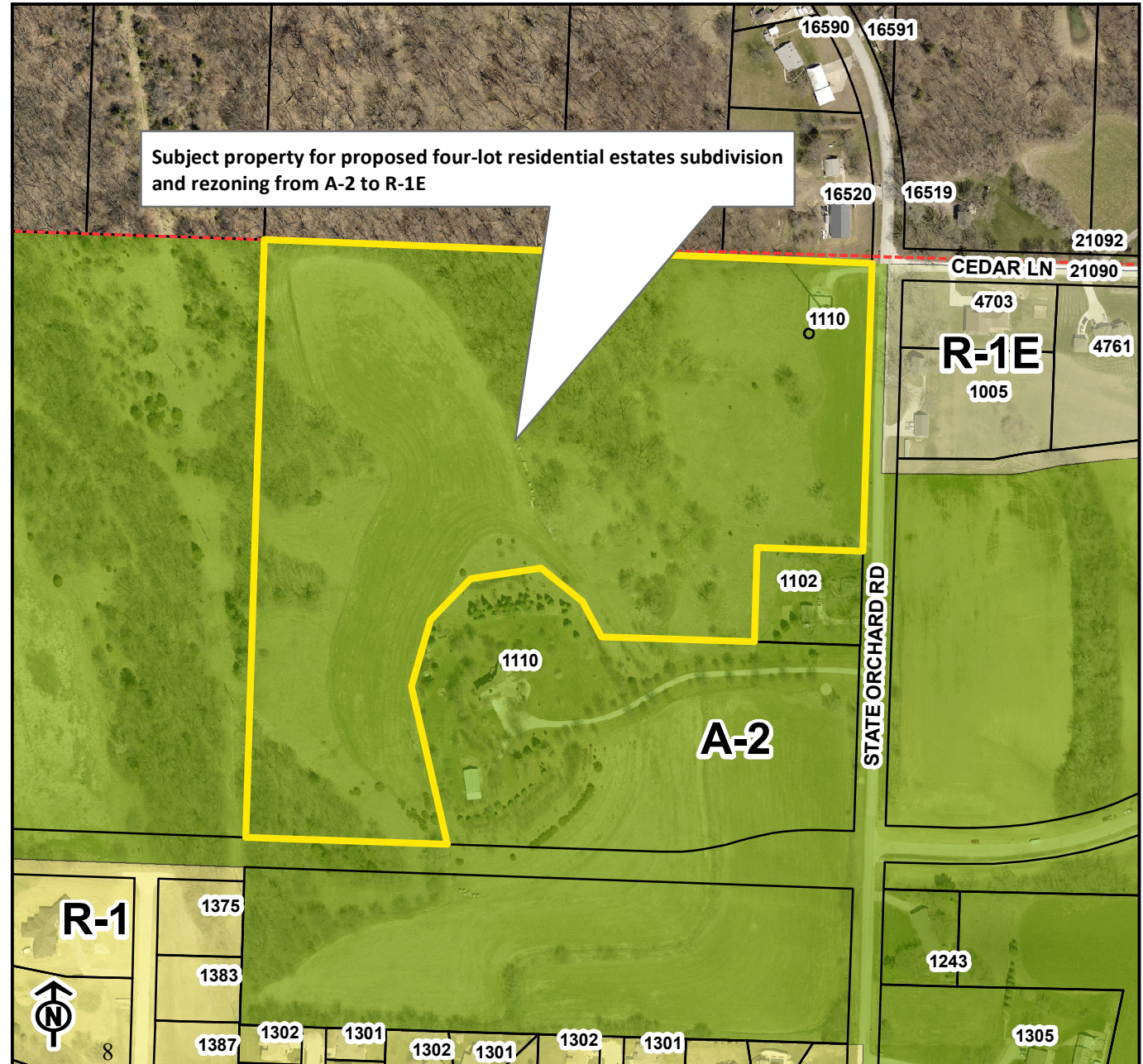


Last updated on 2/20/2024



Council Bluffs Community  
 Development Department  
 209 Pearl Street  
 Council Bluffs, IA 51503  
 Telephone: (712) 890-5350

**DISCLAIMER**  
 This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly denies any and all responsibilities for errors, if any, in the information contained on this map, the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.



## Planning Commission Communication

<p>CASES #SUB-20-001 &amp; SUB-22-006</p> <p>Applicant/Developer: TS Development LLC 11205 South 150<sup>th</sup> Street, Suite 100 Omaha, NE 68138</p> <p>Representative: Gerald Torczon 11205 South 150<sup>th</sup> Street, Suite 100 Omaha, NE 68138</p> <p>Engineer/Surveyor: Charles Huddleston P.E. Schemmer Associates, Inc. 928 Valley View Drive, Suite 12 Council Bluffs, IA 51503</p>		<p>Planning Commission: 3/12/2024</p>
<p style="text-align: center;"><b>Subject/Title</b></p> <p><b>Request:</b> Extension of time – Whispering Oaks Phase IV and V Preliminary Subdivision Plans.</p>		
<p style="text-align: center;"><b>Background/Discussion</b></p> <p>The Community Development Department has received a request from Gerald Torczon, representing TS Development, LLC, for a one-year extension of time for Whispering Oaks Phases IV and V preliminary subdivision plans (see Attachments A-C). Both phases are generally located in the south/southeasterly sections of the Whispering Oaks Subdivision (see Attachment D). Section 14.11.060 (05) of the Municipal Code (Subdivision Ordinance) states:</p> <p><i>Within one year from the day the council approves a preliminary plan, the subdivider shall apply for final plat approval, or the first part thereof if phased. If the subdivision is phased, the subdivider shall apply for final plat approval of the second phase within two years, the third phase within three years, the fourth phase and the balance thereof within five years from the date the preliminary plan was approved by the city council. If the subdivider fails to apply for final plat approval within the appropriate time period, the preliminary plan, or remaining phase thereof, shall be void unless the subdivider requests an extension of time prior to the date originally required for submission of the final plat, or any part thereof if phased.</i></p> <p>City Council approved Whispering Oaks Phase IV preliminary subdivision plan on January 27, 2020 via Resolution No. 20-24, and Whispering Oaks Phase V preliminary subdivision plan on May 23, 2022, via Resolution No. 22-145. The preliminary plans for Whispering Oaks Phase IV expired on January 26, 2024, and the preliminary plans for Whispering Oaks Phase V are set to expire on May 23, 2024. The City Planning Commission has previously granted three extensions of time for Whispering Oaks Phase IV preliminary subdivision plans (2021-2023), while the applicant/developer prepared engineered plans for a sanitary sewer lift station that will serve both Whispering Oaks Phase IV and V.</p> <p>Whispering Oaks Phase IV is comprised of 28.1 acres of land and will be developed into 55 single-family residential lots. The applicant/developer has completed grading, internal sanitary/storm sewers, and utility installations within Phase IV, and is waiting for the sanitary sewer lift station, located in the southeast corner</p>		

of Whispering Oaks Phase V, to be constructed so they can move forward with their final plat. Said lift station is designed to serve Whispering Oaks Phases IV and V.

Whispering Oaks Phase V is comprised of 28.07 acres of land and will be developed with mixture of multi-family and mixed commercial/residential structures. The applicant/developer has installed a detention basin for collecting stormwater from Whisperings Oaks Phases IV and V and has obtained the appropriate regulatory approvals for constructing the sanitary sewer lift station that will service Whispering Oaks Phases IV and V, water main extension for Whispering Oaks Phase V, and Sycamore Street extension. Construction for said infrastructure is scheduled to be completed in 2024 and then the applicant will submit final plats for Whispering Oaks Phase IV and V for City Council approval.

Section 14.11.060 (06) of the Municipal Code (Subdivision Ordinance) provides a mechanism to grant an extension of time for preliminary subdivision plans, as follows:

*The commission may grant one year extensions from the date required for submission of a final plat or any part thereof if phased. If a subdivider applies for an extension of time for submission of any part of a phased subdivision, which is subsequently granted by the commission, equal extensions are automatically granted for each of the remaining phases. If the commission refused to grant an extension of time, the developer shall apply for approval of the final plat, or the appropriate phase thereof, if phased, to the commission within the appropriate time originally required or sixty days from the day the extension is denied by the commission. In reviewing a request for extension of time, the commission shall consider whether the subdivision is in compliance with the subdivision ordinance, standards for public improvements, comprehensive plan, and all applicable ordinances and resolutions of the city of Council Bluffs."*

### **Recommendation**

The Community Development Department recommends:

1. Approval of a one year extension of time to file the final plat for Whispering Oaks Phase IV, as approved by Resolution No. 20-24. The expiration date of said preliminary plan will be January 26, 2025.
2. Approval of a one year extension of time to file the final plat for Whispering Oaks Phase V, as approved by Resolution No. 22-145. The expiration date of said preliminary plan will be May 23, 2025.

### **Attachments**

**Attachment A** – Extension of time letter request from Gerald Torczon dated February 22, 2024

**Attachment B** – Whispering Oaks Phase IV – Preliminary Subdivision Plan

**Attachment C** - Whispering Oaks Phase V – Preliminary Subdivision Plan

**Attachment D** - Location/zoning map for Whispering Oaks Phases IV and V

Prepared by: Christopher N. Gibbons, AICP, Planning Manager



## Attachment A

February 22, 2024

Christopher Gibbons  
Community Development Department  
City of Council Bluffs  
City Hall  
209 Pearl Street  
Council Bluffs IA 51503

RE: Whispering Oaks Subdivision, Council Bluffs IA  
Phase IV & Phase V Final Plat Extensions  
Project No. 6519.202 & 6519.205

Dear Mr. Gibbons,

The deadlines for filing final plats for Whispering Oaks Phase IV and Phase V will expire soon. We are formerly requesting a one-year extension for both deadlines. Because of the unique nature of the public sanitary sewer service, permitting requirements, and economic conditions beyond our control we were not able to begin construction of the public infrastructure as previously anticipated.

We have:

- Completed construction of all required infrastructure within Phase IV.
- Completed construction documents, obtained approvals, and received bids on the Lift Station and Sycamore Street Improvements within Phase V.
- Completed construction documents, obtained approvals, and received bids on the Water Main Extension within Phase V.

Our revised schedule includes:

- Completing construction of the Lift Station, Sycamore Street Improvements, the Water Main Extension, and utility installation within Sycamore Street in Phase V in 2024.

If you have any questions or comments, please feel free to contact either Charles Huddleston, Project Manager, or myself at your convenience. We look forward to your favorable response.

Sincerely,  
TS Development, LLC



Gerald Torczon  
Managing Partner

CC: Charly Huddleston (TSA)

# COUNCIL BLUFFS, IA

TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALSO PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND ALSO PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPLE MERIDIAN, THENCE N88°15'01"W ALONG THE SOUTH SECTION LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 23.12 FEET, THENCE N01°43'41"E A DISTANCE OF 33.00 FEET TO A POINT ON THE INTERSECTION OF NORTH RIGHT-OF-WAY LINE OF GREENVIEW ROAD AND THE WEST RIGHT OF WAY LINE OF FRANKLIN AVENUE, ALSO BEING THE POINT OF BEGINNING, THENCE N88°15'01"W ALONG THE NORTH RIGHT-OF-WAY LINE OF GREENVIEW ROAD, A DISTANCE OF 1086.08 FEET TO THE EAST LINE OF COUNCIL BLUFFS CITY OF 20006 GREENVIEW ROAD FOUND IN BOOK 87 PAGE 22729, THENCE N01°06'00"E ALONG THE EAST LINE OF SAID COUNCIL BLUFFS CITY OF 20006 GREENVIEW ROAD FOUND IN BOOK 87 PAGE 22729, A DISTANCE OF 200.01 FEET TO THE NORTH LINE OF COUNCIL BLUFFS CITY OF 20006 GREENVIEW ROAD FOUND IN BOOK 87 PAGE 22729, THENCE N86°15'02"W ALONG THE SAID NORTH LINE OF COUNCIL BLUFFS CITY OF 20006 GREENVIEW ROAD FOUND IN BOOK 87 PAGE 22729, A DISTANCE OF 200.00 FEET TO THE WEST LINE OF COUNCIL BLUFFS CITY OF 20006 GREENVIEW ROAD FOUND IN BOOK 87 PAGE 22729, THENCE S01°16'10"W A DISTANCE OF 180.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GREENVIEW ROAD, THENCE N88°28'13"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF GREENVIEW ROAD, A DISTANCE OF 351.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FOREST GLEN DRIVE; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF FOREST GLEN DRIVE THE FOLLOWING COURSES, (1) N01°20'57"E, A DISTANCE OF 433.34 FEET, (2) N88°16'18"W, A DISTANCE OF 15.99 FEET, (3) N01°31'50"E, A DISTANCE OF 313.54 FEET TO THE SOUTHWEST CORNER OF LOT 106, WHISPERING OAKS; THENCE S88°20'33"E ALONG THE SOUTH LINE OF LOT 106, OUTLOT A, LOT 90, LOT 89, LOT 88 AND LOT 87, WHISPERING OAKS A DISTANCE OF 925.15 FEET TO THE SOUTHEAST CORNER OF LOT 87, WHISPERING OAKS, THENCE N01°44'59"E ALONG THE WEST LINE OF LOT 87, WHISPERING OAKS A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF LOT 87 WHISPERING OAKS ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF HAWTHORN BOULEVARD; THENCE N142°20'3"E, A DISTANCE OF 51.24 FEET TO THE SOUTHWEST CORNER OF LOT 86, WHISPERING OAKS; THENCE THE NORTH RIGHT-OF-WAY LINE OF HAWTHORN BOULEVARD, THENCE S88°15'01"E ALONG THE SOUTH LINE OF LOT 86, WHISPERING OAKS ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF FOREST GLEN ROAD, A DISTANCE OF 111.50 FEET TO THE SOUTHEAST CORNER OF LOT 86, WHISPERING OAKS, THENCE N01°44'59"E ALONG THE EAST LINE OF LOTS 86, 85, 84, 83, 82, 81 AND 80, WHISPERING OAKS TO THE NORTH RIGHT OF WAY LINE OF FOREST GLEN ROAD, A DISTANCE OF 567.16 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF FOREST GLEN DRIVE, THENCE ALONG THE SOUTH RIGHT-OF-WAY OF FOREST GLEN DRIVE THE FOLLOWING COURSES (1) N65°50'28"E, A DISTANCE OF 442.16 FEET, (2) N85°00'32"E, A DISTANCE OF 110.76 FEET; (3) N89°42'05"E, A DISTANCE OF 100.39 FEET; THENCE S05°09'46"W A DISTANCE OF 79.80 FEET; THENCE S02°09'09"W A DISTANCE OF 429.58 FEET TO THE WEST-RIGHT-OF-WAY LINE OF FRANKLIN AVENUE; THENCE S05°09'41"W ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 132.24 FEET; THENCE S02°14'02"E ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 100.24 FEET; THENCE S37°37'57"W ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 31.91 FEET; THENCE S01°46'31"W ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 7.00 FEET; THENCE S34°45'27"E ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 33.60 FEET; THENCE S02°47'03"W ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 115.74 FEET; THENCE S88°15'01"E ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 17.46 FEET; THENCE S01°43'41"W ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN, A DISTANCE OF 767.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 40.31 ACRES MORE OF LESS.

OWNER:	TS DEVELOPMENT LLC 11205 S. 150TH STREET, SUITE 100 OMAHA, NE 68138
ENGINEER:	THE SCHEMMER ASSOCIATES, INC. 928 VALLEY VIEW DRIVE, SUITE 12 COUNCIL BLUFFS, IA 51503
ZONING:	ALL PROPERTY WITHIN THE SUBDIVISION BOUNDARY IS ZONED R-1/R-3.
FLOODWAY:	THE PROPOSED SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODWAY.



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.

DATE \_\_\_\_\_

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ALL SHEETS LISTED IN DRAWING INDEX.

A TRACT OF LAND BEING PART OF THE NORTH EAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH, RANGE 43, WEST OF THE 5TH PRINCIPAL MERIDIAN, AND ALSO PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43, WEST OF THE 5TH PRINCIPAL MERIDIAN, AND ALSO PART OF LOT 1, AUDITORS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 TOWNSHIP 75 NORTH, RANGE 43, WEST OF THE 5TH PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH, RANGE 43, WEST OF THE 5TH PRINCIPAL ALL IN COUNCIL BLUFFS, POTTAWATOMIE COUNTY, IOWA, MERIDIAN MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 75 NORTH, RANGE 5, WEST OF THE 5TH PRINCIPAL MERIDIAN; THENCE NORTH 01°27'47" EAST ALONG THE WEST SECTION LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF 142.0 FEET; THENCE SOUTH 88°32'13" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°27'47" EAST, A DISTANCE OF 404.53 FEET; THENCE SOUTH 59° 35'35" EAST, A DISTANCE OF 496.27 FEET TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 295.00 FEET, A CHORD BEARING OF SOUTH 69° 53'56" EAST, A CHORD LENGTH OF 433.97 FEET, LENGTH OF CURVE 487.61 FEET TO A TANGENT; THENCE SOUTH 20°35'27" EAST, A DISTANCE OF 50.17 FEET; THENCE SOUTH 18° 38'08" EAST, A DISTANCE OF 206.95 FEET; THENCE SOUTH 25°25'57" EAST, A DISTANCE OF 53.90 FEET; THENCE SOUTH 23° 46'50" EAST, A DISTANCE OF 204.48 FEET TO A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 65.00 FEET, A CHORD BEARING SOUTH 36°20'18" EAST, CHORD DISTANCE 28.26 FEET, LENGTH OF CURVE 28.49 FEET TO A TANGENT; THENCE SOUTH 48°53'46" EAST, A DISTANCE OF 169.18 FEET; THENCE SOUTH 47°06'26" EAST, A DISTANCE 58.37 FEET TO A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 270.00 FEET, CHORD BEARING SOUTH 73°43'39" EAST, CHORD DISTANCE 372.60 FEET, LENGTH OF CURVE 411.20 FEET TO A TANGENT; THENCE SOUTH 30°03'30" EAST, A DISTANCE OF 10.00 FEET TO THE RIGHT OF WAY LINE OF FOREST GLEN DRIVE, A DISTANCE OF 384.06 FEET; THENCE SOUTH 65°50'28" WEST ALONG THE NORTH RIGHT OF WAY LINE OF FOREST GLEN DRIVE, A DISTANCE OF 808.47 TO THE EAST CORNER OF LOT 109 OF WHISPERING OAKS; THENCE NORTH 27° 01'07" WEST, A DISTANCE OF 304.84 FEET TO A TANGENT CURVE TO THE LEFT WITH A RADIUS 355.00 FEET, CHORD BEARING NORTH 37°57'26" WEST, CHORD DISTANCE OF 134.73 FEET, LENGTH OF CURVE 135.55 FEET TO A TANGENT; THENCE NORTH 48°53'46" WEST, A DISTANCE OF 169.18 TO A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 645.00 FEET, CHORD BEARING NORTH 36°20'18" WEST, CHORD DISTANCE OF 280.48 FEET, LENGTH OF CURVE 282.73 FEET TO A TANGENT; THENCE NORTH 23° 46'50" WEST, A DISTANCE OF 204.48 FEET; THENCE NORTH 28°04'27" WEST, A DISTANCE OF 53.15 FEET; THENCE NORTH 18°38'08" WEST, A DISTANCE OF 260.06 FEET TO A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 157.01 FEET A CHORD BEARING NORTH 37°33'00" WEST, CHORD LENGTH OF 101.11 FEET, LENGTH OF CURVE 102.94 FEET TO A TANGENT; THENCE NORTH 59° 35'35" WEST, A DISTANCE OF 292.54 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 28.1 ACRES MORE OR LESS.

## DM DRAINAGE MAP DOWNSTREAM ANALYSIS

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WHISPERING OAKS  
PHASE III & IV  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA

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PROJECT NO.: 06519.202

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COUNCIL BLUFFS, IA  
ZONING PLAN

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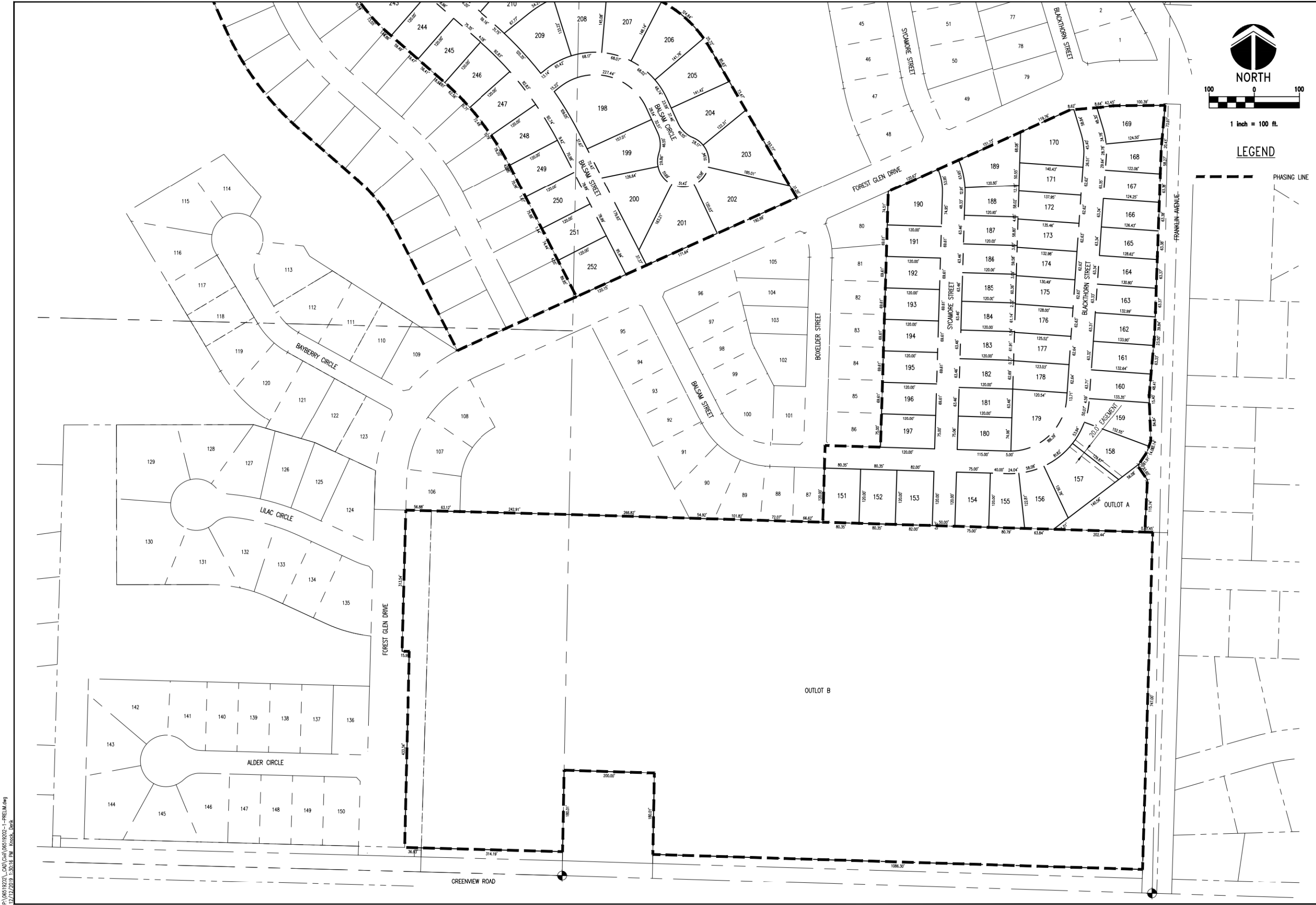
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COUNCIL BLUFFS, IA  
LOT LAYOUT PLAN

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WHISPERING OAKS  
PHASE III & IV  
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COUNCIL BLUFFS, IA  
LOT LAYOUT PLAN

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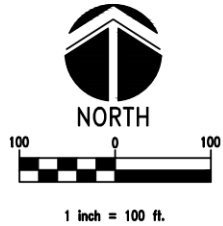
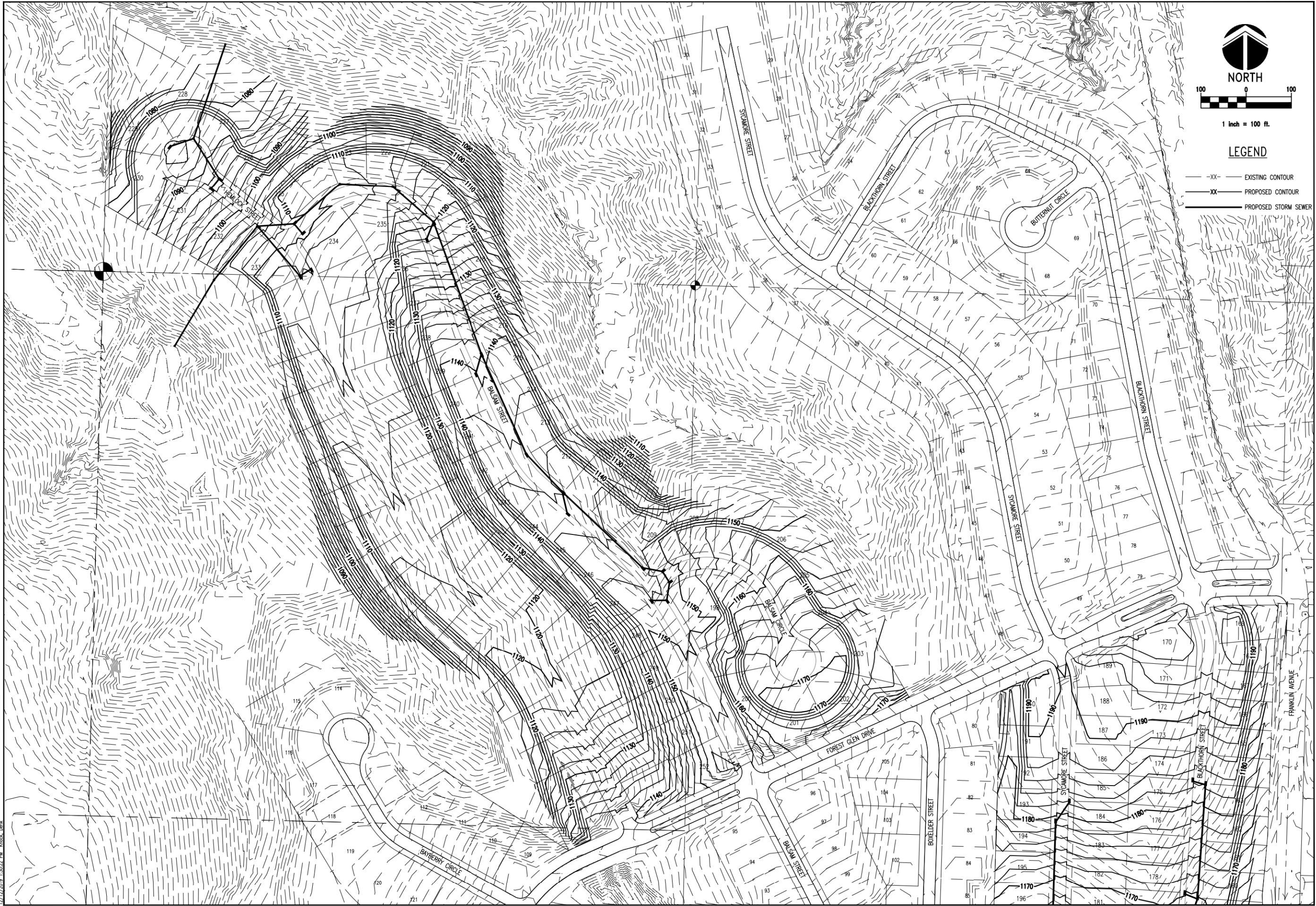
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- PROPOSED STORM SEWER

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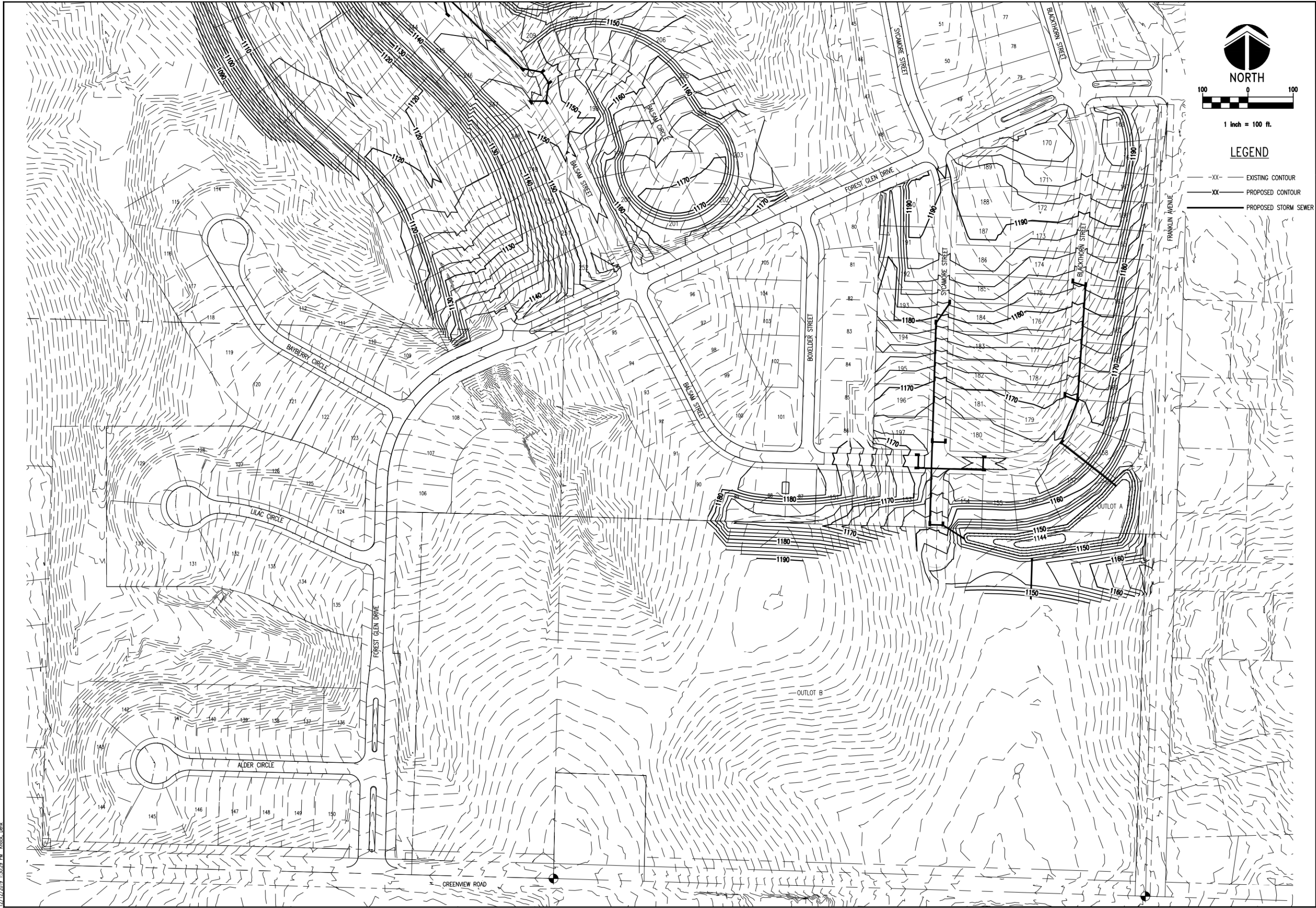
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PHASE III & IV  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA  
GRADING & STORM SEWER  
PLAN

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WHISPERING OAKS  
PHASE III & IV  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA

GRADING & STORM SEWER  
PLAN

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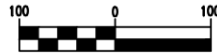
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1 inch = 100 ft.

### LEGEND

W — W WATER MAIN  
SS — SS SANITARY SEWER

WHISPERING OAKS  
PHASE III & IV  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA  
UTILITY PLAN

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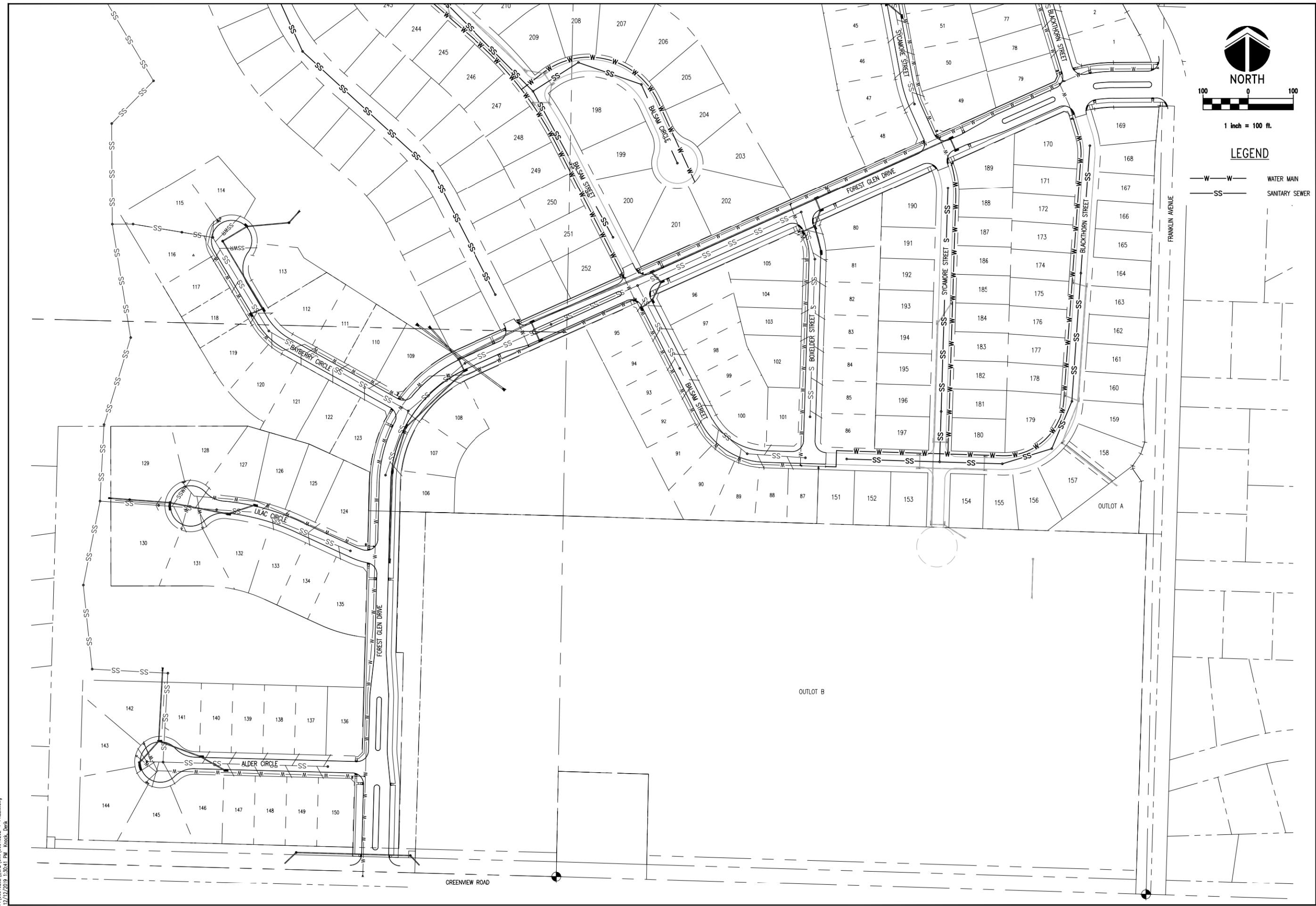
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WHISPERING OAKS  
PHASE III & IV  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA  
UTILITY PLAN

PROJECT NO.: 06519.202

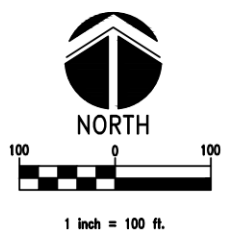
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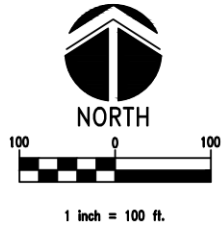


LEGEND

W-W WATER MAIN  
SS SANITARY SEWER



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WHISPERING OAKS  
PHASE III & IV  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA

STREET LAYOUT PLAN

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**C107**

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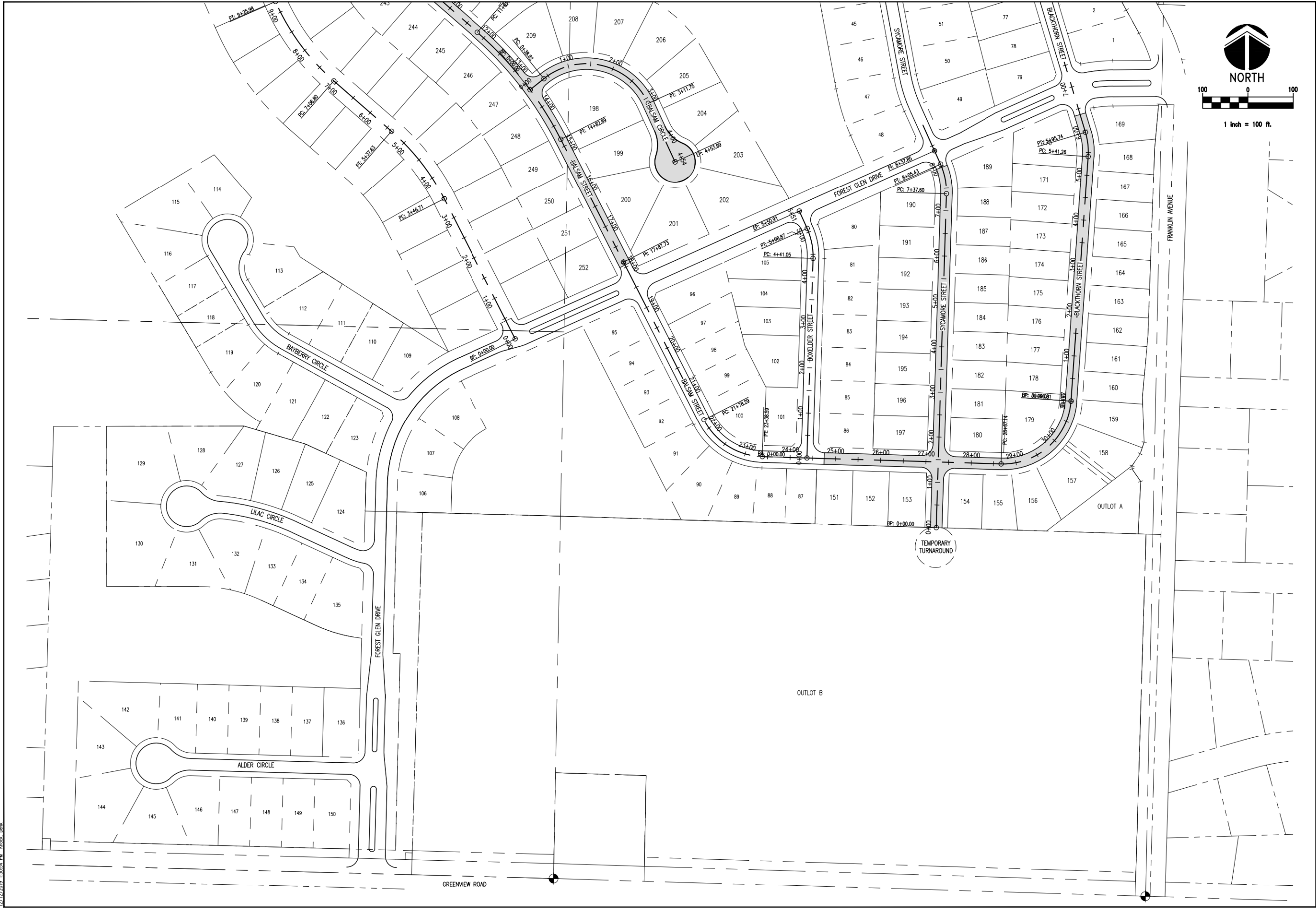
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WHISPERING OAKS  
PHASE III & IV  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA

STREET LAYOUT PLAN

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PROJECT NO.: 06519.202

**C108**

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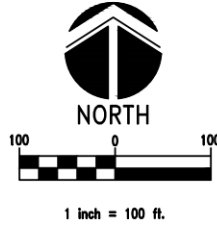
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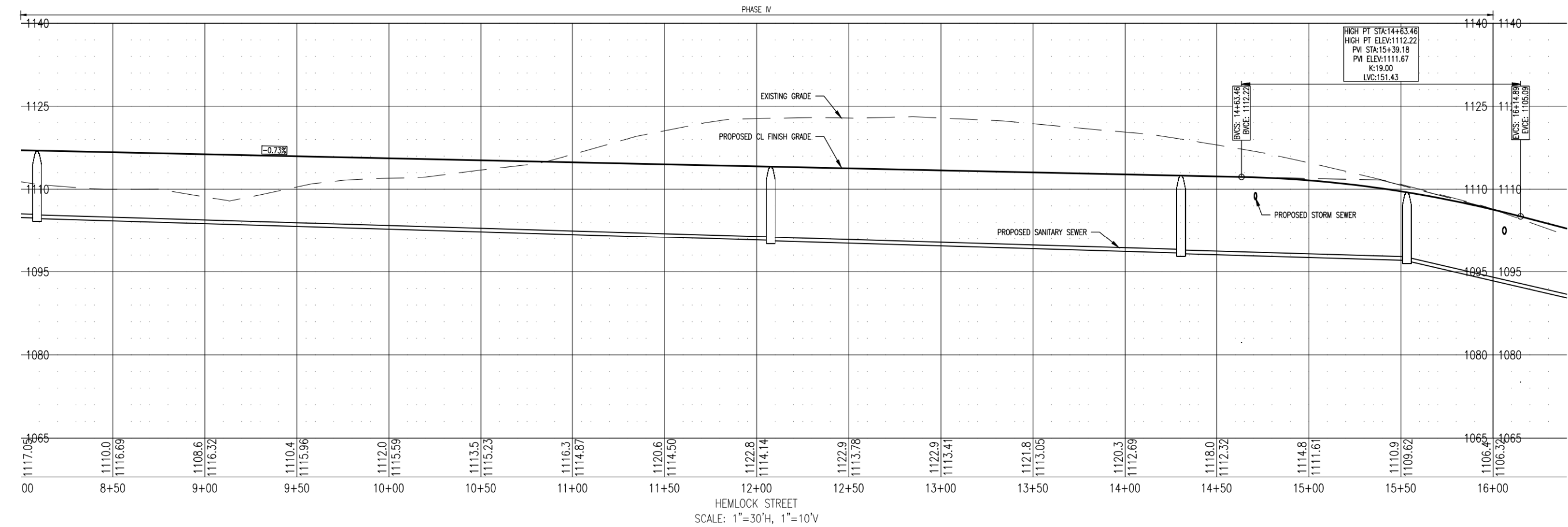
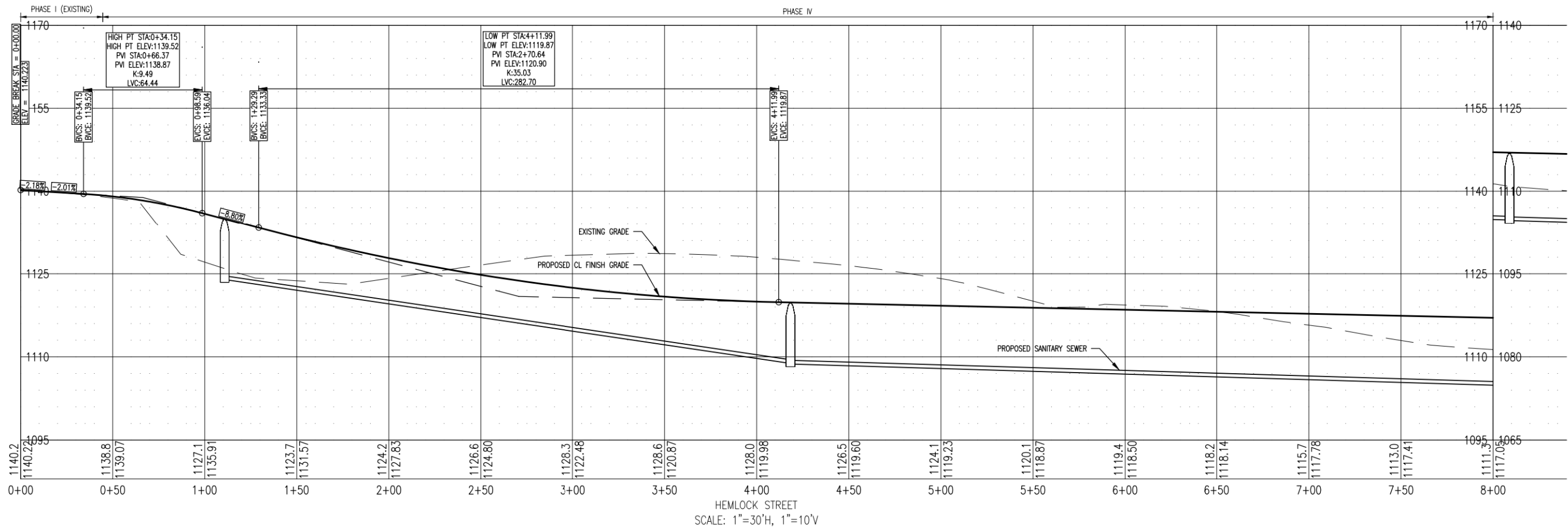
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WHISPERING OAKS  
PHASE III & IV  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA  
STREET PROFILES

PROJECT NO.: 06519.202

C109

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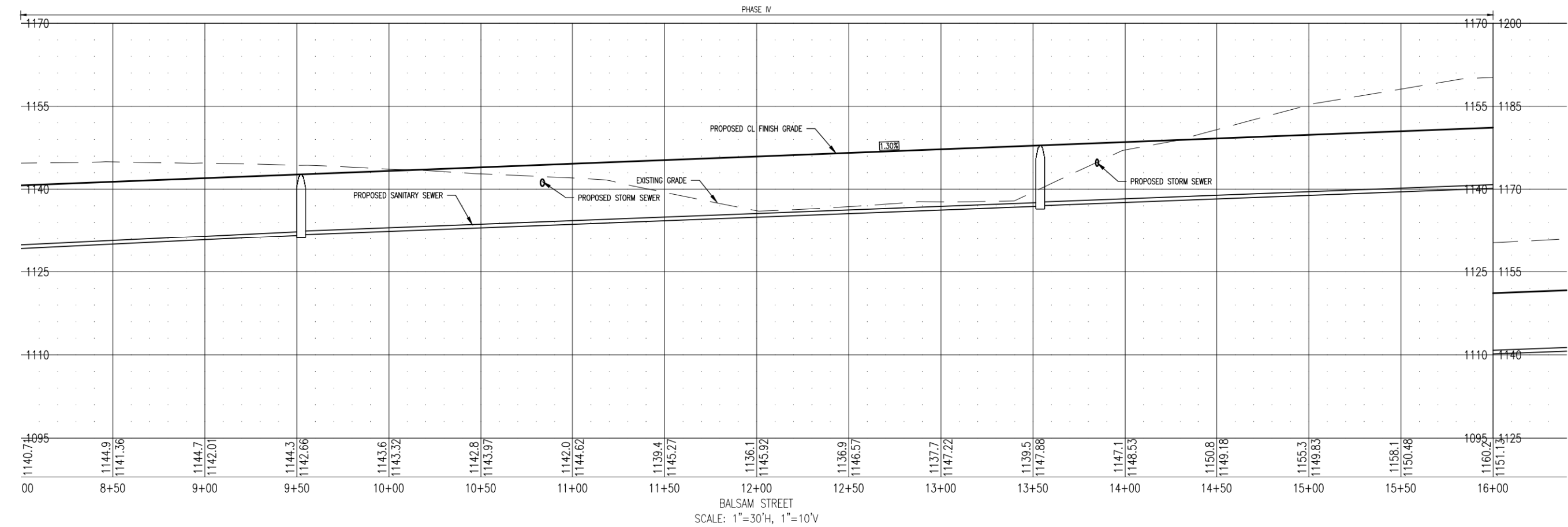
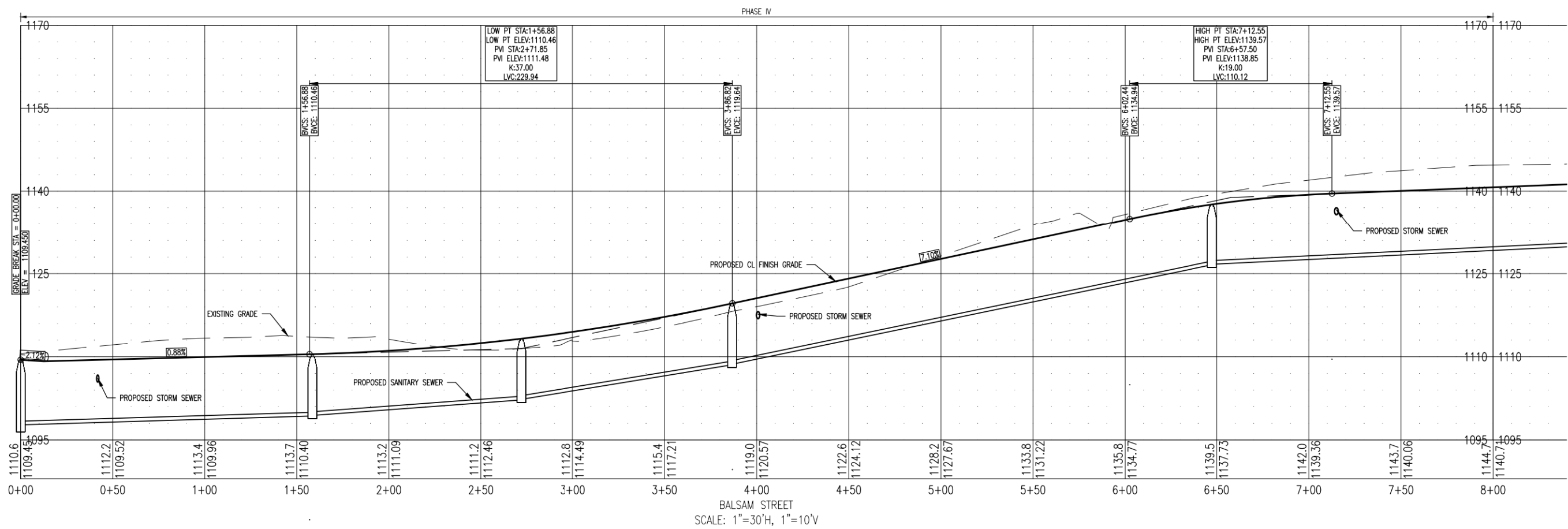
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WHISPERING OAKS  
PHASE III & IV  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA  
STREET PROFILES

PROJECT NO.: 06519.202

C111

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CHECKED: CDH

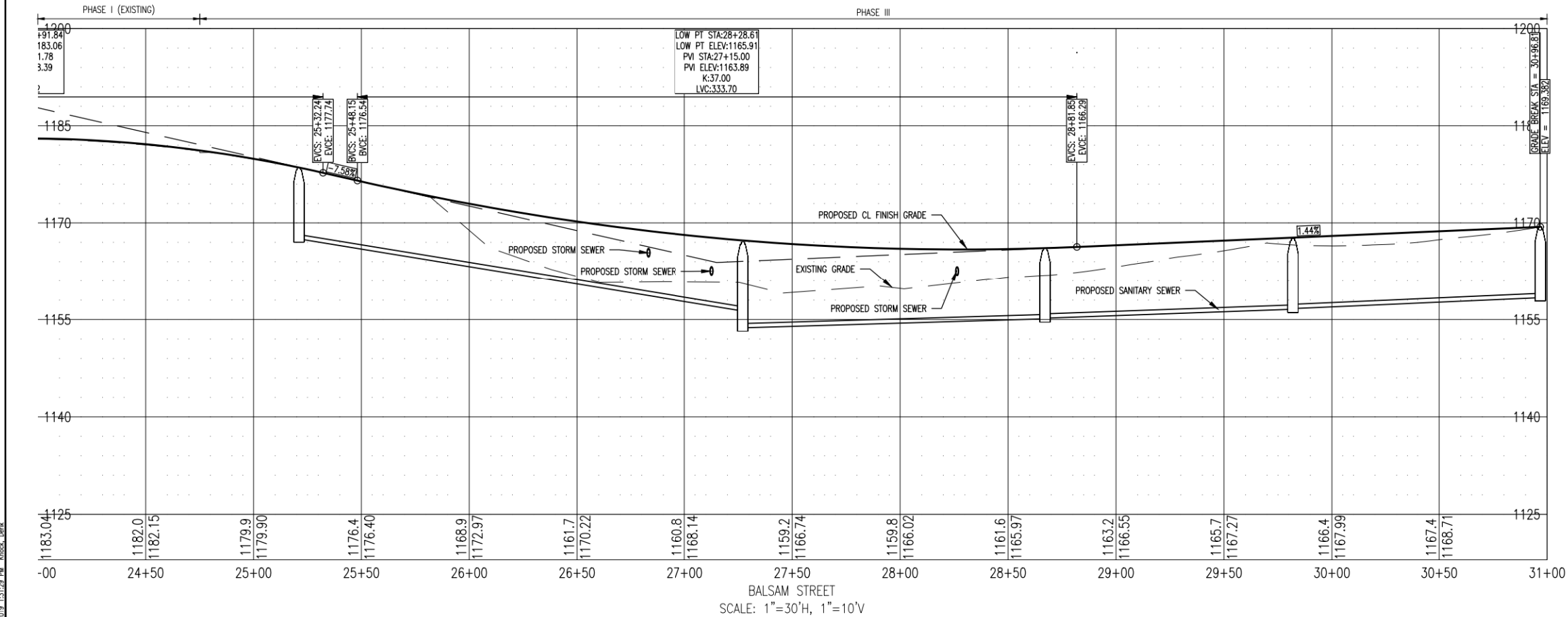
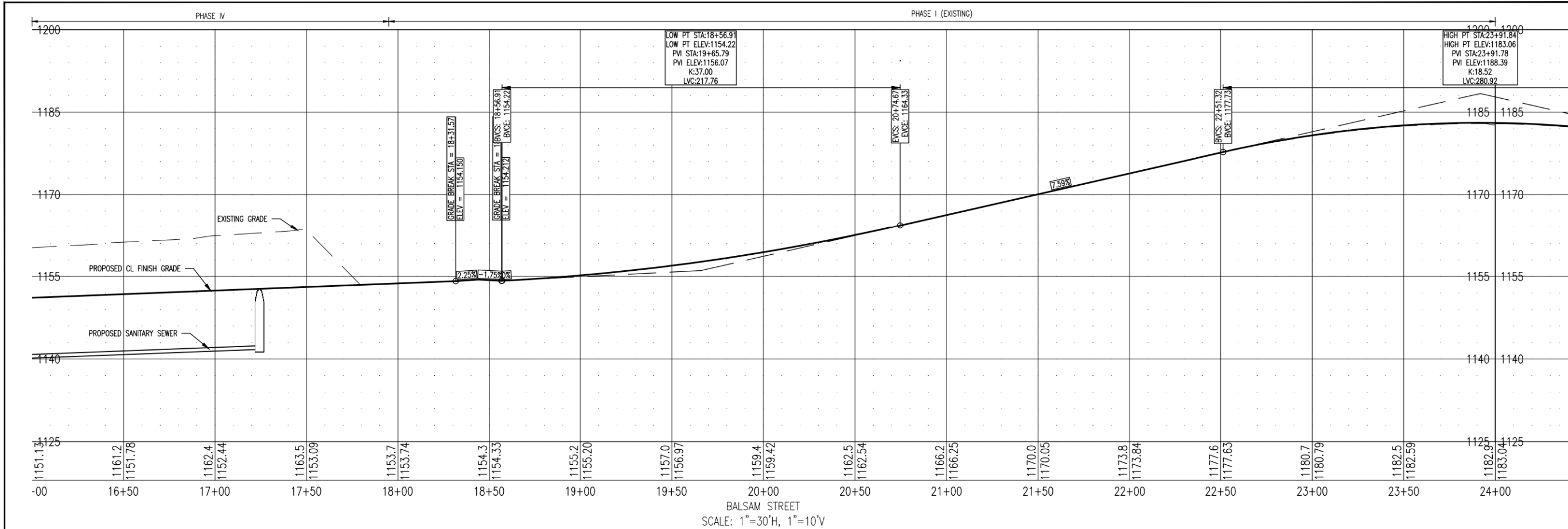
ISSUE DATE: 12/13/2019

REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

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12/17/2019 1:31:29 PM Kresch, Derek



DESIGNED:	MJS	ISSUE DATE:	12/13/2019
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WHISPERING OAKS  
PHASE III & IV  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA  
STREET PROFILES

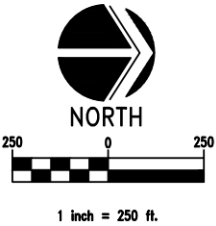
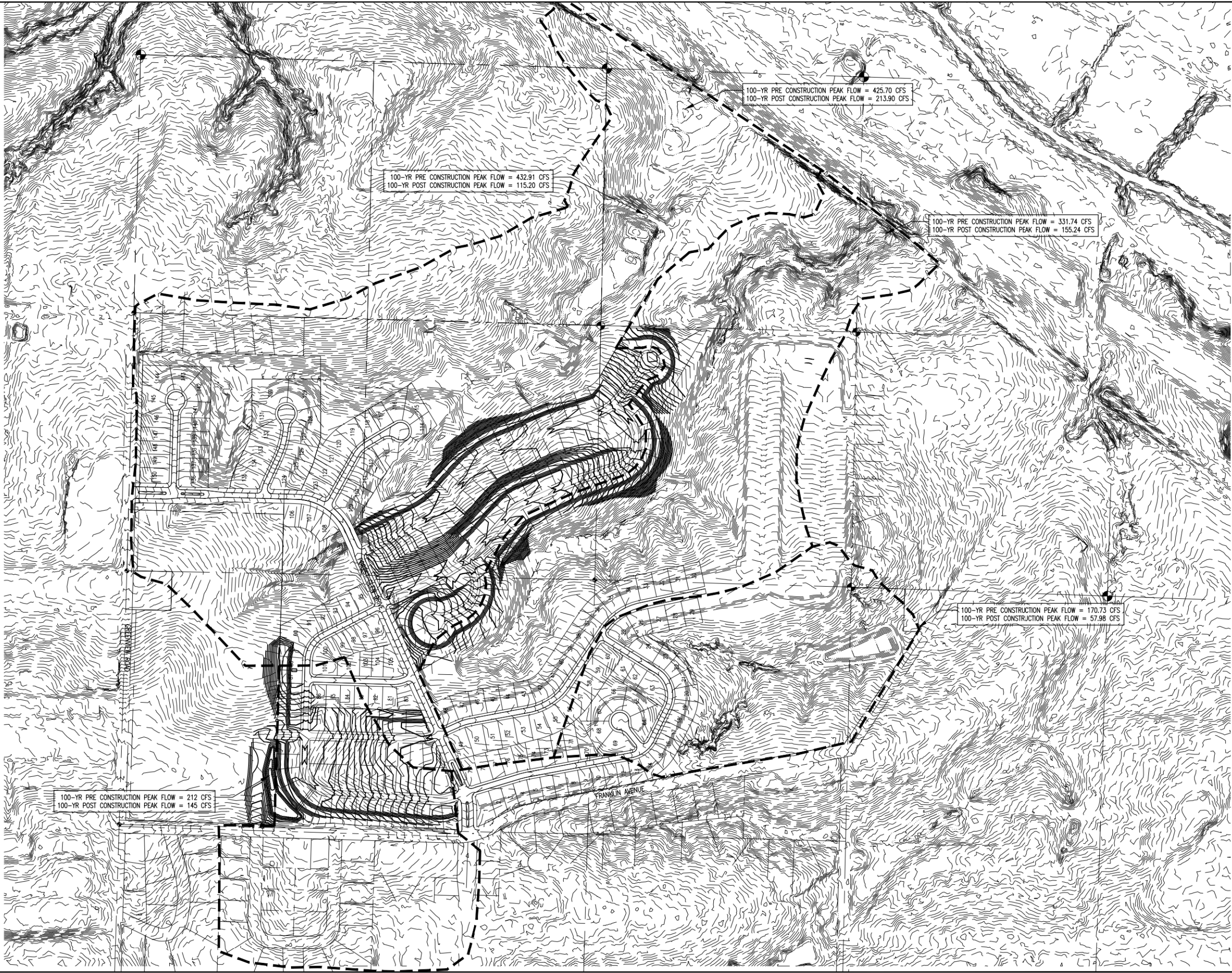
PROJECT NO.: 06519.202

C112





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12/17/2019 1:31:45 PM Kresch, Derek



WHISPERING OAKS  
PHASE III & IV  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA  
DRAINAGE MAP  
DOWNSTREAM ANALYSIS

PROJECT NO.: 06519.202

DM

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# COUNCIL BLUFFS, IA



OWNER:	TS DEVELOPMENT LLC 11205 S. 150TH STREET, SUITE 100 OMAHA, NE 68138
ENGINEER:	THE SCHEMMER ASSOCIATES, INC. 928 VALLEY VIEW DRIVE, SUITE 12 COUNCIL BLUFFS, IA 51503
ZONING:	ALL PROPERTY WITHIN THE SUBDIVISION BOUNDARY IS ZONED R-1/R-3.
FLOODWAY:	THE PROPOSED SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODWAY.

PROJECT NO.: 06519.204

0

ISSUE DATE: 03/15/2022

REVISIONS:

No.:	DATE:

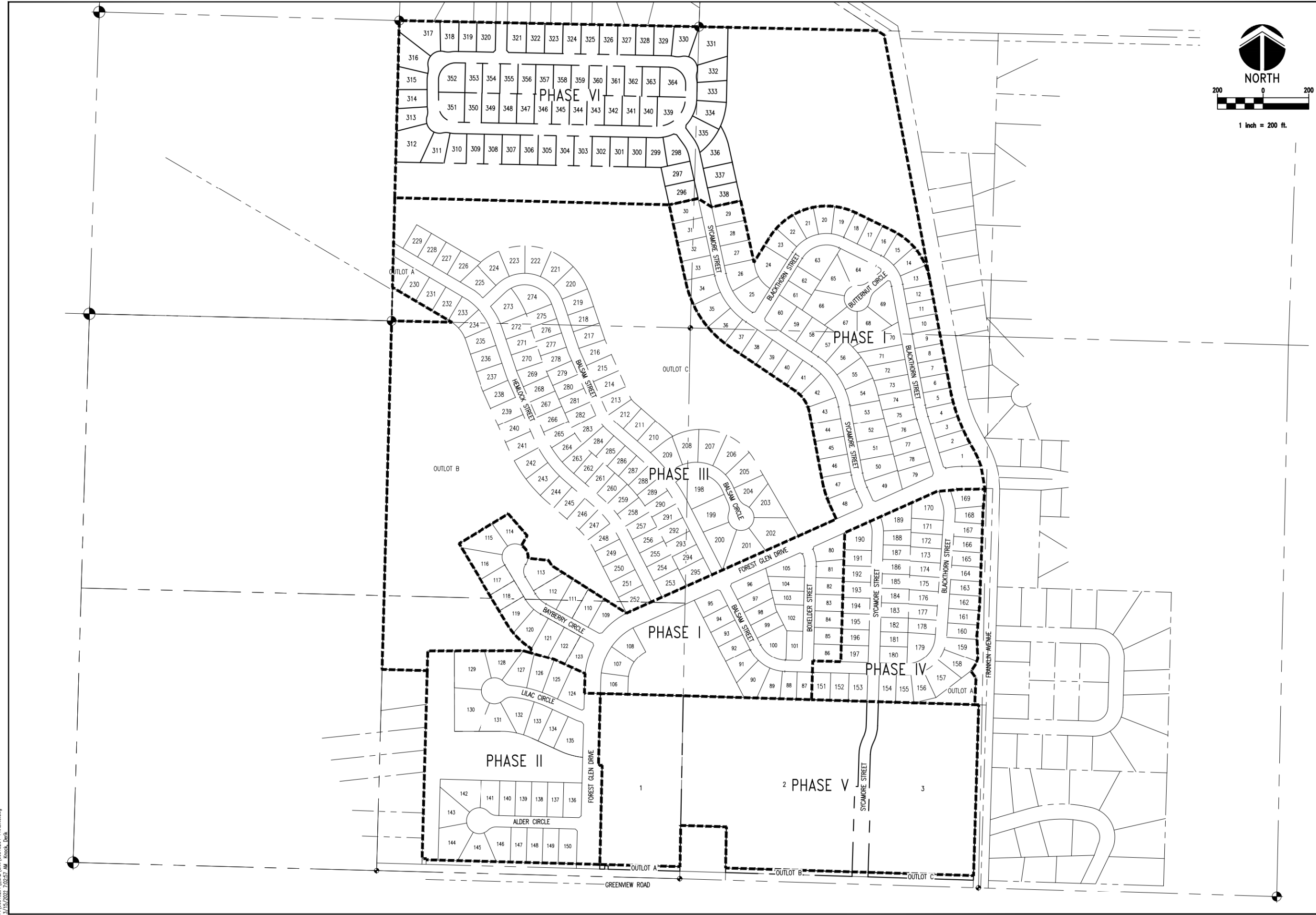
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WHISPERING OAKS  
PHASE V  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA  
PHASING PLAN

PROJECT NO.: 06519.204

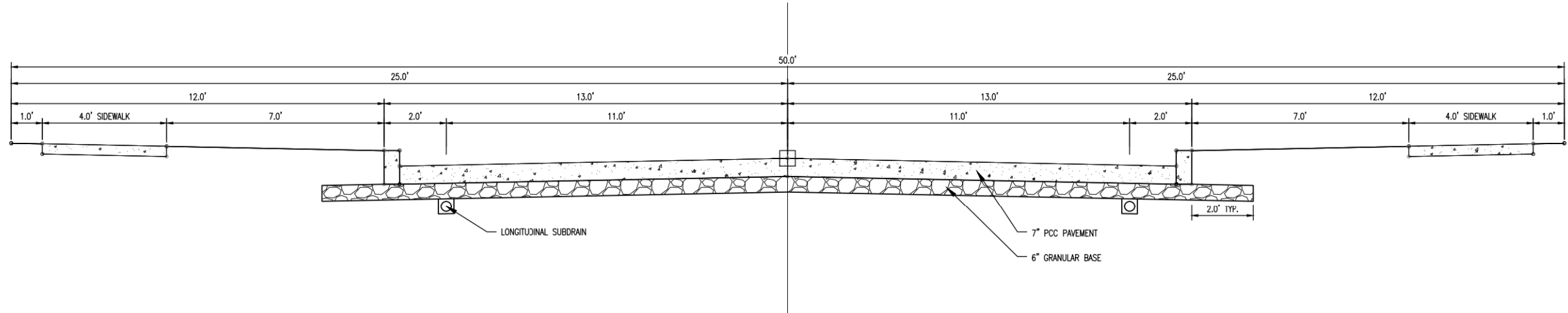
**SCHEMMER**  
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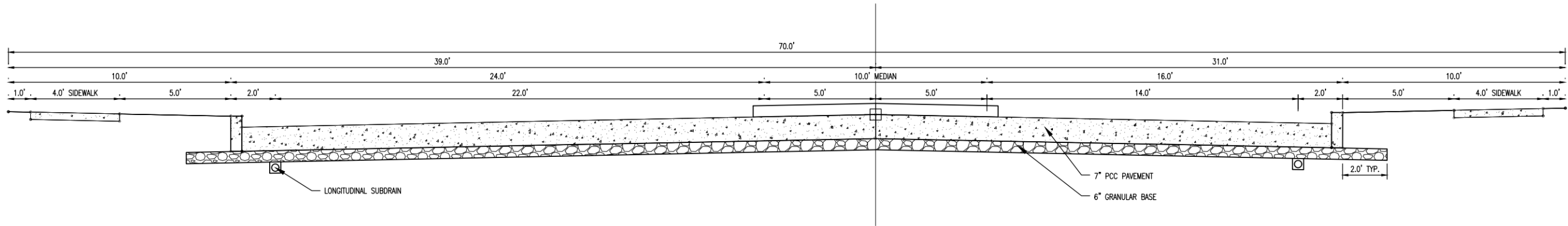
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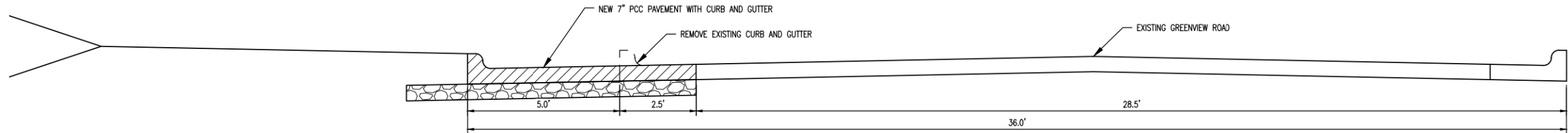
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1 TYPICAL CROSS SECTION - 50' ROW  
NO SCALE



2 TYPICAL CROSS SECTION - 70' ROW  
NO SCALE



3 TYPICAL CROSS SECTION - GREENVIEW ROAD WIDENING  
NO SCALE

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WHISPERING OAKS

PHASE V

PRELIMINARY PLANS

COUNCIL BLUFFS, IA

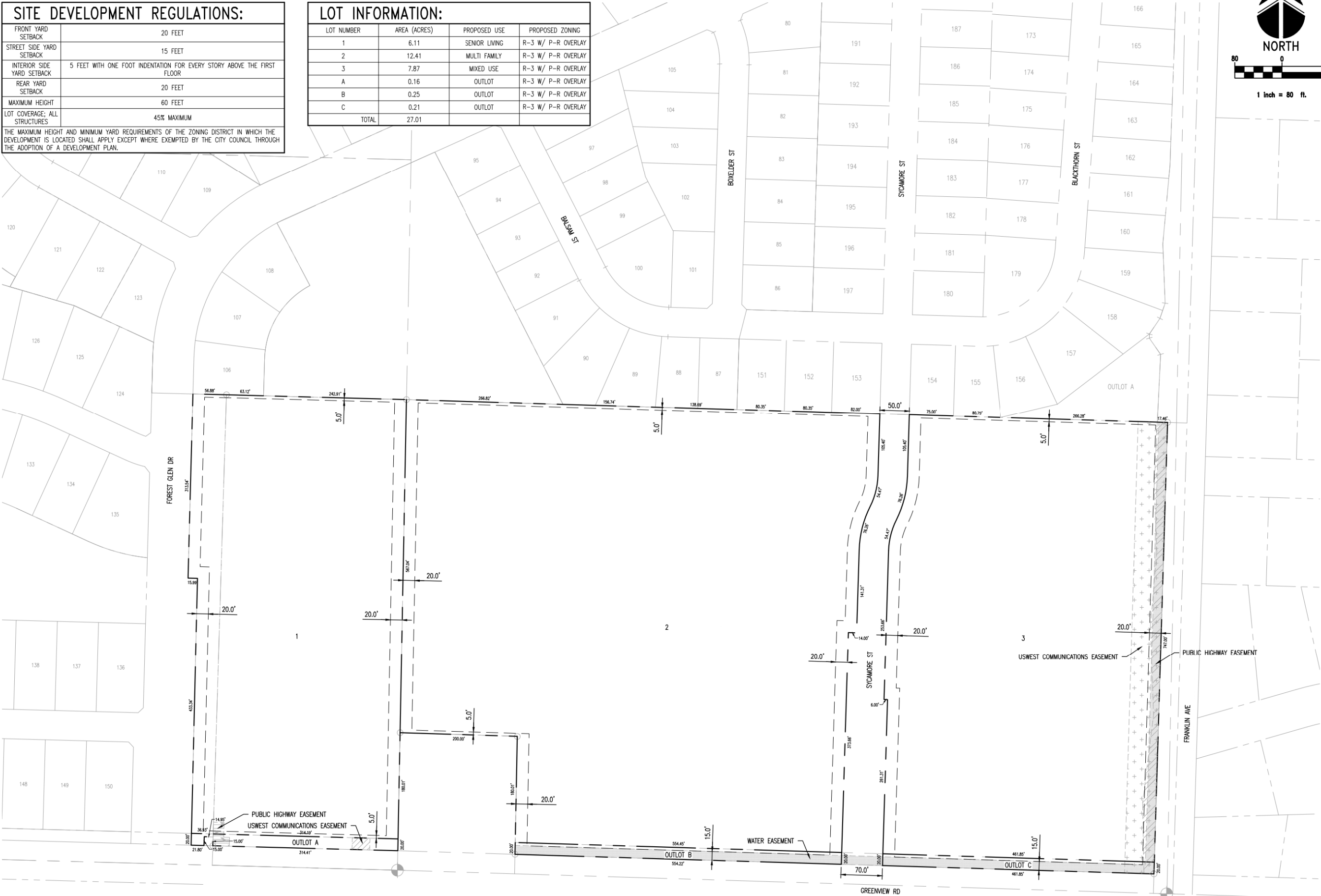
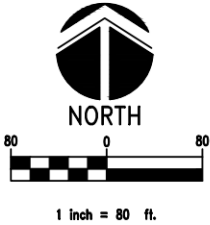
TYPICAL SECTIONS

PROJECT NO.: 06519.204

**C001**

SITE DEVELOPMENT REGULATIONS:	
FRONT YARD SETBACK	20 FEET
STREET SIDE YARD SETBACK	15 FEET
INTERIOR SIDE YARD SETBACK	5 FEET WITH ONE FOOT INDENTATION FOR EVERY STORY ABOVE THE FIRST FLOOR
REAR YARD SETBACK	20 FEET
MAXIMUM HEIGHT	60 FEET
LOT COVERAGE, ALL STRUCTURES	45% MAXIMUM
THE MAXIMUM HEIGHT AND MINIMUM YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH THE DEVELOPMENT IS LOCATED SHALL APPLY EXCEPT WHERE EXEMPTED BY THE CITY COUNCIL THROUGH THE ADOPTION OF A DEVELOPMENT PLAN.	

LOT INFORMATION:			
LOT NUMBER	AREA (ACRES)	PROPOSED USE	PROPOSED ZONING
1	6.11	SENIOR LIVING	R-3 W/ P-R OVERLAY
2	12.41	MULTI FAMILY	R-3 W/ P-R OVERLAY
3	7.87	MIXED USE	R-3 W/ P-R OVERLAY
A	0.16	OUTLOT	R-3 W/ P-R OVERLAY
B	0.25	OUTLOT	R-3 W/ P-R OVERLAY
C	0.21	OUTLOT	R-3 W/ P-R OVERLAY
TOTAL	27.01		



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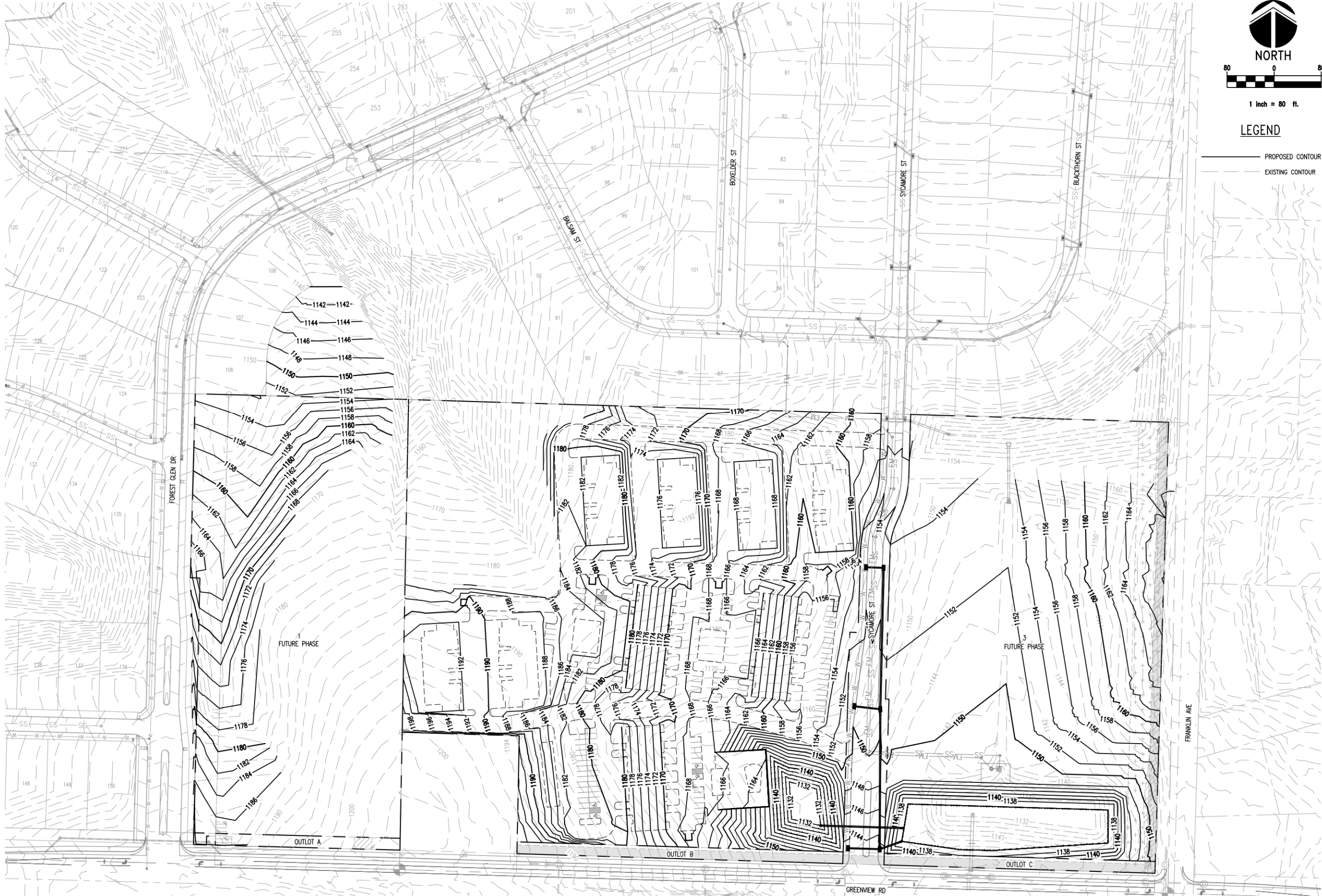
WHISPERING OAKS  
PHASE V  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA  
PROPOSED LOT LAYOUT PLAN

PROJECT NO.: 06519.204

C101



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3/15/2022 2:52:23 AM Krosch, Jeff



WHISPERING OAKS  
PHASE V  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA

PROPOSED GRADING PLAN

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**C102**

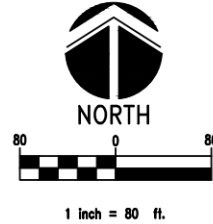
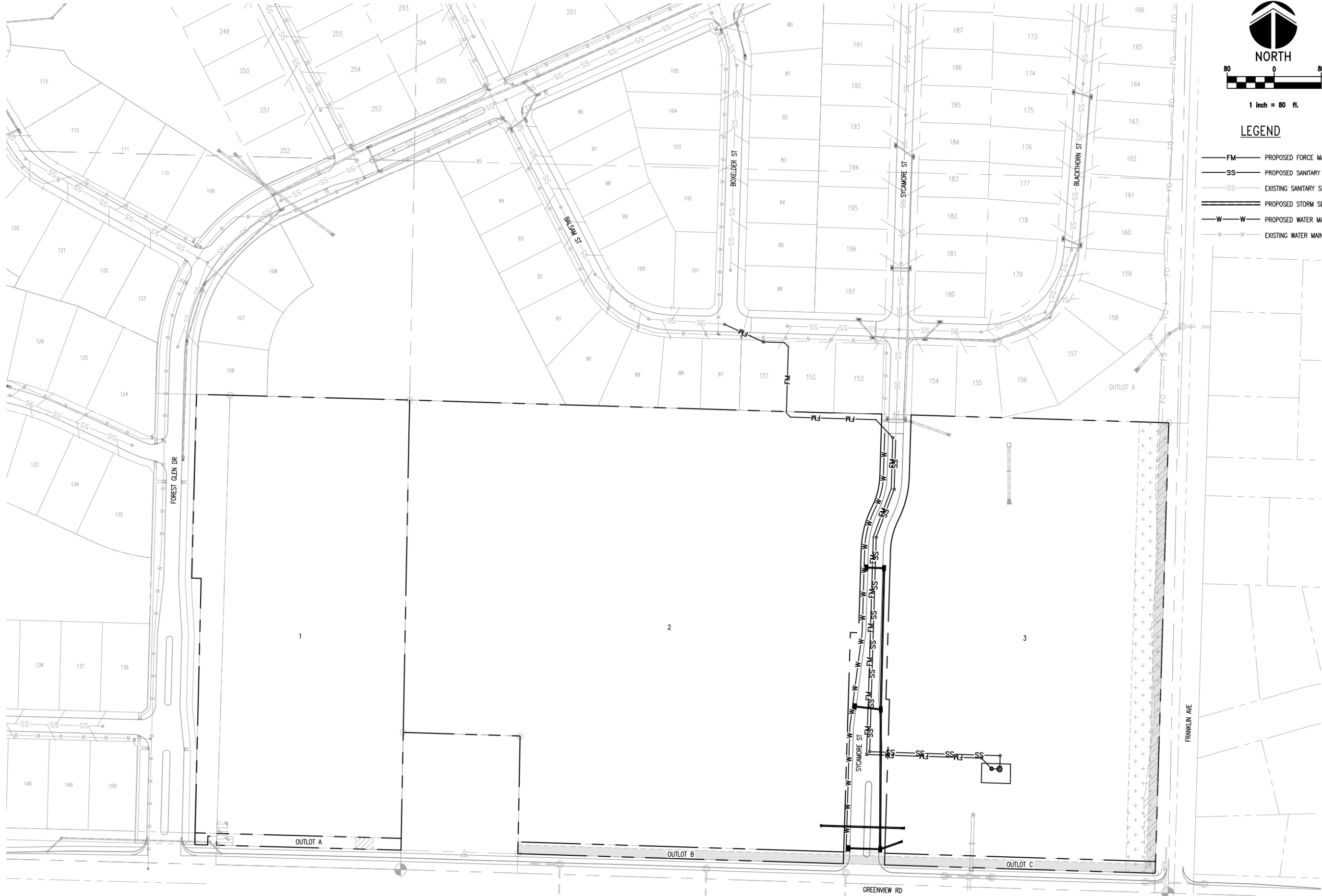
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3/15/2022 7:03:28 AM Koseck, Derek



LEGEND

- FM — PROPOSED FORCE MAIN
- SS — PROPOSED SANITARY SEWER
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED STORM SEWER
- W — PROPOSED WATER MAIN
- W — EXISTING WATER MAIN

WHISPERING OAKS  
 PHASE V  
 PRELIMINARY PLANS  
 COUNCIL BLUFFS, IA

PROPOSED UTILITY PLAN

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C103

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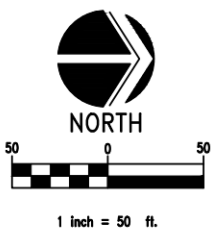
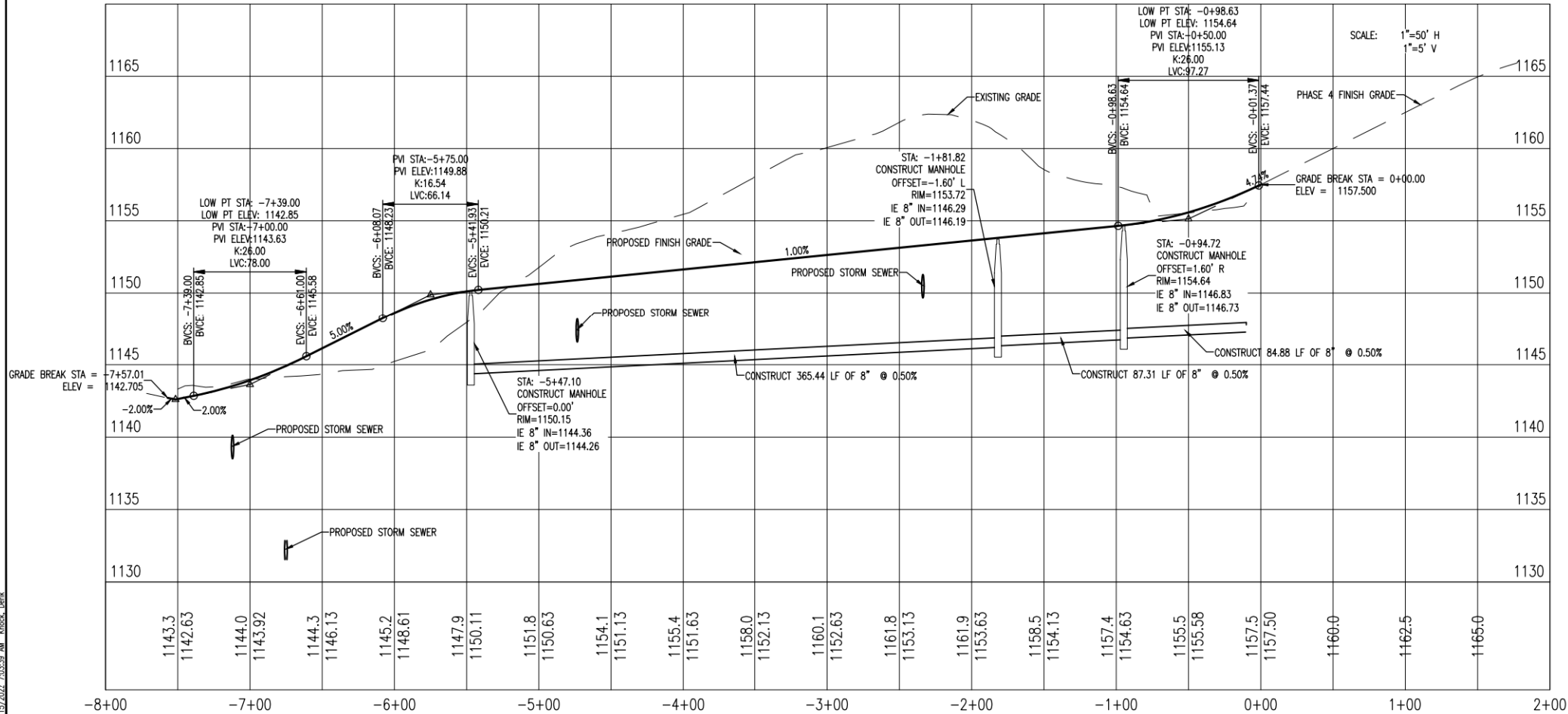
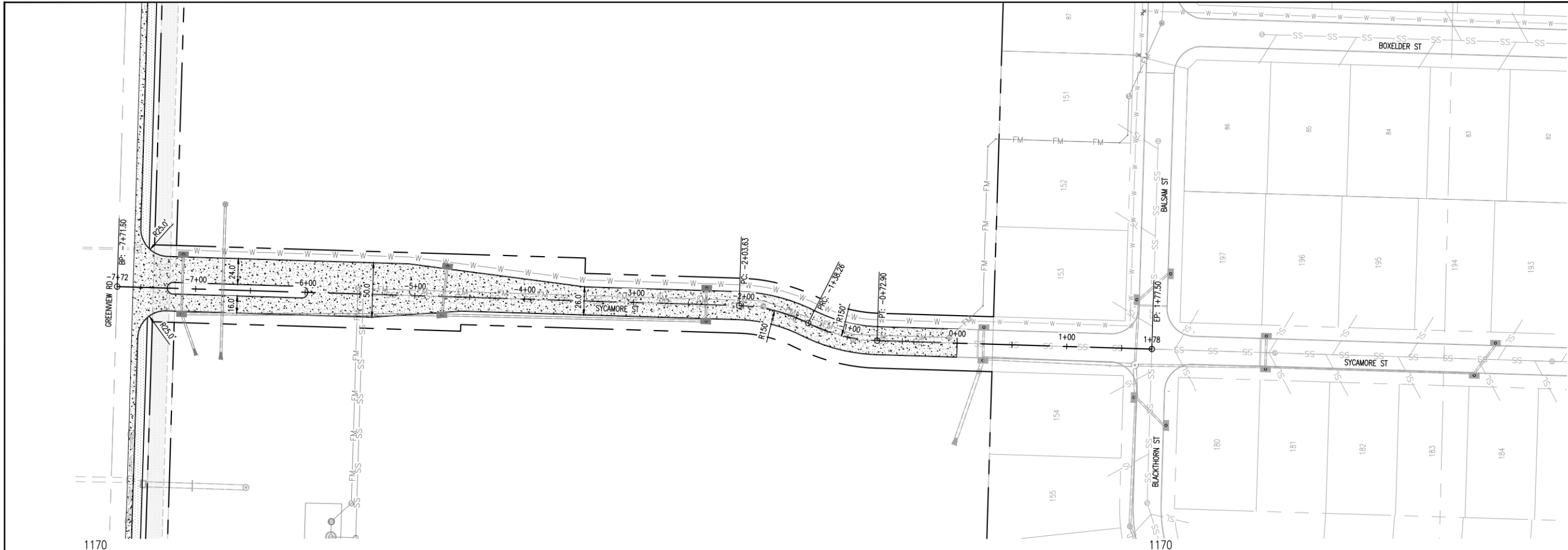
BY: DESCRIPTION:

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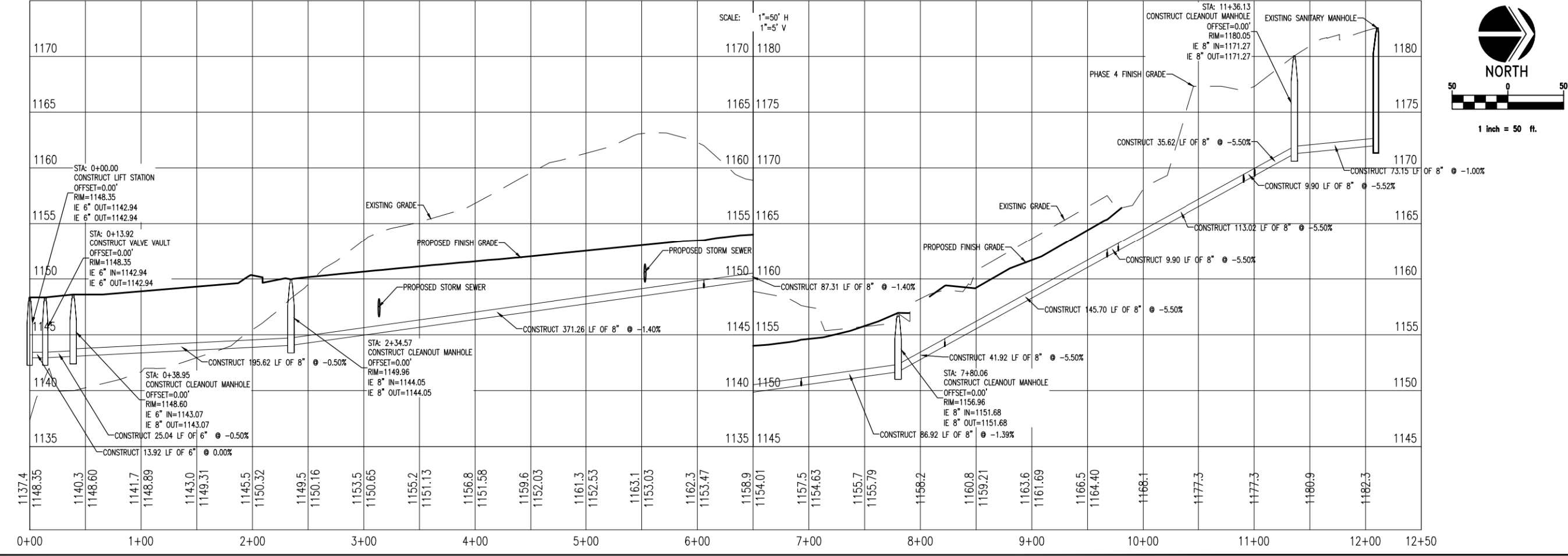
WHISPERING OAKS  
PHASE V  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA  
SYCAMORE STREET  
PLAN & PROFILE

PROJECT NO.: 06519.204

C104

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3/15/2022 2:34:48 AM Kosek, Jeff



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WHISPERING OAKS  
PHASE V  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA  
FORCE MAIN  
PLAN & PROFILE

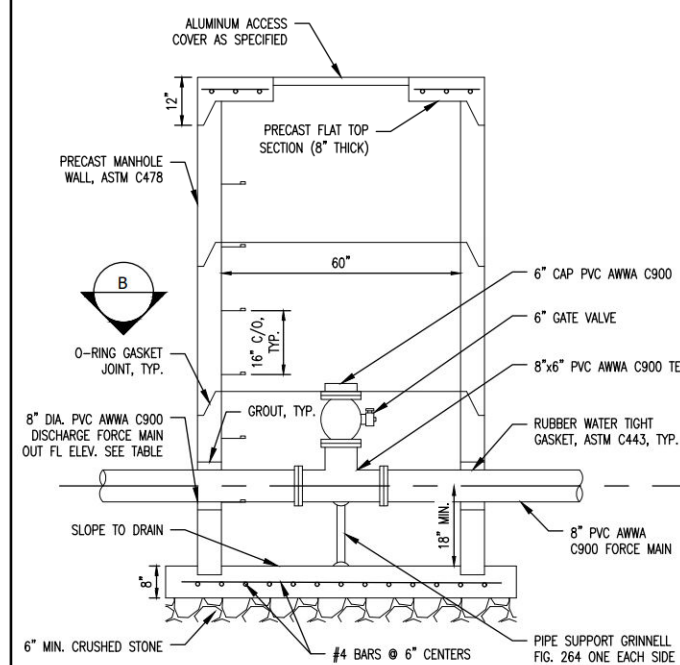
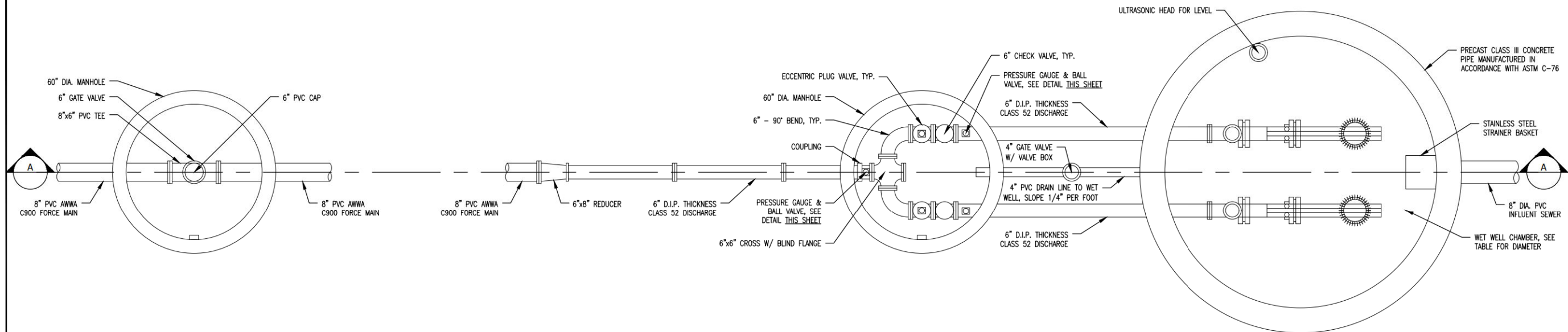
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C105

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3/15/2022 2:05:55 AM Krosch, Derek



**CLEANOUT MANHOLE**  
NO SCALE

### LIFT STATION DATA & DIMENSION TABLE

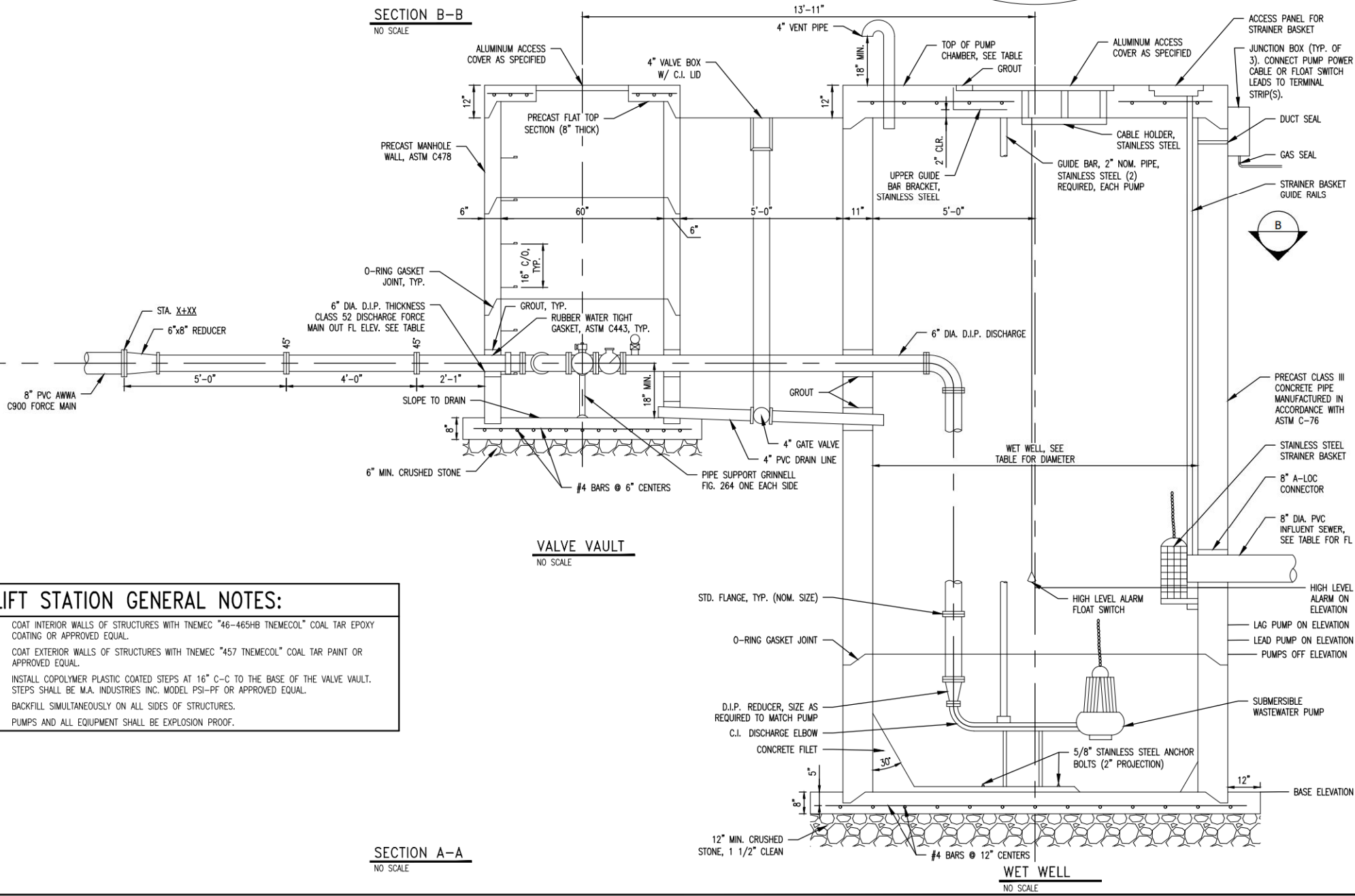
VARIABLE	LIFT STATION NO. 1
RIM ELEVATION OF VALVE VAULT	1148.35
WET WELL DIAMETER	8'-0"
RIM ELEVATION OF PUMP CHAMBER	1148.35
FORCE MAIN DIAMETER	8"
FORCE MAIN OUT FLOW LINE ELEVATION	1142.94
BASE ELEVATION	1134.61
PUMP(S) OFF ELEVATION	1138.21
LEAD PUMP ON ELEVATION	1139.73
LAG (2ND) PUMP ON ELEVATION	1141.69
ALARM ON ELEVATION	1142.69
INFLUENT SEWER FLOW LINE ELEVATION	1142.94
OPERATING POINT FLOW, GPM	230
OPERATING POINT HEAD, TDH	88'
PUMP(S) SELECTED (2 REQUIRED)	HOMA AMS434-248/15P/C FM (15 HP, 460 VOLTS, 3 PHASE, 1750 RPM) OR APPROVED EQUAL

### LIFT STATION GENERAL NOTES:

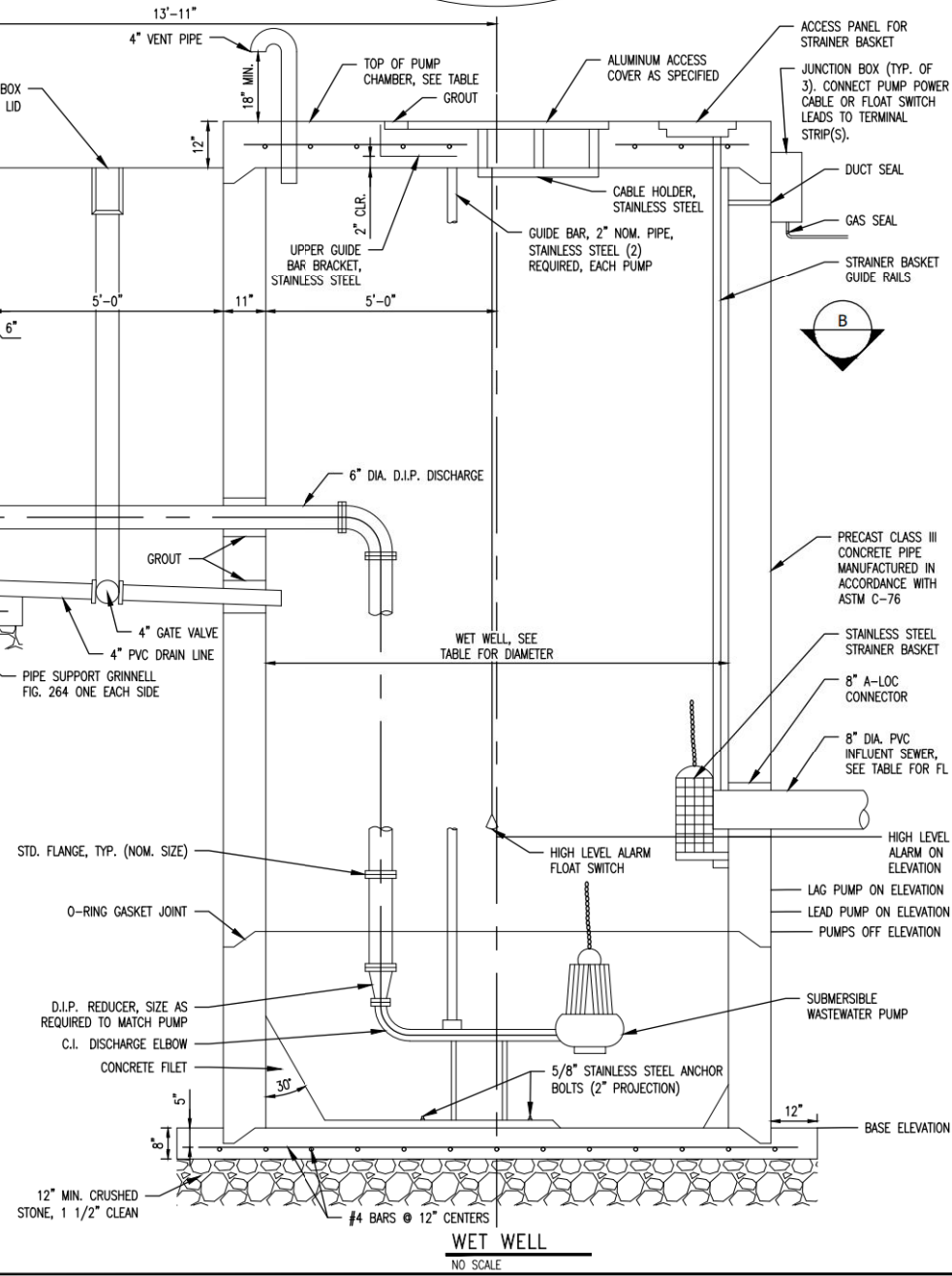
- COAT INTERIOR WALLS OF STRUCTURES WITH TNEPEC "46-465HB TNEPECOL" COAL TAR EPOXY COATING OR APPROVED EQUAL.
- COAT EXTERIOR WALLS OF STRUCTURES WITH TNEPEC "457 TNEPECOL" COAL TAR PAINT OR APPROVED EQUAL.
- INSTALL COPOLYMER PLASTIC COATED STEPS AT 16" C-C TO THE BASE OF THE VALVE VAULT. STEPS SHALL BE M.A. INDUSTRIES INC. MODEL PSI-PF OR APPROVED EQUAL.
- BACKFILL SIMULTANEOUSLY ON ALL SIDES OF STRUCTURES.
- PUMPS AND ALL EQUIPMENT SHALL BE EXPLOSION PROOF.

**SECTION A-A**  
NO SCALE

**SECTION B-B**  
NO SCALE



**VALVE VAULT**  
NO SCALE



**WET WELL**  
NO SCALE

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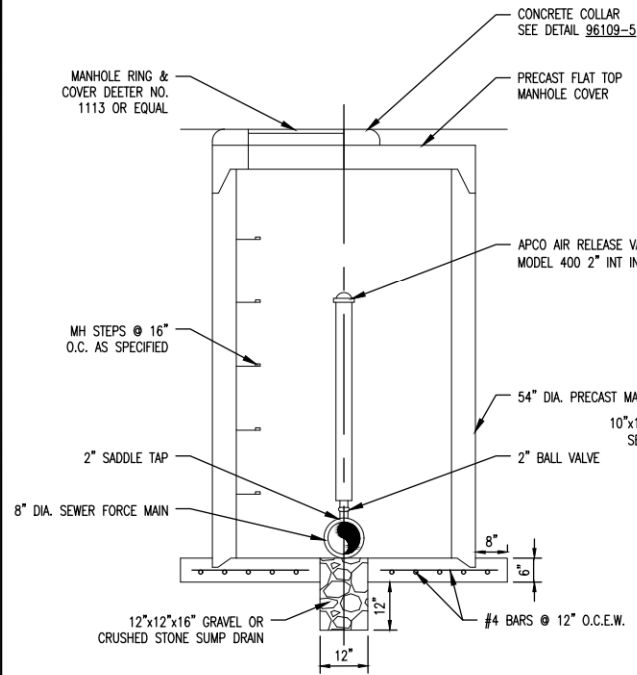
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WHISPERING OAKS  
PHASE V  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA  
LIFT STATION DETAILS

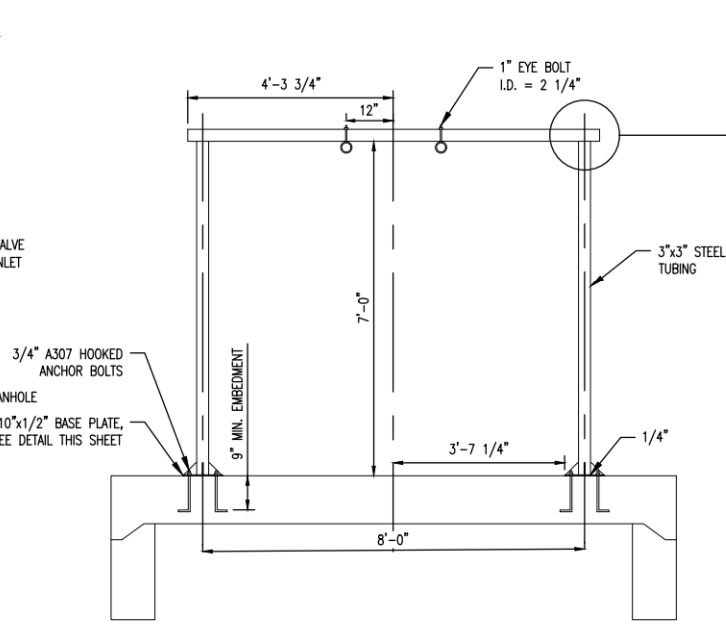
PROJECT NO.: 06519.204

**C201**

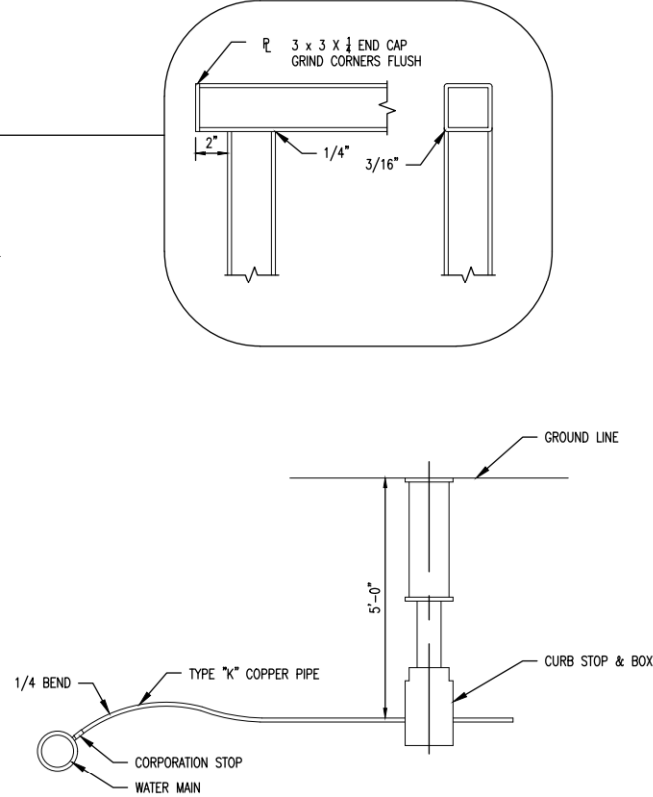
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3/15/2022 7:04:13 AM Krosch, Derek



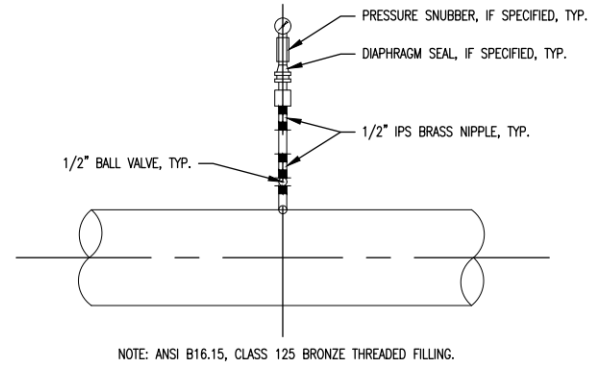
COMBINATION AIR VALVE MANHOLE  
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PUMP HOIST FRAME  
NO SCALE

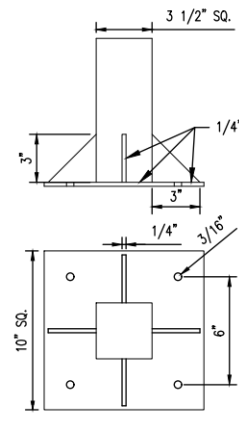


SERVICE CONNECTION TO WATER MAIN  
NO SCALE

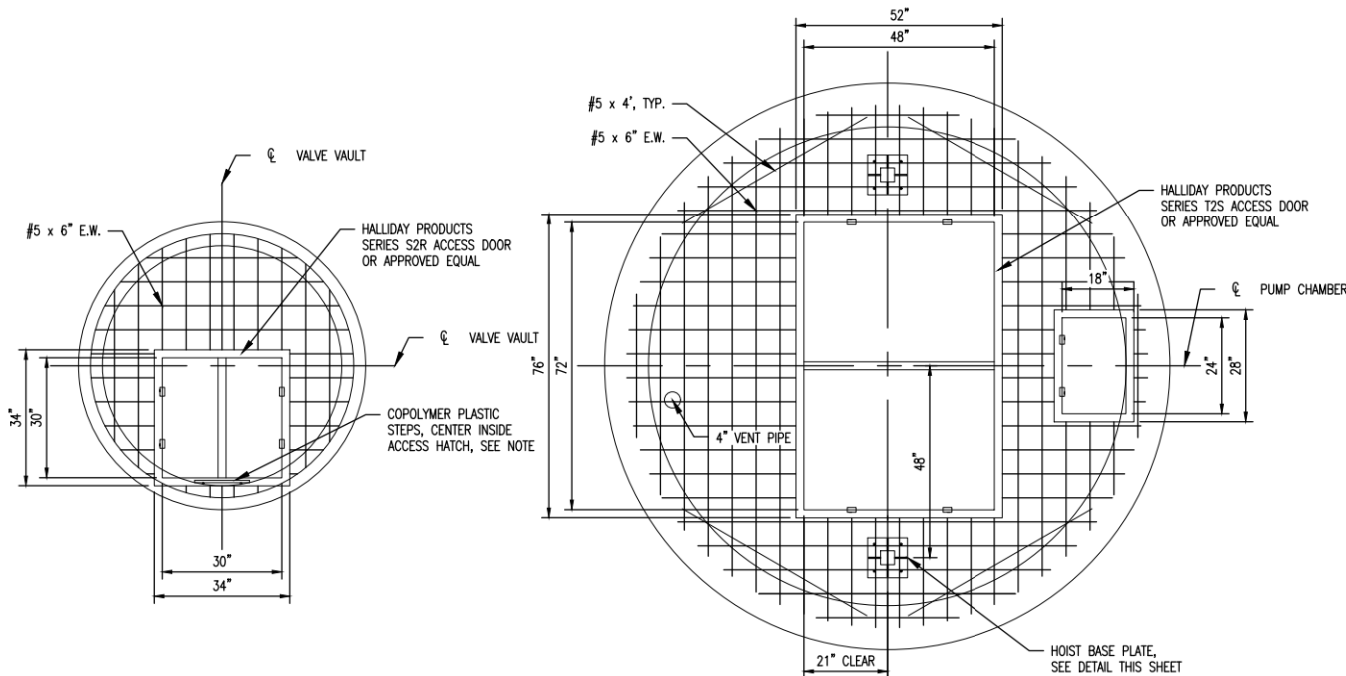


NOTE: ANSI B16.15, CLASS 125 BRONZE THREADED FILLING.

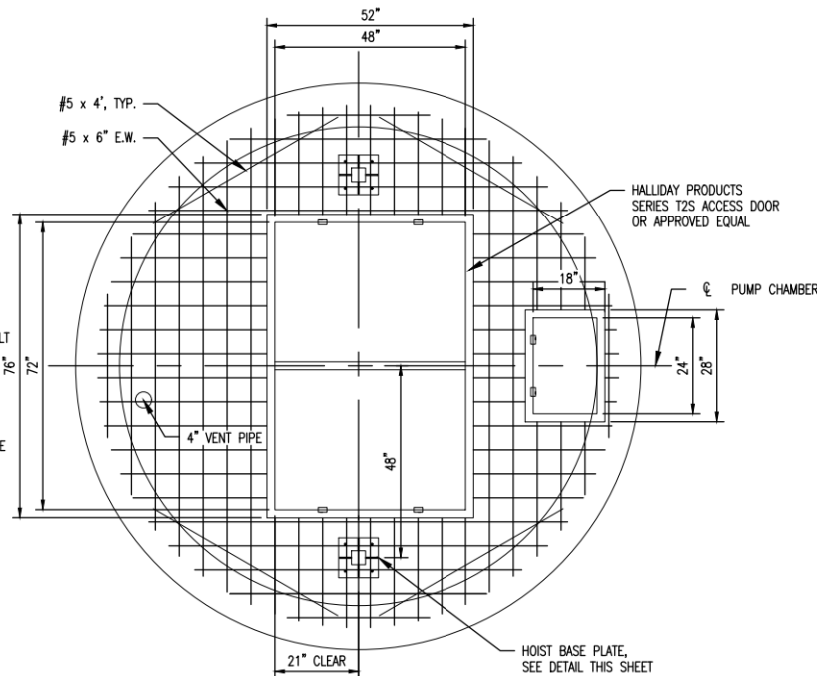
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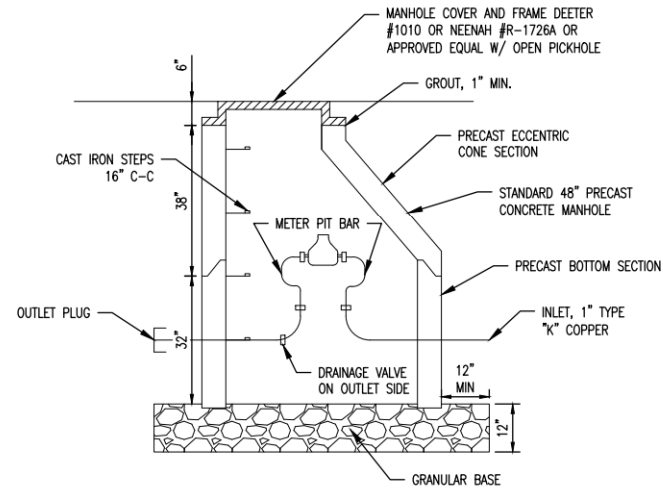
BASE PLATE  
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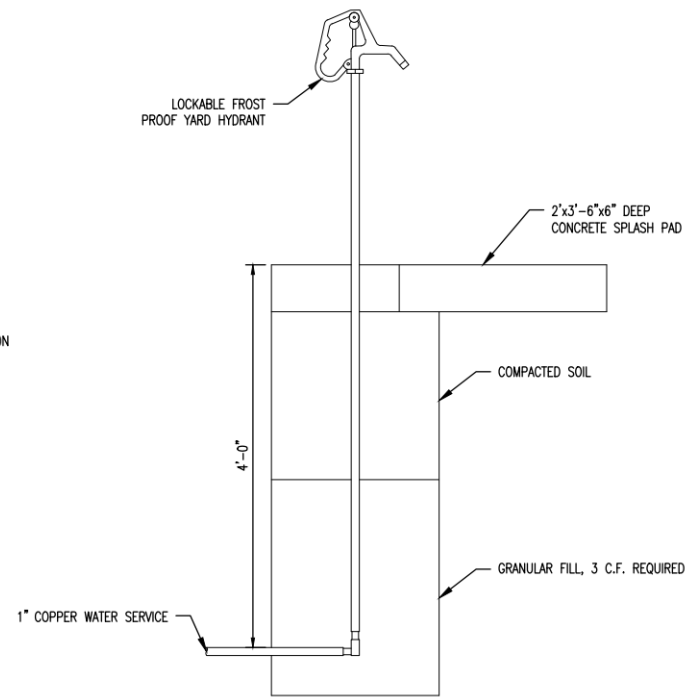
TOP VIEW VALVE VAULT  
NO SCALE



TOP VIEW PUMP CHAMBER - LIFT STATION  
NO SCALE



WATER METER PIT  
NO SCALE



FROST PROOF YARD HYDRANT  
NO SCALE

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WHISPERING OAKS

PHASE V

PRELIMINARY PLANS

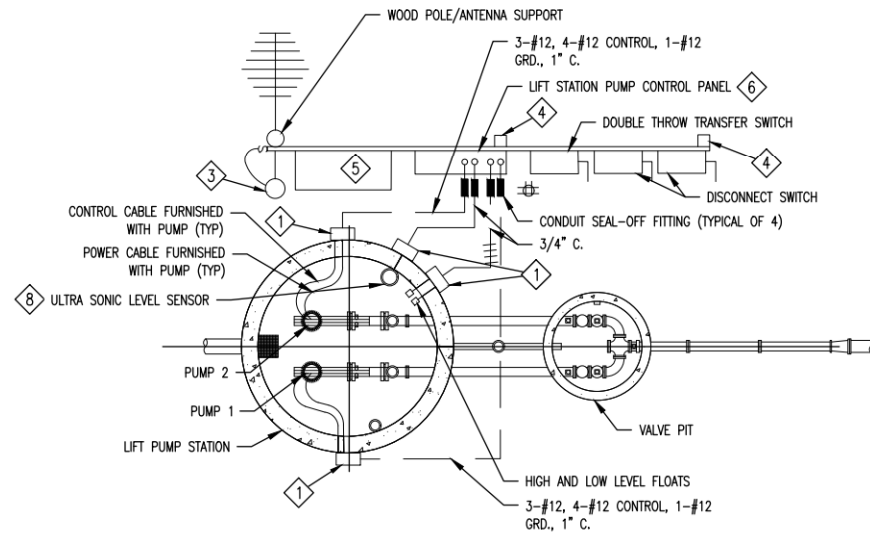
COUNCIL BLUFFS, IA

LIFT STATION DETAILS

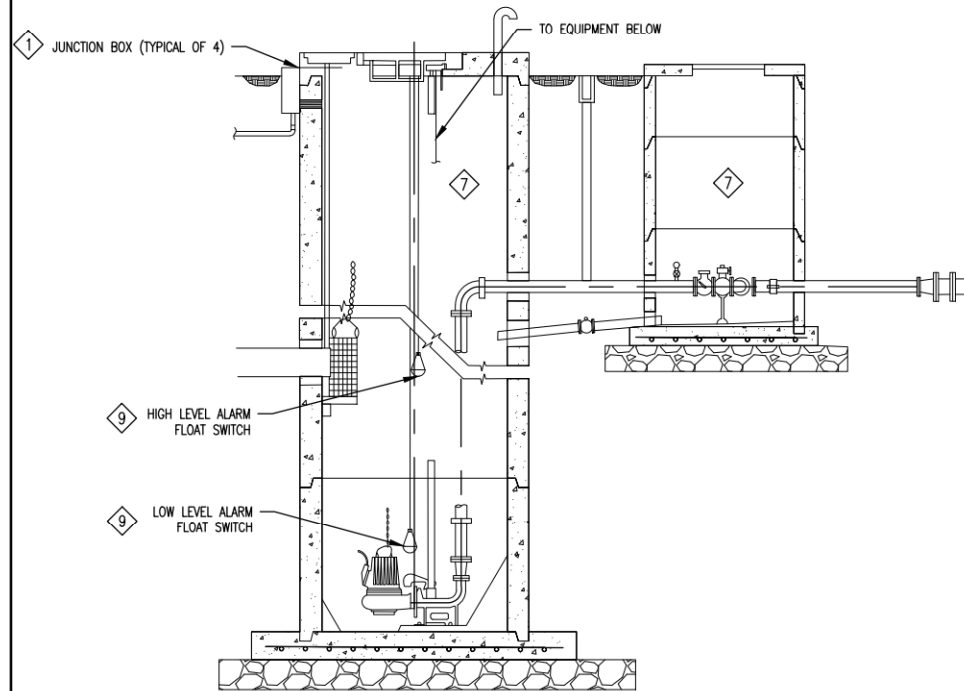
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**C202**

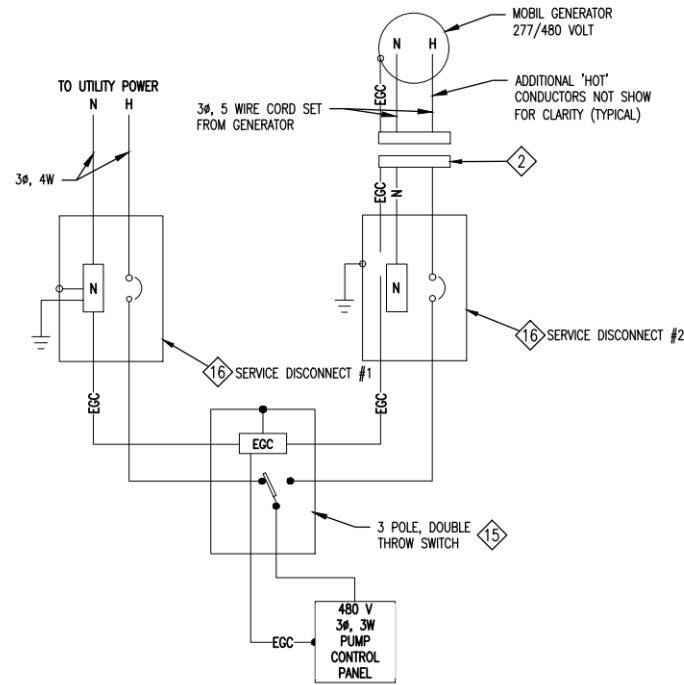
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3/15/2022 7:04:12 AM Krosch, Derek



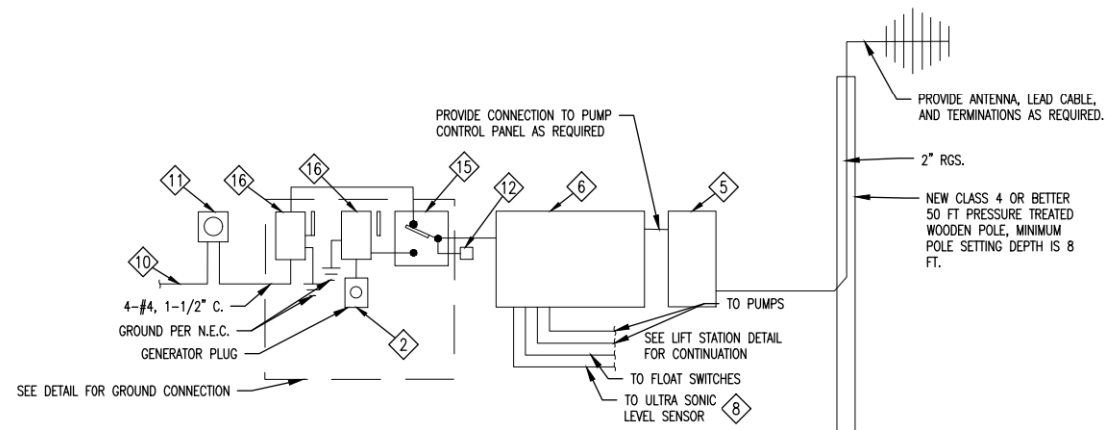
PUMP STATION PLAN DETAIL  
NO SCALE



PUMP STATION ELEVATION DETAIL  
NO SCALE



GENERATOR GROUNDING DETAIL  
NO SCALE



POWER RISER DIAGRAM  
NO SCALE

## ELECTRICAL CONSTRUCTION NOTES:

- NEMA 4X JUNCTION BOXES FOR CONNECTIONS TO PUMP CABLES AND CONTROL CABLES. PROVIDE CONDUIT THROUGH WALL OF PUMP STATION, TERMINATE WITH APPLETON SERIES CG OR EQUAL 90° LIQUID TIGHT STRAIN RELIEF CORD CONNECTOR COMPLETE WITH WIRE MESH STRAIN RELIEF CORD GRIP FOR CONNECTION TO CONDUIT STUBBED INTO WET WELL. TYPICAL FOR ALL CORD CONNECTED DEVICES LOCATED IN WET WELL.
- PROVIDE PASS & SEYMOUR INLET, CATALOG #PS560B7S COMPLETE WITH METALLIC BACK BOX. FOR CONNECTION TO OWNERS 230/460 VOLT 3Ø
- YARD LIGHT - GE CATALOG #SAM07S1N5S2SV5ASC OR EQUAL WITH 70W. HPS LAMP AND PHOTO CONTROL. MOUNT ON WOOD POLE 15'-0" A.F.G. PROVIDE WITH LIGHT SWITCH IN NEMA 4 ENCLOSURE MOUNTED ON POLE. POWER SOURCE SHALL BE 120 VOLT CIRCUIT ORIGINATING IN PUMP CONTROL PANEL.
- 6"x6" TREATED WOOD POLE IN CONCRETE BASE AND TREATED (NOMINAL 2 X 8) MOUNTING BOARDS AS REQUIRED TO SUPPORT ALL DEVICES SHOWN. FIELD LOCATE TO PROVIDE NEC CLEARANCE REQUIREMENTS.
- RADIO TELEMETRY CONTROL PANEL, SEE SPECIFICATIONS SECTION 16999 FOR REQUIREMENTS.
- PUMP CONTROL PANEL, SEE SPECIFICATIONS FOR REQUIREMENTS.
- THE LIFT STATION WET WELL AND DRY WELL ARE CLASS 1, DIVISION 2, GROUP D, HAZARDOUS AREAS. ALL WIRING MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH N.E.C. REQUIREMENTS. PROVIDE CONTROL CABLE PER MANUFACTURERS REQUIREMENTS. ROUTE CABLE IN RGS CONDUIT A MINIMUM OF 12" FROM ALL OTHER CONDUITS. MOUNT SENSOR IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
- HIGH/LOW LEVEL FLOATS SHALL OVERRIDE CONTROL SYSTEM AND START/STOP PUMPS AT HIGH/LOW LEVELS.
- 230/460 VOLT, 3 PHASE, 4 WIRE UNDERGROUND SERVICE. COORDINATE REQUIREMENTS WITH POWER COMPANY.
- METER SOCKET AND PEDESTAL PER POWER CO. REQUIREMENTS.
- SURGE SUPPRESSOR INNOVATIVE TECHNOLOGIES #PTX048-3Y201. MOUNT SURGE SUPPRESSOR WITHIN 2 INCHES OF DOUBLE THROW SWITCH.
- PROVIDE 5-#10, 1" C.
- WEATHERPROOF GFCI RECEPTACLE. POWER SOURCE SHALL BE 120 VOLT CIRCUIT ORIGINATING IN PUMP CONTROL PANEL.
- 60 AMP, 3 POLE DOUBLE THROW NON-FUSED SAFETY SWITCH IN NEMA 3R ENCLOSURE.
- 60 AMP, 3 POLE, SOLID NEUTRAL, 14,000 AIC, SERVICE RATED ENCLOSED CIRCUIT BREAKER. (480 VOLT) IN NEMA 3R ENCLOSURE.

WHISPERING OAKS  
PHASE V  
PRELIMINARY PLANS  
COUNCIL BLUFFS, IA  
LIFT STATION DETAILS

PROJECT NO.: 06519.204

C203

ISSUE DATE: 03/15/2022  
REVISIONS:

DESIGNED: RMD  
DRAWN: DAK  
CHECKED: CDH

BY: DESCRIPTION:

DATE: No.:

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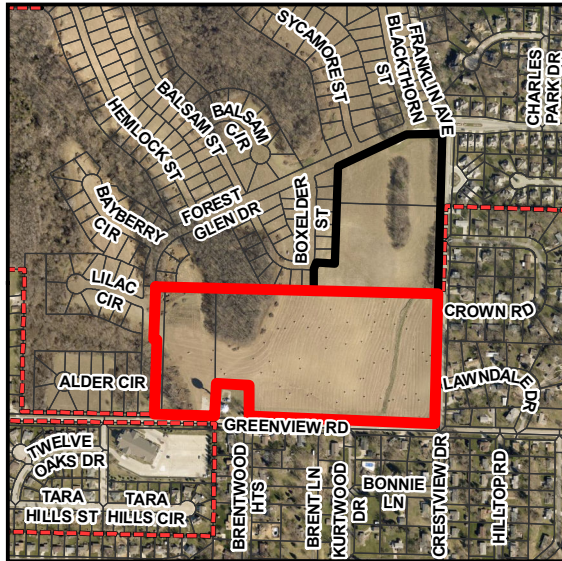
# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION WHISPERING OAKS PHASES IV & V - LOCATION/ZONING MAP

Attachment D

## Legend

-  Whispering Oaks Phase V
-  Whispering Oaks Phase IV
-  City of Council Bluffs Corporate Limits
-  Parcels

0 200 400  
1 inch = 400 feet

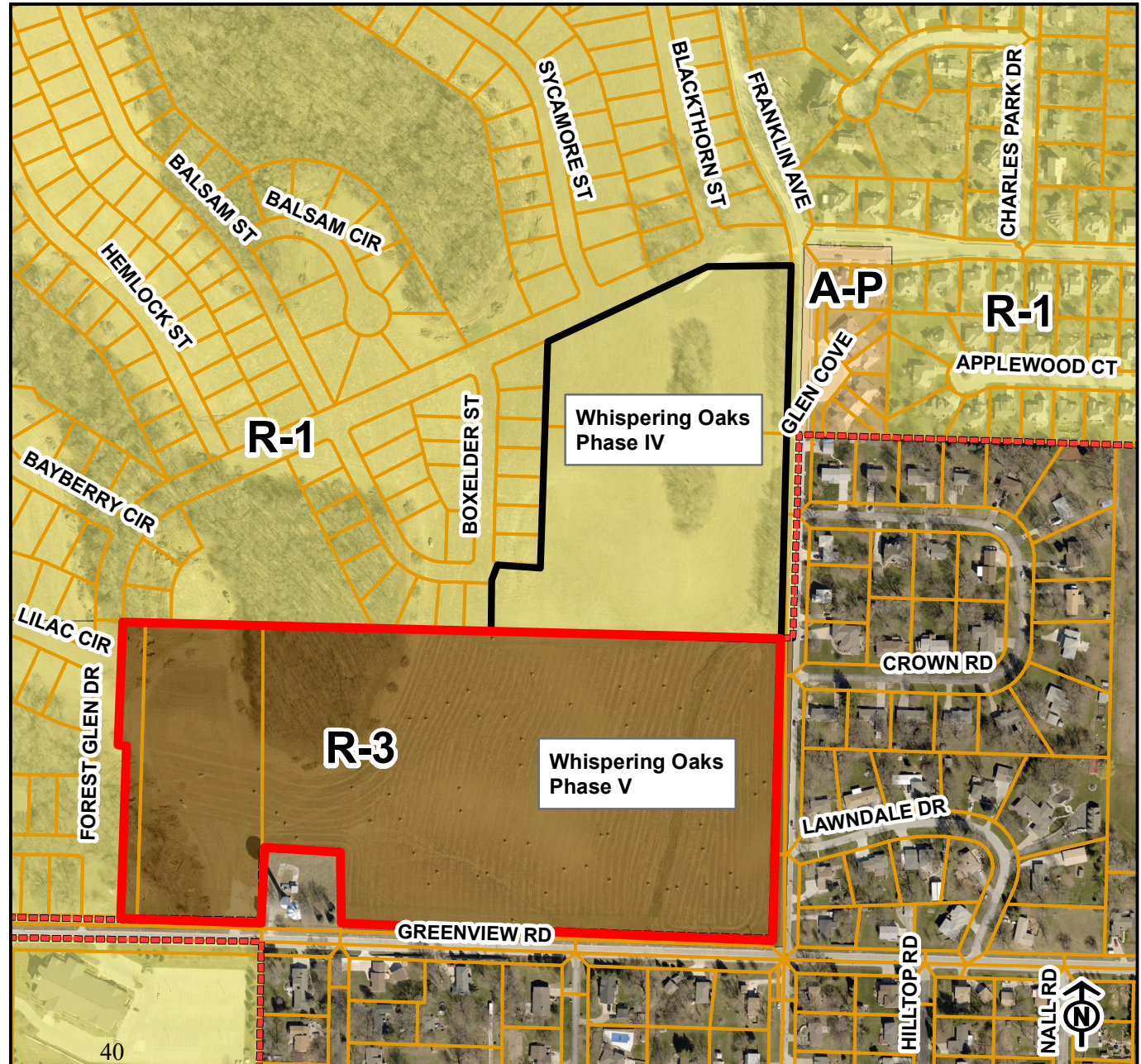


Last Amended: 4/4/23



Council Bluffs Community  
Development Department  
209 Pearl Street  
Council Bluffs, IA 51503  
Telephone: (712) 890-5350

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## Planning Commission Communication

<b>CASE #SUB-22-005</b>  <b>Property Owner:</b> HCC Investments, LLC Attn: Jim Duggan 1473 Abercorn Drive Council Bluffs, IA 51503  <b>Engineer/Surveyor:</b> Ehrhart Griffin & Associates c/o Terry L. Morrison 149 W Broadway Council Bluffs, IA 51503		Planning Commission: 3/12/2024
<b>Subject/Title</b>		
<b>Request:</b> Second extension of time – Hills of Cedar Creek Central Phase 2 Preliminary Subdivision Plan.		
<b>Background/Discussion</b>		
<p>The Community Development Department has received a request from Terry Morrison of Ehrhart Griffin &amp; Associates, on behalf of the owner – James Duggan, for an additional one-year extension of time for preliminary plan approval of Hills of Cedar Creek Central Phase 2 preliminary subdivision plan (see Attachments A &amp; B). Section 14.11.060 (05) of the Municipal Code (Subdivision Ordinance) states:</p> <p><i>Within one year from the day the council approves a preliminary plan, the subdivider shall apply for final plat approval, or the first part thereof if phased. If the subdivision is phased, the subdivider shall apply for final plat approval of the second phase within two years, the third phase within three years, the fourth phase and the balance thereof within five years from the date the preliminary plan was approved by the city council. If the subdivider fails to apply for final plat approval within the appropriate time period, the preliminary plan, or remaining phase thereof, shall be void unless the subdivider requests an extension of time prior to the date originally required for submission of the final plat, or any part thereof if phased.</i></p> <p>City Council approved the Hills of Cedar Creek Central Phase 2 preliminary subdivision plan by Resolution No. 22-117 on April 25, 2022. The subdivision is comprised of 22.6 acres of land and will be developed with 58 single-family residential lots in two separate phases. On February 14, 2023, the City Planning Commission granted the applicant a one-year extension of time for Hills of Cedar Creek Central Phase 2 preliminary plan due to slow lot sales occurring in Hills of Cedar Creek Central Phase 1. The preliminary subdivision plan will expire on April 25, 2024 and the applicant does not anticipate filing a final plat prior to the expiration due to continued slow lot sales in Hills of Cedar Creek Central Phase 1 (see Attachment B). Section 14.11.060 (06) of the Municipal Code (Subdivision Ordinance) provides a mechanism to grant an extension of time as follows:</p> <p><i>The commission may grant one year extensions from the date required for submission of a final plat or any part thereof if phased. If a subdivider applies for an extension of time for submission of any part of a phased subdivision, which is subsequently granted by the commission, equal extensions are automatically granted for each of the remaining phases. If the commission refused to grant an extension of time, the developer shall apply for approval of the final plat, or the appropriate phase thereof, if phased, to the commission within the appropriate time originally required or sixty days from the day the extension is denied by the</i></p>		

*commission. In reviewing a request for extension of time, the commission shall consider whether the subdivision is in compliance with the subdivision ordinance, standards for public improvements, comprehensive plan, and all applicable ordinances and resolutions of the city of Council Bluffs."*

#### **Recommendation**

The Community Development Department recommends approval of a second one year extension of time to file the final plat for Hills of Cedar Creek Central Phase 2, as approved by Resolution No. 22-117. The expiration date of said preliminary plan will be April 25, 2025.

#### **Attachments**

**Attachment A** – Extension of time letter request from Terry Morrison dated February 22, 2024.

**Attachment B** – Hills of Cedar Creek Central Phase 2 – Preliminary Subdivision Plan

Prepared by: Christopher N. Gibbons, AICP, Planning Manager



Feb 22, 2024

Chris Gibbons  
Community development Department  
City of Council Bluffs  
209 Pearl Street  
Council Bluffs, IA 51503

Re: Preliminary Plan for Hills of Cedar Creek Central Phase 2

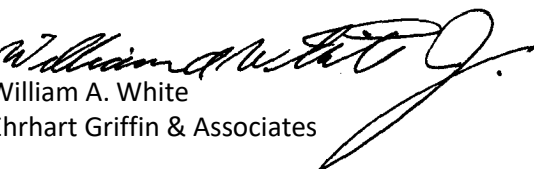
Mr. Gibbons,

It is our understanding that the preliminary plan for the above referenced project is set to expire in April, 2024 unless we request an extension.

Slightly slower than expected lot sales have led to an excess in inventory of undeveloped lots, therefore making it disadvantageous to proceed with constructing infrastructure and platting these additional lots at this time. We expect to proceed with this plat in the next 8 to 12 months. Therefore, we are requesting a 12-month extension of the preliminary plan.

Please contact Terry Morrison [tmorrison@ehrhartgriffin.com](mailto:tmorrison@ehrhartgriffin.com) – 402 561-2305, or I, if you have any questions.

Sincerely,

  
William A. White  
Ehrhart Griffin & Associates



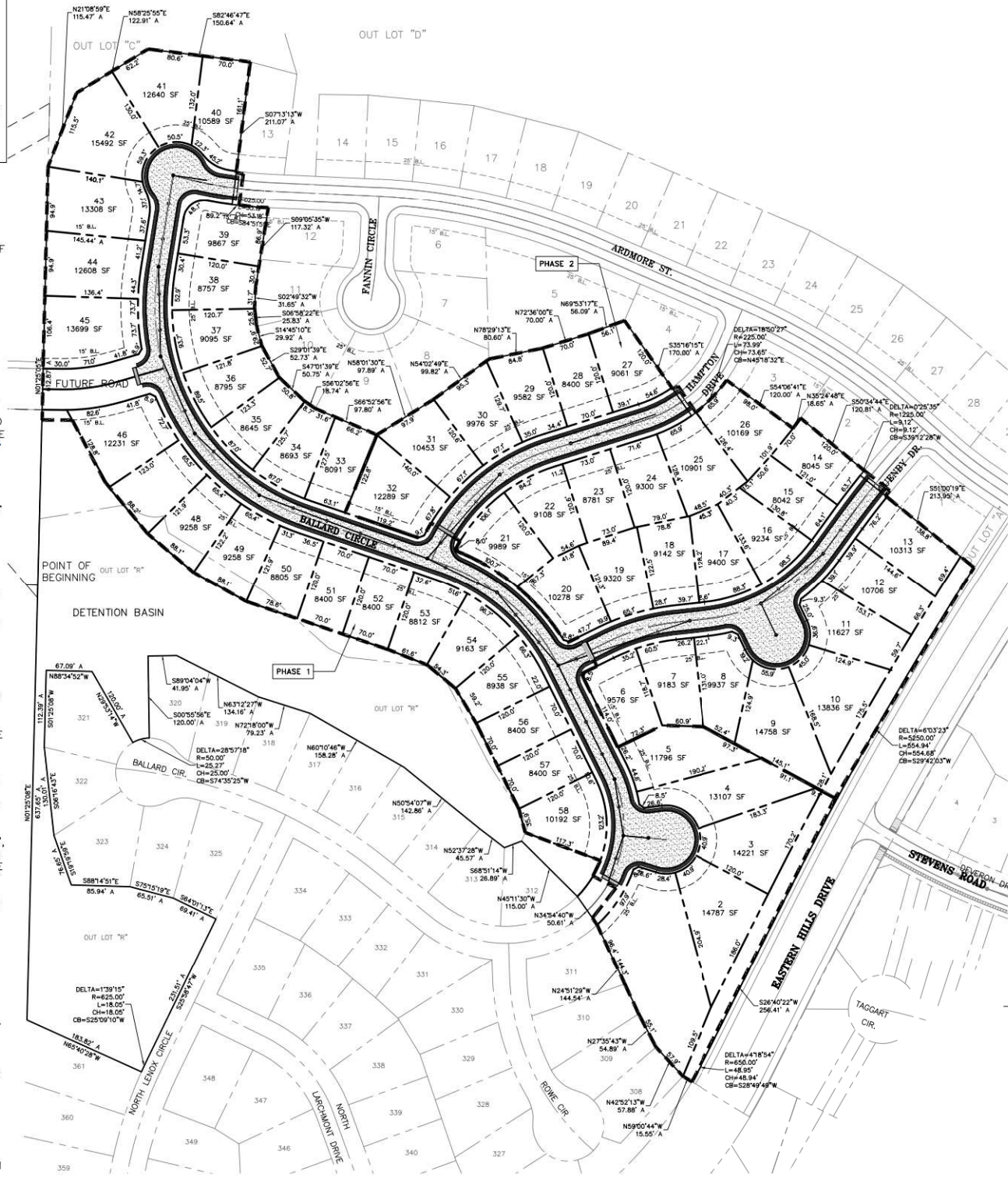
ATTACHMENT B

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 WITH VEGETATION.
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:

HILLS OF CEDAR CREEK CENTRAL PHASE 2, CONTAINING LOTS 1 THROUGH 58, INCLUSIVE, AND BEING A PLATTING OF A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND ALL OF OUT LOT "R", THE HILLS OF CEDAR CREEK PHASE 2, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA, THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY LINE UNTIL INDICATED OTHERWISE; THENCE NORTH 21° 08' 59"EAST, A DISTANCE OF 115.47 FEET; THENCE NORTH 58° 25' 55"EAST, A DISTANCE OF 122.91 FEET; THENCE SOUTH 82° 46' 47"EAST, A DISTANCE OF 150.64 FEET; THENCE SOUTH 07° 13' 13"WEST, A DISTANCE OF 211.07 FEET TO A ON A CURVE; THENCE EASTERLY ON A CURVE THE LEFT HAVING A RADIUS OF 625.00 AND A CENTRAL ANGLE OF 04° 52' 35.1", AN ARC DISTANCE OF 53.19 FEET (CHORD=53.18', CHORD BEARING=S 84° 51' 51" E); THENCE SOUTH 09° 05' 35"WEST, A DISTANCE OF 117.32 FEET; THENCE SOUTH 02° 49' 32"WEST, A DISTANCE OF 31.65 FEET; THENCE SOUTH 06° 58' 22"EAST, A DISTANCE OF 25.83 FEET; THENCE SOUTH 14° 45' 10"EAST, A DISTANCE OF 29.92 FEET; THENCE SOUTH 29° 01' 39"EAST, A DISTANCE OF 52.73 FEET; THENCE SOUTH 47° 01' 39"EAST, A DISTANCE OF 50.75 FEET; THENCE SOUTH 56° 02' 56"EAST, A DISTANCE OF 18.74 FEET; THENCE SOUTH 66° 52' 56"EAST, A DISTANCE OF 97.80 FEET; THENCE NORTH 58° 01' 30"EAST, A DISTANCE OF 97.89 FEET; THENCE NORTH 54° 02' 49"EAST, A DISTANCE OF 99.82 FEET; THENCE NORTH 78° 29' 13"EAST, A DISTANCE OF 80.60 FEET; THENCE NORTH 72° 36' 00"EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 69° 53' 17"EAST, A DISTANCE OF 56.09 FEET; THENCE SOUTH 35° 16' 15"EAST, A DISTANCE OF 170.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ON A CURVE THE LEFT HAVING A RADIUS OF 225.00 AND A CENTRAL ANGLE OF 18° 50' 26.5", AN ARC DISTANCE OF 73.99 FEET (CHORD=73.65', CHORD BEARING=N 45° 18' 32" E); THENCE SOUTH 54° 06' 41"EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 35° 24' 48"EAST, A DISTANCE OF 18.65 FEET; THENCE SOUTH 50° 34' 44"EAST, A DISTANCE OF 120.81 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ON A CURVE THE LEFT HAVING A RADIUS OF 1225.00 AND A CENTRAL ANGLE OF 00° 25' 34.8", AN ARC DISTANCE OF 9.12 FEET (CHORD=9.12', CHORD BEARING=S 39° 12' 28" W); THENCE SOUTH 51° 00' 19"EAST, A DISTANCE OF 213.95 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EASTERN HILLS DRIVE; THENCE SOUTHWESTERLY ON SAID WESTERLY RIGHT-OF-WAY LINE OF EASTERN HILLS DRIVE UNTIL INDICATED OTHERWISE; THENCE SOUTHWESTERLY ON A CURVE THE LEFT HAVING A RADIUS OF 5520.00 AND A CENTRAL ANGLE OF 06° 03' 23", AN ARC DISTANCE OF 554.94 FEET (CHORD=554.68', CHORD BEARING=S 29° 42' 03" W); THENCE SOUTH 26° 40' 22"WEST, A DISTANCE OF 256.41 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A CURVE THE RIGHT HAVING A RADIUS OF 650.00 AND A CENTRAL ANGLE OF 04° 18' 54", AN ARC DISTANCE OF 48.95 FEET (CHORD=48.94', CHORD BEARING=S 28° 49' 49" W) TO A POINT ON THE NORTH LINE OF THE HILLS OF CEDAR CREEK PHASE 2; THENCE NORTHWESTERLY ON SAID NORTH LINE OF THE HILLS OF CEDAR CREEK PHASE 2 UNTIL OTHERWISE INDICATED; THENCE NORTH 59° 00' 44"WEST, A DISTANCE OF 15.55 FEET; THENCE NORTH 42° 52' 13"WEST, A DISTANCE OF 57.88 FEET; THENCE NORTH 27° 35' 43"WEST, A DISTANCE OF 54.89 FEET; THENCE NORTH 24° 51' 29"WEST, A DISTANCE OF 144.54 FEET; THENCE NORTH 34° 54' 40"WEST, A DISTANCE OF 50.61 FEET; THENCE NORTH 45° 11' 30"WEST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 68° 51' 14"WEST, A DISTANCE OF 26.89 FEET TO A POINT ON THE BOUNDARY LINE OF OUT LOT "R" OF SAID THE HILLS OF CEDAR CREEK PHASE 2; THENCE WESTERLY AND SOUTHERLY ON SAID OUT LOT "R" BOUNDARY LINE UNTIL INDICATED OTHERWISE; THENCE NORTH 52° 37' 28"WEST, A DISTANCE OF 45.57 FEET; THENCE NORTH 50° 54' 07"WEST, A DISTANCE OF 142.86 FEET; THENCE NORTH 60° 10' 46"WEST, A DISTANCE OF 158.28 FEET; THENCE NORTH 72° 18' 00"WEST, A DISTANCE OF 79.23 FEET; THENCE NORTH 63° 12' 27"WEST, A DISTANCE OF 134.16 FEET; THENCE SOUTH 89° 04' 04"WEST, A DISTANCE OF 41.95 FEET; THENCE SOUTH 00° 55' 56"EAST, A DISTANCE OF 120.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ON A CURVE THE LEFT HAVING A RADIUS OF 50.00 AND A CENTRAL ANGLE OF 28° 57' 18", AN ARC DISTANCE OF 25.27 FEET (CHORD=25.00', CHORD BEARING=S 74° 35' 25" W); THENCE NORTH 29° 53' 14"WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 88° 34' 52"WEST, A DISTANCE OF 67.09 FEET; THENCE SOUTH 01° 25' 08"WEST, A DISTANCE OF 112.39 FEET; THENCE SOUTH 06° 16' 43"EAST, A DISTANCE OF 130.01 FEET; THENCE SOUTH 19° 19' 59"EAST, A DISTANCE OF 76.65 FEET; THENCE SOUTH 88° 14' 51"EAST, A DISTANCE OF 85.94 FEET; THENCE SOUTH 75° 15' 19"EAST, A DISTANCE OF 65.51 FEET; THENCE SOUTH 64° 01' 13"EAST, A DISTANCE OF 69.41 FEET; THENCE SOUTH 25° 58' 47"WEST, A DISTANCE OF 231.51 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ON A CURVE THE LEFT HAVING A RADIUS OF 625.00 AND A CENTRAL ANGLE OF 01° 39' 16", AN ARC DISTANCE OF 18.05 FEET (CHORD=18.05', CHORD BEARING=S 25° 09' 10" W); THENCE NORTH 65° 40' 28"WEST, A DISTANCE OF 183.82 FEET; THENCE NORTH 01° 25' 08"EAST, A DISTANCE OF 637.65 FEET TO THE POINT OF BEGINNING. CONTAINING 984,956 SQUARE FEET (22.6115 ACRES), MORE OR LESS.



NOTE:  
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OWNER/DEVELOPER  
HCC INVESTMENTS, LLC  
9101 W. 110TH STREET, SUITE 200  
OVERLAND PARK, KANSAS 66210  
jduggan@hcc-dsdlaw.com

ENGINEER  
EHRHART GRIFFIN & ASSOCIATES  
149 WEST BROADWAY,  
COUNCIL BLUFFS, IOWA  
(712) 256-5649



LEGEND

- DEVELOPMENT BOUNDARY
- PHASING LINE
- PROPERTY LINE
- PROPOSED PAVEMENT
- B.L. --- BUILDING LINE

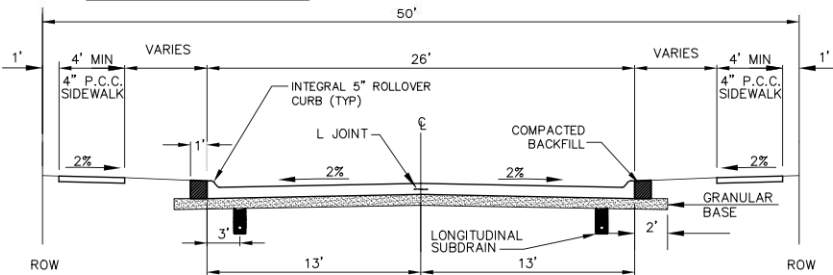


VICINITY MAP



LOT COUNT

PHASE 1 = 31 LOTS  
PHASE 2 = 27 LOTS  
TOTAL LOTS = 58



NOTES:

- 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.
- GRANULAR BASE SHALL HAVE A MINIMUM THICKNESS OF 6", MEET IDOT GRADATION #12A OR #12B AND MAY REQUIRE USE OF ENGINEERING FABRIC.
- SUBDRAIN SHALL BE PER SUDAS FIGURE 4040.231 AND THE CITY OF COUNCIL BLUFFS TRANSVERSE SUBDRAIN DETAIL.
- P.C.C. PAVEMENT SHALL HAVE 7" THICKNESS.
- ALL JOINTS SHALL BE PER SUDAS FIGURE 7010.101.
- CURBS SHALL BE 5" ROLLOVER CURB.

LOCAL STREET CROSS SECTION  
NO PARKING BAY

PROJECT NO.  
EGA211204

REVISED	BY	DATE	DESCRIPTION	NO.

EHRHART  
GRIFFIN &  
ASSOCIATES

142 West Broadway  
Suite 136  
Council Bluffs, Iowa 51503  
712 / 256-5248

- ENGINEERING
- PLANNING
- LAND SURVEYING

PRELIMINARY LAYOUT  
HILLS OF CEDAR CREEK  
CENTRAL PHASE 2  
EASTERN HILLS DRIVE  
COUNCIL BLUFFS, IOWA

DATE: MARCH 1, 2022

DESIGNED BY: TLM

DRAWN BY: JRB

CHECKED BY: MCH

CREW:

SHEET NO.

C1.1