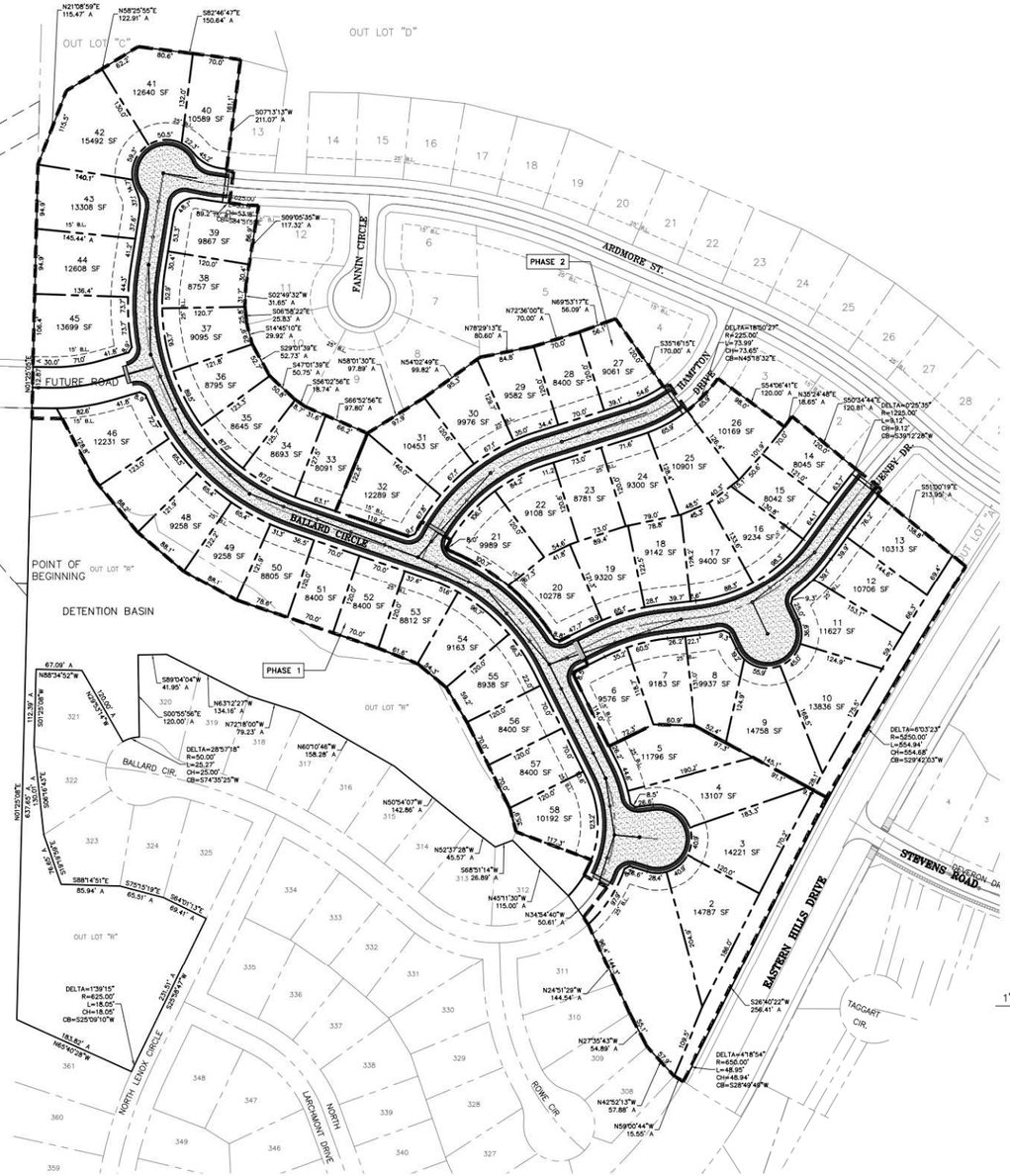
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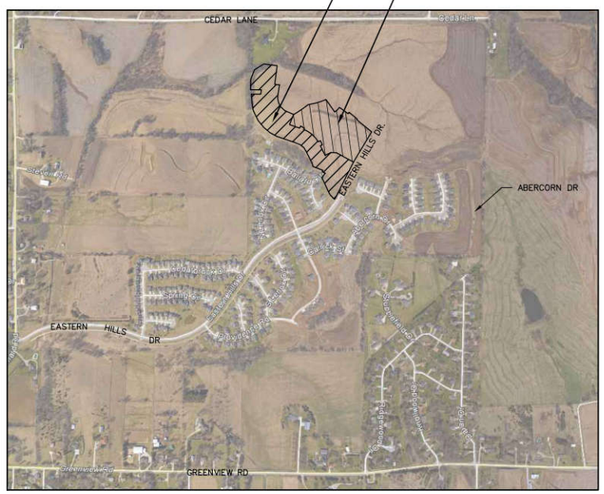
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2. THIS AREA IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP PANEL 582 OF 725.
3. ALL APPROPRIATE PUBLIC UTILITIES SHALL BE PROVIDED TO EACH LOT WITHIN THE SUBJECT PROPERTY.
4. UTILITY EASEMENTS AND BOXES 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, ALL LYING IN SECTION 34, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING ON THE WEST LINE OF SAID OUT LOT "R"; THENCE NORTH 01° 25' 05"EAST ON THE WEST LINE OF SAID OUT LOT "R" AND A NORTHERLY PROJECTION THEREOF, A DISTANCE OF 612.87 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF HILLS OF CEDAR CREEK CENTRAL PHASE 1, 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 ONA 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 5250.00 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.





VICINITY MAP

NORTH
NOT TO SCALE

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

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

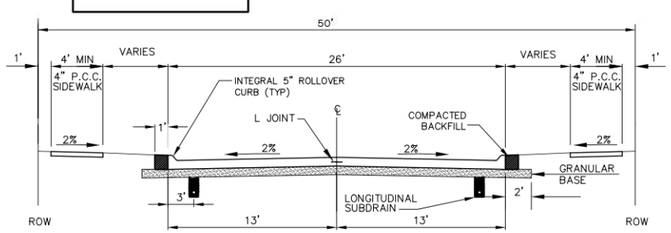
LEGEND

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

OWNER/DEVELOPER
HCC INVESTMENTS, LLC
9101 W. 110th STREET, SUITE 200
OVERLAND PARK, KANSAS 66210
jduggan@kc-dsdlaw.com

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

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



NOTES:

1. ON GRADES GREATER THAN 5%, GRANULAR BASE, TRANSVERSE SUBDRAIN, AND CURTAIN WALLS SHALL BE REQUIRED. ON GRADES LESS THAN 5%, GRANULAR BASE AND LONGITUDINAL SUBDRAIN WILL BE REQUIRED AT THE DIRECTION OF THE CITY ENGINEER.
2. GRANULAR BASE SHALL HAVE A MINIMUM THICKNESS OF 6", MEET IDOT GRADATION #12A OR #12B AND MAY REQUIRE USE OF ENGINEERING FABRIC.
3. SUBDRAIN SHALL BE PER SUDAS FIGURE 4040.231 AND THE CITY OF COUNCIL BLUFFS TRANSVERSE SUBDRAIN DETAIL.
4. P.C.C. PAVEMENT SHALL HAVE 7" THICKNESS.
5. ALL JOINTS SHALL BE PER SUDAS FIGURE 7010.101.
6. CURBS SHALL BE 5" ROLLOVER CURB.

LOCAL STREET CROSS SECTION
NO PARKING BAY

PROJECT NO.
EGA211204

REVISIONS			
NO.	DESCRIPTION	DATE	BY

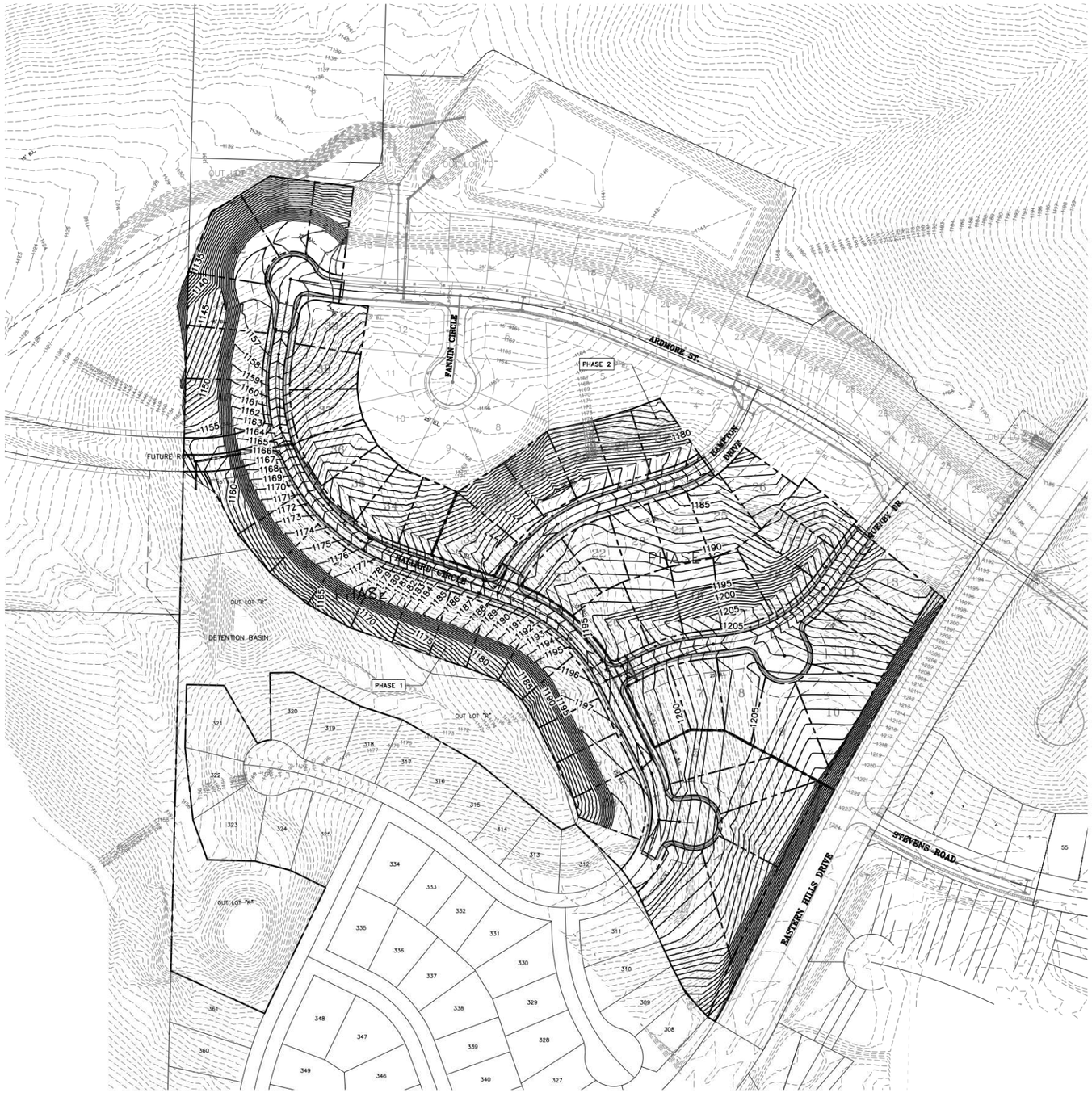
EHRHART GRIFFIN & ASSOCIATES
142 West Broadway
Suite 136
Council Bluffs, Iowa 51503
712 / 256-5248

- ENGINEERING
- PLANNING
- LAND SURVEYING

PRELIMINARY 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



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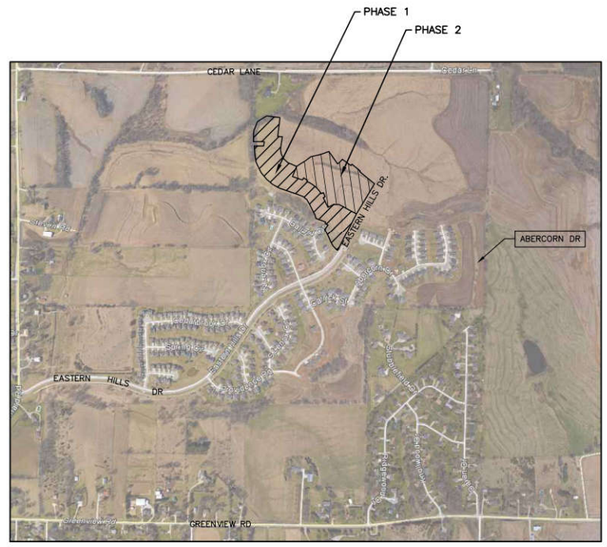
OWNER/DEVELOPER
HCC INVESTMENTS, LLC
9101 W. 110th STREET, SUITE 200
OVERLAND PARK, KANSAS 66210
jduggan@kc-dsdlaw.com

ENGINEER
EHRHART GRIFFIN & ASSOCIATES
149 WEST BROADWAY,
COUNCIL BLUFFS, IOWA
(712) 256-5691

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

LEGEND

- DEVELOPEMENT BOUNDARY
- PHASING LINE
- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM PIPE
- PROPOSED SANITARY PIPE
- PROPOSED MANHOLE
- PROPOSED INLETS
- EXISTING SANITARY PIPE
- EXISTING STORM PIPE
- EXISTING INLET
- EXISTING MANHOLE



VICINITY MAP
NORTH
NOT TO SCALE

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PROJECT NO.
EGA211204

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EHRHART GRIFFIN & ASSOCIATES
142 West Broadway
Suite 136
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712 / 256-5248

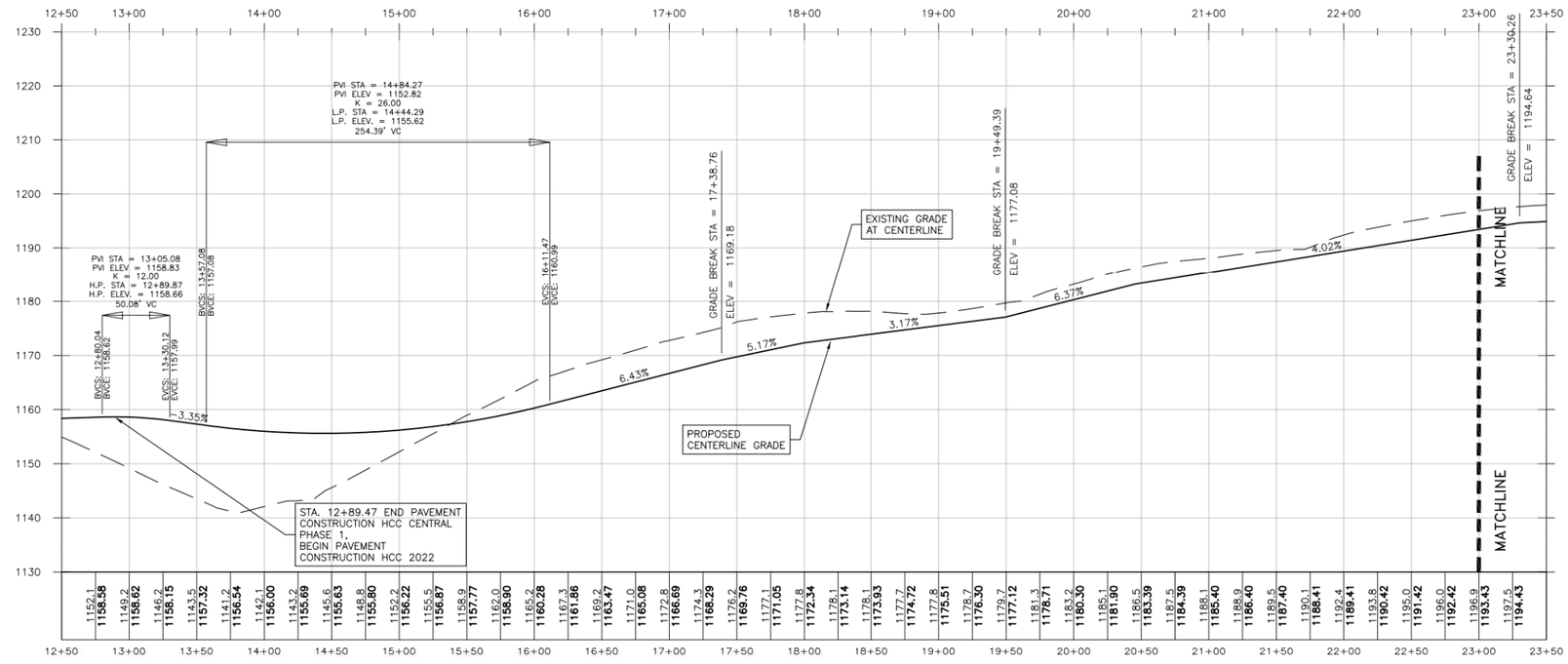
- ENGINEERING
- PLANNING
- LAND SURVEYING

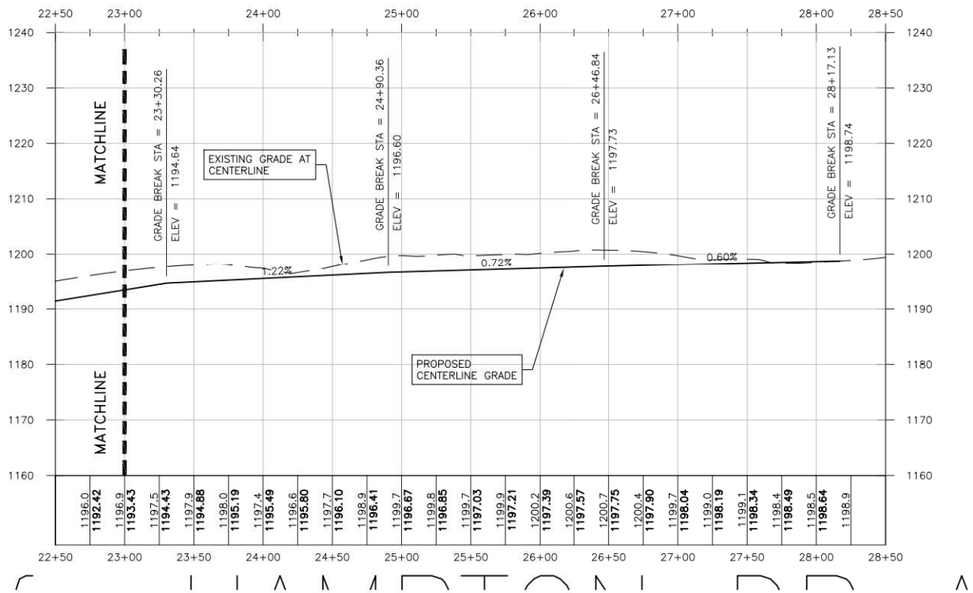
PRELIMINARY GRADING
HILLS OF CEDAR CREEK
CENTRAL PHASE 2
EASTERN HILLS DRIVE
COUNCIL BLUFFS, IOWA

DATE: MARCH 1, 2022
DESIGNED BY: TLM
DRAWN BY: JRB
CHECKED BY: MCH
CREW:

SHEET NO.
C2.1

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BALLARD CIRCLE PROFILE

SCALE 1" = 50' HORIZONTAL
1" = 10' VERTICAL

PROJECT NO.
EGA211204

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

EHRHART GRIFFIN & ASSOCIATES

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

- ENGINEERING
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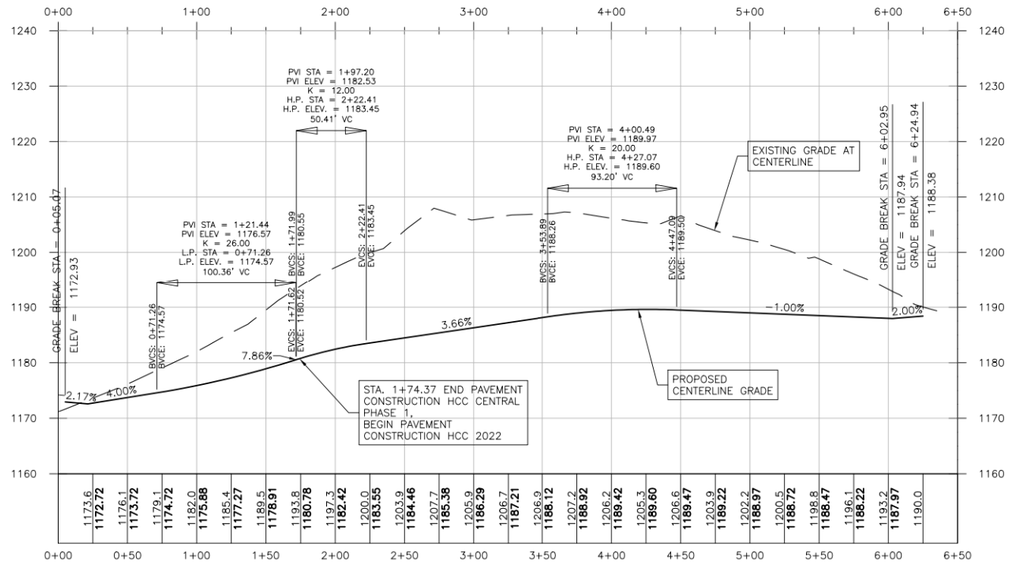
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HILLS OF CEDAR CREEK
CENTRAL PHASE 2

EASTERN HILLS DRIVE
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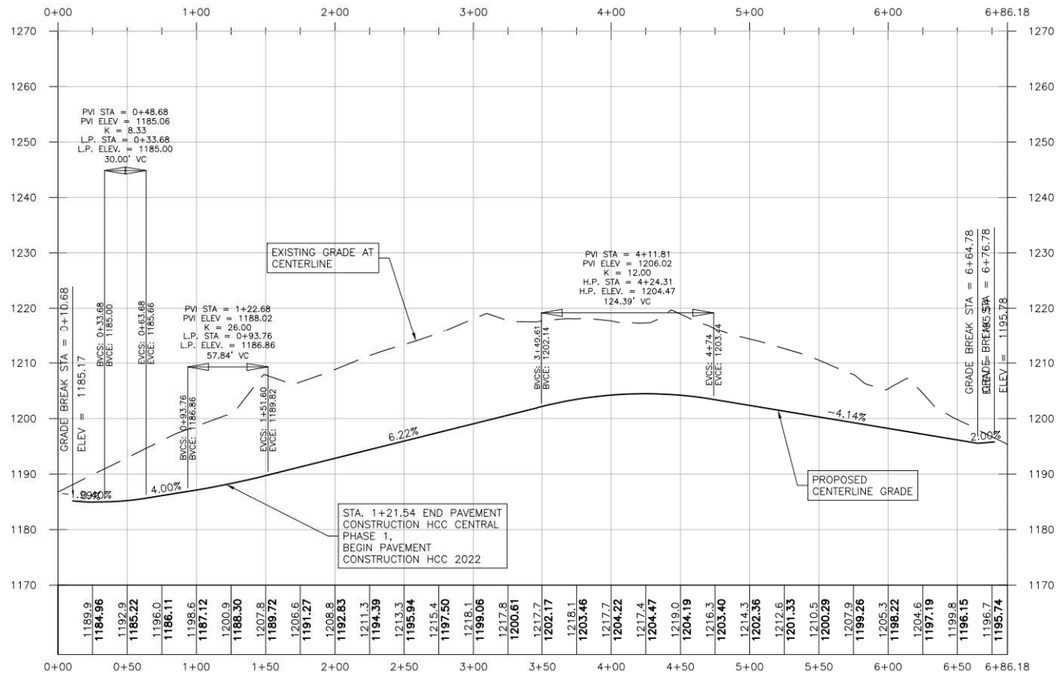
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C2.2

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HAMPTON DRIVE PROFILE

SCALE 1" = 50' HORIZONTAL
1" = 10' VERTICAL



QUEENBY DRIVE PROFILE

SCALE 1" = 50' HORIZONTAL
1" = 10' VERTICAL

PROJECT NO.
EGA211204

REVISIONS

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

- ENGINEERING
- PLANNING
- LAND SURVEYING

PRELIMINARY PROFILE
HILLS OF CEDAR CREEK
CENTRAL PHASE 2

EASTERN HILLS DRIVE
COUNCIL BLUFFS, IOWA

DATE: MARCH 1, 2022
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CREW:

SHEET NO.
C2.3

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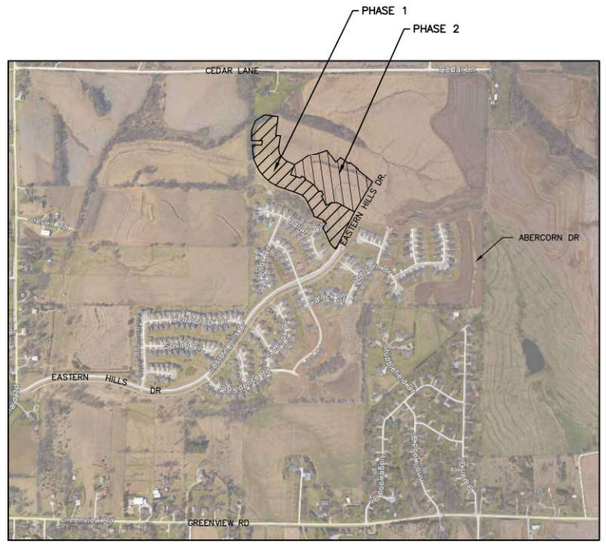
NORTH
SCALE 1" = 100'
100 0 100 200 300FEET

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jduggan@kc-dsdlaw.com

ENGINEER
EHRHART GRIFFIN & ASSOCIATES
149 WEST BROADWAY,
COUNCIL BLUFFS, IOWA
(712) 256-5691

- PROJECT BOUNDARY LINE
- PHASING LINE
- PROPERTY LINE
- PROPOSED PAVEMENT
- PROPOSED WATER
- PROPOSED SANITARY PIPE
- PROPOSED FIRE HUDRANT
- PROPOSED GATE VALVE
- PROPOSED STORM PIPE
- PROPOSED MANHOLE
- PROPOSED INLETS
- EXISTING SANITARY PIPE
- EXISTING STORM PIPE
- EXISTING WATER PIPE
- EXISTING INLET
- EXISTING MANHOLE



VICINITY MAP
NORTH
NOT TO SCALE

UTILITY NOTES:

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

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

- ENGINEERING
- PLANNING
- LAND SURVEYING

PRELIMINARY UTILITY PLAN
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.
C3.1

S:\EGA211204 - _Hills of Cedar Creek 2021 Prelim Plat\Engineering\EXPRELIMINARY\211204 PRELIMINARY UTILITY.dwg, 3/23/2022 4:14:20 PM