

NOTE: UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED BY THE IOWA ONE CALL SERVICE. THIS INFORMATION IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITY. SEE SHEET 181011-01 FOR UTILITY LOCATIONS.

OWNER/DESIGNER:
HILL INVESTMENTS, LLC
OVERLAND PARK, KANSAS 66210
phillips@hillinvestments.com

DESIGNER:
GRIFIN & ASSOCIATES
142 WEST BROADWAY, SUITE 135
COUNCIL BLUFFS, IOWA
(319) 586-5548

- LEGEND**
- PROJECT BOUNDARY LINE
 - PROPERTY LINE
 - PROPOSED PARKING
 - BUILDING LINE
- NOTE:
SEE PHASE 1 LAYOUT ON SHEET C1.1



VICINITY MAP
NORTH
NOT TO SCALE

REVISIONS			
NO.	DESCRIPTION	DATE	BY

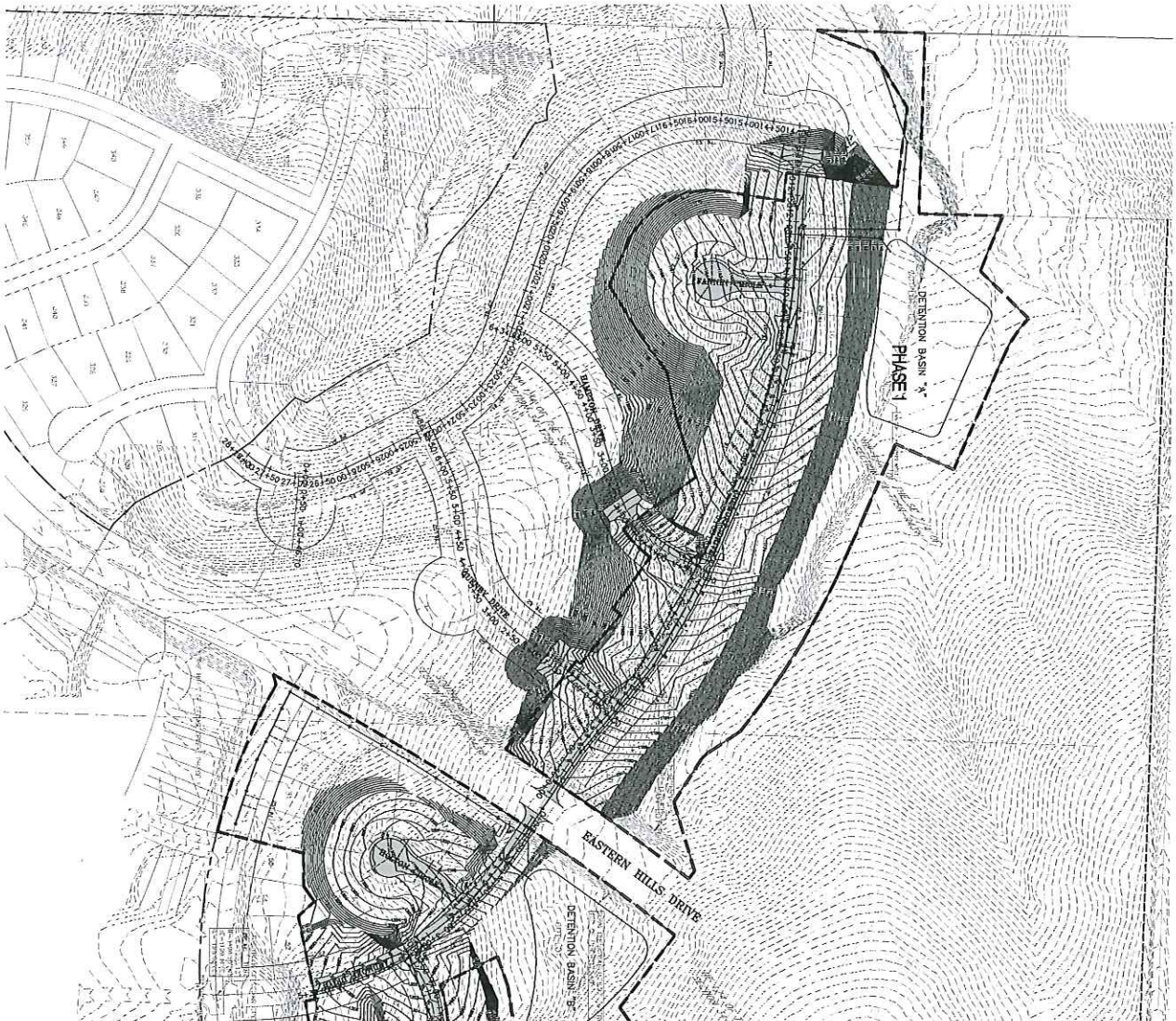
GRIFIN & ASSOCIATES
142 West Broadway
Council Bluffs, IA 51502
773 / 284-5548

- ENGINEERING
- PLANNING
- LAND SURVEYING

PRELIMINARY SITE LAYOUT PLAN HILLS OF CEDAR CREEK CENTRAL PHASE 1 & 2 EASTERN HILLS DRIVE COUNCIL BLUFFS, IOWA

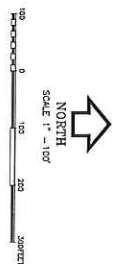
DATE: MARCH 13, 2018
DESIGNED BY: TJW
DRAWN BY: KCH
CHECKED BY: TJW
CREW:

SHEET NO.
C1.2



OWNER/OWNER
HCC INVESTMENTS, LLC
OVERLAND PARK, KANSAS 66210
jgriffin@hcc-land.com

ENGINEER
GRIFIN & ASSOCIATES
142 WEST BROADWAY, SUITE 135
COUNCIL BLUFFS, IOWA
(319) 366-5248



LEGEND

- PROJECT LIMIT LINE
- 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

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 262 OF 725.
3. ALL APPROPRIATE PUBLIC UTILITIES SHALL BE PROVIDED TO EACH LOT WITHIN THE PROJECT PROPERTY.
4. ALL UTILITIES SHALL BE DEEPENED AND BE COVERED BY EXISTING STRUCTURES.
5. THERE ARE EXISTING TREES ON THE SITE. THE DEVELOPER INTENDS TO TAKE THEM DOWN. THE REMAINING TREES IN REAR YARDS CAN BE SAVED. UTILITIES NORMALLY ARE BE SAVED AND MAINTAINED.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

GRIFIN & ASSOCIATES
142 West Broadway
Council Bluffs, IA 51503
319.366.5248

• ENGINEERING
• PLANNING
• LAND SURVEYING

PRELIMINARY SITE GRADING PLAN HILLS OF CEDAR CREEK CENTRAL PHASE 1 & 2 EASTERN HILLS DRIVE COUNCIL BLUFFS, IOWA

DATE: MARCH 13, 2018
DESIGNED BY: TLM

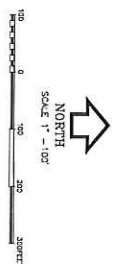
DRAWN BY: MCH
CHECKED BY: TLM

CRW

SHEET NO.
C2.1



OWNER/DEVELOPER:
HDC INVESTMENTS, LLC
11040 OAKMONT
OVERLAND PARK, KANSAS 66210
jbs@hdc-dadco.com



-
- 20
- PROJECT LIFT LINE
 - FINISH LINE
 - PROPERTY LINE
 - EXISTING CONTROLS
 - ROOFED CONTROLS
 - ROOFED STORM PIPE
 - ROOFED SANITARY PIPE
 - ROOFED MANHOLE
 - ROOFED INLETS
 - EXISTING SANITARY PIPE
 - EXISTING STORM PIPE
 - EXISTING INLET
 - EXISTING MANHOLE



NORTH
NOT TO SCALE

NOT TO SCALE

- 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 723.
 3. ALL APPROPRIATE PUBLIC UTILITIES SHALL BE PROVIDED TO EACH LOT WITHIN THE SUBJECT PROPERTY.
 4. UTILITY EASEMENTS AND DITCHES SHALL BE CORRELATED WITH UTILITY COMPANIES, BE NONCONFLICTUAL AS POSSIBLE AND BE SIGNED BY EACH OWNER.
 5. THERE ARE EXISTING TREES ON THE SITE. THE DEVELOPER INTENDS TO MAINTAIN THEM. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF EXISTING TREES IN NEAR LOT LINES. CAN BE SAVED UTILITIES PLANTED ALONG THE NEAR LOT LINES SHALL BE PLACED IN THE FRONT YARD AND BE SIGNED APPROPRIATELY.

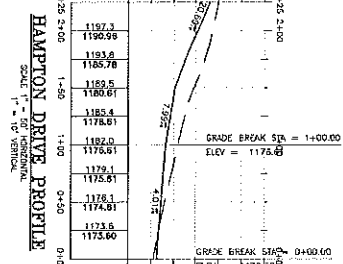
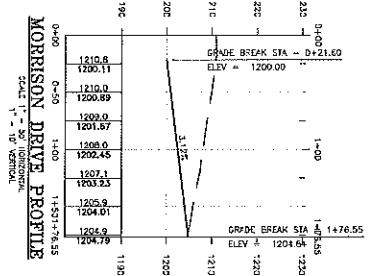
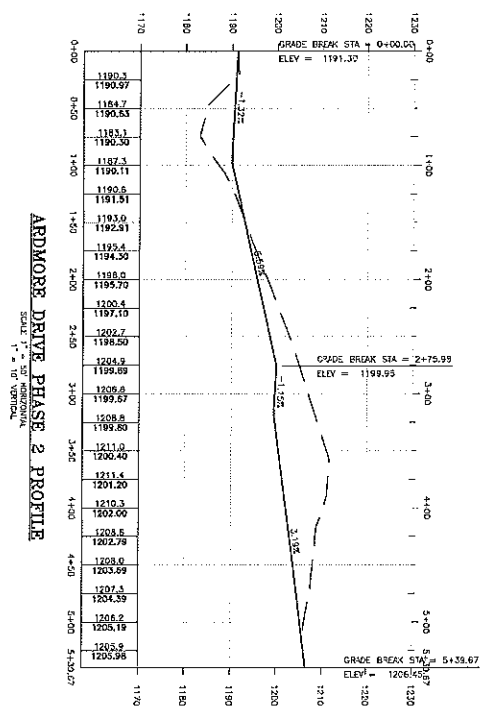
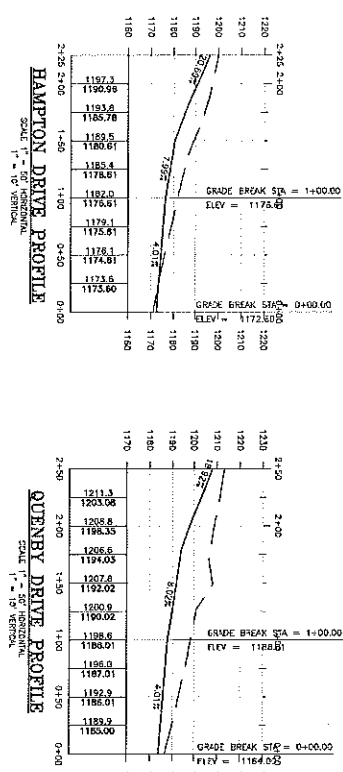
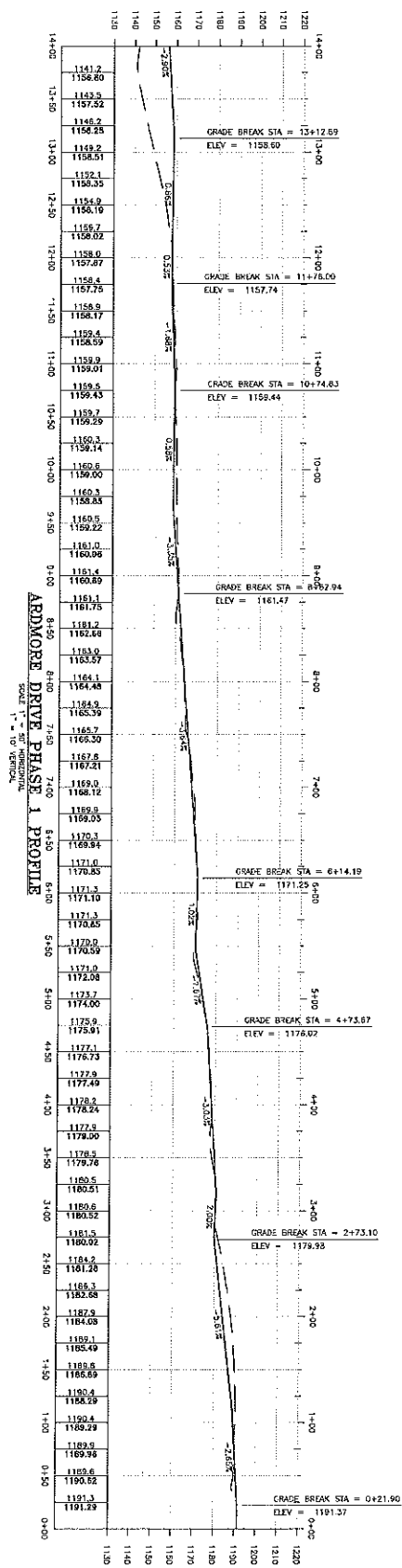
- ENGINEERING
- PLANNING
- LAND SURVEYING

142 West Broadway
Suite 135
Council Bluffs, Iowa 51503
712 / 256-5248

[illegible]

SHEET NO.

C2.2



- BLOCK NOTES**
1. ALL STREETS ARE LOCAL STREETS.
 2. SIGNAGE SHALL BE UNIFORM FOR ALL COMMON DESIGNATIONS AS PER FLUOR SIGNAGE.
 3. ALL APPEARANCE RELATED ITEMS SHALL BE PROVIDED TO EACH LOT WITHIN THE SUBJECT PROPERTY.
 4. UTILITY EXISTENTS AND POLES SHALL BE COORDINATE WITH UTILITY COMPANIES, BE MINORITIZED AS POSSIBLE AND BE SCREENED BY EXISTING LANDSCAPE.
 5. ALL EXISTING TREES ON THE LOT AND THE DEVELOPER INTENDS TO MAINTAIN SHALL BE MAINTAINED AND THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING TREES IN HEALTHY AND CAN BE SAVED, TRIMMED AND/OR REPLANTED APPROPRIATELY. TREES SHALL BE PLACED IN THE FRONT YARDS.
 6. LOT LOTS 0.1 AND 0.2 SHALL BE PROVIDED FOR PRESERVATION OF NATURAL AREAS EXISTING FOR PROTECTING THE ECOSYSTEM BETWEEN FACILITIES AND A NATURAL BUFFER.

OWNER/DEVELOPER:
HCC INVESTMENTS, LLC
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jmg@hccdc-deed.com

ENGINEER:
EHRHART GRIFFIN & ASSOCIATES
142 WEST BROADWAY, SUITE 136
CONCILL BLUFFS, IOWA
(712) 256-5248

[illegible]

ag EHRHART
GRIFFIN &
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• 42 West Broadway
Suite 135
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- ENGINEERING
- PLANNING
- LAND SURVEYING

PRELIMINARY SITE PROFILES
HILLS OF CEDAR CREEK CENTRAL
PHASE 1 & 2
EASTERN HILLS DRIVE
COUNCIL BLUFFS, IOWA

DATE: MARCH 13, 2018
DESIGNED BY: TLM
DRAWN BY: MCH
CHECKED BY: TLM
CREW:



NOTES:

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

- PROPOSED BOUNDARY LINE
- PROPERTY LINE
- PROPOSED PAVEMENT
- PROPOSED WATER
- PROPOSED SANITARY PIPE
- PROPOSED FIRE HYDRANT
- PROPOSED DATE 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

1. ALL STREETS ARE LOCAL STREETS.
2. THIS AREA IS REQUIRED TO OUTGROW THE 0.2% ANNUAL CHANGE FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP PANEL 202 OF 223.
3. ALL APPROPRIATE PUBLIC UTILITIES SHALL BE PROVIDED TO EACH LOT WITHIN THE SUBJECT PROPERTY.
4. UTILITY EASEMENTS AND EGRESS SHALL BE COORDINATED WITH UTILITY COMPANIES, OR NECESSARILY AS POSSIBLE AND BE SIGNED BY EXPERIENCED SURVEYORS.
5. THERE ARE EXISTING TREES ON THE SITE. THE DEVELOPER INTENDS TO TAKE ALL PROTECTIVE MEASURES TO PREVENT EXISTING TREES WHERE IT IS NORMALLY PLACED AND THE REAR LOT TREES SHALL BE PLACED IN THE FRONT YARDS AND BE SCREENED APPROPRIATELY.

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**EH RHART
GRIFFIN &
ASSOCIATES**

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712 / 256-5248

- ENGINEERING
- PLANNING
- LAND SURVEYING

PRELIMINARY SITE UTILITY PLAN
HILLS OF CEDAR CREEK CENTRAL
PHASE 1 & 2
EASTERN HILLS DRIVE
COUNCIL BLUFFS, IOWA

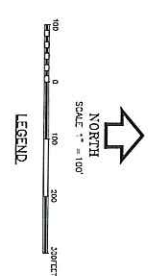
DATE: MARCH 13, 2018
DESIGNED BY: TLM
DRAWN BY: MCH
CHECKED BY: TLM
CREW:

SHEET NO.
C3.1



NOTES:
1. EXISTING UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED BY THE IOWA ONE CALL SERVICE. THE LOCATION OF THE UTILITY IS NOT GUARANTEED. THE USER OF THIS INFORMATION IS RESPONSIBLE FOR VERIFYING THE LOCATION OF THE UTILITY PRIOR TO ANY CONSTRUCTION. THE USER OF THIS INFORMATION IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS RESULTING FROM THE USE OF THIS INFORMATION.

OWNER: HILL INVESTMENTS, LLC
142 WEST BROADWAY, SUITE 138
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(319) 368-5548



- LEGEND**
- PROJECT BOUNDARY LINE
 - PROPERTY LINE
 - PROPOSED PAVEMENT
 - PROPOSED WATER
 - PROPOSED SANITARY PIPE
 - PROPOSED FIRE MAIN/PIPE
 - PROPOSED GATE VALVE
 - PROPOSED STORM PIPE
 - PROPOSED MANHOLE
 - PROPOSED VALVES
 - EXISTING SANITARY PIPE
 - EXISTING STORM PIPE
 - EXISTING WATER PIPE
 - EXISTING INLET
 - EXISTING MANHOLE



VICINITY MAP
NORTH
NOT TO SCALE

PROJECT NO.
EGAT181011E

REVISIONS

NO.	DESCRIPTION	DATE	BY

EGHART & GRIFFIN ASSOCIATES
142 West Broadway
Council Bluffs, Iowa 52601
724 / 244-3348

- ENGINEERING
- PLANNING
- LAND SURVEYING

**PRELIMINARY SITE UTILITY PLAN
HILLS OF CEDAR CREEK CENTRAL
PHASE 1 & 2
EASTERN HILLS DRIVE
COUNCIL BLUFFS, IOWA**

DATE: MARCH 13, 2018
DESIGNED BY: TLM
DRAWN BY: WCH
CHECKED BY: TLM
CREW:

SHEET NO.
C3.2