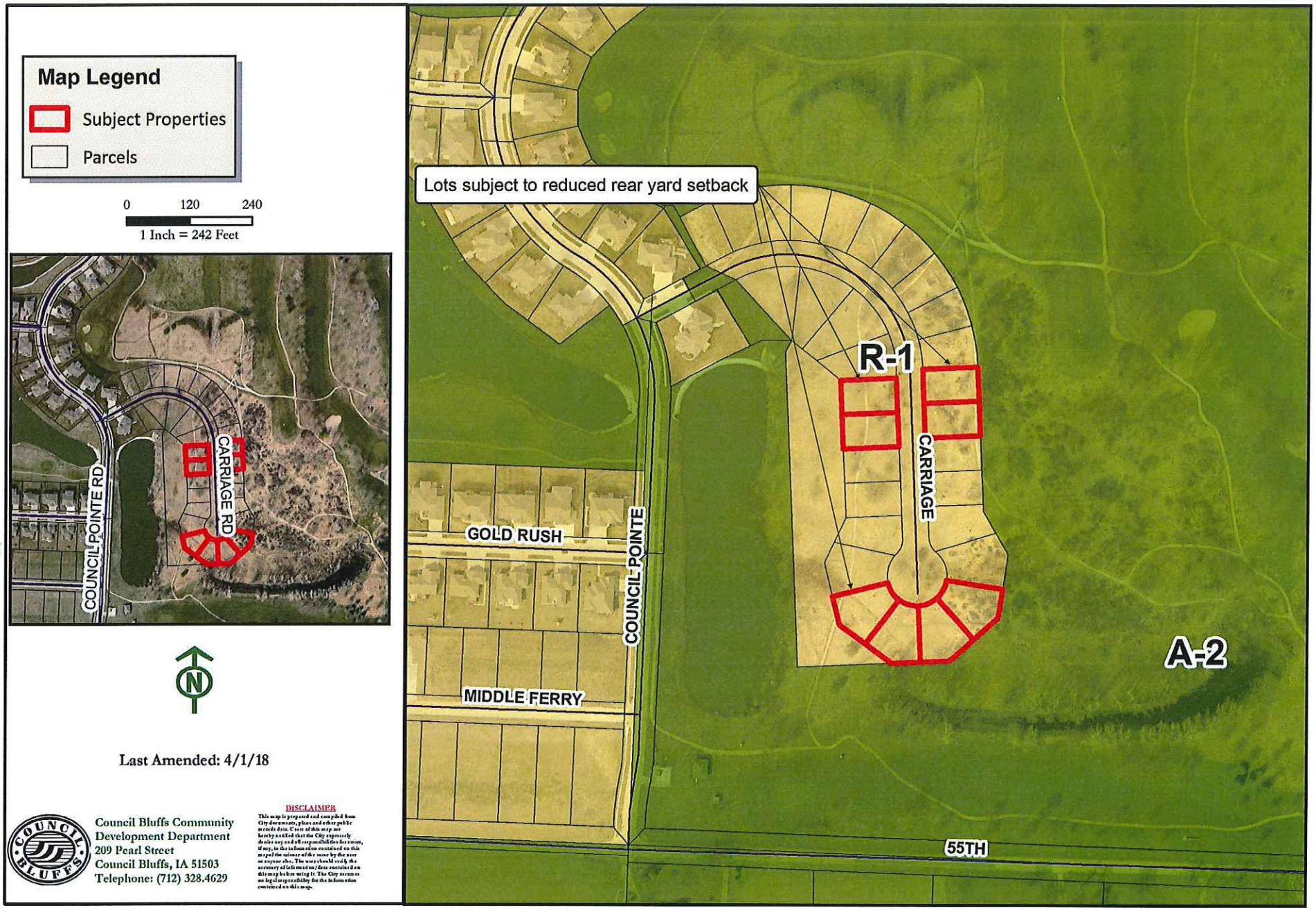
ATTACHMENT A

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
CASE #PR-18-001(M) LOCATION/ZONING MAP



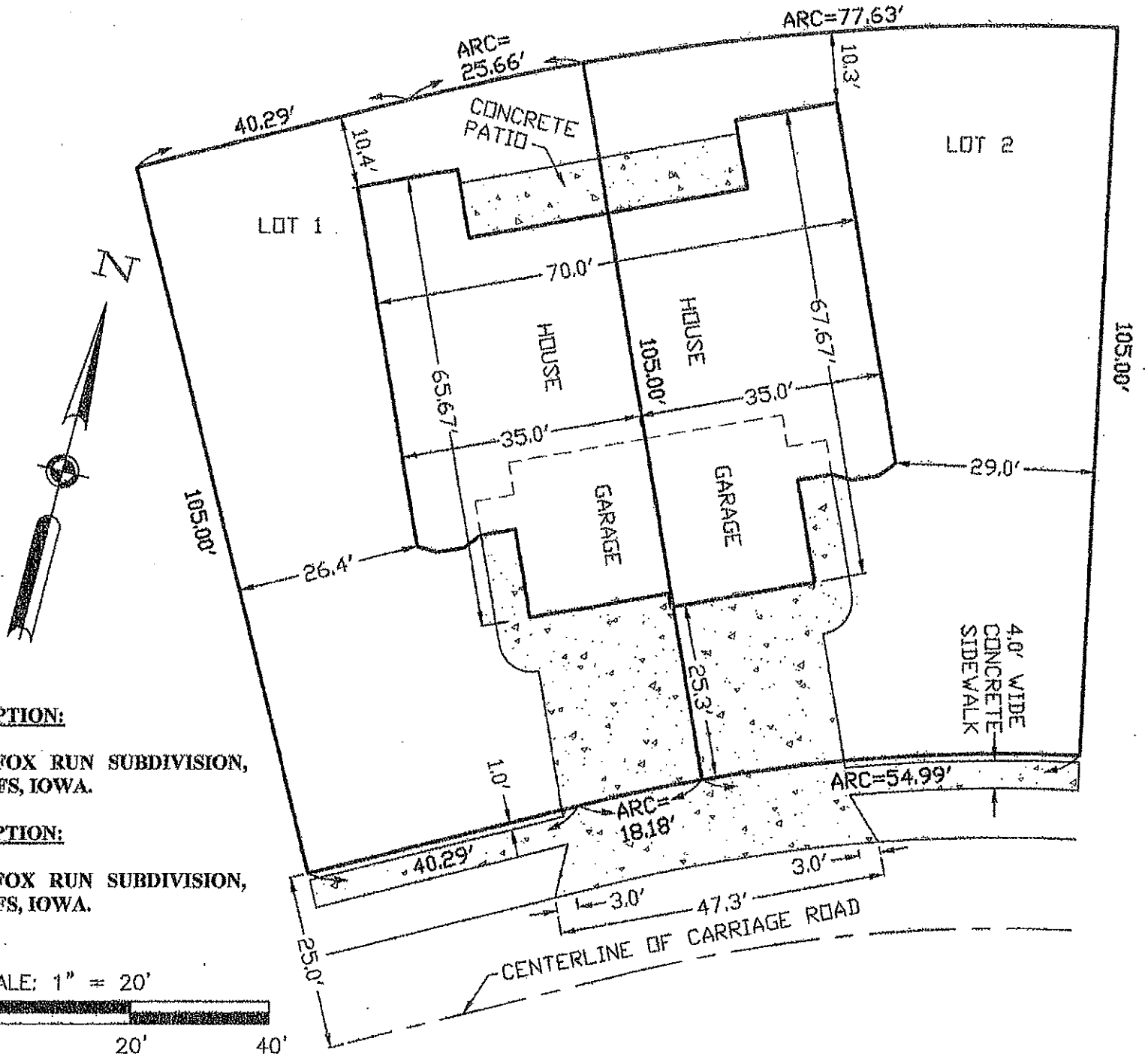
Last Amended: 4/1/18

Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

DISCLAIMER

This map is prepared and compiled from City documents, plats 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 of 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.

ATTACHMENT B



LEGAL DESCRIPTION:

LOT 1, EAST FOX RUN SUBDIVISION, COUNCIL BLUFFS, IOWA.

LEGAL DESCRIPTION:

LOT 2, EAST FOX RUN SUBDIVISION, COUNCIL BLUFFS, IOWA.

SCALE: 1" = 20'

20' 10' 0 20' 40'

ATTACHMENT C

UTILITY CONTACTS

COUNCIL BLUFFS WATER WORKS:
BRIAN CADY
BUSINESS: (712) 328-1008
EMAIL: bcady@CBWaterWorks.com

BLACK HILLS ENERGY:
DIANE POLZIN
BUSINESS: (712) 325-3068
EMAIL: diane.polzin@blackhillscorp.com

CENTURY LINK:
TOM STURMER
BUSINESS: (720) 578-6090
EMAIL: thomas.sturmer@centurylink.com

MID AMERICAN ENERGY ENERGY:
DAVID FITCH
BUSINESS: (712) 366-5649
EMAIL: dfitch@midamerican.com

MID AMERICAN ENERGY GAS:
DAVID FITCH
BUSINESS: (712) 366-5649
EMAIL: dfitch@midamerican.com

COX COMMUNICATIONS:
HOOK SCHMID
BUSINESS: (402) 934-0169
EMAIL: hschmid@cox.com

COUNCIL BLUFFS-PUBLIC WORKS SEWERS
DAN CHRISTENSEN
BUSINESS: (712) 328-4616
EMAIL: dchristensen@councilbluffs-ia.gov

HORIZONTAL ALIGNMENT CONTROL

Alignment: CARRIAGE ROAD
Description: 4/8/19

Tangent Data

Description	PT Station	Northing	Easting
Start:	1+00.000	448700.685	981570.200
End:	3+70.698	448831.071	981809.059

Tangent Data

Parameter	Value	Parameter	Value
Length:	270.698	Course:	N 81° 55' 39.2101" E

Curve Point Data

Description	Station	Northing	Easting
PC:	3+70.698	448834.071	981809.059
BVP:		448831.130	981917.284
PT:	8+34.769	448841.027	982147.061

Circular Curve Data

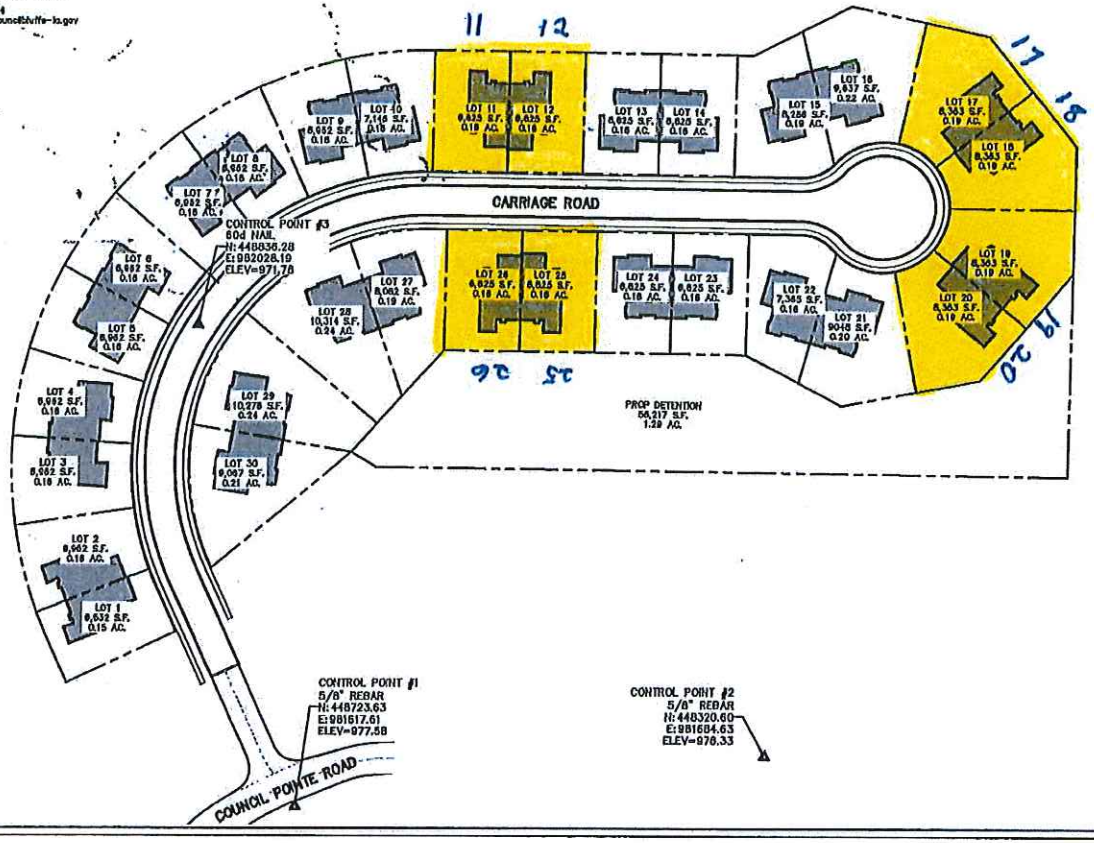
Parameter	Value	Parameter	Value
Delta:	115° 38' 22.3408"	Type:	RIGHT
Radius:	230.000		
Length:	464.073	Tangent:	355.278
Mid-Ord:	107.449	External:	201.657
Chord:	389.282	Course:	S 60° 16' 09.8194" E

Tangent Data

Description	PT Station	Northing	Easting
Start:	8+34.769	448841.027	982147.061
End:	14+81.782	447994.813	982174.922

Tangent Data

Parameter	Value	Parameter	Value
Length:	647.013	Course:	S 02° 27' 58.4480" E



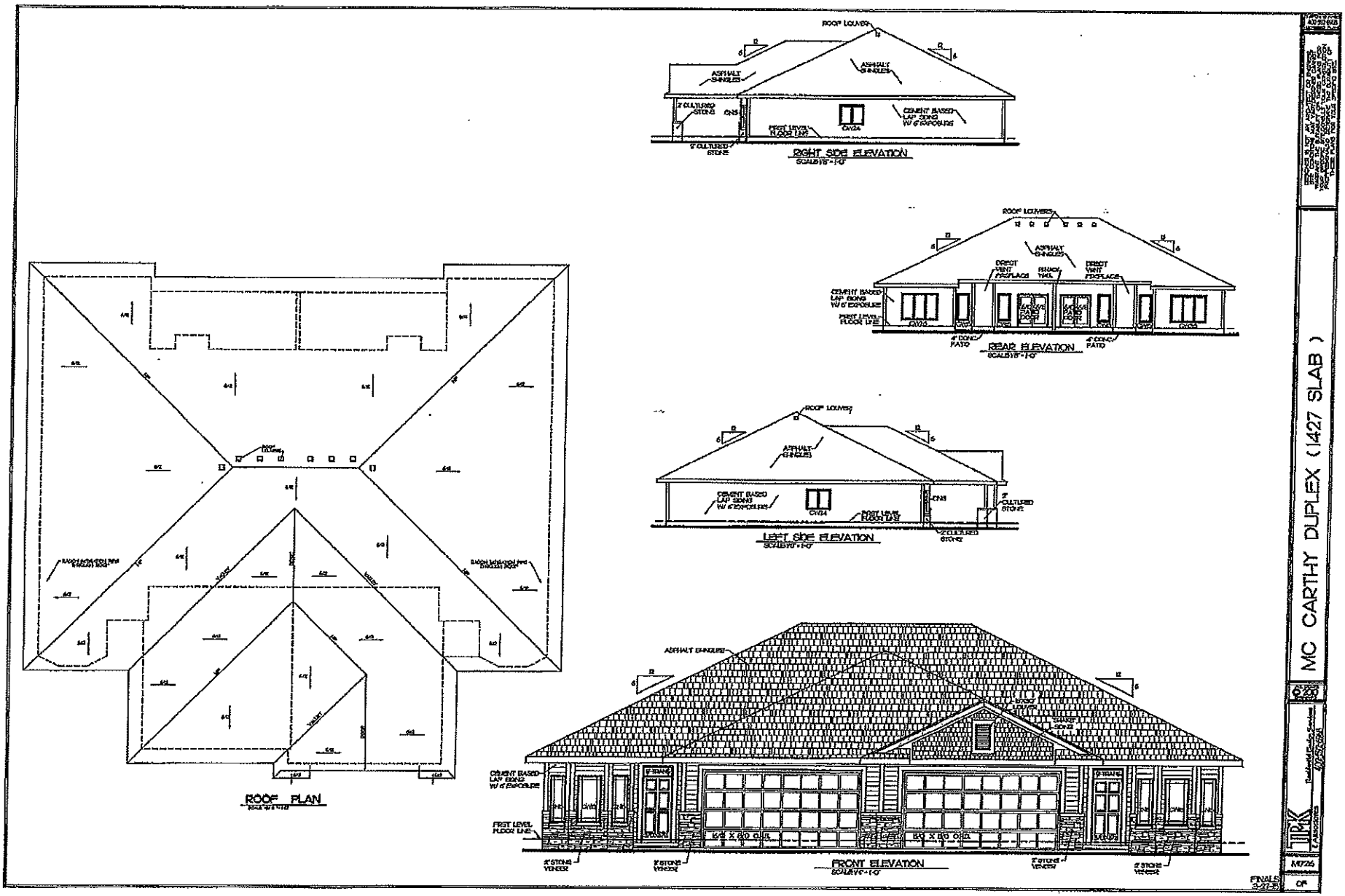
hgm ASSOCIATES INC.
840 FIFTH AVENUE COUNCIL BLUFFS, IA
PHONE 712-323-0550

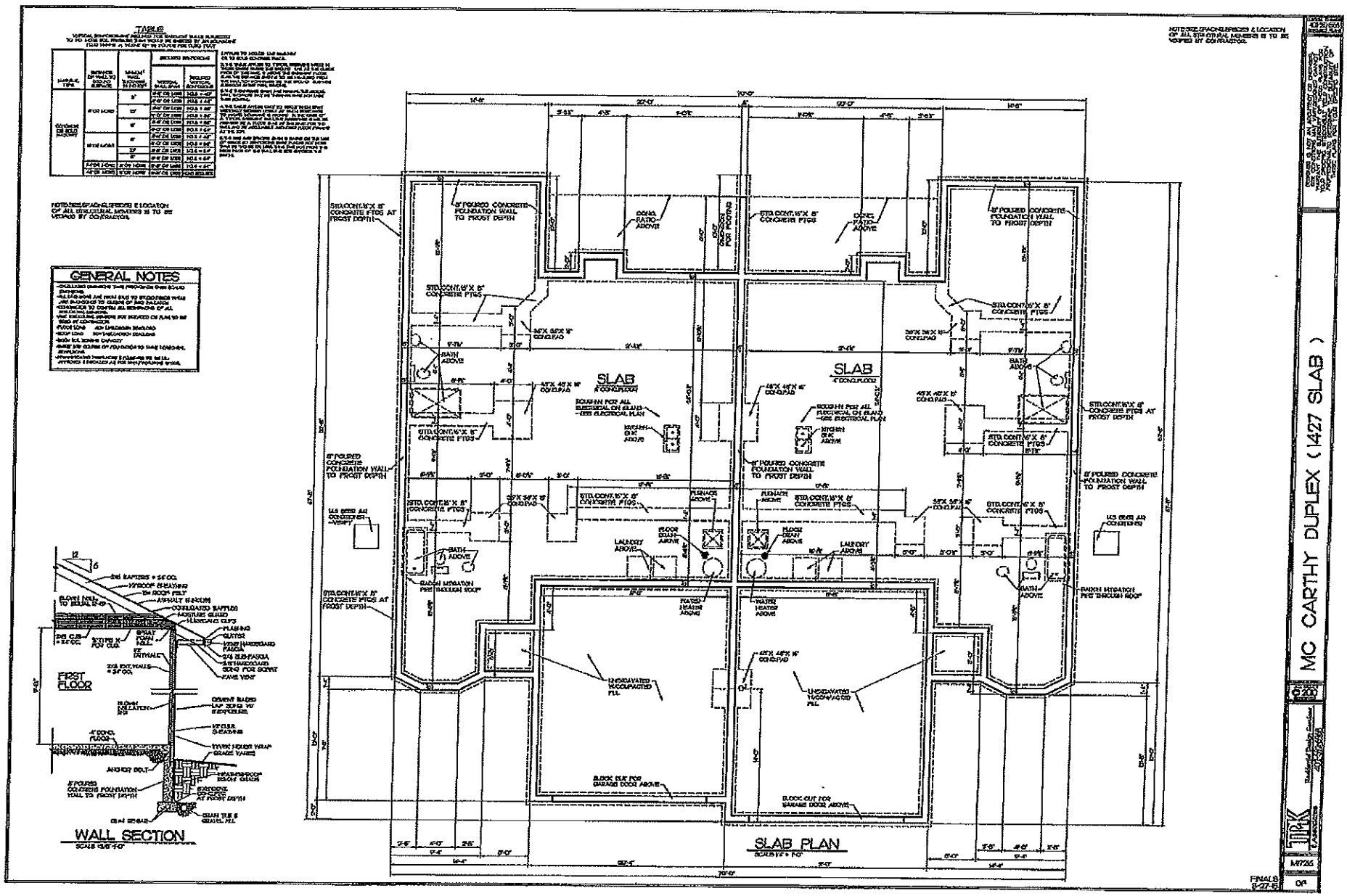
project: EAST FOX RUN SUBDIVISION
client: WESTERN IOWA LAND DEVELOPMENT, L.L.C.
P.O. BOX 683, AVOCA, IOWA 51521
sheet: LOT LAYOUT AND SURVEY CONTROL

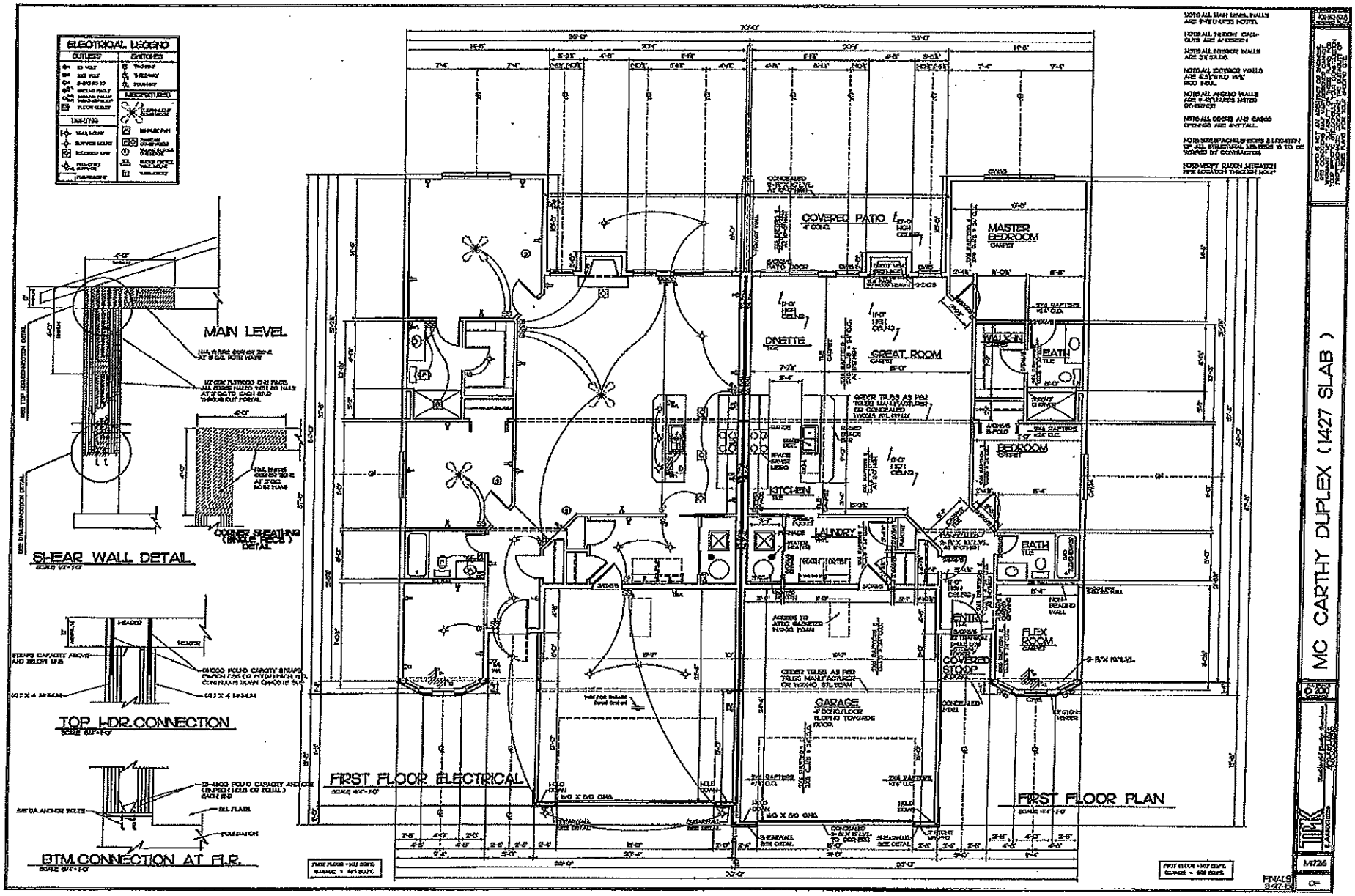
project no. 108217
sheet A.02

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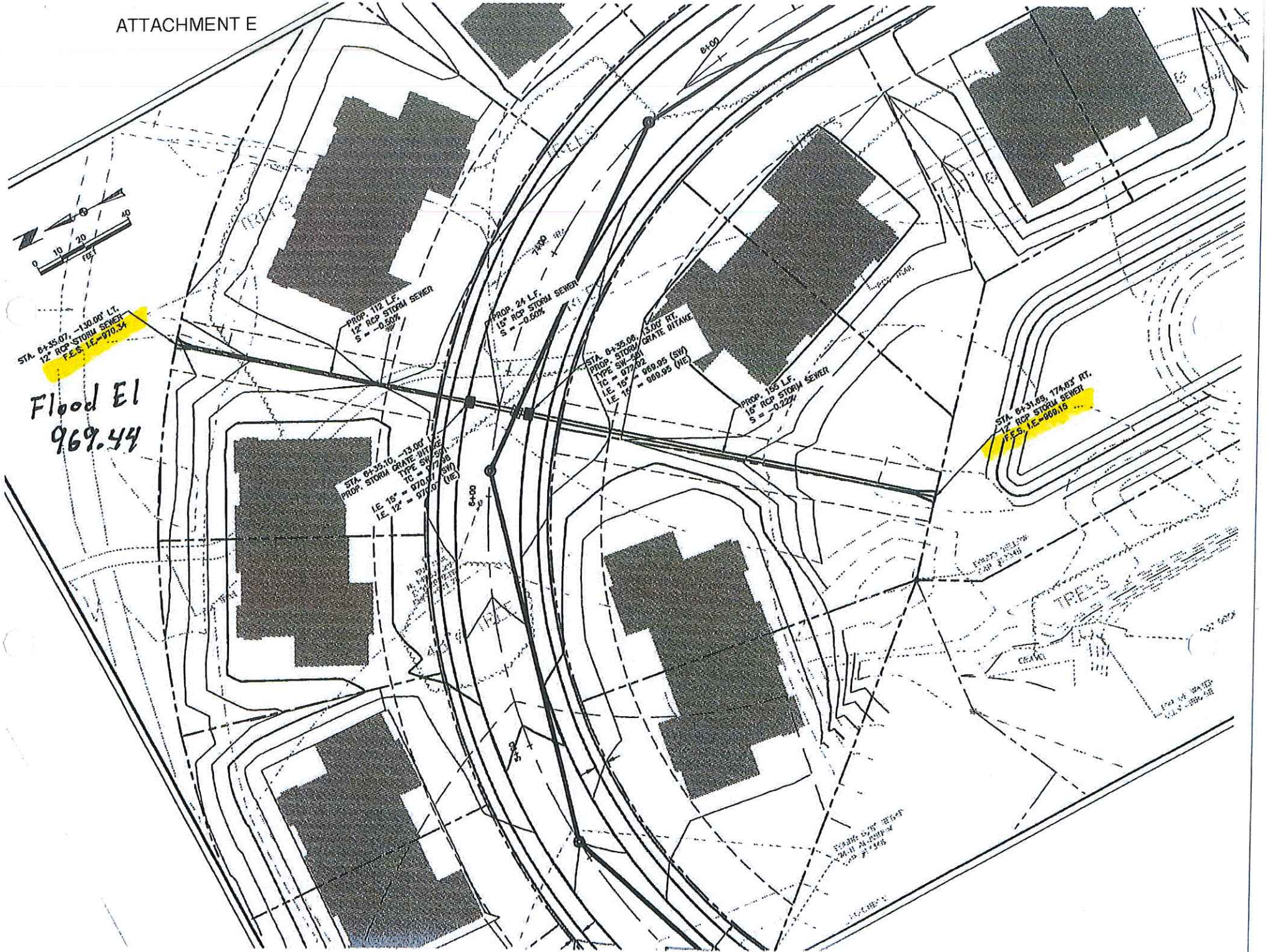
ATTACHMENT D




TABLE
GENERAL NOTES
SLAB
SLAB
SLAB PLAN
WALL SECTION
FIRST FLOOR
MC CARTHY DUPLEX (1427 SLAB)

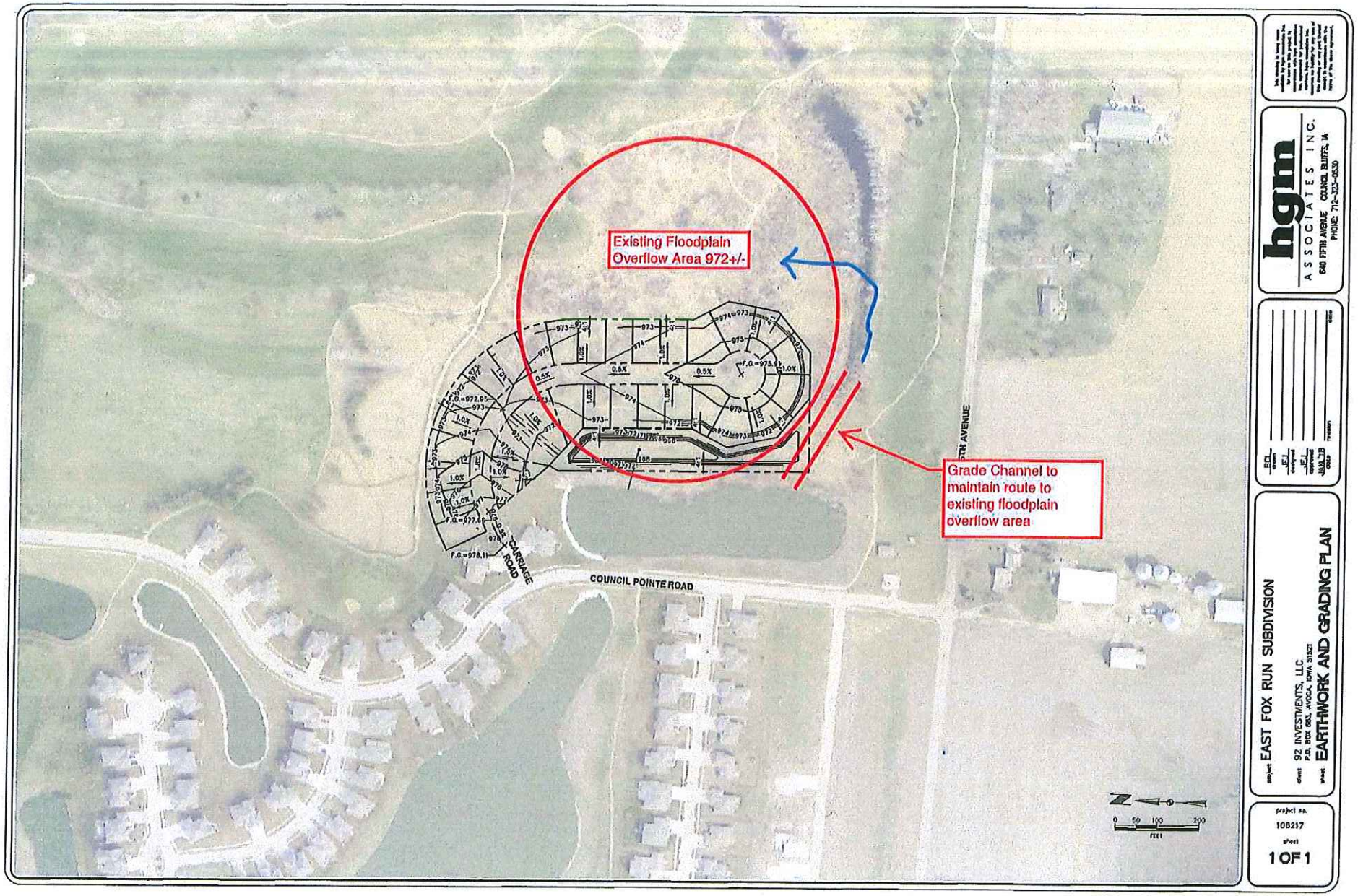

ELECTRICAL LEGEND
OUTLETS
SWITCHES
LIGHTING
MISCELLANEOUS
MAIN LEVEL
SHEAR WALL DETAIL
TOP HDR. CONNECTION
BTM. CONNECTION AT F.F.
FIRST FLOOR ELECTRICAL
FIRST FLOOR PLAN
COVERED PATIO
MASTER BEDROOM
DINETTE
GREAT ROOM
KITCHEN
LAUNDRY
BEDROOM
BATH
WALK-IN
ENTRY
FLEX ROOM
COVERED STOOP
GARAGE
MC CARTHY DUPLEX (1427 SLAB)

ATTACHMENT E

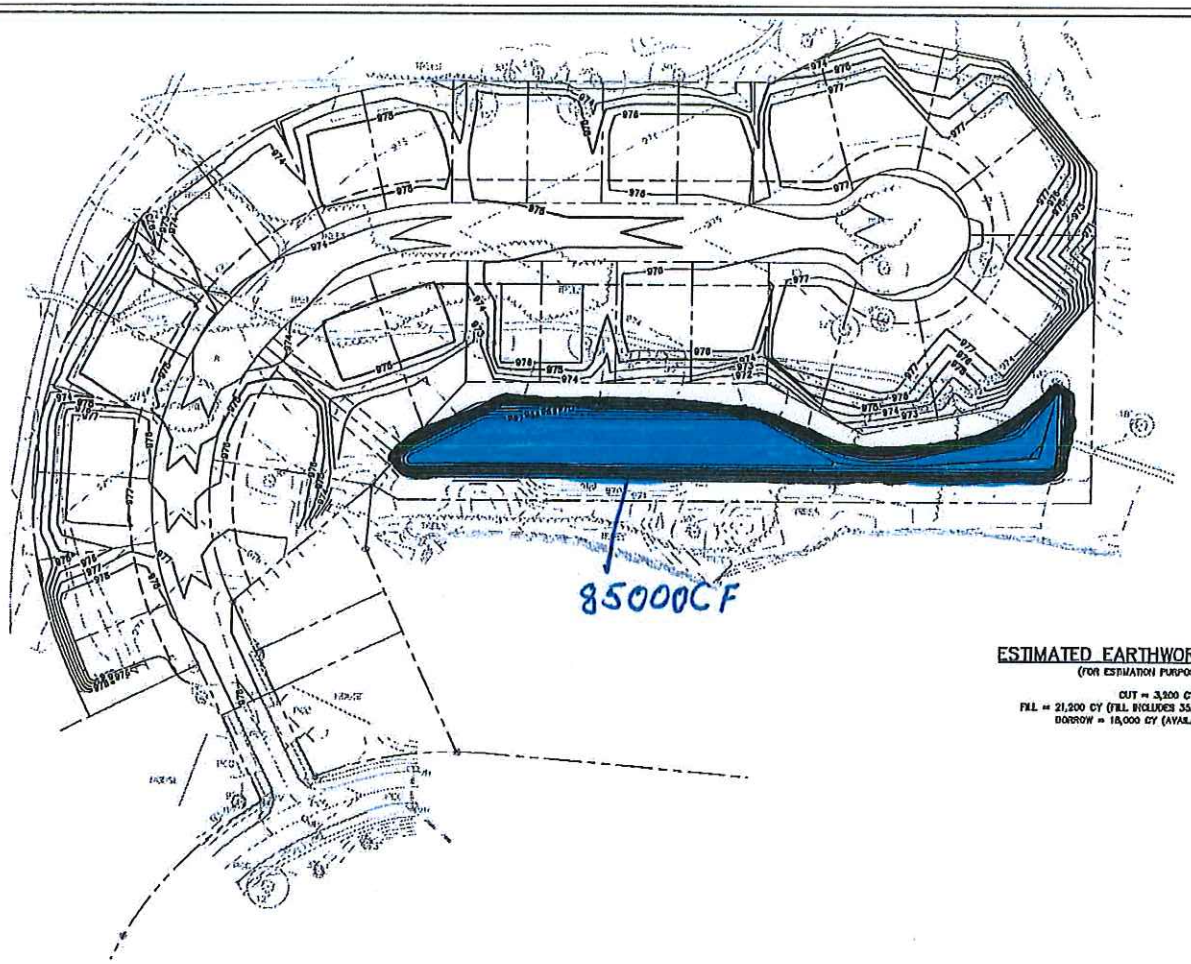


ATTACHMENT F

969.44



ATTACHMENT G



ESTIMATED EARTHWORK QUANTITIES
(FOR ESTIMATION PURPOSES ONLY)

CUT = 3,200 CY
FILL = 21,200 CY (FILL INCLUDES 35% SHRINKAGE FACTOR)
BORROW = 18,000 CY (AVAILABLE ON-SITE)

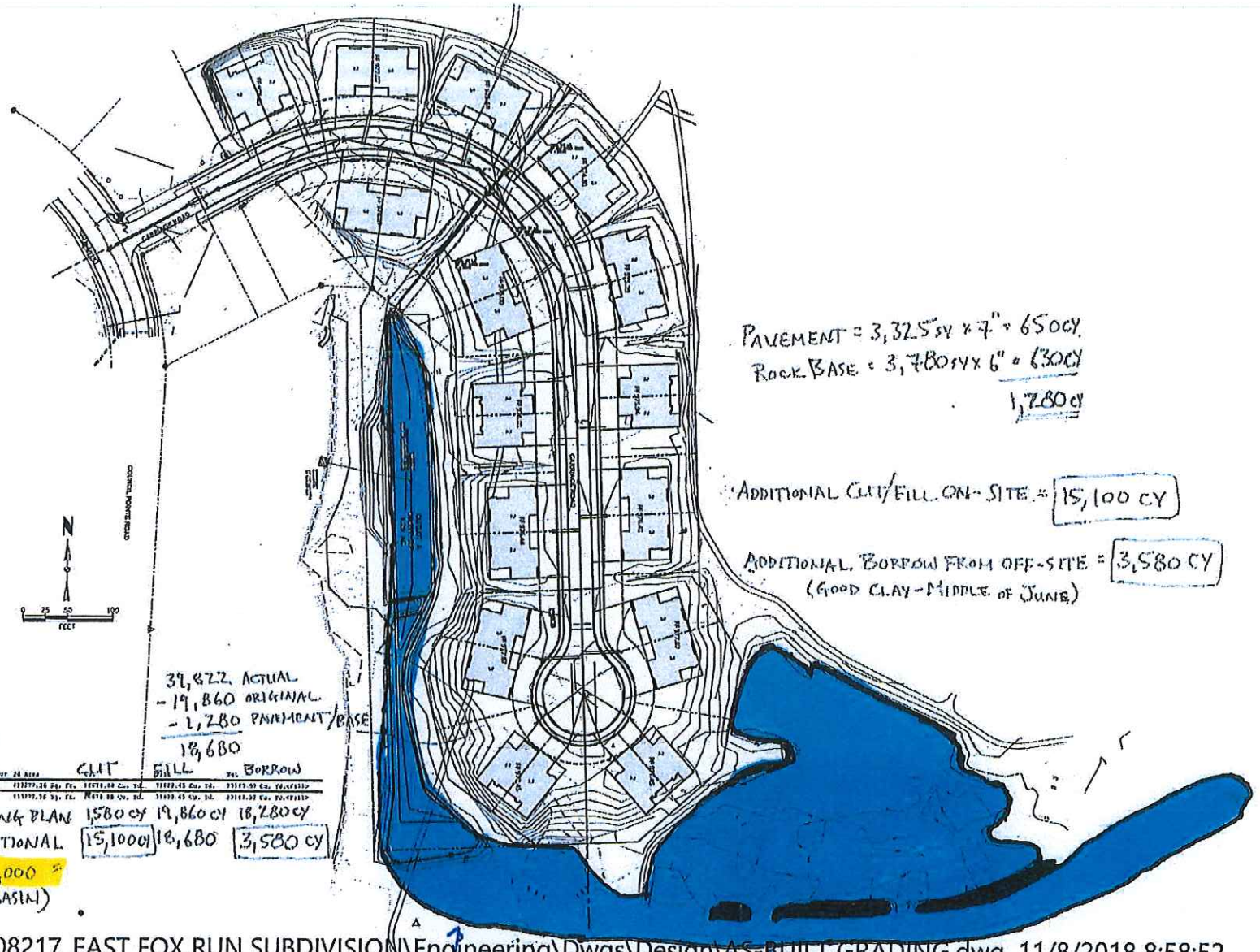
hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IA
PHONE 712-323-0550

project EAST FOX RUN SUBDIVISION
client WESTERN IOWA LAND DEVELOPMENT, L.L.C.
P.O. BOX 852, ARCOLA, IOWA 51221
sheet GRADING PLAN

project no. 108217
sheet C.01

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ATTACHMENT H



PAVEMENT = 3,325 SY x 7" = 650 CY
ROCK BASE = 3,780 SY x 6" = 630 CY
1,280 CY

ADDITIONAL CUT/FILL ON-SITE = 15,100 CY

ADDITIONAL BORROW FROM OFF-SITE = 3,580 CY
(GOOD CLAY - MIDDLE OF JUNE)

11/8/18

PROJECT TOTALS

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	CUT	FILL	Net Borrow
Borrow Volume 1.43	1.33	433277.36 Sq. Ft.	16051.88 Cu. Yd.	33112.45 Cu. Yd.	33112.51 Cu. Yd.	
Totals		433277.36 Sq. Ft.	16051.88 Cu. Yd.	33112.45 Cu. Yd.	33112.51 Cu. Yd.	

39,822 ACTUAL
- 19,860 ORIGINAL
- 1,280 PAVEMENT/BASE
18,680

	CUT	FILL	Net BORROW
ORIGINAL GRADING PLAN	1,580 CY	19,860 CY	18,280 CY
ADDITIONAL	15,100 CY	18,680	3,580 CY

11,173 + 4,000 =
(MOUNDS) (BASIN)

S:\Blue_Team\Projects\108217_EAST FOX RUN SUBDIVISION\Engineering\Dwgs\Design\AS-BUILT GRADING.dwg, 11/8/2018 8:58:52

85,000 CF + 86,400 CF = 171,400 Total
Original Basin Added Basin