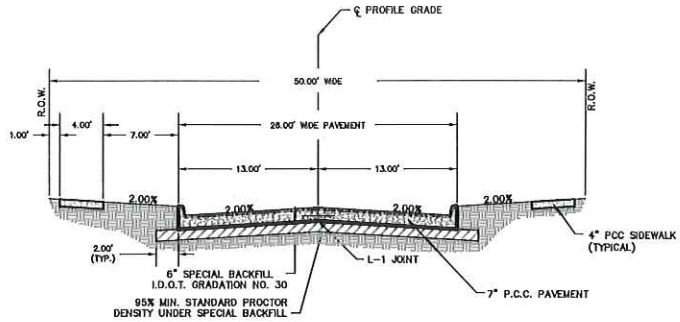
PRELIMINARY PLAN
GREENVIEW ESTATES SUBDIVISION



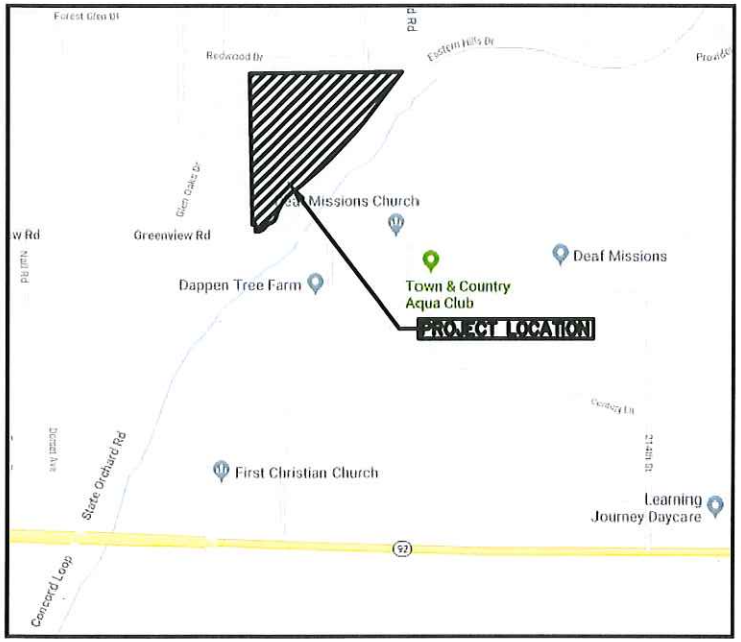
TYPICAL CROSS SECTION
NOT TO SCALE

VERTICAL CONTROL

NAVD '88

BENCH MARK OF ORIGIN: COS LEWIS, 1947 NAVD '88 ELEVATION = 970.20

THE STATION IS LOCATED ABOUT 4-1/2 MILES SOUTHEAST OF THE CENTER OF COUNCIL BLUFFS ON THE RIGHT-OF-WAY OF COUNTY ROUTE G. IT IS 83 FEET WEST OF THE CENTERLINE OF COUNTY ROUTE G, 78 FEET NORTHEAST OF THE NORTHEAST CORNER OF A WHITE FRAME HOUSE, 13 FEET OF THE A FENCE LINE, AND 13.7 FEET EAST-SOUTHEAST OF A WHITE WITNESS POST. THE DISK IS STAMPED 1947 AND PROJECTS 4 INCHES.



VICINITY MAP - NO SCALE

CURRENT OWNER/DEVELOPER:

92 INVESTMENTS L.L.C.
ROBERT McCARTHY
P.O. BOX 683
AVOCA, IOWA 51521

ENGINEER:

HGM ASSOCIATED, INC.
640 FIFTH AVENUE
COUNCIL BLUFFS, IOWA 51502

ZONING:

EXISTING ZONING OF
PROPOSED SUBDIVISION
IS R-3

EXISTING FLOOD PLAIN:

ZONE X - AREA OF MINIMAL FLOOD
HAZARD
NO FLOODWAY OR FRINGE ENCROACHMENT

STORM WATER DETENTION:

CONSTRUCTION OF NEW DETENTION IN
ACCORDANCE WITH SUDAS DESIGN STANDARDS.

BOUNDARY SURVEY:

BOUNDARY SURVEY WILL BE PROVIDED BY
HGM ASSOCIATES INC.

NOTES:

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

PROPOSED WATER: CITY WATER EXTENSION TO BE DESIGNED BY CBWW

DEDICATION OF R-O-W: YES
1.18 ACRES OF 50' WIDE R-O-W WILL BE DEDICATED TO CITY OF COUNCIL BLUFFS.

SURFACE RUNOFF: STORM SEWER TO PROPOSED SUBDIVISION DETENTION.

EASEMENTS: A 5.00 FOOT WIDE PERMANENT EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES, A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES, AND A 5.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES, ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

INDEX

PAGE NO.	DESCRIPTION
A.01	TITLE SHEET
A.02	AREA MAP
C.01	PRELIMINARY PLAN - OVERALL SITE
C.02	PRELIMINARY PLAN - TOWNHOMES

SPECIFICATIONS

THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2019, AND CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS 2019, SHALL APPLY TO THIS PROJECT.

LOCATION MAP
COUNCIL BLUFFS, IOWA
NO SCALE

▨ - INDICATES PROJECT LOCATION

LICENSED PROFESSIONAL ENGINEER
JOHN E. JORGENSEN
12855
IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

JOHN E. JORGENSEN 5/14/19

My license renewal date is December 31, 2019

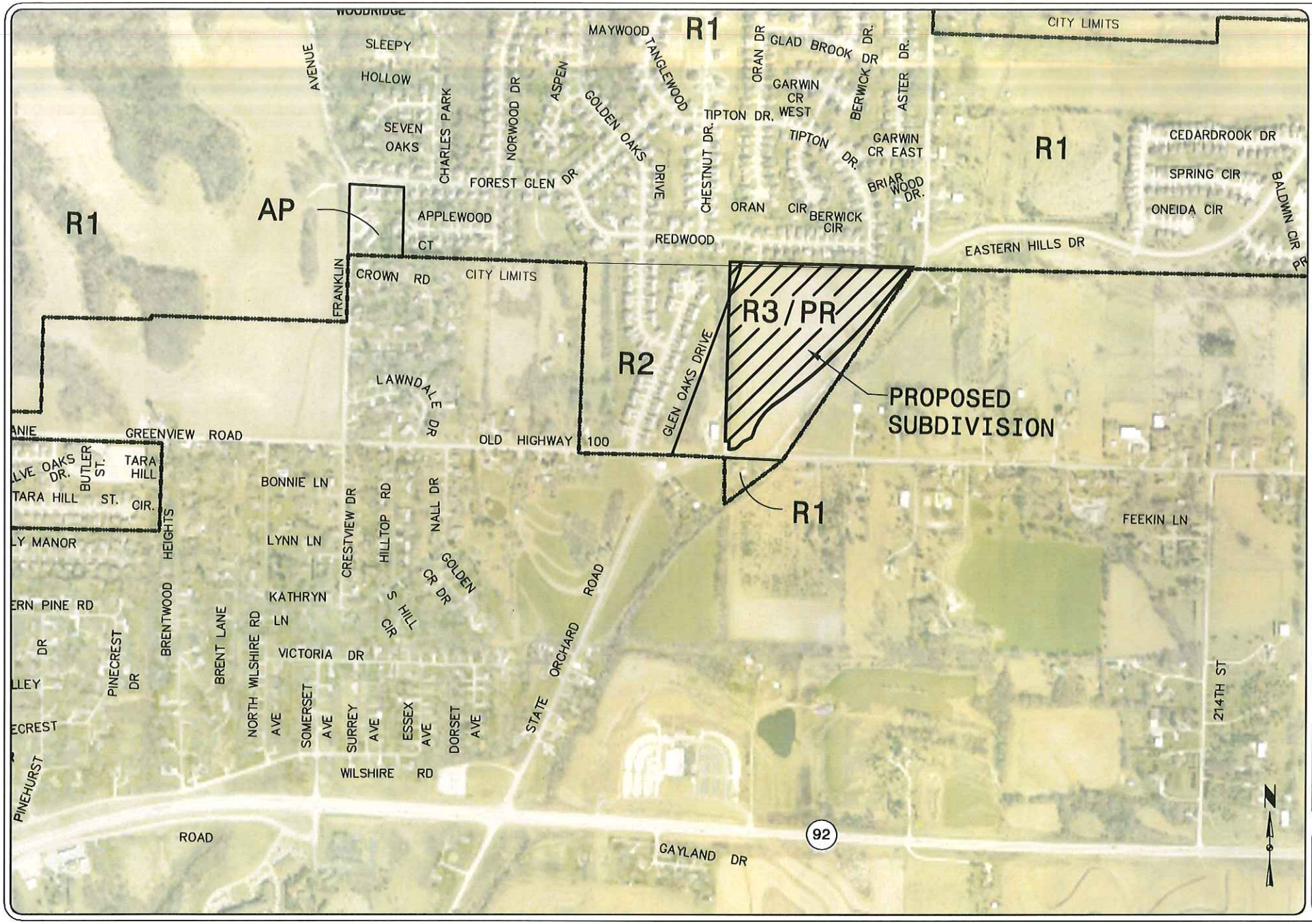
Pages or sheets covered by this seal:
A.01, A.02, C.01 AND C.02

hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IA
PHONE: 712-323-0500

JNS drawn | JEJ designed | JEJ approved | MAY'19 date

project GREENVIEW ESTATES SUBDIVISION
client 92 INVESTMENTS LLC
P.O. BOX 683, AVOCA, IOWA 51521
sheet TITLE SHEET

project no. 108119
sheet A.01

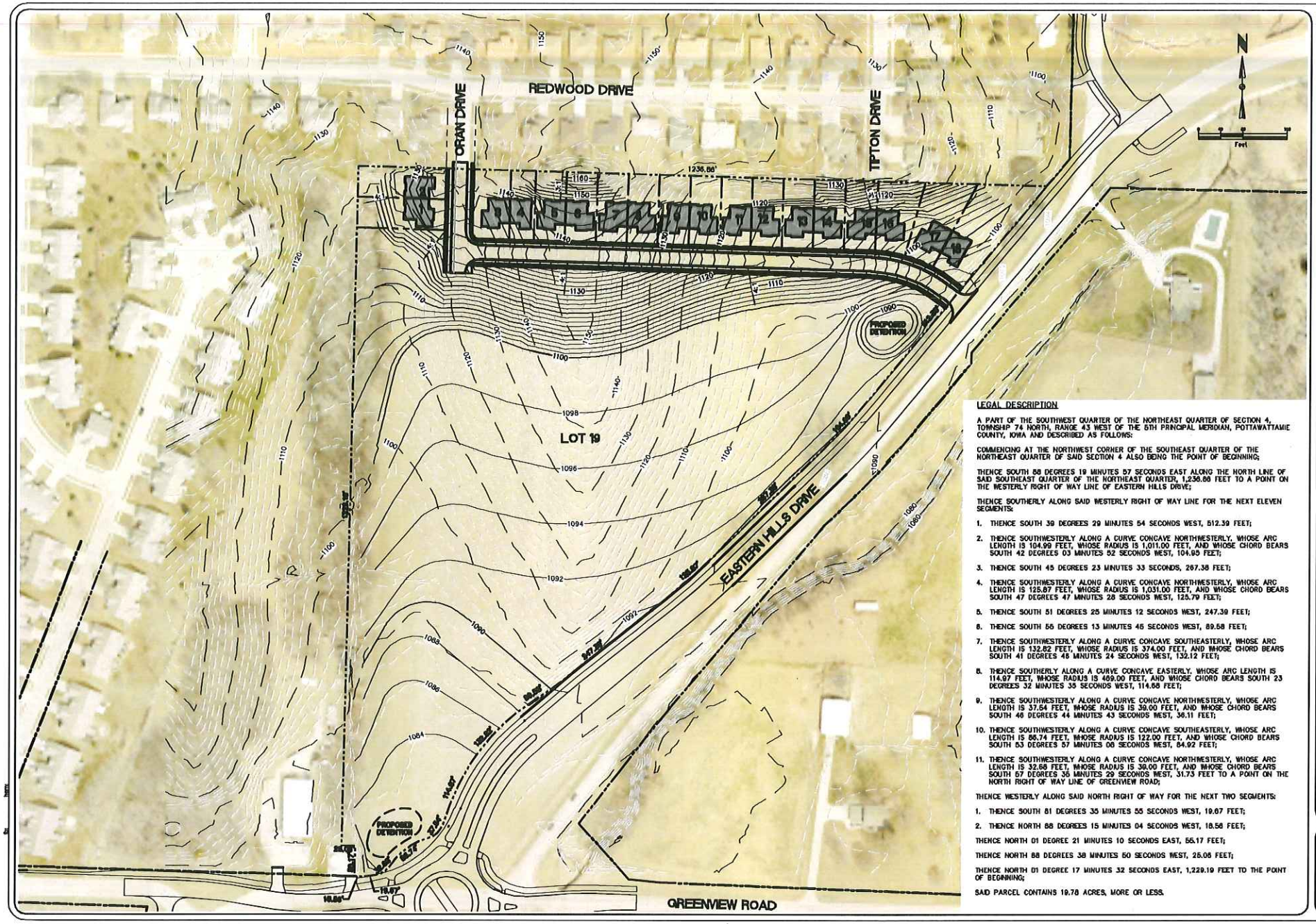


hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IA
PHONE: 712-323-0530

NS drawn
JEJ designed
JEJ approved
MAY19 date
revision

project GREENVIEW ESTATES SUBDIVISION
client 92 INVESTMENTS LLC
P.O. BOX 583, AVOCA, IOWA 51521
sheet AREA MAP

project no. 106119
sheet A.02



LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4 ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 19 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 1,238.88 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF EASTERN HILLS DRIVE;

THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE FOR THE NEXT ELEVEN SEGMENTS:

1. THENCE SOUTH 39 DEGREES 29 MINUTES 54 SECONDS WEST, 512.39 FEET;
2. THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, WHOSE ARC LENGTH IS 104.99 FEET, WHOSE RADIUS IS 1,011.00 FEET, AND WHOSE CHORD BEARS SOUTH 42 DEGREES 03 MINUTES 52 SECONDS WEST, 104.95 FEET;
3. THENCE SOUTH 45 DEGREES 23 MINUTES 33 SECONDS, 267.38 FEET;
4. THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, WHOSE ARC LENGTH IS 125.87 FEET, WHOSE RADIUS IS 1,031.00 FEET, AND WHOSE CHORD BEARS SOUTH 47 DEGREES 47 MINUTES 28 SECONDS WEST, 125.79 FEET;
5. THENCE SOUTH 51 DEGREES 25 MINUTES 12 SECONDS WEST, 247.39 FEET;
6. THENCE SOUTH 56 DEGREES 13 MINUTES 45 SECONDS WEST, 89.58 FEET;
7. THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, WHOSE ARC LENGTH IS 132.82 FEET, WHOSE RADIUS IS 374.00 FEET, AND WHOSE CHORD BEARS SOUTH 41 DEGREES 45 MINUTES 24 SECONDS WEST, 132.12 FEET;
8. THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY, WHOSE ARC LENGTH IS 114.97 FEET, WHOSE RADIUS IS 409.00 FEET, AND WHOSE CHORD BEARS SOUTH 23 DEGREES 32 MINUTES 35 SECONDS WEST, 114.66 FEET;
9. THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, WHOSE ARC LENGTH IS 37.54 FEET, WHOSE RADIUS IS 39.00 FEET, AND WHOSE CHORD BEARS SOUTH 46 DEGREES 44 MINUTES 43 SECONDS WEST, 36.11 FEET;
10. THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, WHOSE ARC LENGTH IS 86.74 FEET, WHOSE RADIUS IS 122.00 FEET, AND WHOSE CHORD BEARS SOUTH 53 DEGREES 57 MINUTES 08 SECONDS WEST, 84.92 FEET;
11. THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, WHOSE ARC LENGTH IS 32.68 FEET, WHOSE RADIUS IS 39.00 FEET, AND WHOSE CHORD BEARS SOUTH 57 DEGREES 35 MINUTES 29 SECONDS WEST, 31.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENVIEW ROAD;

THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY FOR THE NEXT TWO SEGMENTS:

1. THENCE SOUTH 81 DEGREES 35 MINUTES 55 SECONDS WEST, 19.67 FEET;
2. THENCE NORTH 88 DEGREES 15 MINUTES 04 SECONDS WEST, 18.58 FEET;

THENCE NORTH 01 DEGREE 21 MINUTES 10 SECONDS EAST, 55.17 FEET;

THENCE NORTH 88 DEGREES 38 MINUTES 50 SECONDS WEST, 25.06 FEET;

THENCE NORTH 01 DEGREE 17 MINUTES 32 SECONDS EAST, 1,229.19 FEET TO THE POINT OF BEGINNING;

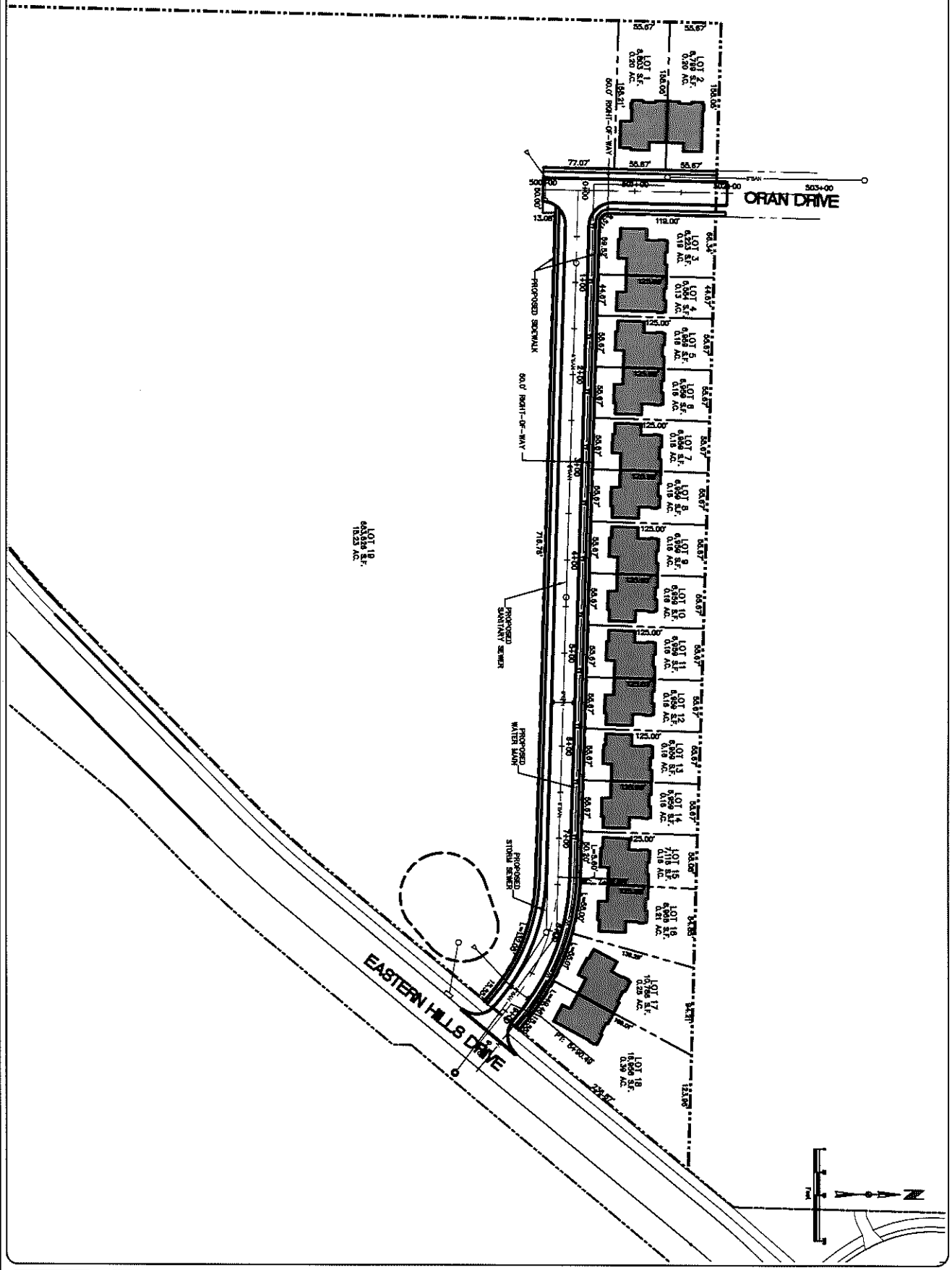
SAID PARCEL CONTAINS 19.78 ACRES, MORE OR LESS.

hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

JNS drawn
JFL designed
JFL approved
MAY'19 date
revision date

project: GREENVIEW ESTATES SUBDIVISION
client: 92 INVESTMENTS LLC
P.O. BOX 655 AVOCA, IOWA 51521
sheet: PRELIMINARY PLAN - OVERALL SITE

project no. 106119
sheet C.01



project GREENVIEW ESTATES SUBDIVISION

client 92 INVESTMENTS LLC
P.O. BOX 683, AVOCA, IOWA 51521

sheet PRELIMINARY PLAN - TOWNHOMES

project no. 105119

sheet C.02

JNS drawn

JEJ designed

JEJ approved

MAY'19 date

revision date

hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha