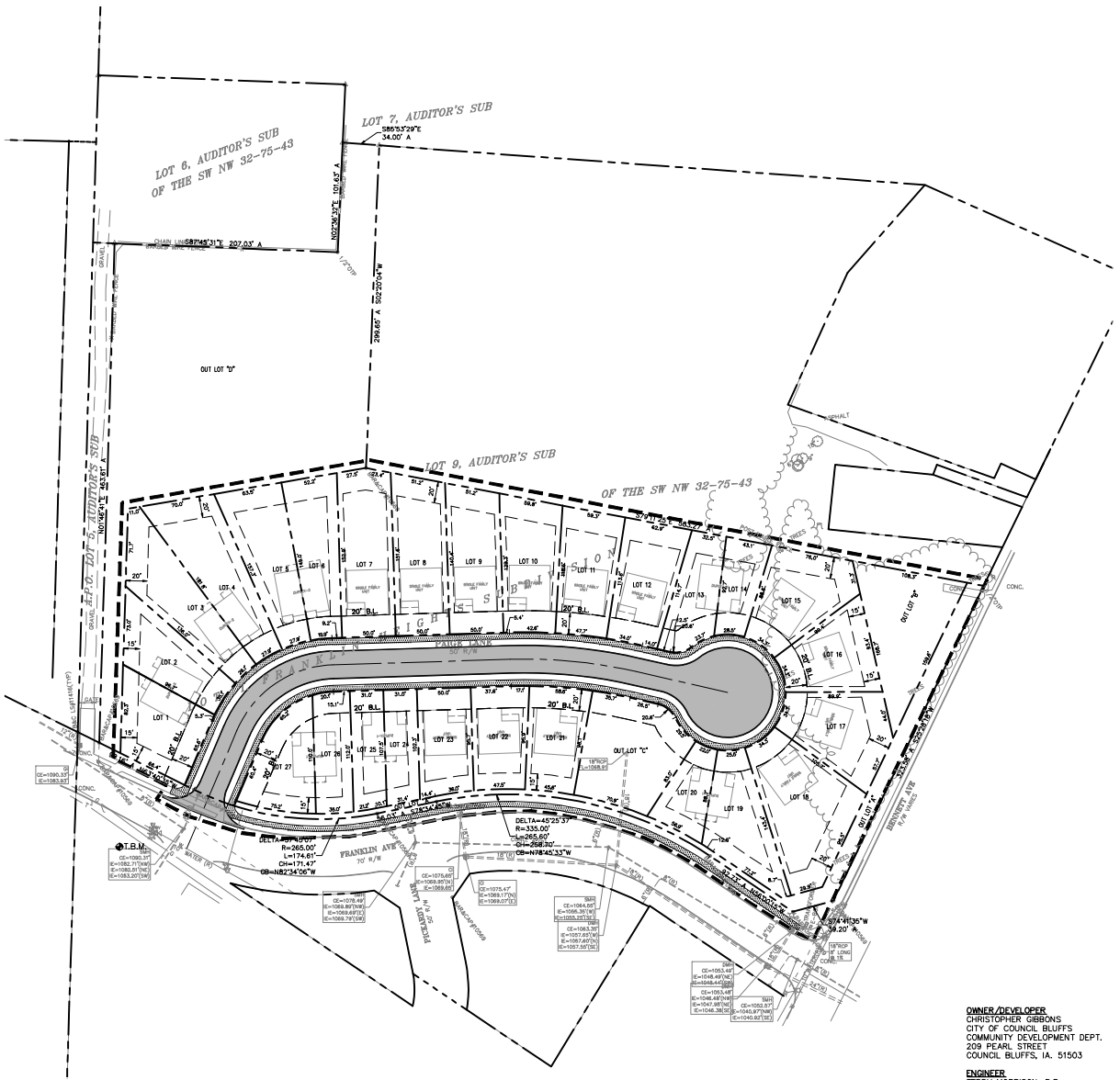
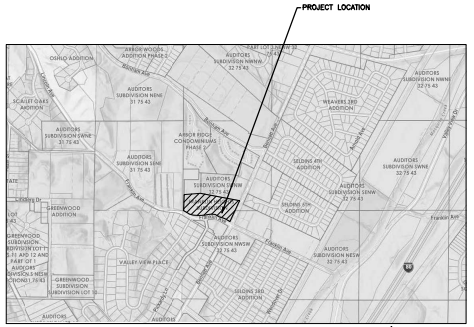




NOTE:
UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED TO US FROM UTILITY COMPANIES. UTILITY COMPANIES MAKE NO WARRANTIES OR GUARANTEES REGARDING THE ACCURACY OF THE INFORMATION CONTAINED IN THEIR DOCUMENTS AND PROVIDES IT ONLY AS GENERAL INFORMATION TO THE RECEIVER. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL "IOWA ONE CALL" 800/292-8989 PRIOR TO DIGGING.

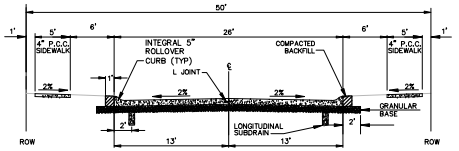
LEGEND

- PROJECT BOUNDARY LINE
- PROPERTY LINE
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- B.L. — BUILDING LINE
- SETBACK LINE



VICINITY MAP

NORTH
NOT TO SCALE



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 NO SCALE

OWNER/DEVELOPER
CHRISTOPHER GIBBONS
CITY OF COUNCIL BLUFFS
COMMUNITY DEVELOPMENT DEPT.
209 PEARL STREET
COUNCIL BLUFFS, IA. 51503

ENGINEER
TERRY MORRISON, P.E.
EHRHART GRIFFIN & ASSOCIATES
142 WEST BROADWAY, SUITE 136
COUNCIL BLUFFS, IOWA
(712) 256-5248

PROJECT NO.
EGA201169

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 SITE LAYOUT PLAN
HILLSIDE ESTATES SUBDIVISION
FRANKLIN AND BENNETT AVE.
COUNCIL BLUFFS, IOWA

DATE: 3/3/21
DESIGNED BY: TLM
DRAWN BY: JRB
CHECKED BY: TLM

SHEET NO.
C1.1

S:\2021\ega-FRANKLIN AVE SUB\ENGINEERING\PRELIMINARY PLANS\Preliminary Layout_201169.dwg, 3/3/2021 10:58:04 AM