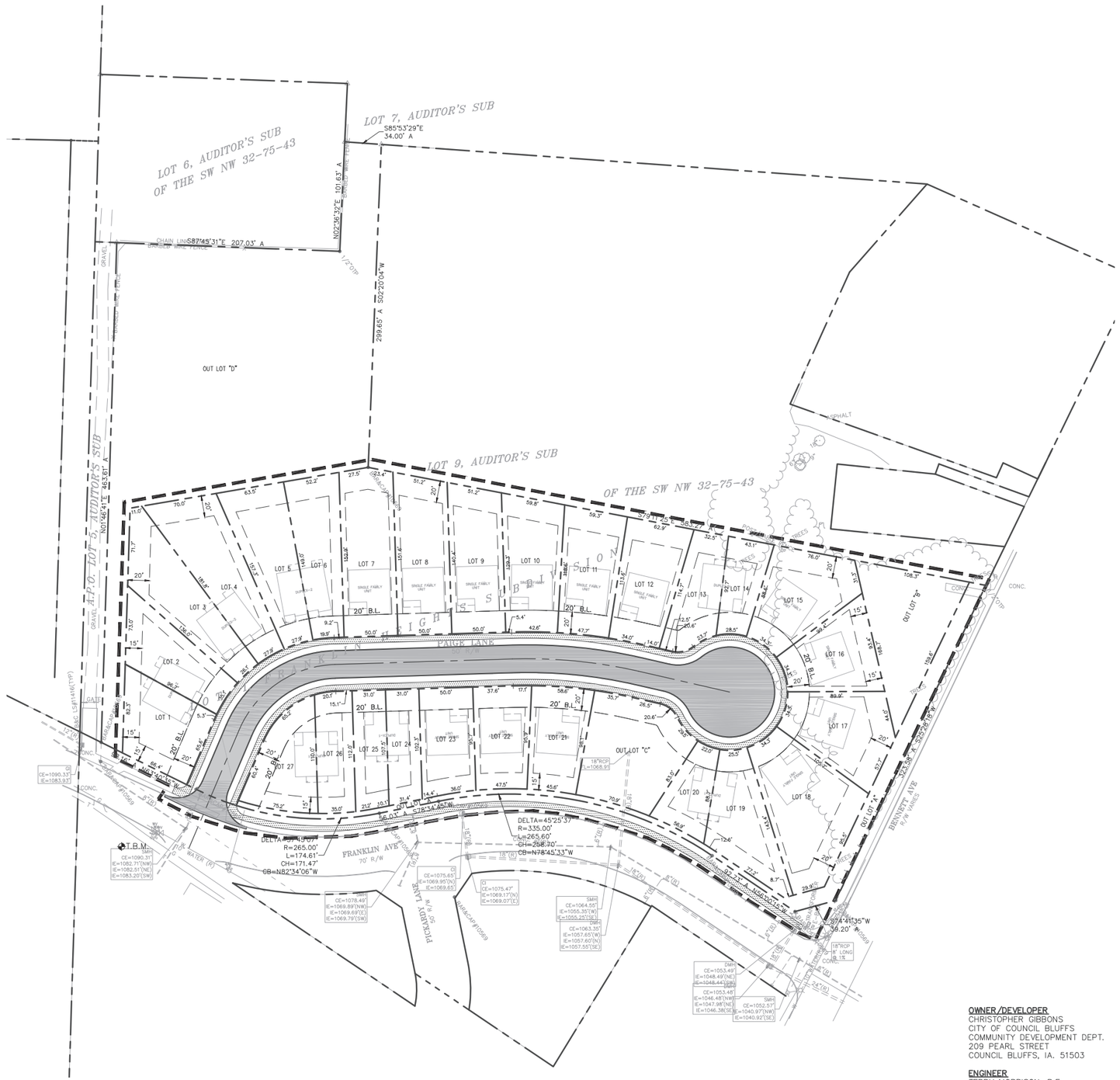
Attachment B



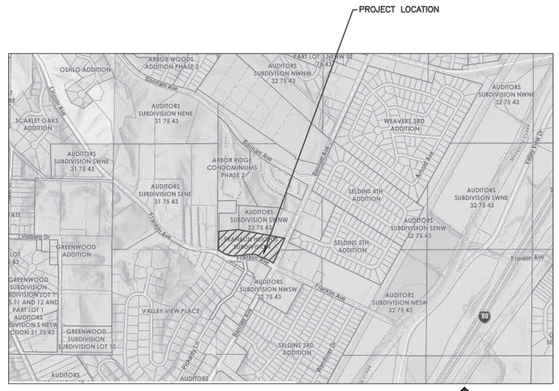
20 0 20 40 60 FEET

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

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.

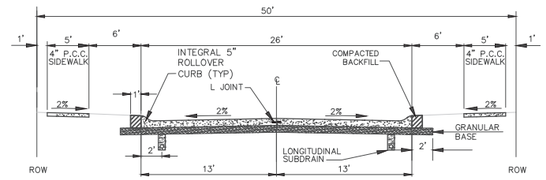
LEGEND

- 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

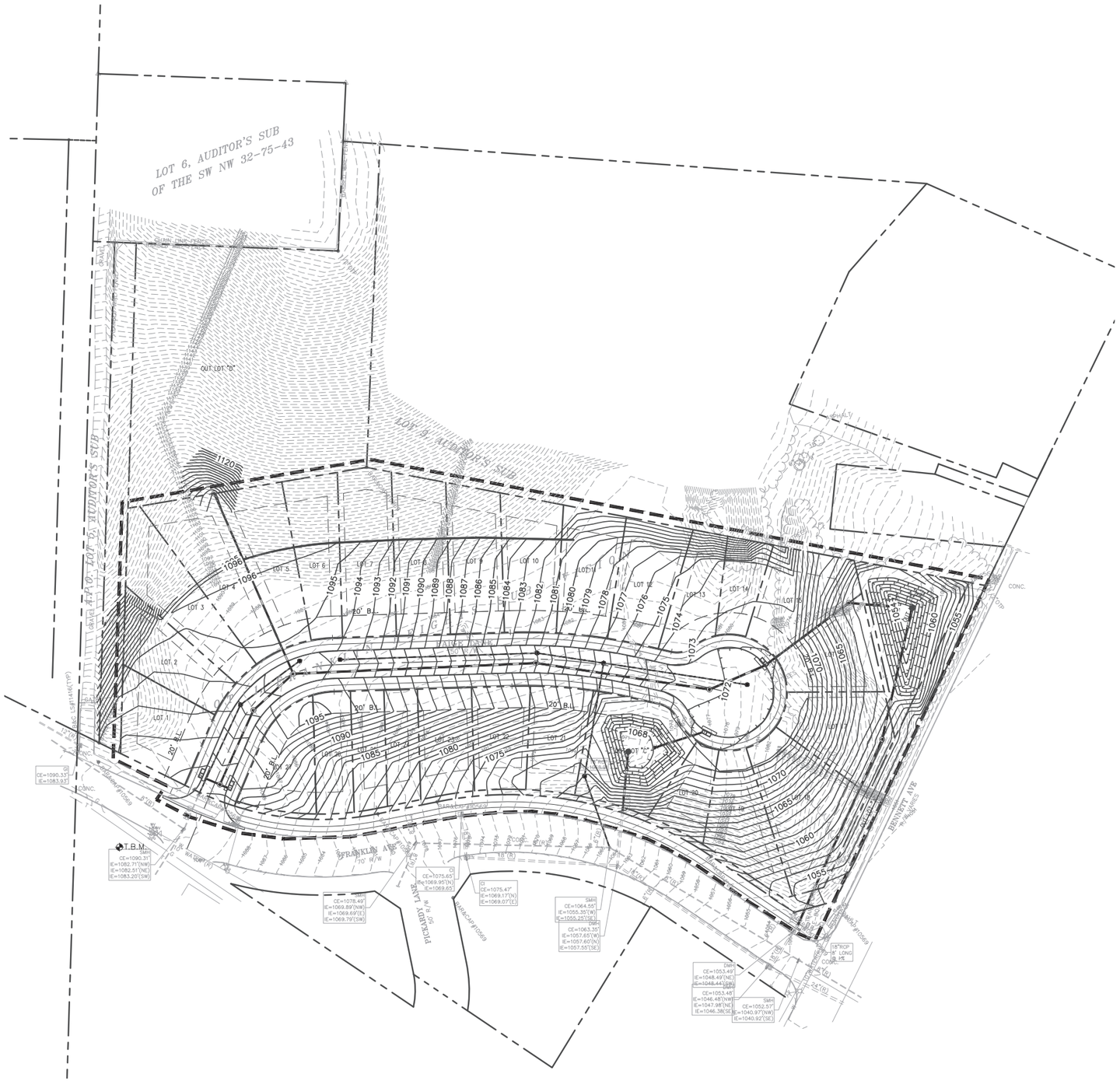
- ENGINEERING
- PLANNING
- LAND SURVEYING

PRELIMINARY SITE LAYOUT PLAN
HILLSIDE ESTATES SUBDIVISION
FRANKLIN AND BENNETT AVENUE
COUNCIL BLUFFS, IOWA

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

SHEET NO.
C1.1

S:\2016\169-FRANKLIN AVE SUB\ENGINEERING\E\PRELIMINARY PLANS\Preliminary Layout_201169.dwg, 3/3/2021 10:58:04 AM



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

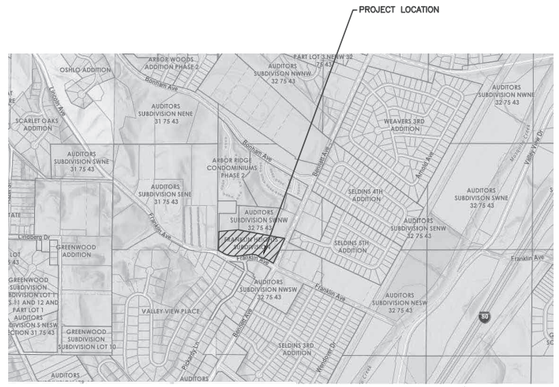
20 0 20 40 60 FEET

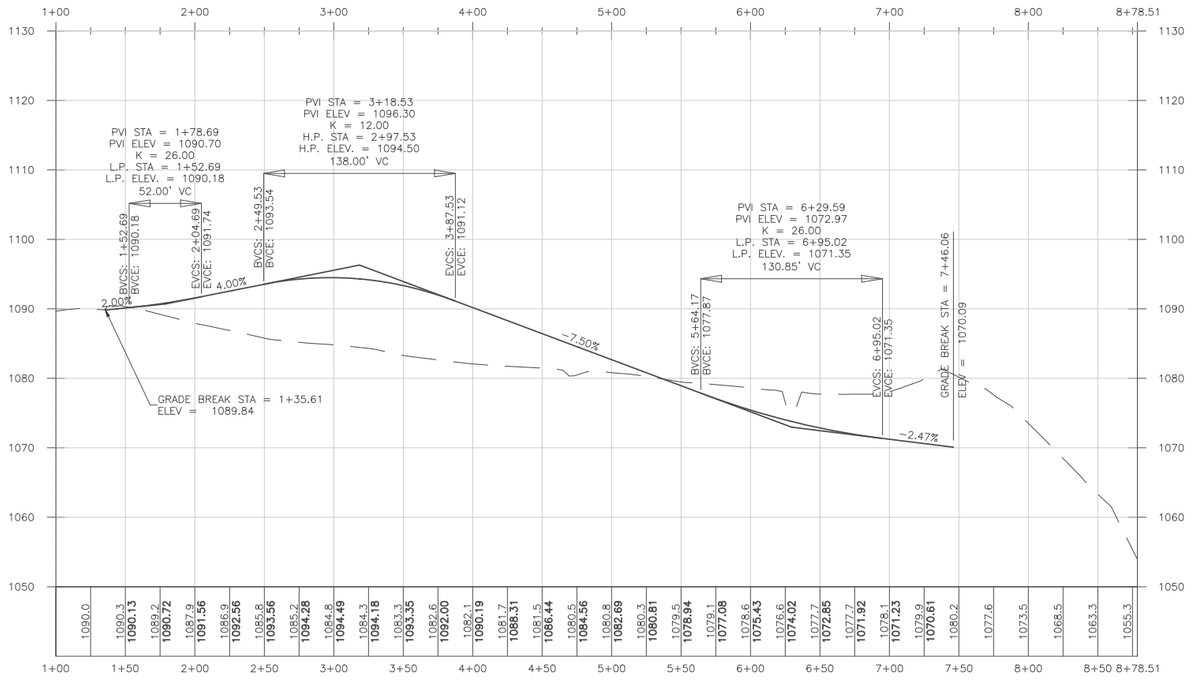
IOWA ONE CALL
800/292-8989
TOLL FREE
CALL-BEFORE-YOU-DIG

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

- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- BUILDING LINE
- SETBACK LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED RETAINING WALL
- PROPOSED STORM PIPE
- PROPOSED SANITARY PIPE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED INLETS
- EXISTING SANITARY PIPE
- EXISTING STORM PIPE
- EXISTING INLET
- EXISTING MANHOLE


PROJECT LOCATION
OSHLO ADDITION
ARBOR WOODS ADDITION PHASE 2
SCARLET OAKS ADDITION
ARBOR RIDGE CONDOMINIUMS PHASE 2
WEAVERS 3RD ADDITION
SELDENS 4TH ADDITION
SELDENS 5TH ADDITION
SELDENS 3RD ADDITION
GREENWOOD ADDITION
VALLEY VIEW PLACE
GREENWOOD SUBDIVISION SUBDIVISION LOT 10
AUDITORS SUBDIVISION NWNW 32-75-43
AUDITORS SUBDIVISION NENE 31-75-43
AUDITORS SUBDIVISION SENE 31-75-43
AUDITORS SUBDIVISION SWNW 32-75-43
AUDITORS SUBDIVISION NENW 32-75-43
AUDITORS SUBDIVISION SENW 32-75-43
AUDITORS SUBDIVISION NESW 32-75-43
AUDITORS SUBDIVISION SWNE 32-75-43
AUDITORS SUBDIVISION NWSW 32-75-43
AUDITORS SUBDIVISION NESE 32-75-43
AUDITORS SUBDIVISION SESW 32-75-43
AUDITORS SUBDIVISION SWSE 32-75-43
AUDITORS SUBDIVISION SESE 32-75-43
AUDITORS SUBDIVISION SENW 32-75-43
AUDITORS SUBDIVISION SWSW 32-75-43
AUDITORS SUBDIVISION NWSE 32-75-43
AUDITORS SUBDIVISION NESW 31-75-43
AUDITORS SUBDIVISION SESW 31-75-43
AUDITORS SUBDIVISION SWSW 31-75-43
AUDITORS SUBDIVISION NWNE 32-75-43
AUDITORS SUBDIVISION SWNW 31-75-43
AUDITORS SUBDIVISION SENE 32-75-43
AUDITORS SUBDIVISION SWSE 31-75-43
AUDITORS SUBDIVISION NWSW 31-75-43
AUDITORS SUBDIVISION NESE 31-75-43
AUDITORS SUBDIVISION SESE 31-75-43
AUDITORS SUBDIVISION NWNW 31-75-43
AUDITORS SUBDIVISION SWNW 31-75-43
AUDITORS SUBDIVISION NENW 31-75-43
AUDITORS SUBDIVISION SENW 31-75-43
AUDITORS SUBDIVISION NESW 31-75-43
AUDITORS SUBDIVISION SESW 31-75-43
AUDITORS SUBDIVISION SWSW 31-75-43
AUDITORS SUBDIVISION NWSE 31-75-43
AUDITORS SUBDIVISION NESE 31-75-43
AUDITORS SUBDIVISION SESE 31-75-43
AUDITORS SUBDIVISION NWNE 31-75-43
AUDITORS SUBDIVISION SWNE 31-75-43
AUDITORS SUBDIVISION NENE 31-75-43
AUDITORS SUBDIVISION SENE 31



20 0 20 40 60 FEET

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

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.

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



VICINITY MAP

NORTH
NOT TO SCALE

REVISIONS			
NO.	DESCRIPTION	DATE	BY

PROJECT NO.
EGA201169

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

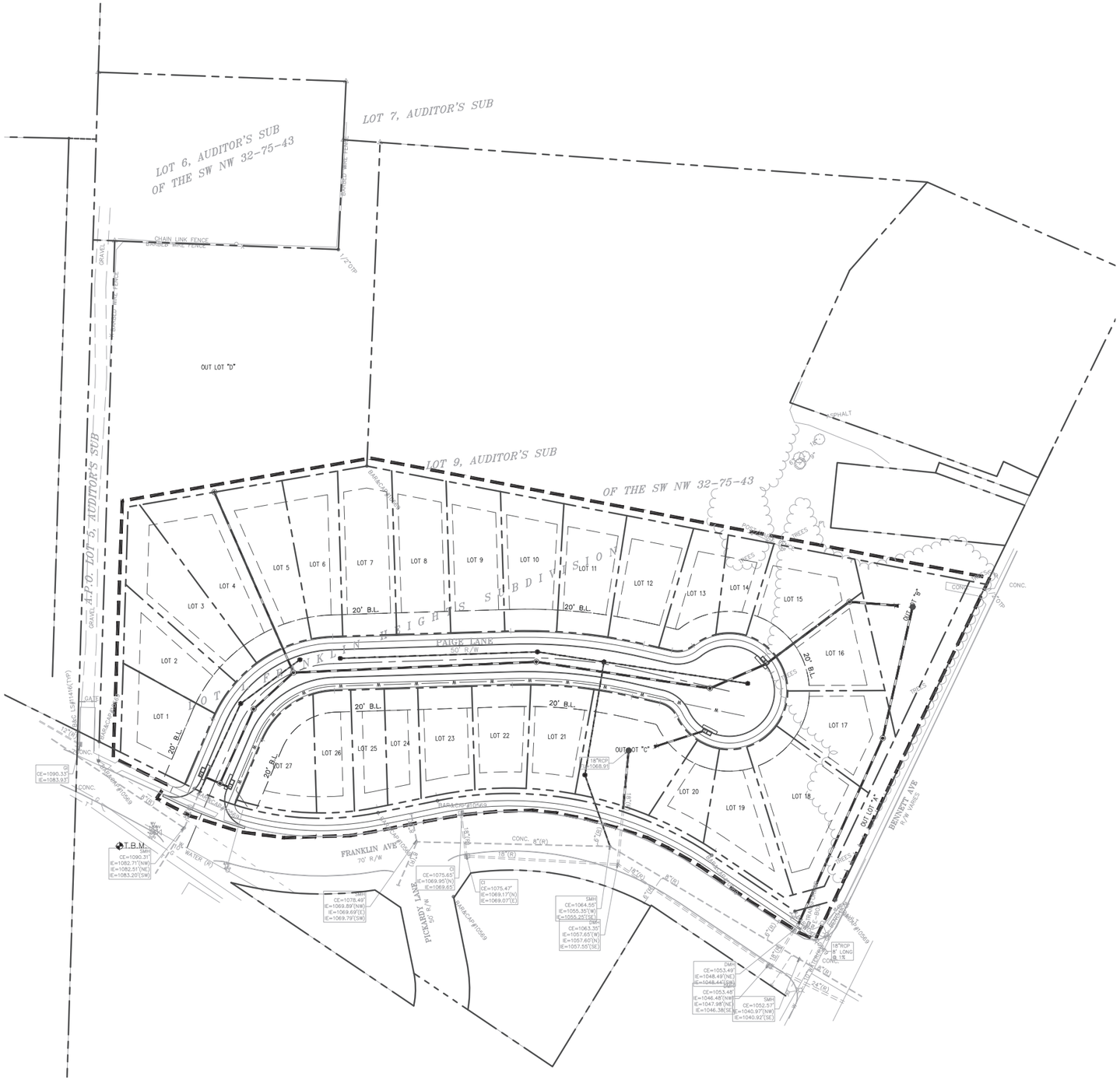
- ENGINEERING
- PLANNING
- LAND SURVEYING

PRELIMINARY SITE PROFILES
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.
C2.2

S:\201169-FRANKLIN AVE SUB\ENGINEERING\E\PRELIMINARY PLANS\Preliminary Grading_201169.dwg, 3/3/2021 8:37:30 AM



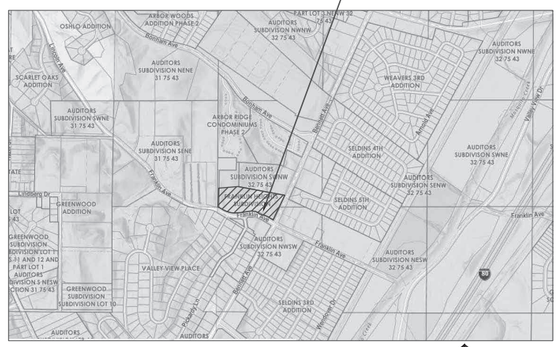
20 0 20 40 60 FEET

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

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

- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- BUILDING LINE (B.L.)
- SETBACK LINE
- PROPOSED STORM PIPE
- PROPOSED SANITARY PIPE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED INLETS
- PROPOSED WATER
- EXISTING SANITARY PIPE
- EXISTING STORM PIPE
- EXISTING INLET
- EXISTING MANHOLE



VICINITY MAP

NORTH
NOT TO 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

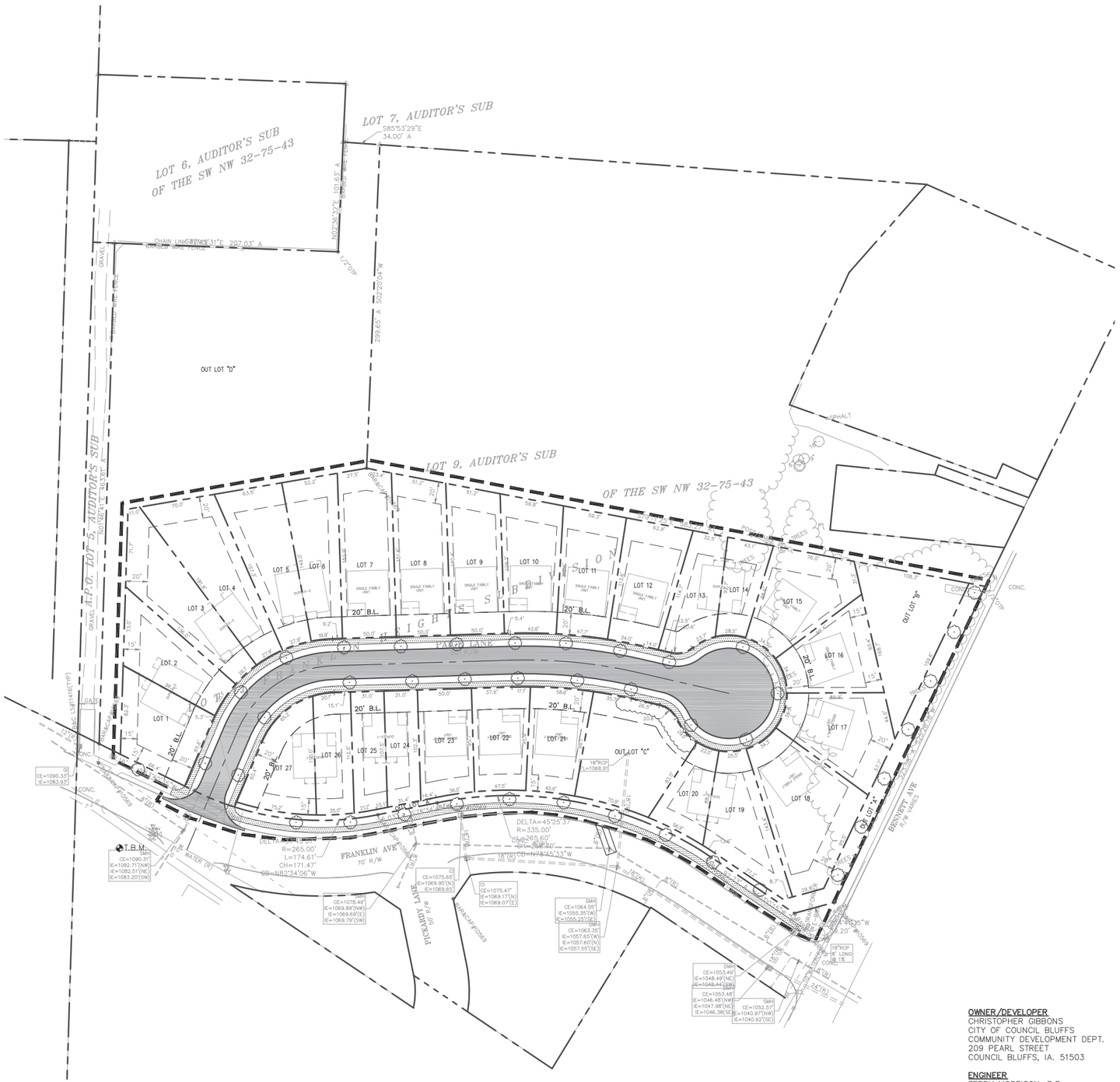
- ENGINEERING
- PLANNING
- LAND SURVEYING

PRELIMINARY SITE UTILITIES 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.
C3.1

S:\20\169-FRANKLIN AVE SUB\ENGINEERING\E\PRELIMINARY PLANS\Preliminary Utilities_201169.dwg, 3/3/2021 9:17:53 AM



20 0 20 40 60 FEET

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

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
- PROPOSED STREET TREE
- PROPOSED SHRUBS (18" – 24" TALL)



VICINITY MAP

NORTH
NOT TO 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 LANDSCAPE PLAN

HILLSIDE ESTATES SUBDIVISION

FRANKLIN AND BENNETT AVE.
COUNCIL BLUFFS, IOWA

DATE: 3/16/21
DESIGNED BY: TLM
DRAWN BY: JRB
CHECKED BY: TLM

SHEET NO.
C4.1

S:\201169-FRANKLIN AVE SUB\ENGINEERING\E\PRELIMINARY PLANS\Preliminary Landscape Plan_201169.dwg, 3/16/2021 8:44:28 AM