

Relevant Experience

Council Bluffs Market Place Council Bluffs, Iowa



Ehrhart Griffin & Associates (EGA) was retained to perform all land surveying and civil engineering tasks for a brand new 50 acre mixed-use commercial development located in Council Bluffs, Iowa. This project, located at the south east corner of I-80/ I-29 Interstate and South 24th Street was designed and constructed on a previously undeveloped agricultural site.

Based upon a developer approved master plan, onsite design tasks that the EGA team performed included topographic survey, preliminary and final plats, geometric layouts, site grading, utilities, roadway and parking lot design, drainage and storm detention calculations. Offsite design tasks included a traffic study, traffic signal design and intersection improvements at major ingress/egress points to the site.

When finished, the project will contain 3 major anchor tenants (presently JC Penney, Shopko and Petco), together with a strip mall and individual sites on out lots.

All survey and design information used to create the platting and construction documents were prepared using state of the art electronic surveying and computer aided drafting (CAD) equipment and software.

Contact Person: John Huges
 Magnum Development Corp.
 (402) 558-2200

Relevant Experience

“L” Street Marketplace Omaha, Nebraska

Ehrhart Griffin & Associates (EGA) was retained to perform all land surveying and civil engineering tasks for a brand new 500,000 square foot 50 acre mixed-use commercial development located in Omaha, Nebraska. This project, located at the north east corner of “L” Street and 120th Street was designed and constructed on a portion of the former undeveloped Avaya (Connectivity) site. Total construction cost of onsite improvements, including buildings, was approximately 32 million dollars.

Based upon a developer approved master plan, onsite design tasks that the EGA team performed topographic survey, preliminary and final plats, geometric layouts, site grading, utilities, roadway and parking lot design, drainage and storm detention calculations. Intense coordination between contractor, developer and tenants was required to meet the specific needs and specifications of each leased space.

Offsite design tasks included a traffic study, traffic signal design and the design of approximately 8.6 million dollars in public improvements for the widening of “I” Street, 120th Street, “L” Street and the entrance ramp onto Interstate 80.

The Marketplace is fully developed, anchored by a Super Target store, and contains a “town square” approach that houses smaller tenants in the center of the project and numerous outlots along the perimeter of the site. Other major tenants include, among others, Best Buy, Sports Authority, Office Max and Petco. This project was one of the first major developments constructed under the Omaha by Design guidelines.

The City of Omaha was governing agency for all permit review. EGA performed construction observation for site infrastructure.

All survey and design information used to create the platting and construction documents were prepared using state of the art electronic surveying and computer aided drafting (CAD) equipment and software.



Contact Person: John Hughes
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Project Manager (on-site improvements) Daniel Dolezal, P.E.
Project Manager: (off-site improvements) Sorin Juster, P.E.
Cost of Improvements including structures (on-site) \$32,000,000
Cost of Improvements (off-site) \$ 8,600,000