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December 11, 2024

Christopher Gibbons
Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs IA 51503

RE: Whispering Oaks – Phase VI
Letter of Intent and Preliminary Plan Applications
Council Bluffs IA
Project No. 6519.210

Dear Mr. Gibbons,

Submitted herewith are the following documents in support of this Letter of Intent:

- Preliminary Plan Application
- Preliminary Plans and Supporting Information

TS Development LLC currently owns all the land included in this request. The developer's name and contact information is:
Gerald Torczon, Managing Partner
TS Development LLC
11205 South 150th Street, Suite 100
Omaha NE 68138
402.592.6942 office

TS DEVELOPMENT HISTORY IN IOWA

BHI Development Inc. was started in 1978 by Gerald (Jerry) Torczon. Since 1978 Jerry has successfully expanded into Birchwood Homes, Woodland Homes, Pine Crest Homes, Richland Homes, and his popular Villa Homes product lines as well as commercial and mixed-use projects and a wholesale landscaping nursery.

Thinking toward the future and recognizing that Douglas and Sarpy were running out of developable sites, Jerry turned his attention to Pottawattamie County and Council Bluffs. After spending considerable time looking at potential sites, he settled in on this special parcel of land in 2014, a little under 180 acres.

The first Preliminary Plan was submitted in September of 2014. That plan was to construct 409 single family residences in phases. After approval of the first Preliminary Plan BHI transferred ownership to their development company, TS Development LLC. Phase I, and II, and III have been platted.

In 2017, following purchase of 27.263 acres from Lewis Central School District TS Development began planning and entitlements on what is currently Phase V. In December of 2019 a Preliminary Plan was submitted for Phase IV. In March of 2022 a Preliminary Plan was submitted for Phase V. The Final Plats for Phase IV and V are scheduled to be considered by City Council on December 16, 2024.

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EMPLOYEE OWNED

The first Preliminary Plan which was submitted in September of 2014 did include a similar residential housing concept to this one presented in this current Phase VI submittal.

This site is above the 100-year flood plain.

We will be dedicating public right of ways.

We will be constructing streets, storm sewers, sanitary sewers, water, electricity, natural gas, street lighting and communications/data utilities within said public right of ways.

Over lot grading, some sanitary sewer, and storm water management controls were previously constructed with the Phase I and II and III construction projects.

The detention basins were designed to limit the post-developed peak runoff from the 2 and 5-year rainfall event to not exceed the pre-developed peak runoff for the 2 and 5-year frequency storm, respectively.

Also, the detention basins were designed to limit the post-developed peak runoff from the 10, 25, 50 and 100-year rainfall event to not exceed the pre-developed peak runoff for the 10-year frequency storm.

The detention basins also provide the required water quality volume. Runoff from offsite drainage areas were calculated as bypass flow.

DEVELOPER REQUESTS

We request that previous Geotechnical Investigations and Drainage Studies and Traffic Impact Studies, which have been prepared and submitted in the past be allowed as conditions have not changed.

We request that the sewer tap on fee program that was previously established be continued with these areas for the purpose of equitably distributing sewer costs to those benefited areas.

We request that driveway curb grinding be allowed as our storm sewer inlet designs are not dependent upon holding flow in the gutters.

If adjoining property(s) wish to connect, tap into, or use any part of Whispering Oaks lands or infrastructure, in part or in whole, we request that the City require said adjoining property(s) submit an acceptable plan.

We request that the City require adjoining property(s) comply with Whispering Oaks building covenants and that adjoining properties agree to pay all costs and assume operations & maintenance and liabilities of said connections, taps or use as this is customary practice.

We are requesting this project be advanced to the Planning Commission at the earliest possible meeting date.

If you have any questions or comments, please feel free to contact either Gerald Torczon, Managing Partner, or myself. We look forward to your favorable response.

Sincerely,
THE SCHEMMER ASSOCIATES INC.

Charles Huddleston, P.E.
Senior Civil Engineer

CC: Gerald Torczon (Managing Partner),
Project File