STEVEN RIDGE

R-1/P-R OVERLAY DEVELOPMENT PLAN

LETTER OF INTENT

FSE #: 051.001

Steven Ridge is proposed for replating into a proposed residential development with a variety of home types. Lot 1 is proposed for multi-family units, Lot 2 is proposed for townhomes, and lots 3-85 will be single-family residential homes.

Access to this will be from the proposed Steven Road, within platted right of way, along the southeast and southwest corner of Lot 1 that will connect to two newly proposed roads. The new roads will be a two-lane, 25 ft wide section. Steven Road is currently in the design process by the City of Council Bluffs.

Utility extensions are planned for the water, sanitary sewer and storm sewer to serve proposed Lots 1-85. A water service connection to the existing water main at the north end of Chestnut Drive is proposed. A sanitary sewer lift station is proposed for the north end of Steven Ridge, which will pump sanitary sewer south to an existing manhole at the intersection of Chestnut Drive and Steven Road. Storm sewer will be collected with curb inlets and storm sewer pipe within the right-of-way, and will be conveyed to detention basins within the eastern portion of the site, within Outlots B and C.

The site currently is zoned A-2, with a proposed change of zone to R-1/P-R Overlay.

The construction of the Steven Ridge Development is projected to begin in June 2022. Construction will commence upon filing of the approved Final Plat for the site, as well as the completion of the required utility extensions, or the posting of a bond or guarantee for the remaining costs of those improvements.