Attachment A

March 8, 2022

Mr. Christopher Gibbons
COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT
209 Pearl Street
Council Bluffs, Iowa 51503

RE: Hills of Cedar Creek 2022
Preliminary Plan Submittal
EGA Project No. 211204

Dear Mr. Gibbons,

The Hills of Cedar Creek 2022 represents a proposed 58 lot single family residential subdivision that is a continuation of the master plan previously submitted for The Hills of Cedar Creek subdivision. This proposed subdivision occupies the central to easterly portion of that master plan area.

This subdivision is surrounded by platted, residential housing and un-platted agricultural land. Both phases will require grading to achieve final grades.

The subdivision will be divided into two phases. Phase One will consist of 31 lots and the construction of Ballard Circle. Phase Two will consist of the remaining 27 lots and the construction of Hampton Drive and Quenby Drive.

The proposed system will consist of a standard, local street section consisting of a 26' wide, 7" thick P.C. concrete with integral curb and gutter. Appropriate curb ramps meeting City standards will be installed at all intersections.

Work necessary for this project will consist mainly of storm and sanitary sewer pipes and structures and will connect to existing mains.

This proposed project falls under the jurisdiction of the new post construction storm water management policies. We have corresponded with the City of Council Bluffs Public Works Department and determined an acceptable course of action for these phases.

Existing public utilities (i.e. power, gas, water and communications) already serve the surrounding neighborhood, and were sized to allow expansion into this phase of construction. Each utility has provided logical connection points so as to allow for service extension while minimizing local disruption to the existing neighborhoods.

We are looking forward to presenting the project at the required public hearings. If you need any additional information or clarification, please do not hesitate to call.

Thank you for your time and consideration in this matter!

Sincerely,
EHRHART GRIFFIN & ASSOCIATES

Terry Morrison, PE