ATTACHMENT B

GREENVIEW ESTATES SUBDIVISION

Preliminary Plan
Letter of Intent

HGM# 106119
May14, 2019

The proposed 20-acre development is located at the northwest corner of Greenview and State Orchard Road. Eastern Hills Drive is scheduled for construction this year and it will basically replace State Orchard Road. An 18-lot townhome development is proposed as Greenview Estates Subdivision. Townhouse duplexes are proposed for Lots 1 through 18 inclusive with Lot 19 designated for future residential/commercial development as well as storm water detention.

The townhouse lots within this development plan will be served by a new 1,100-foot street on the southside of the townhomes. The proposed street will extend from State Orchard Road (Eastern Hills Drive) to the east then turning north and tying into Oran Drive. Pavement will be centered in a proposed 50-foot wide right-of-way which will subsequently be dedicated to the City of Council Bluffs. Pavement will be 26 feet-wide (curb-to-curb) and constructed as shown on the typical section (sheet A.01 of the Preliminary Plan).

The townhouse development will be served by a proposed 8" sanitary sewer main running beneath the proposed pavement. Service connections will be made as part of this project and will be extended from the proposed sewer to the proposed right-of-way line. A system of storm sewer pipes and intakes will also be constructed to convey storm water runoff to the proposed detention system within the subdivision. The townhouse development will also be served by an extension of water main from State Orchard Road as determined by the Council Bluffs Water Works.

Installation of street lights, electric and gas services, and communication utilities are also planned for the subdivision. Driveways and sidewalks will be constructed as individual lots are developed.

Site grading is scheduled to be completed this year (2019) with all public improvements (including street pavement, storm sewer, sanitary sewer and water main) scheduled to be completed in 2019-2020. The proposed townhome lots and public improvements in the Greenview Estates Subdivision will be developed as Phase 1. Phase 2 will be developed as a future phase with an unknown timeline.

This letter was authored by John Jorgensen, PE, ***HGM Associates Inc.***