NEW HORIZON SBUDIVISION, REPLAT 3

College Road Townhomes
PR Development Plan
Letter of Intent

HGM# 105017

January 2021

A 36 lot townhome development is proposed for New Horizon Subdivision, Replat 3. Townhouse duplexes are proposed for lots 1 through 36.

The townhouse lots within this development plan will be served by a new 930 feet street bisecting the townhouses. The proposed street, labeled as Patrick Circle, will extend from College Road to the southeast and terminate with a 45-foot radius cul-de-sac. 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 Development Plan).

The townhouse development will be served by a proposed 8" sanitary sewer main running beneath the proposed pavement and tie into the sewer on College Rd. Service connections will be made as part of this project and will be extended from the proposed sewer to 10 ft past the right-of-way line. A system of storm sewer pipes and intakes will also be constructed to convey storm water runoff to the existing detention system within the subdivision. The detention basin to the southwest will serve both the proposed development and the Immanuel Senior Living site to the northeast. The townhouse development will also be served by an extension of water main from College 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.

To meet the fire code requirement, all units will have fire suppression sprinkler systems.

See the stand alone Geotechnical report and Drainage study submitted as part of this package. The Preliminary Drainage Report from 2018 is still applicable to the site, and the detention volume is adequate since the total footprint of the townhomes in the new layout decreased by 619 sq. ft.

Variances are requested to allow lots to be less than 50 ft. wide, and to exceed the maximum 3:1 lot depth to width ratio to make this a viable development.

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

ATTACHMENT B