ATTACHMENT A

E & A CONSULTING GROUP, INC.
Engineering Answers

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March 16, 2021

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

RE: Arbor Creek 2nd Addition – Preliminary Plat & PR Development Plan Submittal
E & A File: P2020.240.001

Dear Chris,

On behalf of our client, Arbor Creek, LLC, we hereby submit an application for the above referenced project. The subject property is located at Lot 2, Arbor Creek; located near College Road and Railroad Avenue. This subdivision proposes a change of zone from A-2 to R-2.

Several variances will be requested as part of the development plan. Variances including: the reduction of the minimum horizontal curves (Section 5C-1 of the Iowa Statewide Urban Design and Specifications), Interior Lot Area, Corner Lot Width and Interior Lot Width (Section 15.09.50), and Lot Depth and width ratio (Section 14.14.020). The justification for the request is to eliminate the need to any additional intersections and also provide the maximum amount of area for future use by either the Humane Society or for additional residential development.

All documents included are listed on the attached transmittal. If you have any questions regarding this application, please contact me at 402-895-4700 or at jstoll@eacg.com.

Sincerely,
E & A Consulting Group, Inc

Jeff Stoll
Platting Services Assistant Manager

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March 16, 2021

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

RE: Arbor Creek 2nd Addition – PR Development Plan Letter of Intent
E & A File: P2020.240.001

Dear Chris,

On behalf of our client, Arbor Creek. LLC, we hereby submit an application for the above referenced project. The subject property is located at Lot 2, Arbor Creek; located near College Road and Railroad Avenue.

A 27-lot single family development is proposed as Arbor Creek 2nd Addition. This development will be zoned R-2 and will be a mix of detached of unattached single development, with one outlot will be designated for greenspace and a storm water detention and water quality detention. The proposed outlot will be owned and maintained by the developer or HOA. Lot 27 will be reserved for Midlands Humane Society to purchase and use as part of their development. If no agreement cannot be reached, Lot 27 will be a part of a 2nd phase development. In this 2nd phase, Lot 27 will be developed as more detached or unattached single-family houses that is in line with the first phase. Until Lot 27 is either purchased by Midlands Humane Society or is developed, this lot will be owned and maintained by the developer.

This development will be served by a new 700-foot street bisecting the residential lots, to be known as Arbor Creek Drive. The proposed street will be designed to meet City of Council Bluffs standards, with pavement centered in the 50-foot-wide right-of-way which will be dedicated to the City. The development will be served by a proposed 8" sanitary sewer main running within the proposed right-of-way. Service connections will be made as part of this project and will be extended from the proposed sewer main to the proposed right-of-way line. A storm sewer network of pipes and inlets will also be constructed to convey storm water runoff to the proposed detention system within the subdivision. This development will be served by an extension of water main as determined by the Council Bluff Water Works.

Installation of the street lights, electric and gas services, and communication utilities are also planned for the subdivision, we will work with the various utility companies regarding installation to this development. Any driveways or sidewalks will be constructed as each individual lot is developed.

The applicant and E & A Consulting Group, Inc. will continue to work with the City of Council Bluffs Planning Department and Public Works Department regarding any issue related to the development plan.

Site grading is scheduled to start in late summer with all pubic improvements (included storm sewer, sanitary sewer, street pavement, and water main) scheduled to be completed in early 2022.

If you have any questions regarding this application, please contact me at 402-895-4700 or at jstoll@eacg.com.

Sincerely,
E & A Consulting Group, Inc



Jeff Stoll
Platting Services Assistant Manager