ATTACHMENT C

SCHEMMER

Design with Purpose. Build with Confidence.

September 10, 2021

Mr. Christopher Gibbons
Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs IA 51503

RE: Whispering Oaks Phase III
Final Plat
Council Bluffs IA
Project No. 6519.202

Dear Mr. Gibbons,

Enclosed please find the following:

- Signed Final Plat Application w/$300.00 check
- 10 signed and sealed copies 18" x 24"
- 1 signed and sealed copy 11" x 17"

A new $108,679.59 surety for the work remaining in Phase III has been delivered to Public Works. An older $37,713.80 surety for the work in Phase I & II is still on file with the City from 2017.

In the event questions come up on the construction at the west end of Hemlock Street we have included the short narrative that our Client and the current owner of the land to the west of Hemlock Street agreed to: "When this phase of the subdivision is constructed paving would be built to approximately the middle of the proposed Outlot / Lot. Between the end of the new pavement and the property line the Contractor would install warning signs for end of pavement, large rip-rap intended to protect the slope and slow down the surface drainage and rebuild / reinforce the existing earth diversion berm / silt trap. The proposed street right of way would be dedicated at such time as a final plat for this phase is filed, after all construction is completed. This is all contingent upon regulatory agencies approvals." Our Client will complete construction of this small segment of Hemlock Street on his land as soon as the required clearing, grading, erosion control and SWPPP BMP's have been completed on the land to the west as there is currently a grade difference.

If you have any questions or comments, please feel free to contact us at your earliest convenience.

Sincerely,
THE SCHEMMER ASSOCIATES INC.

Charles Huddleston, P.E.
Project Manager

CC: Jerry Torczon TS Development, Project File

PHONE 712.329.0300
FAX 712.329.9970

Valley View Village
928 Valley View Drive, Suite 12
Council Bluffs, Iowa 51503-5288

SCHEMMER.COM

EMPLOYEE OWNED


NORTH
60 0 60
1 inch = 60 ft.
1070
1060
1080
290
229
228
227
OUTLOT
230
231
232
233
234
272
225
224
223
226
236
235
271
270
SS