

EAST FOX RUN SUBDIVISION

East Fox Run Townhomes

PR Development Plan

Letter of Intent

HGM# 108217

January 2018

A 30-lot townhome development is proposed as East Fox Run. Townhouse duplexes are proposed for Lots 1 through 30 inclusive with Lot 31 designated as Outlot A for greenspace and storm water detention.

The townhouse lots within this development plan will be served by a new 950-foot street bisecting the townhouses. The proposed street, identified as Carriage Road, will extend from Council Pointe Road to the east then turning south 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 Townhomes Development 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 Council Pointe 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.

A geotechnical report is currently being prepared by Thiele Geotechnical Inc.

HGM is currently working with the Public Works Department on developing the drainage report.

Site grading is scheduled to be completed this spring with all public improvements (including street pavement, storm sewer, sanitary sewer and water main) scheduled to be completed in 2018. All proposed lots and public improvements in the East Fox Run Subdivision will be developed at the same time as one phase.

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