

EXHIBT “A”

Area Types and Requirements	City Service Area I	City Service Area II		County Service Area 1		County Service Area II
	Density Varies Upon Type	With Cluster (Density Varies)	Without Cluster (1 du/1.0 acre)	With Cluster (Density Varies)	Without Cluster (1 du/1.0 acre)	In-Fill Development
<b>Incorporation/Annexation</b>						
Prior to Development	x	x	x			
Upon Development	x	x	x			
Unincorporated				x	x	x
<b>Water</b>						
Council Bluffs Water Works	x	x	x	x	x	
Regional Water System						x or
Individual Well/Community System						x
<b>Sanitary Sewer</b>						
City of Council Bluffs	x					
Private Community System		x or	x or	x or	x or	x or
Onsite Septic System		x	x	x	x	x
<b>Storm Sewer</b>						
On-Site Detention	x or	x or	x or	x or	x or	x or
Regional Detention	x	x	x	x	x	x
<b>Transportation</b>						
Direct Lot Access to Paved Street	x	x	x	x	x	x
Entrance onto Hard Surfaced Road	x	x	x	x	x	x
<b>Streets</b>						
Curb and Gutter	x	x	x	x	x	x
Sidewalks	x	x	x	x		
<b>Fire Protection</b>						
2.5 Miles to Fire Station	x	x				
5.0 Miles to Fire Station			x	x	x	x
<b>Design Criteria</b>						
Conservation Subdivision Design		x		x		x
<b>Parcel Splits</b>						
City Split/PLA Approval Required	X	X	X			
County Split/PLA Approval Required	X	X	X	X	X	X
2 parcels per ¼ ¼ Section	x	x	x			
2 Houses per ¼ ¼ Section				x	x	x
Subdivisions Permitted	x	x	x	x	x	x

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