LETTER OF INTENT
MORRIS SUBDIVISION, REPLAT 1

HGM# 112418
December 2018

The Iowa West Foundation is proposing to construct an Indoor Sports Facility to be operated by the Council Bluffs Soccer Club on approximately 6 acres of land south of 23rd Avenue and west of Mid-America Drive. The new facility will include a roughly 72,000 SF building with off street parking. Additional details of the proposed site development can be found in the development plan application that is being submitted concurrently with this minor subdivision replat application.

Lots 2 and 3 of the existing Morris Subdivision are being replatted as lots 1, 2, and 3 of the Morris Subdivision, Replat 1. The south lot line of lot 1 is being adjusted south. Access to lot 1 is via the existing private road and existing access easement to the east to Mid-America Drive. Lot 2 is the approximately 6 Acre lot where the indoor sports facility is proposed to be constructed. Access to lot 2 is by the private road and access easement that connects to Mid-America Drive. Lot 2 has existing public storm sewers, and sanitary sewers in existing easements on the property that will not be disturbed. Paved parking lots are proposed on the easements, and there may be minor adjustments required of the tops of the existing manholes to bring to proposed grades. The proposed parking lot is designed to minimize grade changes above the existing public utilities. Lot 3 is the remaining property east of lot 2 up to the existing Mid-America Drive right-of-way. Lot 3 includes the existing private road and private utilities that will serve lots 1 through 3. The existing private road and utilities are located within a proposed 50 ft. easement. It is anticipated that all utilities to serve the proposed sports facility are in the proposed easement adjacent to lot 2.

The sale of lot 2 has been negotiated and will be executed upon approval of the development plan and replat.

This letter was authored by Scott Reelfs, PE, HGM Associates Inc.

CITY OF COUNCIL BLUFFS - LOCATION/ZONING MAP
CASE #SUB-19-002

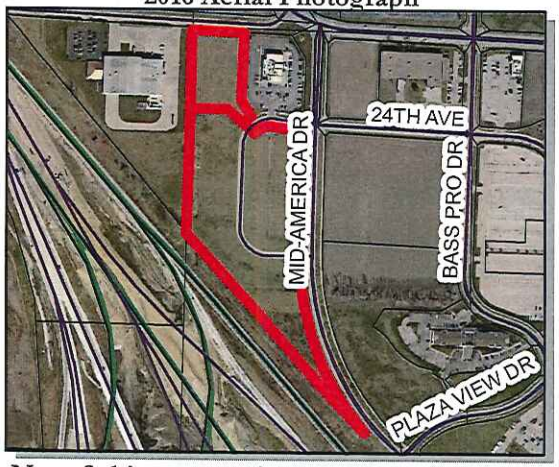
Map Legend

- Subject Properties
- Parcels

0 150 300

1 Inch = 300 Feet

2016 Aerial Photograph



Note: Subject properties are highlighted in red.

Last Amended: 12/14/18

Council Bluffs Community Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

DISCLAIMER
This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly denies any and all responsibilities for errors, if any, in the information contained on this map of the release of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.



ATTACHMENT C