Attachment B

LAKE MANAWA CENTRE LOT 10 REPLAT

PRELIMINARY PLAN REVIEW

LETTER OF INTENT

FSE #: 025.001

Lot 10, Lake Manawa Centre, is proposed for replatting into two lots, Lot 1 and Lot 2. A Rocket Carwash facility is proposed for the new Lot 1 site. A multi-family development is proposed for Lot 2, pending approval of proposed adjustments to the City of Council Bluffs P-C zoning code to allow multi-family uses.

Access to Lots 1 and 2 will be from an improved Power Drive, within new platted right of way, along the west side of Lot 1, and a shared public access drive through Lot 2, that will connect to Metro Crossing Drive. Power Drive is proposed to be improved to a three-lane section that will be extended south from Metro Crossing Drive as part of this project and will ultimately be extended south to connect with Highway 275 to the south by the City of Council Bluffs. The shared access drive is proposed to be a 25 ft wide street section, with parking along the drive in some locations. Both lots will also have private circulation systems serving the interior of the lots.

Utility extensions are planned for the water, sanitary sewer and storm sewer to serve proposed Lots 1 and 2. A water service connections to the existing water main along the north side of Metro Crossing Drive is proposed. A new sanitary sewer outfall sewer is proposed to provide sanitary sewer service to proposed Lots 1 and 2, as well as undeveloped property to the north of Metro Crossing Drive. A storm sewer discharge from Lot 1 across Lot 2 will also be required.

The site is within the flood fringe, and the building and other key improvements will be raised a minimum of 1 ft above the base flood elevation. Post-Construction stormwater requirements will be met with on-site detention and water quality measures, with discharge through a storm sewers into the existing ditch to the east, or the existing detention basin to the south.

The construction of the Rocket Carwash is projected to begin in June 2021. Construction will commence upon filing of the approved Final Plat for the site, as well as the completion of the required utility extensions, or the posting of a bond or guarantee for the remaining costs of those improvements.

Construction of the multi-family site is dependent upon the proposed zoning adjustments. If the code is amended, a Development Plan review submittal for the multi-family site will be prepared and submitted for City review. Construction will be dependent upon that review process but is anticipated in the fall of 2021.