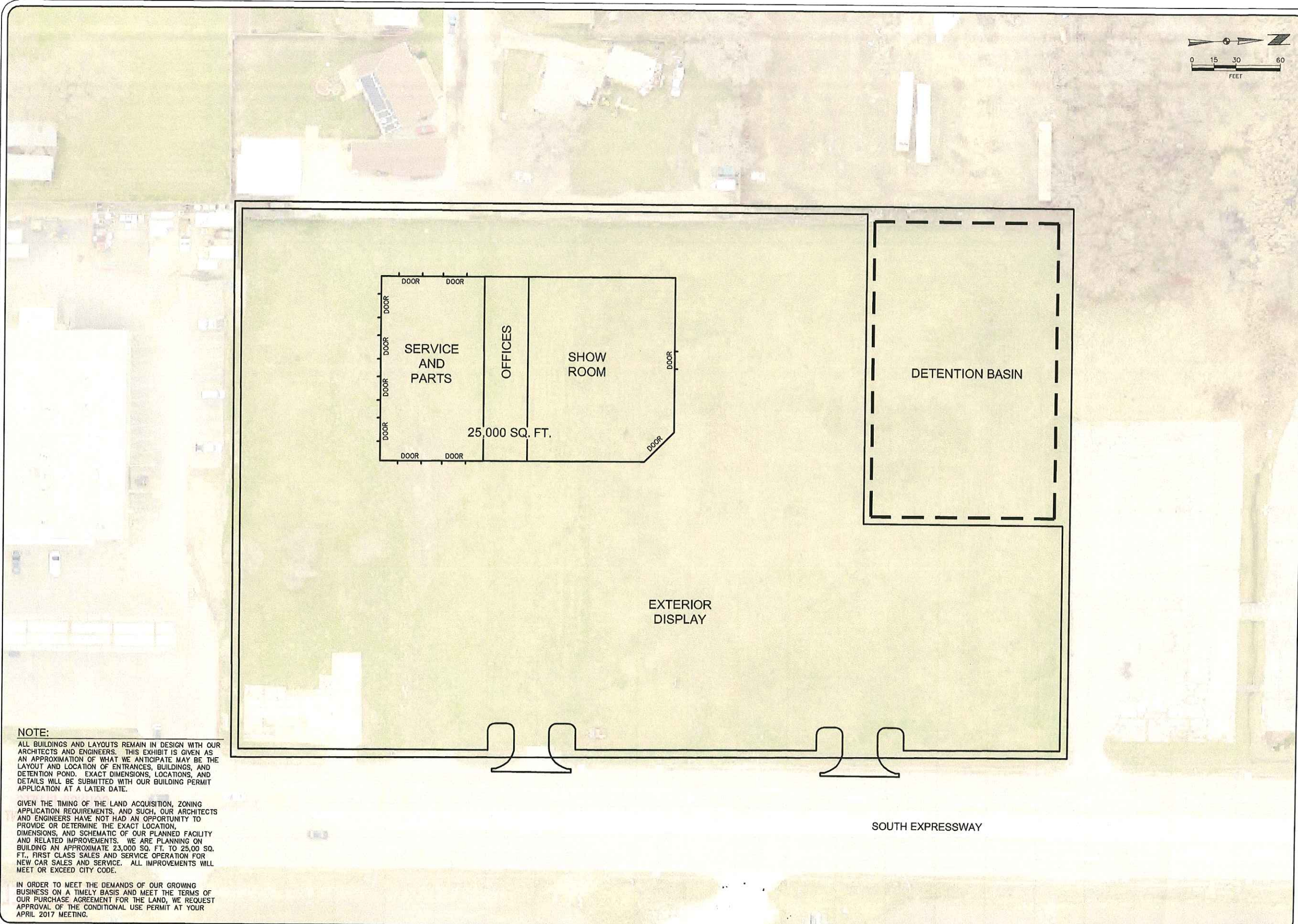


FILENAME: S:\Active Proposals\717-016 Jerry Banks Site Dev\716-314 J Banks S. Expressway Prop\Engineering\Dwg\Exhibits\716-016\_EDWARDS AUTO GROUP\_OPTION 1.dwg DATE PLOTTED: 3/30/2017 3:40 PM DRAWN BY: BLS PLOT SCALE: 1"=20'



**NOTE:**

ALL BUILDINGS AND LAYOUTS REMAIN IN DESIGN WITH OUR ARCHITECTS AND ENGINEERS. THIS EXHIBIT IS GIVEN AS AN APPROXIMATION OF WHAT WE ANTICIPATE MAY BE THE LAYOUT AND LOCATION OF ENTRANCES, BUILDINGS, AND DETENTION POND. EXACT DIMENSIONS, LOCATIONS, AND DETAILS WILL BE SUBMITTED WITH OUR BUILDING PERMIT APPLICATION AT A LATER DATE.

GIVEN THE TIMING OF THE LAND ACQUISITION, ZONING APPLICATION REQUIREMENTS, AND SUCH, OUR ARCHITECTS AND ENGINEERS HAVE NOT HAD AN OPPORTUNITY TO PROVIDE OR DETERMINE THE EXACT LOCATION, DIMENSIONS, AND SCHEMATIC OF OUR PLANNED FACILITY AND RELATED IMPROVEMENTS. WE ARE PLANNING ON BUILDING AN APPROXIMATE 23,000 SQ. FT. TO 25,000 SQ. FT., FIRST CLASS SALES AND SERVICE OPERATION FOR NEW CAR SALES AND SERVICE. ALL IMPROVEMENTS WILL MEET OR EXCEED CITY CODE.

IN ORDER TO MEET THE DEMANDS OF OUR GROWING BUSINESS ON A TIMELY BASIS AND MEET THE TERMS OF OUR PURCHASE AGREEMENT FOR THE LAND, WE REQUEST APPROVAL OF THE CONDITIONAL USE PERMIT AT YOUR APRIL 2017 MEETING.

This drawing is being made for the use of the project in accordance with the professional seal of the engineer. The engineer assumes no liability for any error or omission in this drawing or any part thereof, except in accordance with the terms of the above agreement.

**hgm**  
 ASSOCIATES INC.  
 640 FIFTH AVENUE COUNCIL BLUFFS, IA  
 PHONE: 712-323-0530

ECL	drawn	date
DBB	designed	
SDR	approved	
JAN 17	date	
	revision	

project S. EXPRESSWAY PROPERTY DEVELOPMENT  
 client EDWARDS AUTO GROUP  
 sheet COUNCIL BLUFFS, IOWA  
**OPTION 1**

project no. 000717-016  
 sheet  
**1 OF 1**