



May 26, 2017

Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50021

RE: SITE PLAN DOCUMENTS –RESUBMITTAL
AAA STORAGE, INC. NEW FACILITY
PART OF NORTHPOINTE VILLAGE CENTER PLAT 1, LOT 7
2175 NORTH ANKENY BLVD.
ANKENY, IOWA
S&A Project No. 117.0362

Dear Plan and Zoning Commission Members:

On behalf of Jason Shanahan of Shanahan and Sons Builders, Inc., as developer, please find accompanying the revised Site Plan documents and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of these documents.

The Site Plan illustrates improvements for a proposed self-storage development consisting of 7 buildings totaling 1,600 square feet of office space, 125,580 square feet of storage area and associated improvements on Parcel 2017-40, which is part of Lot 7 of Northpointe Village Center Plat 1, being 4.06 acres. Upon approval, construction is proposed this spring with grading operations and installation of the improvements.

As requested, we have addressed all items of the Tech Review through plan modification and discussions with Staff.

Please find accompanying the following items:

- One (1) copy of the Response Letter indicating how the comments have been addressed,
- Six (6) folded copies of the Site Plan (full size),
- Six (6) color copies of the Building Elevations,
- One (1) signed copy of the updated Drainage Calculations,
- One (1) copy of the Geotechnical Report,
- One (1) copy of the required Easement Documents (Sanitary, Water and Stormwater Management) to be submitted under separate cover,
- The NPDES Authorization Notice and SWPPP, and
- COSESCO Permit and permit fee of \$200.00.

We anticipate this project being on the June 6, 2017 Plan and Zoning Commission agenda for approval. If additional questions or comments come forth on this project, please contact me at your convenience. Thank you.

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AAA Storage, Inc. New Facility Site Plan
Plan and Zoning Commission Project letter

Sincerely,
SNYDER AND ASSOCIATES, INC.



Brent K. Culp

Enclosures

cc: Douglas Jelinek, Shanahan and Sons Builders, Inc. (w/ enclosure)
File