



Civil Engineering Consultants, Inc.

September 8, 2017

City of Ankeny Plan and Zoning Commission

RE: SITE PLAN – RAINBOW CHILD CARE CENTER

Dear Members of the Commission:

On behalf of EIG14T Development, we ask for your review and approval of the site plan for the proposed Rainbow Child Care Center to be located at the NE quadrant of the intersection of North Ankeny Boulevard and NE 28th Street.

This child care center is proposed to contain 11,922 sf in building area, including adequate parking and drives, and shall provide separate outdoor play areas for children of different age groups. The facility proposes to be very secure for the safety of the children, having fencing surround the play areas.

Access shall be from 28th Street through a private drive. The drive shall eventually connect from NE 28th Street to NE 36th Street to the north. Having several access points onto North Ankeny Boulevard.

A public sanitary sewer is proposed to be extended through the site to serve future development to the north. Stormwater detention/quality shall be treated in a proposed subsurface facility to be located under the parking lot.

Rainbow Child Care Center seeks to assist in fulfilling the daycare needs for the City of Ankeny. We ask for your review and approval of this project.

Sincerely,

CIVIL ENGINEERING CONSULTANTS, INC.

Bart A. Turk, PLA
Project Manager