



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

April 4, 2019

Honorable Mayor and City Council
City of Ankeny
Planning & Building Department
220 West 1st Street
Ankeny, Iowa 50023

RE: Northwest Federal Savings Bank

Honorable Mayor, City Council and Planning and Zoning Commission:

On behalf of Northwest Federal Savings Bank, we respectfully submit herewith the Northwest Bank Site Plan, Preliminary Plat, and Final PLat in request for approval. This property consists of 2.62 acres and is located at the southwest corner of SW Oralabor Road and SW Highpointe Drive. This site plan was prepared in accordance with Ankeny's standards and meet the requirements of the Highpointe North Planned Unit Development. This project features the construction of a 9,334 sf bank, 47 parking spaces, drive aisles with a drive thru for the bank, second lot for future development, a shared detention pond on the southwest corner of lot 2, utility improvements, and landscaping throughout.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Keith Weggen, ASLA