



July 3, 2019

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

RECEIVED
JUL 3 - 2019
CITY OF ANKENY

RE: SITE PLAN DOCUMENT RESUBMITTAL
CORPORATE WOODS INDUSTRIAL PARK PLAT 2, LOT 2
6150 SE RIO CIRCLE / 620 SE CORPORATE WOODS DRIVE
S&A Project No. 119.0528.01

Dear Plan and Zoning Commission Members:

On behalf of Opus Development Company, LLC, as owner and developer, please find accompanying the updated 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 warehouse/distribution building on Lot 2 of Corporate Woods Industrial Park Plat 2 being 11.25 acres. The building is 200,956 SF of primarily warehouse/distribution with a small area of support office. All of the truck dock doors are located opposite SE Rio Circle on the west side of the building. Upon approval, construction is proposed with grading operations and installation of the improvements this summer.

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

- Two (2) copies of the comment response letter
- Six (6) folded copies of the Site Plan (full size),
- Six (6) color copies of the Building Elevations (half size),
- One (1) copy of the SWPPP,
- One (1) copy of the COSESCO permit with submittal fee of \$360.00,
- One (1) copy of the NPDES authorization,
- One (1) copy of the updated Traffic Generation Memo and
- One (1) copy of the updated Drainage Calculations (signed).

We anticipate this project being on the July 16, 2019 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.

Sincerely,

SNYDER AND ASSOCIATES, INC.

Brent K. Culp

Enclosures

cc: Mike Anthony, Opus Design Build, LLC (w/enclosures)
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