



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS, PLANNERS & SURVEYORS

August 20, 2018

Plan and Zoning Commission
c/o Derek Silverthorn
City of Ankeny
220 W. First Street
Ankeny, Iowa 50021

RE: Delaware Square Phase 2
Lot 6, Ankeny Industrial Park
Site Plan Submittal

Dear Plan and Zoning Commission Members:

On behalf of Woodside Business Park LLC, we are pleased to submit herewith the Site Plan for the proposed Phase 2 development of Delaware Square located at 1690 SE Delaware Avenue. The property is described as Lot 6, Ankeny Industrial Park, consisting of 4.13 acres. The existing C-2 zoning supports the proposed use.

Phase 1 of the development was approved and constructed in 2008, including an approximately 16,000 sf commercial building, associated parking, utility service connections, landscaping and storm water detention to accommodate both Phase 1 and Phase 2. Phase 2 was shown on that site plan as future development including an existing 9,000 sf building to be improved with an addition to the East and North of approximately 16,500 sf. Other site improvements include parking, utility service connections and landscaping associated with Phase 2 development as shown on the original site plan.

Please accept this submittal for consideration at the regular Plan and Zoning Commission meeting on September 18, 2018.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Brad Kuehl, Project Manager

cc: Dean Godwin, Woodside Business Park LLC