



September 6, 2019

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

RECEIVED

SEP 06 2019

CITY OF ANKENY

RE: SITE PLAN DOCUMENT RESUBMITTAL  
HIDDEN CREEK PLAT 2, LOT 2 / HIDDEN CREEK PLAT 4, LOT 1  
1606 NW IRVINEDALE DRIVE / 3005 NW 18<sup>TH</sup> STREET  
ANKENY, IOWA  
S&A Project No. 119.0705.01

Dear Plan and Zoning Commission Members:

On behalf of Hunziker Land Development Company, LLC, as owner and HCS Builders, Inc., as 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 day care center and a coffee shop with drive-through on the combined lots of Lot 2 of Hidden Creek Plat 2 and Lot 1 of Hidden Creek Plat 4 being 2.30 acres. The building is 13,133 SF of which 11,243 SF will be the day care center and the coffee shop is 1,890 SF. Upon approval, construction is proposed with grading operations and installation of the improvements this fall.

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

- Six (6) folded copies of the Site Plan (full size),
- Six (6) color copies of the Building Elevations (half size),
- Two (2) copies of the comment response letter
- One (1) copy of the SWPPP, One (1) copy of the COSESCO permit with submittal fee (\$180.00)
- One (1) copy of the NPDES authorization,
- One (1) copy of the Stormwater Management Maintenance Easement document (under separate cover),
- One (1) copy of the updated Traffic Impact Study (to be submitted upon completion),
- One (1) copy of the lot tie agreement,
- One (1) copy of the revised Ingress / Egress Easement Document and
- One (1) copy of the updated Drainage Calculations (signed).

We anticipate this project being on the September 17, 2019 Plan and Zoning Commission agenda for approval. If additional questions or comments come forth on this project, please contact me at your convenience.

Sincerely,

SNYDER AND ASSOCIATES, INC.

Brent K. Culp

Enclosures

cc: Justin Dodge, HCS Builders, Inc. (w/enclosures)  
File