



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

February 7, 2020

Planning and Zoning Commission
City of Ankeny
c/o Ruth Hulstrom
220 W. 1st Street
Ankeny, Iowa 50023

RE: Lot 5 Otter Creek Commercial Plat 2- 3606 NE Otterview Circle
Site Plan

Planning and Zoning Commission;

On behalf of Spirit of Truth, LLC, we respectfully submit herewith the Site Plan for 3606 NE Otterview Circle, in request for approval. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the C-2 General Retail, Highway Oriented and Central Business Commercial District zoning.

The proposed site improvements will include a 9,600 square foot office and retail building on an approximate 0.97 acre site. Construction is anticipated to start in April 2021.

Please contact me should you have any questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Emily Harding, P.E.

cc: Brian Herbel, Spirit of Truth, LLC
File

Enclosures