



June 5, 2020

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

RE: SITE PLAN DOCUMENT RESUBMITTAL  
HIDDEN CREEK MULTI-USE 2020  
HIDDEN CREEK PLAT 2, LOT 3 AND LOT 4  
1520 AND 1504 NW IRVINEDALE DRIVE  
ANKENY, IOWA  
S&A Project No. 119.1174.01

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Dear Plan and Zoning Commission Members:

On behalf of Hunziker Land Development Company, LLC, as owner and Hunziker Construction Services, 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 two-story building with professional office, restaurant with drive-through and one (1) ADA accessible residential unit on the 1<sup>st</sup> floor and residential units on the 2<sup>nd</sup> level on the combined lots of Lots 3 and 4 of Hidden Creek Plat 2 being 2.32 acres. The 1<sup>st</sup> floor of the building is comprised of professional office, a drive thru restaurant, and one 2-bedroom ADA apartment. The 2<sup>nd</sup> floor has 12 additional residential units with a total of 19 bedrooms with detached 12 unit garage. 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) color copies of the Building and Garage/Trash Enclosure Elevations (half size),
- Six (6) folded copies of the Site Plan (full size),
- 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 lot tie agreement,
- One (1) copy of the signed Ingress / Egress Easement Document,
- One (1) copy of the signed revised Sidewalk Easement Document,
- One (1) copy of the signed Stormwater Management Maintenance Easement document,
- One (1) copy of the updated Traffic Impact Study (to be submitted upon completion), and
- One (1) copy of the updated Drainage Calculations (signed).

We anticipate this project being on the June 16, 2020 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.

A handwritten signature in blue ink, appearing to read "Brent K. Culp". The signature is fluid and cursive, with the first name "Brent" being more prominent than the last name "Culp".

Brent K. Culp

Enclosures

cc: Justin Dodge, Hunziker Construction Services, Inc. (w/enclosures)  
File