



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

September 30, 2022

Plan and Zoning Commission
Attn: Eric Carstens
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Delaware Landing
Preliminary Plat, Final Plat and Site Plan

Dear Plan and Zoning Commission Members:

On behalf of Denny Elwell Family LC and Copeland Development, we are pleased to submit herewith the documents for the Preliminary Plat, Final Plat and Site Plan for the proposed development of 8.35 acres of property south of Fleet Farm on the east side of Delaware Avenue. The property is proposed to be platted into 2 lots for development. The site Plan will be within the eastern 6.42 acre lot. The existing C-2 zoning supports the proposed use.

The site plan includes a new retail building with approximately 55,000 square feet. Other site improvements include parking, storm water basins, utility service connections and landscaping.

Please accept this submittal for consideration at the regular Plan and Zoning Commission meeting on November 8th, 2022.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Doug Mandernach

cc: Chris Murray, Denney Elwell Company (via email)
Josh Copeland, Copeland Development (via email)

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SEP 30 2022

CITY OF ANKENY

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