



June 3, 2013

Eric Jensen  
Planning & Building Department  
City of Ankeny  
220 West First Street  
Ankeny, Iowa 50023-1751

Re: Wanda Manor Plat 1

Dear Mr. Jensen:

Wanda Manor Cooperative is submitting this proposed replat of Lot 2, First Plaza Plat 1. We are proposing to subdivide this lot into 3 lots. Lot sizes will be 4.63 acres, 0.71 acres and 1.00 acres in size. The lot is currently zoned C-2. Lot 1 is proposed to be developed as multifamily apartments while lots 2 and 3 will be developed as commercial lots.

Access will be off the existing shared entrance off of E. 1<sup>st</sup> Street. In addition there will be ingress egress easements along the existing frontage road on the south side of Lots 2 and 3 and along the proposed drive along the north side of Lots 2 and 3.

We are also submitting the Public Sanitary Sewer Extension plans to bring public sewer to serve Lots 2 and 3 for your approval.

If you have any questions with regards to this submittal please feel free to give me a call,

Respectfully Submitted,

Charles J. Bishop, P.E.