



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,  
PLANNERS & SURVEYORS

May 30, 2017

Honorable Mayor, City Council and Plan and Zoning Commission Members  
c/o Emily Bodeker  
City of Ankeny  
220 West First Street  
Ankeny, Iowa 50023

RE: The Crossings at Deer Creek Plat 1  
Final Plat and Construction Drawing Submittal

Dear Honorable Mayor, City Council and Plan and Zoning Commission Members;

On behalf of Deer Creek Estates LLC, we are pleased to submit herewith a final plat and construction drawings for approximately 19 acres within the Deer Creek PUD.

The Crossings at Deer Creek Plat 1 will include development of 54 single-family lots, ranging from 60 foot minimum wide lots to 80 foot minimum wide lots consistent with the Deer Creek PUD and Deer Creek South preliminary plat. Several new streets will be extended from NE Fourmile Drive, which is being extended north from Deer Creek South Plat 1 to serve the development. Other public improvements include the extension of the 12-inch water main along the east side of NE Fourmile Drive and extension of 15-inch trunk sanitary sewer along NE 8<sup>th</sup> Street. An 8-foot wide shared use path will also be installed along NE Fourmile Drive.

A detailed storm water management plan has been prepared for Plat 1 and future residential to the north including this development with sizing and locations for regional development.

We respectfully request your review and approval consideration including cost participation, in accordance with City policy, for the 12-inch water main proposed along NE Fourmile Drive, the 15-inch trunk sanitary sewer along NE 8<sup>th</sup> Street and the 8-foot wide shared use path proposed along NE Fourmile Drive. Please contact me should you have any questions.

Sincerely,  
CIVIL DESIGN ADVANTAGE, LLC

Brad Kuehl, Project Manager

cc: Jeff Grubb, Deer Creek, LLC