



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,  
PLANNERS & SURVEYORS

May 25, 2017

Honorable Mayor, City Council and Planning and Zoning Commission  
c/o Emily Bodeker  
City of Ankeny  
Planning & Building Department  
220 West 1<sup>st</sup> Street  
Ankeny, Iowa 50021

RE: Villas at Brinmore Estates Preliminary Plat

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Classic Development, LLC, we respectfully submit herewith the Villas at Brinmore Estates Preliminary Plat in request for approval. This property consisting of 11.13 acres is located at 4175 NW Irvinedale Drive. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the R-2 One-Family and Two-Family Residence District. This project features the construction of 40 bi-attached and 3 single family lots. Detention will be provided in a regional pond located in the future Villas at Brinmore Estates Plat 1 project south of this area.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE

Erin K. Ollendike, P.E.

cc: Josh Moulton, Classic Builders

Enclosures