



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

July 21, 2017

Honorable Mayor and City Council
City of Ankeny
Planning & Building Department
220 West 1st Street
Ankeny, Iowa 50023

RE: Trestle Ridge Estates Preliminary Plat

Honorable Mayor, City Council and Planning and Zoning Commission:

On behalf of Diamond Development LLC, we respectfully submit herewith the Trestle Ridge Estates Preliminary Plat in request for approval. This property consists of 139.08 acres and is located northwest of the intersection of NW Irvinedale Drive and the High Trestle Trail. These documents were prepared in accordance with Ankeny's standards and meet the requirements of R-3, restricted to single family residential zoning. This project features the construction of 357 single family lots and five outlots containing retention ponds to be owned and maintained by a private homeowner's association. Public connection fee district 24" sanitary sewer will be extended from the south to serve the development. We respectfully request sewer connection fees be credited towards the cost of connection fee district 24" sanitary sewer.

We respectfully request your review and approval including cost participation, in accordance with City policy, for the 24-inch water main proposed along NW Irvinedale Drive as well as the 8-foot wide shared use path proposed along Reinhart Drive.

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, LLC

Ryan A. Hardisty, P.E.