



September 8, 2017

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50023

RECEIVED

SEP 8 2017

CITY OF ANKENY

RE: FINAL PLAT AND CONSTRUCTION PLANS
WILLOW RUN PLAT 1
PART OF THE SW ¼ OF SEC. 36, T80N, R24W
S&A Project No. 116.0394.01

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of PAR Partners, LLC, as developer, please find accompanying the revised Final Plat, Construction Plans and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications and we respectfully request the City's approval. The construction documents illustrate development for 11 single family lots, 28 single family attached/detached townhomes and 1 clubhouse lot on approximately 25.7 acres.

As requested, we have addressed all items of the Tech Review through plan modifications and discussions with Staff.

Please find accompanying the following items:

- Response Letter indicating how each comment was addressed,
- 6 folded copies of the Final Plat,
- 2 half copies of the Construction Plans,
- Iowa DOT Access Permit Receipt and Utility Accommodation Permit,
- Street Lighting Plan for SE Primrose Drive,
- 1 copy of the COSESCO Permit and COSESCO Fee of \$560.00,
- IDNR Permits and Schedules for signature (Waste Water and Water Supply), and
- 1 copy of the NPDES Authorization Notice and SWPPP.

In keeping with City policy, we respectfully request cost participation in the amount of \$32,025.00 for construction of a storm sewer relief line on SE Primrose Drive to provide drainage improvements for the existing upstream residential properties north of Willow Run.

We are anticipating this project being placed on the September 19, 2017 Plan and Zoning Commission agenda in route to a final approval of the above mentioned items on the October 2, 2017 City Council agenda. If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,
SNYDER AND ASSOCIATES, INC.

Brent K. Culp
Enclosures

cc: Tom Davies, PAR Partners, LLC w/ Encl.
File