



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

April 5, 2019

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

RE: The Crossings at Deer Creek Plat 5
Final Plat and Construction Drawing Submittal

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

On behalf of Deer Creek Ankeny, Inc., we are pleased to submit herewith a final plat and construction drawings for The Crossings at Deer Creek Plat 5 located within the Deer Creek PUD east of NE Four Mile Drive, north of E 1st Street. The property contains approximately 14.6 acres.

Plat 5 will include development of 63 single family lots, which is consistent with the Deer Creek PUD and Deer Creek South Phase 2 preliminary plat. The project contains several new public streets which extend from E 1st Street to the north to serve the development. A left turn lane will also be added to E 1st Street at the NE Deerfield Drive intersection.

We are requesting that preliminary approval of the final plat be granted by City Council at the regular City Council meeting on May 6, 2019. We respectfully request the City's consideration for cost participation, in accordance with City policy, for the extension of 16-inch truck sanitary sewer along NE 8th Street, NE White Tail Drive, and NE 6th Street in the amount of \$15 per linear foot (\$24,915 total) and for the extension of 16-inch water main along E 1st Street in the amount of \$25 per linear foot (\$63,900 total).

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC

Emily Harding, Project Manager

cc: Jeff Grubb, Deer Creek Ankeny, Inc.