



Civil Engineering Consultants, Inc.

May 6, 2019

Attn: **Todd Ripper**, Chairman, and Members of the Plan & Zoning Commission
City of Ankeny Plan & Zoning Commission
City Hall
410 W 1st St
Ankeny, IA 50023

**RE: WOODLAND EDGE TOWNHOMES – THE WOODLAND RESERVE PLAT 11
SITE PLAN & PRELIMINARY PLAT, FINAL PLAT AND PUBLIC IMPROVEMENT PLANS**

Dear Chairman Ripper and Members of the Commission:

On behalf of Kyanite Properties, L.L.C., we ask for your approval of the Woodland Edge Townhomes (The Woodland Reserve Plat 11) Site Plan, Preliminary Plat, Final Plat, and Public Improvement Drawings. Kyanite Properties, L.L.C. has begun construction of this 34-unit townhome development and will complete construction this June. The plat would consist of 34 townhome lots and one common area outlot. All sanitary sewer and water main for this project will be public. The storm sewer within the development will be private as will the outlet structures from the detention areas. The streets will be private. All of the proposed buildings are two story, slab on grade construction.

This existing ground has a wet bottom pond located on the east end of the property that was constructed with the first Woodland Reserve plat. This pond will be used for onsite detention and will limit flows from offsite areas as well. The DMOS site to the south and the Ankeny Medial Park to the west have flows that drain through this site. These offsite flows will be channeled along the south property line to the west pond. An easement will be provided for this pond and the Homeowner's Association for the townhomes will be responsible for ownership and maintenance of the channel, pond and private storm sewer.

We will be extending public sanitary sewer and water main from existing 8-inch mains that were stubbed to the south side of NE 37th Lane. Each unit will be provided with an individual service for water and sanitary. Sump services will not be necessary as these units will be slab on grade.

Staff will be providing copies of our submittal items for your review. We ask for your review and recommendation to Council for approval at your June 4th Planning and Zoning meeting. We look forward to presenting our project to you and hearing your feedback.

Sincerely,

Civil Engineering Consultants, Inc.

Melissa Hills, P.E.

Cc: Liz Cheney, Kyanite Properties, L.L.C.
Dawn Takekawa, Takekawa Law Firm, P.C.