



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,  
PLANNERS & SURVEYORS

April 26, 2019

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

RE: Aspen Ridge Estates Preliminary Plat

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Diamond Development LLC, we respectfully submit herewith the Aspen Ridge Estates Preliminary Plat in request for approval. This property consists of 74.5 acres and is located southeast of the intersection of NW State Street and NW 36<sup>th</sup> Street. These documents were prepared in accordance with Ankeny's standards and meet the requirements of R-1 One-Family Residence, R-3 Multiple Family Residence District and C-1 Neighborhood Retail Commercial zoning districts. This project features the construction of 126 one or two family residential lots, two outlots containing retention ponds to be owned and maintained by a private homeowner's association, two outlots to be dedicated to the city as parkland, two outlots for commercial development and one outlot for residential townhome development.

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

Erin K. Ollendike, P.E.