



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

June 21, 2019

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

RE: Kimberley Estates Plat 1
Final Plat and Construction Drawing Submittal

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

On behalf of Bill Kimberley, LC, we are pleased to submit herewith a final plat and construction drawings for Kimberley Estates Plat 1 located west of NE Delaware Avenue and north of NE 54th Street. The property contains approximately 19.6 acres.

Kimberley Estates Plat 1 will include development of 29 single family lots, which are consistent with the R-2 zoning with restrictions to single family residential only and 80' minimum lot width. The project contains several new public streets which extend from NE Delaware Avenue to the west to serve the development. The NE Briarwood Drive connection point at the south boundary line has been coordinated with the development to the south. Other public improvements include the extension of 18-inch trunk sanitary sewer along the drainageway on the west side of the plat, 12-inch water main along the west side of NE Delaware Avenue, and an 8-foot wide shared use path along the west side of NE Delaware Avenue.

We are requesting that approval of the final plat be granted by City Council at the regular City Council meeting on July 15, 2019. We respectfully request the City's consideration for cost participation, in accordance with City policy, for the extension of 12-inch water main along NE Delaware Avenue in the amount of \$13.75 per linear foot (\$17,476.25 total) and the 8-foot wide shared use path proposed along NE Delaware Avenue in excess of the standard 5' sidewalk width. Any remaining or excess sanitary sewer connection fees will be determined after bids are received for the extension of 18-inch trunk sanitary sewer along the drainageway on the west side of the plat.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC

Emily Harding, Project Manager

cc: Jenna Kimberley; Bill Kimberley, LC