



September 15, 2016

Honorable Mayor, City Council and Planning & Zoning Commission  
City of Ankeny  
c/o Emily Bodeker  
220 W. 1<sup>st</sup> Street  
Ankeny, Iowa 50021

RE: Clover Ridge East Plat 2  
Preliminary Plat Approval

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Solid Ground, LLC, we respectfully submit herewith the Preliminary Plat, in request for approval. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the R-3 multiple family residential zoning district. The preliminary plat features the construction of 77 single family lots, three outlots for detention and potentially one outlot for parkland dedication. Parkland dedication will be reviewed at the time of the approval of the first plat to determine if land will be dedicated or if a fee in lieu of land dedication will be donated. We would also like to request city participation in the cost of the 15-inch sanitary sewer trunk main running along SE 20<sup>th</sup> Street.

Please accept this submittal for the next available Planning and Zoning Commission and City Council meetings. Please contact me should you have any questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike, P.E.

cc: Eric Grubb, Solid Ground, LLC  
File

Enclosures