CEC
Civil Engineering Consultants, Inc.

September 29, 2016

City of Ankeny City Council
City Hall
410 W 1st St
Ankeny, IA 50023

Attn: The Honorable Mayor Gary Lorenz and Members of the City Council

RE: **Northgate East – Site Plan-Preliminary Plat, Public Improvement Drawings, Trunk Sewer Plans, Final Plat and Development Agreement**

Dear Mayor Lorenz and Members of the City Council:

On behalf of Jerry's Homes and Affiliates, we ask for your approval of the Northgate East Site Plan, Preliminary Plat, Final Plat, Public Improvement Drawings and Development agreement. Jerry's Homes is intending to build the south half of the Northgate East Development this year and next and will follow up with a plat of the north half in coming years. The first plat includes 30 biattached townhome units, 30 rowhouse townhome units, 80 apartment units and a clubhouse to be located on the apartment parcel. All sanitary sewer and water main for this project will be public. The storm sewer within the rowhouse and apartment parcels will be private as will the outlet structures from the detention areas. The storm sewer within and connecting to the public right-of-way is considered public. The streets will be public adjacent to the biattached units and private within the rowhouse and apartment parcels. All of the proposed buildings are two stories.

We intend to rough grade the entire project upfront and will construct all three of the necessary detention areas with the first plat. One detention area is located within Lot 38 and 39 of the apartment area and will be owned and maintained by an HOA developed for the apartment ground. The other two detention areas are located east of the four mile creek tributary and greenbelt (Outlot 'Y'). Out lot 'Y' will be dedicated to the city as a greenbelt and drainage easement. The two detention pond will be located within Outlot 'X' and Outlot 'Z' shown on the plat. These will be owned and maintained by the HOA developed for the Biattached and Rowhouse Townhomes.

We have prepared a development agreement and trunk sewer plans for the installation of an 18" trunk sewer to be located east of the Four Mile Creek Tributary. This will extend north from an existing sanitary manhole that was installed with Northgate Plat 1 and will serve future development areas north of the Northgate East Plat. With the sanitary trunk sewer construction we will be improving the streambank erosion that has occurred east of the creek to provide more stable slopes and to protect the trunk sewer from future erosion concerns. These slopes will be seeded and matted to prevent erosion. It is our understanding that a new sewer district will be created and the development agreement for this plat will allow for the developer to be compensated for the associated costs by receiving a credit towards connection fees for this plat.

We are planning to construct a 12" water main and 8' trail along the west side of NE Delaware Avenue. We will construct these up to the plat 1 phase line with the first phase of construction and will extend them north to the plat 2 boundary in the second phase of construction. We are currently asking for cost

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participation for these two items. The request would be for the city to pay for the cost difference between an 8" and a 12" water main and for the cost difference between a 5' sidewalk and an 8' trail. The cost share amount for 12" water will be $14,630 and the cost share amount for the 8' sidewalk is $7,487. The total amount not to exceed is $22,117.00.

Staff will be providing copies of our submittal items for your review. We ask for your review and approval at your October 17th City Council meeting. We look forward to presenting our project to you and hearing your feedback.

Sincerely,

Civil Engineering Consultants, Inc.

Melissa Hills, P.E.

Cc: Mr. Jay Cowan, Jerry's Homes, Inc.
Lisa Wilson, Wilson Law Firm, P.C.