

January 11, 2017

Eric Carstens
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50021

RE: COUGAR VALLEY FARMS PROPERTY
ANNEXATION AND LAND USE PLAN RESPONSE
S&A PROJECT NO. 116.0916.01

Dear Eric:

On behalf of JDEV LLC as the developer and property owner, we wanted to provide some addition input related to the discussion on drainage at the public hearing held on January 3, 2017. The adjacent property owner to the west of the site had expressed concern over the possibility of drainage from the proposed development draining onto their property. We have provided the following attached exhibit showing the existing contours on the property that show the site currently drains to the south and not to the west under the highway. We have also completed the site survey and have confirmed that no culverts drain under the highway to the west and that the DOT right of way ditch also drains to the south under the driveway for the residence to the south of the site and into Four Mile Creek.

As required by the City of Ankeny development standards we will need to maintain the current directional flow of the storm water runoff from the site for the proposed development and will therefore direct the stormwater runoff from the proposed project to the south to the locations that it currently drains today. We will also provide the required storm water management design for both Water Quality Volume and Detention in accordance with the City requirements for the proposed development.

I hope that this provides clarification related to this concern and please feel free to contact me at your convenience should you have any questions or comments. Thanks.

Sincerely,
SNYDER AND ASSOCIATES, INC.



Eric D. Cannon, P.E.

Enclosures
Cc: Duane Jensen, JDEV LLC
File