

August 14, 2017

City of Ankeny
410 West First Street
Ankeny, Iowa 50023

RE: The Vineyard at Prairie Trail Plat 1

Planning and Building Director, Honorable Mayor and Members of the City Council:

On behalf of DRA Properties, we are pleased to submit for your review and approval of the Final Plat for The Vineyard at Prairie Trail Plat 1.

The owner directed Nilles Associates to prepare the Final Plat which consists of approximately 28 acres, lies north of SW Oralabor Road, east of SW Irvinedale Drive and south of SW Plaza Parkway, and will create 40 townhome lots and associated private drives. Of which, 26 lots will be single family detached townhomes, 14 lots will be bi-attached townhomes (total of 14 units), and there will be 1 lot for a private clubhouse and pool. DRA Properties will construct the private streets, utilities, and improvements and Bella Homes will build the units, clubhouse and pool.

Outlot K is proposed to be a neighborhood commercial use at the corners of SW Prairie Trail Parkway, SW Irvinedale Drive, and SW Plaza Parkway.

Lot B is bisected by the Northern Natural gas line and easement and will be a collection point for storm water from a large portion of the western Prairie Trail area. Two connected regional basins are currently being constructed and will have the capacity to provide both water quality treatment and the required detention volume. This Lot will be owned and maintained by the city of Ankeny, similar to all other regional basins within Prairie Trail.

The goal for this overall design is to strategically plan for residential and commercial uses that honor the Prairie Trail master plan and responsibly integrate with the bordering roadways and public spaces.

The Final Plat has been prepared in accordance with the City of Ankeny's standards and Municipal Code. We respectfully request the City's review and approval of this Final Plat to allow the project to proceed. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further. Thank you very much for your time and consideration.

Sincerely,



Tharen J. Helgerson, PLS
NILLES ASSOCIATES, INC.