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September 14, 2017

Ankeny City Council
City of Ankeny
410 West First Street
Ankeny, Iowa 50023

RE: THE GROVE PLAT 4 CONSTRUCTION DRAWINGS & FINAL PLAT
MEC# 2210026-05

Dear Honorable City Council Members,

On behalf of Grove Development, LLC, we respectfully request your approval of The Grove Plat 4 Construction Drawings and Final Plat located in northwest Ankeny.

The proposal for Plat 4 remains consistent with the master layout depicted in the approved Preliminary Plat. Plat 4 contains 40 single family lots, one outlot, and two street lots. Outlot Z will be used for a stormwater detention pond and will be owned and maintained by a homeowners' association per the subdivision covenants.

Access to the development will be through the previous Grove plats on NW Abbie Drive and NW Orchard Drive until NW 18th Street is extended to the property. A temporary gravel connection was made with Plat 3 to current NW 18th Street to provide an emergency access to the site in the interim.

The developer also requests authorization of City cost participation for sidewalk oversizing ($1189\text{LF} \times \$10.50/\text{LF} = \$12,484.50$) along NW 13th Street.

Thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

A handwritten signature in black ink, appearing to read "Jake Becker", written over a horizontal line.

Jake Becker, E.I.
Staff Engineer

Cc: Grove Development, LLC
Homestead Building and Development