



October 27, 2017

Planning and Zoning Commission
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50021

RE: NORTHPOINTE VILLAGE CENTER PLAT 3
SITE PLAN, CONSTRUCTION PLAN AND FINAL PLAT RESUBMITTAL
S&A PROJECT NO. 117.0602.01

Dear Planning and Zoning Commission:

On behalf of JNM Development, please find accompanying the revised Site Plan, Construction Plan, Final Plat and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The development is proposed for 72 single-family townhomes and one commercial lot with associated utility and site infrastructure. Upon approval, construction is proposed to begin immediately weather permitting.

As requested, we have addressed all items on the Tech Review comments through plan modifications and discussions with Staff.

Please find accompanying the following items:

- 6 copies of the Site Plan
- 6 copies of the Final Plat
- 2 half-sized copies of the Construction Plans
- 6 copies of the colored building elevations
- 1 signed copy of the revised drainage report
- Response letter
- NPDES General Permit #2
- 1 copy of the SWPPP
- Parkland Dedication Calculations

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.

Cc: Nick Jensen, JNM Development
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