



July 3, 2019

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

RECEIVED

JUL - 3 2019

CITY OF ANKENY

RE: HARVEST RIDGE PLAT 1
CONSTRUCTION PLAN AND FINAL PLAT RESUBMITTAL
S&A PROJECT NO. 116.0916.01

Dear Honorable Mayor, City Council Members, & Planning and Zoning Commission:

On behalf of JDEV LLC, please find accompanying the revised 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 preliminary approval of the Public Improvement Construction Documents and Final Plat. The development is proposed for 51 single-family lots 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:

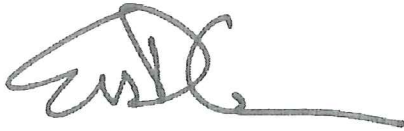
- 2 half sized copies of the Construction Plans
- 2 copies of street lighting plan
- 6 full sized copies of the Final Plat
- 2 copies of the response letter
- 3 signed MPE spreadsheets (emailed 7/1/19)
- Revised Drainage Report spreadsheets (emailed 7/3/19)
- Parksite dedication calculation (emailed 7/1/19)

In keeping with City policy, we respectfully request cost participation in the following amounts along US Highway 69 (NE 14th Street):

- \$7,307.90 for upsizing 695.99 LF to an 8-foot wide trail
- \$400.00 for truncated domes
- \$36,795.00 for upsizing 2,676 LF of 12" water main

Please feel free to contact me at your convenience should you have any questions or comments.
Thanks.

Sincerely,
SNYDER AND ASSOCIATES, INC.

A handwritten signature in dark ink, appearing to read 'Eric D. Cannon', with a long horizontal line extending to the right.

Eric D. Cannon, P.E.

cc: Nick Jensen, Caliber Iowa, LLC
James Lindgren, Caliber Iowa, LLC
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