



Civil Engineering Consultants, Inc.

September 11, 2019

City of Ankeny Plan & Zoning Commission
City Hall
410 W 1st St
Ankeny, IA 50023

Attn: **Lisa West**, Chairperson, and Members of the Plan & Zoning Commission

RE: Northgate East Plat 2 - Public Improvement Drawings and Final Plat

Dear Chairperson West and Members of the Commission:

On behalf of Jerry's Homes and Affiliates, we ask for your approval of the Northgate East Plat 2 Final Plat and Public Improvement Drawings. Jerry's Homes is intending to build the north half of the Rowhomes within the Northgate East Development this year and next and will follow up with a plat of the remaining twin homes in coming years. This plat includes 35 2-story, rowhouse, townhome units (seven 5-plex buildings). All sanitary sewer and water main for this project will be public. The storm sewer within the rowhouse parcel will be private. The storm sewer within and connecting to the public right-of-way is considered public. The streets will be private within the rowhouse parcels. This project does include the extension of NE Briarwood Drive and its public infrastructure.

The detention facilities serving this plat were constructed with phase 1 of the project. These are to be owned and maintained by the HOA developed for the Biattached and Rowhouse Townhomes.

We are planning to construct a 12" water main and 8' trail along the west side of NE Delaware Avenue. We will construct these up to the north boundary line of plat 2. We are currently asking for cost participation for these two items. The request would be for the city to pay for the cost difference between an 8" and a 12" water main and for the cost difference between a 5' sidewalk and an 8' trail. Quantities for these items can be found on the Public Improvement Drawings Cover sheet. We are requesting City cost participation for 294 lineal feet of 8' trail, \$3,087.00 and 292 lineal feet of 12" water main, \$4,015.00.

Staff will be providing copies of our submittal items for your review. We ask for your review and recommendation to Council for approval at your September 17th Planning and Zoning meeting. We look forward to presenting our project to you and hearing your feedback.

Sincerely,

Civil Engineering Consultants, Inc.

Melissa Hills, P.E.

Cc: Mr. Jay Cowan, Jerry's Homes, Inc.
Lisa Wilson, Wilson Law Firm, P.C.