



Civil Engineering Consultants, Inc.

July 22, 2019

Plan and Zoning Commission & City Council
City of Ankeny
410 W. First Street
Ankeny, IA 50023

RE: Watters South Acreage
NE Frisk Drive

Board Members and Council Members,

On behalf of the owners of the property being platted into Watters South Acreage, Matt and Holly Watters, I am requesting approval of the preliminary and final plats of Watters South Acreage. This project is for the development of one 5 acre lot near the southwest corner of NE 102nd Avenue and NE Frisk Drive. It is in unincorporated Polk County, but across the street from the City of Ankeny. Four Mile Creek runs through the property and there is adequate space outside of the established floodway for a single family home. The new lot will be served by City of Ankeny sanitary sewer, and Thorpe Water Development water main. Both utilities are existing on the property and have capacity for a new service. This project has also been submitted to Polk County for review.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Shepard".

Patrick Shepard PE/PLS

Cc: Matt & Holly Watters