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NILLES ASSOCIATES

Civil Engineering – Land Surveying – Landscape Architecture

August 30, 2019

City of Ankeny
410 West First Street
Ankeny, Iowa 50023

RE: Chalet at Prairie Trail Plat 1

Honorable Mayor & Members of the City Council and Planning & Building Director:

On behalf of JNM Development Holdings LLC, we are pleased to submit for your review and approval of Chalet at Prairie Trail Plat 1.

The owner directed Nilles Associates to prepare the Final Plat which consists of approximately 6.5 acres, lying south of SW 11th Street and east of SW Westview Drive.

The development will create 103 townhome lots and associated private drives. Of which, 31 lots will be side by side 4 or 5 unit townhomes with rear load garages facing SW Westview Drive and SW 11th Street. The remaining 72 lots will be back to back 6 or 8 units townhomes with front loading garages loading onto the interior private lanes.

The Final Plat has been prepared in accordance with the City of Ankeny's standards and Municipal Code. We respectfully request the City's review and approval of this final plat to allow the project to proceed. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further.

Thank you very much for your time and consideration.

Sincerely,



Tharen J. Helgerson, PLS
NILLES ASSOCIATES, INC.