

May 15, 2020

City of Ankeny
410 West First Street
Ankeny, Iowa 50023

RE: Centennial Estates Plat 1 – Final Plat

Plan and Zoning Commission, Honorable Mayor and Members of the City Council:

On behalf of the property owner DRA Properties, we are submitting the enclosed final plat for the property known as Parcel 2019-195 of part of the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 10-80-24. We have been working with the owner to develop a concept plan for the development of approximately 73 acres in the northwestern part of Ankeny. The property is located east of NW Irvinedale Drive and just south of NW 31st Street.

Plat 1 will create 56 single family residential lots. Lots 52-56 have the option for single detached or bi-attached townhome lots along the north portion of the property, adjacent to 36 West Plats 1 & 2. The townhome lots would provide a buffer between the existing/proposed high density multifamily townhomes lying to the north, should the developer choose that option.

There are multiple outlots for private open space, existing wetlands, and detention basins. Outlot P, in the southeast corner of the project, will be dedicated as public park.

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 preliminary 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.

Sincerely,



Tharen J. Helgersen, PLS
NILLES ASSOCIATES, INC.