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NILLES ASSOCIATES

Civil Engineering – Land Surveying – Landscape Architecture

September 26, 2016

City of Ankeny
410 West First Street
Ankeny, Iowa 50023

RE: Heritage Townhomes at Prairie Trail Plat 2

Honorable Mayor & Members of the City Council:

On behalf of DRA Properties, we are pleased to submit for your review and approval of the Final Plat for Heritage Townhomes at Prairie Trail Plat 2.

The owner directed Nilles Associates to prepare the Final Plat, which consists of approximately 5.5 acres, for the next phase of townhomes to be built. The existing 9 townhome lots are being re-platted due to an updated building design. The 8 proposed lots will encompass 2 buildings with 4 townhomes in each. These lots will lie north of SW 15th Street, south of SW Magazine Road, and west of SW Pleasant Street.

The townhome units access an existing private drive on the eastern portion of the property, and will be built over the next year. DRA Properties has constructed the private streets, utilities, and improvements as part of Plat 1 and Hubbell Homes will build the units. The owner and builder intend to start construction this fall.

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.