



Civil Engineering Consultants, Inc.

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December 16, 2016

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

Attn: **Trina Flack**, Chairperson, and Members of the Plan & Zoning Commission

**RE: Northgate West – Preliminary Plat**

Dear Chairperson Flack and Members of the Commission:

On behalf of Jerry's Homes and Affiliates, we ask for your approval of the Northgate West Preliminary Plat. Northgate West consists of 241 single-family lots with R-2 and R-3 zoning limited to single-family detached residences. Note that the original plat showed 238 lots. Three additional lots have been added near Lot 'P'. Phase lines have been shown on the plat to indicate future final plats. This plat is located west of Delaware avenue and north of NE 54<sup>th</sup> Street.

There will be two collector streets, Trilein and NE 62<sup>nd</sup> Street that will have 31 foot back to back paving and 70 foot right-of-ways. The long street along the west edge of the property, NE Northgate Drive will be a minor collector having a 29 foot back to back paving and 60 foot right-of-way. The remaining local streets will have a 27 foot back to back paving and 60 foot right-of-way. The collector streets will have an 8 foot-trail on one side of the street. All other sidewalks will be 5 foot in width. With our original preliminary plat approval the Council waived the maximum allowable cul-de-sac length for NE 57<sup>th</sup> Court and the city agreed to pay for the extra 3 foot width on the bike trail along the collector streets.

Sanitary sewer will be extended from the trunk sewer located in the southwest corner, along Four Mile Creek and from the previously developed Northgate Plats. Water will be extended from the south side of NE 54<sup>th</sup> Street and will loop with the previous Northgate plats. The collector streets will have 10" water main. Detention is shown in three main detention areas. The southwest basin adjacent to the creek will be accepted by the city along with the creek greenbelt. The central and northwest basins will be owned and maintained by the Northgate West Homeowner's Association.

A 4.10 acre park will be dedicated to the city and is located to the east of NE Trilein Drive.

Please schedule this for review at your Tuesday, January 3, 2017 Planning and Zoning Meeting.

Sincerely,

**Civil Engineering Consultants, Inc.**

Melissa Hills, P.E.

Cc: Mr. Jay Cowan, Jerry's Homes, Inc.