PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, December 2, 2025
6:30 PM

City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Glenn Hunter		Phil Tuning

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning Commission meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Approval of the December 2, 2025 Agenda

Consider MOTION to approve and accept the December 2, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the November 18, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the November 18, 2025, minutes of the Plan and Zoning Commission meeting.

2. Ash Crossing Plat 1 Final Plat

Consider MOTION to recommend City Council approval of Ash Crossing Plat 1 Final Plat.

3. 4750 NW Ash Drive - NW Ash Drive Substation Site Plan

Consider MOTION to approve the site plan for 4750 NW Ash Drive, NW Ash Drive Substation,

subject to the applicant using at least two earth-toned colors for the security wall and recordation of Ash Crossing Plat 1 Final Plat.

4. Kimberley Villas Plat 4 Final Plat

Consider MOTION to recommend City Council approval of Kimberley Villas Plat 4 Final Plat.

5. Kimberley Villas Plat 5 Final Plat

Consider MOTION to recommend City Council approval of Kimberley Villas Plat 5 Final Plat.

6. Kimberley Villas Phase II Site Plan

Consider MOTION to approve the site plan for Kimberley Villas Phase II.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #6.

F. REMOVED CONSENT AGENDA ITEMS:

G. REPORTS:

Director and Commissioner Reports

1. December 1, 2025, City Council Report
2. Tentative Agenda items for Tuesday, December 16, 2025
3. Commissioner's Reports

H. ADJOURNMENT:

Consider MOTION to adjourn the meeting.

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 2, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Approval of the December 2, 2025 Agenda

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED
Consider MOTION to approve and accept the December 2, 2025 agenda with/without amendments.

ATTACHMENTS
None

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 2, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Minutes of the November 18, 2025 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED
Consider MOTION to approve and accept the November 18, 2025, minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2025-11-18

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, November 18, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the November 18, 2025, meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Glenn Hunter, Trina Flack, Lisa West, Todd Ripper and Phil Tuning.
Absent: R.Weisheit.
Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the November 18, 2025, agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes of the November 4, 2025, Plan and Zoning Commission meeting
Motion to approve and accept the November 4, 2025, minutes of the Plan and Zoning Commission meeting.
Item #2. Piper Properties Plat 7 Final Plat
Motion to recommend City Council approval of the Piper Properties Plat 7 Final Plat.
Item #3. 3405 NW Amherst Lane - Bricktowne Piper Phase 2 Site Plan
Motion to approve the site plan for 3405 NW Amherst Lane, Bricktowne Piper Phase 2.
Item #4. King's Pointe Commercial Plat 1 Final Plat
Motion to recommend City Council approval of the King's Pointe Commercial Plat 1 Final Plat.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #4. Second by P.Tuning. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting
E.Jensen reported on the November 17, 2025, City Council meeting and the Council Action Planning Session.

Director's Report
E.Jensen presented the tentative agenda items for Tuesday December 2, 2025, Plan and Zoning Commission meeting.

Commissioner's Reports
There were no reports.

ADJOURNMENT
There being no further business, Chair Rapp moved to adjourn the meeting. Meeting adjourned at 6:39 p.m.

Brenda Fuglsang

Submitted by Brenda Fuglsang
Recording Secretary
Plan & Zoning Commission

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 2, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME

Ash Crossing Plat 1 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

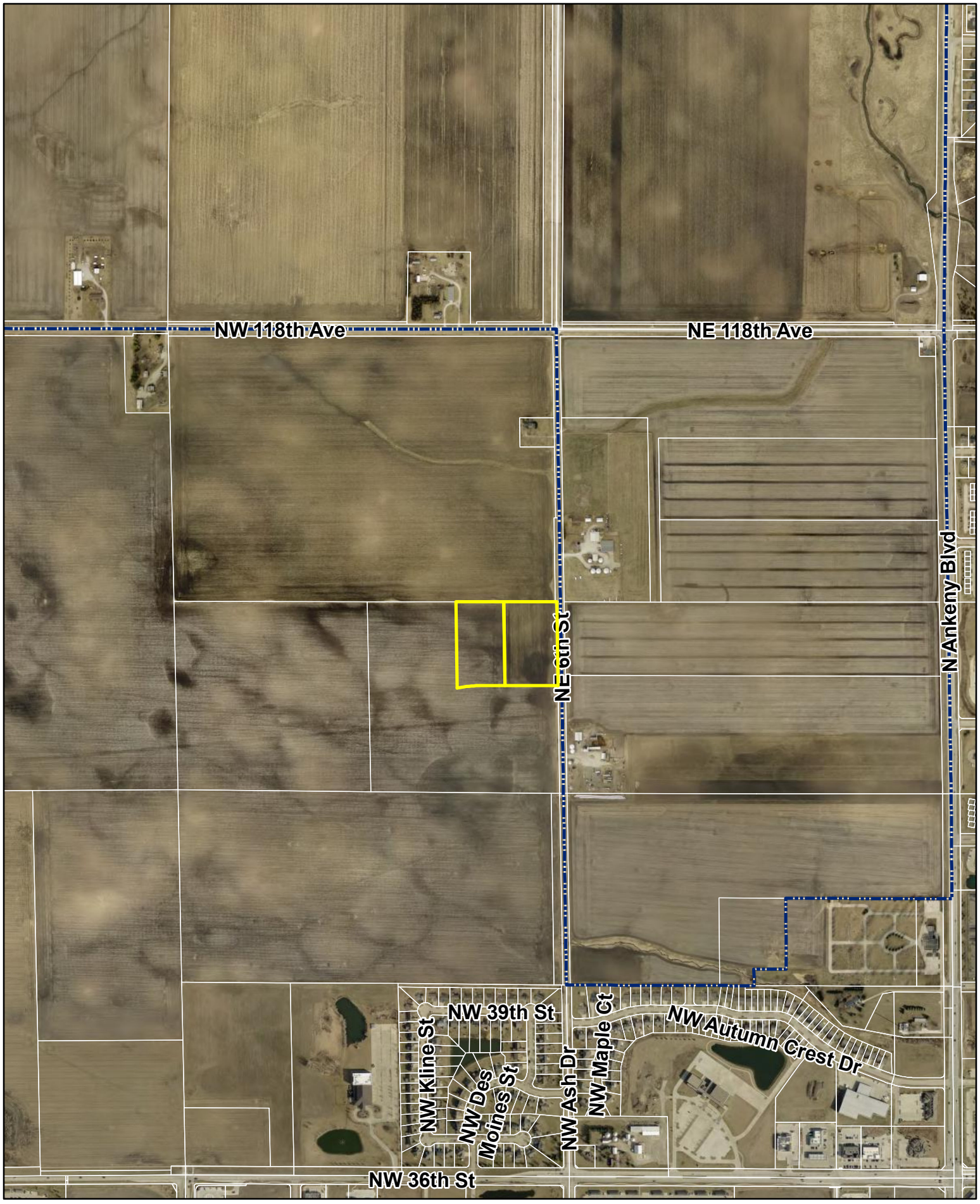
ACTION REQUESTED

Consider MOTION to recommend City Council approval of Ash Crossing Plat 1 Final Plat.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Final Plat



N

1 inch = 833 feet

Date: 11/19/2025

Ash Crossing Plat 1 - Final Plat
Aerial Map

Ankeny
bringing it all together.

Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: December 2, 2025

Agenda Item: Ash Crossing Plat 1 Final Plat & NW Ash Drive Substation Site Plan
Report Date: November 25, 2025
Prepared by: Bryan Morrissey, Associate Planner EJC

Staff Recommendation:
That the Plan and Zoning Commission recommend City Council approval of Ash Crossing Plat 1 Final Plat.

That the Plan and Zoning Commission approve the NW Ash Drive Substation Site Plan, subject to the applicant using at least two earth-toned colors for the security wall and recordation of Ash Crossing Plat 1 Final Plat.

Project Summary:
MidAmerican Energy Company is proposing Ash Crossing Plat 1 Final Plat and the NW Ash Drive Substation Site Plan, an approximate 9.01-acre (+/-) final plat and site plan that calls for the development of an electrical utility substation. The proposed final plat creates one buildable lot, while the site plan depicts an electrical substation, one access drive, a detention basin for stormwater runoff, a ten-foot-tall security wall, and extensive landscaping around the perimeter. Please note that the Ankeny Municipal Code requires that a Special Use Permit be issued by the Zoning Board of Adjustment prior to development of an electrical substation. The applicant has a public hearing scheduled for the required Special Use Permit on December 2nd, 2025.

Project Report:
The subject property is generally located south of NW 54th Street and west of NW Ash Drive. The property is zoned R-1, One-Family Residence District as are the neighboring properties surrounding the site. The vast majority of properties in the area are undeveloped at this time. *The Ankeny Plan 2040 Figure 12.10 Future Land Use Map* classifies the project site and the surrounding areas as being suitable for Low Density development in the future. The general layout of the project site depicts the electrical substation equipment centered on the site, surrounded by a 10.5' tall solid security wall. The on-site equipment will be installed over base rock, as is standard for these kinds of utility substations. The lone access point on the site will be paved for maintenance vehicle access, while the developed portion of the site will be covered with a loose surfaced material. A detention basin is located on the eastern portion of the property to handle any potential stormwater runoff, while extensive landscaping is provided around the perimeter of the site to help screen the substation as best possible. Utility connections are not a part of this proposal.

Given that the area surrounding the proposed substation is likely to be developed for low density residential purposes, staff would like to see a more aesthetically pleasing security wall than the wall shown on the first page of the site plan. With that in mind, staff is recommending that the applicant use at least two earth-toned colors for the wall instead of the single gray color that is shown. The multiple earth-toned colors combined with the perimeter landscaping should help provide an aesthetically pleasing utility substation while being considerate of any future residential development.

CITY OF ANKENY

SUBDIVISION DATA

NAME OF PLAT: **Ash Crossing Plat 1**
NAME OF OWNER: **MidAmerican Utility Company**
NAME OF DEVELOPER: **MidAmerican Utility Company**

GENERAL INFORMATION:

PLAT LOCATION: South of NW 54th Street, east of NW Ash Street
SIZE OF PLAT(S): 9.01 acres
ZONING: R-1, One Family Residence District

LOTS:

NUMBER: 1 Developable Lot
SIZE/DENSITY: N/A
USE: Utility
BUILDING LINES:
Front: 35 feet
Side: 35 feet
Rear: 35 feet

PARK SITE DEDICATION: N/A

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District
SOUTH: R-1, One-Family Residence District
EAST: Polk County (Not Incorporated)
WEST: R-1, One-Family Residence District

STREET DEVELOPMENT:

N/A

WASTE WATER:

PROJECTED FLOWS: N/A
TREATMENT PLANT CAPACITY: Design: 47 MGD; current daily avg. 18 MGD.

STORM WATER:

BASIN FLOWS: This plat lies in the Upper Four Mile Creek Subwatershed

WATER SYSTEM:

USAGE: N/A
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.
CONSTRUCTION PLANS: To be approved by staff.

CEC
Civil Engineering Consultants, Inc.

November 21, 2025

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

Re: Ash Crossing Plat 1 Final Plat

Dear Commission Members,

On behalf of the owner and applicant, MidAmerican Energy Company, we are requesting approval of the final plat for Ash Crossing Plat 1 at 4750 NW Ash Drive. The property is currently owned by MidAmerican Energy Company and was acquired in three separate transactions with three plats of survey. This final plat has been prepared at the request of the Planning Department to combine the three survey parcels into one lot so that it can be developed by the owner.

We appreciate your consideration.

Sincerely,
Civil Engineering Consultants, Inc.

Martin Dostalik P.L.A.

Cc: Craig Kimble, MidAmerican Energy Company
Hunter Grabeel, MidAmerican Energy Company

FINAL PLAT
OF
ASH CROSSING PLAT 1
ANKENY, IOWA

RECORDER'S STAMP

PURPOSE OF SURVEY:
- THIS FINAL PLAT IS BEING PREPARED TO COMBINE MULTIPLE PARCELS INTO A SINGLE LOT FOR DEVELOPMENT.

BASIS OF BEARINGS
- THE EAST LINE OF SE 1/4 NW 1/4 IS ASSUMED TO HAVE A BEARING OF S00°55'15"E.

NOTES
1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
3. MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
4. LOT A WILL BE DEDICATED TO THE CITY FOR R.O.W. PURPOSES.
5. STREET LIGHTS AND TRAIL WILL BE INSTALLED AT SUCH TIME THAT NW ASH DRIVE IS IMPROVED AND/OR THE CITY DEEMS THEM NECESSARY.
6. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABELED AS EXISTING.
7. ANY EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY.
8. THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER.

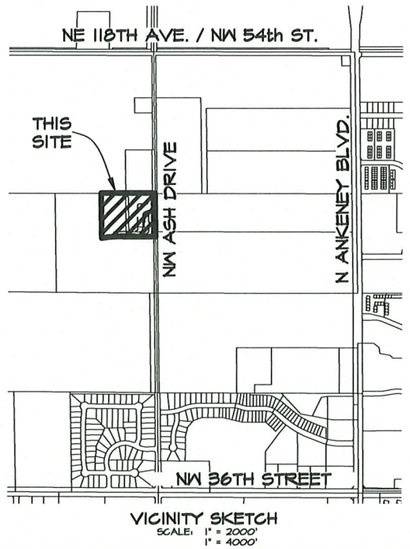
INDEX LEGEND					
COUNTY:	POLK				
	SECTION	TOWNSHIP	RANGE	1/4 1/4	1/4
ALIQUOT PART:	2	80	24	SE¼	NW¼
PARCELS:	2021-249, 2023-135, 2025-11				
GEOPARCELS:	802402100011, 802402176002				
CITY:	ANKENY				
PROPRIETOR:	MIDAMERICAN ENERGY COMPANY				
REQUESTED BY:	MIDAMERICAN ENERGY COMPANY				
PROFESSIONAL LAND SURVEYOR:	PATRICK J. SHEPARD, PLS				
COMPANY: RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: PATRICK J. SHEPARD 2400 86TH STREET, URBANDALE, IA 50322				

DRAWING INDEX

Sheet #	TITLE
1	COVER
2	FINAL PLAT

LEGEND

	PLAT BOUNDARY	D.	DEEDED BEARING & DISTANCE
	LOT LINES	M.	MEASURED BEARING & DISTANCE
	SECTION LINES	P.	PREVIOUSLY RECORDED BEARING & DISTANCE
	CENTERLINE		
	PARCEL LINES	I.R.	IRON ROD
	EASEMENT LINES	I.P.	IRON PIPE
▲	FOUND SECTION CORNER	BK. XXX, PG. XXX	COUNTY RECORDER'S INDEXING BOOK
△	SET SECTION CORNER	R.O.W.	RIGHT-OF-WAY
●	FOUND PROPERTY CORNER	P.U.E.	PUBLIC UTILITY EASEMENT
○	SET PROPERTY CORNER (⅝" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED) CORNERS WILL BE SET WITHIN 12 MONTHS AFTER THE RECORDING OF THE FINAL PLAT.	B.S.L.	BUILDING SETBACK LINE
		P.O.B.	POINT OF BEGINNING
(1234)			ADDRESS



VICINITY SKETCH
SCALE: 1" = 2000'
1" = 4000'

PROPERTY OWNER/PREPARED FOR:
MIDAMERICAN ENERGY COMPANY
P.O. BOX 657
DES MOINES, IA 50306-0657
OWNER PH: 515-281-2604

PROFESSIONAL LAND SURVEYOR
CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: PATRICK J. SHEPARD, PLS
2400 86TH STREET, UNIT 12
DES MOINES, IOWA 50322
PH. 515-276-4884

LEGAL DESCRIPTION
A PARCEL OF LAND IN SECTION 2, T-80N, R-24W OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA THAT CONSISTS OF PARCEL 2021-249 AS RECORDED IN BOOK 19166, PAGE 562, PARCEL 2023-135 AS RECORDED IN BOOK 19631, PAGE 383, AND PARCEL 2025-11 AS RECORDED IN BOOK 20069, PAGE 452, ALL RECORDED IN THE POLK COUNTY RECORDER'S OFFICE WITH SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NE CORNER OF THE S 1/2, NW FRL. 1/4 OF SAID SECTION 2, SAID POINT ALSO BEING THE NE CORNER OF SAID PARCEL 2021-249; THENCE S00°55'10"E, 574.01 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE SE CORNER OF SAID PARCEL; THENCE N89°50'58"W, 523.35 FEET ALONG THE SOUTH LINE OF PARCELS 2021-249, 2023-135, AND 2025-11 TO A POINT; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1035.00 FEET AND A CHORD BEARING OF S84°46'25"W, AN ARC LENGTH OF 194.57 FEET TO THE SW CORNER OF SAID PARCEL 2025-11; THENCE N00°55'43"W, 592.14 FEET ALONG THE WEST LINE OF SAID PARCEL 2025-11 TO THE NW CORNER OF SAID PARCEL 2025-11; THENCE S89°51'21"E, 717.21 FEET ALONG THE NORTH LINE OF SAID PARCELS 2025-11, 2023-135, AND 2021-249 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 9.47 ACRES, MORE OR LESS.

LAND AREA
9.47 ACRES

CURRENT ZONING
R-1 ONE-FAMILY RESIDENCE DISTRICT

ZONING REQUIREMENTS
FRONT YARD: 35 FEET.
SIDE YARD: 35 FEET.
REAR YARD: 35 FEET.

FLOOD ZONE DESIGNATION
ZONE X (AREA OF MINIMAL FLOOD HAZARD)
PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 19153C0065F EFF. 2/1/2019
*** FEMA INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. SEE FEMA MAP SERVICE CENTER FOR CURRENT INFORMATION***

PROFESSIONAL LAND SURVEYOR
PATRICK J. SHEPARD
12265
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12265 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
SHEETS 1 & 2 OF 2

CERTIFICATION
RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: PATRICK J. SHEPARD, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
EMAIL: SHEPARD@CECLAC.COM

RECEIVED
NOV 21 2025
CITY OF ANKENY

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com
CEC

REVISIONS	COMMENTS
1	
2	
3	
4	
5	
6	

DATE: 11-21-2025
DATE OF SURVEY: 07-22-2025
DESIGNED BY: MD
DRAWN BY: AAW

ASH CROSSING PLAT 1
ANKENY, IOWA

COVER SHEET

SHEET 1 OF 2

E-9021

EXCEPT PARCELS D & E
N 1/2, NW FRL 1/4, 2-80-24

OWNER:
IES CORPORATION
11655 NE 6TH ST.
ANKENY, IA. 50023-9136

60.00' OVERHEAD ELECTRIC
LINE EASEMENT
BOOK 4035, PAGE 144

ZONING:
R-1

50.0'
50.0'

717.25' (P)
S89°51'21"E 717.21' (M)

327.65' (M)
237.74' (P)

354.53' (M)
354.43' (P)

S89°51'21"E 682.19'

FND.
IR YPC 28686
NW CORNER
PARCEL 2025-11

100.00' OVERHEAD
ELECTRIC LINE
EASEMENT
BK. 4020, PG. 565

FND.
IR YPC 18148
NE CORNER
PARCEL 2025-11

OWNER:
IES CORPORATION
11655 NE 6TH ST.
ANKENY, IA. 50023-9136

LOT 1
TRIPLE J PARK PLAT 1
BK. 16781, PG. 44

FND.
IR YPC 13148

OWNER:
CRAIG E. GRIFFIEON
11655 NE 6TH ST.
ANKENY, IA. 50023-9136

W. 616', S. 1262',
N 1/2, NE FRL. 1/4,
2-80-24

FND.
IR YPC ILLEGIBLE
NE CORNER, S 1/2, NW FRL 1/4, 2-80-24 &
NE CORNER, PARCEL 2021-249

P.O.B.

35.01'

60.00' OH ELECTRIC LINE
EASEMENT
BK. 3017, PG. 531

EXISTING 25'
ROAD EASEMENT
BK. 5861, PG. 80

EX. S. 810',
S. 1/2, NE FRL. 1/4,
2-80-24

N89°04'45"E
98.46'

C3
C4

PROPOSED
10.00' P.U.E.
PROPOSED 7.00' GAS
EASEMENT

S. 1/2, NW FRL 1/4, 2-80-24
EX. PARCEL 2021-249,
2023-135, 2025-11

592.12' (P)
N00°55'43"W 592.14' (M)

PARCEL '2025-11'
(BOOK 20069, PAGE 452)

573.90' (P)
S00°55'43"E 573.97' (M)

PARCEL '2023-135'
(BOOK 19631, PAGE 383)

ZONING:
R-1

PARCEL '2021-249'
(BOOK 19168, PAGE 562)

N00°36'09"W 319.84'

PROPOSED STORMWATER
MANAGEMENT MAINTENANCE
EASEMENT

4750

S00°55'34"E 226.24'

N00°55'15"W 574.01'

S00°55'10"E 574.01' (M)
574.00' (P)

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°45'27"	48.00'	76.03'	48.64'	68.33'	S44°27'09"W
C2	87°04'47"	7.00'	10.64'	6.65'	9.64'	N42°56'14"E
C3	89°40'54"	24.00'	37.57'	23.87'	33.85'	N44°14'18"E
C4	89°59'41"	24.00'	37.70'	24.00'	33.94'	S45°55'24"E

LINE TABLE		
LINE #	DIRECTION	LENGTH
L5	S00°55'15"E	53.00'
L1	S89°26'45"W	51.96'
L2	S00°55'34"E	45.00'
L3	N01°43'34"W	25.99'
L4	N89°26'45"E	51.97'

PROPOSED 7.00'
GAS EASEMENT

PROPOSED 10.00' P.U.E.

N86°28'38"E 311.14'

L3

C2

35.01' (P)
34.90' (M)

S89°49'53"W 416.80'

N89°50'58"W 488.34'

133.97' P.
133.89' M.

319.55'

N89°50'58"W 523.35' (M)
523.56' (P)

FND.
IR YPC 28686
SW CORNER
PARCEL 2025-11

FND.
1/2" IR
SE CORNER
PARCEL 2025-11

523.35'

FND.
IR YPC ILLEGIBLE
SW CORNER
PARCEL 2021-249

FND.
IR YPC 20757
PREVIOUS ROW

FND.
IR YPC 28686

D = 10°46'15"
R = 1035.00'
L = 194.57'
T = 97.57'
CH = 194.28'
CB = S84°46'25"W
(M & P)

ZONING:
R-1

L4
L5
L1
L2

131.62'
35.01'

ZONING:
R-1

LOT A
0.46 AC.

OWNER:
CRAIG E. GRIFFIEON
11655 NE 6TH ST.
ANKENY, IA. 50023-9136

FND.
IR YPC 20757
SE CORNER
PARCEL 2021-249

NW ASH DRIVE

S. 810',
S. 1/2, NE FRL. 1/4,
2-80-24

OWNER:
HOPE K. FARMS, LLC.
4500 WESTOWN PKWY. STE. 227
WEST DES MOINES, IA. 50266-6742

OWNER:
CRAIG E. GRIFFIEON
11655 NE 6TH ST.
ANKENY, IA. 50023-9136

NORTH

SCALE: 1"=100'
0' 100' 200'

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@cecIac.com

DATE:	REVISIONS	COMMENTS
11-21-2025	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: FEB. 06, 2017
DESIGNED BY: MD
DRAWN BY: AAM

ASH CROSSING PLAT 1
ANKENY, IOWA

FINAL PLAT

SHEET
2
OF 2

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 2, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
4750 NW Ash Drive - NW Ash Drive Substation Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

Staff Report Attached

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

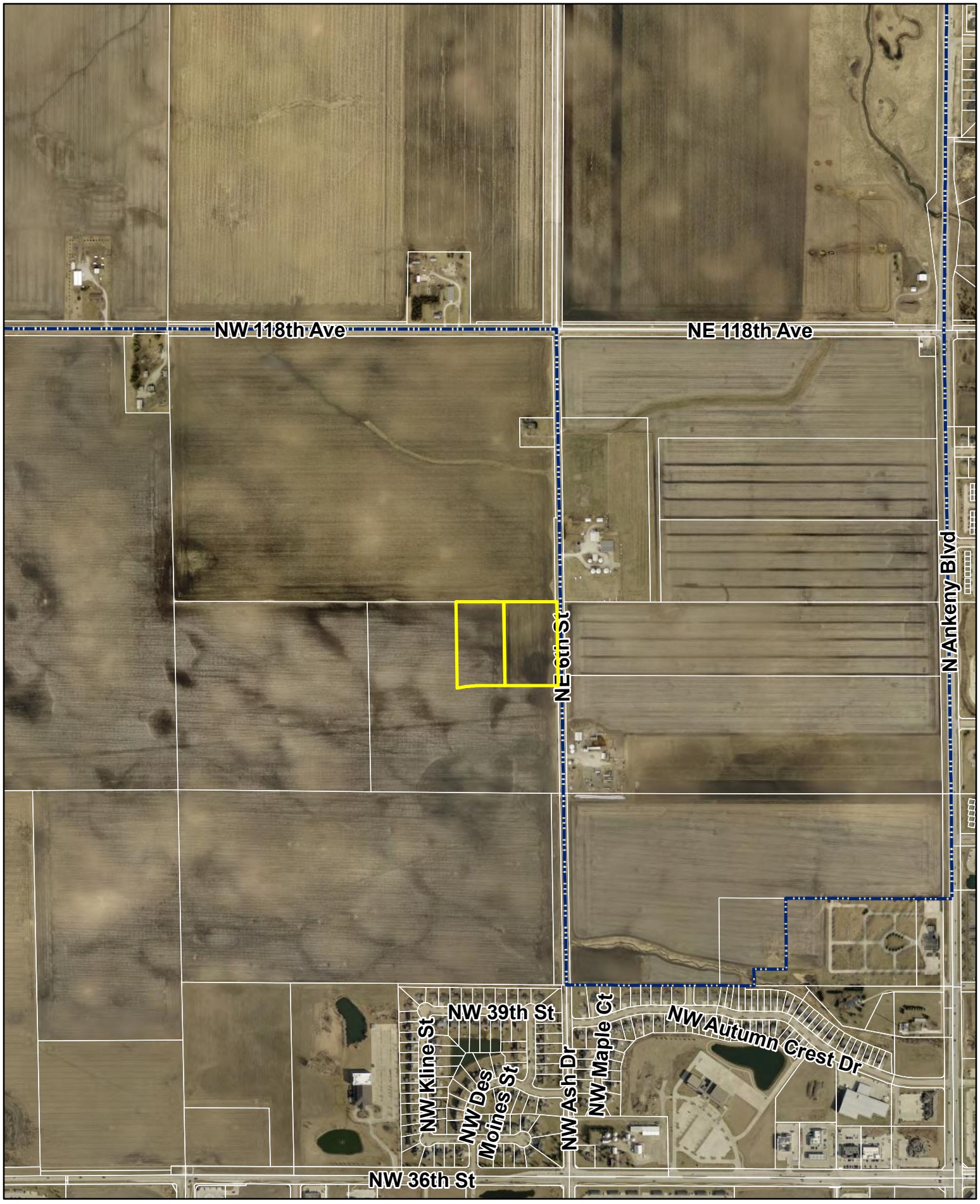
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 4750 NW Ash Drive, NW Ash Drive Substation, subject to the applicant using at least two earth-toned colors for the security wall and recordation of Ash Crossing Plat 1 Final Plat.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Site Plan



N

1 inch = 833 feet

Date: 11/19/2025

NW Ash Drive Substation - Site Plan
Aerial Map

Ankeny
bringing it all together.

Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: December 2, 2025

Agenda Item: Ash Crossing Plat 1 Final Plat & NW Ash Drive Substation Site Plan
Report Date: November 25, 2025
Prepared by: Bryan Morrissey, Associate Planner EJC

Staff Recommendation:
That the Plan and Zoning Commission recommend City Council approval of Ash Crossing Plat 1 Final Plat.

That the Plan and Zoning Commission approve the NW Ash Drive Substation Site Plan, subject to the applicant using at least two earth-toned colors for the security wall and recordation of Ash Crossing Plat 1 Final Plat.

Project Summary:
MidAmerican Energy Company is proposing Ash Crossing Plat 1 Final Plat and the NW Ash Drive Substation Site Plan, an approximate 9.01-acre (+/-) final plat and site plan that calls for the development of an electrical utility substation. The proposed final plat creates one buildable lot, while the site plan depicts an electrical substation, one access drive, a detention basin for stormwater runoff, a ten-foot-tall security wall, and extensive landscaping around the perimeter. Please note that the Ankeny Municipal Code requires that a Special Use Permit be issued by the Zoning Board of Adjustment prior to development of an electrical substation. The applicant has a public hearing scheduled for the required Special Use Permit on December 2nd, 2025.

Project Report:
The subject property is generally located south of NW 54th Street and west of NW Ash Drive. The property is zoned R-1, One-Family Residence District as are the neighboring properties surrounding the site. The vast majority of properties in the area are undeveloped at this time. *The Ankeny Plan 2040 Figure 12.10 Future Land Use Map* classifies the project site and the surrounding areas as being suitable for Low Density development in the future. The general layout of the project site depicts the electrical substation equipment centered on the site, surrounded by a 10.5' tall solid security wall. The on-site equipment will be installed over base rock, as is standard for these kinds of utility substations. The lone access point on the site will be paved for maintenance vehicle access, while the developed portion of the site will be covered with a loose surfaced material. A detention basin is located on the eastern portion of the property to handle any potential stormwater runoff, while extensive landscaping is provided around the perimeter of the site to help screen the substation as best possible. Utility connections are not a part of this proposal.

Given that the area surrounding the proposed substation is likely to be developed for low density residential purposes, staff would like to see a more aesthetically pleasing security wall than the wall shown on the first page of the site plan. With that in mind, staff is recommending that the applicant use at least two earth-toned colors for the wall instead of the single gray color that is shown. The multiple earth-toned colors combined with the perimeter landscaping should help provide an aesthetically pleasing utility substation while being considerate of any future residential development.

CITY OF ANKENY

SUBDIVISION DATA

NAME OF PLAT: **Ash Crossing Plat 1**
NAME OF OWNER: **MidAmerican Utility Company**
NAME OF DEVELOPER: **MidAmerican Utility Company**

GENERAL INFORMATION:

PLAT LOCATION: South of NW 54th Street, east of NW Ash Street
SIZE OF PLAT(S): 9.01 acres
ZONING: R-1, One Family Residence District

LOTS:

NUMBER: 1 Developable Lot
SIZE/DENSITY: N/A
USE: Utility
BUILDING LINES:
Front: 35 feet
Side: 35 feet
Rear: 35 feet

PARK SITE DEDICATION: N/A

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District
SOUTH: R-1, One-Family Residence District
EAST: Polk County (Not Incorporated)
WEST: R-1, One-Family Residence District

STREET DEVELOPMENT:

N/A

WASTE WATER:

PROJECTED FLOWS: N/A
TREATMENT PLANT CAPACITY: Design: 47 MGD; current daily avg. 18 MGD.

STORM WATER:

BASIN FLOWS: This plat lies in the Upper Four Mile Creek Subwatershed

WATER SYSTEM:

USAGE: N/A
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.
CONSTRUCTION PLANS: To be approved by staff.

CEC
Civil Engineering Consultants, Inc.

November 21, 2025

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

Re: MidAmerican Energy Substation - 4750 NW Ash Drive

Dear Commission Members,

On behalf of the owner and applicant, MidAmerican Energy Company, we are requesting approval of the site plan for an electric substation at 4750 NW Ash Drive. The property is a 9.01 acre lot on which a 390' x 350' electric substation is proposed to support the development of the surrounding properties. A 10.5' high solid screen wall will be constructed to reduce the view of the interior equipment. Storm water detention will be provided in the area between NW Ash Drive and the substation.

Thank you for your consideration.

Sincerely,
Civil Engineering Consultants, Inc.

Martin Dostalik P.L.A.

Cc: Craig Kimble, MidAmerican Energy Company
Hunter Grabeel, MidAmerican Energy Company

SEEDING NOTES

1. ALL DISTURBED SITE AREAS ON THE SHALL BE SEEDED WITH A "URBAN" SEED MIX AS NOTED BELOW.
2. FERTILIZER SHALL NOT BE APPLIED TO THE AREAS TO BE SEEDED.
3. THE AREA TO BE SEEDED SHALL BE SMOOTH, AND ALL WASHES AND GULLIES FILLED TO MEET THE DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO A DEPTH OF 3 INCHES. AREAS INACCESSIBLE TO MACHINE SHALL BE CULTIVATED TO A DEPTH OF 2 INCHES.
4. ALL SEEDED AREAS SHALL BE WATERED ARTIFICIALLY A MINIMUM OF ONCE A DAY FOR THE FIRST WEEK AFTER INSTALLATION, TWICE A WEEK DURING THE SECOND AND THIRD WEEK AFTER INSTALLATION, AND AS NEEDED DURING THE FIRST YEAR TO STIMULATE PLANT GROWTH AND INCREASE PLANT STANDS.

SEED MIX

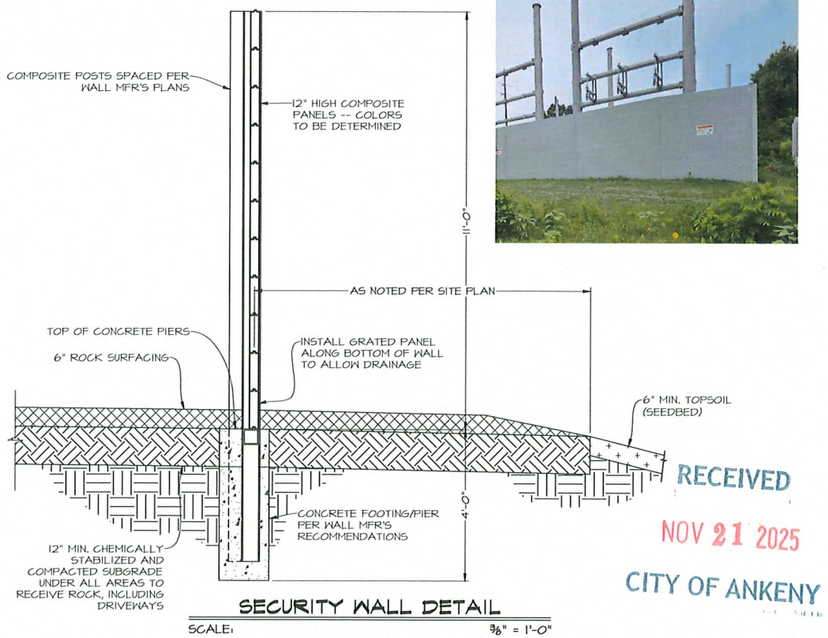
URBAN GRASS SEED MIXTURE (% BY WEIGHT)

COMMON KENTUCKY BLUEGRASS	15%
CREEPING RED FESCUE	10%
PERENNIAL RYEGRASS (FINE LEAF)	25%
	100%

SCREEN WALL NOTES

1. THE SECURITY WALL SHALL BE BUILT IN ACCORDANCE WITH SHAKESPEARE COMPOSITE STRUCTURES SPECIFICATIONS AND DETAILS.
2. THE SECURITY WALL SHALL BE 1,420 L.F. OF 11 FEET HIGH COMPOSITE PANELS & TWO - 30 FEET WIDE GATES.

NOTE: NO BARBED WIRE WILL BE USED IN CONJUCTION WITH THE WALL



SECURITY WALL DETAIL

SCALE: 3/8" = 1'-0"

GENERAL NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
   A. MIDAMERICAN ENERGY COMPANY (M.E.C.)
   B. CITY OF ANKENY BUILDING & STORMWATER DIVISION
   C. CIVIL ENGINEERING CONSULTANTS, INC.
   D. IOWA ONE-CALL
2. ALL CONSTRUCTION IN STREET RIGHT-OF-WAY, STORM SEWER, AND DETENTION POND SHALL BE IN ACCORDANCE WITH THE 2025 "IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS" (SUDAS) AND THE CITY OF ANKENY GENERAL SUPPLEMENTAL SPECIFICATIONS TO SUDAS
3. ALL OTHER CONSTRUCTION SHALL BE IN ACCORDANCE WITH MIDAMERICAN ENERGY COMPANY'S SUBSTATION ENGINEERING CONTRACT DOCUMENTS.
4. ALL WORK DONE WITHIN PUBLIC RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT.
5. ALL DIMENSIONS ARE TO PROPERTY LINES, WALLS AND TO THE CENTERLINE OF THE DRIVE.
6. THE LOCATION OF THE UTILITIES SHOWN ON THIS PLAN ARE FROM VERBAL LOCATIONS PROVIDED BY THE UTILITY COMPANIES. LOCATION OF UTILITIES SHOWN ARE APPROXIMATE AND MUST BE VERIFIED (1-800-292-8989).
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO FIELD LOCATE EXISTING UNDERGROUND UTILITIES.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL FEES REQUIRED.
9. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE UTILITY OWNER.
10. ALL DEBRIS SPILLED ON ADJOINING PROPERTIES & STREETS DURING CONSTRUCTION SHALL BE PICKED UP IN A TIMELY MANNER.
11. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DISPOSE OF MATERIAL FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE PERMITS, LAWS, AN ORDINANCES OF THE THROUGHWAY AND ENDING JURISDICTION.
12. THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODES APPLICABLE ON THE DATE OF SITE PLAN APPROVAL
13. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DOES NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
14. PROVIDE A KNOX BOX LOCATED NEAR THE ENTRANCE TO FACILITATE EMERGENCY ACCESS. ALL LOCK BOXES OR LOCK BOX KEY ACTIVATED DEVICES SHALL BE OPERABLE WITH THE EXISTING LOCK BOX KEY USED BY THE ANKENY FIRE DEPARTMENT. [IFC 506.0, FPB POLICY 2010-4]
15. THE SHALL APPLY FOR A COSESCO PERMIT WITH AN APPROVED NPDES PERMIT PRIOR TO COMMENCEMENT OF ANY SITE WORK.

UTILITIES

NO UTILITIES ARE REQUIRED

NOISE

NO OUTSIDE HORNS, LOUDSPEAKERS, P.A. SYSTEMS, BUZZERS, WHISTLES, BELLS, ETC. WILL BE INSTALLED

SIGNS

THERE WILL BE NO SIGNS FOR THIS PROJECT OTHER THAN "WARNING" SIGNS MOUNTED ON THE SUBSTATION FENCE.

OUTSIDE STORAGE

THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS, SUPPLIES OR EQUIPMENT ON THIS SITE.

BENCH MARK

ELEVATIONS SHOWN ON THIS PLAN ARE BASED THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO NAVD88.

PARKING

THE AREA INSIDE THE SUBSTATION WALL IS AVAILABLE FOR SERVICE VEHICLES.

FIRM MAP DESIGNATION

ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER COMMUNITY PANEL 19153C0340F, EFFECTIVE DATE FEBRUARY 1, 2019.



VICINITY SKETCH

1" = 1000' (22x34)
1" = 2000' (11x17)

OWNER

MIDAMERICAN ENERGY COMPANY
P.O. BOX 657
ANKENY, IOWA 50306-0657
ATTN: HUNTER GABREEL
Hunter.Gabreel@mldamerican.com
(563)328-3778

SITE ADDRESS

4750 NW ASH DRIVE
ANKENY, IOWA 50023

SITE DESIGNER

MARTIN M. DOSTALIK P.L.A.
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET UNIT 12
URBANDALE, IA 50322
515-276-4884
DOSTALIK@CECLAC.COM

LEGAL DESCRIPTION

LOT 1, ASH CROSSING PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

SITE AREAS

	(IN SQUARE FEET)	
ROCKED SUBSTATION PAD	163,050	(41.6%)
GREEN SPACE	222,616	(56.7%)
DRIVE SPACE	6,980	(1.7%)
NET SITE AREA	392,646 (9.01 AC)	(100.00%)

ERU CALCULATION

170,030 S.F. IMPERVIOUS AREA / 4,000 = 42.4 ERU

HEIGHTS

POWER DISTRIBUTION CENTER & METAL-CLAD EQUIP.	12'
EQUIPMENT	16' TO 24' AVG.
SHIELD MASTS & DEAD END TOWERS	50'

NOTE: SHIELD WIRES ARE USED AS LIGHTNING PROTECTION TO PREVENT DAMAGE TO THE SUBSTATION EQUIPMENT DURING THUNDERSTORMS. THE HEIGHT PROVIDES THE REQUIRED CLEARANCE TO THE EQUIPMENT.

ZONING

R-1

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINES
- PROPOSED TRANSMISSION LINES
- EXISTING TRANSMISSION LINES
- BUILDING SETBACK / EASEMENT LINE
- SILT FENCE
- 1003 EXISTING CONTOUR
- 1003 PROPOSED CONTOUR
- EXIST. WATER MAIN
- OHW OVER HEAD WIRES
- ST EXIST. STORM SEWER/CULVERT w/ F.E.S.
- ST PROPOSED STORM SEWER w/ F.E.S.
- G EXIST. GAS MAIN
- UGE EXIST. UNDERGROUND ELECTRIC
- ▲ FOUND SECTION CORNER
- ● FOUND CORNER AS NOTED
- O PROPOSED PROPERTY CORNER -- 5/8" I.R. w/ ORANGE CAP #12265 UNLESS NOTED OTHERWISE
- I.R. IRON ROD
- G.P. GAS PIPE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- WATER METER PIT
- 12W SECURITY LIGHT -- PHOTOCELL CONTROLLED
- 558W FLOOD LIGHT -- SWITCH CONTROLLED

SITE PLAN DRAWING INDEX

SHEET NO.	DESCRIPTION
C21-40	SITE NOTES & DETAILS
C21-41	SITE LAYOUT PLAN
C21-42	SITE LIGHTING
C24-10	GRADING
C24-40	LANDSCAPING

E-9071

RECEIVED
NOV 21 2025
CITY OF ANKENY

FOR CITY REVIEW
11-21-2025

NOTE:
NOTES & DETAILS SHOWN ON ONE DRAWING APPLY TO ALL DRAWINGS INSOFAR AS THEY MAY APPLY.

LICENSED PROFESSIONAL ENGINEER — PAUL J.D. CLAUSEN — 23772 — IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PAUL J.D. CLAUSEN, IOWA LIC. NO. 23712 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
C21-40, C21-41, & C24-10

STATE OF IOWA — MARTIN M. DOSTALIK — LANDSCAPE ARCHITECT NO. 344 — PROFESSIONAL LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

BY,_____DATE:_____
MARTIN M. DOSTALIK, IOWA REG. NO. 344
MY LICENSE RENEWAL DATE IS: JUNE 30, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
C21-42 & C24-40

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MIDAMERICAN ENERGY COMPANY.

DATE:	11-21-2025
DESIGNED:	MMD
DRAWN:	MMD
APPROVED:	HG
SCALE:	

NW ASH DRIVE SUBSTATION
ANKENY, IOWA

SITE
NOTES & DETAILS

DHA

DHA
C21-40

EXCEPT PARCELS D & E
N 1/2, NW FRL 1/4, 2-80-24

60.0' OVERHEAD ELECTRIC LINE EASEMENT
BOOK 4035, PAGE 144

100.0' OVERHEAD ELECTRIC LINE EASEMENT
BK. 4020, PG. 565

LOT 1
TRIPLE J PARK
PLAT 1

W. 616', S. 1262', N 1/2, NE FRL 1/4, 2-80-24

50.0'

S89°51'21"E 682.19'

50.0'

35' B.S.L.

N: 645436.5282
E: 1609752.3286

N: 645442.1530
E: 1610102.2834

N: 645345.4460
E: 1609872.0002

N: 645397.1603
E: 1610015.9865

N: 645384.3261
E: 1609764.0884

10' SECURITY WALL -- SEE DETAIL ON SHEET C21-40

AREA TO BE COVERED WITH 6" CRUSHED ROCK CONSISTING OF 4" BASE ROCK & 2" SURFACE ROCK

N: 645254.4635
E: 1609814.2427

N: 645256.1848
E: 1610018.2284

N: 645149.3571
E: 1609767.9454

N: 645178.8867
E: 1609947.4712

N: 645048.6106
E: 1610009.7414

N: 645046.8286
E: 1609758.9122

AREA TO BE COVERED WITH 6" BASE ROCK ONLY

N: 645052.2035
E: 1610108.5510

340.0'

N00°55'43"W 592.14'

S1/2 NW FRL 1/4, 2-80-24
EX. PARCEL 2021-249, 2023-135, 2025-11

A=10°46'15"
R=1035.00
L=194.57'
T=97.57
CH=194.28
CHB=S84°46'25"W

N89°50'58"W 488.34'

FUTURE STREET

350.0'

25.0'

LOT 1

NW ASH DRIVE

S00°55'15"E 574.01'

60.0' OVERHEAD ELECTRIC LINE EASEMENT
BOOK 3017, PAGE 591

PROPOSED 10.0' P.U.E.

PROPOSED 7.0' GAS EASEMENT

STORM WATER MANAGEMENT MAINTENANCE EASEMENT

EX. S. 810', S. 1/2, NE FRL 1/4, 2-80-24

S. 810', S. 1/2, NE FRL 1/4, 2-80-24

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE / 1/4, 1/4 SECTION LINE
- BUILDING SETBACK / EASEMENT LINE
- PROPOSED 10' SECURITY WALL
- PROPOSED TRANSMISSION LINE
- EXISTING TRANSMISSION LINE TO BE REMOVED
- EXISTING TRANSMISSION LINE TO REMAIN

SURFACING LEGEND

- 2" SURFACE ROCK ON 4" BASE ROCK
- 6" BASE ROCK ONLY
- 8" P.C.C.

ROCK NOTES

1. THE SURFACE OF THE SUBSTATION YARD, INCLUDING INTERIOR DRIVE PATHS SHALL BE COVERED WITH 6" OF CRUSHED ROCK CONSISTING OF 4" OF BASE ROCK AND 2" OF SURFACE ROCK.
2. THE AREA 5 FEET INSIDE THE WALL TO 15 FEET OUTSIDE THE NORTH, WEST, AND SOUTH WALL AND 25 FEET OUTSIDE THE EAST WALL SHALL BE COVERED WITH 6" OF BASE CRUSHED ROCK ONLY.
3. BASE ROCK SHALL BE CRUSHED LIMESTONE THAT SATISFIES IDOT SECTION 4122.02, MACADAM STONE BASE, GRADATION #13
4. SURFACE ROCK SHALL BE CRUSHED LIMESTONE THAT SATISFIES IDOT SECTION 4120, GRADATION #11.

NOTES

SEE SHEET C21-40 FOR ADDITIONAL NOTES AND DETAILS.

BENCH MARK

ELEVATIONS SHOWN ON THIS PLAN ARE BASED THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO NAVD88.

FOR CITY REIVEW

11-21-2025

SCALE: 1"=100' (11"x17")
SCALE: 1"=50' (22"x34")

0' 10' 20' 30' 40' 50' 100'

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

REV	DATE	DFTR	APP	DESCRIPTION	REV	DATE	DFTR	APP	DESCRIPTION
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07					02				
06					01				

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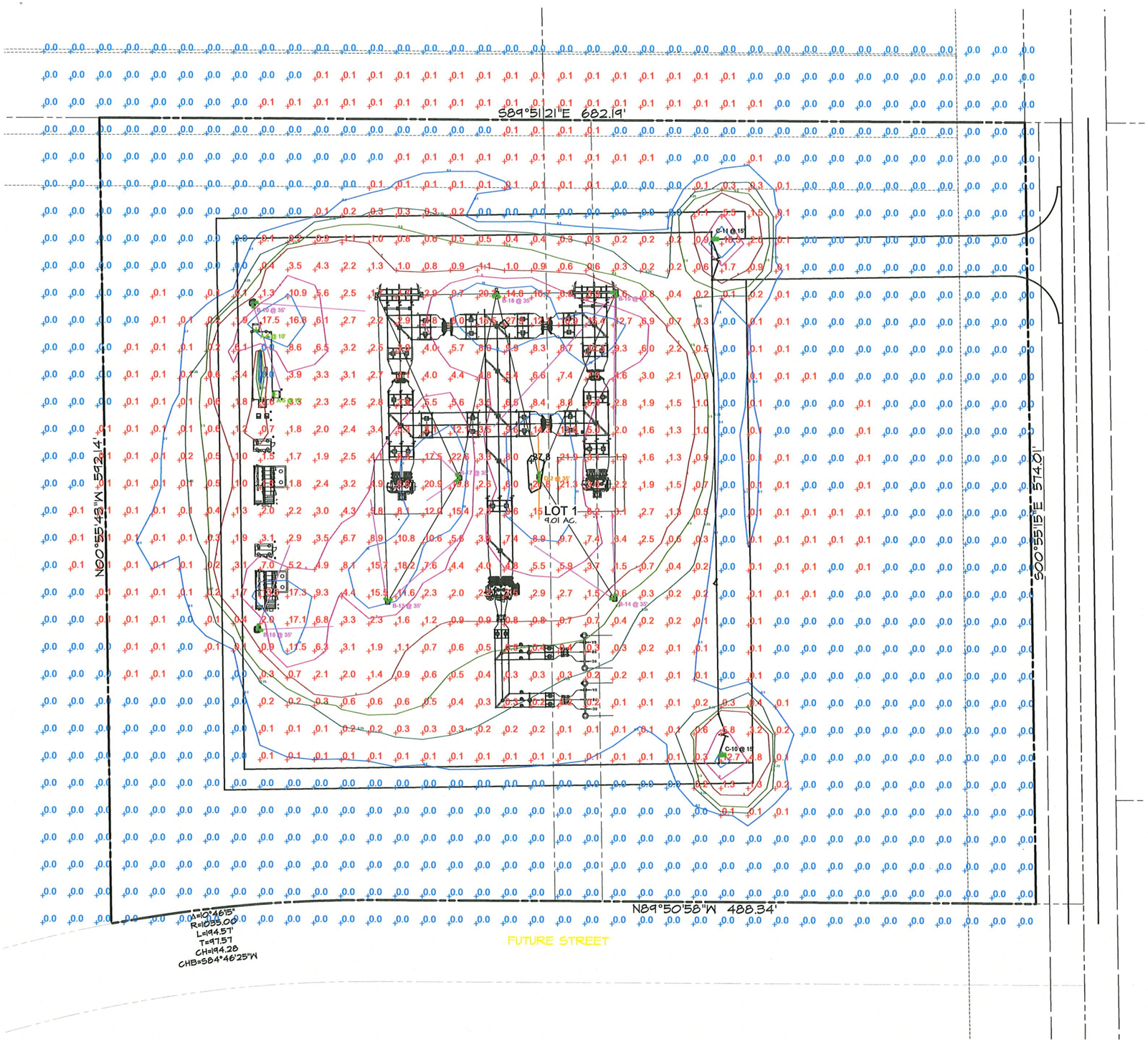
MIDAMERICAN ENERGY COMPANY.

DATE:	11-21-2025
DESIGNED:	MMD
DRAWN:	MMD
APPROVED:	JVE
SCALE:	1" = 50'

NW ASH DRIVE SUBSTATION
ANKENY, IOWA

LAYOUT & ROCK PLAN

DHA C21-41



NOTE: THE LOCATION OF THE UTILITIES SHOWN ON THIS PLAN ARE FROM VERBAL LOCATIONS PROVIDED BY THE UTILITY COMPANIES. LOCATION OF UTILITIES SHOWN ARE APPROXIMATE AND MUST BE VERIFIED (1-800-292-8989).

LIGHTING NOTES

1. WALL PACK LIGHTS AT HEIGHT OF 10 FEET WILL BE PHOTOCELL CONTROLLED FOR SECURITY.
2. SERVICE LIGHTS AT HEIGHT OF 35 FEET WILL ONLY BE USED WHEN NEEDED FOR NIGHT WORK WITHIN THE SUBSTATION AND WILL NOT CONTROLLED BY PHOTOCELL. FIXTURES SHALL NOT BE AIMED HIGHER THAN 45° FROM VERTICAL.
3. THE GATE MOUNTED FIXTURE AT A HEIGHT OF 15 FEET WILL BE ON A MOTION SENSOR.
4. FIXTURES SHALL BE DOWNWARD FACING AND SHIELDED TO ELIMINATE GLARE AND SPILLOVER ILLUMINATION.

LIGHTING SCHEDULE

LABEL	QTY	DESCRIPTION	LUMENS PER FIXTURE	TOTAL LUMENS	WATTAGE	MOUNTING HEIGHT
A	2	RAB SLIM12/PC LED WALL PACK	1,932	3,864	12W	10 FEET
B	7	HOLOPHANE; PREDATOR LED AREA LUMINAIRE 4000K	52,000	364,000	357	35 FEET
C	2	EVOLVE LED AREA LIGHT (COMPACT LOW WATTAGE) 4000K	15,300	30,600	122	15 FEET
D	1	HOLOPHANE; PREDATOR LED AREA LUMINAIRE 4000K	52,000	52,000	357	35 FEET
		* TOTAL LUMENS UNDER EMERGENCY CONDITIONS		450,464		
		TOTAL LUMENS UNDER NORMAL CONDITIONS		3,864		

* UNDER NORMAL CONDITIONS, THE ONLY LIGHTS OPERATING ON A PHOTOCELL PROVIDE 3,864 LUMENS. THE MOTION SENSOR LIGHTS AT THE GATE WOULD ADD AN ADDITIONAL 30,600 LUMENS WHEN VEHICLES APPROACH.

** EMERGENCY LIGHTING CONDITIONS WOULD OCCUR ONLY WHEN NIGHT TIME WORK IS REQUIRED.

NOTE:
NOTES & DETAILS SHOWN ON ONE DRAWING APPLY TO ALL DRAWINGS INSOFAR AS THEY MAY APPLY.

PRELIMINARY FOR REVIEW ONLY 11-21-2025

SCALE: 1"=80' (11"x17")
SCALE: 1"=40' (22"x34")
0' 10' 20' 30' 40' 80'

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

REV	DATE	DFTR	APP	DESCRIPTION	REV	DATE	DFTR	APP	DESCRIPTION
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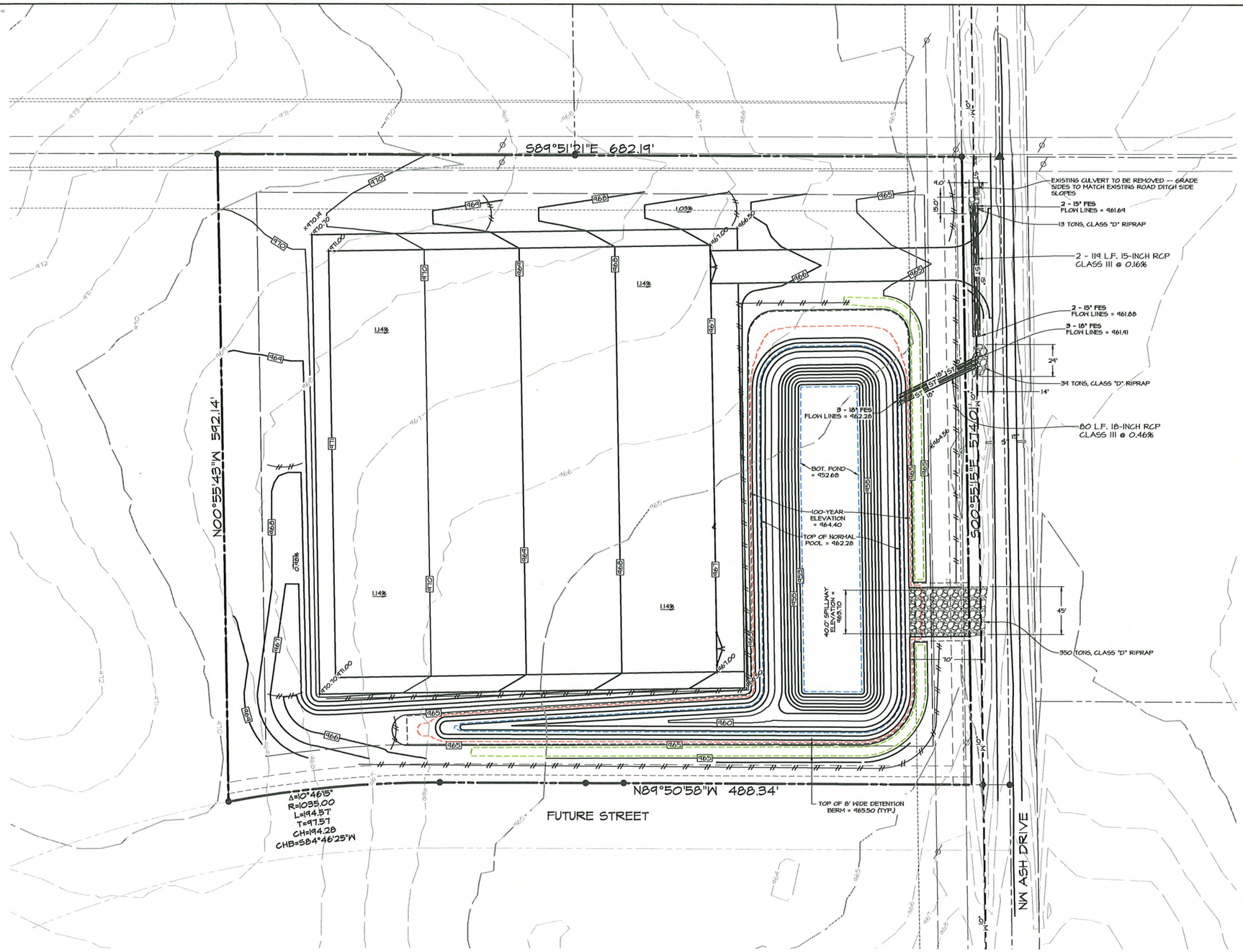
MIDAMERICAN ENERGY COMPANY.

DATE:	11-21-2025
DESIGNED:	MMD
DRAWN:	MMD
APPROVED:	HG
SCALE:	1" = 40'

NW ASH DRIVE SUBSTATOIN
ANKENY, IOWA

SITE LIGHTING
PHOTOMETRIC PLAN

DHA C21-42



GRADING NOTES

1. A COSESCO PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF SITE WORK.
2. AN NPDES GENERAL PERMIT NO. 2 MUST BE ACQUIRED FROM THE IDNR AND SUBMITTED ALONG WITH A SWPPP TO THE CITY FOR REVIEW BEFORE A COSESCO PERMIT CAN BE ISSUED.
3. A SOILS EXPLORATION AND GEOTECHNICAL REPORT WILL BE PREPARED BY OTHERS. ALL EARTHWORK AND ROCK PLACEMENT SHALL COMPLY WITH THIS REPORT.
4. SPOT ELEVATIONS AND FINAL CONTOURS ARE TO THE TOP OF CRUSHED ROCK AND SEED BED.
5. THE DRIVEWAY BETWEEN THE STREET AND THE SUBSTATION GATE SHALL BE COVERED WITH 8" P.C.C..
6. THE AREA INSIDE THE WALL AND 25 FEET OUTSIDE OF THE EAST WALL SHALL BE COVERED WITH 6" OF CRUSHED ROCK.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND PAY NECESSARY FEES, IF ANY.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE UTILITY OWNER.
9. ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO A STORM SEWER OR OTHER APPROVED OUTLET WHETHER ACTIVE OR NOT.
10. ALL TILE DISCOVERED UNDER THE SUBSTATION EMBANKMENT SHALL BE REMOVED IN ITS ENTIRETY AND REROUTED AROUND THE EMBANKMENT.
11. BENCH EXISTING SLOPES THAT ARE TO RECEIVE FILL THAT ARE STEEPER THAN 1 TO 12 PRIOR TO BUILDING EMBANKMENTS.
12. OVER EXCAVATE AND DISC SO THAT THERE IS AT LEAST 18 INCHES OF COMPACTED SUBGRADE UNDER THE DRIVEWAY.
13. DISC & COMPACT, AFTER STRIPPING, THE TOP ONE FOOT UNDER ANY SUBSTATION SURFACING.
14. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
15. ALL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95.0% STANDARD PROCTOR DENSITY.
16. MOISTURE CONTENT SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN 2.0%. FURNISH PROCTOR DETERMINATIONS.
17. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), BY OTHERS FOR SILTATION FENCES AND OTHER EROSION CONTROL MEASURES.
18. FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FOOT OF PLAN GRADE. DRIVEWAY AND SUBSTATION PAD SHALL BE WITHIN 0.10 FOOT OF PLAN GRADE.
19. TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF SIX INCHES ON DISTURBED AREAS TO BE SEEDED.
20. ALL NEW SIDE SLOPES SHALL BE 4 TO 1 OR FLATTER UNLESS NOTED OTHERWISE.
21. ALL DEBRIS SPILLED ON ADJOINING PROPERTY & STREETS DURING CONSTRUCTION MUST BE PICKED UP IN A TIMELY MANNER BY THE CONTRACTOR.
22. THE LOCATION OF THE UTILITIES SHOWN ON THIS PLAN ARE FROM VERBAL LOCATIONS PROVIDED BY THE UTILITY COMPANIES. LOCATION OF UTILITIES SHOWN ARE APPROXIMATE AND MUST BE VERIFIED (1-800-292-8484).
23. POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE THE SITE CAN BE FULLY OPERATIONAL.

SOIL & WATER CONSERVATION REQUIREMENTS

1. SAVE EXISTING GROUND COVER, TREES & SHRUBS WHENEVER POSSIBLE.
2. ANY GRADED AREA SHALL BE PAVED, ROCKED OR ESTABLISHED IN TEMPORARY VEGETATION WITHIN 60 DAYS OF THE COMPLETION OF GRADING.
3. PERMANENT GROUND COVER SHALL BE ESTABLISHED IMMEDIATELY UPON COMPLETION OF FINAL OR FINISH GRADING WHEREVER POSSIBLE.
4. USE MULCH, TEMPORARY DIVERSIONS, CONTOUR FURROWS, TERRACES AND OTHER REMEDIAL CONSERVATION PRACTICES TO LIMIT SITE SOIL LOSS TO LESS THAN 5 TONS PER ACRE PER YEAR.
5. INSTALL SILT FENCES PRIOR TO BEGINNING GRADING WHEN POSSIBLE AND INSTALL AROUND INTAKES IMMEDIATELY AFTER THE INTAKES BECOME OPERATIONAL.
6. INSTALL CULVERTS, STORM SEWERS, MANHOLES AND INTAKES AS SOON AS IS POSSIBLE.
7. COMPLETE PAVING AND ROCK SURFACING AS SOON AS POSSIBLE OR INSTALL TEMPORARY SILT FENCES TO CONTROL EROSION.
8. CONCRETE WASHOUTS SHALL COMPLY WITH SUDAS DIVISION 11; SECTION 11.050 - CONCRETE WASHOUT.

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE / 1/4, 1/4 SECTION LINE
- BUILDING SETBACK / EASEMENT LINE
- PROPOSED 10' SECURITY WALL
- 100-YEAR ELEVATION
- 960 EXISTING CONTOUR
- 960 PROPOSED CONTOUR
- 960.2 PROPOSED SPOT ELEVATION
- -UGE- EXIST. UNDERGROUND ELECTRIC
- -SAN 12" EXIST. SANITARY SEWER
- -W 16" EXIST. WATER MAIN
- SILT FENCE

FOR CITY REVIEW

11-21-2025

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

SCALE: 1"=100' (11"x17")
SCALE: 1"=50' (22"x34")
0' 10' 20' 30' 40' 50' 100'

REV	DATE	DFTR	APP	DESCRIPTION	REV	DATE	DFTR	APP	DESCRIPTION
10	_-_-_	__	__	__	05	_-_-_	__	__	__
09	_-_-_	__	__	__	04	_-_-_	__	__	__
08	_-_-_	__	__	__	03	_-_-_	__	__	__
07	_-_-_	__	__	__	02	_-_-_	__	__	__
06	_-_-_	__	__	__	01	_-_-_	__	__	__

CONFIDENTIAL:
THIS DOCUMENT SHALL BE MAINTAINED CONFIDENTIALLY AS CRITICAL ENERGY INFRASTRUCTURE INFORMATION AND IS AVAILABLE TO MIDAMERICAN ENERGY COMPANY EMPLOYEES, BUT NOT TO MIDAMERICAN ENERGY COMPANY EMPLOYEES WORKING IN THE UNREGULATED RETAIL SERVICES DIVISION. PRIOR WRITTEN AUTHORIZATION IS REQUIRED FOR ACCESS BY ANY OTHER PERSON.

MIDAMERICAN ENERGY COMPANY.

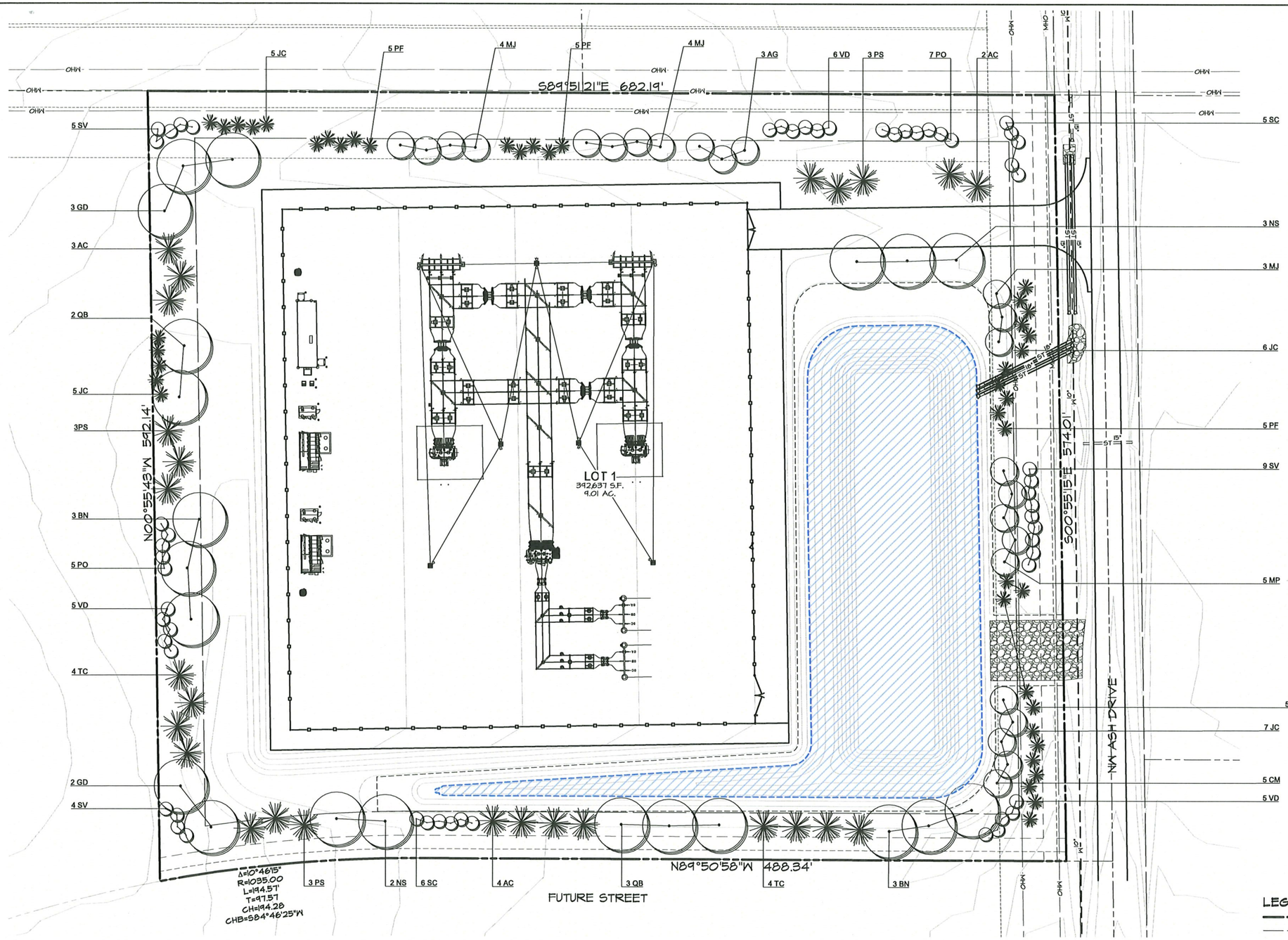
DATE:	11-21-2025
DESIGNED:	MMD
DRAWN:	MMD
APPROVED:	HG
SCALE:	1" = 50'

NW ASH DRIVE SUBSTATION
ANKENY, IOWA

GRADING & DRAINAGE PLAN

DHA

DHA C24-10



GENERAL LANDSCAPING NOTES:

1. ALL SHRUB BEDS TO HAVE SPADE CUT EDGE U.N.O.
2. SEE SHEET C21-40 FOR SEEDING NOTES AND SEED MIX FOR ALL DISTURBED AREAS NOT RECEIVING PAVEMENT OR ROCK.
3. MULCH TO BE 3" NATURAL COLOR SHREDDED HARDWOOD MULCH U.N.O. KEEP MULCH AWAY FROM TRUNK / STEMS.
4. ALL WIRE, TWINE, AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF TREES PRIOR TO PLANTING.
5. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
6. ALL PLANTING BEDS SHALL INCLUDE NON-LIVING PERMEABLE MATERIALS SUCH AS MULCH, AND NOT INCLUDING ROCK.

LANDSCAPING REQUIREMENTS:

SITE: 342,944 SF
REQUIRED OPEN SPACE: 20% = 78,529 SF
PROVIDED OPEN SPACE: = 301,028 SF
1 LANDSCAPE UNIT / 3000 SF = 26 PLANTING UNITS OF 3 TREES AND 3 SHRUBS PER UNIT.

OPEN SPACE PLANTINGS

	TREES	SHRUBS
REQUIRED	78	78
PROVIDED	88	80

PAVING SHADE PLANTING
DRIVE AREA = 6,960 S.F. x 0.20 = 1,392 S.F. AREA TO BE SHADED
1 OVERSTORY TREE = 707 S.F. SHADE

REQUIRED	2 TREES
PROVIDED	3 TREES

PLANTING SCHEDULE

MARK	Botanical name / COMMON NAME	QUANTITY	SIZE	ROOT TYPE	REMARKS
TREES					
AC	Abies concolor WHITE FIR	9	7' HT.	B&B	
AG	Amelanchier x grandiflora 'Autumn Brilliance' SERVICEBERRY	3	10' HT.	CONT.	MULTI-STEM
BN	Betula nigra 'Heritage' HERITAGE RIVER BIRCH	6	8' HT.	B&B	MULTI-STEM
CM	Cornus mas 'Golden Glory' GOLDEN GLORY CORNELIANCHERRY DOGWOOD	5	4' HT.	CONT.	
GD	Gymnocladus dioicus 'McKBranched' DECAF KENTUCKY COFFEETREE	5	2" CAL.	B&B	
MJ	Malus 'JFS-KW207' SPARKLING SPRITE CRABAPPLE	11	1" CAL.	CONT.	
Mp	Malus 'Prairiefire' PRAIRIEFIRE CRABAPPLE	5	1" CAL.	CONT.	
NS	Nyssa sylvatica BLACK TUPELO	5	2" CAL.	B&B	
PF	Picea pungens 'Fat Albert' FAT ALBERT COLORADO SPRUCE	20	6' HT.	B&B	
PS	Pinus strobus EASTERN WHITE PINE	9	7' HT.	B&B	
QB	Quercus bicolor SWAMP WHITE OAK	5	2" CAL.	B&B	
TC	Tsuga canadensis CANADIAN HEMLOCK	8	7' HT.	B&B	
	TOTAL TREES	91			
SHRUBS					
JC	Juniperus canadensis 'Sea Green' SEA GREEN JUNIPER	23	2 GAL.	CONT.	
PO	Physocarpus opulifolius 'Center Glow' CENTER GLOW NINEBARK	12	5 GAL.	CONT.	
SC	Sambucus nigra 'Eva' BLACK LACE ELDERBERRY	11	5 GAL.	CONT.	
SV	Syringa vulgaris 'Monore' BLUE SKIES LILAC	18	5 GAL.	CONT.	
VD	Vibumum dentatum ARROWWOOD VIBURNUM	16	5 GAL.	CONT.	
	TOTAL SHRUBS	80			

B&B = BALLED & BURLAPPED
TS = TREE SPADE
CONT. = CONTAINER GROWN

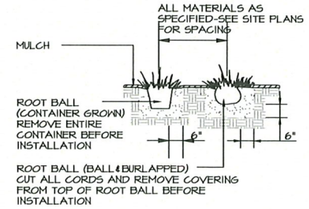
SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.

MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

ALL DECIDUOUS TREES ARE TO BE WRAPPED WITH TREE WRAP AND SHALL BE ATTACHED WITH COTTON STRING, TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE / 1/4, 1/4 SECTION LINE
- BUILDING SETBACK / EASEMENT LINE
- PROPOSED 10' SECURITY WALL
- -SAN- EXIST. SANITARY SEWER
- -UGE- EXIST. UNDERGROUND ELECTRIC
- -ST- EXIST. STORM SEWER/CULVERT
- 15" PROPOSED CULVERT w/ F.E.S.
- -W- EXIST. WATER MAIN



SHRUB PLANTING DETAIL
NO SCALE

E-4071

NOTE:
NOTES & DETAILS SHOWN ON ONE DRAWING APPLY TO ALL DRAWINGS INSOFAR AS THEY MAY APPLY.

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

FOR CITY REVIEW
11-21-2025

REV	DATE	DFTR	APP	DESCRIPTION
10				
09				
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MIDAMERICAN ENERGY COMPANY
0' 60' 120'

DATE: 11-21-2025
DESIGNED: MMD
DRAWN: MMD
APPROVED: HG
SCALE: 1" = 40'

NW ASH DRIVE SUBSTATION
ANKENY, IOWA

LANDSCAPING PLAN

DHA
C24-40

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 2, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Kimberley Villas Plat 4 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of Kimberley Villas Plat 4 Final Plat.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Final Plat



N

1 inch = 700 feet

Date: 11/21/2025

Kimberley Villas Plats 4, 5, & Phase II Site Plan
Aerial Map

Ankeny
bringing it all together.

Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: December 2, 2025

Agenda Item: Kimberley Villas Phase II Site Plan & Kimberley Villas Plats 4 & 5
Report Date: November 24, 2025
Prepared by: Bryan Morrissey, EJC
Associate Planner

Staff Recommendation:
That the Plan and Zoning Commission recommend City Council approval of Kimberley Villas Plat 4.

That the Plan and Zoning Commission recommend City Council approval of Kimberley Villas Plat 5.

That the Plan and Zoning Commission approve the Kimberley Villas Phase II Site Plan, subject to recordation of Kimberley Villas Plats 4 & 5.

Project Summary:
North Ankeny Land, LLC is proposing Kimblery Villas Phase II, an approximate 9.20 (+/-) site plan split between two final plats. The proposed development is located north of NE 54th Street and west of Interstate-35 within the northeastern quadrant of Ankeny. The proposed development includes the creation of 109 townhome lots that range from 4 to 6-plex units. Streets and common spaces in the development will be privately owned and maintained by an HOA. This proposal is a continuation of the existing Kimberley Villas development to the south and west of the subject site.

Project Report:
The general layout of the project site shows 109 attached townhome units in a 4, 5, and 6-plex layout. This phase of the Kimberley Villas development essentially fills in the undeveloped area north of Kimberley Villas Plat 1 and east of Kimberley Villas Plats 2 & 3, connecting all plats into one larger overall development. Each attached building will be separated by at least 15 feet from any other attached townhome structure on the site. A 30-foot setback exists around most of the perimeter of the development, with the exception being to the property line adjacent to Interstate-35, where a 35-foot setback exists. A landscape buffer is proposed along the east property line that will screen the development from Interstate-35. The proposed landscape buffer is a continuation of the landscaping that was originally installed along the east property line for Phase 1. The proposed plans also include the continuation of the private streets that were installed with Phase 1 (NE Lavender Lane & NE Lilac Lane), along with a future clubhouse area that will need further site plan approval should the applicant decide to move forward with a clubhouse.

Eight-inch water and sanitary service will be provided throughout the proposed development. Utility services will extend from the existing lines that were installed with Kimberley Villas Plats 1, 2, and 3. Storm sewer lines and intakes are proposed throughout the entirety of the proposed development and will lead to one of the two proposed stormwater detention areas in the development, similar to Phase 1.

Landscaping is proposed within the development as a part of the site plan submittal. As previously mentioned, a landscape buffer is provided along the east property line adjacent to Interstate-35 to help screen the development from public view. The amount of landscape screening proposed along Interstate-35 with Phase 2 is roughly double the amount of landscaping that was provided adjacent to Interstate-35

with Phase 1. Additionally, the open space and pavement shading landscaping requirements have been satisfied with what's proposed as well. As far as parking is concerned, 28 guest parking stalls are provided, which meets the minimum requirement of 1 stall for every 4 units for this kind of multi-family development. Parksite dedication requirements were previously fulfilled for the project area with Kimberley Crossings Plat 1.

Building elevations have been included with the site plan submittal. The majority of the units will be comprised of lap and shake siding with minimal amounts of adhered stone veneer; however, the typical building material standards of the Ankeny Municipal Code will not apply since the proposed development is comprised of fewer than 12 contiguous units.

CITY OF ANKENY

SUBDIVISION DATA

NAME OF PLAT:	**Kimberley Villas Plats 4 & 5**
NAME OF OWNER:	**Kimberley Development Corporation**
NAME OF DEVELOPER:	**North Ankeny Land, LLC**

GENERAL INFORMATION:

PLAT LOCATION: North of NE 54th Street, west of Interstate-35
SIZE OF PLAT(S): 9.20 acres
ZONING: R-3, Multiple-Family Residence District

LOTS:

NUMBER: 109 townhome lots, 1 outlot
SIZE/DENSITY: 11.84 units per acre
USE: Residential
BUILDING LINES:
Front: 30 feet
Side: 15 feet
Rear: 35 feet

PARK SITE DEDICATION: Parksite dedication requirements were satisfied with Kimberley Crossing Plat 1.

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District
SOUTH: R-3, Multiple-Family Residence District
EAST: Interstate-35
WEST: R-3, Multiple Family Residence District w/Conditions

STREET DEVELOPMENT:

All proposed streets in the development will be private.

WASTE WATER:

PROJECTED FLOWS: 9.20 acres of developable land x 1,800 gal. per day/acre of developable land = 16,560 GPD
TREATMENT PLANT CAPACITY: Design: 47 MGD; current daily avg. 18 MGD.

STORM WATER:

BASIN FLOWS: This plat lies in the Upper Four Mile Creek Subwatershed

WATER SYSTEM:

USAGE: 20.49 acres of developable land x 1,800 gal. per day/acre of developable land = 16,560 GPD estimate
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.
CONSTRUCTION PLANS: To be approved by staff.

STUBBS ENGINEERING
1609 N Ankeny Blvd, Suite 230
Ankeny, IA 50021

10/24/2025

Planning and Zoning Commission
City of Ankeny

Kimberley Villas Plat 4 Approval Request

Stubbs Engineering requests approval for Kimberley Villas Plat 4 Construction Plans on October 24th 2025. Kimberley Villas Plat 4 is a residential development that consists of 4.57 acres. This development per the most recent submittal contains 53 townhome lots. The lot count is subject to change with reviews and resubmittals.

Sincerely,

Stubbs Engineering

Branden Stubbs

Branden Stubbs, P.E.

KIMBERLEY VILLAS PLAT 4

FINAL PLAT

INDEX LEGEND

LOCATION: OUTLOT Z IN KIMBERLEY CROSSING PLAT 1, OUTLOT Z IN KIMBERLEY VILLAS PLAT 1, AND OUTLOT Z IN KIMBERLEY VILLAS PLAT 2, CITY OF ANKENY, POLK COUNTY, IOWA

PROPRIETOR AND REQUESTOR:
NORTH ANKENY LAND, LLC
8519 NW 23RD COURT
ANKENY, IA 50023

SURVEYOR COMPANY AND RETURN TO:
MICHAEL LEE
STUBBS ENGINEERING
1609 N ANKENY BLVD, SUITE 230
ANKENY, IA 50021
PHONE: (515) 259-1133
MIKE@STUBBS3.COM

PROPERTY DESCRIPTION:
A PART OF OUTLOT 'Z', IN KIMBERLEY CROSSING PLAT 1, AN OFFICIAL PLAT, AS RECORDED IN BOOK 18529, PAGE 665 OF THE POLK COUNTY RECORDER, AND ALL OF PARCEL 2025-154 OF OUTLOT 'Z', IN KIMBERLEY VILLAS PLAT 1, AN OFFICIAL PLAT, AND A PART OF OUTLOT 'Z', IN KIMBERLEY VILLAS PLAT 1, AN OFFICIAL PLAT, AS RECORDED IN BOOK 19795, PAGE 179 OF THE POLK COUNTY RECORDER, AND A PART OF OUTLOT 'Z', IN KIMBERLEY VILLAS PLAT 2, AN OFFICIAL PLAT, AS RECORDED IN BOOK 19795, PAGE 296 OF THE POLK COUNTY RECORDER, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID KIMBERLEY VILLAS PLAT 1; THENCE NORTH 00°10'31" WEST, 482.38 FEET; THENCE SOUTH 89°49'57" EAST, 302.84 FEET; THENCE SOUTH 01°19'10" WEST, 10.67 FEET; THENCE SOUTH 88°40'50" EAST, 117.00 FEET TO THE WESTERLY LINE OF THE ACQUISITION PLAT DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 19241, PAGE 871 OF THE POLK COUNTY RECORDER; THENCE SOUTH 01°19'10" WEST ALONG SAID WESTERLY LINE, 354.26 FEET; THENCE SOUTH 02°06'36" EAST ALONG SAID WESTERLY LINE AND THE EAST LINE OF SAID PARCEL 2025-154, A DISTANCE OF 120.86 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2025-154; THENCE SOUTH 88°14'36" WEST ALONG THE SOUTH LINE OF SAID PARCEL 2025-154, A DISTANCE OF 87.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2025-154; THENCE NORTH 02°06'36" WEST ALONG THE WEST LINE OF SAID PARCEL 2025-154, A DISTANCE OF 4.68 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2025-154; THENCE SOUTH 87°53'24" WEST, 30.00 FEET; THENCE NORTH 02°06'36" WEST, 6.37 FEET TO THE NORTH LINE OF SAID KIMBERLEY VILLAS PLAT 1; THENCE SOUTH 89°54'43" WEST ALONG SAID NORTH LINE, 297.04 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 4.57 ACRES, THE PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD.

SURVEY NOTES:
1. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
3. ALL MONUMENTS PLACED ARE A 1/2 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC IDENTIFICATION CAP No. 16747 UNLESS OTHERWISE NOTED.
4. ALL MONUMENTS IDENTIFIED AS "SET" WILL BE PLACED WITHIN ONE YEAR OF THE RECORDING OF THIS FINAL PLAT.
5. RECORDED MEASUREMENTS REFER TO THOSE MEASUREMENTS SHOWN ON KIMBERLEY VILLAS PLAT 1, AN OFFICIAL PLAT, AS RECORDED IN BOOK 19795, PAGE 179 OF THE POLK COUNTY RECORDER.
6. THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA PANEL #19153C0065F, EFFECTIVE DATE 2-1-2019.
7. OUTLOT Z CONSISTS OF ALL OF THE COMMON AREA/OPEN SPACE, INCLUDING PRIVATE STREETS.

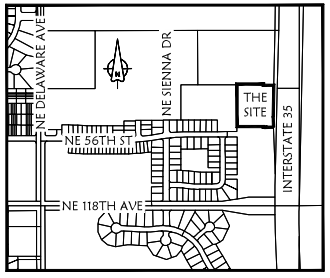
DEVELOPER:
NORTH ANKENY LAND, LLC
8519 NW 23RD COURT
ANKENY, IA 50023
CONTACT: DAVE STUBBS
515-979-9963

ENGINEER:
STUBBS ENGINEERING
1609 N ANKENY BLVD, SUITE 230
ANKENY, IA 50021
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

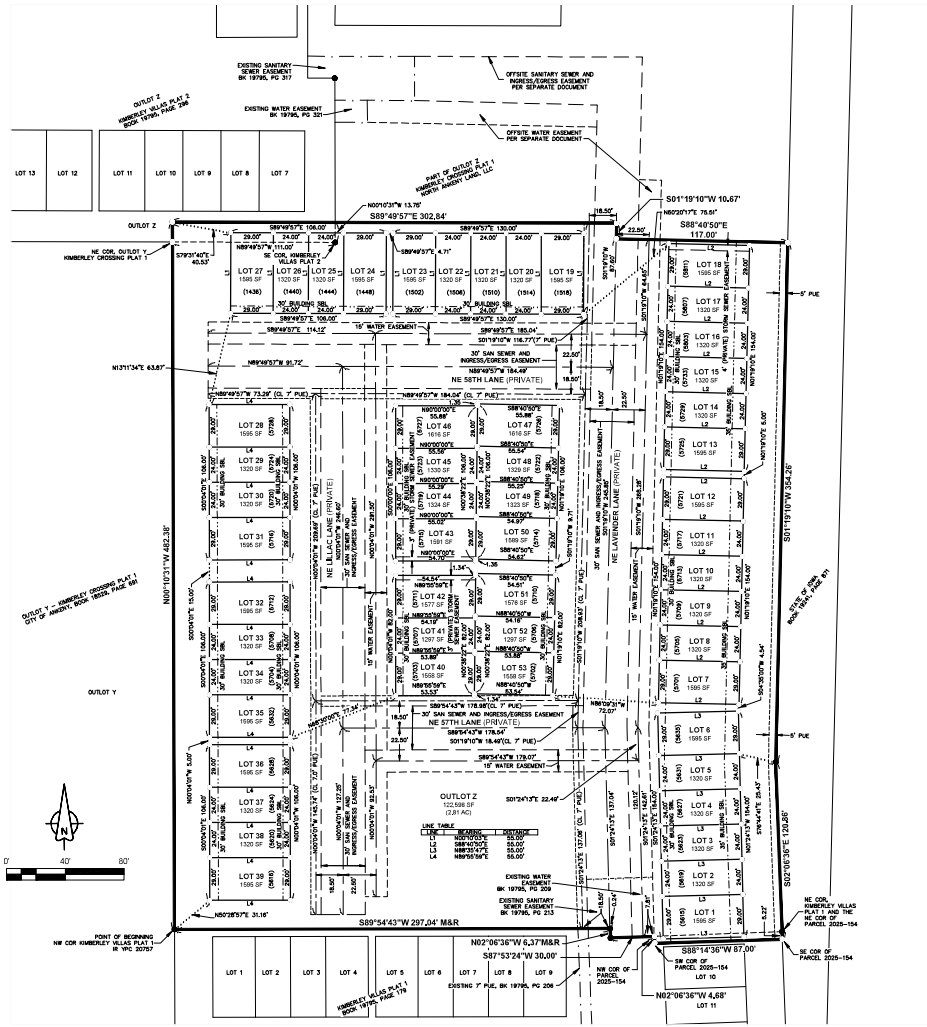
ZONING:
R-3 - MULTIPLE FAMILY RESIDENCE DISTRICT

BULK REGULATIONS:
-MINIMUM YARD SETBACK REQUIREMENTS:
-FRONT: 30 FEET
-REAR: 35 FEET
-SIDE: 15 FEET (7 FEET MIN. ONE SIDE)

AREAS:
- TOTAL AREA, KIMBERLEY VILLAS PLAT 4 = 4.57 ACRES (199,059 SF)
- AREA OF LOTS 1 THROUGH 53 = 1.76 ACRES (76,461 SF)
- OUTLOT Z AREA = 2.81 ACRES (122,598 SF)



VICINITY MAP
NOT TO SCALE



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL D LEE, P.L.S. IA. LIC NO. 16747 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE)

MICHAEL D. LEE 16747 IOWA LICENSED PROFESSIONAL LAND SURVEYOR

STUBBS ENGINEERING
1609 N ANKENY BLVD, SUITE 230 - ANKENY, IA 50021 515-259-1133

LEGEND:
- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #16747 UNLESS OTHERWISE NOTED
- SET "X" CUT IN CONCRETE
- SET "MAG" NAIL IN ASPHALT
- FOUND IP, YPC 20757 UNLESS NOTED
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- IR IRON ROD
- IP IRON PIPE
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- BPC BLUE PLASTIC CAP
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- (####) ADDRESS #
- SBL SETBACK LINE
- BOUNDARY LINE
- LOT LINE
- CENTER LINE
- SETBACK LINE
- PUBLIC UTILITY EASEMENT
- WATER EASEMENT
- SANITARY SEWER AND INGRESS / EGRESS EASEMENT
- STORM SEWER EASEMENT

KIMBERLEY VILLAS PLAT 4
FINAL PLAT
CITY OF ANKENY, POLK COUNTY, IOWA

PROJECT NO: 25-800
PAGE 1 OF 1
REVISIONS
DRAWN DATE: 11-17-2025
DRAWN BY: M. LEE
SCALE: 1" = 40'

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 2, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Kimberley Villas Plat 5 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of Kimberley Villas Plat 5 Final Plat.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Final Plat



N

1 inch = 700 feet

Date: 11/21/2025

Kimberley Villas Plats 4, 5, & Phase II Site Plan
Aerial Map

Ankeny
bringing it all together.

Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: December 2, 2025

Agenda Item: Kimberley Villas Phase II Site Plan & Kimberley Villas Plats 4 & 5
Report Date: November 24, 2025
Prepared by: Bryan Morrissey, EJC
Associate Planner

Staff Recommendation:
That the Plan and Zoning Commission recommend City Council approval of Kimberley Villas Plat 4.

That the Plan and Zoning Commission recommend City Council approval of Kimberley Villas Plat 5.

That the Plan and Zoning Commission approve the Kimberley Villas Phase II Site Plan, subject to recordation of Kimberley Villas Plats 4 & 5.

Project Summary:
North Ankeny Land, LLC is proposing Kimblery Villas Phase II, an approximate 9.20 (+/-) site plan split between two final plats. The proposed development is located north of NE 54th Street and west of Interstate-35 within the northeastern quadrant of Ankeny. The proposed development includes the creation of 109 townhome lots that range from 4 to 6-plex units. Streets and common spaces in the development will be privately owned and maintained by an HOA. This proposal is a continuation of the existing Kimberley Villas development to the south and west of the subject site.

Project Report:
The general layout of the project site shows 109 attached townhome units in a 4, 5, and 6-plex layout. This phase of the Kimberley Villas development essentially fills in the undeveloped area north of Kimberley Villas Plat 1 and east of Kimberley Villas Plats 2 & 3, connecting all plats into one larger overall development. Each attached building will be separated by at least 15 feet from any other attached townhome structure on the site. A 30-foot setback exists around most of the perimeter of the development, with the exception being to the property line adjacent to Interstate-35, where a 35-foot setback exists. A landscape buffer is proposed along the east property line that will screen the development from Interstate-35. The proposed landscape buffer is a continuation of the landscaping that was originally installed along the east property line for Phase 1. The proposed plans also include the continuation of the private streets that were installed with Phase 1 (NE Lavender Lane & NE Lilac Lane), along with a future clubhouse area that will need further site plan approval should the applicant decide to move forward with a clubhouse.

Eight-inch water and sanitary service will be provided throughout the proposed development. Utility services will extend from the existing lines that were installed with Kimberley Villas Plats 1, 2, and 3. Storm sewer lines and intakes are proposed throughout the entirety of the proposed development and will lead to one of the two proposed stormwater detention areas in the development, similar to Phase 1.

Landscaping is proposed within the development as a part of the site plan submittal. As previously mentioned, a landscape buffer is provided along the east property line adjacent to Interstate-35 to help screen the development from public view. The amount of landscape screening proposed along Interstate-35 with Phase 2 is roughly double the amount of landscaping that was provided adjacent to Interstate-35

with Phase 1. Additionally, the open space and pavement shading landscaping requirements have been satisfied with what's proposed as well. As far as parking is concerned, 28 guest parking stalls are provided, which meets the minimum requirement of 1 stall for every 4 units for this kind of multi-family development. Parksite dedication requirements were previously fulfilled for the project area with Kimberley Crossings Plat 1.

Building elevations have been included with the site plan submittal. The majority of the units will be comprised of lap and shake siding with minimal amounts of adhered stone veneer; however, the typical building material standards of the Ankeny Municipal Code will not apply since the proposed development is comprised of fewer than 12 contiguous units.

CITY OF ANKENY

SUBDIVISION DATA

NAME OF PLAT:	**Kimberley Villas Plats 4 & 5**
NAME OF OWNER:	**Kimberley Development Corporation**
NAME OF DEVELOPER:	**North Ankeny Land, LLC**

GENERAL INFORMATION:

PLAT LOCATION: North of NE 54th Street, west of Interstate-35
SIZE OF PLAT(S): 9.20 acres
ZONING: R-3, Multiple-Family Residence District

LOTS:

NUMBER: 109 townhome lots, 1 outlot
SIZE/DENSITY: 11.84 units per acre
USE: Residential
BUILDING LINES:
Front: 30 feet
Side: 15 feet
Rear: 35 feet

PARK SITE DEDICATION: Parksite dedication requirements were satisfied with Kimberley Crossing Plat 1.

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District
SOUTH: R-3, Multiple-Family Residence District
EAST: Interstate-35
WEST: R-3, Multiple Family Residence District w/Conditions

STREET DEVELOPMENT:

All proposed streets in the development will be private.

WASTE WATER:

PROJECTED FLOWS: 9.20 acres of developable land x 1,800 gal. per day/acre of developable land = 16,560 GPD
TREATMENT PLANT CAPACITY: Design: 47 MGD; current daily avg. 18 MGD.

STORM WATER:

BASIN FLOWS: This plat lies in the Upper Four Mile Creek Subwatershed

WATER SYSTEM:

USAGE: 20.49 acres of developable land x 1,800 gal. per day/acre of developable land = 16,560 GPD estimate
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.
CONSTRUCTION PLANS: To be approved by staff.

STUBBS ENGINEERING
431 NE 72nd St. Pleasant Hill, IA 50327

10/24/2025

Planning and Zoning Commission
City of Ankeny

Kimberley Villas Plat 5 Approval Request

Stubbs Engineering requests approval for Kimberley Villas Plat 5 Construction Plans on October 24th 2025. Kimberley Villas Plat 5 is a residential development that consists of 4.70 acres. This development per the most recent submittal contains 56 townhome lots. The lot count is subject to change with reviews and resubmittals.

Sincerely,

Stubbs Engineering

Branden Stubbs

Branden Stubbs, P.E.

KIMBERLEY VILLAS PLAT 5

FINAL PLAT

INDEX LEGEND

LOCATION: OUTLOT Z IN KIMBERLEY CROSSING PLAT 1, OUTLOT Z IN KIMBERLEY VILLAS PLAT 3, CITY OF ANKENY, POLK COUNTY, IOWA

PROPRIETOR AND REQUESTOR:
NORTH ANKENY LAND, LLC
8519 NW 23RD COURT
ANKENY, IA 50023

SURVEYOR COMPANY AND RETURN TO:
MICHAEL LEE
STUBBS ENGINEERING
1609 N ANKENY BLVD, SUITE 230
ANKENY, IA 50021
PHONE: (515) 259-1133
MIKE@STUBBS3.COM

PROPERTY DESCRIPTION:
A PART OF OUTLOT Z, IN KIMBERLEY CROSSING PLAT 1, AN OFFICIAL PLAT, AS RECORDED IN BOOK 18529, PAGE 665 OF THE POLK COUNTY RECORDER, AND A PART OF OUTLOT Z, IN KIMBERLEY VILLAS PLAT 3, AN OFFICIAL PLAT, AS RECORDED IN BOOK 19795, PAGE 372 OF THE POLK COUNTY RECORDER, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ACQUISITION PLAT DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 19241, PAGE 871 OF THE POLK COUNTY RECORDER; THENCE SOUTH 01°19'10" WEST ALONG THE WEST LINE OF SAID ACQUISITION PLAT, 624.47 FEET; THENCE NORTH 88°40'50" WEST, 117.00 FEET; THENCE NORTH 11°19'10" EAST, 10.67 FEET; THENCE NORTH 89°49'57" WEST, 191.84 FEET TO THE EASTERLY LINE OF KIMBERLEY VILLAS PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 19795, PAGE 296 OF THE POLK COUNTY RECORDER; THENCE NORTH 00°10'31" WEST ALONG SAID EASTERLY LINE, 98.25 FEET; THENCE NORTH 89°49'57" WEST ALONG SAID EASTERLY LINE, 18.33 FEET; THENCE NORTH 00°10'57" WEST ALONG SAID EASTERLY LINE, 196.53 FEET TO THE SOUTHEAST CORNER OF KIMBERLEY VILLAS PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 00°10'57" WEST ALONG THE EAST LINE OF SAID KIMBERLEY VILLAS PLAT 3, A DISTANCE OF 221.95 FEET; THENCE SOUTH 89°49'03" WEST, 4.90 FEET; THENCE NORTH 00°10'56" WEST, 92.50 FEET TO THE NORTH LINE OF SAID KIMBERLEY CROSSING PLAT 1; THENCE NORTH 89°49'03" EAST ALONG THE NORTH LINE OF SAID KIMBERLEY CROSSING PLAT 1, A DISTANCE OF 348.09 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 4.70 ACRES, THE PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD.

SURVEY NOTES:
1. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET;
3. ALL MONUMENTS PLACED ARE A 1/2 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC IDENTIFICATION CAP No. 16747 UNLESS OTHERWISE NOTED.
4. ALL MONUMENTS IDENTIFIED AS "SET" WILL BE PLACED WITHIN ONE YEAR OF THE RECORDING OF THIS FINAL PLAT.
5. RECORDED MEASUREMENTS REFER TO THOSE MEASUREMENTS SHOWN ON KIMBERLEY VILLAS PLAT 2, AN OFFICIAL PLAT, AS RECORDED IN BOOK 19795, PAGE 296 OF THE POLK COUNTY RECORDER.
6. THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA PANEL #19153C0065F, EFFECTIVE DATE 2-1-2019.
7. OUTLOT Z CONSISTS OF ALL OF THE COMMON AREA/OPEN SPACE, INCLUDING PRIVATE STREETS.
8. THE OFFSITE SANITARY SEWER, INGRESS/EGRESS AND WATER MAIN EASEMENTS FROM KIMBERLEY VILLAS PLAT 4 WERE CREATED BY SEPARATE DOCUMENTS ALONG THE SOUTHERN PORTION OF THIS PLAT.

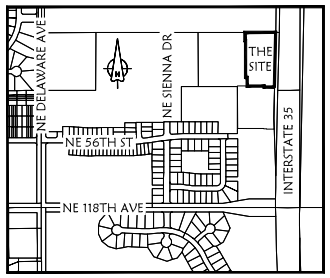
DEVELOPER:
NORTH ANKENY LAND, LLC
8519 NW 23RD COURT
ANKENY, IA 50023
CONTACT: DAVE STUBBS
515-979-9963

ENGINEER:
STUBBS ENGINEERING
1609 N ANKENY BLVD, SUITE 230
ANKENY, IA 50021
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-5499

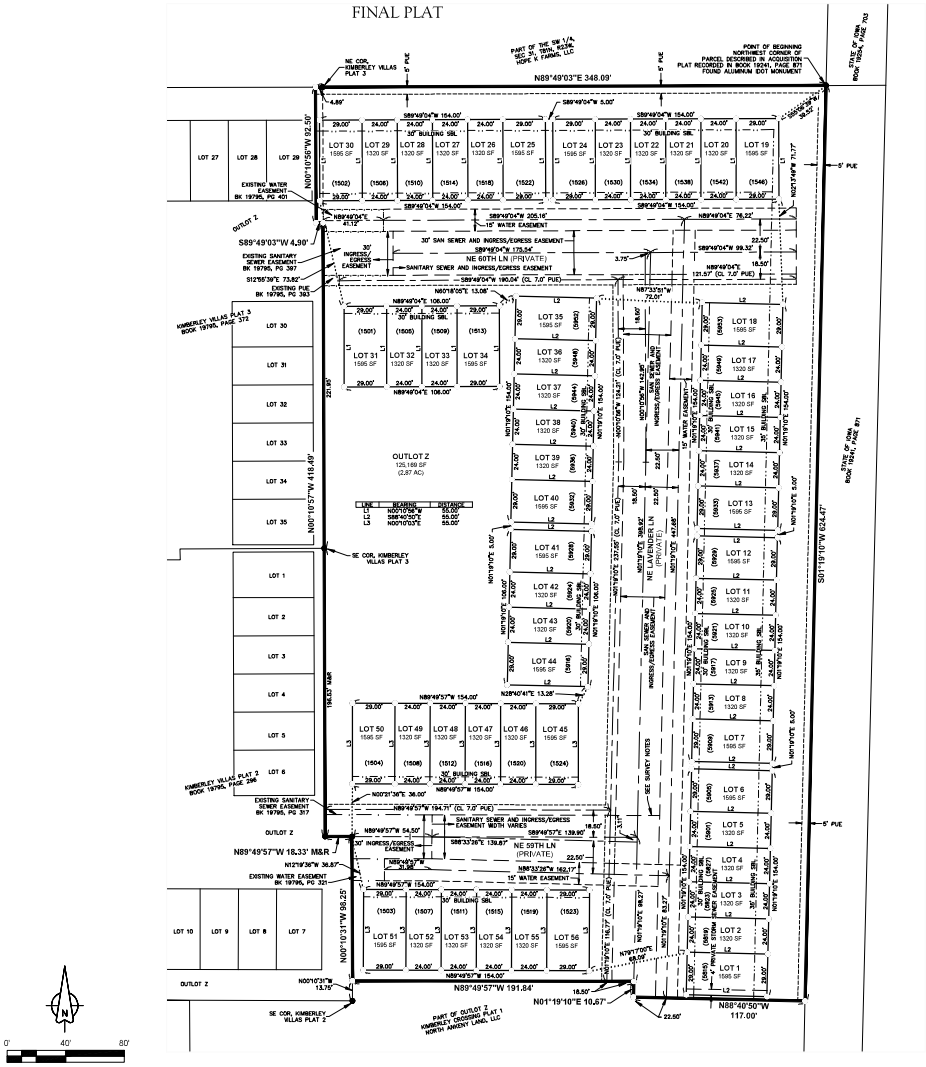
ZONING:
R-3 – MULTIPLE FAMILY RESIDENCE DISTRICT

BULK REGULATIONS:
-MINIMUM YARD SETBACK REQUIREMENTS:
--FRONT: 30 FEET
--REAR: 35 FEET
--SIDE: 15 FEET (7 FEET MIN. ONE SIDE)

AREAS:
- TOTAL AREA, KIMBERLEY VILLAS PLAT 5 = 4.70 ACRES (204,589 SF)
- AREA OF LOTS 1 THROUGH 56 = 1.82 ACRES (79,420 SF)
- OUTLOT Z AREA = 2.87 ACRES (125,169 SF)



VICINITY MAP
NOT TO SCALE



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL D. LEE
16747
REGISTERED PROFESSIONAL LAND SURVEYOR
IOWA

MICHAEL D. LEE, P.L.S. IA. LIC. NO. 16747 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE)

STUBBS ENGINEERING
1609 N ANKENY BLVD, SUITE 230 - ANKENY, IA 50021 515-259-1133

LEGEND:
- ○ SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #16747 UNLESS OTHERWISE NOTED
- ◉ SET "X" CUT IN CONCRETE
- ◇ SET "MAG" NAIL IN ASPHALT
- ● FOUND IP, YPC 20757 UNLESS NOTED
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- IR IRON ROD
- IP IRON PIPE
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- BPC BLUE PLASTIC CAP
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- (####) ADDRESS #
- SBL SETBACK LINE
- BOUNDARY LINE
- LOT LINE
- CENTER LINE
- SETBACK LINE
- PUBLIC UTILITY EASEMENT
- WATER EASEMENT
- SANITARY SEWER AND INGRESS / EGRESS EASEMENT
- STORM SEWER EASEMENT

KIMBERLEY VILLAS PLAT 5
FINAL PLAT
CITY OF ANKENY, POLK COUNTY, IOWA

PROJECT NO.		REVISIONS
25-800	PAGE 1 OF 1	
DRAWN DATE: 9-18-2025	DRAWN BY: M. LEE	SCALE: 1" = 40'

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 2, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Kimberley Villas Phase II Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

Staff report attached.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for Kimberley Villas Phase II.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Site Plan
5. Building Elevations



N

1 inch = 700 feet

Date: 11/21/2025

Kimberley Villas Plats 4, 5, & Phase II Site Plan
Aerial Map

Ankeny
bringing it all together.

Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: December 2, 2025

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Report Date: November 24, 2025
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Associate Planner

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CITY OF ANKENY

SUBDIVISION DATA

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NAME OF OWNER:	**Kimberley Development Corporation**
NAME OF DEVELOPER:	**North Ankeny Land, LLC**

GENERAL INFORMATION:

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SIZE OF PLAT(S): 9.20 acres
ZONING: R-3, Multiple-Family Residence District

LOTS:

NUMBER: 109 townhome lots, 1 outlot
SIZE/DENSITY: 11.84 units per acre
USE: Residential
BUILDING LINES:
Front: 30 feet
Side: 15 feet
Rear: 35 feet

PARK SITE DEDICATION: Parksite dedication requirements were satisfied with Kimberley Crossing Plat 1.

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District
SOUTH: R-3, Multiple-Family Residence District
EAST: Interstate-35
WEST: R-3, Multiple Family Residence District w/Conditions

STREET DEVELOPMENT:

All proposed streets in the development will be private.

WASTE WATER:

PROJECTED FLOWS: 9.20 acres of developable land x 1,800 gal. per day/acre of developable land = 16,560 GPD
TREATMENT PLANT CAPACITY: Design: 47 MGD; current daily avg. 18 MGD.

STORM WATER:

BASIN FLOWS: This plat lies in the Upper Four Mile Creek Subwatershed

WATER SYSTEM:

USAGE: 20.49 acres of developable land x 1,800 gal. per day/acre of developable land = 16,560 GPD estimate
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.
CONSTRUCTION PLANS: To be approved by staff.

STUBBS ENGINEERING
1609 N Ankeny Blvd, Suite 230
Ankeny, IA 50021

10/24/2025

Planning and Zoning Commission
City of Ankeny

Kimberley Villas Plat 4 & 5 Site Plan Approval Request

Stubbs Engineering requests approval for Kimberley Villas Plat 4 & 5 Site Plan on October 24th 2025. Kimberley Villas Plat 4 & 5 Site Plan is a residential subdivision that consists of 9.21 acres. This development per the most recent submittal contains 109 townhome lots. The lot count is subject to change with reviews and resubmittals.

Sincerely,

Stubbs Engineering

Branden Stubbs

Branden Stubbs, P.E.

SITE PLAN

FOR

KIMBERLEY VILLAS PLATS 4 & 5

ANKENY, IA

PREPARED BY

STUBBS ENGINEERING

BULK REGULATIONS:

FRONT YARD:
30 FEET
SIDE YARD:
15 FEET
REAR YARD:
35 FEET
MAXIMUM HEIGHT:
PRINCIPAL BUILDING - 45 FEET (SEE CODE FOR EXCEPTIONS)
GARAGE - 14 FEET
ACCESSORY BUILDING, OTHER THAN GARAGE - 12 FEET

SITE AREA:

9.21 ACRES (401,237 SF)

OWNER:

NORTH ANKENY LAND LLC
8519 NW 23RD CT
ANKENY, IA 50023-0005
CONTACT: DAVE STUBBS
PHONE: (515)979 - 9963

DEVELOPER:

N ANKENY LAND, LLC
431 NE 72ND ST
PLEASANT HILL, IA 50327
CONTACT: DAVE STUBBS
PHONE: (515)979 - 9963

ENGINEER:

STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50327
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

ERU CALCULATIONS:

IMPERVIOUS SURFACE:

TOWNHOMES PHASE 4	=57,664 SF
TOWNHOMES PHASE 5	=60,928 SF
DRIVEWAYS PHASE 4	=20,723 SF
DRIVEWAYS PHASE 5	=21,896 SF
PAVE PHASE 4	=29,196 SF
PAVE PHASE 5	=21,504 SF
SIDEWALKS PHASE 4	=10,305 SF
SIDEWALKS PHASE 5	=9,259 SF
TOTAL IMPERVIOUS SURFACE	=231,475 SF
TOTAL OPEN SPACE	=169,762 SF

1 ERU / UNIT = 53 PHASE 4
1 ERU / UNIT = 56 PHASE 5

BENCHMARKS:

ALL POINTS IN IOWA STATE PLANE SOUTH

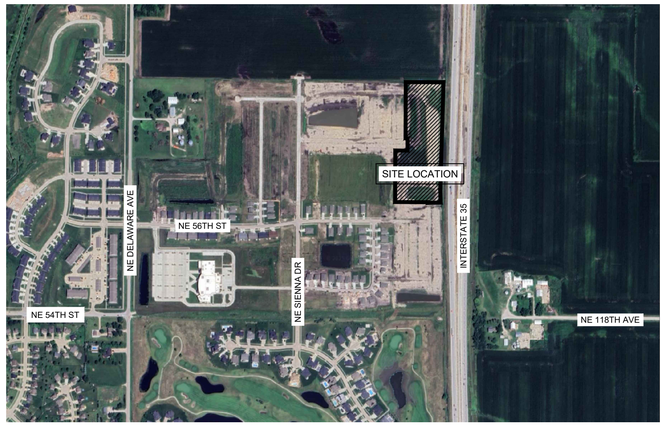
CONTROL POINT #101:
FND YELLOW CAP PLS 15980
SE COR LOT KIMBERLEY CROSSING PLAT 1
NORTHING: 647381.68
EASTING: 1620966.70
ELEVATION: 987.98

CONTROL POINT #102:
1/2 INCH REBAR SW OF SITE
NORTHING: 647366.03
EASTING: 1620398.34
ELEVATION: 987.22

CONTROL POINT #103:
1/2 INCH REBAR NE OF SITE
NORTHING: 649394.49
EASTING: 1620966.77
ELEVATION: 989.80

CONTROL POINT #104:
1/2 INCH REBAR NW OF SITE
NORTHING: 649369.67
EASTING: 1619852.86
ELEVATION: 996.66

VICINITY MAP
(NOT TO SCALE)



SHEET INDEX:

1 - COVER SHEET
2 - NOTES
3 - DETAILS
4 - PHASING
5 - SIGNAGE PLAN
6 - SIGNAGE PLAN
7 - DIMENSION PLAN
8 - DIMENSION PLAN
9 - GRADING PLAN
10 - GRADING PLAN
11 - UTILITY PLAN
12 - UTILITY PLAN
13 - LANDSCAPING
14 - LANDSCAPING
15 - LANDSCAPING
16 - EROSION CONTROL
17 - EROSION CONTROL
18 - INTERSECTIONS
19 - INTERSECTIONS

NOTE:
SITE PLAN SHALL GOVERN ANY DISCREPANCY BETWEEN ESTIMATED QUANTITIES AND SITE PLAN.

ESTIMATED PROJECT QUANTITIES

NUMBER	ITEM	UNIT	TOTAL
	STORM SEWER		
1	STORM SEWER, TRENCHED, PVC, 10" DIA	LF	627
2	STORM SEWER, TRENCHED, PVC, 12" DIA	LF	731
3	STORM SEWER, TRENCHED, PVC, 15" DIA	LF	247
4	STORM SEWER, TRENCHED, PVC, 18" DIA	LF	100
5	STORM SEWER, TRENCHED, PVC, 24" DIA	LF	508
6	INTAKE, TYPE SW-503	EA	1
7	INTAKE, TYPE SW-505	EA	1
8	INTAKE, TYPE SW-506	EA	1
9	INTAKE, TYPE SW-512	EA	21
	PAVEMENT		
1	SUBGRADE PREPARATION	SY	6608
2	PAVEMENT, 6" PCC	SY	5633
3	SIDEWALK, 4" PCC	SY	2221

LEGEND:

-E W-	EXISTING WATER
-E ST-	EXISTING STORM
-E SS-	EXISTING SANITARY
-P W-	PROPOSED WATER
-P ST-	PROPOSED STORM
-P SS-	PROPOSED SANITARY
-F O-	FIBER OPTIC
	FIRE HYDRANT
	WATER MAIN VALVE
	STORM INTAKE
	STORM FLARED END
	STORM MANHOLE
	SANITARY MANHOLE
	STREET LIGHT

BRANDEN W. STUBBS — LICENSED PROFESSIONAL ENGINEER — IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRANDEN W. STUBBS, P.E. DATE

LICENSE NUMBER: 25335

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

PAGES OR SHEETS COVERED BY THIS SEAL:

PRELIMINARY

KIMBERLEY VILLAS
ANKENY, IA

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230
ANKENY, IOWA 50023
(515) 259 - 1133

COVER SHEET

DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
PROJECT NUMBER: 25-800
PAGE NUMBER: 1

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY, AND STATE CODES, ORDINANCES, REGULATIONS, AND RULES, INCLUDING THE CITY STANDARD/SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. WHERE NOT OTHERWISE COVERED BY THE ABOVE, IN THE NOTES BELOW, OR WITHIN THIS PLAN SET, AND THE 2025 EDITION OF THE IOWA SUDAS STANDARDS AND SPECIFICATIONS SHALL GOVERN. CONSTRUCTION IS TO COMPLY WITH THE STATEWIDE URBAN STANDARD SPECIFICATIONS. THE 2025 EDITION IS USED FOR CONSTRUCTION IMPROVEMENTS.
2. THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. ALL DEBRIS SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR
4. ALL CONSTRUCTION PROCEDURES AND MATERIALS TO MEET OR EXCEED MINIMUM REQUIREMENTS OF THE CITY.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY AND ALL APPROPRIATE SAFETY REGULATIONS.
6. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL REQUIRED WORK ZONE TRAFFIC CONTROL (VEHICULAR, BICYCLE, AND/OR PEDESTRIAN) REQUIRED DURING ANY AND ALL OPERATIONS. THESE SHALL BE INSTALLED PRIOR TO BEGINNING WORK ON THE SITE. LANE CLOSURES MUST BE APPROVED BY CITY OF ANKENY.
7. THE CONTRACTOR(S) SHALL FURNISH AND PLACE ALL NECESSARY TEMPORARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS. ALL ROADS SHALL BE BARRICADED UNTIL ACCEPTANCE BY CITY. COORDINATE WITH CITY ON REMOVAL OF ANY CONFLICTING SIGNAGE. REMOVE ALL TEMPORARY BARRICADES, SIGNAGE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE CITY AND OTHER INSPECTION AGENCIES PROPER NOTICE OF 24 TO 48 HOURS FOR THEIR REQUIRED INSPECTIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
10. ALL PERMITS FROM IDNR, IDOT, COUNTY, CITY, AND/OR OTHER PERMITTING AGENCIES SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR(S) SHALL HAVE PAPER COPY ON SITE BEFORE COMMENCING CONSTRUCTION.
11. ANY DAMAGE DONE TO THE EXISTING AND/OR PROPOSED FENCES, YARDS, OR OTHER IMPROVEMENTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL PROVIDE SUBMITTALS OF CONSTRUCTION MATERIALS PRIOR TO CONSTRUCTION.
13. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING. ANY EXISTING ESTABLISHED LAWNS SHALL BE REPLACED WITH SOD. SOD MAINTENANCE PERIOD SHALL BE WHEN SOD IS DEEMED ESTABLISHED BY THE CITY, BUT SHALL NOT EXTEND BEYOND ONE (1) YEAR.
14. ALL CONSTRUCTION STAKING TO BE DONE UNDER THE DIRECTIONS OF A LICENSED ENGINEER OR LAND SURVEYOR.
15. NPDES NOI GENERAL PERMIT HOLDER IDENTIFIED IN CURRENT SWPPP SHALL PROVIDE WRITTEN VERIFICATION TO THE CITY ON COMPLIANCE WITH THE GENERAL PERMIT #2 TOPSOIL REQUIREMENTS UPON COMPLETION OF THE PROJECT.
16. ANY CHANGES TO THE PROPOSED PLAN SHALL BE SUBMITTED TO COMMUNITY DEVELOPMENT IN WRITING PRIOR TO IMPLEMENTATION. CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH CHANGES MADE WITHOUT CITY APPROVAL.
17. ADDITIONAL CLASS E RIP RAP MAY BE REQUIRED BY CITY OF ANKENY.
18. ALL PAVEMENT REMOVAL WILL BE FROM JOINT TO JOINT.
19. THE CITY WILL NOT BE RESPONSIBLE FOR PAVEMENT REPAIR DURING REPAIR/ REPLACEMENT PROCEDURES TO THE PUBLIC INFRASTRUCTURE.
20. DIRECTIONAL SIGNAGE SHALL BE PROVIDED.

PCC PAVING NOTES:

1. ALL SUBGRADE UNDER SLAB TO BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY FOR A MINIMUM OF 12 INCHES. MOISTURE CONTENT RANGE 0% TO +4% OF OPTIMUM.
2. MOISTEN SUBGRADE PRIOR TO PLACING CONCRETE.
3. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
4. AGGREGATE SHALL BE CLASS 4.
5. CONCRETE SURFACES SHALL BE BURLAP FINISH. CHECK SURFACE WITH TEMPLATE. NO DEVIATION OVER 1/8" IN 10' IS PERMITTED. ALL CONCRETE SHALL SLOPE TO DRAIN.
6. ALL CONCRETE SHALL BE CURED WITH AN ASTM C309 TYPE 2, WATER BASED WHITE PIGMENTED CURING COMPOUND PERIDOT SEC. 4105.
7. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET ENOUGH TO PREVENT RAVELING AND PRIOR TO ANY CRACKING.
8. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
9. LONGITUDINAL JOINT SPACING SHALL NOT BE GREATER THAN 12'/ JOINT LAYOUT SHALL BE PER SUDAS, OR AS APPROVED BY THE ENGINEER AND CITY. ADDITIONALLY, TRANSVERSE SPACING SHALL NOT BE GREATER THAN 15'.
10. BARS AT LONGITUDINAL JOINTS TO BE 5/8" (#5) X 30" DEFORMED AT 30" O.C. ALL BARS SHALL BE EPOXY COATED.
11. ALL JOINTS SHALL BE FILLED PER 2025 SUDAS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS
12. THE CONTRACTOR TO BARRICADE SLAB FOR AT LEAST 14 DAYS AFTER PLACING CONCRETE.
13. PAVING THICKNESS SHALL BE PER THE TYPICAL SECTIONS, OR AS NOTED.

13.1. ALL ROADWAYS SHALL INCLUDE 12 INCHES OF SUBGRADE PREPARATION.

13.2. ANY AND ALL PATCHES MATCH EXISTING PAVEMENT SECTION.

13.3. ALL STREET PAVEMENTS SHALL BE SIX (6") INCHES NON-REINFORCED PCC PAVEMENT, UNLESS OTHERWISE NOTED.

13.4. SIDEWALKS SHALL BE FOUR (4") INCHES PCC AND FIVE (5) FEET WIDE, UNLESS OTHERWISE NOTED. SIDEWALKS SHALL AT LEAST MATCH DEPTH OF DRIVEWAY/ENTRY WHEN SHOWN IN DRIVEWAY/ENTRY.

14. THE CONTRACTOR(S) SHALL SUBMIT DESIGN MIX AS DESIGNED BY INDEPENDENT TESTING LABORATORY PRIOR TO PLACING ANY CONCRETE.
15. ALL WORK TO COMPLY WITH CURRENT ACI STANDARDS.
16. FULL DEPTH SAW CUT (TO SQUARE ENDS) AND TIE INTO EXISTING PAVEMENT, AS REQUIRED.
17. MANHOLES IN PAVING SHALL NOT BE BOXED OUT.

DEMOLITION:

1. THE CONTRACTOR IS RESPONSIBLE FOR CLEARING & GRUBBING THE SITE; AND THE REMOVAL & DISPOSAL OF ANY DELETERIOUS AND EXCESS MATERIALS LEGALLY FROM THE SITE.
2. ALL MATERIALS SHALL BE LEGALLY DISPOSED OF AT A CONTRACTOR SUPPLIED DISPOSAL SITE THAT IS APPROVED TO ACCEPT REMOVED MATERIALS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, CHARGES, TESTING, AND TRANSPORTATION ASSOCIATED WITH THE REMOVED MATERIALS. ALL LOADS SHALL BE COVERED.
4. ONLY FULL DEPTH SAW CUTS TO NEAREST JOINT LINES(S) SHALL BE USED PRIOR TO REMOVAL OF PAVEMENT, DRIVEWAYS, AND SIDEWALKS.

H.C. STALLS, RAMPS, AND SIDEWALK NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING THE PROPOSED SPOT ELEVATIONS.
2. ALL PEDESTRIAN FACILITIES - INCLUDING, BUT NOT LIMITED TO: SIDEWALK SLOPES, DROP CURBS, GRADING, STRIPING, SIGNAGE, AND RAMP DETAILS - SHALL BE CONSTRUCTED TO MEET THE CURRENT REQUIREMENTS/STANDARDS/GUIDELINES OF SUDAS, MUTCD, DOJ, ADAAG, AND PROWAG.
3. THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER THAT THE RAMP, SIDEWALK, AND PARKING AREAS ARE CONSTRUCTED PROPERLY TO MEET STANDARDS.
4. SHOULD DISCREPANCIES OCCUR ON THE PLAN OR WHAT IS REQUIRED BY THE INSPECTOR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
5. SIDEWALKS WITHIN THE ROW WILL BE INSTALLED WITH PUBLIC IMPROVEMENTS. SIDEWALKS WITHIN THE DEVELOPMENT WILL BE INSTALLED AS THE BUILDINGS ARE CONSTRUCTED.

UTILITIES, GENERAL:

1. WORK SHALL INCLUDE CONNECTION TO EXISTING PUBLIC UTILITIES AND ANY AND ALL FITTINGS, CLEANOUT AND APPURTENANCES REQUIRED BY CODES.
2. ALL UTILITY STATIONS IN PLAN VIEW ARE TIES TO CENTERLINE STREET STATIONS, UNLESS OTHERWISE NOTED.
3. STORM AND SANITARY SEWER LENGTHS AND LINEWORK ARE SHOWN FROM THE SUDAS REFERENCE POINT LOCATIONS. CONTRACTOR SHALL MODIFY THE PIPE LENGTHS DUE TO OPEN AREA INSIDE OF STRUCTURE AND CONNECTION LOCATIONS.
4. ALL TRENCHES SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR.
5. ALL TERMINI OF MAINS AND SERVICES SHOULD BE MARKED WITH A PAINTED STEEL POST. (WATER=BLUE, STORM=WHITE, SANITARY=GREEN). POSTS SHOULD BE AT LEAST SIX (6) FOOT POST WITH FOUR (4) FEET EXPOSED ABOVE GROUND.
6. MAINTAIN A MINIMUM OF VERTICAL SEPARATION OF 18-INCHES AND A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET BETWEEN SANITARY AND STORM SEWERS WITH WATERMAINS.
7. MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18-INCHES BETWEEN STORM SEWER AND WATERMAIN.
8. FULL DEPTH COMPACTION REQUIRED AT ALL STREET CROSSINGS. NOTE THAT DENSITY TEST REPORTS FROM TESTING LAB WILL BE BY DEVELOPER.
9. THE UTILITY CONTRACTOR SHALL PROVIDE TO THE DEVELOPER THE MEASUREMENTS OF ALL SANITARY AND STORM SEWER AND WATER FROM LOT CORNERS.
10. ENGINEER SHALL BE RESPONSIBLE TO PROVIDE THE CITY WITH "AS-BUILT" DRAWINGS OF ALL IMPROVEMENTS
11. ALL SERVICES LINES TO THE BUILDING AND ALL UTILITY LINES IN THE ADJOINING RIGHT-OF-WAY SHALL BE LOCATED UNDERGROUND.
12. ALL CASTING(S) MUST USE EAST JORDAN IRON WORKS 3025 SELF-LEVEL CASTINGS. ALL MANHOLES MUST USE CRETEX PRO-RINGS WITH M1 ADHESIVE (VISIBLE AT JOINTS). A SWEEPING INVERT WILL NEED TO BE POURED FOR ANY INVERTS THAT HAVE A CHANGE IN DIRECTION. INFILTRATION TAPE SHALL BE USED ON ALL BARREL JOINTS.
13. ALL SERVICES MUST COMPLY WITH TYPICAL SERVICE LAYOUT FOR ANKENY.
14. ALL MANHOLES WILL BE ROTATED AWAY FROM SIDEWALKS.
15. ALL UTILITIES SHALL BE TESTED ACCORDING TO 2025 SUDAS & ANKENY SUPPLEMENTAL SPECIFICATIONS
16. VIDEO TO BE PERFORMED ON THE EXISTING SANITARY SEWER

GRADING NOTES:

1. PUBLIC RIGHTS-OF-WAYS SHALL MEET THE 2025 SUDAS REQUIREMENTS FOR TOPSOIL.
2. PROOF ROLL THE EXPOSED SUBGRADE AND REPLACE WITH COMPACTED FILL TO BOTTOM OF CONCRETE DRIVES, CURBS, WALKS AND BUILDING FLOOR ELEVATION.
3. NATIVE OR EXISTING ON-SITE SOILS MAY BE REUSED FOR COMMON FILL AFTER THEY ARE SORTED TO REMOVE ALL DELETERIOUS MATERIALS SUCH AS CONCRETE, BRICKS, AND OTHE RUBBLE. DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE. ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. SEE DEMOLITION PLAN NOTES FOR DETAILS ON REMOVAL AND LEGAL DISPOSAL OF MATERIALS.
4. ANY SOFT SPOTS DISCOVERED DURING PROOF ROLLING SHALL BE REMOVED AND RECOMPACTED AND RETESTED.
5. ALL PAVEMENTS SHALL HAVE A MINIMUM OF 12 INCHES OF SELECT, COMPACTED MATERIAL OF CL OR ML CLASSIFICATION DIRECTLY BELOW THE BOTTOM OF SLAB; OR OTHER ACCEPTED MATERIAL BY THE ENGINEER.
6. FILL SHALL BE PLACED IN UNIFORM LIFTS HAVING A MAXIMUM LOOSE THICKNESS OF NINE (9") INCHES. COMPACTION BELOW SLABS AND PAVING AND WALKS SHALL BE AT LEAST 95% OF STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY. COMPACT TO AT LEAST 90% AT ALL OTHER LOCATIONS. MAINTAIN MOISTURE CONTENT OF CONTROLLED FILL ABOVE OPTIMUM DURING PLACEMENT AND COMPACTION.
7. THE ENTIRE SITE SHALL BE FINE GRADED WITH ELEVATION TOLERANCE OF ONE-TENTH (0.1) FOOT.
8. ALL CONTRACTORS SHALL ADHERE TO ALL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEERING REPORT.
9. EXISTING ONSITE FILL SHALL BE FREE OF CONCRETE, GRAVEL, BRICK, CINDERS, GLASS, ORGANICS, AND OTHER LOW DENSITY/DEGRADABLE MATERIAL.
10. ALL SPOT ELEVATIONS ARE TO THE TOP OF THE FINISHED SURFACE, UNLESS OTHERWISE SPECIFIED.

10.1.SPOT ELEVATIONS GOVERN OVER CONTOURS.

11. STRIP AND STOCKPILE ALL TOPSOIL FOR REUSE ON SITE. ALL AREAS NOT COVERED BY POND, PAVEMENT, OR BUILDINGS SHALL BE GRASS. SEEDED AREAS SHALL BE PREPARED AS SPECIFIED IN SUDAS.
12. PROVIDE POSITIVE DRAINAGE FOR ALL LOCATIONS.
13. ADJUST TRAIL, SIDEWALK, AND SHARED USE PATH ELEVATIONS TO PROVIDE LABELED STORMWATER BASIN EMERGENCY OVERFLOW ROUTE AND WEIR ELEVATIONS.
14. PERMANENT SMF'S SHALL BE USED AS TEMPORARY SILT BASINS. SEE SWPPP AND DETAIL SHEETS FOR MORE INFORMATION.
15. ALL RIPRAP SHALL BE PLACED OVER ENGINEERING FABRIC. AS HATCHED IN CONSTRUCTION PLANS, ALL AREAS OF THE EXISTING DITCH BOTTOM AROUND END SECTIONS, AND EXISTING END SECTIONS DISCHARGING INTO DITCH SHALL BE COVERED WITH RIPRAP.
16. SUDAS SHALL APPLY TO PRIVATE GRADING, EROSION, AND ASSOCIATED WORK FOR THE PROJECT. THE CONTRACTOR SHALL ESPECIALLY OBSERVE THE REQUIREMENTS OF THE SPECIFICATIONS (ALONG WITH THE EROSION CONTROL PLAN PREPARED FOR THE PROJECT) IN CONDUCTING GRADING AND SURFACE RESTORATION WORK.

16.A. THE STORMWATER POLLUTION PREVENTION PLAN IS THE RESPONSIBILITY OF THE OWNER WHOM SHALL MAKE ALL CONSTRUCTION WORKERS AWARE OF THE MAJOR PROVISIONS OF SAID PLAN.

16.B. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH SIGNIFICANT STORM, TO LOCATE DAMAGE AND CONDUCT MAINTENANCE OPERATIONS.

17. PROVIDE COMPACTION TESTING REPORTS TO CMT.
18. POST-CONSTRUCTION VOLUME OF THE DETENTION BASINS WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED IN EACH AREA.

STORM SEWER:

1. THE CONTRACTOR SHALL PLACE SILT FENCE AROUND ALL STORM SEWER INLET LOCATIONS, STEEP SLOPES, OR AS DIRECTED BY THE CITY. ALL EROSION/SEDIMENTATION CONTROL SHALL BE SET UP PRIOR TO CONSTRUCTION.
2. ANY STORM PIPE LOCATED UNDER PAVEMENT WITH LESS THAN TWO (2) FEET OF COVER SHALL PROVIDE 24" X 24" REINFORCEMENT ABOVE AND USE CLASS V RCP.
3. ALL PROPOSED STORM SEWER LINES SHALL BE AS NOTED FOR SIZE.
4. ANY FIELD TILE DISCOVERED OR DAMAGED DURING CONSTRUCTION SHALL BE TIED INTO THE STORM SEWER SYSTEM OR REPAIRED/REPLACED; AND NOTIFY CITY OF ANKENY AND ENGINEER AND BE RECORDED ON AS-BUILTS.
5. THE LAST THREE (3) PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
6. CONTRACTOR WILL LAY SEWER PIPE AT THE BACK OF CURB IN ACCORDANCE WITH SUDAS DETAILS.
7. FOR CROSSING OF WATER MAIN UNDER STORM SEWER, ONE FULL LENGTH OF RCP STORM SEWER SHALL BE CENTERED OVER WATER MAIN. JOINTS ON EITHER SIDE. 18" MINIMUM SEPARATION.
8. ALL STORM SEWER DEPICTED WITHIN THE PLANS IS PRIVATE

SANITARY SEWERS:

1. THE SANITARY SEWER PIPE BEDDING SHALL BE GRANULAR ENCASEMENT.
2. ALL PROPOSED SANITARY SEWER LINES SHALL BE EIGHT (8") INCHES, UNLESS OTHERWISE NOTED.
3. ALL PIPE SHALL BE PVC, TRUSS PIPE.
4. ALL SANITARY SEWER SHALL BE CLEANED AND SHALL BE TELEVISED AFTER BACKFILL HAS BEEN IN PLACE A MINIMUM OF 30 DAYS.
5. ALL SANITARY SEWER SHALL BE CONSTRUCTED AND TESTED AS SPECIFIED ON IDNR PERMIT APPLICATION.
6. COORDINATE WITH FARM TO THE EAST REGARDING FIELD TILES.
7. ADJUSTMENT OF EXISTING MH RIM SHALL INCLUDE NEW BARREL SECTIONS.
8. THE SEWER SHOULD BE WELL BELOW THE FROST LINE AT ALL POINTS AND LOWER THAN ANY WATER LINES PLACED NEARBY.
9. ALL WORK SHALL BE PER THE IDNR AND PLUMBING PERMITS.
10. ALL CONNECTIONS TO EXISTING SANITARY MANHOLES SHALL BE CORE DRILLED.
11. CONTRACTOR SHALL INSTALL EAST JORDAN IRON WORKS 3025 SELF LEVELING CASTINGS (OR APPROVED EQUIVALENT), WITH CRETEX PRO-RINGS IN ALL PAVED AREAS.
12. THE MAXIMUM HEIGHT OF ADJUSTMENT RINGS ALLOWED FOR MANHOLE CASTINGS IS 8" MAX ON SELF-LEVELS. 12" OUTSIDE OF PAVEMENT.
13. A SWEEPING INVERT SHALL BE POURED FOR ANY INVERTS THAT HAVE A CHANGE IN DIRECTION.
14. ALL SANITARY SEWER MAINS SHALL BE TELEVISED PRIOR TO PAVING. PROVIDE VIDEOS AND REPORT(S) TO THE CITY FOR REVIEW. DYED WATER IS REQUIRED FOR TELEVISING SANITARY SEWER. MANDREL TESTING IS REQUIRED FOR SANITARY SEWER.

WATERMAINS:

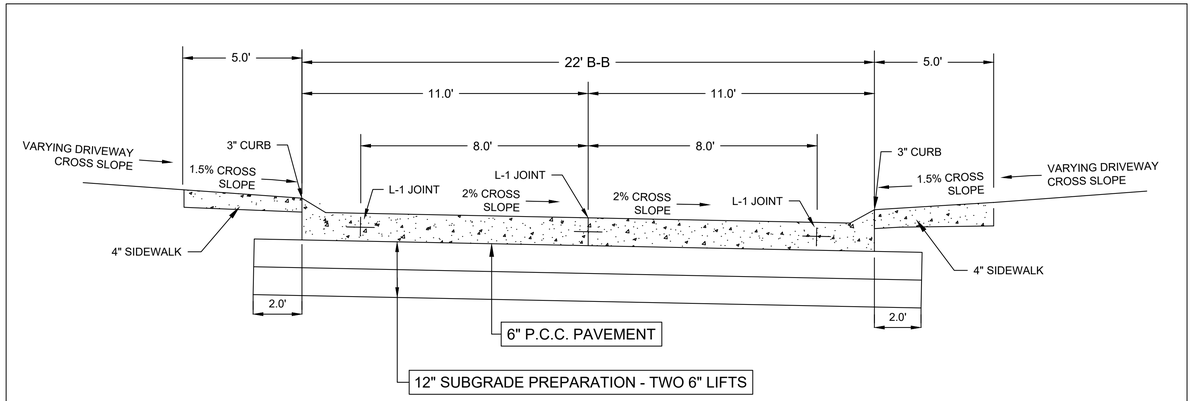
1. ALL PROPOSED WATERMAINS SHALL BE EIGHT (8") INCHES, UNLESS OTHERWISE NOTED.
2. ALL WATERMAINS SHALL HAVE A MINIMUM OF FIVE AND ONE-HALF (5.5) FEET COVER OVER THE TOP OF THE PIPE.
3. ALL WATERMAINS SHALL BE CONSTRUCTED AND TESTED AS SPECIFIED ON IDNR PERMIT APPLICATION.
4. ALL HYDRANTS SHALL BE 12 INCHES MINUMUM FROM SIDEWALKS OR 24 INCHES FROM TRAILS.
5. F.H.'S SHALL ALSO BE PLACED ON THE EXTENSION OF LOT LINES AS SHOWN ON THE PLANS. ADDITIONAL STAKE FOR LOT CORNERS AND SIDEWALKS SHALL BE SET
6. THE CONTRACTOR(S) SHALL PROVIDE AND INSTALL NECESSARY CONNECTIONS, FITTINGS, BENDS, TEES, BLOCKING, SUPPORTS, ETC. NOTED PIPE LENGTHS DO NOT INCLUDE VERTICAL AND/OR FITTING ADJUSTMENTS.
7. SITE WATERMAIN PIPING SHALL BE PVC, C900 DR18, UNLESS OTHERWISE LABELED.
8. SITE WATER SERVICE PIPING SHALL BE TYPE K COPPER, UNLESS OTHERWISE LABELED.
9. NO EXTENSIONS ARE ALLOWED ON FIRE HYDRANT ASSEMBLIES.
10. SEE OTHER PLAN SHEETS, IDNR WATER SUPPLY PERMIT APPLICATION AND PERMIT, SUDAS DESIGN AND COORDINATION ITEMS.
11. FOR CROSSING OF WATER MAIN UNDER STORM SEWER WITH LESS THAN 18" OF SEPARATION, ONE FULL LENGTH OF RCP STORM SEWER SHALL BE CENTERED OVER WATER MAIN. JOINTS ON EITHER SIDE SHALL HAVE RUBBER O-RINGS.
12. VALVE OPERATIONS SHALL BE COORDINATED WITH CITY OF ANKENY WATER DEPARTMENT.
13. ALL VALVES SHALL BE LOCATED OUTSIDE OF STREET PAVEMENT, SIDEWALK RAMPS, AND SIDEWALKS.
14. ALL WATER MAIN FITTINGS (INCLUDING BENDS) WILL NEED TO BE AS-BUILT WITH SURVEY GRADE COORDINATES.
15. CONTRACTOR MUST LIMIT WATER MAIN JOINT DEFLECTION TO ONE DEGREE LESS THAN THE PIPE MANUFACTURER'S RECOMMENDED MAXIMUM LIMIT.

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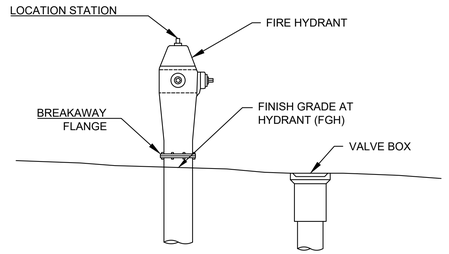
NOTES

DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
PROJECT NUMBER: 25-800
PAGE NUMBER: 2



TYPICAL SECTION - 22' P.C.C. PRIVATE DRIVE (OUTSIDE CITY ROW)

NOT TO SCALE



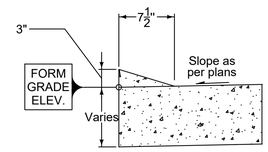
EXAMPLE: STA 10+00, 42' LT
HYDRANT ASSEMBLY
FGH = 987.6

HYDRANT ASSEMBLY
SPOT ELEVATION REFERENCE DETAIL

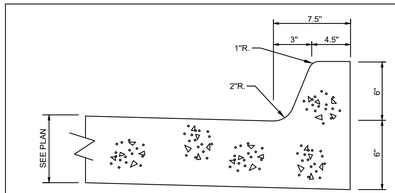
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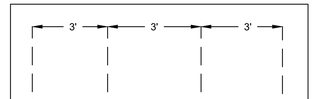
HANDICAP PARKING SIGNAGE DETAIL



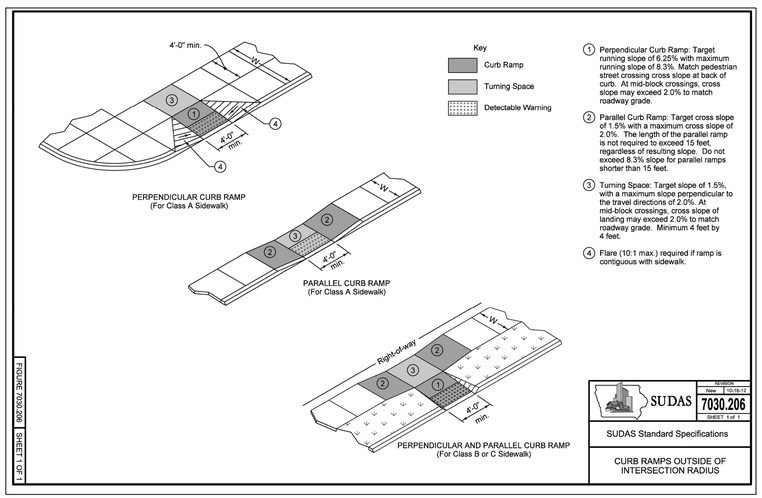
3" P.C.C. INTEGRAL ROLLED CURB
NOT TO SCALE

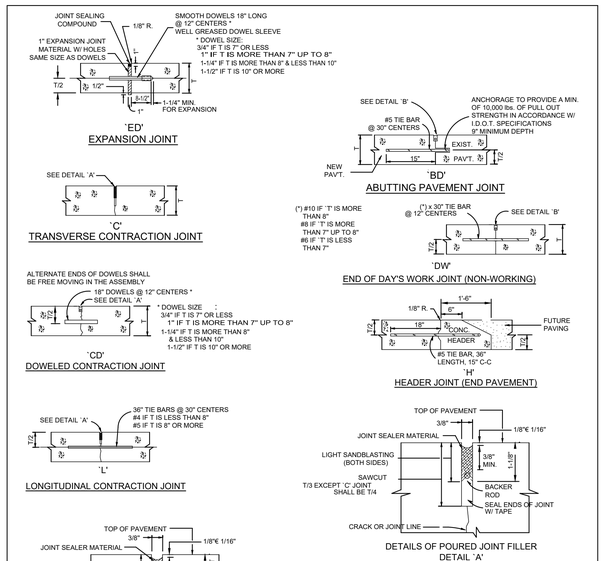


6" P.C.C. CURB & GUTTER
NOT TO SCALE



TYPICAL CHANNEL CROSS SECTION
NOT TO SCALE





NOTE:

1. APPROVED DOWEL ASSEMBLIES SHALL BE USED FOR ALL 'ED' & 'CD' JOINT

2. ALL LOAD TRANSFER DEVICES AND TIE BARS SHALL BE POSITIONED ON CHAIRS AND SECURED AGAINST MOVEMENT WITH METAL STAKES DURING PLACING AND FINISHING OF CONCRETE.

3. ALL REINFORCING STEEL RODS, DOWELS OR TIE BARS USED IN THE PCC PAVING SHALL BE EPOXY-COATED.

NON-REINFORCED CONCRETE PAVEMENT JOINTS

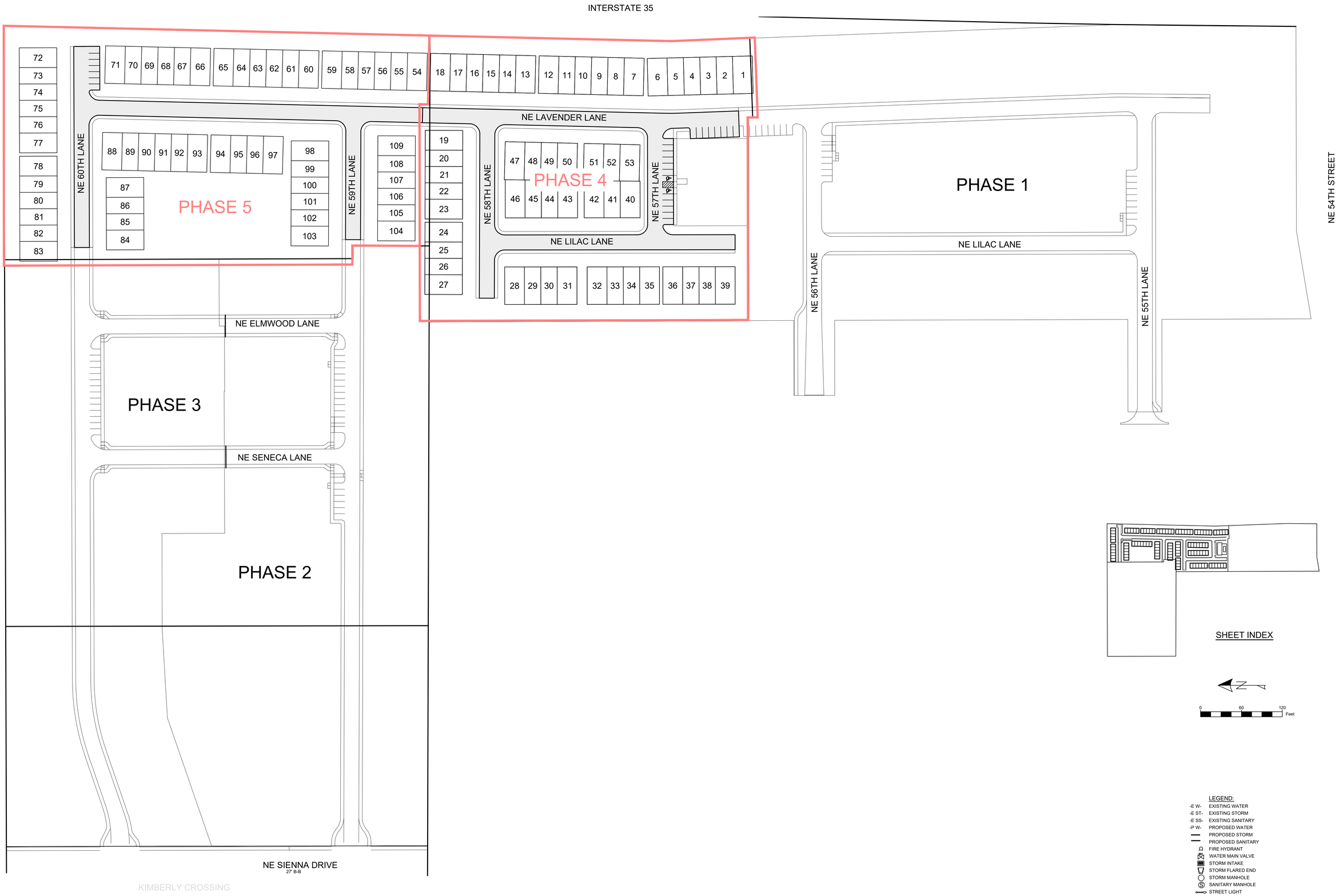
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DETAILS

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DRAWN BY: GJG
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KIMBERLY CROSSING

HOPE K FARMS, LLC

SHEET INDEX

0 60 120 Feet

LEGEND:

-E W-	EXISTING WATER
-E ST-	EXISTING STORM
-E SS-	EXISTING SANITARY
-P W-	PROPOSED WATER
—	PROPOSED STORM
—	PROPOSED SANITARY
	FIRE HYDRANT
	WATER MAIN VALVE
	STORM INTAKE
	STORM FLARED END
	STORM MANHOLE
	SANITARY MANHOLE
	STREET LIGHT

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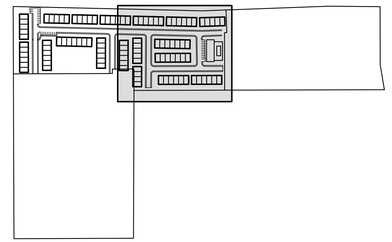
PHASING

DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
PROJECT NUMBER: 25-800
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SIGNAGE NOTE:
ALL SIGNS ON THE PRIVATE ROADS AND WITHIN THE DEVELOPMENT ARE RESPONSIBILITY OF THE DEVELOPER/HOA

SIGNAGE QUANTITIES (THIS SHEET)			
NO	SIGN TYPE	NUMBER OF SIGNS	MUTCD SIGN NO
1	STREET NAME	8	D3-1
2	STOP SIGN (30)	4	R1-1
3	*END OF THE ROAD	6	OM4-3
4	ADA SIGN	2	D9-6

0 20 40 Feet



SHEET INDEX

56 55 54 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

NE LAVENDER LANE

109 108 107 106 105 104

19 20 21 22 23 24 25 26 27

47 48 49 50 51 52 53

46 45 44 43 42 41 40

NE 58TH LANE

NE 57TH LANE

NE LILAC LANE

28 29 30 31 32 33 34 35 36 37 38 39

(1)(1),(2)

(3)

(4)

FUTURE CLUBHOUSE LOCATION

KIMBERLY VILLAS PLAT 1

LEGEND:

-E W-	EXISTING WATER
-E ST-	EXISTING STORM
-E SS-	EXISTING SANITARY
-P W-	PROPOSED WATER
-P ST-	PROPOSED STORM
-P SS-	PROPOSED SANITARY
	FIRE HYDRANT
	WATER MAIN VALVE
	STORM INTAKE
	STORM FLARED END
	STORM MANHOLE
S	SANITARY MANHOLE

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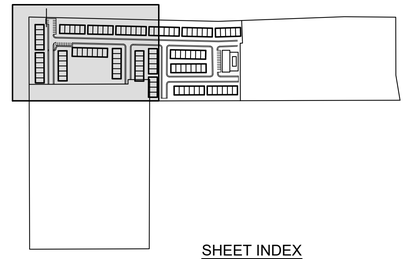
SIGNAGE PLAN

DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
PROJECT NUMBER: 25-800
PAGE NUMBER: 5

SIGNAGE NOTE:
ALL SIGNS ON THE PRIVATE ROADS AND WITHIN THE DEVELOPMENT ARE RESPONSIBILITY OF THE DEVELOPER/HOA

0 20 40 Feet

SIGNAGE QUANTITIES (THIS SHEET)			
NO	SIGN TYPE	NUMBER OF SIGNS	MUTCD SIGN NO
1	STREET NAME	4	D3-1
2	STOP SIGN (30)	2	R1-1
3	*END OF THE ROAD	3	OM4-3



SHEET INDEX

INTERSTATE 35

(3)

(1)(1),(2)

NE LAVENDER LANE

NE 60TH LANE

NE 59TH LANE

KIMBERLY VILLAS PLAT 3

KIMBERLY VILLAS PLAT 2

72 73 74 75 76 77 78 79 80 81 82 83

71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54

88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 87 86 85 84

109 108 107 106 105 104

LEGEND:
-E W- EXISTING WATER
-E ST- EXISTING STORM
-E SS- EXISTING SANITARY
-P W- PROPOSED WATER
-P ST- PROPOSED STORM
-P SS- PROPOSED SANITARY
FIRE HYDRANT
WATER MAIN VALVE
STORM INTAKE
STORM FLARED END
STORM MANHOLE
SANITARY MANHOLE

KIMBERLEY VILLAS
ANKENY, IA

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230
ANKENY, IOWA 50023
(515) 979 - 8499

SIGNAGE PLAN

DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
PROJECT NUMBER: 25-800
PAGE NUMBER: 6

PROTECT AND MAINTAIN EXISTING DOT FENCE

PROPOSED VINYL FENCE

5' PRIVATE SIDEWALK (4" PCC)

3" INTEGRAL ROLLED CURB

NE LAVENDER LANE

SIDEWALK TO BE INSTALLED AFTER CLUBHOUSE

NE 58TH LANE

NE 57TH LANE

NE LILAC LANE

6" CURB

3" CURB

SHEET INDEX

0 20 40 Feet

LEGEND:

- -E W- EXISTING WATER
- -E ST- EXISTING STORM
- -E SS- EXISTING SANITARY
- -P W- PROPOSED WATER
- PROPOSED STORM
- PROPOSED SANITARY
- FIRE HYDRANT
- WATER MAIN VALVE
- STORM INTAKE
- STORM FLARED END
- STORM MANHOLE
- SANITARY MANHOLE
- STREET LIGHT

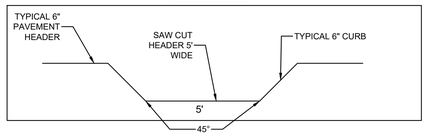
KIMBERLEY VILLAS
ANKENY, IA

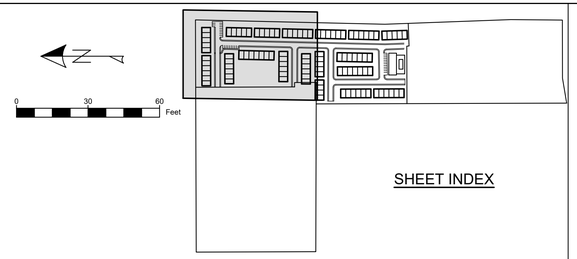
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ANKENY, IOWA 50023
(515) 979 - 8499

DIMENSION PLAN

DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
PROJECT NUMBER: 25-800
PAGE NUMBER: 7

CURB CUT DETAIL





SHEET INDEX

PROTECT AND MAINTAIN EXISTING DOT FENCE

PROPOSED VINYL FENCE

5' WIDE CURB CUT

NE LAVENDER LANE

5' PRIVATE SIDEWALK (4" PCC)

3" INTEGRAL ROLLED CURB

NE 60TH LANE

NE 59TH LANE

5' PRIVATE SIDEWALK (4" PCC)

LEGEND:

- -E W- EXISTING WATER
- -E ST- EXISTING STORM
- -E SS- EXISTING SANITARY
- -P W- PROPOSED WATER
- PROPOSED STORM
- PROPOSED SANITARY
- FIRE HYDRANT
- WATER MAIN VALVE
- STORM INTAKE
- STORM FLARED END
- STORM MANHOLE
- SANITARY MANHOLE
- STREET LIGHT

KIMBERLEY VILLAS
ANKENY, IA

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DIMENSION PLAN

DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
PROJECT NUMBER: 25-800
PAGE NUMBER: 8

KIMBERLEY VILLAS
ANKENY, IA

NE LAVENDER LANE

NE LILAC LANE

NE 58TH LANE

NE 57TH LANE

LOTS 13-18
MPE:972.00
TW: 972.33
GFE: 972.00

LOTS 7-12
MPE:970.10
TW: 972.83
GFE: 972.50

LOTS 1-6
MPE:970.00
TW: 972.93
GFE: 972.60

LOTS 19-23
MPE:972.80
TW: 973.33
GFE: 973.00

LOTS 47-50
MPE:973.70
TW: 974.03
GFE: 973.70

LOTS 51-53
MPE:973.80
TW: 974.13
GFE: 973.80

LOTS 43-46
MPE:973.70
TW: 974.03
GFE: 973.70

LOTS 40-42
MPE:973.80
TW: 974.13
GFE: 973.80

LOTS 24-27
MPE:973.50
TW: 974.03
GFE: 973.70

LOTS 28-31
MPE:974.00
TW: 974.33
GFE: 974.00

LOTS 32-35
MPE:974.00
TW: 974.33
GFE: 974.00

LOTS 36-39
MPE:973.00
TW: 974.23
GFE: 973.90

NOTE:
ALL LOTS SHALL BE GRADED WITH POSITIVE DRAINAGE AWAY FROM BUILDINGS

0 20 40 Feet

GRADING NOTE:
1-BUILDER SHALL ENSURE DRAINAGE IS DIRECTED AWAY FROM EACH BUILDING.

SHEET INDEX

LEGEND:

-E W-	EXISTING WATER
-E ST-	EXISTING STORM
-E SS-	EXISTING SANITARY
-P W-	PROPOSED WATER
-P ST-	PROPOSED STORM
-P SS-	PROPOSED SANITARY
MPE	MINIMUM PROTECTION ELEVATION
TW	TOP OF THE WALL
GFE	GARAGE FLOOR ELEVATION
	FIRE HYDRANT
	WATER MAIN VALVE
	STORM INTAKE
	STORM FLARED END
	STORM MANHOLE
	SANITARY MANHOLE
OF	OVERFLOW
ME	MATCH EXISTING

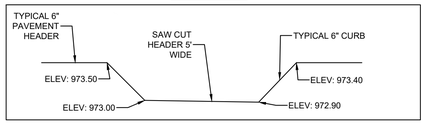
EMERGENCY OVERFLOW ROUTE

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1609 N ANKENY BLVD STE 230
ANKENY, IOWA 50023
(515) 979 - 8499

GRADING PLAN

DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
PROJECT NUMBER: 25-800
PAGE NUMBER: 9

CURB CUT DETAIL



NOTE:
ALL LOTS SHALL BE GRADED WITH POSITIVE DRAINAGE AWAY FROM BUILDINGS

GRADING NOTE:
1-BUILDER SHALL ENSURE DRAINAGE IS DIRECTED AWAY FROM EACH BUILDING.

SHEET INDEX



LEGEND:

-E W-	EXISTING WATER
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-P W-	PROPOSED WATER
-P ST-	PROPOSED STORM
-P SS-	PROPOSED SANITARY
MPE	MINIMUM PROTECTION ELEVATION
TW	TOP OF THE WALL
GFE	GARAGE FLOOR ELEVATION
	FIRE HYDRANT
	WATER MAIN VALVE
	STORM INTAKE
	STORM FLARED END
	STORM MANHOLE
	SANITARY MANHOLE
OF	OVERFLOW
ME	MATCH EXISTING

KIMBERLEY VILLAS
ANKENY, IA

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1609 N ANKENY BLVD STE 230
ANKENY , IOWA 50023
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GRADING PLAN

DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
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ST-405
SW-512
RIM:968.01
FL IN:965.55 15" (N)
FL IN:965.55 18" (W)
FL OUT:965.45 24" (S)

ST-404
SW-512
RIM:968.02
FL IN:965.08 24" (N)
FL OUT:965.08 24" (S)

ST-403
SW-512
RIM:968.00
FL IN:964.79 24" (N)
FL OUT:964.79 24" (S)

ST-402
SW-512
RIM:968.04
FL IN:964.29 24" (N)
FL OUT:964.29 24" (S)

ST-401
SW-512
RIM:968.08
FL IN:963.81 24" (N)
FL OUT:963.80 24" (S)

15" PVC @ 0.50%
100LF 24" PVC @ 0.37%
59LF 24" PVC @ 0.50%
100LF 24" PVC @ 0.50%
96LF 24" PVC @ 0.50%
153LF 24" PVC @ 0.50%
100LF 18" PVC @ 0.60%

200' HYDRANT RADIUS (TYP)

INSTALL 30" X 24" REDUCER FITTING
EX 30" PVC
EX ST 135
RIM: 966.25
30" SW-512
FL: 963.04 30" N
FL: 962.94 30" S

REMOVE EXISTING STORM SEWER
EX 30" PVC

0 20 40 Feet

SHEET INDEX

UTILITY NOTE:
ALL SW-512S TO HAVE TYPE 3B CASTING

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

15' WATER EASEMENT

ST-406
SW-506
TC:969.66
FL IN:966.25 10" (W)
FL IN:966.25 15" (N)
FL OUT:966.15 18" (E)

NE LAVENDER LANE

ST-412
SW-512
RIM:969.16
FL OUT:966.81 10" (E)

35LF 10" PVC @ 1.58%

7' PUE EASEMENT (TYP)

30' SANITARY AND INGRESS/EGRESS EASEMENT

19 20 21 22 23 24 25 26 27

47 48 49 50 51 52 53

ST-413
SW-512
RIM:970.29
FL IN:967.79 10" (S)
FL IN:967.79 10" (N)
FL OUT:967.69 10" (W)

ST-414
SW-512
RIM:971.49
FL OUT:969.00 10" (S)

ST-415
SW-512
RIM:972.30
FL OUT:969.80 10" (N)

56LF 10" PVC @ 3.57%
70LF 10" PVC @ 1.73%

NE 58TH LANE

NE 57TH LANE

15' WATER EASEMENT

46 45 44 43 42 41 40

30' SANITARY AND INGRESS/EGRESS EASEMENT

30' SANITARY AND INGRESS/EGRESS EASEMENT

15' WATER EASEMENT

15' WATER EASEMENT

102LF 10" PVC @ 1.00%

NE LILAC LANE

ST-411
SW-505
TC:972.14
FL IN:966.67 10" (E)
FL OUT:967.57 10" (W)

30' SANITARY AND INGRESS/EGRESS EASEMENT

80LF 10" PVC @ 2.00%

24 25 26 27

28 29 30 31 32 33 34 35 36 37 38 39

ST-410
SW-512
RIM:970.00
FL IN:965.97 10" (E)
FL OUT:962.34 18" (W)

EX 10LF 18" PVC @ 0.50%

CONNECT TO EXISTING STUB WITH ST-410

EX ST 200
RIM: 964.00
60" SW-401
FL:962.29 18" N
FL: 962.29 18" E
FL: 962.29 24" S

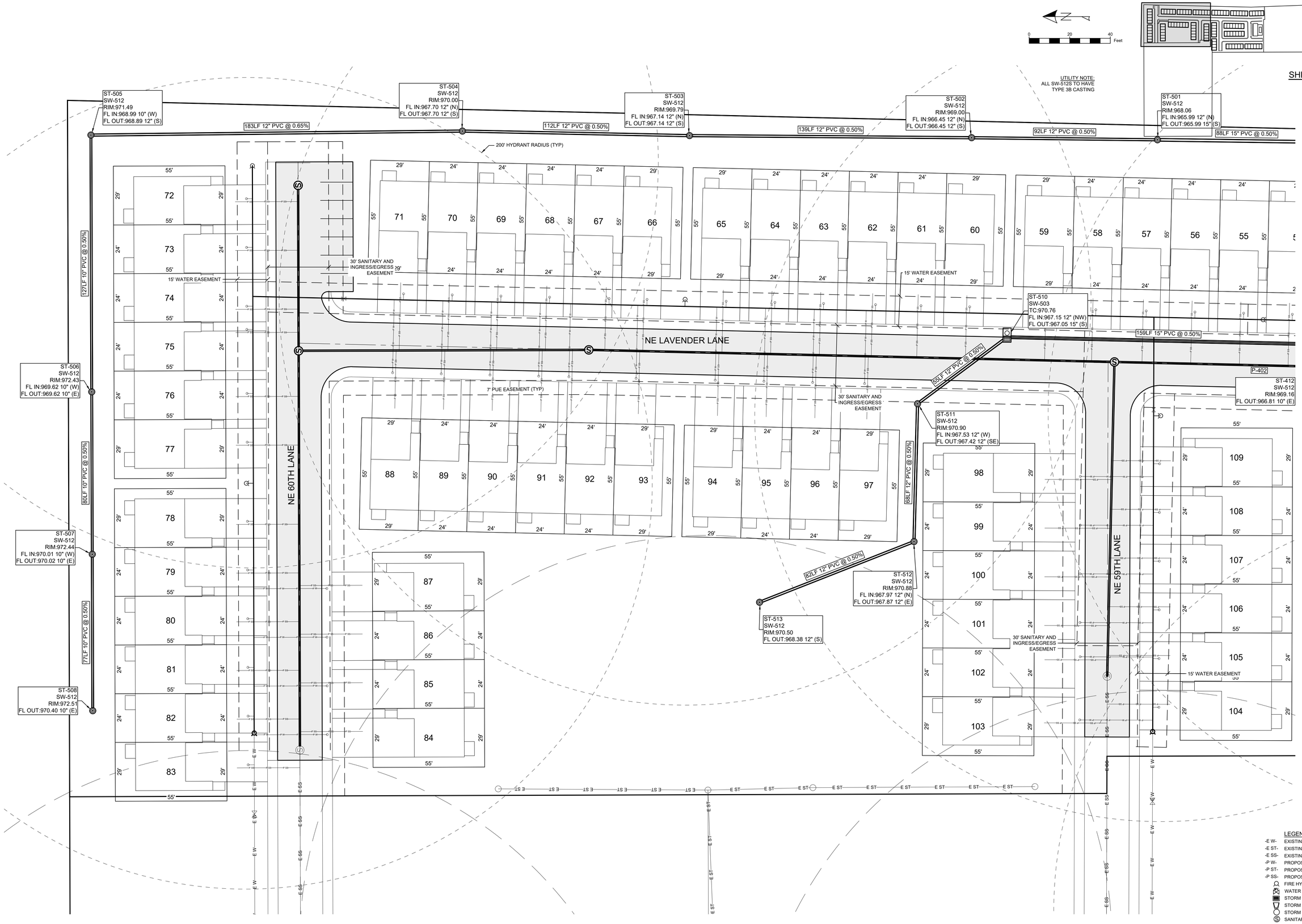
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FIRE HYDRANT
WATER MAIN VALVE
STORM INTAKE
STORM FLARED END
STORM MANHOLE
SANITARY MANHOLE

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ANKENY, IA

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UTILITY PLAN

DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
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UTILITY PLAN

DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
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PROPOSED VINYL FENCE

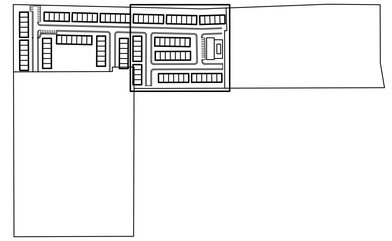
NE LAVENDER LANE

NE 58TH LANE

NE 57TH LANE

NE LILAC LANE

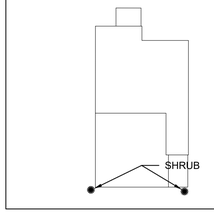
0 20 40 Feet



SHEET INDEX

TOWNHOME SHRUB DETAIL

2 SHRUBS PER TOWNHOME UNIT TO BE INSTALLED WITH BUILDING CONSTRUCTION.



NOTE:

1. SHRUBS WITH TOWNHOME UNITS WILL BE EITHER ROSE GLOW BARBERRY OR GREEN MOUNTAIN BOXWOOD.
2. ALL PLANTINGS TO BE INSTALLED WITH BUILDING CONSTRUCTION.
3. BASIN AREAS TO BE SEEDED WITH UNITED SEEDS SUBDIVISION SEED MIX, SUDAS TYPE 1. AREAS ADJACENT TO THE BUILDINGS TO BE SEEDED WITH UNITED SEEDS SUBDIVISION SEED MIX, SUDAS TYPE 2. TYPE 1 AND TYPE 2 SEEDING TO BE COMPLETED AFTER HOME CONSTRUCTION. SUDAS TYPE 4 MIXTURE TO BE USED AFTER GRADING UNTIL HOME CONSTRUCTION.
4. CITY ROW SOUTH OF PHASE 1 AND CITY PARKLAND SOUTH OF PHASE 2 TO BE SEEDED WITH UNITED SEEDS SUBDIVISION SEED MIX, SUDAS TYPE 2. TO BE COMPLETED PRIOR TO HOME CONSTRUCTION.

LEGEND:

-E W-	EXISTING WATER
-E ST-	EXISTING STORM
-E SS-	EXISTING SANITARY
-P W-	PROPOSED WATER
-P ST-	PROPOSED STORM
-P SS-	PROPOSED SANITARY
	FIRE HYDRANT
	WATER MAIN VALVE
	STORM INTAKE
	STORM FLARED END
	STORM MANHOLE
	SANITARY MANHOLE

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ANKENY, IA

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ANKENY, IOWA 50023
(515) 979 - 8499

LANDSCAPING

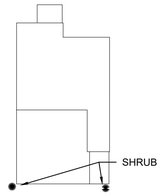
DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
PROJECT NUMBER: 25-800
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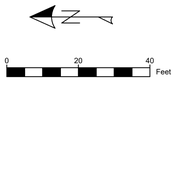
NOTE:

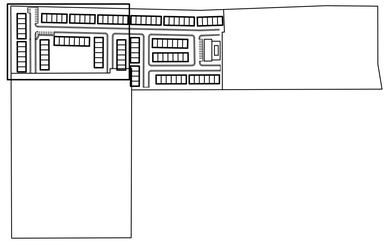
1. SHRUBS WITH TOWNHOME UNITS WILL BE EITHER ROSE GLOW BARBERRY OR GREEN MOUNTAIN BOXWOOD.
2. ALL PLANTINGS TO BE INSTALLED WITH BUILDING CONSTRUCTION.
3. SUDAS TYPE 4 MIXTURE TO BE USED AFTER GRADING UNTIL HOME CONSTRUCTION.
4. AFTER HOME CONSTRUCTION, BASIN AREAS AND AREAS ADJACENT TO THE BUILDINGS ARE TO BE SEEDED WITH UNITED SEEDS SUBDIVISION SEED MIX.
   - 4.1. BASIN AREAS SHALL USE SUDAS TYPE 1.
   - 4.2. AREAS ADJACENT TO THE BUILDINGS SHALL USE SUDAS TYPE 2.

TOWNHOME SHRUB DETAIL

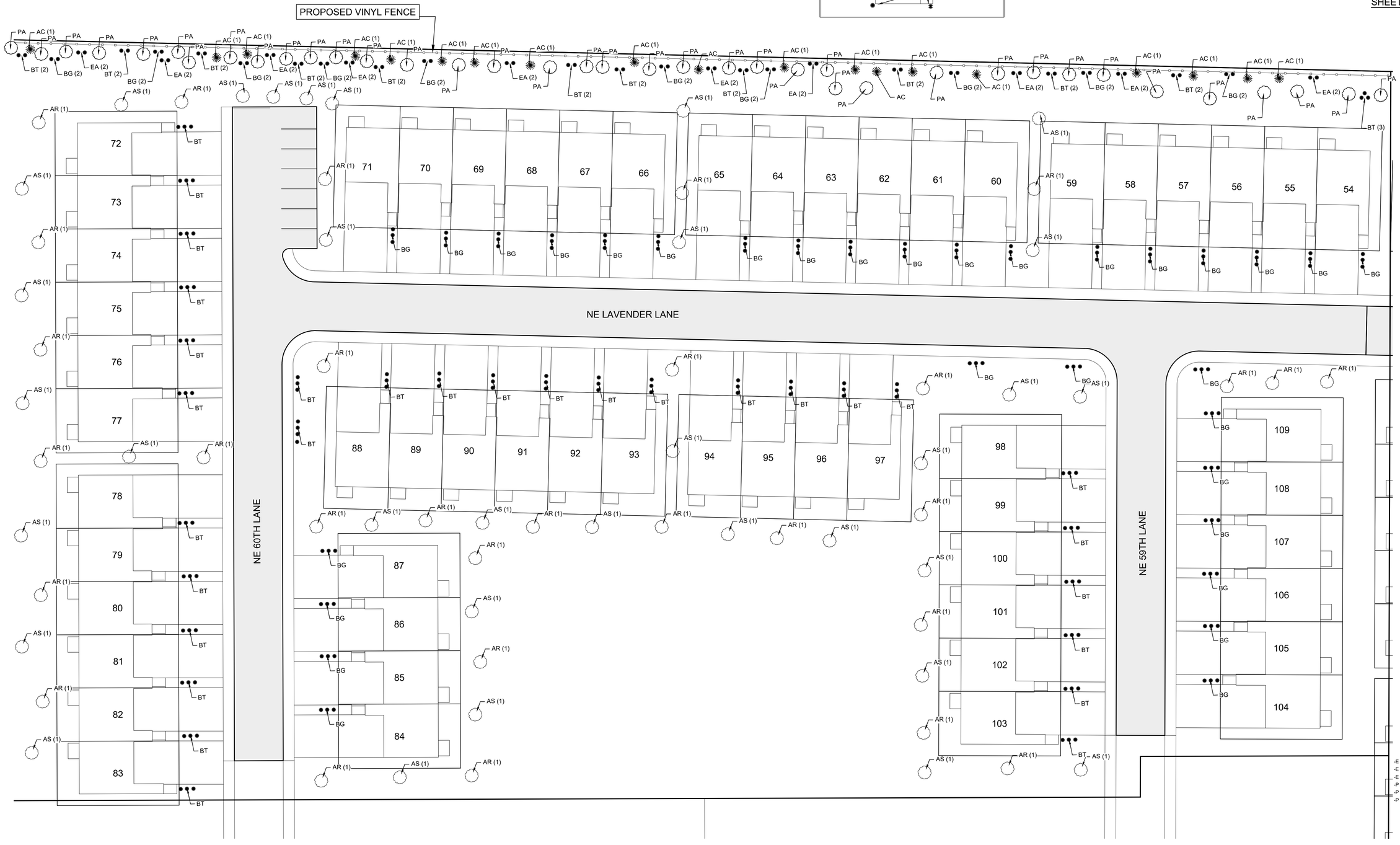
2 SHRUBS PER TOWNHOME UNIT TO BE INSTALLED WITH BUILDING CONSTRUCTION.







SHEET INDEX



LEGEND:

- -E W- EXISTING WATER
- -E ST- EXISTING STORM
- -E SS- EXISTING SANITARY
- -P W- PROPOSED WATER
- -P ST- PROPOSED STORM
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- FIRE HYDRANT
- WATER MAIN VALVE
- STORM INTAKE
- STORM FLARED END
- STORM MANHOLE
- SANITARY MANHOLE

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ANKENY, IA

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LANDSCAPING

DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
PROJECT NUMBER: 25-800
PAGE NUMBER: 14

PHASE 4 LANDSCAPING QUANTITIES

PHASE 4 BUFFER PLANTINGS	
REQUIRED (PER 200 LF):	
OVERSTORY TREES	=12*2.36=29
EVERGREEN TREES	=6*2.36=15
SHRUBS	=20*2.36=48
PROVIDED (472 LF):	
OVERSTORY TREES	=29
EVERGREEN TREES	=15
SHRUBS	=48

PHASE 4 OPEN SPACE PLANTINGS	
SITE AREA	=194,243 SF
OPEN SPACE	=76,355 SF
REQUIRED:	
TREES	=2/3,000 SF = 51
SHRUBS	=6/3,000 SF= 153
PROVIDED:	
TREES	=51
SHRUBS	=153

PHASE 4 PARKING AREA SHADE TREE REQUIREMENTS	
PAVED AREA	=30,588 SF
SHADED AREA REQUIRED	=6,118 SF (20%)
SHADING TREES REQUIRED	=9 (1 TREE/706 SF)
PROVIDED:	
TREES	=16

PHASE 4 PLANT SCHEDULE						
CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COND	REMARKS
		OVERSTORY				
AR	23	Acer rubrum "Red Sunset"	RED SUNSET MAPLE	1.5" CAL	B&B	SPECIMEN - SINGLE STRAIGHT LEADER
AS	11	Acer saccarum "Balista"	FALL FIESTA SUGAR MAPLE	1.5" CAL	B&B	SPECIMEN - SINGLE STRAIGHT LEADER
PA	11	Plantus x acerfolia	LONDON PLANETREE	1.5" CAL	B&B	SPECIMEN - SINGLE STRAIGHT LEADER
		EVERGREEN				
AC	21	Abies Concolor	CONCOLOR FIR	5' HT	B&B	SPECIMEN - SINGLE STRAIGHT LEADER
		SHRUBS				
BT	81	Berberis thunbergii "Rose Glow"	ROSE GLOW BARBERRY	#2	CONT.	2" MIN HEIGHT AT PLANTING
BG	78	Buxus "Green Mountain"	GREEN MOUNTAIN MOXWOOD	#2	CONT.	2" MIN HEIGHT AT PLANTING
EA	52	Euonymus alatus "Compactus"	DWARF BURNING BUSH	#2	CONT.	2" MIN HEIGHT AT PLANTING

PHASE 5 LANDSCAPING QUANTITIES

PHASE 5 BUFFER PLANTINGS	
REQUIRED (PER 200 LF):	
OVERSTORY TREES	=12*3.12=38
EVERGREEN TREES	=6*3.12=19
SHRUBS	=20*3.12=63
PROVIDED (625 LF):	
OVERSTORY TREES	=38
EVERGREEN TREES	=19
SHRUBS	=63

PHASE 5 OPEN SPACE PLANTINGS	
SITE AREA	=206,995 SF
OPEN SPACE	=93,408 SF
REQUIRED:	
TREES	=2/3,000 SF = 63
SHRUBS	=6/3,000 SF= 187
PROVIDED:	
TREES	=63
SHRUBS	=187

PHASE 5 PARKING AREA SHADE TREE REQUIREMENTS	
PAVED AREA	=22,297 SF
SHADED AREA REQUIRED	=4,460 (20%)
SHADING TREES REQUIRED	=7 (1 TREE/706 SF)
PROVIDED:	
TREES	=12

PHASE 5 PLANT SCHEDULE						
CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COND	REMARKS
		OVERSTORY				
AR	30	Acer rubrum "Red Sunset"	RED SUNSET MAPLE	1.5" CAL	B&B	SPECIMEN - SINGLE STRAIGHT LEADER
AS	33	Acer saccarum "Balista"	FALL FIESTA SUGAR MAPLE	1.5" CAL	B&B	SPECIMEN - SINGLE STRAIGHT LEADER
PA	38	Plantus x acerfolia	LONDON PLANETREE	1.5" CAL	B&B	SPECIMEN - SINGLE STRAIGHT LEADER
		EVERGREEN				
AC	19	Abies Concolor	CONCOLOR FIR	5' HT	B&B	SPECIMEN - SINGLE STRAIGHT LEADER
		SHRUBS				
BT	115	Berberis thunbergii "Rose Glow"	ROSE GLOW BARBERRY	#2	CONT.	2" MIN HEIGHT AT PLANTING
BG	113	Buxus "Green Mountain"	GREEN MOUNTAIN MOXWOOD	#2	CONT.	2" MIN HEIGHT AT PLANTING
EA	20	Euonymus alatus "Compactus"	DWARF BURNING BUSH	#2	CONT.	2" MIN HEIGHT AT PLANTING

KIMBERLEY VILLAS
ANKENY, IA

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LANDSCAPING

DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
PROJECT NUMBER: 25-800
PAGE NUMBER: 15

GRADING LIMITS (TYP)

SILT FENCE (TYP)

NE LAVENDER LANE

NE LILAC LANE

NE 58TH LANE

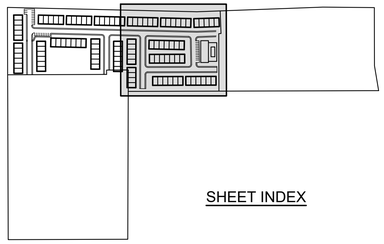
NE 57TH LANE

CONCRETE WASHOUT

CONSTRUCTION ENTRANCE

PROPOSED STAGING AREA (VERIFY EXACT LOCATION WITH CONTRACTOR)

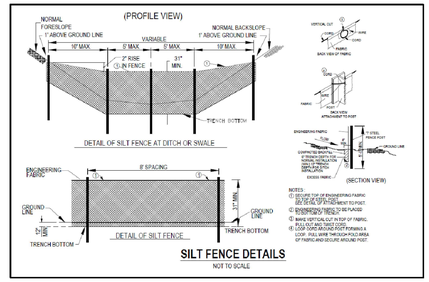
INTAKE PROTECTION (TYP)



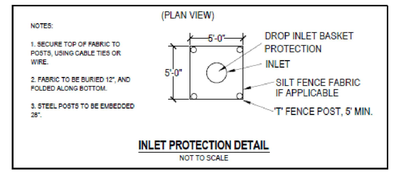
SHEET INDEX

0 20 40 Feet

SILT FENCE
QUANTITY: 3,800 LF



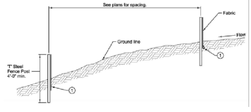
SILT FENCE DETAILS
NOT TO SCALE



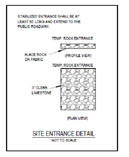
INLET PROTECTION DETAIL
NOT TO SCALE

Figure 7E-14.01: Typical Ditch Check Spacing

Ditch Grade (%)	Spacing (feet)
1 to 2	150
2 to 4	75
4 to 6	40
> 6	25



IOWA ONE CALL
1-800-292-8989
811
www.iowaonecall.com
Iowa one-call. Call before you dig.



SITE ENTRANCE DETAIL
NOT TO SCALE

LEGEND
SILT FENCE
GRADING LIMITS
INTAKE PROTECTION

UTILITY NOTE:

UTILITIES LOCATIONS ARE TAKEN FROM PUBLIC RECORDS AND FIELD SURVEYS. THE SURVEYOR AND ENGINEER MAKE NO GUARANTEE THAT ALL UTILITIES IN THE AREA ARE SHOWN. THE EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH IF ANY ADDITIONAL UTILITIES OTHER THAN THE ONES SHOWN ON THE PLANS ARE PRESENT IN THE FIELD.

KIMBERLEY VILLAS
ANKENY, IA

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230
ANKENY, IOWA 50023
(515) 979 - 8498

EROSION CONTROL

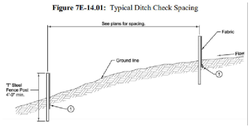
DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
PROJECT NUMBER: 25-800
PAGE NUMBER: 16

0 20 40 Feet

LEGEND
- SILT FENCE
- GRADING LIMITS
- INTAKE PROTECTION

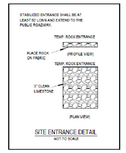
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Figure 7E-14.01: Typical Ditch Check Spacing



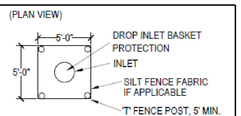
IOWA ONE CALL 811
1-800-292-8989
www.iowaonecall.com
Iowa one number. Call before you dig.

STABILIZED ENTRANCE SHALL BE AT LEAST 50' LONG AND EXTEND TO THE PUBLIC ROADWAY.

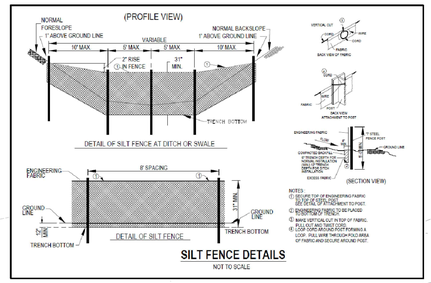


SITE ENTRANCE DETAIL
NOT TO SCALE

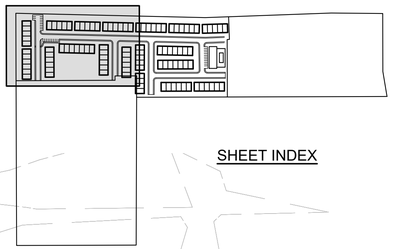
NOTES:
1. SECURE TOP OF FABRIC TO POSTS, USING CABLE TIES OR WIRE.
2. FABRIC TO BE BURIED 12", AND FOLDED ALONG BOTTOM.
3. STEEL POSTS TO BE EMBEDDED 28".



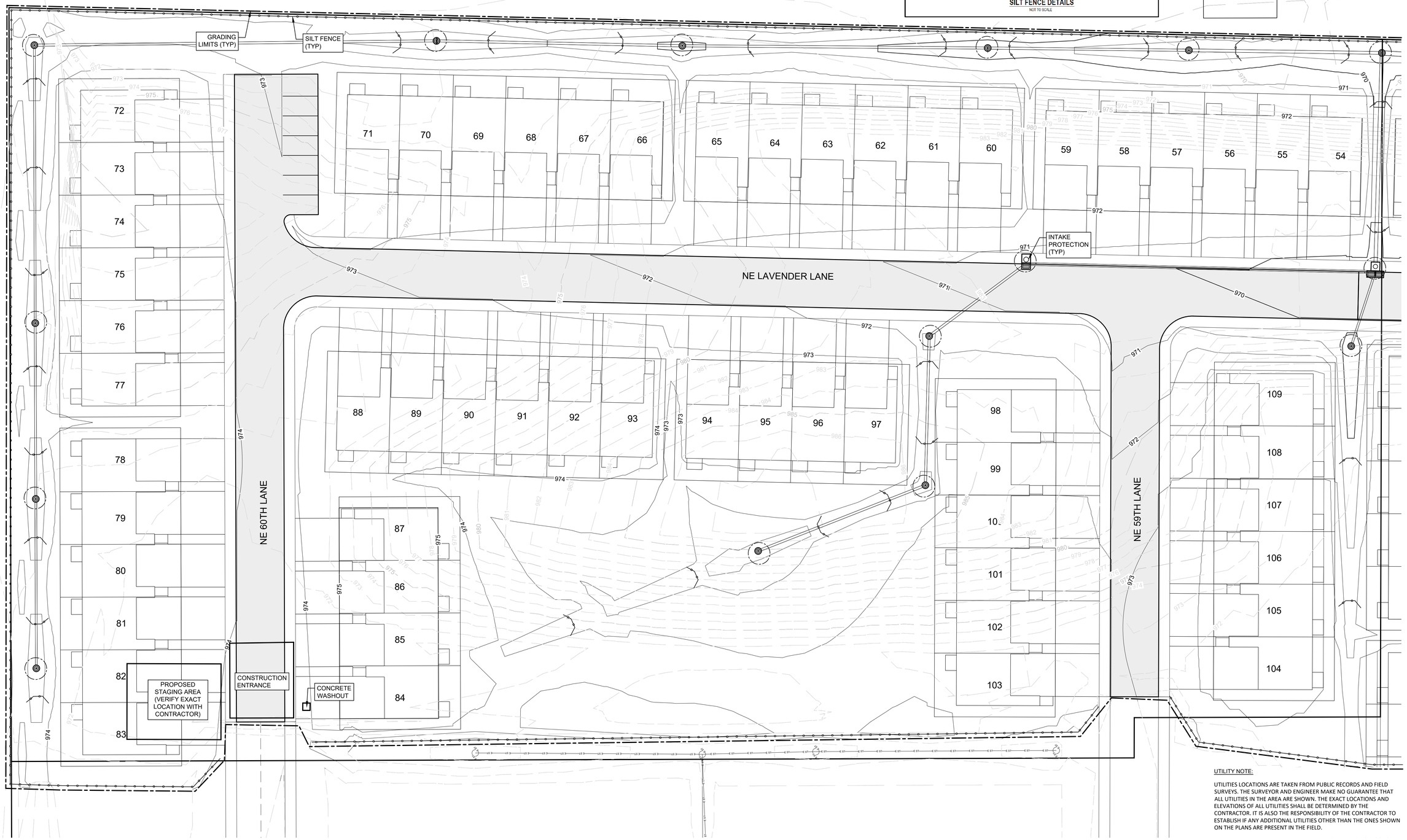
INLET PROTECTION DETAIL
NOT TO SCALE



SILT FENCE DETAILS
NOT TO SCALE



SHEET INDEX



UTILITY NOTE:

UTILITIES LOCATIONS ARE TAKEN FROM PUBLIC RECORDS AND FIELD SURVEYS. THE SURVEYOR AND ENGINEER MAKE NO GUARANTEE THAT ALL UTILITIES IN THE AREA ARE SHOWN. THE EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH IF ANY ADDITIONAL UTILITIES OTHER THAN THE ONES SHOWN ON THE PLANS ARE PRESENT IN THE FIELD.

KIMBERLEY VILLAS
ANKENY, IA

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230
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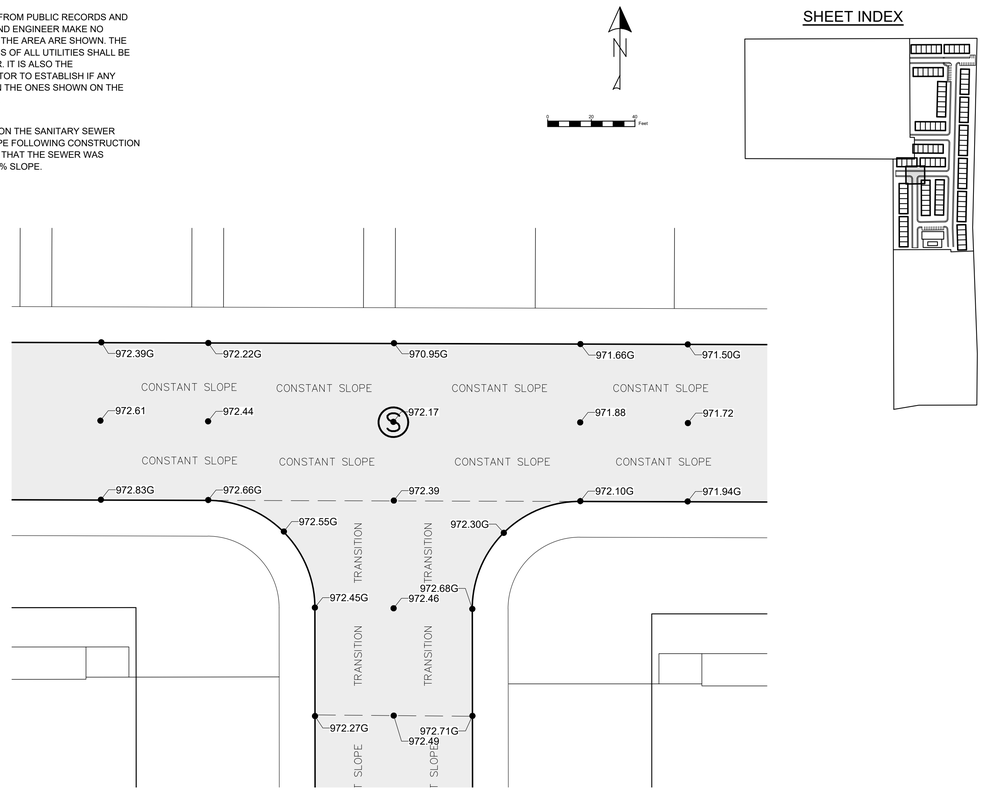
EROSION CONTROL

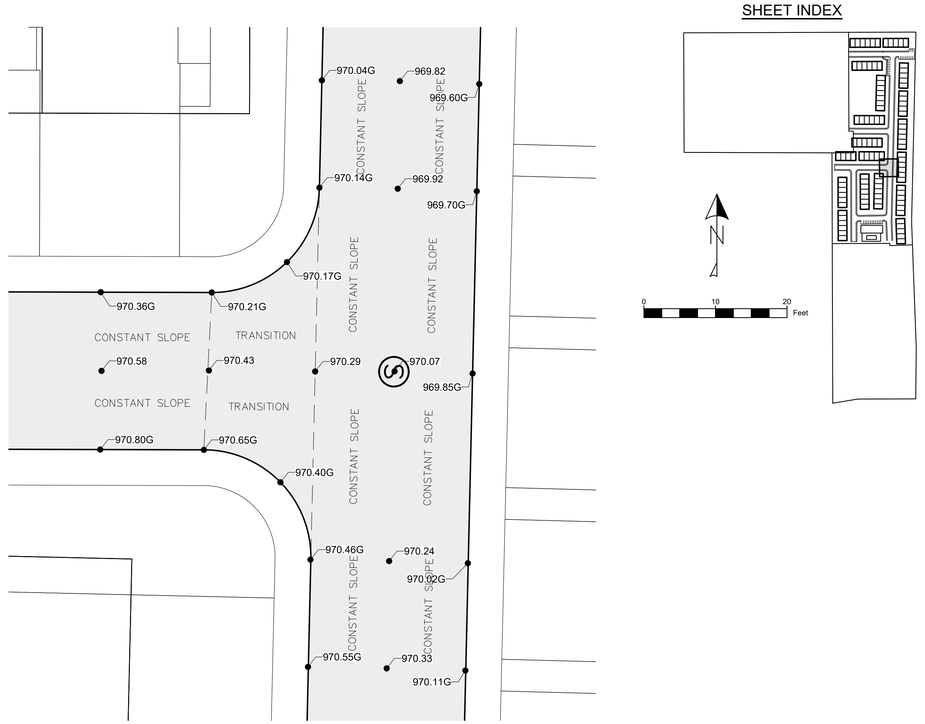
DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
PROJECT NUMBER: 25-800
PAGE NUMBER: 17

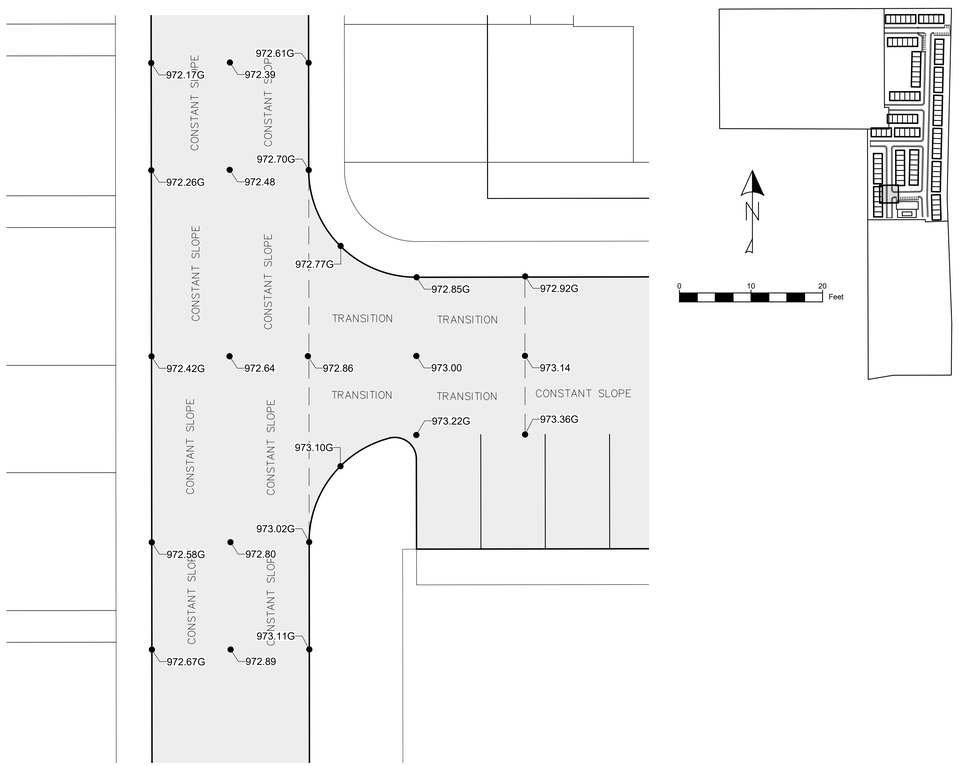
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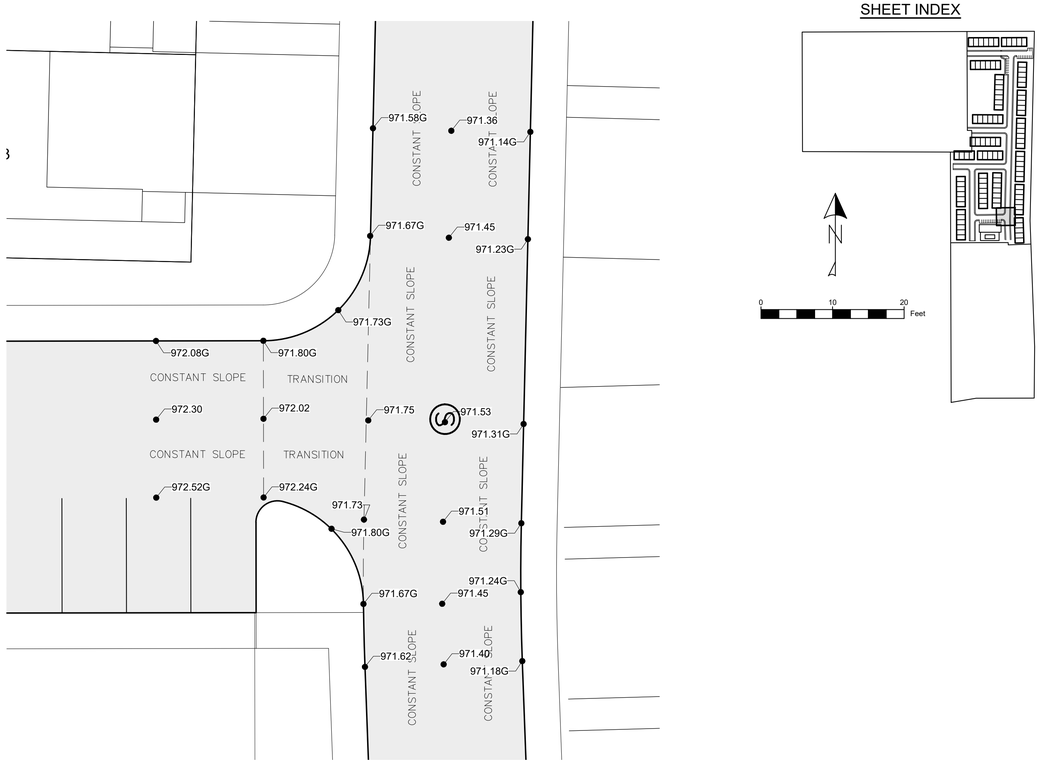
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-AS-BUILTS SHALL BE COMPLETED ON THE SANITARY SEWER BEDDING INSTALLED AT 0.50% SLOPE FOLLOWING CONSTRUCTION AND PRIOR TO PAVING TO ENSURE THAT THE SEWER WAS CONSTRUCTED NO LESS THAN 0.48% SLOPE.









KIMBERLY VILLAS SITE PLAN PLAT 4+5
ANKENY, IA

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230
ANKENY, IOWA 50023
(515) 979 - 8499

INTERSECTIONS

DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
PROJECT NUMBER: 25-800
PAGE NUMBER: 18

UTILITY NOTES:

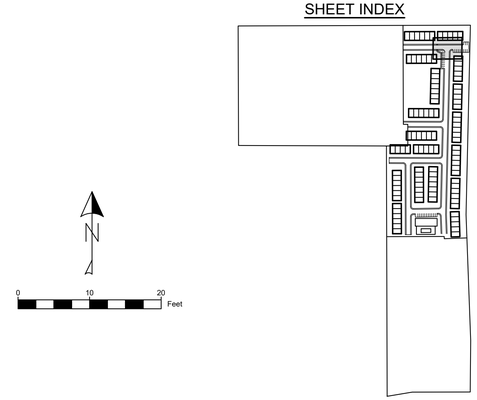
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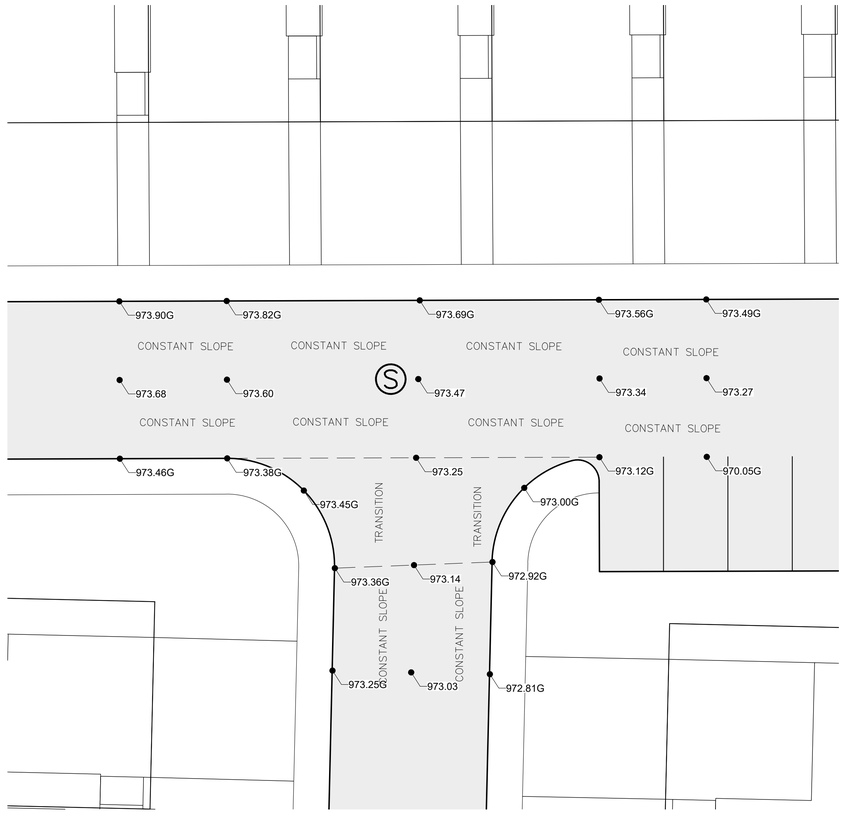
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PAVING NOTES:

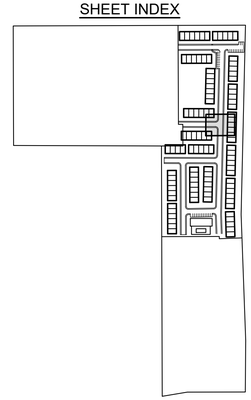
STREET PAVING IS PRIVATE. VERTICAL ALIGNMENT OF STREET IS SHOWN FOR REFERENCE PURPOSES ONLY.

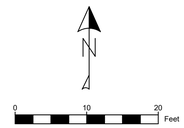
SHEET INDEX

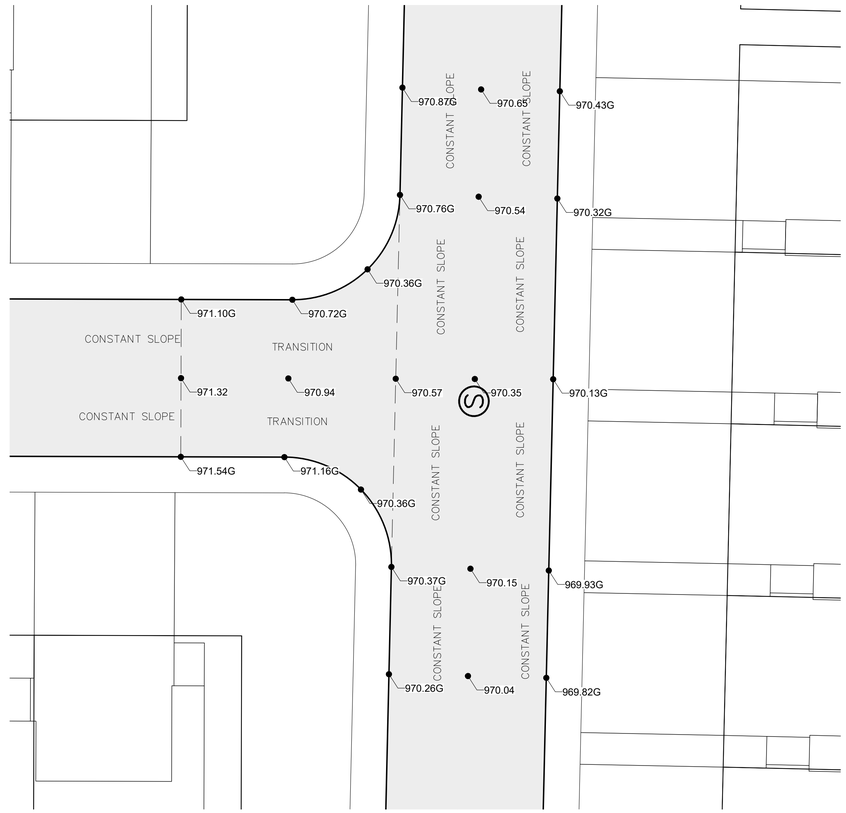




SHEET INDEX







KIMBERLY VILLAS SITE PLAN PLAT 4+5
ANKENY, IA

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230
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(515) 979 - 8499

INTERSECTIONS

DATE: 11-18-25
DRAWN BY: GJG
ENGINEER: BWS
PROJECT NUMBER: 25-800
PAGE NUMBER: 19

24' Townhomes
Iowa Division
Masterset

ABBREVIATIONS

ABV	ABOVE
A/C	AIR CONDITIONING
A.D.	AREA DRAIN
ADJ	ADJUSTABLE
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH.	ARCHITECTURAL
BA	BATHROOM
BD	BOARD
BF	BI-FOLD (DOOR)
BLDG	BUILDING
BLK	BLOCK (CMU)
BLW	BELOW
BM	BEAM
BP	BI-PASS (DOOR)
BOT	BOTTOM
BTWN	BETWEEN
CAB	CABINET
CER	CERAMIC
C.J.	CONTROL JOINT OR CONSTRUCTION JOINT
CL	CLOSET OR CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
C	CARPET
CR	CORROSION RESISTANT
CSMT	CASEMENT
C.T.	CERAMIC TILE
D	DRYER
DBL	DOUBLE
DH	DOUBLE HUNG
DIM	DIMENSION
DISP	DISPOSAL
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISH WASHER
DWG	DRAWING
E	EAST
EA	EACH
ELEV	ELEVATION
ELEC.	ELECTRICAL
EQ	EQUAL
EXT	EXTERIOR
FAU	FORCED AIR UNIT
F.C.	FLOOR CHANGE
F.D.	FLOOR DRAIN
FFL	FINISH FLOOR LINE
F.G.	FINISHED GRADE
FLR	FLOOR(ING)
FL	FLOURESCENT (LIGHT)
FND	FOUNDATION
F.O.S.	FACE OF STUD
FTG	FOOTING
FX	FIXED GLASS
GALV	GALVANIZED
GAR	GARAGE
G.B.	GYPSUM BOARD
GD	GRADE OR GRADING
G.D.O.	GARAGE DOOR OPENER
GFI	GROUND FAULT INTERRUPTER
GL	GLASS OR GLAZING
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HD	HEAD OR HARD
HDR	HEADER
HGT	HEIGHT
HVAC	HEATING/VENTILATING/AIR COND.
HWD	HARDWOOD
INT	INTERIOR
JST	JOIST
JT	JOINT
KIT	KITCHEN
L	LENGTH
LA	LAUNDRY
LAV	LAVATORY
LVR	LOUVER
MAX	MAXIMUM
MECH	MECHANICAL
MFR.	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
N.T.S.	NOT TO SCALE
O.S.D.	OVERHEAD GARAGE DOOR
OH	OVERHEAD
OPT	OPTIONAL
PAR	PARALLEL
P.B.	PUSH BUTTON
PDR	POWDER
PED	PEDESTAL
PL	PLATE
PR	PAIR
P.T.	PRESSURE TREATED WOOD
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
P.W.	PRE-WIRE
PWD	PLYWOOD
R	RISER
RAG	RETURN AIR GRILL
REF	REFERENCE
REFR	REFRIGERATOR
REQ	REQUIRED
S	SOUTH
SD	SMOKE DETECTOR
S.F.	SQUARE FEET
S.G.D.	SLIDING GLASS DOOR
SH	SINGLE HUNG OR SHELF
SIM	SIMILAR
SL	SLOPE / SLIDING
S&P	SHELF AND POLE
SPEC	SPECIFICATIONS
STD	STANDARD
STR	STRUCTURAL
SQ	SQUARE
SYM	SYMBOL
S4S	SMOOTH FOUR SIDES
T	TREAD (AT STAIRS) OR TILE
T.B.	TOWEL BAR
TEMP.	TEMPERED (GLASS)
T&G	TONGUE & GROOVE
T.O.C.	TOP OF CURB
TV	TELEVISION
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER
VERT	VERTICAL
V.T.R.	VENT THRU ROOF
W	WASHING MACHINE
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WI	WROUGHT IRON
WIC	WALK-IN CLOSET
W/ W/O	WITH OR WITHOUT
WP	WATERPROOF(ING)
WWM	WELDED WIRE MESH
P.	PROPERTY LINE
Ø	ROUND / DIAMETER
&	AND
℄	CENTERLINE
#	POUND / NUMBER

BUILDING CODE COMPLIANCE / PROJECT INFORMATION 2015

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.
APPLICABLE CODES:
FOLLOW ALL APPLICABLE STATE AND LOCAL CODES
PER IOWA STATE ADOPTED CODES

2015- INTERNATIONAL RESIDENTIAL CODE (BUILDING)
2015- INTERNATIONAL FIRE PREVENTION CODE
2015- INTERNATIONAL PLUMBING CODE (BUILDING)
2015- INTERNATIONAL MECHANICAL CODE (BUILDING)
2015- INTERNATIONAL FUEL GAS CODE (BUILDING)
2012- INTERNATIONAL ENERGY CONSERVATION CODE (BUILDING)
2017- NATIONAL ELECTRICAL CODE

PRODUCT:	SPLIT LEVEL TOWNHOMES
OCCUPANCY CLASSIFICATION:	RESIDENTIAL R-3
CONSTRUCTION TYPE:	TYPE VB (2 HOUR DWELLING SEPARATION BETWEEN UNITS.)

BUILDING CODE COMPLIANCE / PROJECT INFORMATION 2018

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.
APPLICABLE CODES:
FOLLOW ALL APPLICABLE STATE AND LOCAL CODES
PER IOWA STATE ADOPTED CODES

2018- INTERNATIONAL RESIDENTIAL CODE (BUILDING)
2018- INTERNATIONAL FIRE PREVENTION CODE
2018- INTERNATIONAL PLUMBING CODE (BUILDING)
2018- INTERNATIONAL MECHANICAL CODE (BUILDING)
2018- INTERNATIONAL FUEL GAS CODE (BUILDING)
2018- INTERNATIONAL ENERGY CONSERVATION CODE (BUILDING)
2017- NATIONAL ELECTRICAL CODE

PRODUCT:	SPLIT LEVEL TOWNHOMES
OCCUPANCY CLASSIFICATION:	RESIDENTIAL R-3
CONSTRUCTION TYPE:	TYPE VB (2 HOUR DWELLING SEPARATION BETWEEN UNITS.)

PLAN CHANGES:

DATE:	DESCRIPTION:
01.26.24	INITIAL PLAN RELEASE
06.12.24	WIDTH UPDATE
09.16.24	PLATE HEIGHT REVISION
12.10.24	ELECTRICAL REVISIONS

CONSULTANTS:

LOCAL JURISDICTION:

BUILDER:
DR HORTON - NORTH REGION
EXPRESS HOMES
9555 S. KINGSTON CT, SUITE 200
ENGLEWOOD, CO. 80112
PHONE: (914) 998-8444

CONTACT: JOHN DIENES
EMAIL: JMDIENES@DRHORTON.COM

DESIGNER:
GMD DESIGN GROUP
1845 SATELLITE BLVD. STE 850
SUWANEE, GA. 30097
PHONE: (770) 375-7351

CONTACT: DONALD J. MCGRATH
EMAIL: DONNIE@GMDDESIGNGROUP.COM

STRUCTURAL ENGINEER:

GENERAL NOTES DESIGNER:

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.

ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.

ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER IRC SECTION R302.11)

ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR, TOWEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN. TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIFY LOCATIONS AT FRAMING WALK.

ELASTOMERIC SHEET WATERPROOFING: FURNISH AND INSTALL ALL WATERPROOFING COMPLETE. A 40 MIL. SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL. INSTALL PER MANUFACTURE'S AND TRADE ASSOCIATION'S PRINTED INSTALLATION INSTRUCTIONS. 6" MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

TO THE BEST OF THE DESIGNER'S KNOWLEDGE THESE DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.

SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT), ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOILS CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THE CRITERIA.

ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRCATOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

PROVIDE AN APPROVED WASHER DRAIN PAN AT SECOND FLOOR ONLY THAT DRAINS TO EXTERIOR.

WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ FT WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH: SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR. (PER IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECION R311.7.8 AND R312

BUILDER SET:

THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A "BUILDER'S SET" OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES HEREINAFTER REFERRED TO AS "PLANS". THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT; HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS, AND GENERAL METHODS OF ASSEMBLING OR FASTENING. THEY ARE NOT INTENDED TO SPECIFY PARTICULAR PRODUCTS OR OTHER METHODS OF ANY SPECIFIC MATERIALS, PRODUCT OR METHOD. THE IMPLEMENTATION OF THE PLANS REQUIRES A CLIENT / CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION.

CONSTRUCTION REQUIREMENTS AND QUALITY: PROVIDE WORK OF THE SPECIFIC QUALITY; WHERE QUALITY LEVEL IS NOT INDICATED, PROVIDE WORK OF QUALITY CUSTOMARY IN SIMILAR TYPES OF WORK. WHERE THE PLANS AND SPECIFICATIONS, CODES, LAWS, REGULATIONS, MANUFACTURER'S RECOMMENDATIONS OR INDUSTRY STANDARDS REQUIRE WORK OF HIGHER QUALITY OR PERFORMANCE, PROVIDE WORK COMPLYING WITH THOSE REQUIREMENTS AND QUALITY. WHERE TWO OR MORE QUALITY PROVISIONS OF THOSE REQUIREMENTS CONFLICT WITH THE MOST STRINGENT REQUIREMENT; WHERE REQUIREMENTS ARE DIFFERENT BUT APPARENTLY EQUAL, AND WHERE IT IS UNCERTAIN WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.

AREA CALCULATIONS:

PLAN 'PATTISON' SQUARE FOOTAGES

AREA	ELEV	
1st FLOOR	642 SF	
2nd FLOOR	1016 SF	
TOTAL LIVING	1658 SF	
GARAGE	393 SF	
PORCH	25 SF	

PLAN 'TATUM' SQUARE FOOTAGES

AREA	ELEV	
1st FLOOR	620 SF	
2nd FLOOR	878 SF	
TOTAL LIVING	1498 SF	
GARAGE	345 SF	
PORCH	25 SF	

NO:	DATE:	REVISION:
1	12.10.24	

PROFESSIONAL SEAL:

PROJECT TITLE:
Townhome Series (Iowa)

FOR CONSTRUCTION

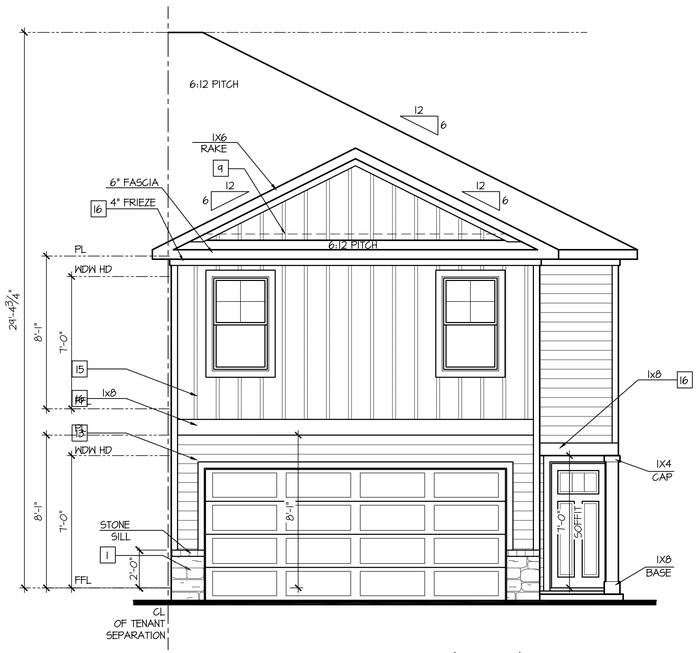
CLIENTS NAME:
D·R·HORTON America's Builder

PROJECT NO: GMD21038.2

SHEET TITLE:
TITLE SHEET

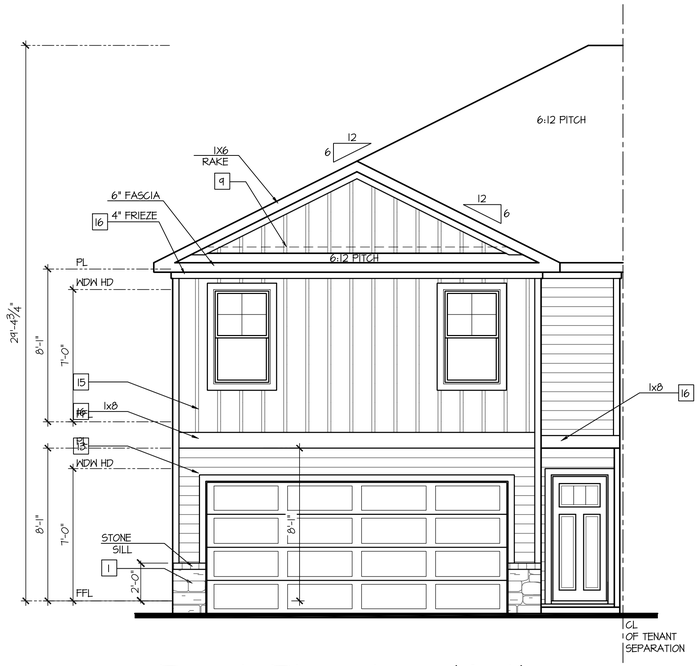
PRINT DATE:
Jan. 26, 2024

SHEET NO:
T-1



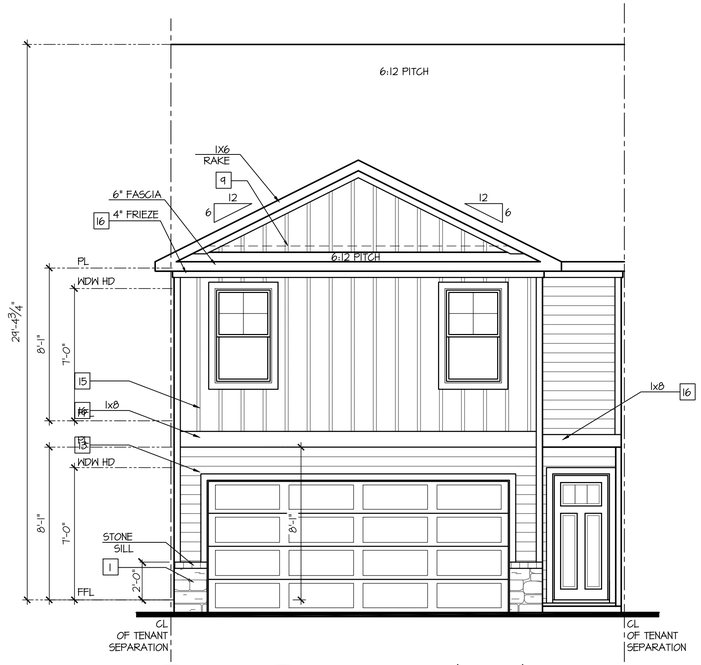
Front Elevation 'A-1'
At End Unit Condition - R

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Front Elevation 'A-1'
At End Unit Condition - L

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Front Elevation 'A-1'
At Interior Unit Condition

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
  1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
  2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:
  (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.2.7.

KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. ADHERED BRICK VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. DECORATIVE KEY. SEE DETAIL.

TYPICALS:

7. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. ROOFING FINISH, PER SPECS

SIDING:

12. SHAKE SIDING PER DEVELOPER
13. LAP SIDING PER DEVELOPER
14. N/A
15. PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (BATT SIDING)
16. 1X TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH LOCAL CODES

NO:	DATE:	REVISION:
1	12.10.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhomes Master Set 'Pattison'

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21038.4

SHEET TITLE:

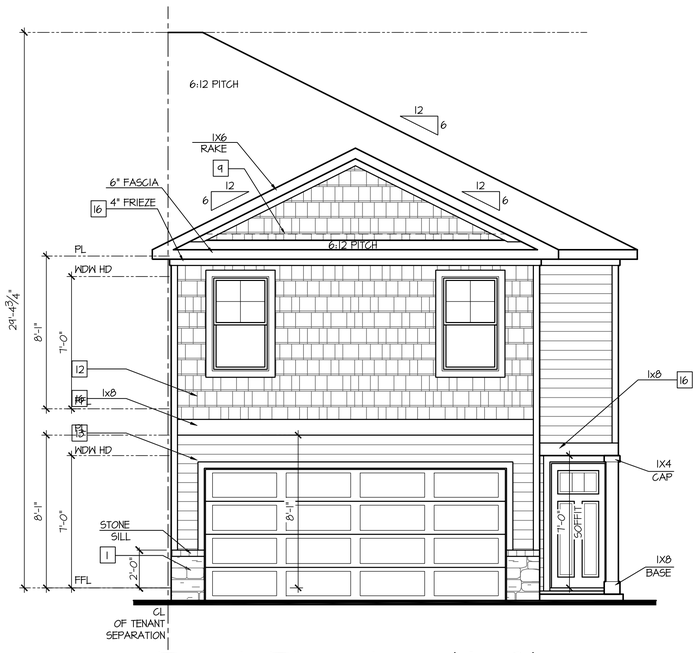
SYDNEY EXTERIOR ELEVATIONS 'B'

PRINT DATE:

Oct. 24, 2023

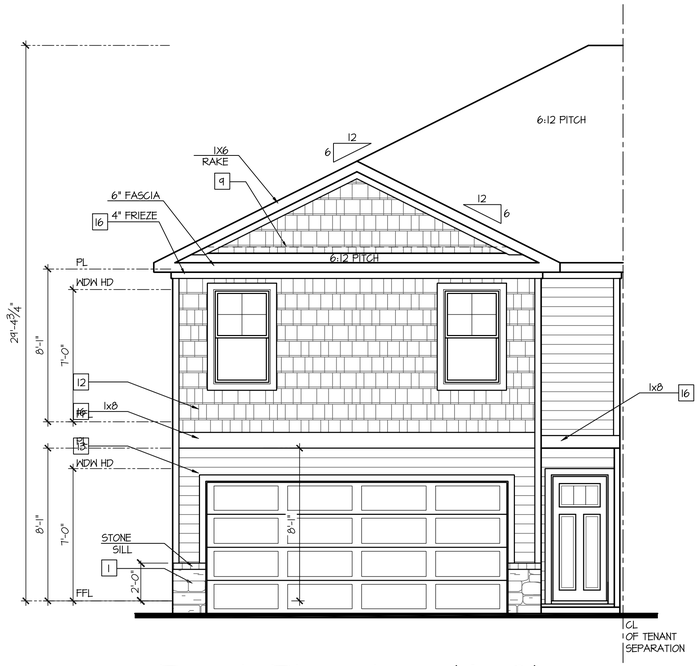
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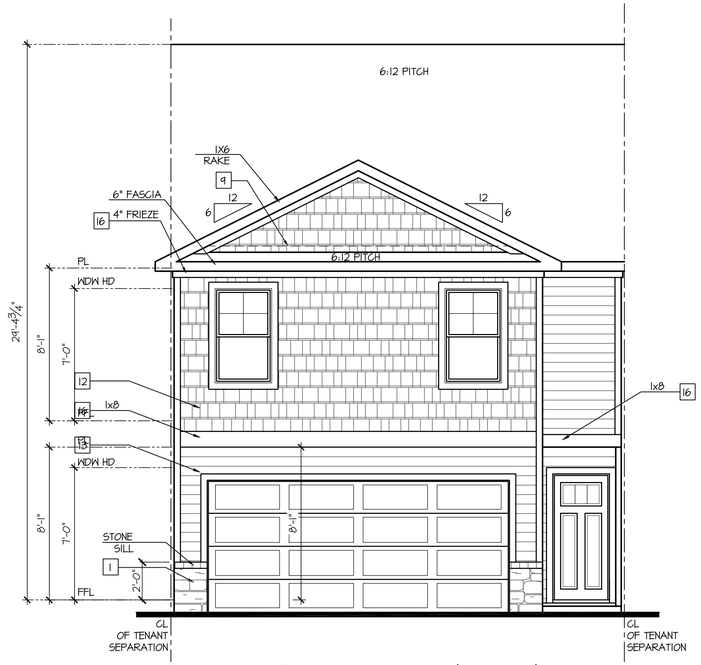
Front Elevation 'A-2'
At End Unit Condition - R

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Front Elevation 'A-2'
At End Unit Condition - L

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Front Elevation 'A-2'
At Interior Unit Condition

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
  1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
  2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
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- PROTECTION AGAINST DECAY:
  (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.2.7.

KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. ADHERED BRICK VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. DECORATIVE KEY. SEE DETAIL.

TYPICALS:

7. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. ROOFING FINISH, PER SPECS

SIDING:

12. SHAKE SIDING PER DEVELOPER
13. LAP SIDING PER DEVELOPER
14. N/A
15. PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (BATT SIDING)
16. 1X TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH LOCAL CODES

NO:	DATE:	REVISION:
1	12.10.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhomes Master Set 'Pattison'

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21038.4

SHEET TITLE:

SYDNEY EXTERIOR ELEVATIONS 'B'

PRINT DATE:

Oct. 24, 2023

SHEET NO:

A6.1

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
  1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
  2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: COMPOSITE PITCHED SHINGLE ROOFING SYSTEM PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
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- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:
  (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)

KEY NOTES:

MASONRY:

1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3 ADHERED BRICK VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4 8" SOLDIER COURSE.
5 ROWLOCK COURSE
6 DECORATIVE KEY. SEE DETAIL.

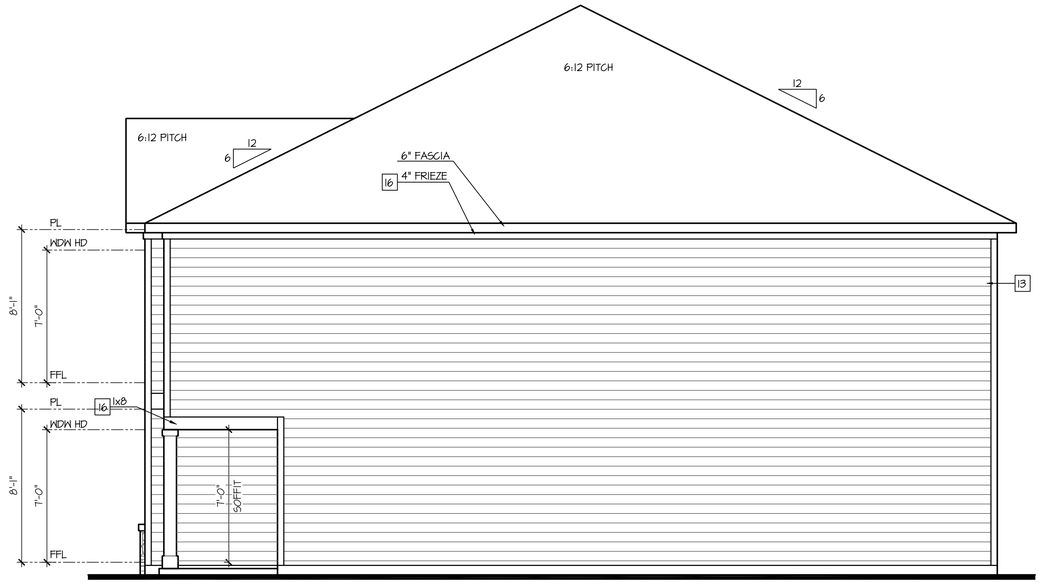
TYPICALS:

7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 ROOFING FINISH, PER SPECS

SIDING:

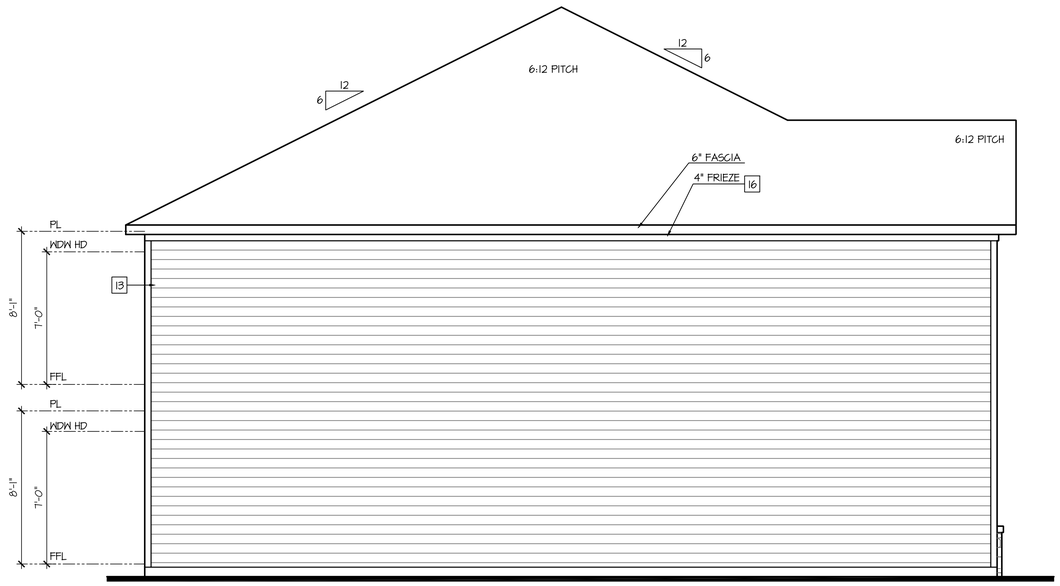
12 SHAKE SIDING PER DEVELOPER
13 LAP SIDING PER DEVELOPER
14 N/A
15 PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (BATT SIDING)
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17 SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH LOCAL CODES



Right Elevation 'A-1'/'A-2' At End Condition - R

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Left Elevation 'A-1'/'A-2' At End Condition - L

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NO:	DATE:	REVISION:
1	12.10.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhomes Master Set 'Pattison'

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21038.4

SHEET TITLE:

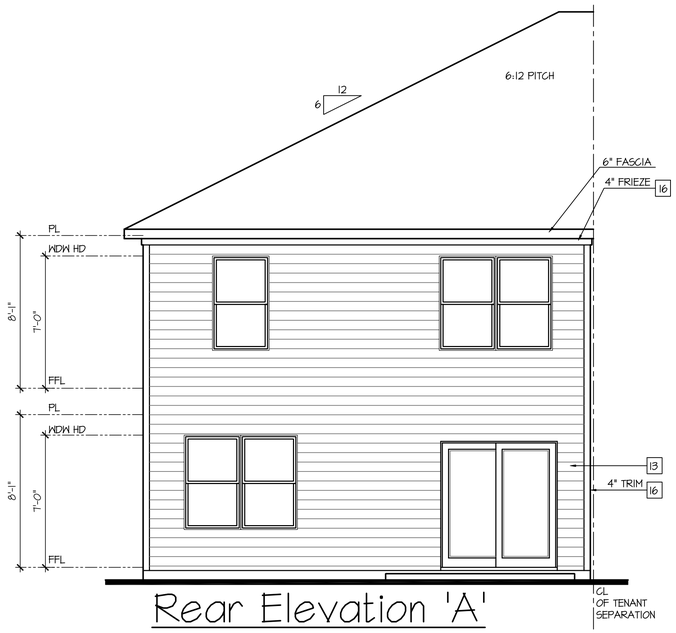
SYDNEY EXTERIOR ELEVATIONS 'A'

PRINT DATE:

Oct. 24, 2023

SHEET NO:

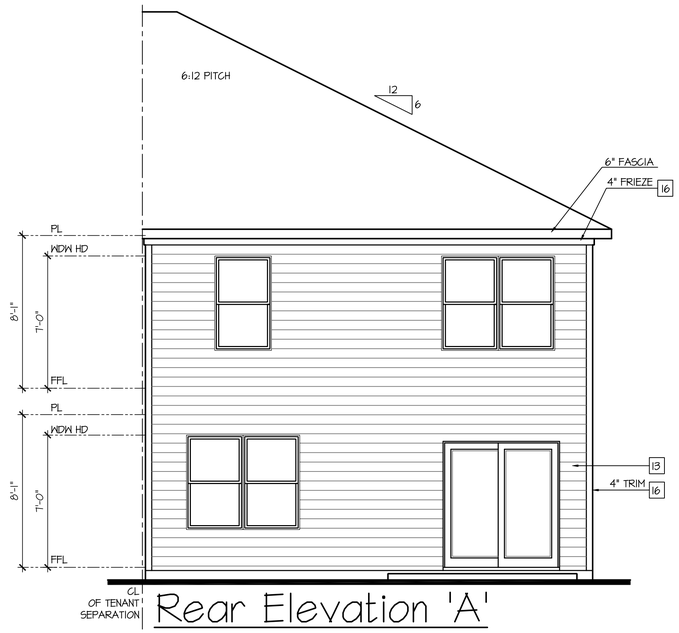
A6.4



Rear Elevation 'A'
At End Unit Condition - R

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

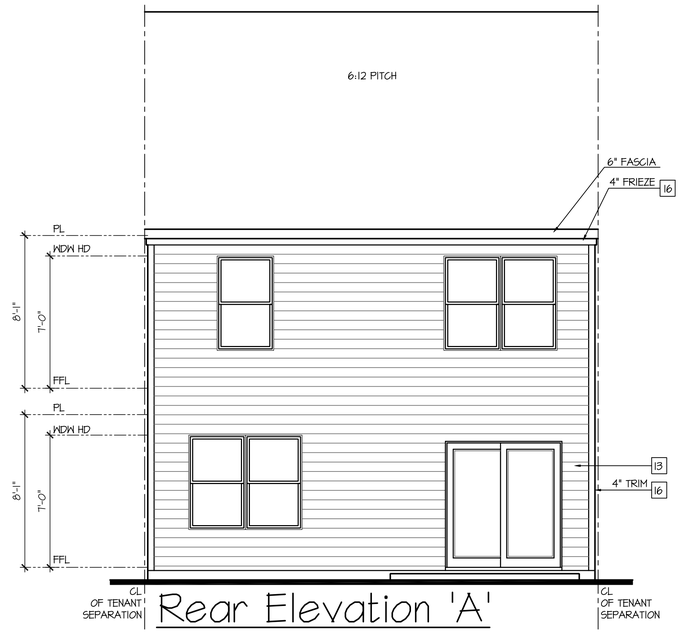
AT ELEVATIONS 'A-1', 'A-2', 'A-3' AND 'A-4'



Rear Elevation 'A'
At End Unit Condition - L

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

AT ELEVATIONS 'A-1', 'A-2', 'A-3' AND 'A-4'



Rear Elevation 'A'
At Interior Unit Condition

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

AT ELEVATIONS 'A-1', 'A-2', 'A-3' AND 'A-4'

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
  1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
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- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
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  (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.2.7.

KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. ADHERED BRICK VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. DECORATIVE KEY. SEE DETAIL.

TYPICALS:

7. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. ROOFING FINISH, PER SPECS

SIDING:

12. SHAKE SIDING PER DEVELOPER
13. LAP SIDING PER DEVELOPER
14. N/A
15. PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (BATT SIDING)
16. 1X TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH LOCAL CODES

NO:	DATE:	REVISION:
1	12.10.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhomes Master Set 'Pattison'

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21038.4

SHEET TITLE:

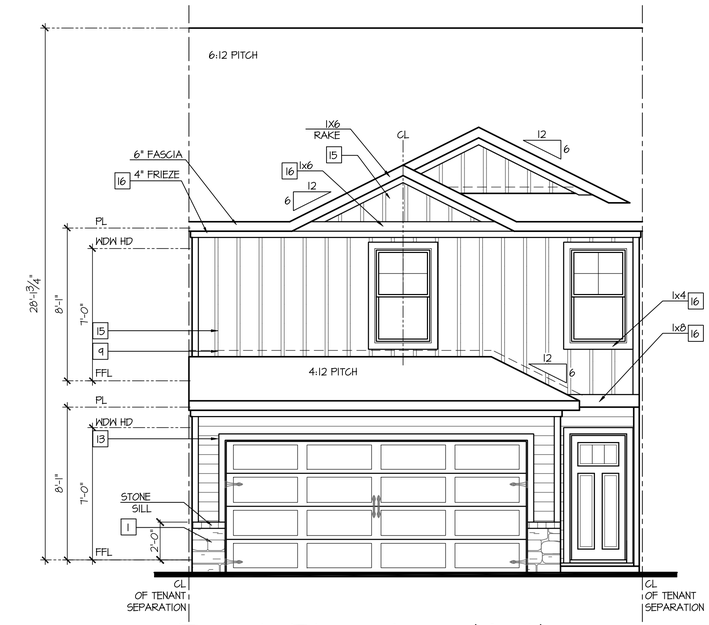
SYDNEY EXTERIOR ELEVATIONS 'A'

PRINT DATE:

Oct. 24, 2023

SHEET NO:

A6.16



Front Elevation 'A-1'

At Interior Unit Condition

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NOTES:

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  2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
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- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY.
  (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
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KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. ADHERED BRICK VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. DECORATIVE KEY. SEE DETAIL.

TYPICALS:

7. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. ROOFING FINISH, PER SPECS

SIDING:

12. SHAKE SIDING PER DEVELOPER
13. LAP SIDING PER DEVELOPER
14. N/A
15. PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (BATT SIDING)
16. 1X TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH LOCAL CODES

NO:	DATE:	REVISION:
1	12.10.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhomes Master Set 'Tatum'

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21038.4

SHEET TITLE:

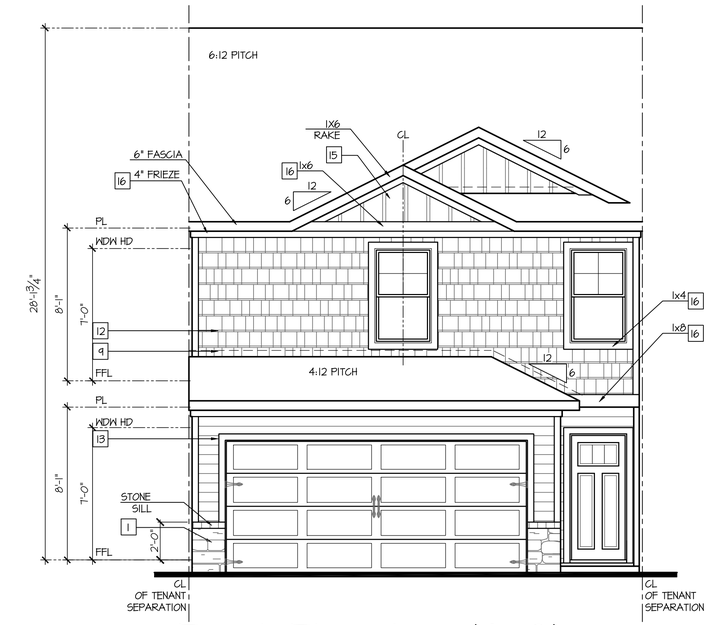
SYDNEY EXTERIOR ELEVATIONS 'B'

PRINT DATE:

Oct. 24, 2023

SHEET NO:

A6.0



Front Elevation 'A-2'

At Interior Unit Condition

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
  1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
  2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS. TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:
  (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.2.7.

KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. ADHERED BRICK VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. DECORATIVE KEY. SEE DETAIL.

TYPICALS:

7. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. ROOFING FINISH, PER SPECS

SIDING:

12. SHAKE SIDING PER DEVELOPER
13. LAP SIDING PER DEVELOPER
14. N/A
15. PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (BATT SIDING)
16. 1X TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH LOCAL CODES

NO:	DATE:	REVISION:
1	12.10.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhomes Master Set 'Tatum'

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21038.4

SHEET TITLE:

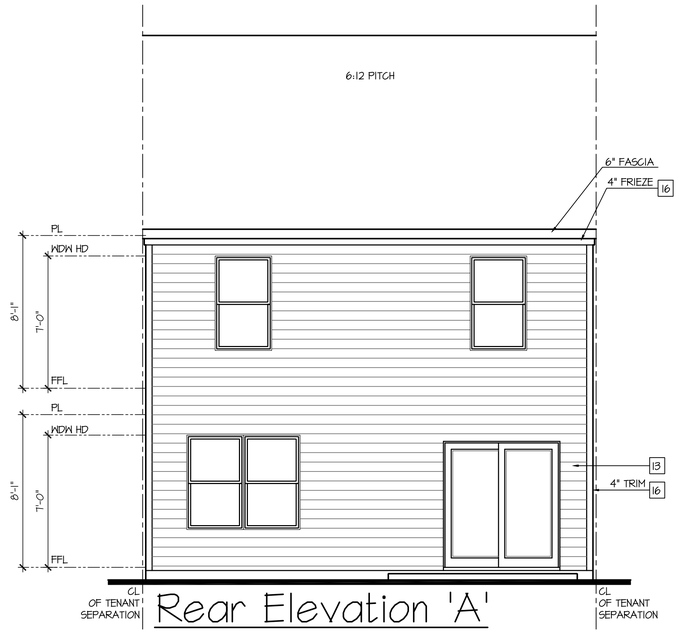
SYDNEY EXTERIOR ELEVATIONS 'B'

PRINT DATE:

Oct. 24, 2023

SHEET NO:

A6.1



Rear Elevation 'A'

At Interior Unit Condition

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

AT ELEVATIONS 'A-1', 'A-2'

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
  1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
  2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:
  (ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)
- SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.2.7.

KEY NOTES:

MASONRY:

1. ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
2. MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
3. ADHERED BRICK VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
4. 8" SOLDIER COURSE.
5. ROWLOCK COURSE
6. DECORATIVE KEY. SEE DETAIL.

TYPICALS:

7. CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11. ROOFING FINISH, PER SPECS

SIDING:

12. SHAKE SIDING PER DEVELOPER
13. LAP SIDING PER DEVELOPER
14. N/A
15. PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (BATT SIDING)
16. 1X TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH LOCAL CODES

NO:	DATE:	REVISION:
1	12.10.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhomes Master Set 'Tatum'

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD210038.4

SHEET TITLE:

SYDNEY EXTERIOR ELEVATIONS 'A'

PRINT DATE:

Oct. 24, 2023

SHEET NO:

A6.8

NOTES:

- REFER TO FIRE PROTECTION SHEETS FOR ALL TYPICAL FIRE PROTECTION DETAILS.
- REFER TO LARGER INDIVIDUAL PLANS AND ELEVATIONS FOR ALL TYPICAL NOTES AND DIMENSIONS NOT SHOWN HERE.
- THESE COMPOSITE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERS DRAWINGS FOR ALL BUILDING LOCATIONS AND PAD HEIGHTS.

-



LOT X	LOT X	LOT X	LOT X
PATTISON (LH)	TATUM (LH)	TATUM (LH)	PATTISON (LH)

Front Elevation 4-Plex (Elevation 'A-1')

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT



LOT X	LOT X	LOT X	LOT X
PATTISON (LH)	TATUM (LH)	TATUM (LH)	PATTISON (LH)

Front Elevation 4-Plex (Elevation 'A-2')

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT

NO:	DATE:	REVISION:
1	12.10.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series (Iowa)

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21038.2

SHEET TITLE:

COMPOSITE ELEVATIONS

PRINT DATE:

Jan. 26, 2024

SHEET NO:

10

NOTES:

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-



LOT X	LOT X	LOT X	LOT X
PATTISON (LH)	TATUM (LH)	TATUM (LH)	PATTISON (LH)

Front Elevation 4-Plex (Elevation 'A')

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT



LOT X	LOT X	LOT X	LOT X
PATTISON (LH)	TATUM (LH)	TATUM (LH)	PATTISON (LH)

Rear Elevation 4-Plex (Elevation 'A') w/ High-Viz Condition #1

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT



LOT X	LOT X	LOT X	LOT X
PATTISON (LH)	TATUM (LH)	TATUM (LH)	PATTISON (LH)

Rear Elevation 4-Plex (Elevation 'A-1') w/ High-Viz Condition #2

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT

NO:	DATE:	REVISION:
1	12.10.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series (Iowa)

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21038.2

SHEET TITLE:

COMPOSITE ELEVATIONS

PRINT DATE:

Jan. 26, 2024

SHEET NO:

10.1

NOTES:

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-



LOT X	LOT X	LOT X	LOT X	LOT X
PATTISON (LH)	TATUM (LH)	TATUM (LH)	TATUM (LH)	PATTISON (LH)

Front Elevation 5-Plex (Elevation 'A-1')

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT



LOT X	LOT X	LOT X	LOT X	LOT X
PATTISON (LH)	TATUM (LH)	TATUM (LH)	TATUM (LH)	PATTISON (LH)

Front Elevation 5-Plex (Elevation 'A-2')

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT

NO:	DATE:	REVISION:
1	12.10.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series (Iowa)

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21038.2

SHEET TITLE:

COMPOSITE ELEVATIONS

PRINT DATE:

Jan. 26, 2024

SHEET NO:

10.3

NOTES:

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-



LOT X	LOT X	LOT X	LOT X	LOT X
PATTISON (LH)	TATUM (LH)	TATUM (LH)	TATUM (LH)	PATTISON (LH)

Front Elevation 5-Plex (Elevation 'A')

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT



LOT X	LOT X	LOT X	LOT X	LOT X
PATTISON (LH)	TATUM (LH)	TATUM (LH)	TATUM (LH)	PATTISON (LH)

Rear Elevation 5-Plex (Elevation 'A') w/ High-Viz Condition #1

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT



LOT X	LOT X	LOT X	LOT X	LOT X
PATTISON (LH)	TATUM (LH)	TATUM (LH)	TATUM (LH)	PATTISON (LH)

Rear Elevation 5-Plex (Elevation 'A-1') w/ High-Viz Condition #2

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT

NO:	DATE:	REVISION:
1	12.10.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series (Iowa)

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21038.2

SHEET TITLE:

COMPOSITE ELEVATIONS

PRINT DATE:

Jan. 26, 2024

SHEET NO:

10.4

NOTES:

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-



LOT X	LOT X	LOT X	LOT X	LOT X	LOT X
PATTISON (LH)	TATUM (LH)	TATUM (LH)	TATUM (LH)	TATUM (LH)	PATTISON (LH)

Front Elevation 6-Plex (Elevation 'A-1')

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT



LOT X	LOT X	LOT X	LOT X	LOT X	LOT X
PATTISON (LH)	TATUM (LH)	TATUM (LH)	TATUM (LH)	TATUM (LH)	PATTISON (LH)

Front Elevation 6-Plex (Elevation 'A-2')

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT

NO:	DATE:	REVISION:
1	12.10.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series (Iowa)

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD21038.2

SHEET TITLE:

COMPOSITE ELEVATIONS

PRINT DATE:

Jan. 26, 2024

SHEET NO:

10.6

NOTES:

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-



LOT X	LOT X	LOT X	LOT X	LOT X	LOT X
PATTISON (LH)	TATUM (LH)	TATUM (LH)	TATUM (LH)	TATUM (LH)	PATTISON (LH)

Front Elevation 6-Plex (Elevation 'A')

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT



LOT X	LOT X	LOT X	LOT X	LOT X	LOT X
PATTISON (LH)	TATUM (LH)	TATUM (LH)	TATUM (LH)	TATUM (LH)	PATTISON (LH)

Rear Elevation 6-Plex (Elevation 'A') w/ High-Viz Condition #1

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT



LOT X	LOT X	LOT X	LOT X	LOT X	LOT X
PATTISON (LH)	TATUM (LH)	TATUM (LH)	TATUM (LH)	TATUM (LH)	PATTISON (LH)

Rear Elevation 6-Plex (Elevation 'A-1') w/ High-Viz Condition #2

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT

NO:	DATE:	REVISION:
1	12.10.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series (Iowa)

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21038.2

SHEET TITLE:

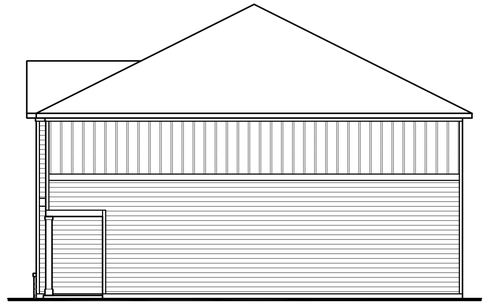
COMPOSITE ELEVATIONS

PRINT DATE:

Jan. 26, 2024

SHEET NO:

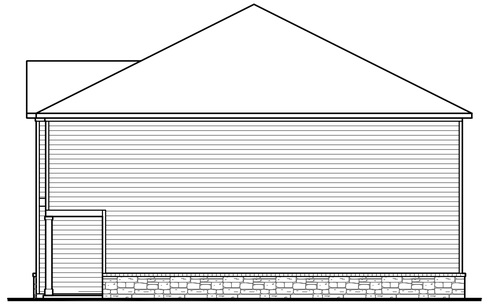
10.7



LOT X
PATTISON (LH)

Right Elevation (Elevation 'A-1') w/ High-Viz Condition #2

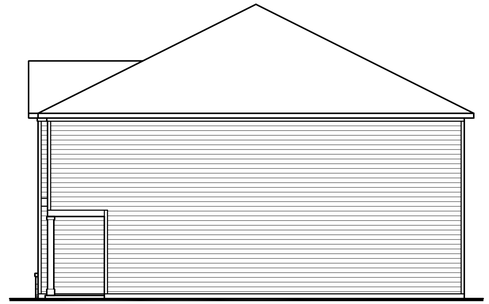
SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT



LOT X
PATTISON (LH)

Right Elevation (Elevation 'A-1'/'A-2') w/ High-Viz Condition #1

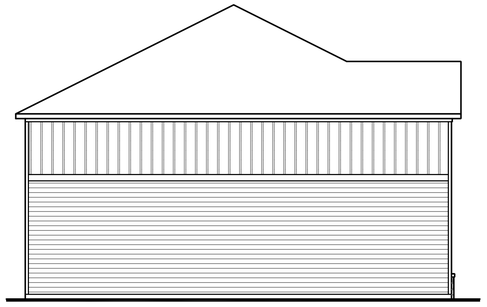
SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT



LOT X
PATTISON (LH)

Right Elevation (Elevation 'A-1'/'A-2')

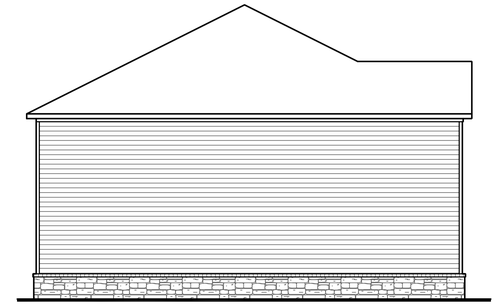
SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT



LOT X
PATTISON (LH)

Left Elevation (Elevation 'A-1') w/ High-Viz Condition #2

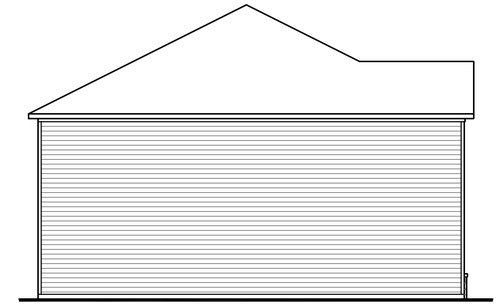
SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT



LOT X
PATTISON (LH)

Left Elevation (Elevation 'A-1'/'A-2') w/ High-Viz Condition #1

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT



LOT X
PATTISON (LH)

Left Elevation (Elevation 'A-1'/'A-2')

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT

NOTES:

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-

NO:	DATE:	REVISION:
1	12.10.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series (Iowa)

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21038.2

SHEET TITLE:

COMPOSITE ELEVATIONS

PRINT DATE:

Jan. 26, 2024

SHEET NO:

11

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 2, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Director and Commissioner Reports

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

1. December 1, 2025, City Council Report
2. Tentative Agenda items for Tuesday, December 16, 2025
3. Commissioner's Reports

ATTACHMENTS

None

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 2, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Consider MOTION to adjourn the meeting.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None