



Meeting Agenda

Plan and Zoning Commission

Tuesday, December 5, 2023

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

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 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:

Consider MOTION to approve and accept the December 5, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the November 21, 2023 minutes of the Plan and Zoning Commission meeting.

2. Kimberley Villas Plat 1 Final Plat

Consider MOTION to recommend City Council approval of the Kimberley Villas Plat 1 Final Plat.

3. Kimberley Villas Plat 2 Final Plat

Consider MOTION to recommend City Council approval of the Kimberley Villas Plat 2 Final Plat.

4. Kimberley Villas Plat 3 Final Plat

Consider MOTION to recommend City Council approval of the Kimberley Villas Plat 3 Final Plat.

5. Kimberley Villas Site Plan

Consider MOTION to approve the Kimberley Villas Site Plan, subject to recordation of the associated final plats; and acceptance of the private street names NE Elmwood Lane, NE Lilac Lane, and NE Lavender Lane.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #5.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. December 4, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for December 19, 2023

Set Public Hearing(s):

- **Amendment to the Ankeny Plan 2040 Future Land Use Map for property owned by Hope Kimberley LLC from LDR to HDR (16.20 acres)**
- **Request by Hope Kimberley LLC to rezone property from R-1 to PUD (36.60 acres) and R-1 to R-3 (28.16 acres)**
- **Request by Beasley Farms, Inc., Stephen L. Banning Trust and Bettye J. Banning Trust to rezone property from M-1, C-2 and R-1 to PUD (23.03 acres)**

November 2023 Building Permit Report

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

December 18, 2023 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

December 5, 2023

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the November 21, 2023 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)



Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, November 21, 2023

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

CALL TO ORDER

Chair Ted Rapp called the November 21, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Glenn Hunter, Todd Ripper Randy Weisheit and Lisa West. Absent: Trina Flack and Annette Renaud. Staff present: E.Jensen, E.Carstens, B.Morrissey, L.Hutzell, R.Kirschman and B.Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the November 21, 2023 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the November 7, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. Deer Creek South Plat 3 Final Plat

Motion to recommend City Council approval of the Deer Creek Plat 3 Final Plat.

Item #3. Ankeny Fire Station No. 4 Final Plat

Motion to recommend City Council approval of the Ankeny Fire Station No. 4 Final Plat.

Item #4. 2320 NW Weigel Drive - Ankeny Fire Station No. 4 Site Plan

Motion to approve the site plan for 2320 NW Weigel Drive, Ankeny Fire Station No. 4, subject to approval of the associated final plat.

Referencing Item #4, R.Weisheit mentioned that the elevations for the fire station site plan look to have a discrepancy in the directional labeling. E.Carstens responded by saying that they do appear to be backwards and clarified the information for the Commission. T.Rapp asked if NW Weigel Drive will be paved with this project. E.Jensen responded yes, it is in the CIP. T.Rapp inquired as to whether the adjacent landowners have any knowledge of the proposed fire station location. E.Jensen said that he is unaware, since site plans do not require public notification.

Motion by G.Hunter to approve the recommendations for Consent Agenda Item #1 - #4. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS**City Council Meeting**

E.Jensen reported on the November 20, 2023 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the December 5, 2023 Plan and Zoning Commission meeting.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

November 20, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Meeting adjourned at 6:35 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

December 5, 2023

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Kimberley Villas Plat 1 Final Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Kimberley Villas Plat 1 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat





*Plan and Zoning Commission
Staff Report*

Meeting Date: December 5, 2023

Agenda Item: Kimberley Villas Site Plan & Kimberley Villas Plats 1, 2, & 3

Report Date: November 30, 2023

Prepared by: Bryan Morrissey,
Associate Planner

ETC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Kimberley Villas Plat 1.

That the Plan and Zoning Commission recommend City Council approval of Kimberley Villas Plat 2.

That the Plan and Zoning Commission recommend City Council approval of Kimberley Villas Plat 3.

That the Plan and Zoning Commission approve the Kimberley Villas Site Plan, subject to recordation of the associated final plats; and acceptance of the private street names NE Elmwood Lane, NE Lilac Lane, and NE Lavender Lane.

Project Summary:

North Ankeny Land, LLC has proposed Kimberley Villas, a 20.49-acre site plan and multiple final plats located north of NE 54th Street and west of Interstate-35 within the northeastern quadrant of Ankeny. The proposed development includes the creation of 225 townhome lots that range from 4-plex to 6-plex units, two outlots for stormwater detention, and multiple streets that will be privately owned and maintained. Outlot Z of Kimberley Crossing Plat 1 is not included with the proposal at this time, however, it is expected to be developed at a later date.

Project Report:

The general layout of the project site shows 225 attached townhome units in a 4, 5, and 6-plex layout. 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 project area, with the exception being to the property line adjacent to Interstate-35, where a 35-foot setback exists. Included within the 30 and 35-foot perimeter setback is a landscape buffer easement that will help screen the development from the existing residences to the west and Interstate-35 to the east. The proposed development also includes the development of three new private streets; NE Elmwood Lane, NE Lilac Lane, and NE Lavender Lane.

Eight-inch water and sanitary service will be provided throughout the proposed development and will connect to the existing mains off NE 55th Street, NE 56th Street, and NE Sienna Drive. Storm sewer pipes and intakes are proposed throughout the entirety of the development and lead to one of the two proposed stormwater detention ponds within the project area.

A landscaping plan is included as a part of the site plan submittal. As previously mentioned, a landscape buffer has been provided around the entire perimeter of the development to help screen the area from adjacent properties and Interstate-35. Additionally, the open space and pavement shading landscaping requirements have been met with what's shown on the landscaping plan as well. In addition to the parking provided by each unit's garage and driveway, 56 additional parking stalls are required to meet the parking

requirements of the Code. The site plan shows 56 stalls, meeting the minimum requirement for a development of this size and use. Stalls are spread out through the entirety of the project area to ensure equitable access for residents. ParksitE dedication requirements are required with this development, however, those requirements were fulfilled for this project area previously with the Kimberley Crossings Plat 1 Final Plat.

Building elevations have been included with the site plan submittal. The submitted elevations show the use of stone, board and batten siding, and lap siding. A base of stone at least three feet in height is shown around the perimeter of all the units within the development. City Code requires that the elevations facing public rights-of-ways are comprised of at least 40% primary materials, while the elevations not facing public rights-of-ways are required to be comprised of at least 10% primary materials. The submitted elevations appear to meet these Code requirements. Lastly, the developer has indicated that varying design and color packages will be used throughout the development to avoid a repetitive, monotonous design. Overall, the submitted elevations appear to meet the requirements of the Code.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: Kimberley Villas Plats 1, 2, & 3
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): 20.49 acres
ZONING: R-3, Multiple-Family Residence District

LOTS:

NUMBER: 225 townhome lots, 2 outlots
SIZE/DENSITY: 10 units per acre
USE: Residential
BUILDING LINES:
Front: 30 feet
Side: 15 feet
Rear: 35 feet

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

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District
SOUTH: NE 54th Street
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: 20.49 acres of developable land x 1,800 gal. per day/acre of developable land = 36,882 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 = 36,882 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

10/27/2023

Planning and Zoning Commission

City of Ankeny

Kimberley Villas Plat 1 Approval Request

Stubbs Engineering requests approval for Kimberley Villas Plat 1 Construction Plans on October 27th 2023. Kimberley Villas Plat 1 is a residential development that consists of 8.33 acres. This development per the most recent submittal contains 93 townhome lots. The lot count is subject to change with reviews and resubmittals.

Sincerely,

Stubbs Engineering

Branden Stubbs

Branden Stubbs, P.E.

INDEX LEGEND	
LOCATION:	PART OF OUTLOT Z, KIMBERLEY CROSSING PLAT 1 CITY OF ANKENY, POLK COUNTY, IOWA
PROPRIETOR AND REQUESTOR:	
DR HORTON 1910 SW PLAZA SHOPS LANE ANKENY, IA 50023 ANASTACIA SMITH 515-620-4240	
SURVEYOR COMPANY & RETURN TO:	NICHOLAS F. CARTER CARTER SURVEYING & CONSTRUCTION SERVICES 8755 NE 27TH AVE ALTDONA, IA 50009 515-343-6756

PROPERTY DESCRIPTION:
AN IRREGULAR SHAPED PORTION OF OUTLOT Z OF KIMBERLEY CROSSING PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT Z; THENCE S89°52'14"W ALONG THE SDUTH LINE OF SAID OUTLOT Z, A DISTANCE OF 299.49 FEET TO A SOUTHERLY CORNER OF SAID OUTLOT Z; THENCE S80°31'59"W ALONG THE SDUTH LINE OF SAID OUTLOT Z, A DISTANCE OF 131.14 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT Z; THENCE N00°10'21"W ALONG THE WEST LINE OF SAID OUTLOT Z, A DISTANCE OF 218.89 FEET TO THE NORTHEAST CORNER OF LOT 53 OF SAID KIMBERLEY CROSSING PLAT 1; THENCE S89°56'03"W ALONG THE NORTH LINE OF SAID LOT 53, A DISTANCE OF 135.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 53; THENCE N00°04'41"W ALONG A WESTERLY LINE OF SAID OUTLOT Z, A DISTANCE OF 49.88 FEET TO THE SOUTHWEST CORNER OF LOT 52 OF SAID KIMBERLEY CROSSING PLAT 1; THENCE N89°53'59"E ALONG THE SOUTH LINE OF SAID LOT 52, A DISTANCE OF 135.59 FEET TO THE SOUTHEAST CORNER OF SAID LOT 52; THENCE N00°10'39"W ALONG THE WEST LINE OF SAID OUTLOT Z, A DISTANCE OF 429.99 FEET TO THE NORTHEAST CORNER OF LOT 47 OF SAID KIMBERLEY CROSSING PLAT 1; THENCE S89°56'34"W ALONG THE NORTH LINE OF SAID LOT 47, A DISTANCE OF 110.06 FEET TO A NORTHERLY CORNER OF SAID LOT 47; THENCE N00°06'36"W ALONG A WESTERLY LINE OF SAID OUTLOT Z, A DISTANCE OF 59.92 FEET TO A SOUTHERLY CORNER OF OUTLOT Y OF SAID KIMBERLEY CROSSING PLAT 1; THENCE N89°52'50"E ALONG THE SOUTH LINE OF SAID OUTLOT Y, A DISTANCE OF 109.98 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT Y; THENCE N00°10'31"W ALONG THE WEST LINE OF SAID OUTLOT Z, A DISTANCE OF 65.98 FEET; THENCE N89°54'43"E, A DISTANCE OF 297.04 FEET; THENCE S02°06'36"E, A DISTANCE OF 6.37 FEET; THENCE N89°53'24"E, A DISTANCE OF 117.00 FEET TO THE WEST LINE OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 19241, PAGE 871 OF THE POLK COUNTY RECORDER (HEREINAFTER REFERRED TO AS "STATE OF IOWA PARCEL"); THENCE S02°06'36"E ALONG THE WEST LINE OF SAID STATE OF IOWA PARCEL, A DISTANCE OF 535.43 FEET TO THE SOUTHERLY CORNER OF SAID STATE OF IOWA PARCEL, SAID POINT BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE #35; THENCE SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 265.96 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 17326.29 FEET, CHORD BEARING OF S00°32'23"W, CHORD LENGTH OF 265.96 FEET, AND DELTA ANGLE OF 0°52'46", TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 8.18 ACRES.

OWNER:
KIMBERLEY DEVELOPMENT CORPORATION
WILLIAM B KIMBERLEY REVOCABLE TRUST
2785 N ANKENY BLVD, SUITE 22
ANKENY, IA 50013
BILL KIMBERLEY
515-963-8335

DEVELOPER:
N ANKENY LAND, LLC
431 NE 72ND STREET
PLEASANT HILL, IA, 50327
CONTACT: DAVE STUBBS
515-979-9963

ZONING:
R-3 - MULTIPLE FAMILY RESIDENCE DISTRICT

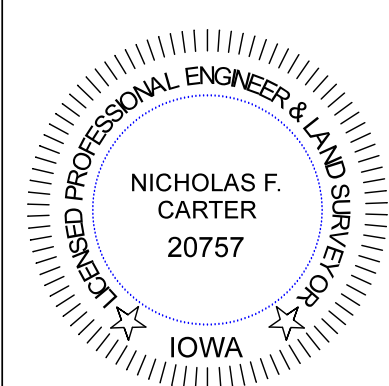
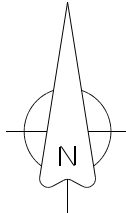
BULK REGULATIONS:
-MINIMUM YARD SETBACK REQUIREMENTS:
-FRONT: 30 FEET
-REAR: 35 FEET
-SIDE: 15 FEET (7 FEET MIN. ONE SIDE)

- SURVEY NOTES:
- SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
 - 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.
 - ALL MONUMENTS PLACED ARE A 1/2 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC IDENTIFICATION CAP No. 20757 UNLESS OTHERWISE NOTED.
 - ALL MONUMENTS IDENTIFIED AS "SET" WILL BE PLACED WITHIN ONE YEAR OF THE RECORDING OF THIS FINAL PLAT.
 - RECORDED MEASUREMENTS REFER TO THOSE MEASUREMENTS SHOWN ON KIMBERLEY CROSSING PLAT 1, AN OFFICIAL PLAT, AS RECORDED IN BOOK 18529, PAGE 665; AND "EXHIBIT A - ACQUISITION PLAT" IN THE WARRANTY DEED RECORDED IN BOOK 19241, PAGE 871 OF THE POLK COUNTY RECORDER.
 - THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA PANEL #19153C0065F, EFFECTIVE DATE 2-1-2019.
 - OUTLOT Z CONSISTS OF ALL OF THE COMMON AREA/OPEN SPACE, INCLUDING THE STORMWATER MANAGEMENT EASEMENT AREA.

KIMBERLEY VILLAS PLAT 1

FINAL PLAT

VICINITY MAP:



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.

NICHOLAS F. CARTER, P.L.S. IA LIC. NO. 20757 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE) PAGES 1 THROUGH 3



SYMBOLS LEGEND:

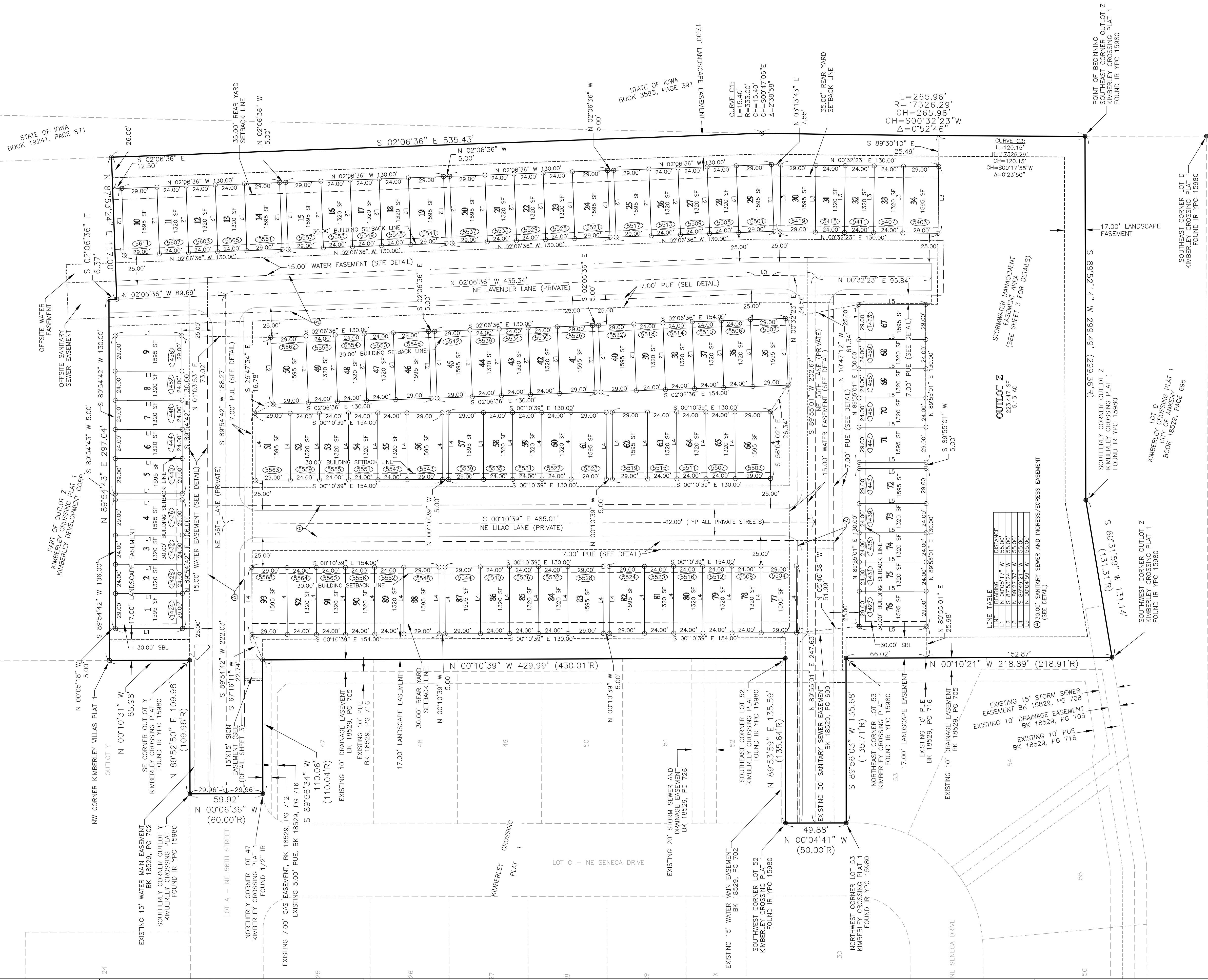
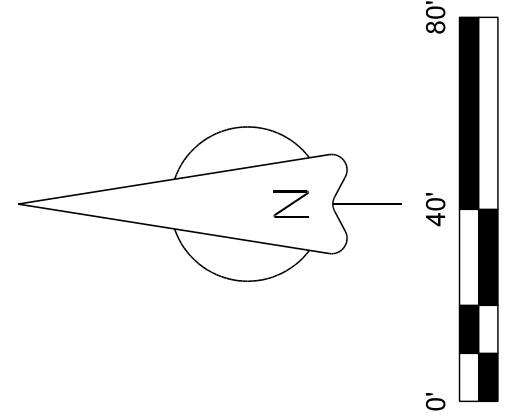
- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED
- SET "X" CUT IN CONCRETE
- ◇ SET "MAG" NAIL IN ASPHALT
- FOUND IR YPC 20757 UNLESS NOTED

- M MEASURED DISTANCE
- R RECORDED DISTANCE
- OPC ORANGE PLASTIC CAP
- BPC BLUE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- ROW RIGHT-OF-WAY
- SF SQUARE FEET

- IR IRON ROD
- IP IRON PIPE
- SBL SETBACK LINE
- (1234) LOT ADDRESS

KIMBERLEY VILLAS PLAT 1 ANKENY, IOWA FINAL PLAT

PROJECT NO: 23-150		PAGE 1 OF 3	REVISIONS: 10/27/23 - ADDRESSED CITY COMMENTS AND REVISED LOT SIZES 11/8/23 - ADDRESSED CITY COMMENTS 11/29/23 - ADDRESSED CITY COMMENTS
DRAWN DATE: 9-28-2023	DRAWN BY: N. Carter	SCALE: 1" = 500'	



SE
STUBBS ENGINEERING
431 NE 72nd Street - Pleasant Hill, IA 50327 - Phone: 515-979-8499

**SYMBOLS
LEGEND:**

- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED
- SET "X" CUT IN CONCRETE
- ◆ SET "MAG" NAIL IN ASPHALT
- FOUND IR YPC 20757 UNLESS NOTED
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- DPC DRANGE PLASTIC CAP
- BPC BLUE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- RDW RIGHT-OF-WAY
- SF SQUARE FEET
- IR IRON ROD
- IP IRON PIPE
- SBL SETBACK LINE
- 1234 LOT ADDRESS

**KIMBERLEY VILLAS PLAT 1
ANKENY, IOWA
FINAL PLAT**

PROJECT NO	23-150	PAGE 2 OF 3
DRAWN DATE:	9-28-2023	DRAWN BY: N. Carter
SCALE:	1" = 40'	

REVISIONS:
10/27/23 - ADDRESSED CITY COMMENTS AND REVISED LOT SIZES
11/8/23 - ADDRESSED CITY COMMENTS
11/29/23 - ADDRESSED CITY COMMENTS



PLAN AND ZONING COMMISSION

December 5, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Kimberley Villas Plat 2 Final Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Kimberley Villas Plat 2 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat





*Plan and Zoning Commission
Staff Report*

Meeting Date: December 5, 2023

Agenda Item: Kimberley Villas Site Plan & Kimberley Villas Plats 1, 2, & 3

Report Date: November 30, 2023

Prepared by: Bryan Morrissey,
Associate Planner

ETC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Kimberley Villas Plat 1.

That the Plan and Zoning Commission recommend City Council approval of Kimberley Villas Plat 2.

That the Plan and Zoning Commission recommend City Council approval of Kimberley Villas Plat 3.

That the Plan and Zoning Commission approve the Kimberley Villas Site Plan, subject to recordation of the associated final plats; and acceptance of the private street names NE Elmwood Lane, NE Lilac Lane, and NE Lavender Lane.

Project Summary:

North Ankeny Land, LLC has proposed Kimberley Villas, a 20.49-acre site plan and multiple final plats located north of NE 54th Street and west of Interstate-35 within the northeastern quadrant of Ankeny. The proposed development includes the creation of 225 townhome lots that range from 4-plex to 6-plex units, two outlots for stormwater detention, and multiple streets that will be privately owned and maintained. Outlot Z of Kimberley Crossing Plat 1 is not included with the proposal at this time, however, it is expected to be developed at a later date.

Project Report:

The general layout of the project site shows 225 attached townhome units in a 4, 5, and 6-plex layout. 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 project area, with the exception being to the property line adjacent to Interstate-35, where a 35-foot setback exists. Included within the 30 and 35-foot perimeter setback is a landscape buffer easement that will help screen the development from the existing residences to the west and Interstate-35 to the east. The proposed development also includes the development of three new private streets; NE Elmwood Lane, NE Lilac Lane, and NE Lavender Lane.

Eight-inch water and sanitary service will be provided throughout the proposed development and will connect to the existing mains off NE 55th Street, NE 56th Street, and NE Sienna Drive. Storm sewer pipes and intakes are proposed throughout the entirety of the development and lead to one of the two proposed stormwater detention ponds within the project area.

A landscaping plan is included as a part of the site plan submittal. As previously mentioned, a landscape buffer has been provided around the entire perimeter of the development to help screen the area from adjacent properties and Interstate-35. Additionally, the open space and pavement shading landscaping requirements have been met with what's shown on the landscaping plan as well. In addition to the parking provided by each unit's garage and driveway, 56 additional parking stalls are required to meet the parking

requirements of the Code. The site plan shows 56 stalls, meeting the minimum requirement for a development of this size and use. Stalls are spread out through the entirety of the project area to ensure equitable access for residents. ParksitE dedication requirements are required with this development, however, those requirements were fulfilled for this project area previously with the Kimberley Crossings Plat 1 Final Plat.

Building elevations have been included with the site plan submittal. The submitted elevations show the use of stone, board and batten siding, and lap siding. A base of stone at least three feet in height is shown around the perimeter of all the units within the development. City Code requires that the elevations facing public rights-of-ways are comprised of at least 40% primary materials, while the elevations not facing public rights-of-ways are required to be comprised of at least 10% primary materials. The submitted elevations appear to meet these Code requirements. Lastly, the developer has indicated that varying design and color packages will be used throughout the development to avoid a repetitive, monotonous design. Overall, the submitted elevations appear to meet the requirements of the Code.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: Kimberley Villas Plats 1, 2, & 3
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): 20.49 acres
ZONING: R-3, Multiple-Family Residence District

LOTS:

NUMBER: 225 townhome lots, 2 outlots
SIZE/DENSITY: 10 units per acre
USE: Residential
BUILDING LINES:
Front: 30 feet
Side: 15 feet
Rear: 35 feet

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

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District
SOUTH: NE 54th Street
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: 20.49 acres of developable land x 1,800 gal. per day/acre of developable land = 36,882 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 = 36,882 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

10/27/2023

Planning and Zoning Commission

City of Ankeny

Kimberley Villas Plat 2 Approval Request

Stubbs Engineering requests approval for Kimberley Villas Plat 2 Construction Plans on October 27th 2023. Kimberley Villas Plat 2 is a residential development that consists of 6.78 acres. This development per the most recent submittal contains 64 townhome lots. The lot count is subject to change with reviews and resubmittals.

Sincerely,

Stubbs Engineering

Branden Stubbs

Branden Stubbs, P.E.

INDEX LEGEND	
LOCATION:	PART OF OUTLOT Z, KIMBERLEY CROSSING PLAT 1, AND PART OF THE SW FRL 1/4, SEC 31, T81N, R23W, CITY OF ANKENY, POLK COUNTY, IDWA
PROPRIETOR AND REQUESTOR:	DR HORTON 1910 SW PLAZA SHOPS LANE ANKENY, IA 50023 ANASTACIA SMITH 515-620-4240
SURVEYOR COMPANY & RETURN TO:	NICHOLAS F. CARTER CARTER SURVEYING & CONSTRUCTION SERVICES 8755 NE 27TH AVE ALTDONA, IA 50009 515-343-6756

AN IRREGULAR SHAPED TRACT OF LAND IN OUTLOT Z OF KIMBERLEY CROSSING PLAT 1, AN OFFICIAL PLAT, AND IN PART OF THE SOUTHWEST FRACTIONAL 1/4 (SW 1/4) OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH YELLOW IDENTIFICATION CAP #15090, SUD MONUMENT BEING THE NORTHEAST CORNER OF PARCELS 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260 OF THE POLK COUNTY RECORDER; THENCE N89°49'03"E ALONG THE NORTH LINE OF SAID SW 1/4, A DISTANCE OF 1161.77 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT Z; THENCE S00°06'26"E ALONG THE WEST LINE OF SAID OUTLOT Z, A DISTANCE OF 229.50 FEET TO THE POINT OF BEGINNING; THENCE N89°49'03"E, A DISTANCE OF 135.91 FEET; THENCE S00°13'30"E, A DISTANCE OF 92.05 FEET; THENCE N89°46'30"E, A DISTANCE OF 208.00 FEET; THENCE S00°13'30"E, A DISTANCE OF 0.82 FEET; THENCE N89°46'30"E, A DISTANCE OF 96.00 FEET; THENCE N00°13'30"W, A DISTANCE OF 7.62 FEET; THENCE N89°46'40"E, A DISTANCE OF 98.21 FEET; THENCE S00°10'57"E, A DISTANCE OF 106.53 FEET; THENCE S89°59'59"E, A DISTANCE OF 18.33 FEET; THENCE S00°10'31"E, A DISTANCE OF 112.00 FEET; THENCE N00°49'49"W, A DISTANCE OF 12.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT Z, BEING THE KIMBERLEY CROSSING PLAT 1; THENCE CONTINUING N89°49'57"W ALONG THE SOUTH LINE, AND LINE EXTENDED, OF SAID OUTLOT Z, A DISTANCE OF 768.88 FEET; THENCE N00°06'21"W, A DISTANCE OF 316.69 FEET; THENCE N70°57'48"E, A DISTANCE OF 199.08 FEET; THENCE N86°39'16"E, A DISTANCE OF 130.46 FEET; THENCE N89°49'03"E, A DISTANCE OF 4.29 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 6.76 ACRES.

OWNER:
KIMBERLEY DEVELOPMENT CORPORATION
WILLIAM B KIMBERLEY REVOCABLE TRUST
2785 N ANKENY BLVD, SUITE 22
ANKENY, IA 50013
BILL KIMBERLEY
515-963-8335

DEVELOPER:
N ANKENY LAND, LLC
431 NE 72ND STREET
PLEASANT HILL, IA, 50327
CONTACT: DAVE STUBBS
515-979-9963

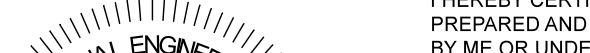
ZONING:
R-3 - MULTIPLE FAMILY RESIDENCE DISTRICT

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

SURVEY NOTES:

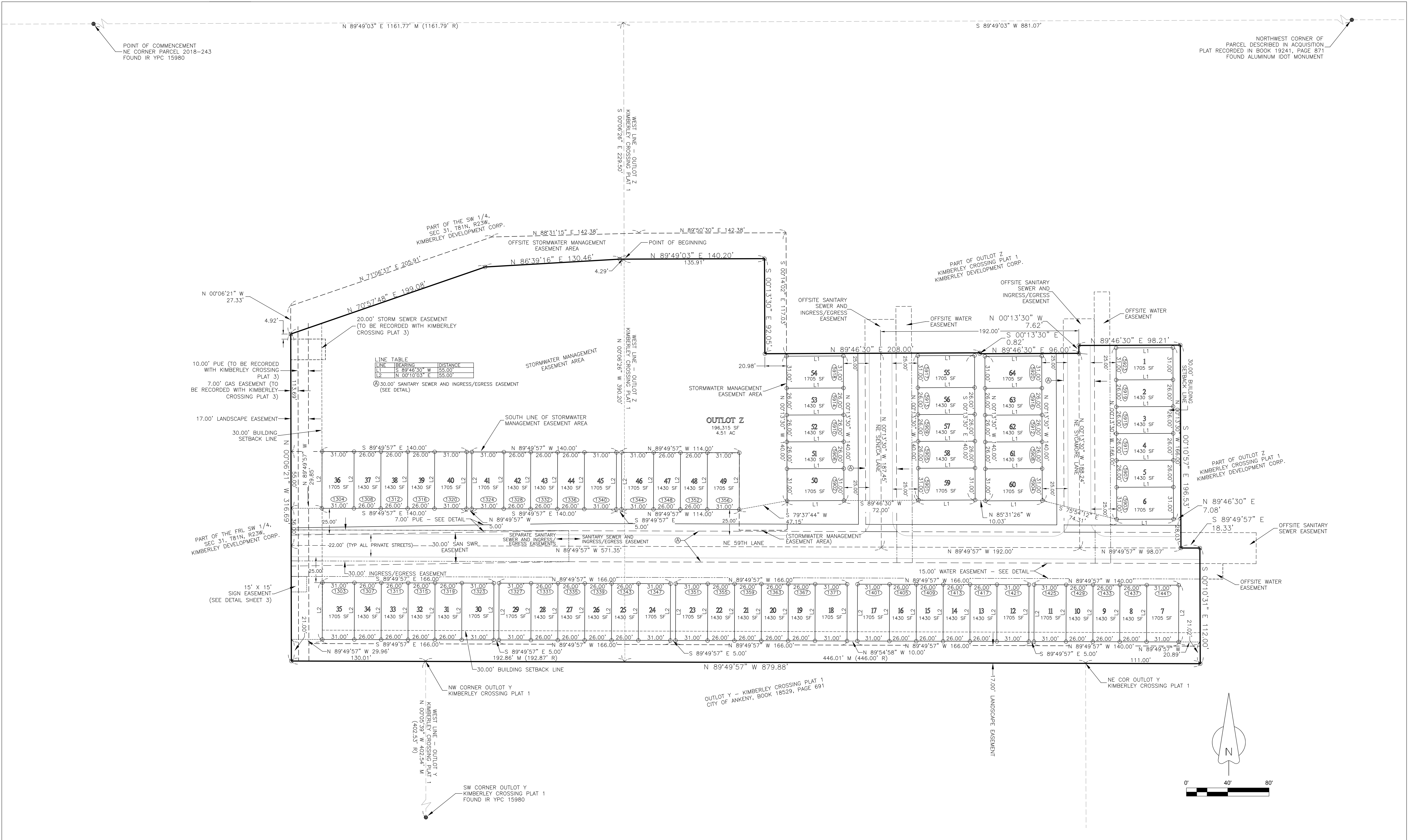
1. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
3. ALL MONUMENTS PLACED ARE A 1/2 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC IDENTIFICATION CAP NO. 20757 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 CROSSING PLAT 1, AN OFFICIAL PLAT, AS RECORDED IN BOOK 18529, PAGE 665 OF THE POLK COUNTY RECORDER.
6. THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA PANEL #19153C0065F, DATE 2-1-2011.
7. OUTLOT Z CONSISTS OF ALL OF THE COMMON AREA/OPEN SPACE, INCLUDING THE STORMWATER MANAGEMENT EASEMENT AREA.

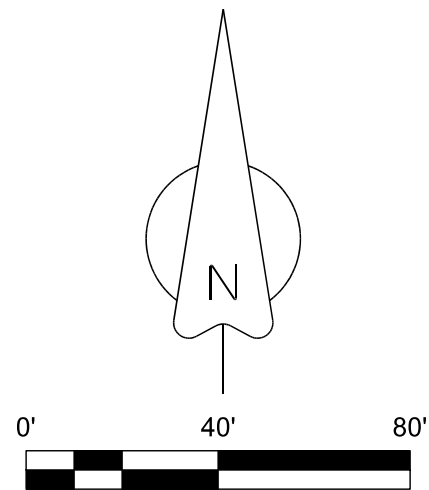


	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.	
	NICHOLAS F. CARTER, P.L.S. IA. LIC. NO. 20757 DATE _____	
	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024	
	ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE) PAGES: 1 THROUGH 3	

	SYMBOLS LEGEND:	
	○ SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED ● SET "X" CUT IN CONCRETE ◇ SET "MAG" NAIL IN ASPHALT ● FOUND IR YPC 20757 UNLESS NOTED	- M MEASURED DISTANCE - R RECORDED DISTANCE - OPC ORANGE PLASTIC CAP - BPC BLUE PLASTIC CAP - YPC YELLOW PLASTIC CAP - RDW RIGHT-OF-WAY - SF SQUARE FEET

KIMBERLEY VILLAS PLAT 2 ANKENY, IOWA FINAL PLAT		
PROJECT NO: 23-150	PAGE 1 OF 3	REVISIONS: 10/27/23 - ADDRESSED CITY COMMENTS AND REVISED LOT SIZES 11/8/23 - ADDRESSED CITY COMMENTS 11/22/23 - ADDRESSED CITY COMMENTS 11/25/23 - MEVED LOTS 17 THROUGH 17 11/29/23 - ADDRESSED CITY COMMENTS
DRAWN DATE: 9-28-2023	DRAWN BY: N. Carter	SCALE: 1" = 500'





- ```
IR IRON ROD
IP IRON PIPE
SBL SETBACK LINE
(1234) LOT ADDRESS
```

|                          |                        |                    |
|--------------------------|------------------------|--------------------|
| PROJECT NO:<br>23-150    |                        | PAGE 3 OF 3        |
| DRAWN DATE:<br>9-28-2023 | DRAWN BY:<br>N. Carter | SCALE:<br>1" = 40' |

REVISIONS:

|          |   |                                               |
|----------|---|-----------------------------------------------|
| 10/27/23 | - | ADDRESSED CITY COMMENTS AND REVISED LOT SIZES |
| 11/8/23  | - | ADDRESSED CITY COMMENTS                       |
| 11/22/23 | - | ADDRESSED CITY COMMENTS                       |
| 11/25/23 | - | MOVED LOTS 7 THROUGH 17                       |
| 11/29/23 | - | ADDRESSED CITY COMMENTS                       |



PLAN AND ZONING COMMISSION

December 5, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

---

ACTION REQUESTED:

Motion

---

LEGAL:

---

SUBJECT:

Kimberley Villas Plat 3 Final Plat

---

EXECUTIVE SUMMARY:

See attached staff report.

---

FISCAL IMPACT: **No**

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STAFF RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

**Action:** Consider MOTION to recommend City Council approval of the Kimberley Villas Plat 3 Final Plat.

---

ADDITIONAL INFORMATION:

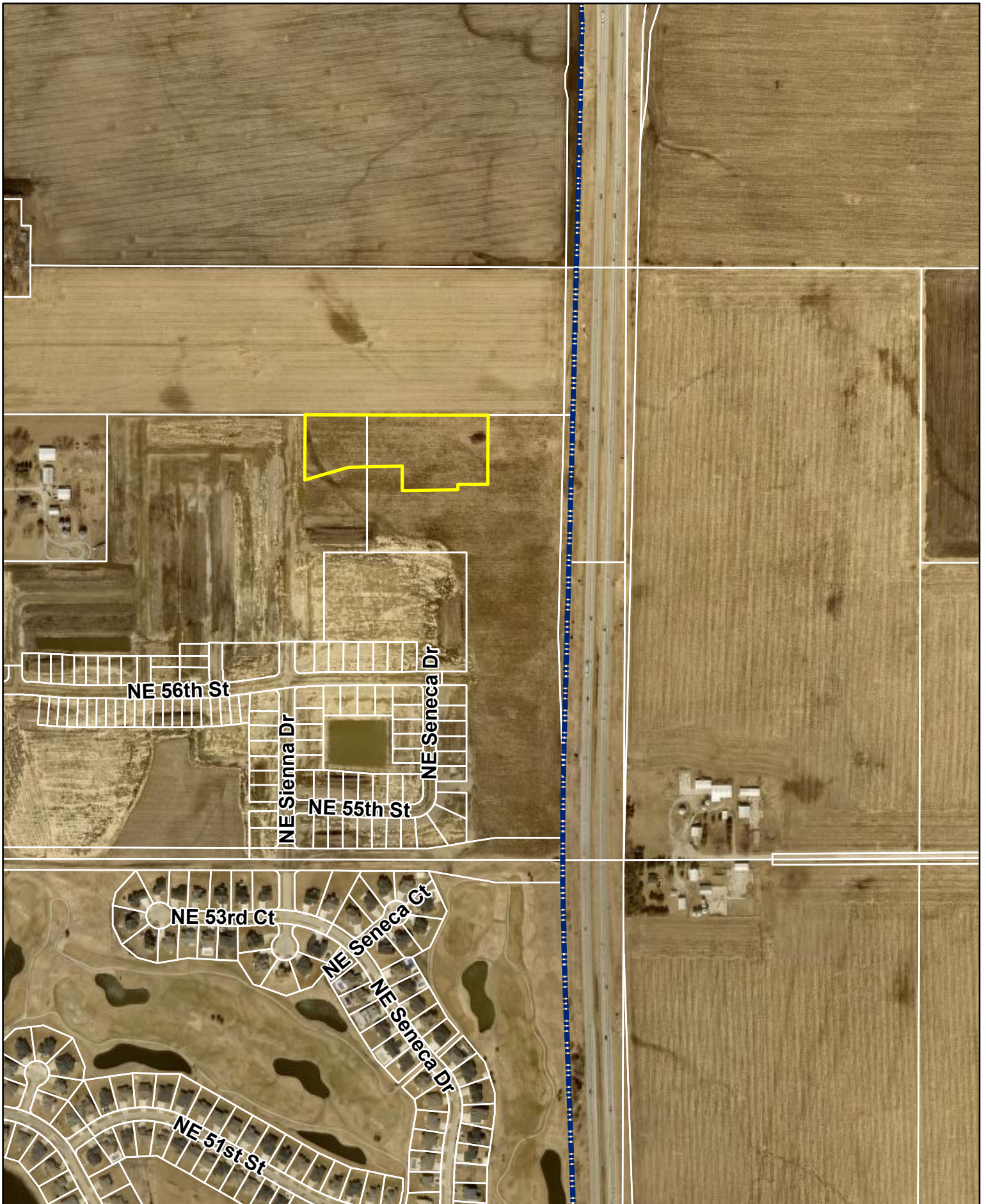
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ATTACHMENTS:

[Click to download](#)



|                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------|
|  <a href="#">Aerial Map</a>       |
|  <a href="#">Staff Report</a>     |
|  <a href="#">Applicant Letter</a> |
|  <a href="#">Final Plat</a>       |







*Plan and Zoning Commission  
Staff Report*

*Meeting Date: December 5, 2023*

---

**Agenda Item:** Kimberley Villas Site Plan & Kimberley Villas Plats 1, 2, & 3  
**Report Date:** November 30, 2023  
**Prepared by:** Bryan Morrissey, Associate Planner

*ETC*

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of Kimberley Villas Plat 1.

That the Plan and Zoning Commission recommend City Council approval of Kimberley Villas Plat 2.

That the Plan and Zoning Commission recommend City Council approval of Kimberley Villas Plat 3.

That the Plan and Zoning Commission approve the Kimberley Villas Site Plan, subject to recordation of the associated final plats; and acceptance of the private street names NE Elmwood Lane, NE Lilac Lane, and NE Lavender Lane.

**Project Summary:**

North Ankeny Land, LLC has proposed Kimberley Villas, a 20.49-acre site plan and multiple final plats located north of NE 54<sup>th</sup> Street and west of Interstate-35 within the northeastern quadrant of Ankeny. The proposed development includes the creation of 225 townhome lots that range from 4-plex to 6-plex units, two outlots for stormwater detention, and multiple streets that will be privately owned and maintained. Outlot Z of Kimberley Crossing Plat 1 is not included with the proposal at this time, however, it is expected to be developed at a later date.

**Project Report:**

The general layout of the project site shows 225 attached townhome units in a 4, 5, and 6-plex layout. 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 project area, with the exception being to the property line adjacent to Interstate-35, where a 35-foot setback exists. Included within the 30 and 35-foot perimeter setback is a landscape buffer easement that will help screen the development from the existing residences to the west and Interstate-35 to the east. The proposed development also includes the development of three new private streets; NE Elmwood Lane, NE Lilac Lane, and NE Lavender Lane.

Eight-inch water and sanitary service will be provided throughout the proposed development and will connect to the existing mains off NE 55<sup>th</sup> Street, NE 56<sup>th</sup> Street, and NE Sienna Drive. Storm sewer pipes and intakes are proposed throughout the entirety of the development and lead to one of the two proposed stormwater detention ponds within the project area.

A landscaping plan is included as a part of the site plan submittal. As previously mentioned, a landscape buffer has been provided around the entire perimeter of the development to help screen the area from adjacent properties and Interstate-35. Additionally, the open space and pavement shading landscaping requirements have been met with what's shown on the landscaping plan as well. In addition to the parking provided by each unit's garage and driveway, 56 additional parking stalls are required to meet the parking



requirements of the Code. The site plan shows 56 stalls, meeting the minimum requirement for a development of this size and use. Stalls are spread out through the entirety of the project area to ensure equitable access for residents. ParksitE dedication requirements are required with this development, however, those requirements were fulfilled for this project area previously with the Kimberley Crossings Plat 1 Final Plat.

Building elevations have been included with the site plan submittal. The submitted elevations show the use of stone, board and batten siding, and lap siding. A base of stone at least three feet in height is shown around the perimeter of all the units within the development. City Code requires that the elevations facing public rights-of-ways are comprised of at least 40% primary materials, while the elevations not facing public rights-of-ways are required to be comprised of at least 10% primary materials. The submitted elevations appear to meet these Code requirements. Lastly, the developer has indicated that varying design and color packages will be used throughout the development to avoid a repetitive, monotonous design. Overall, the submitted elevations appear to meet the requirements of the Code.

**CITY OF ANKENY**  
**SUBDIVISION DATA**

**NAME OF PLAT:** Kimberley Villas Plats 1, 2, & 3  
**NAME OF OWNER:** Kimberley Development Corporation  
**NAME OF DEVELOPER:** North Ankeny Land, LLC

---

**GENERAL INFORMATION:**

PLAT LOCATION: North of NE 54<sup>th</sup> Street, west of Interstate-35  
SIZE OF PLAT(S): 20.49 acres  
ZONING: R-3, Multiple-Family Residence District

**LOTS:**

NUMBER: 225 townhome lots, 2 outlots  
SIZE/DENSITY: 10 units per acre  
USE: Residential  
BUILDING LINES:  
Front: 30 feet  
Side: 15 feet  
Rear: 35 feet

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

**ADJACENT LANDS:**

NORTH: R-1, One-Family Residence District  
SOUTH: NE 54<sup>th</sup> Street  
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: 20.49 acres of developable land x 1,800 gal. per day/acre of developable land = 36,882 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 = 36,882 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 72<sup>nd</sup> St. Pleasant Hill, IA 50327

**10/27/2023**

### **Planning and Zoning Commission**

City of Ankeny

### **Kimberley Villas Plat 3 Approval Request**

Stubbs Engineering requests approval for Kimberley Villas Plat 3 Construction Plans on October 27<sup>th</sup> 2023. Kimberley Villas Plat 3 is a residential development that consists of 5.67 acres. This development per the most recent submittal contains 68 townhome lots. The lot count is subject to change with reviews and resubmittals.

Sincerely,

Stubbs Engineering

*Branden Stubbs*

Branden Stubbs, P.E.



|                                     |                                                                                                                                     |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| INDEX LEGEND                        |                                                                                                                                     |
| LOCATION:                           | PART OF OUTLOT Z, KIMBERLEY CROSSING PLAT 1,<br>AND PART OF THE SW FRL 1/4, SEC 31, T8N, R23W,<br>CITY OF ANKENY, POLK COUNTY, IOWA |
| PROPRIETOR AND REQUESTOR:           | DR HORTON<br>1910 SW PLAZA SHOPS LANE<br>ANKENY, IA 50023<br>ANASTACIA SMITH<br>515-620-4240                                        |
| SURVEYOR<br>COMPANY &<br>RETURN TO: | NICHOLAS F. CARTER<br>CARTER SURVEYING &<br>CONSTRUCTION SERVICES<br>8755 NE 27TH AVE<br>ALTOONA, IA 50009<br>515-343-6756          |

KIMBERLEY VILLAS PLAT 3  
FINAL PLAT

**PROPERTY DESCRIPTION:**  
AN IRREGULAR SHAPED TRACT OF LAND IN OUTLOT 2 OF KIMBERLEY CROSSING PLAT 1, AN OFFICIAL PLAT, AND IN PART THE FIFTH AND FRACTIONAL 1/4 (SW 1/4) OF TOWNSHIP 31, TOWNSHIP 18 NORTH, RANGE 23 WEST, OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT AN IRON ROD WITH YELLOW IDENTIFICATION CAP #15980, SAID MONUMENT BEING THE NORTHEAST CORNER OF PARCEL 218N-243, AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 17593, PAGE 263 OF THE PLAT BOOK, AND THENCE S89°49'03"E, A DISTANCE OF 116.20 FEET TO THE POINT OF BEGINNING; THENCE S89°49'03"E, A DISTANCE OF 838.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°49'03"E ALONG THE NORTH LINE OF SAID SW 1/4, A DISTANCE OF 860.73 FEET; THENCE S00°10'57"E, A DISTANCE OF 314.45 FEET; THENCE S89°46'30"W, A DISTANCE OF 98.21 FEET; THENCE S00°13'30"E, A DISTANCE OF 7.62 FEET; THENCE S89°46'30"W, A DISTANCE OF 96.00 FEET; THENCE N00°13'30"W, A DISTANCE OF 0.82 FEET; THENCE S89°46'30"W, A DISTANCE OF 208.00 FEET; THENCE N00°13'30"W, A DISTANCE OF 0.05 FEET; THENCE S89°46'30"W, A DISTANCE OF 116.20 FEET; THENCE S89°59'16"W, A DISTANCE OF 130.46 FEET; THENCE S70°57'48"W, A DISTANCE OF 199.08 FEET; THENCE N00°06'21"W, A DISTANCE OF 301.03 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 5.55 ACRES.

OWNER:  
KIMBERLEY DEVELOPMENT CORPORATION  
WILLIAM B KIMBERLEY REVOCABLE TRUST  
2785 N ANKENY BLVD, SUITE 22  
ANKENY, IA 50013  
BILL KIMBERLEY  
515-963-8335

**DEVELOPER:**  
N ANKENY LAND, LLC  
431 NE 72ND STREET  
PLEASANT HILL, IA, 50327  
CONTACT: DAVE STUBBS  
515-979-9963

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)

**SURVEY NOTES:**

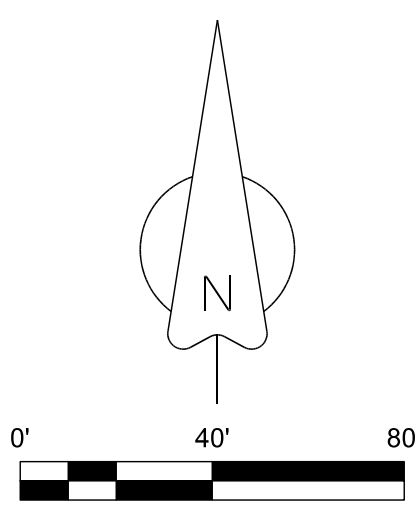
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5. RECORDED MEASUREMENTS REFER TO THOSE MEASUREMENTS SHOWN ON KIMBERLY CROSSING PLAT 1, AN OFFICIAL PLAT, AS RECORDED IN BOOK 18529, PAGE 665; AND "EXHIBIT A - ACQUISITION PLAT" IN KIMBERLY CROSSING PLAT 1, AS RECORDED IN BOOK 18241, PAGE 871 OF THE POLK COUNTY RECORDS.
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 THE STORMWATER MANAGEMENT EASEMENT AREA.



|                                                                                     |                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | 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. |
|                                                                                     | NICHOLAS F CARTER, P.L.S.      IA LIC. NO. 20757 DATE _____                                                                                                                                                                                           |
|                                                                                     | MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024                                                                                                                                                                                                          |
|                                                                                     | ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE)      PAGES 1 AND 2                                                                                                                                                       |

|                                                                                                                   |                                                                    |                                                                                                                                                                                                                                                                                    |                                                                                                                                                              |                                                                              |                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>STUBBS ENGINEERING</b> | <b>SYMBOLS<br/>LEGEND:</b>                                         | <input type="radio"/> SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED<br><input checked="" type="radio"/> SET "X" CUT IN CONCRETE<br><input type="diamond"/> SET "MAG" NAIL IN ASPHALT<br><input checked="" type="radio"/> FOUND IR YPC 20757 UNLESS NOTED | M MEASURED DISTANCE<br>R RECORDED DISTANCE<br>OPC ORANGE PLASTIC CAP<br>BPC BLUE PLASTIC CAP<br>YPC YELLOW PLASTIC CAP<br>RDW RIGHT-OF-WAY<br>SF SQUARE FEET | IR IRON ROD<br>IP IRON PIPE<br>SBL SETBACK LINE<br><u>(1234)</u> LOT ADDRESS | KIMBERLEY VILLAS PLAT 3<br>ANKENY, IOWA<br>FINAL PLAT                                                                                                                                      |
|                                                                                                                   | 431 NE 72nd Street - Pleasant Hill, IA 50327 - Phone: 515-979-8499 |                                                                                                                                                                                                                                                                                    |                                                                                                                                                              |                                                                              | PROJECT NO: 23-150      PAGE 1 OF 2      REVISIONS:<br>10/27/23 - ADDRESSED CITY COMMENTS AND REVISED LOT SIZES<br>11/8/23 - ADDRESSED CITY COMMENTS<br>11/29/23 - ADDRESSED CITY COMMENTS |
| DRAWN DATE: 9-29-2023                                                                                             | DRAWN BY: N. Carter                                                | SCALE: 1" = 500'                                                                                                                                                                                                                                                                   |                                                                                                                                                              |                                                                              |                                                                                                                                                                                            |





**SYMBOLS  
LEGEND:**

- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED
- SET "X" CUT IN CONCRETE
- ◇ SET "MAG" NAIL IN ASPHALT
- FOUND IR YPC 20757 UNLESS NOTED

|     |                    |
|-----|--------------------|
| M   | MEASURED DISTANCE  |
| R   | RECORDED DISTANCE  |
| OPC | ORANGE PLASTIC CAP |
| BPC | BLUE PLASTIC CAP   |
| YPC | YELLOW PLASTIC CAP |
| ROW | RIGHT-OF-WAY       |
| SF  | SQUARE FEET        |

IR IRON ROD  
IP IRON PIPE  
SBL SETBACK LINE  
(1234) LOT ADDRESS

KIMBERLEY VILLAS PLAT 3  
ANKENY, IOWA  
FINAL PLAT

|                          |                        |                    |                                                                                                                                                   |
|--------------------------|------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT NO<br>23-150     |                        | PAGE 2 OF 2        | REVISIONS:<br>10/21/23 - ADDRESSED CITY COMMENTS AND REVISED LOT SIZES<br>11/8/23 - ADDRESSED CITY COMMENTS<br>11/29/23 - ADDRESSED CITY COMMENTS |
| DRAWN DATE:<br>9-29-2023 | DRAWN BY:<br>N. Carter | SCALE:<br>1" = 40' |                                                                                                                                                   |



PLAN AND ZONING COMMISSION

December 5, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

---

ACTION REQUESTED:

Motion

---

LEGAL:

---

SUBJECT:

Kimberley Villas Site Plan

---

EXECUTIVE SUMMARY:

See attached staff report.

---

FISCAL IMPACT: **No**

---

STAFF RECOMMENDATIONS:

---

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

---

PUBLIC OUTREACH EFFORTS:

---

ACTION REQUESTED:

**Action:** <p>Consider MOTION to approve the Kimberley Villas Site Plan, subject to recordation of the associated final plats; and acceptance of the private street names NE Elmwood Lane, NE Lilac Lane, and NE Lavender Lane.</p> <p>&nbsp;</p>

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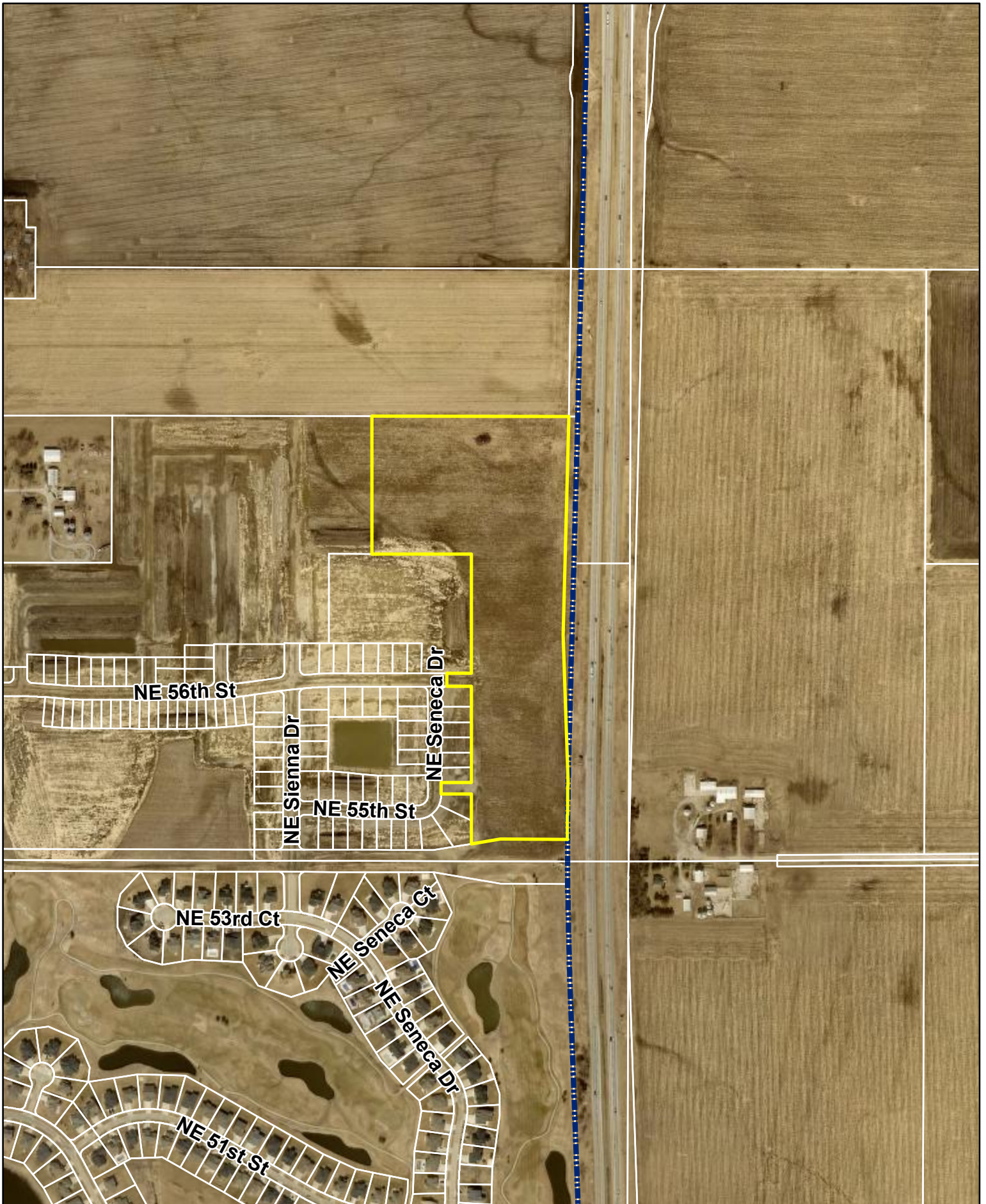
ADDITIONAL INFORMATION:

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## ATTACHMENTS:

|                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                    |
|  <a href="#">Aerial Map</a>         |
|  <a href="#">Staff Report</a>       |
|  <a href="#">Applicant Letter</a>   |
|  <a href="#">Site Plan</a>          |
|  <a href="#">Elevations - Color</a> |







*Plan and Zoning Commission  
Staff Report*

*Meeting Date: December 5, 2023*

---

**Agenda Item:** Kimberley Villas Site Plan & Kimberley Villas Plats 1, 2, & 3  
**Report Date:** November 30, 2023  
**Prepared by:** Bryan Morrissey, Associate Planner

*ETC*

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of Kimberley Villas Plat 1.

That the Plan and Zoning Commission recommend City Council approval of Kimberley Villas Plat 2.

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North Ankeny Land, LLC has proposed Kimberley Villas, a 20.49-acre site plan and multiple final plats located north of NE 54<sup>th</sup> Street and west of Interstate-35 within the northeastern quadrant of Ankeny. The proposed development includes the creation of 225 townhome lots that range from 4-plex to 6-plex units, two outlots for stormwater detention, and multiple streets that will be privately owned and maintained. Outlot Z of Kimberley Crossing Plat 1 is not included with the proposal at this time, however, it is expected to be developed at a later date.

**Project Report:**

The general layout of the project site shows 225 attached townhome units in a 4, 5, and 6-plex layout. 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 project area, with the exception being to the property line adjacent to Interstate-35, where a 35-foot setback exists. Included within the 30 and 35-foot perimeter setback is a landscape buffer easement that will help screen the development from the existing residences to the west and Interstate-35 to the east. The proposed development also includes the development of three new private streets; NE Elmwood Lane, NE Lilac Lane, and NE Lavender Lane.

Eight-inch water and sanitary service will be provided throughout the proposed development and will connect to the existing mains off NE 55<sup>th</sup> Street, NE 56<sup>th</sup> Street, and NE Sienna Drive. Storm sewer pipes and intakes are proposed throughout the entirety of the development and lead to one of the two proposed stormwater detention ponds within the project area.

A landscaping plan is included as a part of the site plan submittal. As previously mentioned, a landscape buffer has been provided around the entire perimeter of the development to help screen the area from adjacent properties and Interstate-35. Additionally, the open space and pavement shading landscaping requirements have been met with what's shown on the landscaping plan as well. In addition to the parking provided by each unit's garage and driveway, 56 additional parking stalls are required to meet the parking



requirements of the Code. The site plan shows 56 stalls, meeting the minimum requirement for a development of this size and use. Stalls are spread out through the entirety of the project area to ensure equitable access for residents. ParksitE dedication requirements are required with this development, however, those requirements were fulfilled for this project area previously with the Kimberley Crossings Plat 1 Final Plat.

Building elevations have been included with the site plan submittal. The submitted elevations show the use of stone, board and batten siding, and lap siding. A base of stone at least three feet in height is shown around the perimeter of all the units within the development. City Code requires that the elevations facing public rights-of-ways are comprised of at least 40% primary materials, while the elevations not facing public rights-of-ways are required to be comprised of at least 10% primary materials. The submitted elevations appear to meet these Code requirements. Lastly, the developer has indicated that varying design and color packages will be used throughout the development to avoid a repetitive, monotonous design. Overall, the submitted elevations appear to meet the requirements of the Code.

**CITY OF ANKENY**  
**SUBDIVISION DATA**

**NAME OF PLAT:** Kimberley Villas Plats 1, 2, & 3  
**NAME OF OWNER:** Kimberley Development Corporation  
**NAME OF DEVELOPER:** North Ankeny Land, LLC

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**GENERAL INFORMATION:**

PLAT LOCATION: North of NE 54<sup>th</sup> Street, west of Interstate-35  
SIZE OF PLAT(S): 20.49 acres  
ZONING: R-3, Multiple-Family Residence District

**LOTS:**

NUMBER: 225 townhome lots, 2 outlots  
SIZE/DENSITY: 10 units per acre  
USE: Residential  
BUILDING LINES:  
Front: 30 feet  
Side: 15 feet  
Rear: 35 feet

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

**ADJACENT LANDS:**

NORTH: R-1, One-Family Residence District  
SOUTH: NE 54<sup>th</sup> Street  
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: 20.49 acres of developable land x 1,800 gal. per day/acre of developable land = 36,882 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 = 36,882 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 72<sup>nd</sup> St. Pleasant Hill, IA 50327

**10/27/2023**

### **Planning and Zoning Commission**

City of Ankeny

### **Kimberley Villas Site Plan Approval Request**

Stubbs Engineering requests approval for Kimberley Villas Site Plan on October 30<sup>th</sup> 2023. Kimberley Villas Site Plan is a residential subdivision that consists of 26.93 acres. This development per the most recent submittal contains 225 townhome lots. The lot count is subject to change with reviews and resubmittals.

Sincerely,

Stubbs Engineering

*Branden Stubbs*

Branden Stubbs, P.E.



ZONING:  
R-3

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:  
29.63 ACRES (1,290,746 SF)

OWNER:  
KIMBERLEY DEVELOPMENT CORP  
2785 N ANKENY BLVD STE 22,  
ANKENY, IA 50023

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 NORTH  | =146,251 SF |
| TOWNHOMES2 SOUTH | =101,534 SF |
| DRIVEWAYS NORTH  | =63,464 SF  |
| DRIVEWAYS SOUTH  | =45,006 SF  |
| PAVE NORTH       | =67,379 SF  |
| PAVE SOUTH       | =47,020 SF  |
| SIDEWALKS NORTH  | =19,763 SF  |
| SIDEWALKS SOUTH  | =13,672 SF  |

TOTAL IMPERVIOUS SURFACE =504,089 SF

1 ERU / UNIT = 124 NORTH  
1 ERU / UNIT = 94 SOUTH

BENCHMARK:  
CITY BENCHMARK #553:  
BURY BOLT ON 3RD HYDRANT EAST OF STATE STREET,  
SOUTH SIDE OF NW 18TH STREET  
ELEVATION=967.75

CITY BENCHMARK #554:  
BURY BOLT ON 4TH HYDRANT EAST OF STATE STREET,  
SOUTH SIDE OF NW 18TH STREET  
ELEVATION=967.75

BURY BOLT ON HYDRANT NE CORNER OF NW STATE  
STREET AND NW 36TH STREET  
ELEVATION=967.75

# SITE PLAN

## FOR

# KIMBERLEY VILLAS

## ANKENY, IA

PREPARED BY

## STUBBS ENGINEERING

VICINITY MAP  
(NOT TO SCALE)



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, 12" DIA | LF   | 2912  |
| 2           | STORM SEWER, TRENCHED, PVC, 15" DIA | LF   | 893   |
| 3           | STORM SEWER, TRENCHED, PVC, 18" DIA | LF   | 1129  |
| 4           | STORM SEWER, TRENCHED, PVC, 24" DIA | LF   | 450   |
| 5           | STORM SEWER, TRENCHED, PVC, 30" DIA | LF   | 1464  |
| 6           | MANHOLE, TYPE SW-401, 48"           | EA   | 7     |
| 7           | MANHOLE, TYPE SW-401, 60"           | EA   | 11    |
| 8           | INTAKE, TYPE SW-501                 | EA   | 10    |
| 9           | INTAKE, TYPE SW-511                 | EA   | 4     |
| 10          | INTAKE, TYPE SW-512, 18"            | EA   | 28    |
| 11          | INTAKE, TYPE SW-512, 30"            | EA   | 16    |
| 12          | FLARED END SECTION                  | EA   | 9     |
| PAVEMENT    |                                     |      |       |
| 1           | SUBGRADE PREPARATION                | SY   | 13327 |
| 2           | PAVEMENT, 6" PCC                    | SY   | 12216 |
| 3           | SIDEWALK, 4" PCC                    | SY   | 279   |

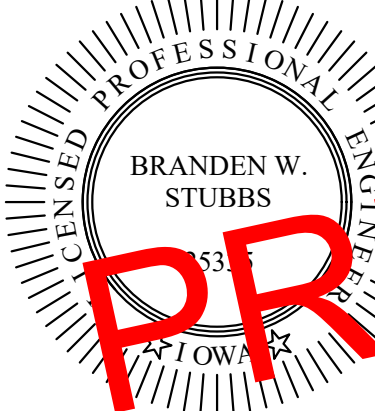
LEGEND:

-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  
⊕ STREET LIGHT

### SHEET INDEX:

- |                    |                           |
|--------------------|---------------------------|
| 1 - COVER SHEET    | 11 - GRADING PLAN         |
| 2 - NOTES          | 12 - GRADING PLAN         |
| 3 - DETAILS        | 13 - UTILITY PLAN         |
| 4 - PHASING        | 14 - UTILITY PLAN         |
| 5 - SIGNAGE PLAN   | 15 - UTILITY PLAN         |
| 6 - SIGNAGE PLAN   | 16 - LANDSCAPING          |
| 7 - DIMENSION PLAN | 17 - LANDSCAPING          |
| 8 - DIMENSION PLAN | 18 - LANDSCAPING          |
| 9 - GRADING PLAN   | 19 - EROSION CONTROL PLAN |
| 10 - GRADING PLAN  | 20 - EROSION CONTROL PLAN |



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, 2024

PAGES OR SHEETS COVERED BY THIS SEAL:

KIMBERLEY VILLAS  
ANKENY, IA

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



COVER SHEET

DATE:  
11-29-23

DRAWN BY:  
FN

ENGINEER:  
BWS

PROJECT NUMBER:  
23-191

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 2023 EDITION OF THE IOWA SUDAS STANDARDS AND SPECIFICATIONS SHALL GOVERN. CONSTRUCTION IS TO COMPLY WITH THE STATEWIDE URBAN STANDARD SPECIFICATIONS. THE 2023 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 2023 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. ALL SERVICES LINES TO THE BUILDING AND ALL UTILITY LINES IN THE ADJOINING RIGHT-OF-WAY SHALL BE LOCATED UNDERGROUND.
11. ALL CASTING(S) ARE PER THE RESPECTIVE SUDAS DETAIL, UNLESS OTHERWISE NOTED.
12. ALL SERVICES MUST COMPLY WITH TYPICAL SERVICE LAYOUT FOR ANKENY.
13. ALL MANHOLES WILL BE ROTATED AWAY FROM SIDEWALKS.
14. ALL UTILITIES SHALL BE TESTED ACCORDING TO 2023 SUDAS & ANKENY SUPPLEMENTAL SPECIFICATIONS.

GRADING NOTES:

1. PUBLIC RIGHTS-OF-WAYS SHALL MEET THE 2023 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. COORDINATE WITH FARM TO THE EAST.
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.

KIMBERLEY VILLAS  
ANKENY, IA

STUBBS ENGINEERING

431 NE 72ND ST. PLEASANT HILL, IA 50327  
(515) 979 - 8499



NOTES

DATE:  
11-29-23

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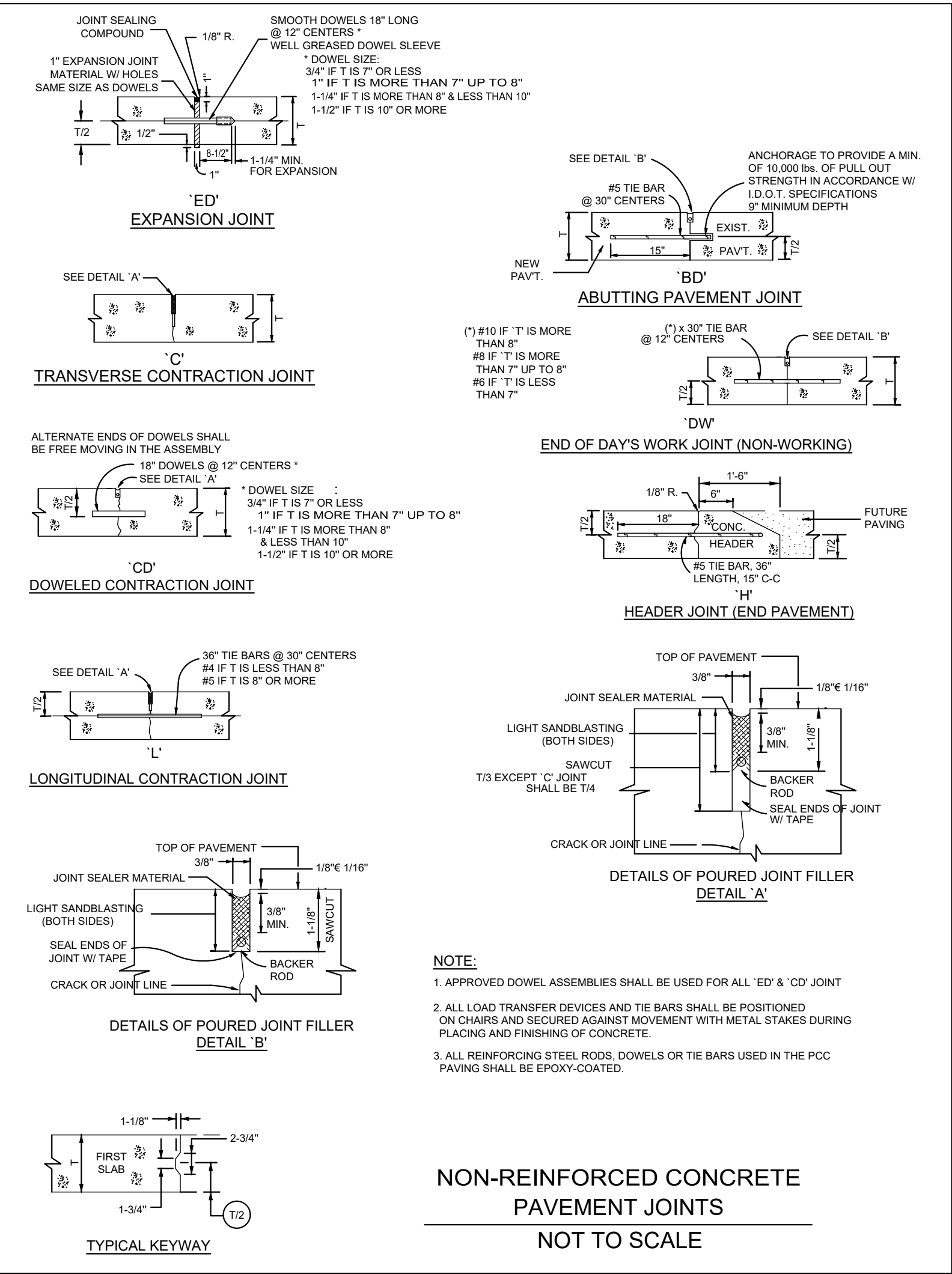
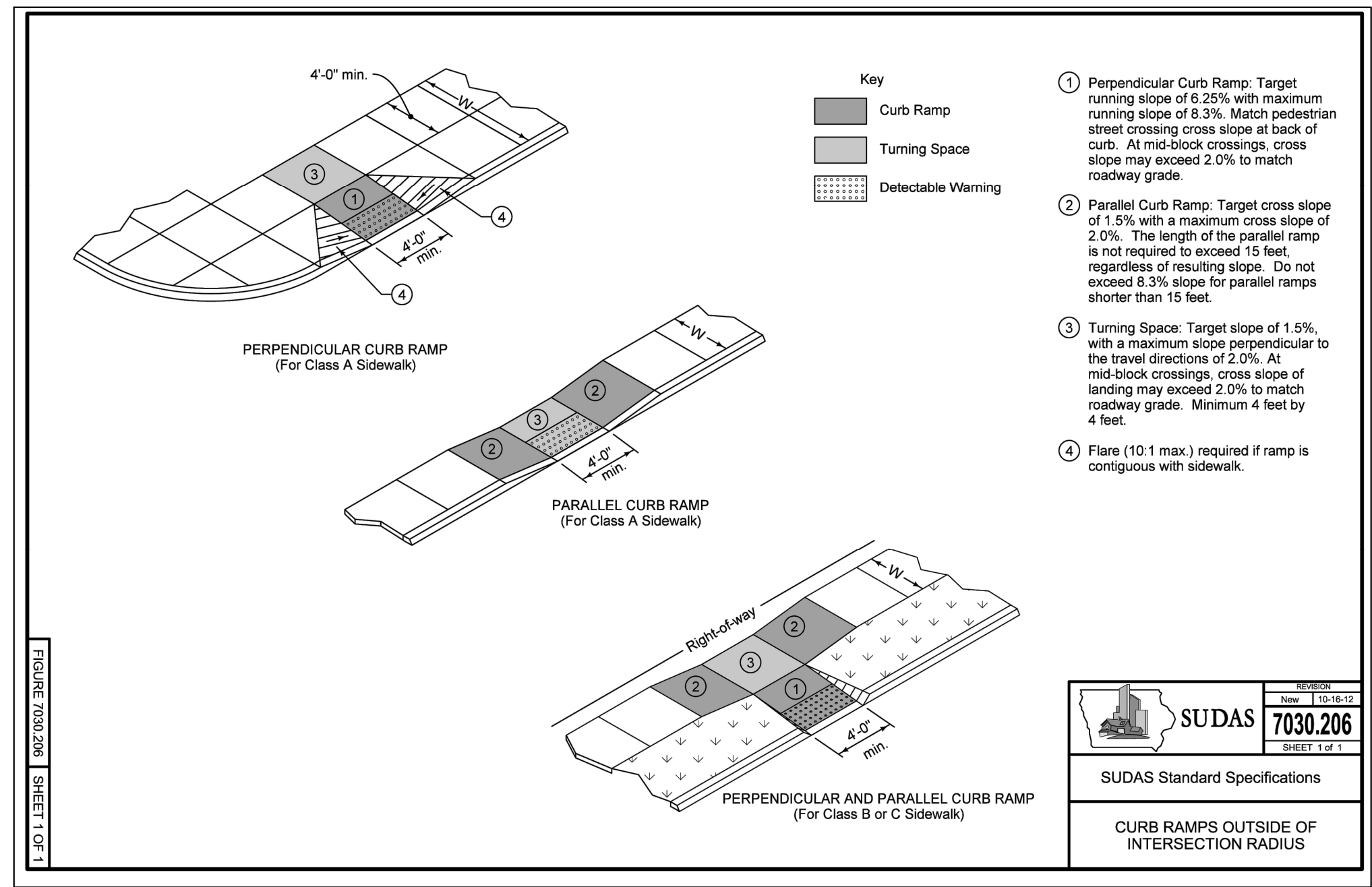
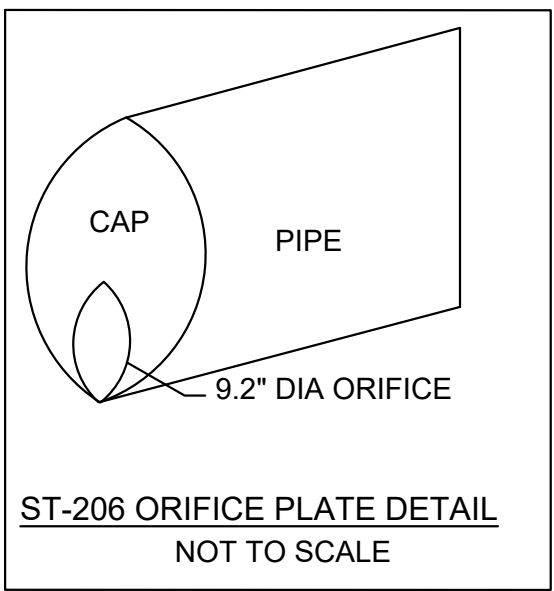
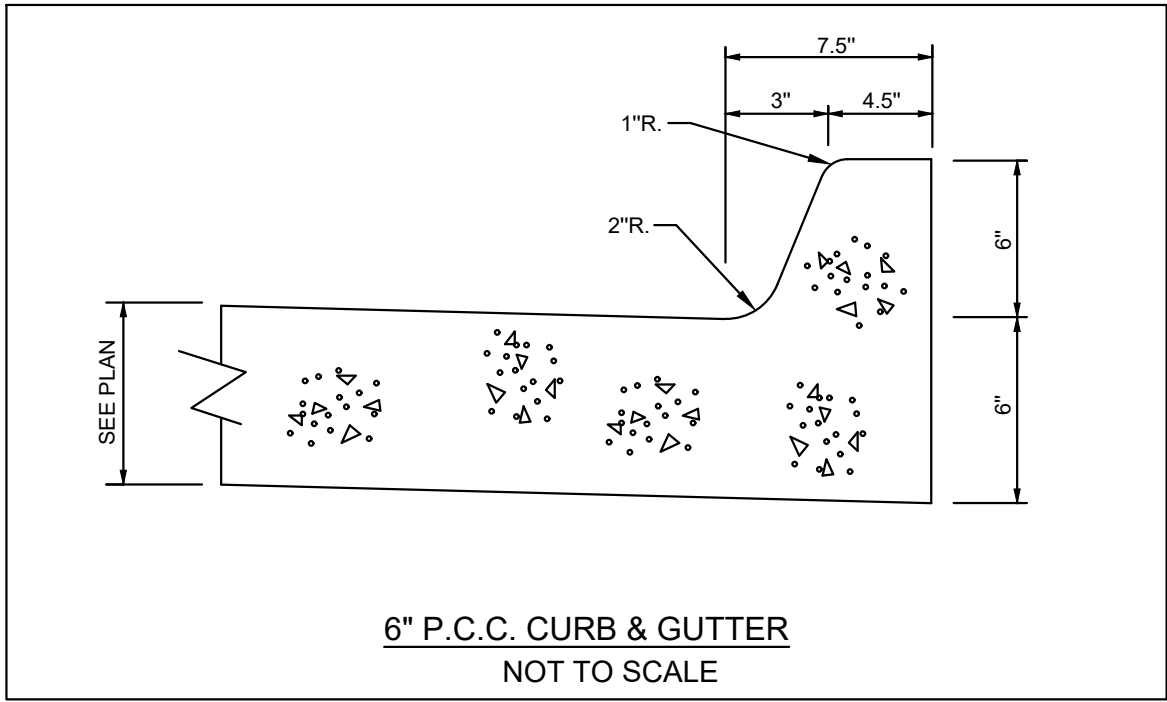
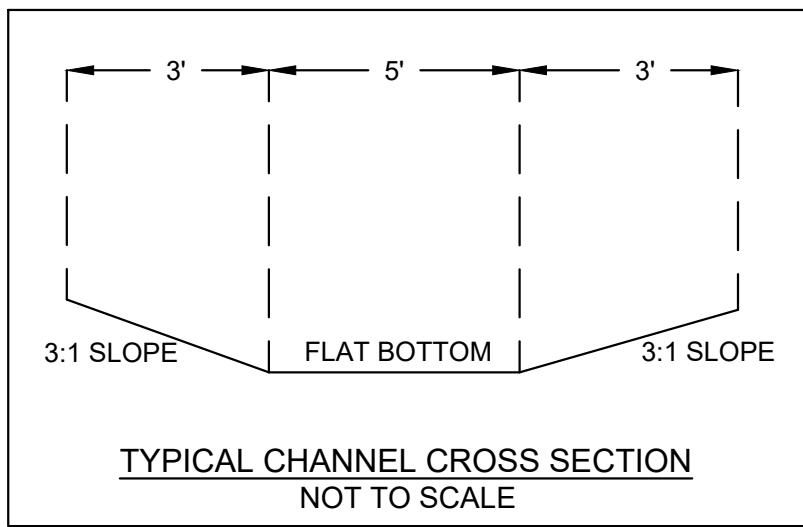
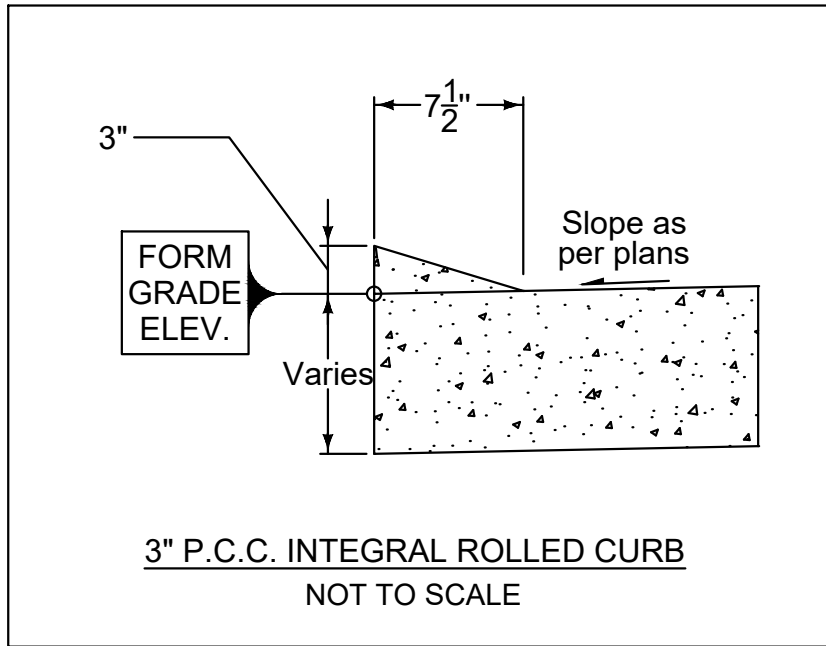
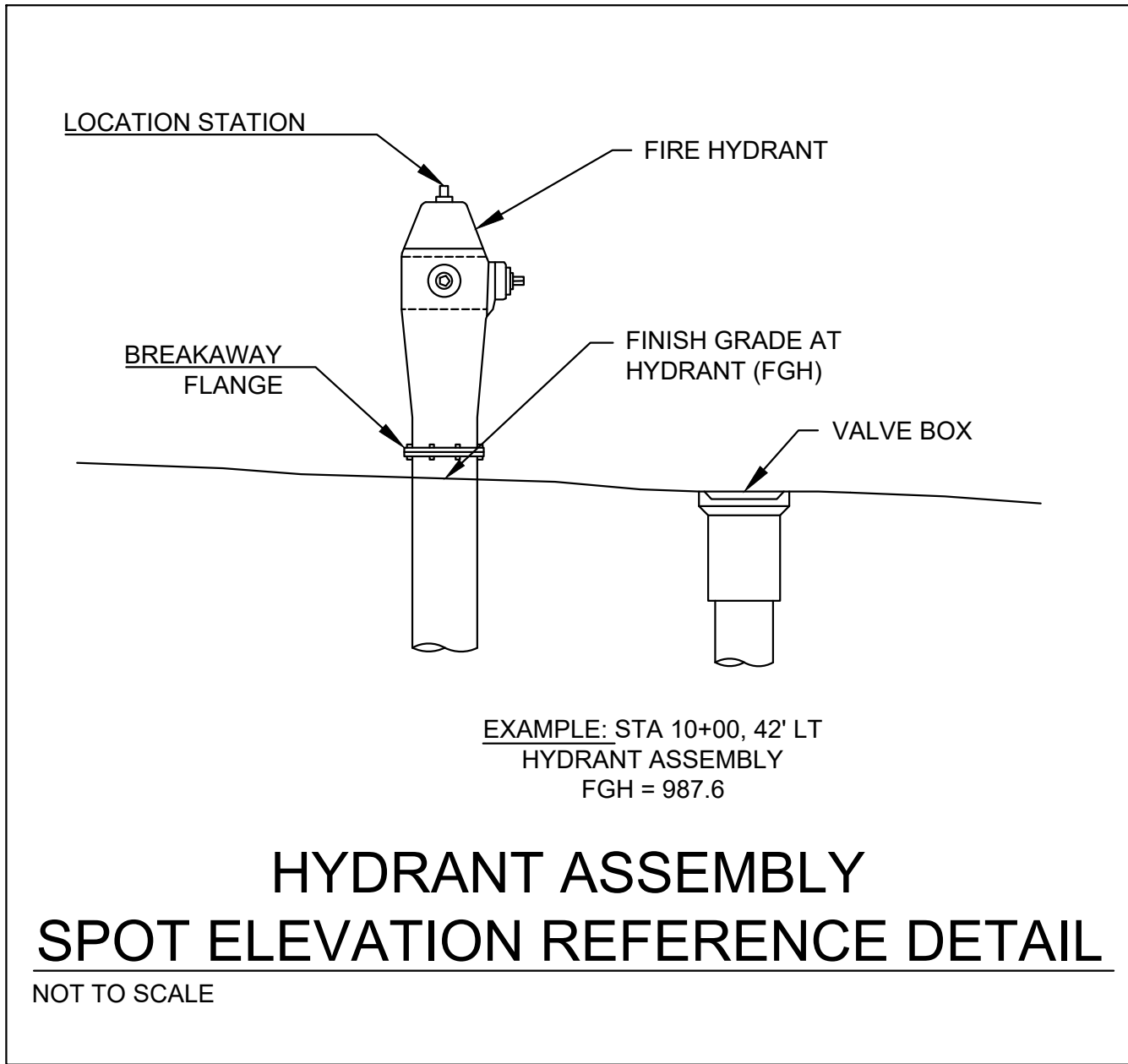
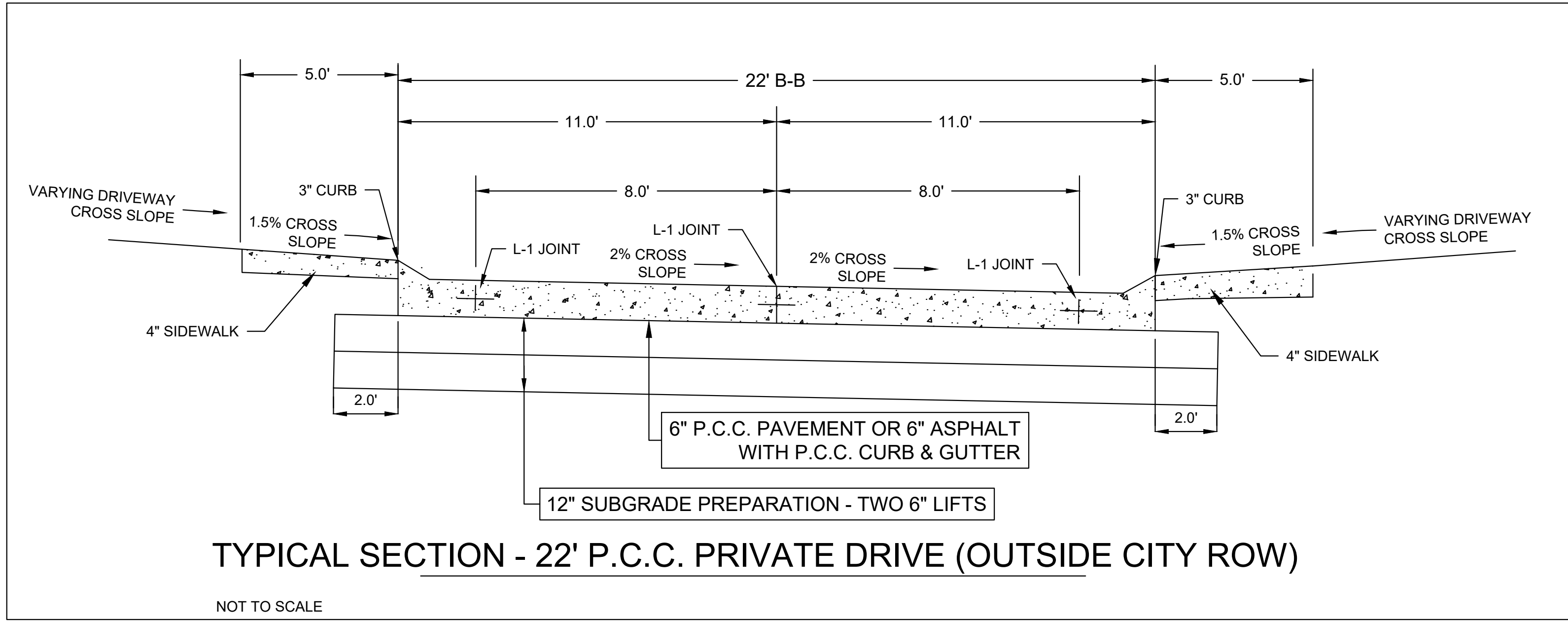
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BWS

PROJECT NUMBER:  
23-191'

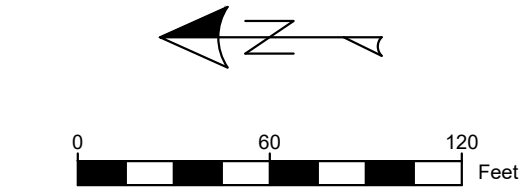
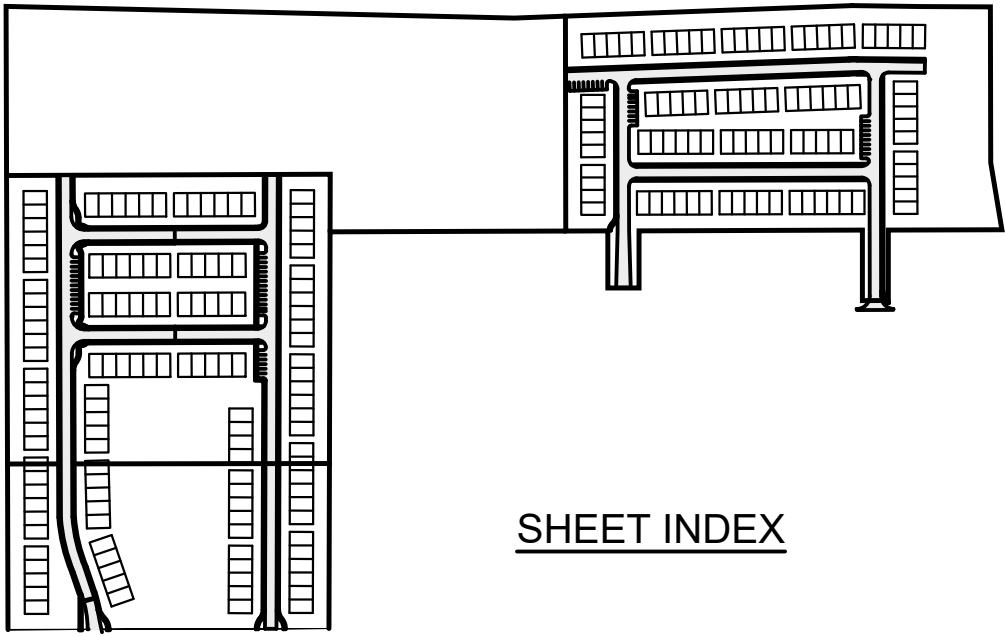
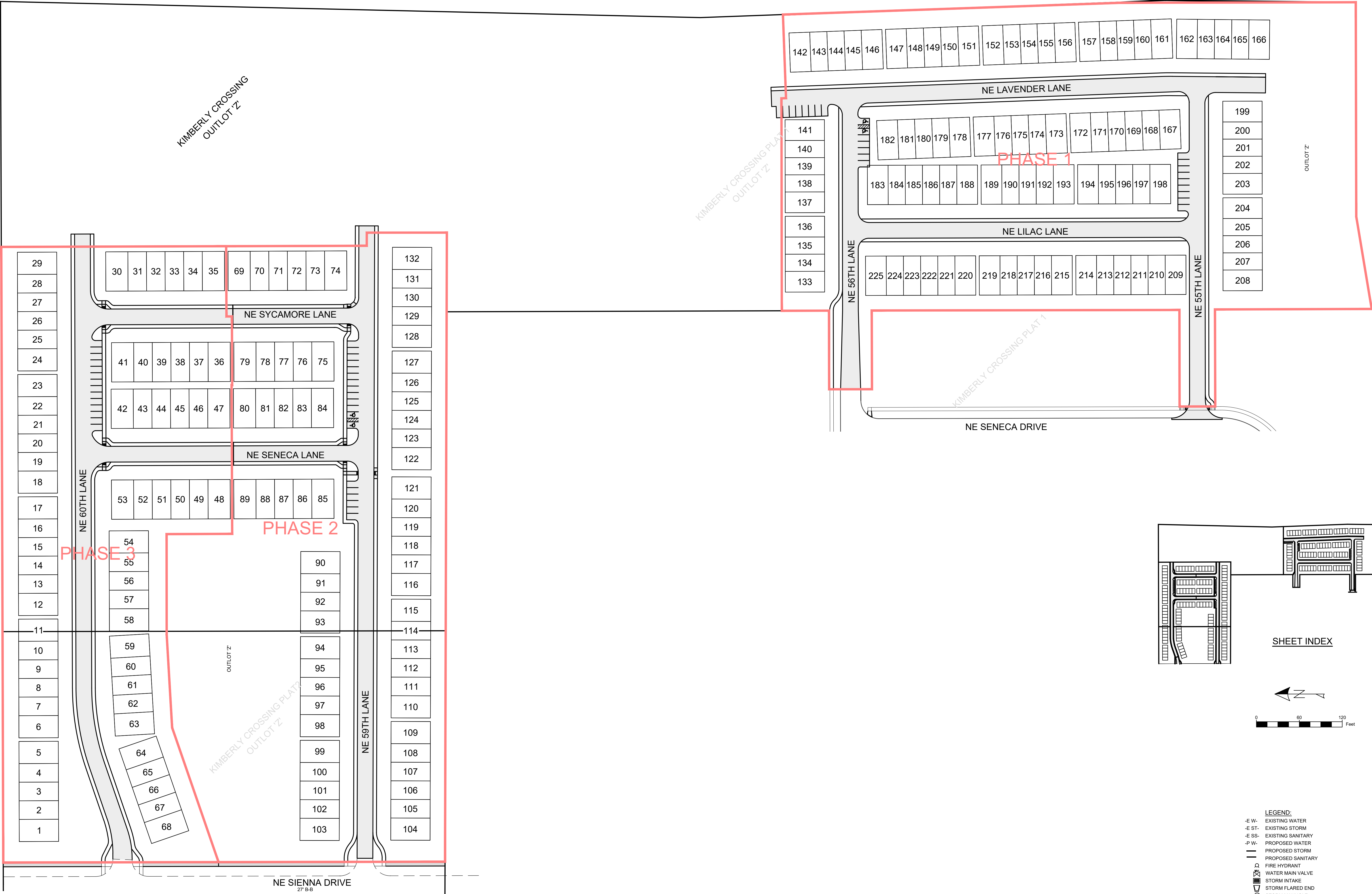
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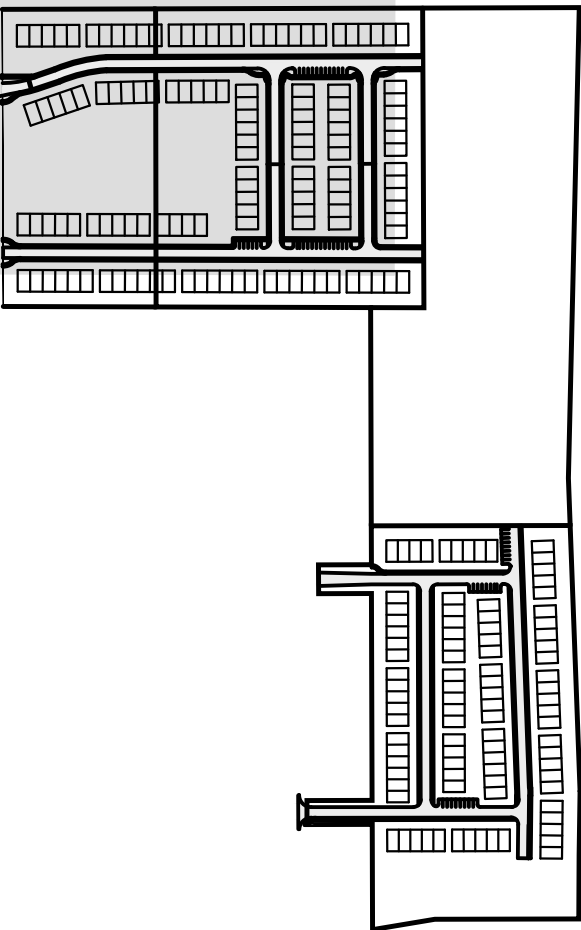


- LEGEND:
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  - E SS- EXISTING SANITARY
  - P W- PROPOSED WATER
  - P ST- PROPOSED STORM
  - P SS- PROPOSED SANITARY
  - ⊕ FIRE HYDRANT
  - ⊕ WATER MAIN VALVE
  - ⊕ STORM INTAKE
  - ⊕ STORM FLARED END
  - ⊕ STORM MANHOLE
  - ⊕ SANITARY MANHOLE
  - ⊕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

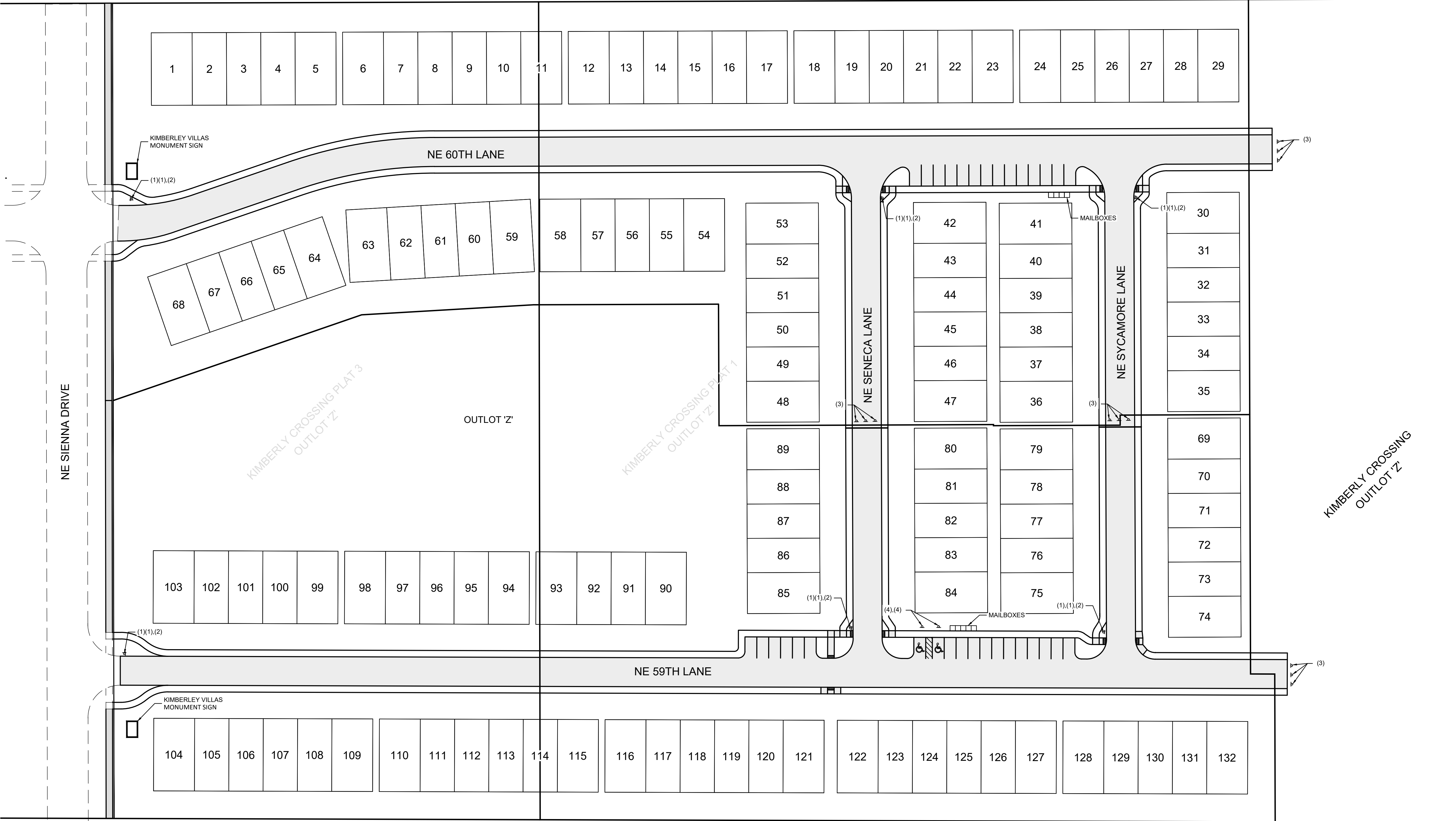
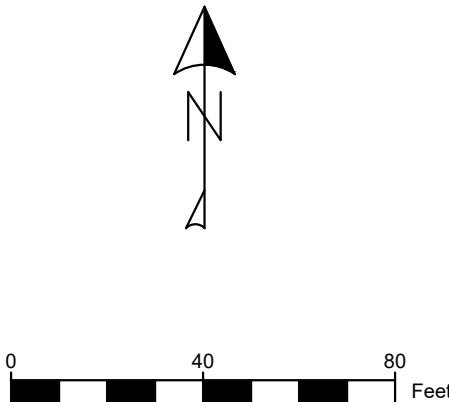


| SIGNAGE QUANTITIES |                  |                 |               |
|--------------------|------------------|-----------------|---------------|
| NO                 | SIGN TYPE        | NUMBER OF SIGNS | MUTCD SIGN NO |
| 1                  | STREET NAME      | 12              | D3-1          |
| 2                  | STOP SIGN (30)   | 6               | R1-1          |
| 3                  | *END OF THE ROAD | 12              | OM4-3         |
| 4                  | ADA SIGN         | 2               | D9-6          |

NOTES:  
1. END OF ROAD SIGNS DEVELOPER MAINTAINED  
2. END OF ROAD SIGNS ON NE SENECA LANE AND NE SYCAMORE LANE TO BE INSTALLED WITH PHASE 2 AND REMOVED WITH PHASE 3



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  - SANITARY MANHOLE
  - STREET LIGHT

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ANKENY, IA

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SIGNAGE PLAN

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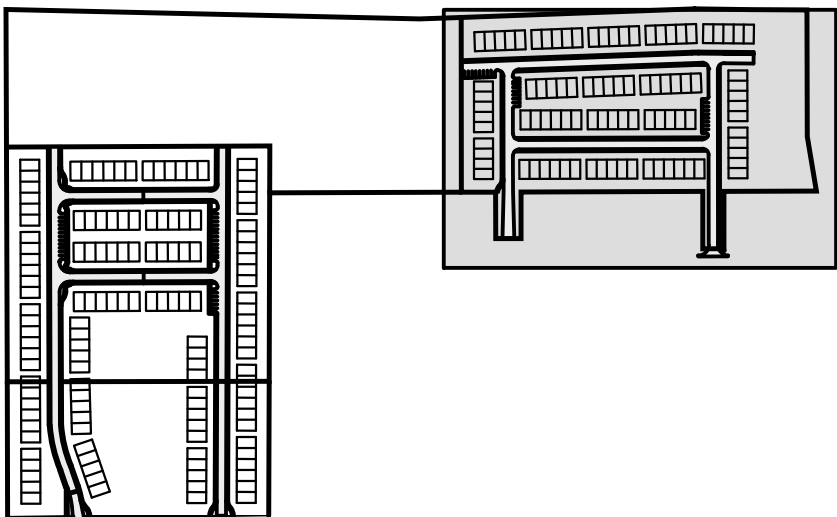
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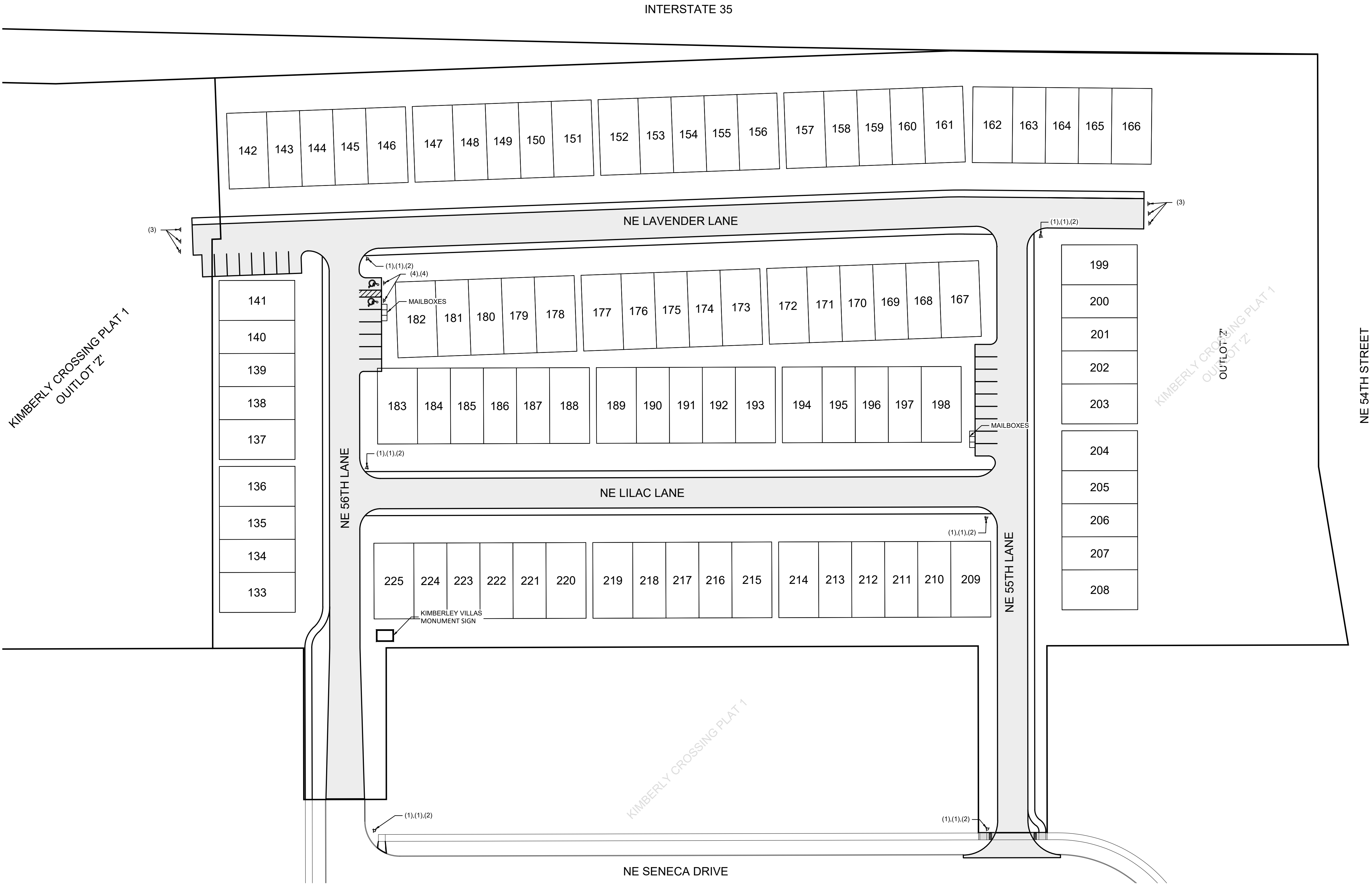
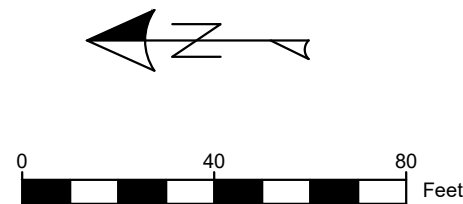
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  - ⛑ STORM INTAKE
  - ⛑ STORM FLARED END
  - STORM MANHOLE
  - Ⓢ SANITARY MANHOLE

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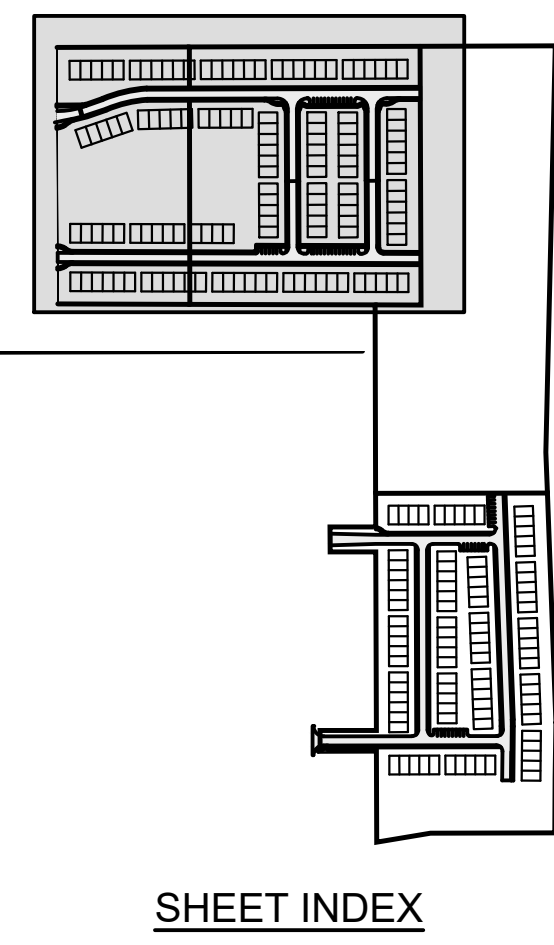
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  - ⊕ STORM MANHOLE
  - ⊕ SANITARY MANHOLE
  - ⊕ STREET LIGHT

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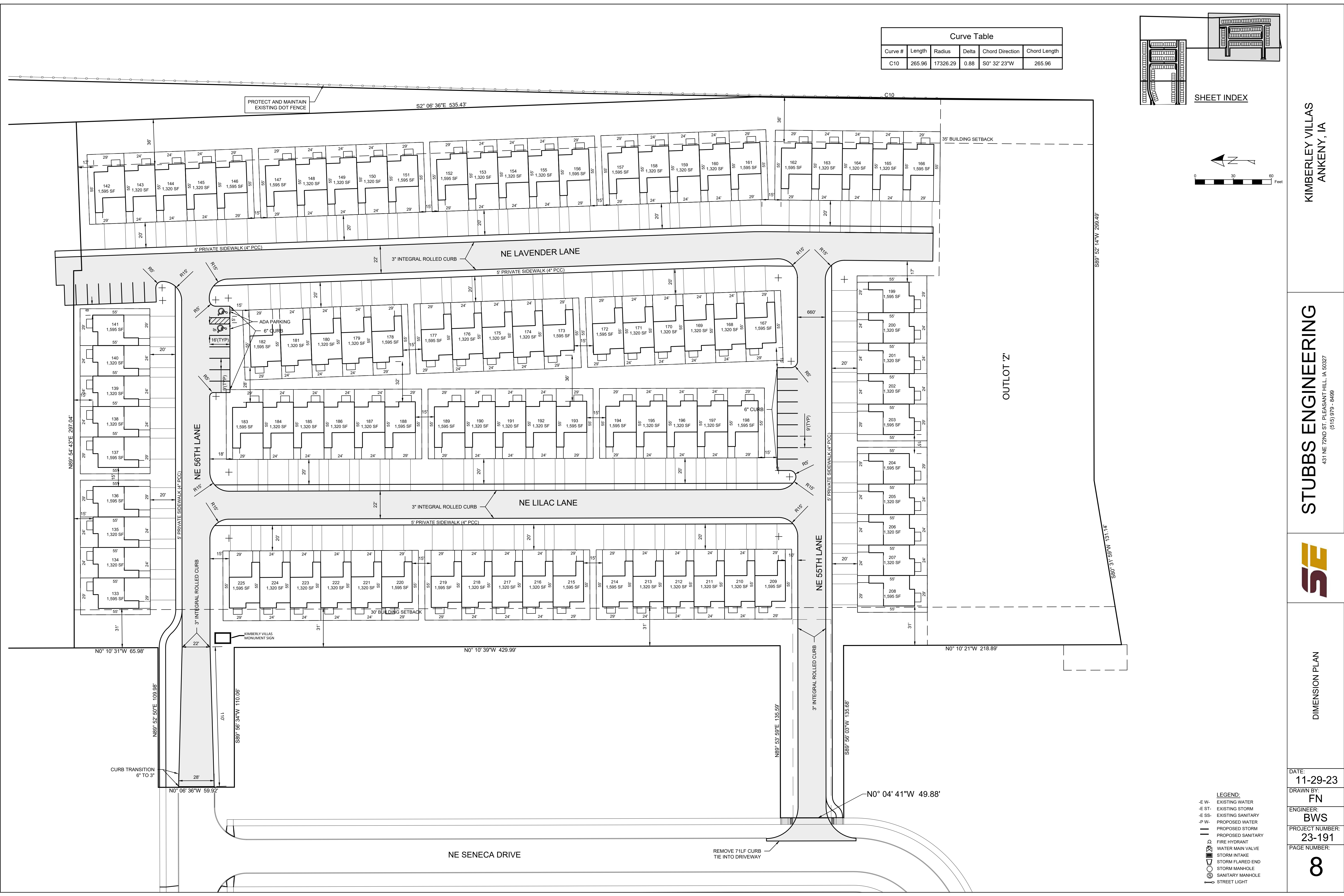
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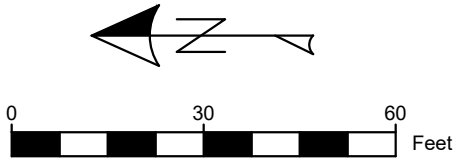
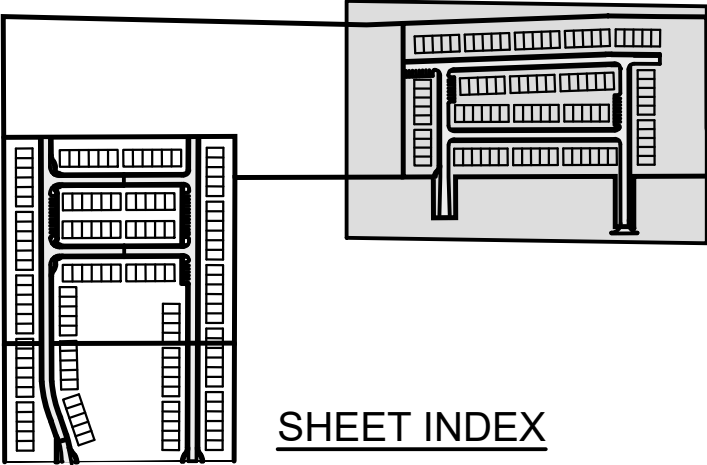
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| Curve Table |        |          |       |                 |              |
|-------------|--------|----------|-------|-----------------|--------------|
| Curve #     | Length | Radius   | Delta | Chord Direction | Chord Length |
| C10         | 265.96 | 17326.29 | 0.88  | S0° 32' 23"W    | 265.96       |



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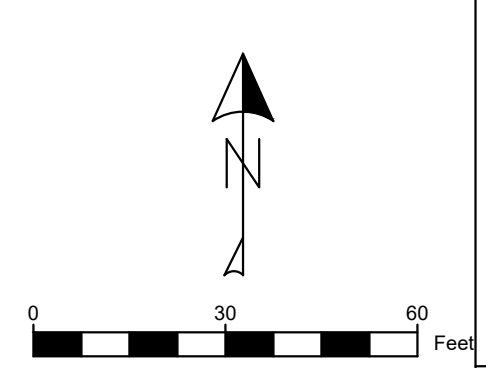
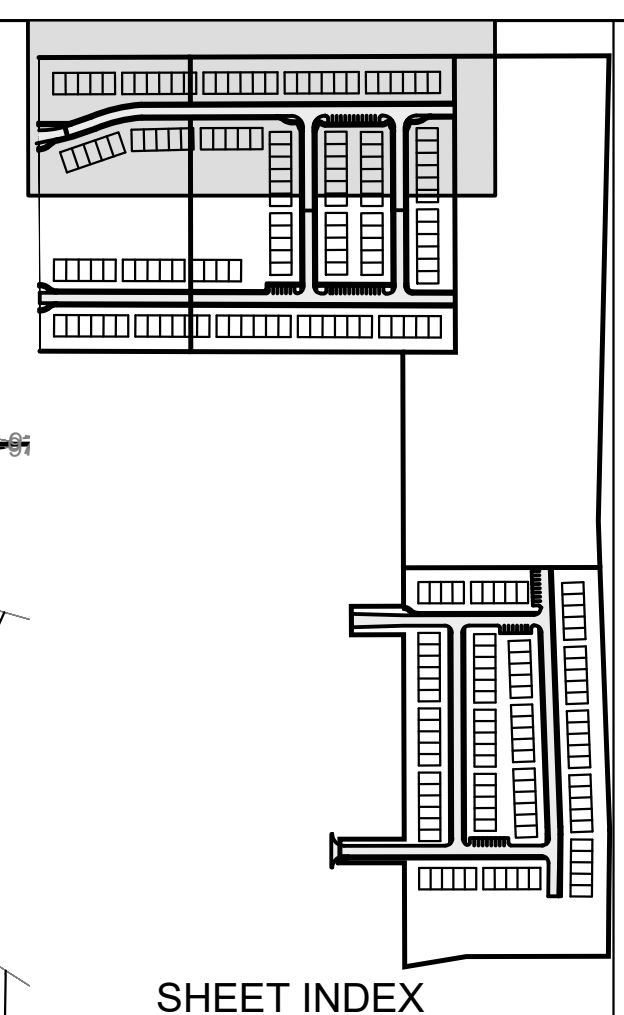
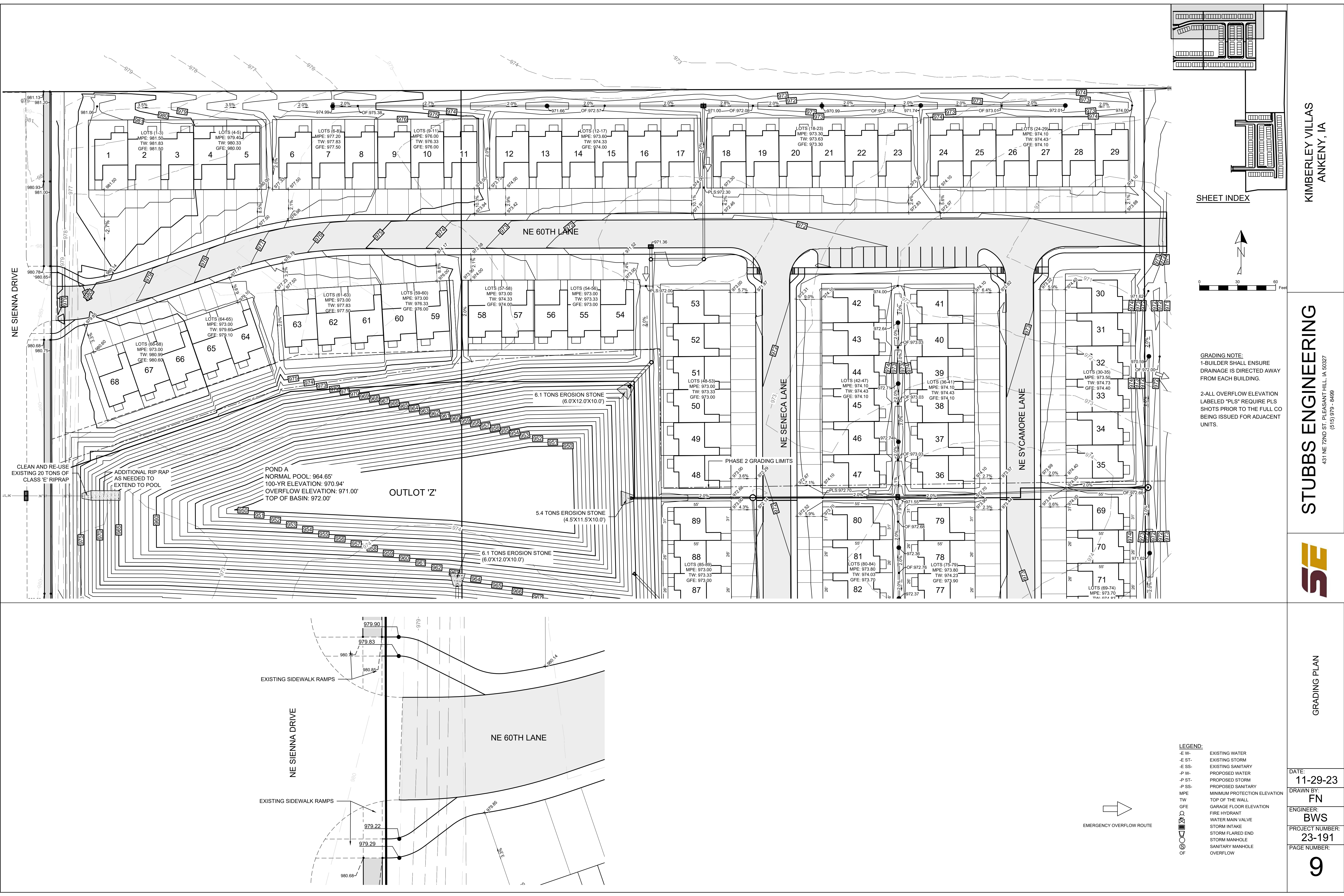
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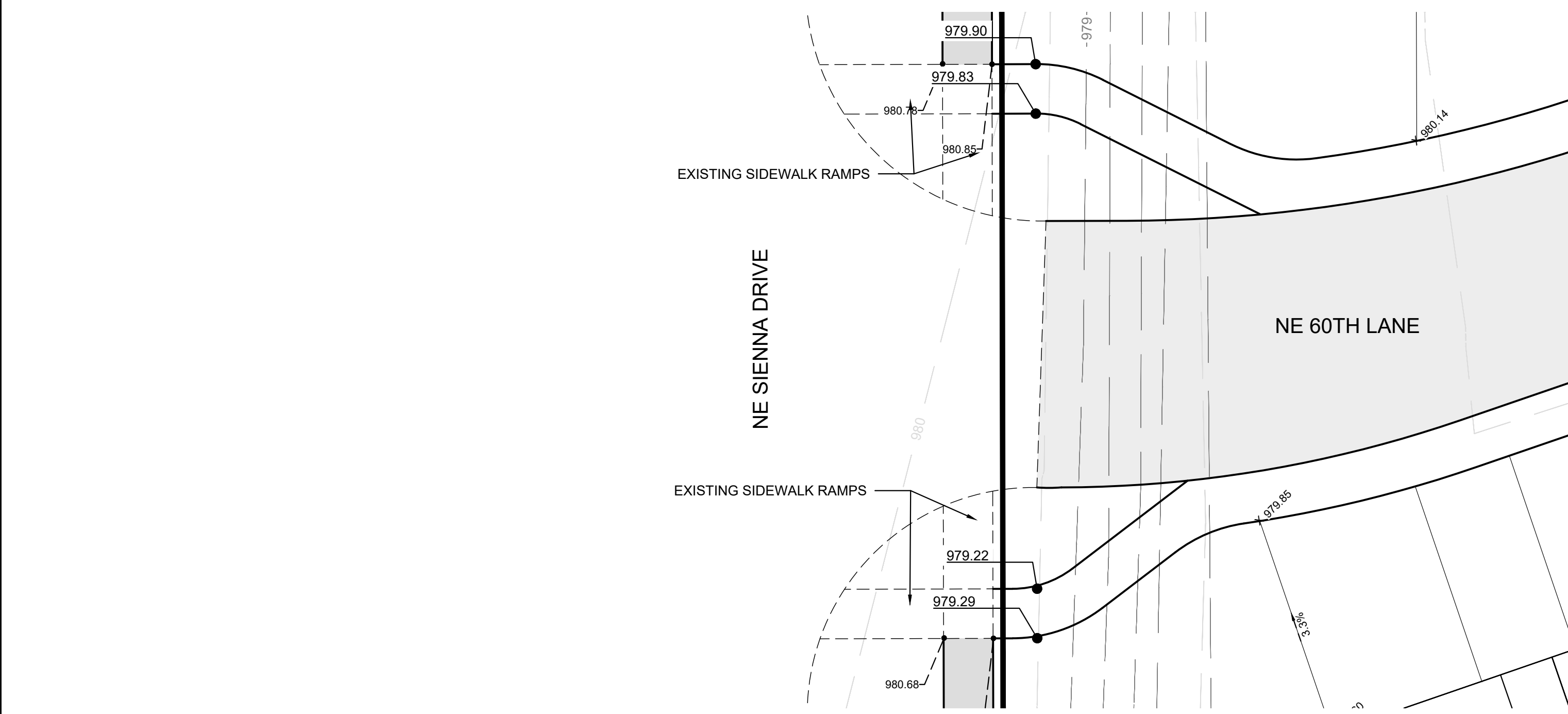
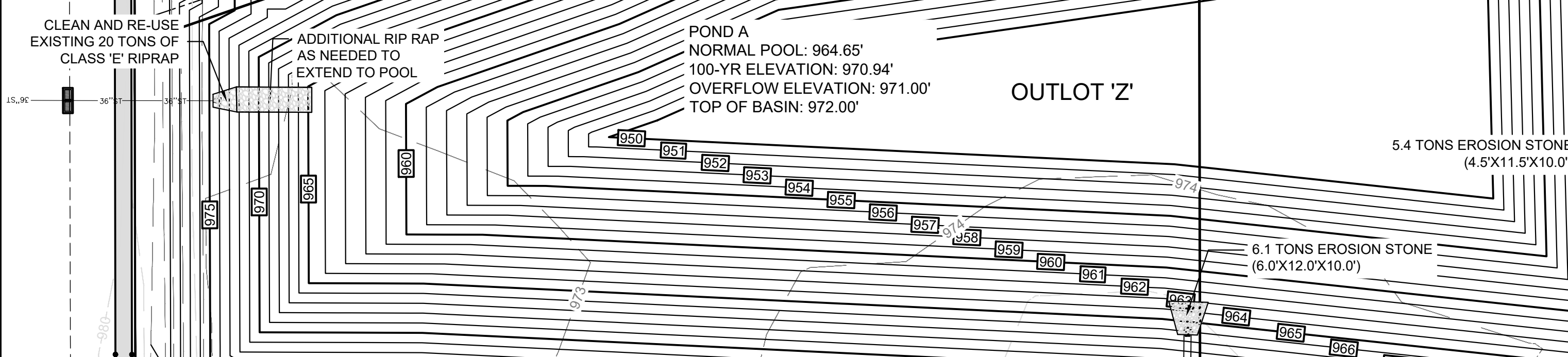
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GRADING NOTE:  
1-BUILDER SHALL ENSURE DRAINAGE IS DIRECTED AWAY FROM EACH BUILDING.  
2-ALL OVERFLOW ELEVATION LABELED "PLS" REQUIRE PLS SHOTS PRIOR TO THE FULL CO BEING ISSUED FOR ADJACENT UNITS.



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  - 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
  - OVERFLOW

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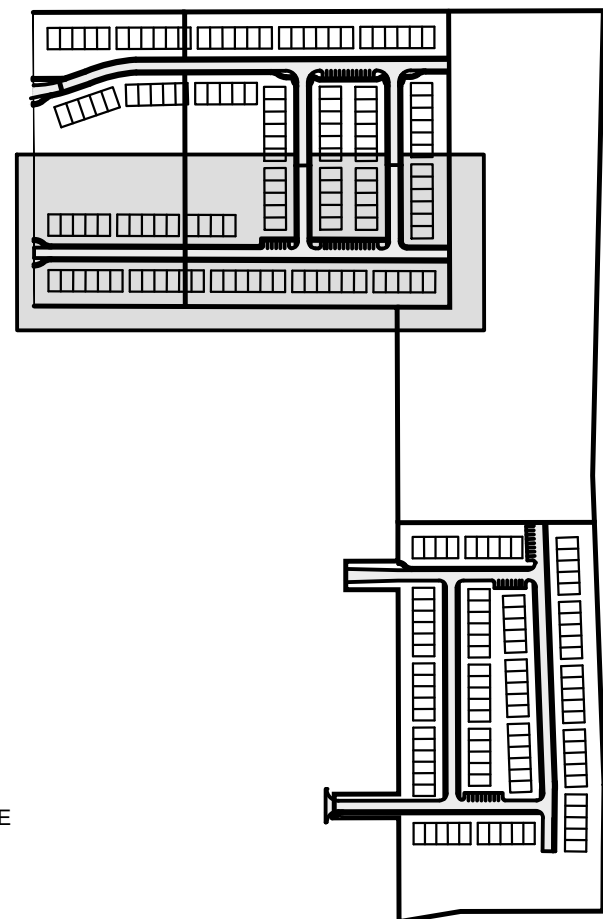
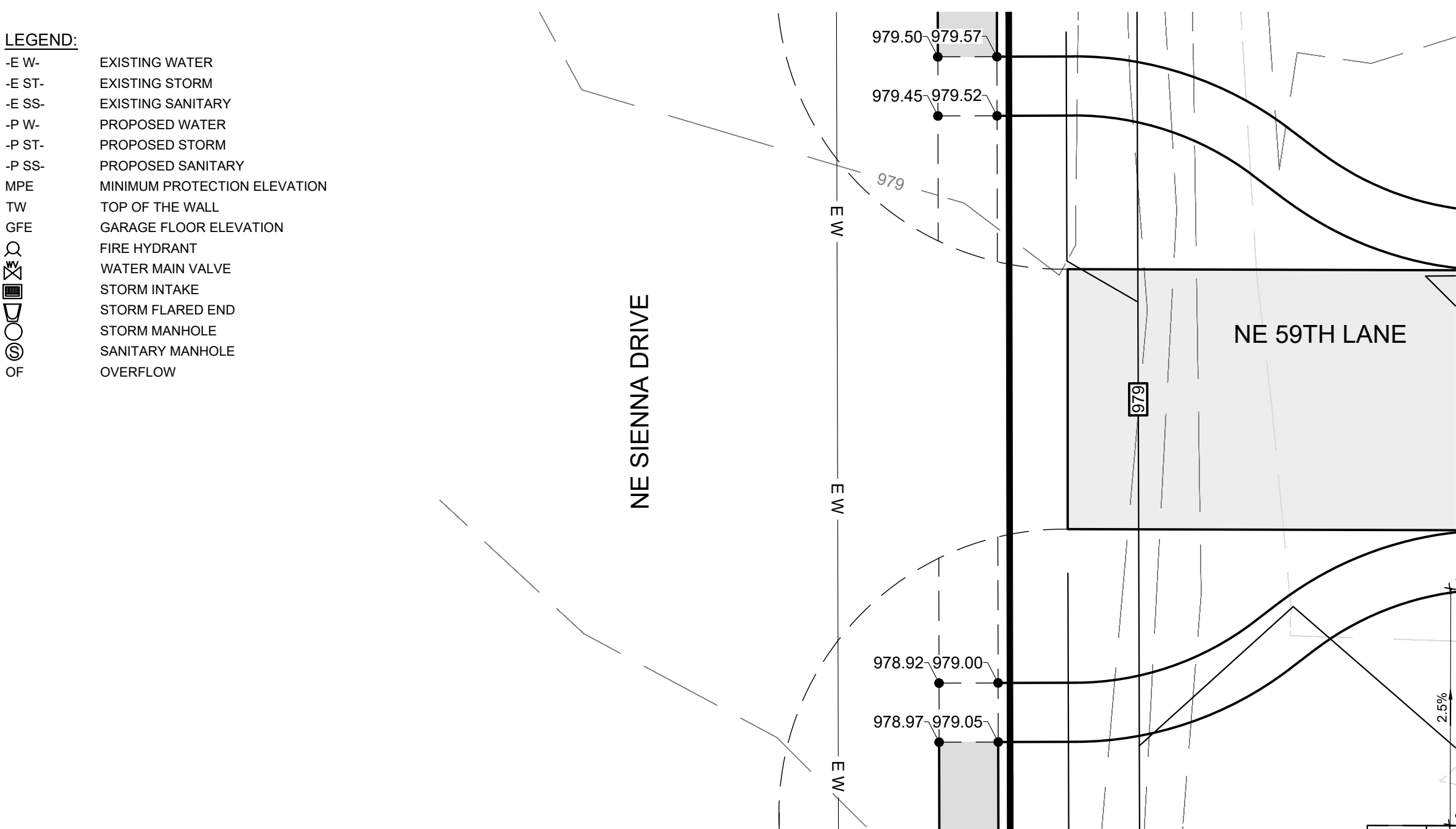
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- SANITARY MANHOLE
- OF OVERFLOW

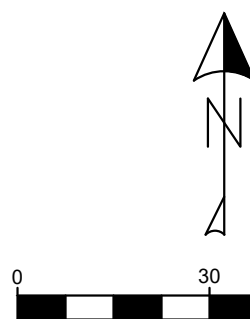


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2-ALL OVERFLOW ELEVATION LABELED "PLS" REQUIRE PLS SHOTS PRIOR TO THE FULL CO BEING ISSUED FOR ADJACENT UNITS.

EMERGENCY OVERFLOW ROUTE



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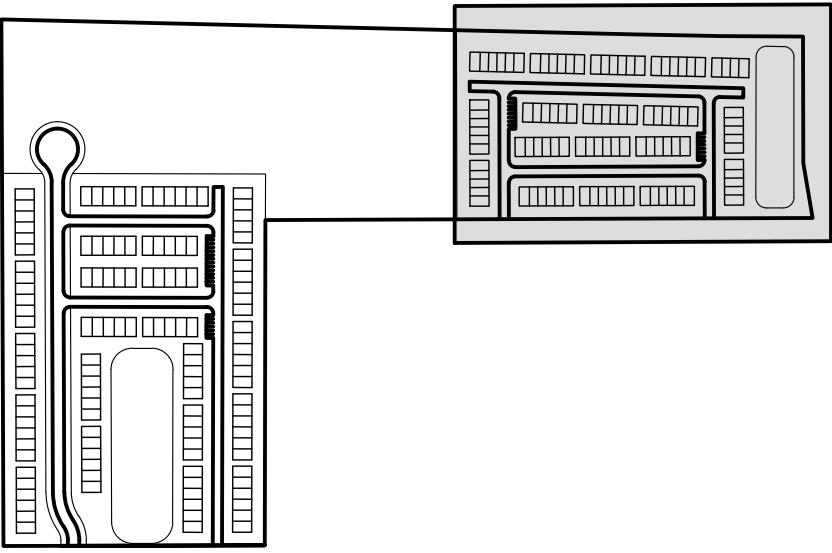
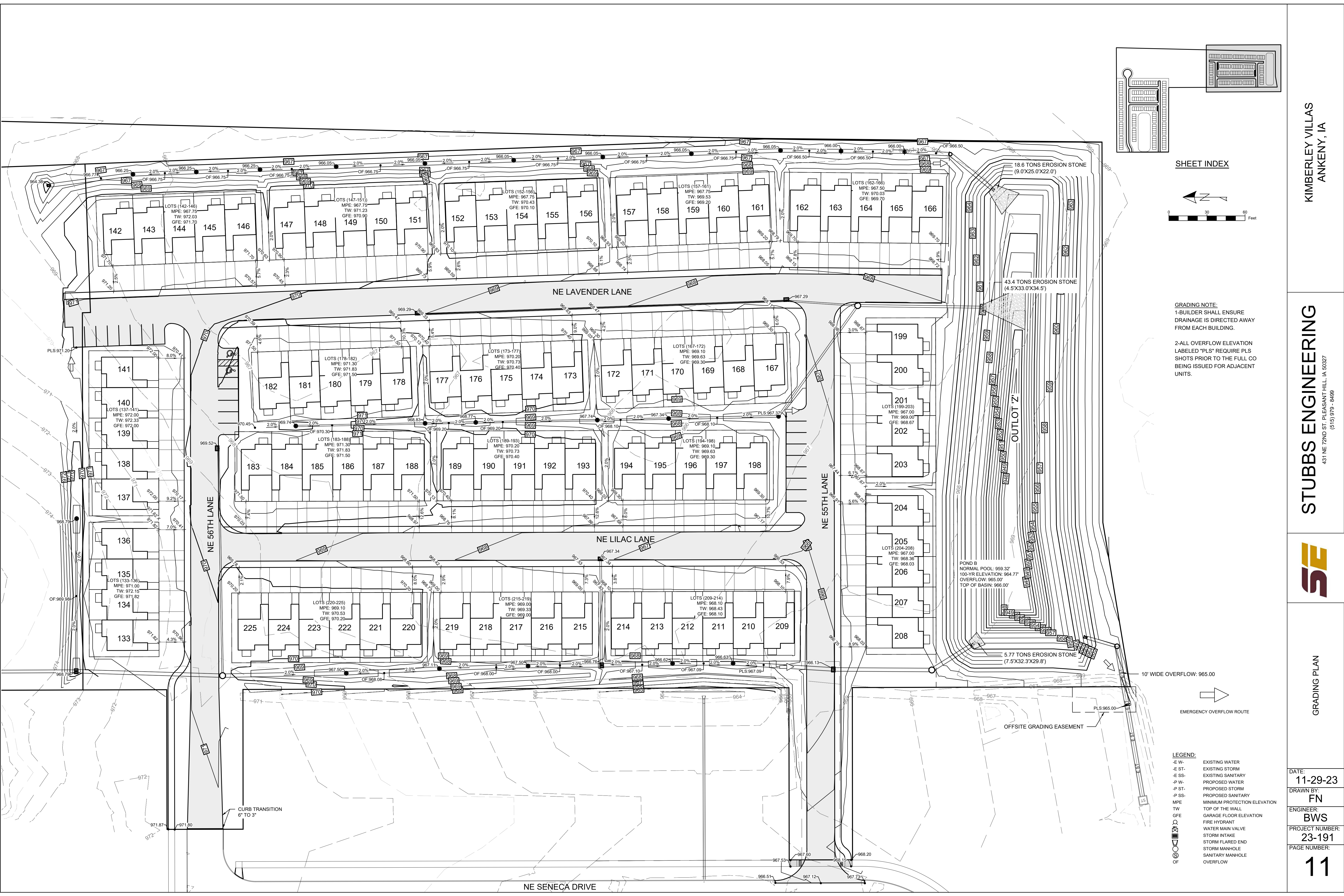
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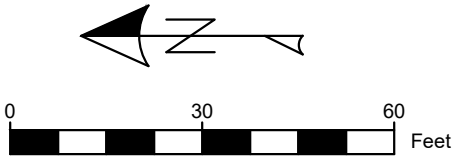
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2-ALL OVERFLOW ELEVATION LABELED "PLS" REQUIRE PLS SHOTS PRIOR TO THE FULL CO BEING ISSUED FOR ADJACENT UNITS.

POND B  
NORMAL POOL: 959.32'  
100-YR ELEVATION: 964.77'  
OVERFLOW: 965.00'  
TOP OF BASIN: 966.00'

5.77 TONS EROSION STONE  
(7.5'X32.3'X29.8')

43.4 TONS EROSION STONE  
(4.5'X33.0'X34.5')

18.6 TONS EROSION STONE  
(9.0'X25.0'X22.0')

10' WIDE OVERFLOW: 965.00  
EMERGENCY OVERFLOW ROUTE

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  - Storm Intake
  - Storm Flared End
  - Storm Manhole
  - Sanitary Manhole
  - Overflow

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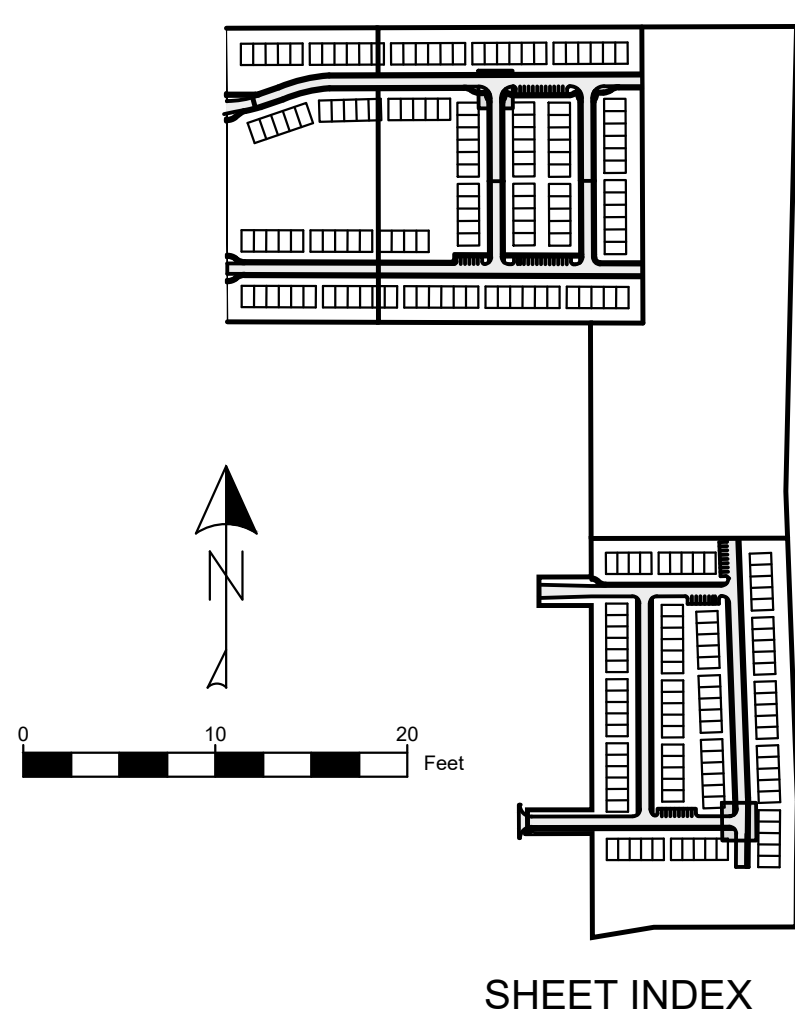
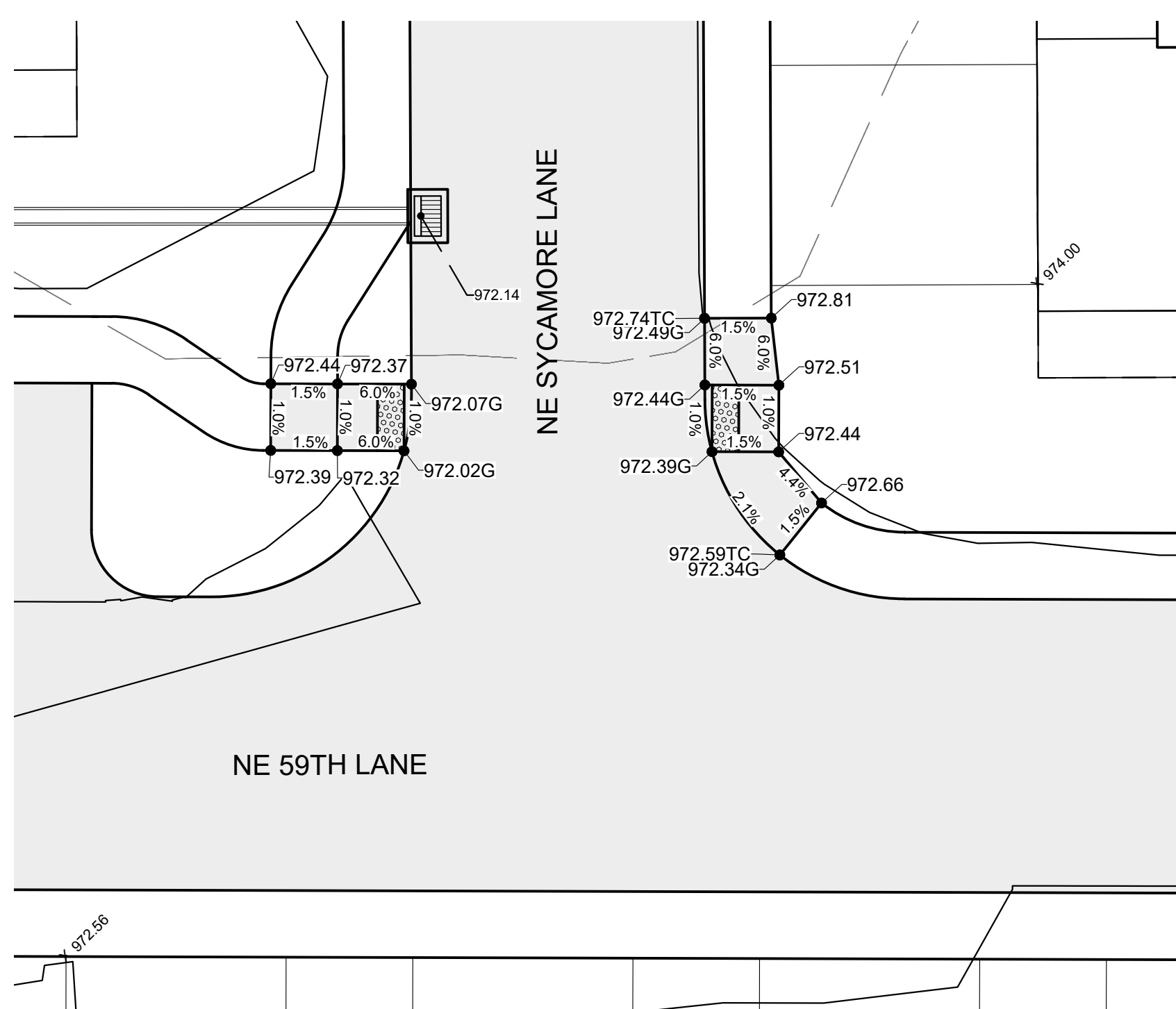
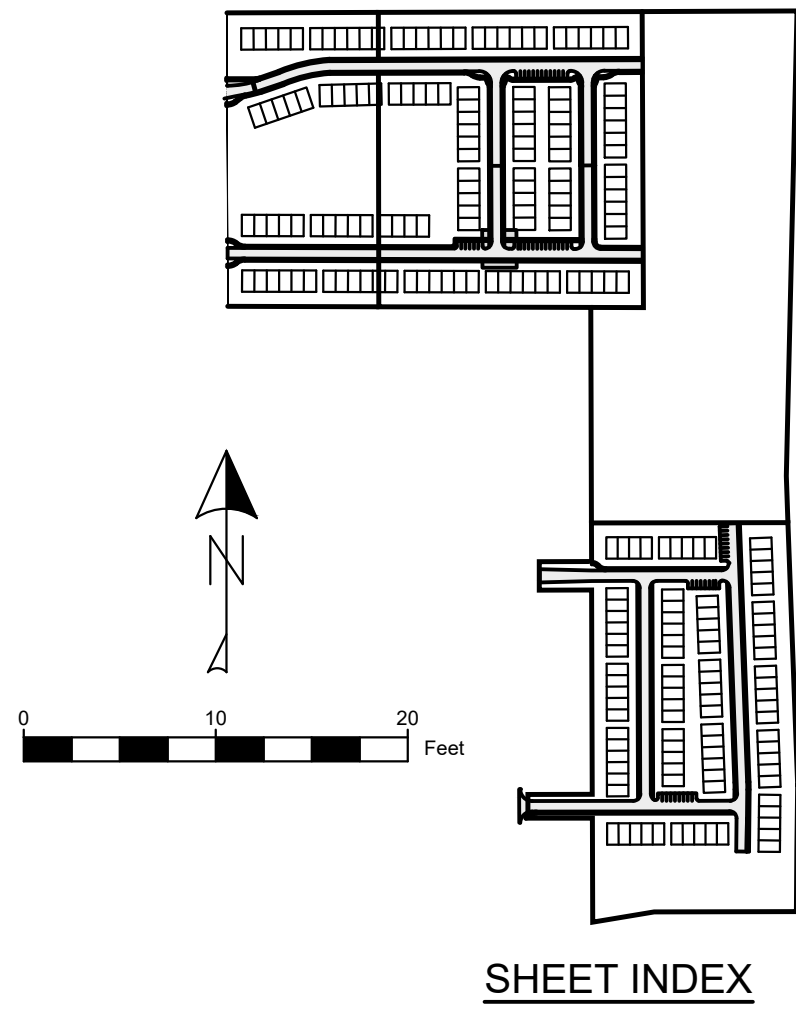
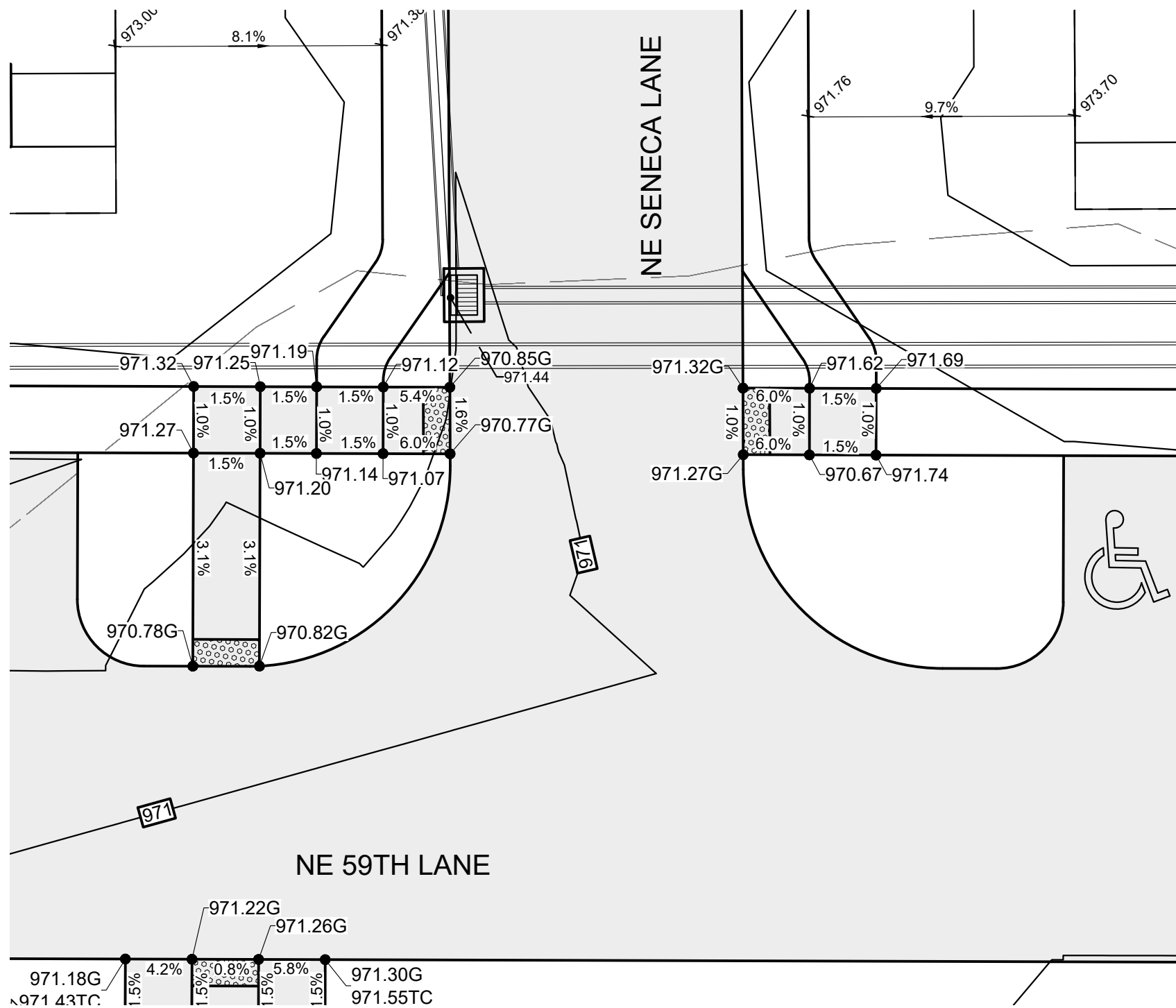
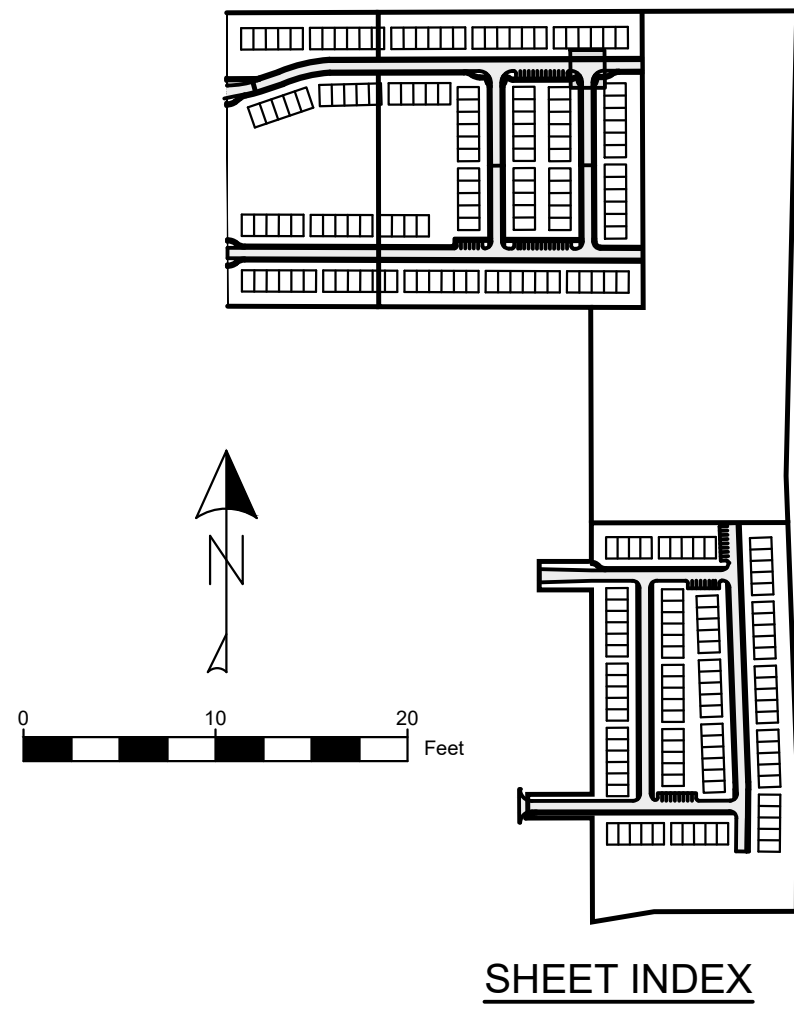
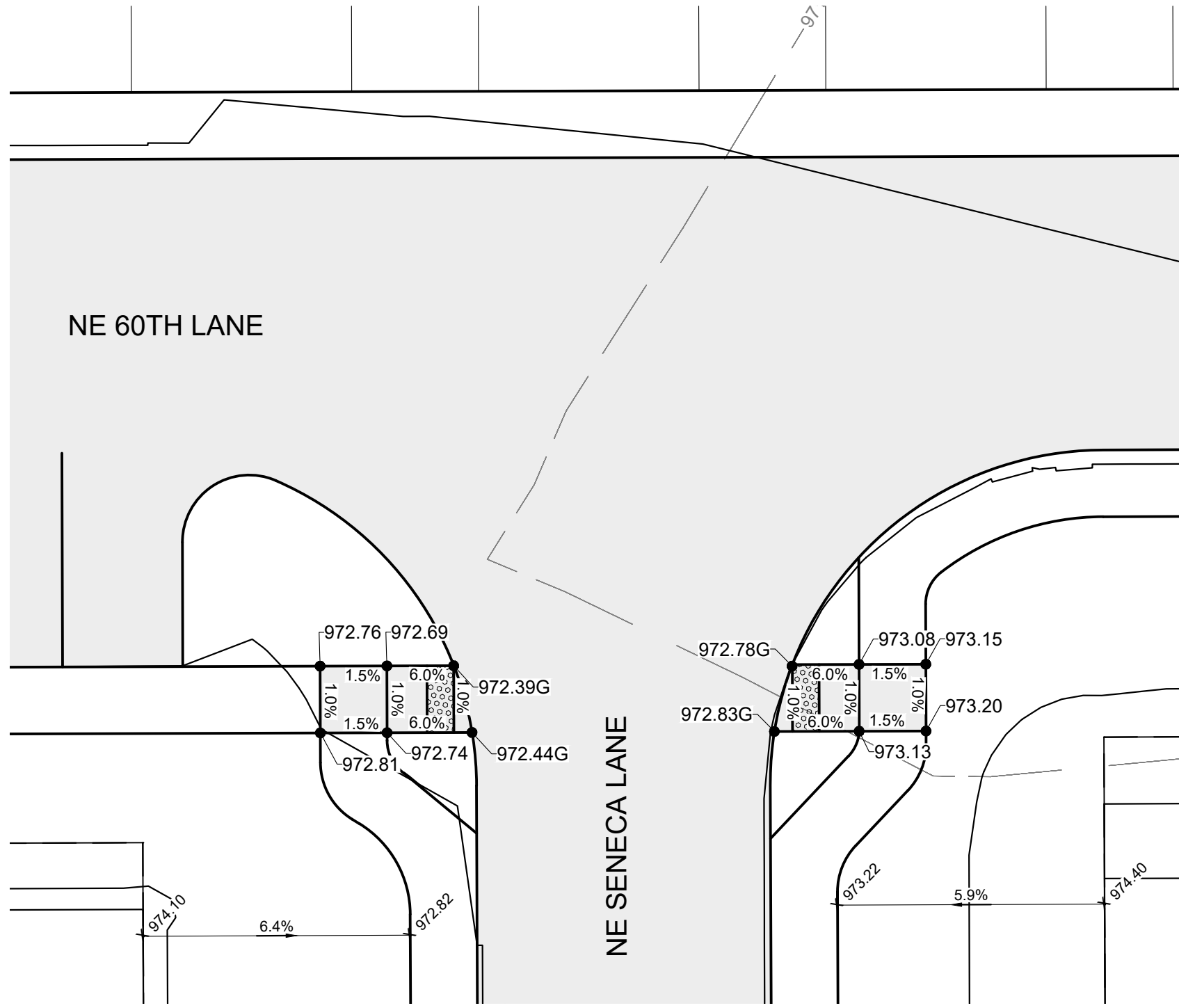
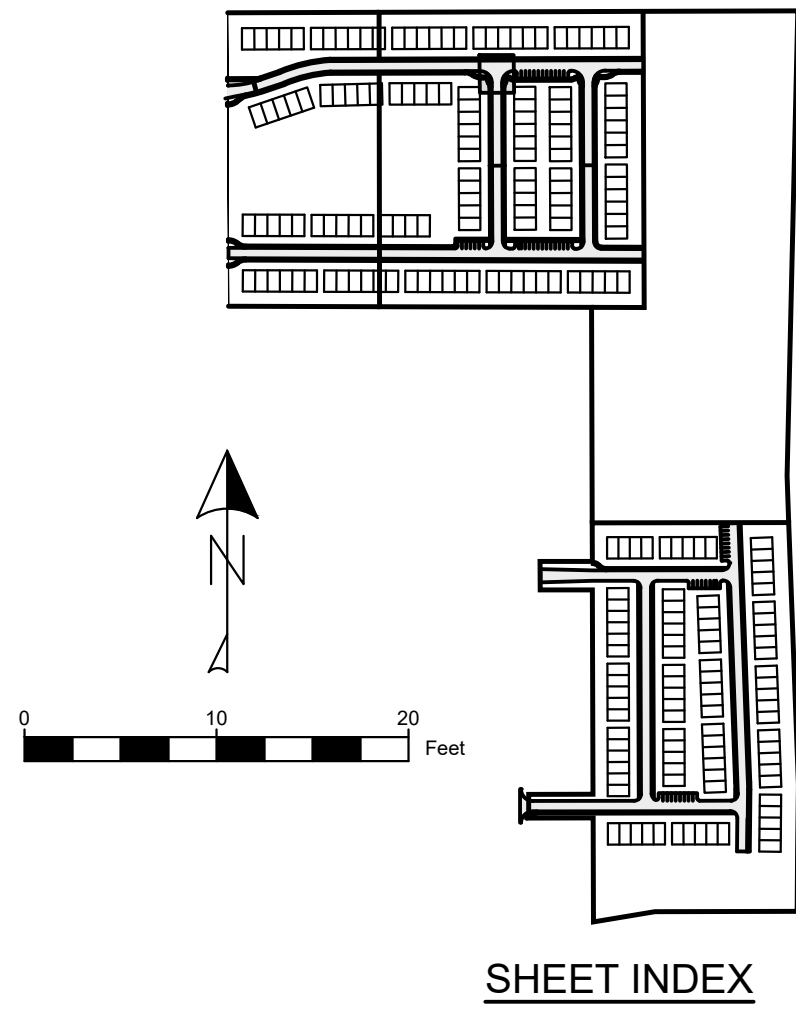
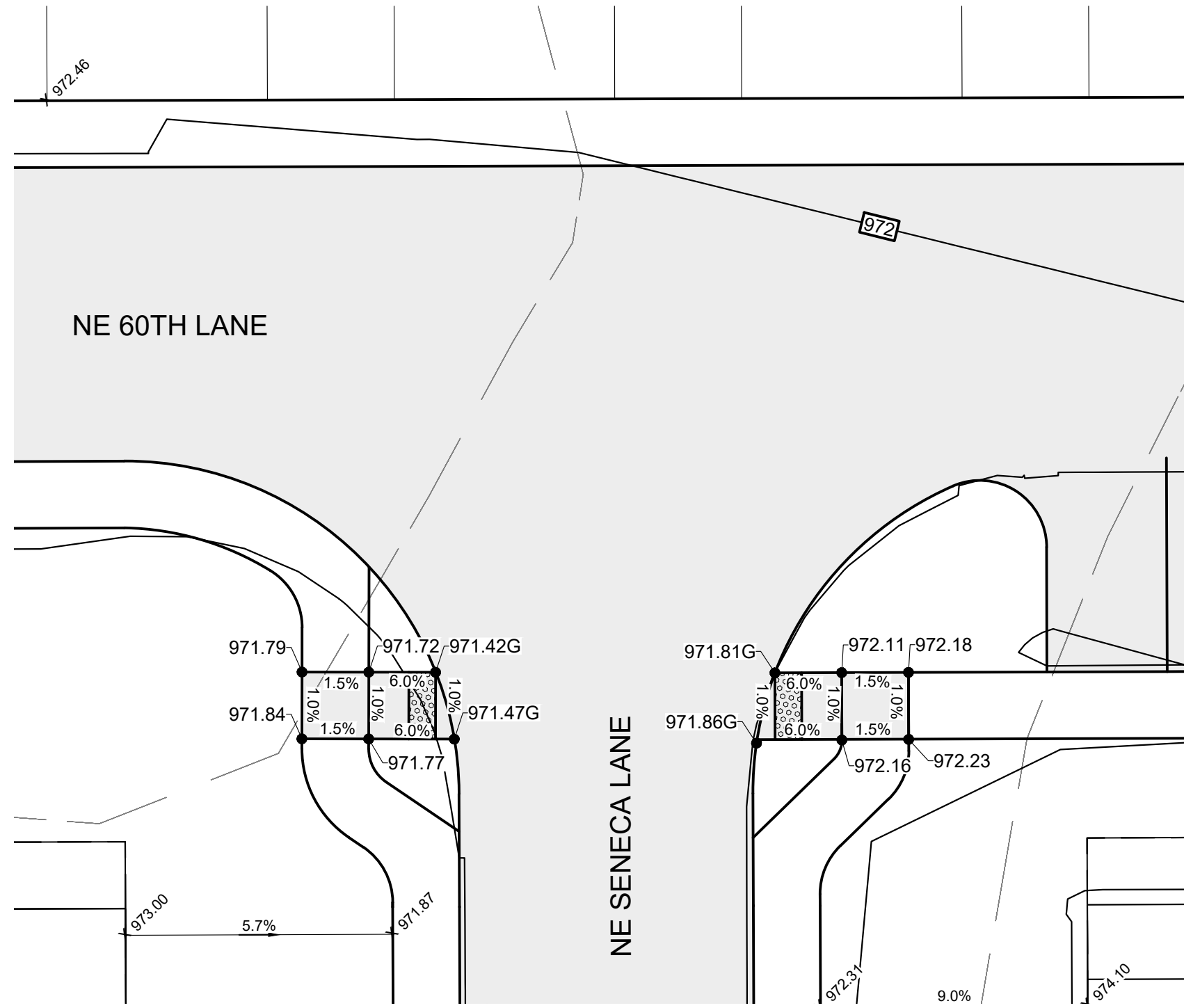
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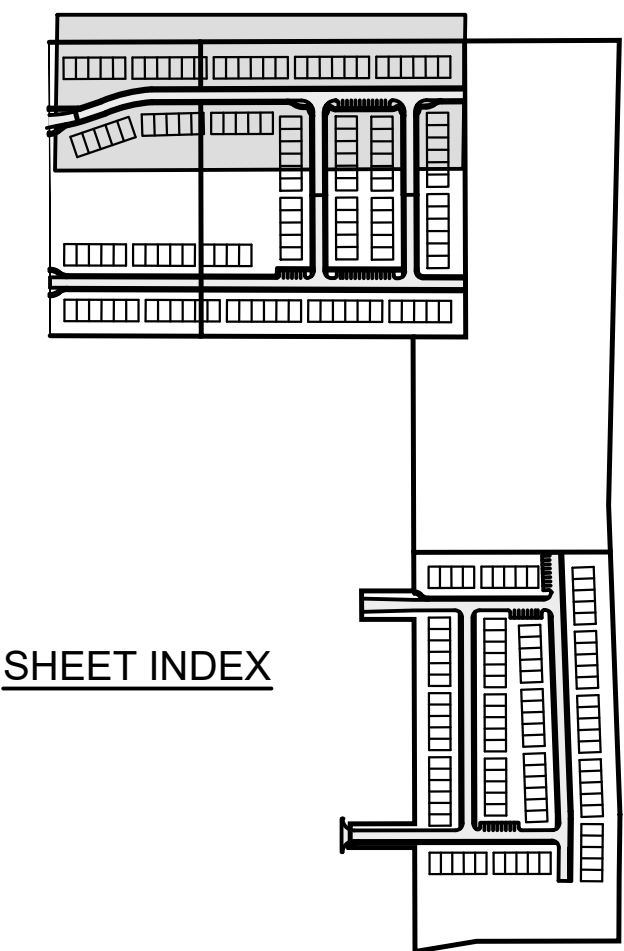
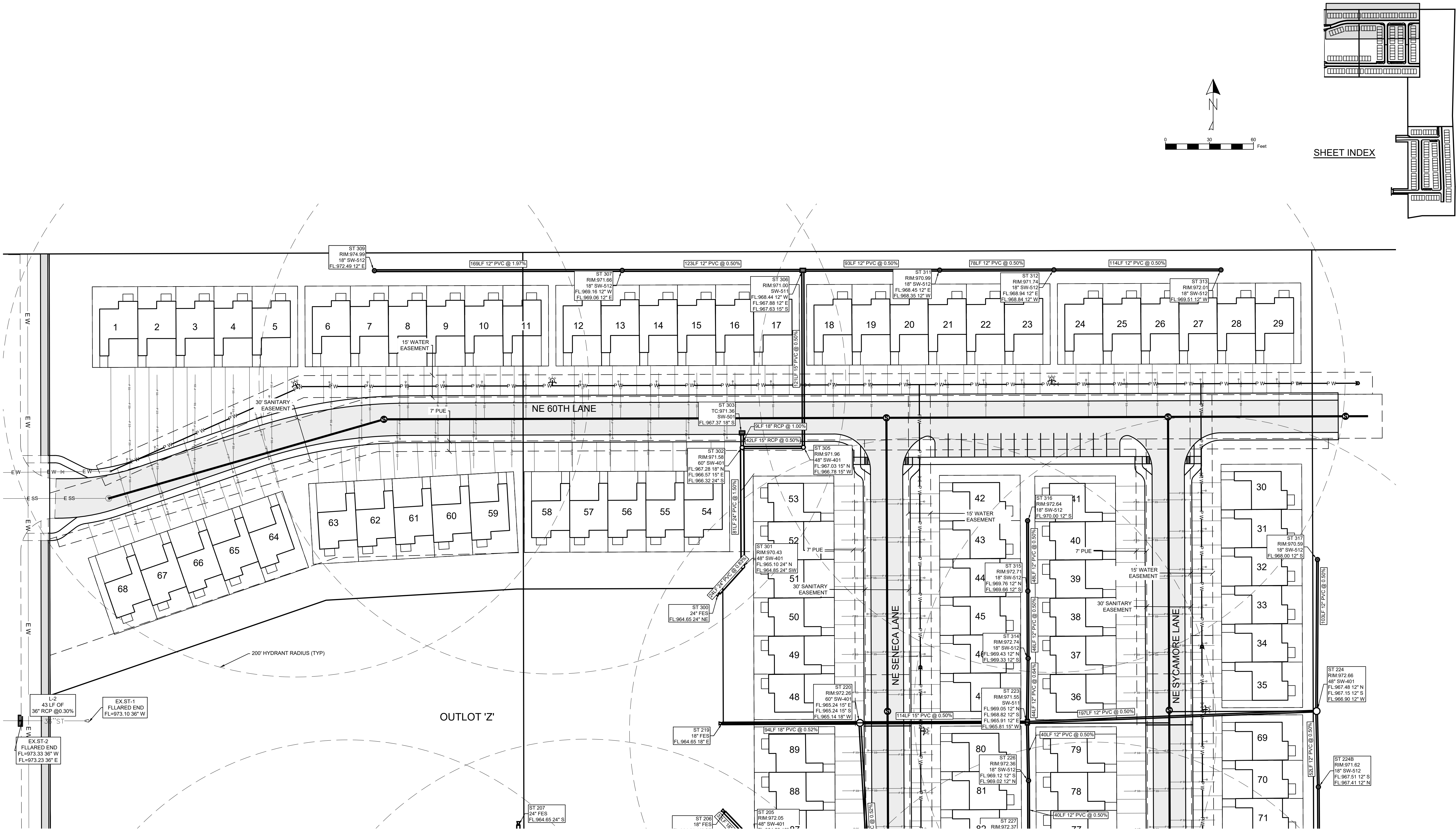
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UTILITY NOTES:  
1) STORM SEWER NAMED ACCORDING TO PHASING:  
100-199 TO BE INSTALLED WITH PHASE 1  
200-299 TO BE INSTALLED WITH PHASE 2  
300-399 TO BE INSTALLED WITH PHASE 3  
2) All SW-512S TO HAVE TYPE 3B CASTING.

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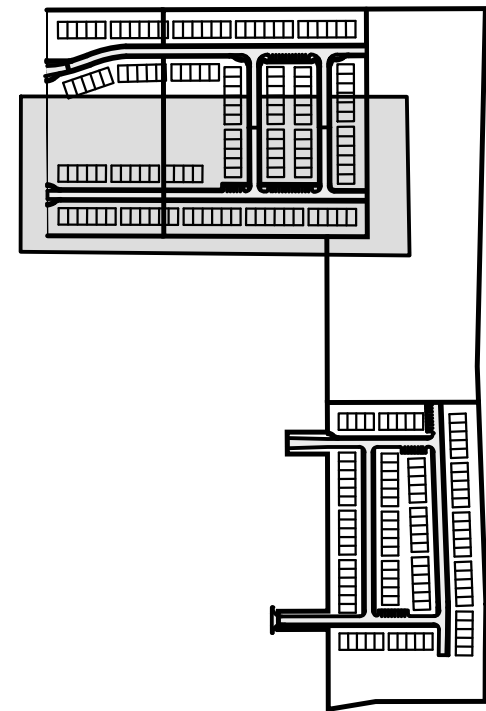
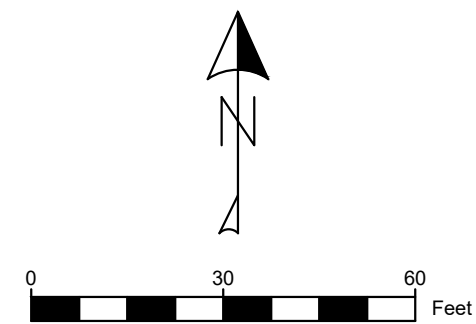
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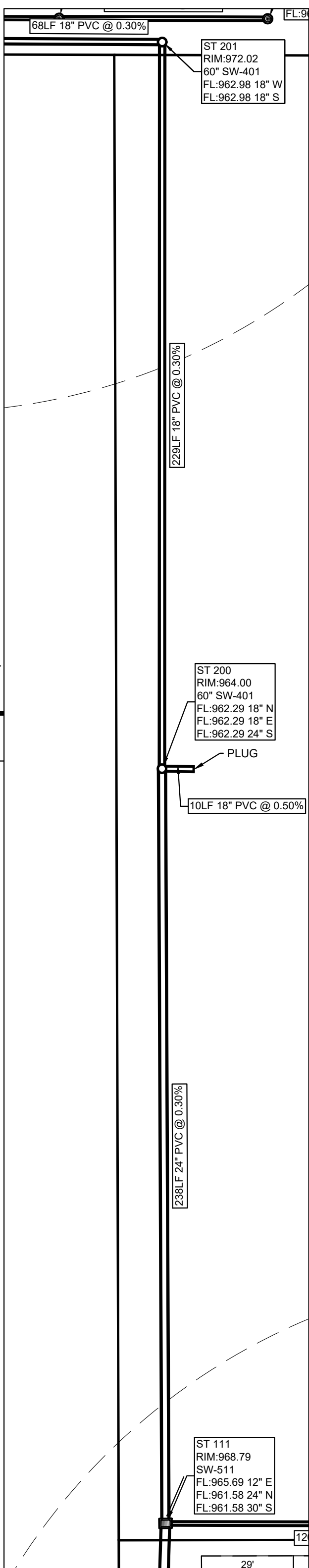
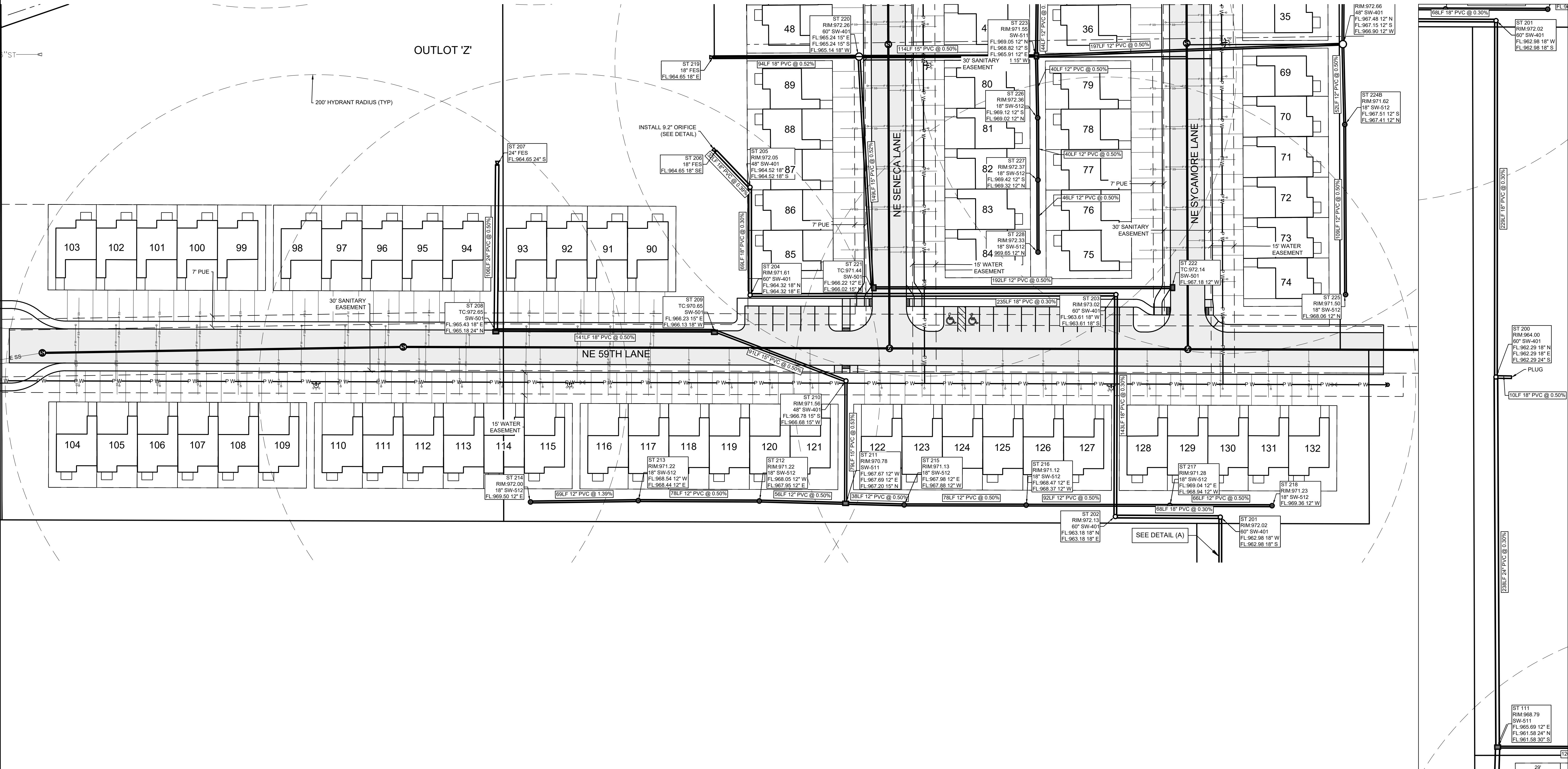


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DETAIL (A)

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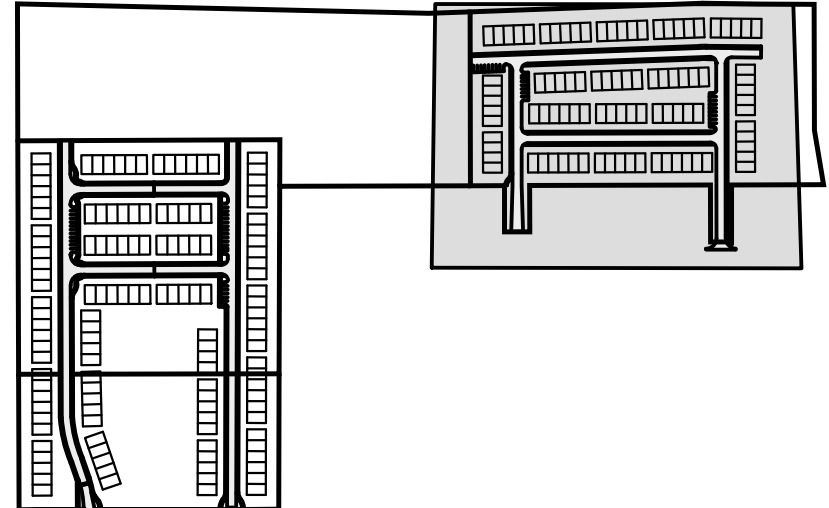
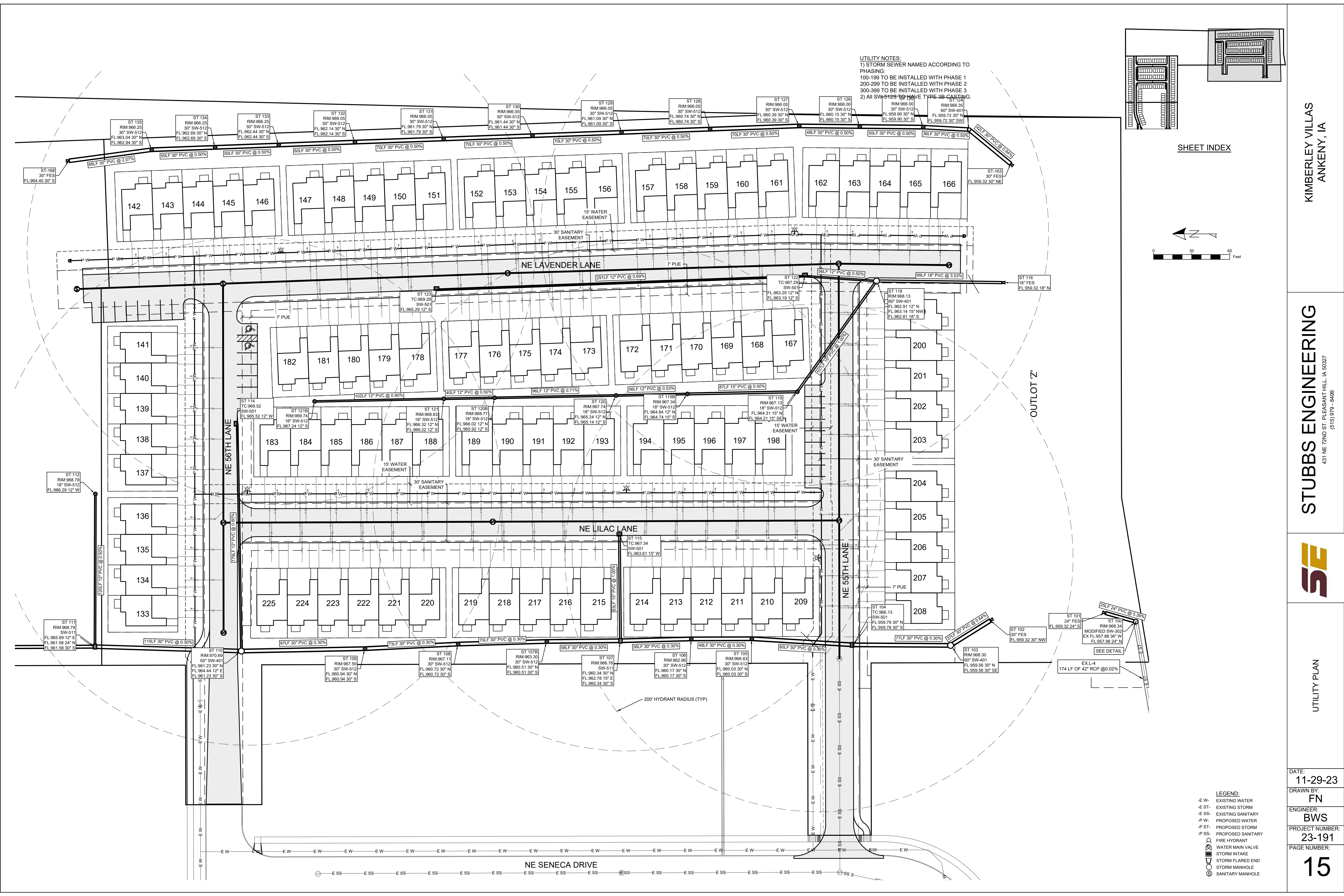
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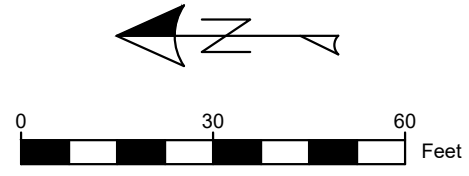
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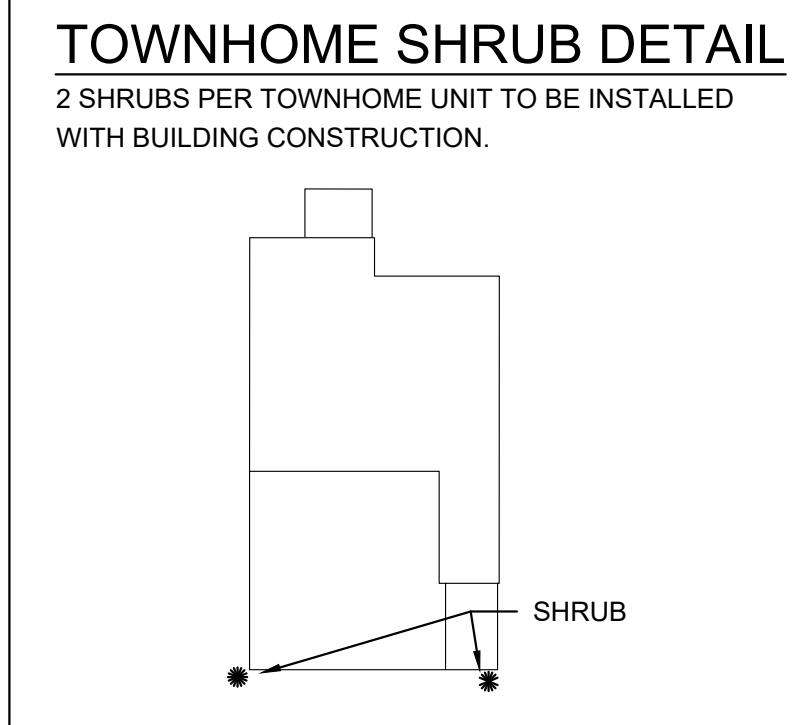
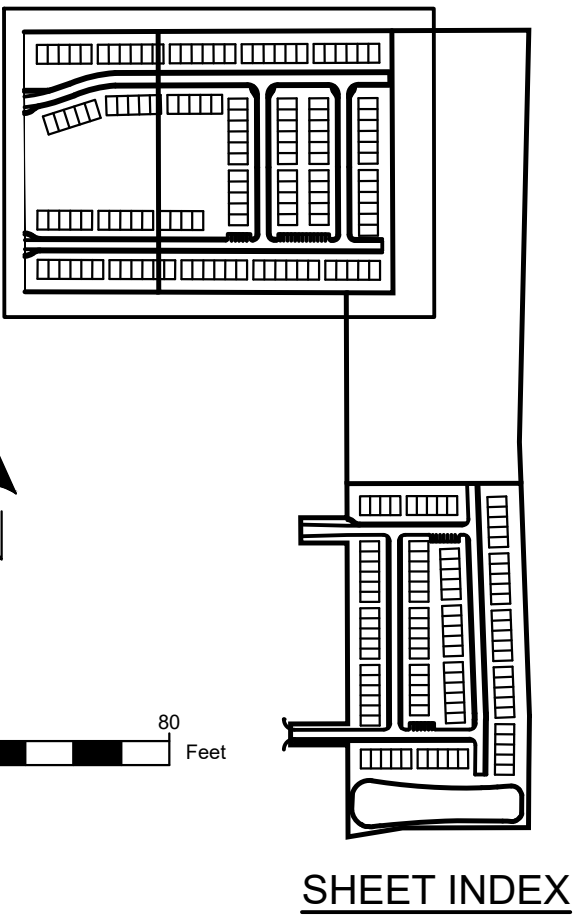
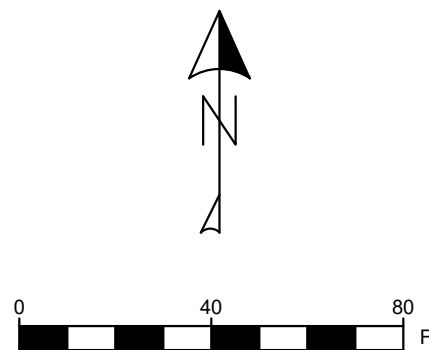
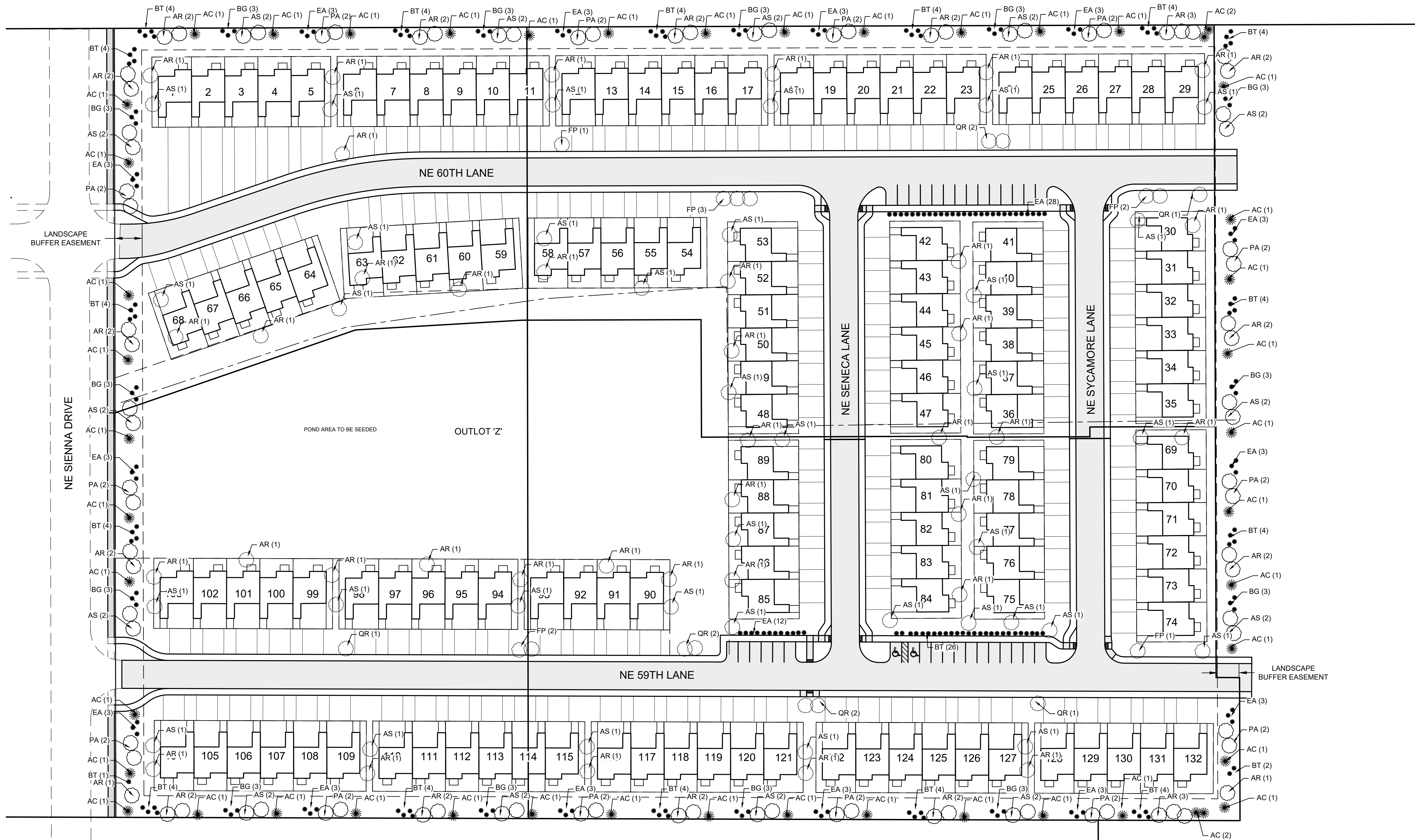
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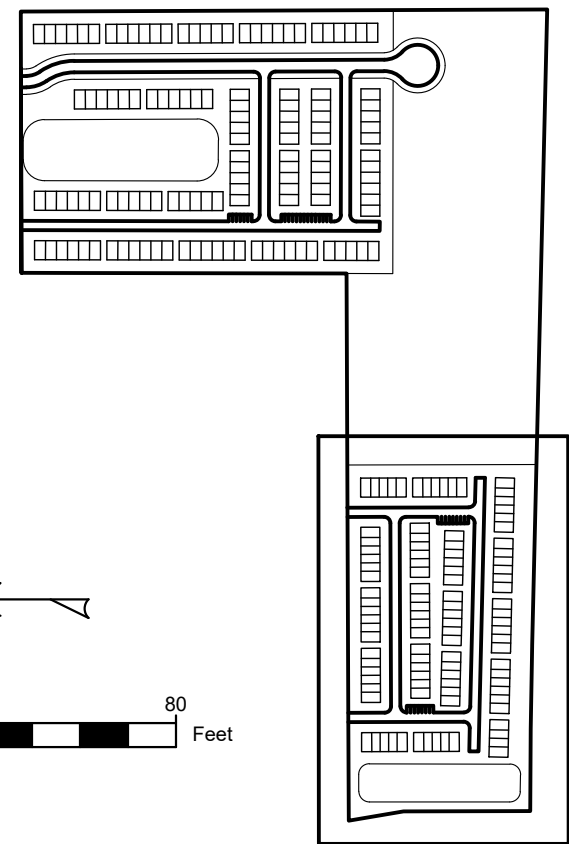
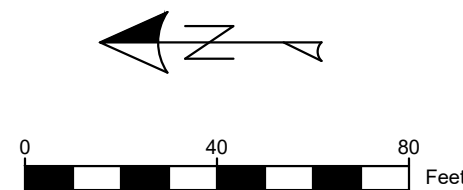




- NOTE:
- SHRUBS WITH TOWNHOME UNITS WILL BE EITHER ROSE GLOW BARBERRY OR GREEN MOUNTAIN BOXWOOD.
  - ALL PLANTINGS TO BE INSTALLED WITH BUILDING CONSTRUCTION.
  - BASIN AREAS TO BE SEEDED WITH UNITED SEEDS SUBDIVISION SEED MIX TYPE 1. AREAS ADJACENT TO THE BUILDINGS TO BE SEEDED WITH UNITED SEEDS SUBDIVISION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

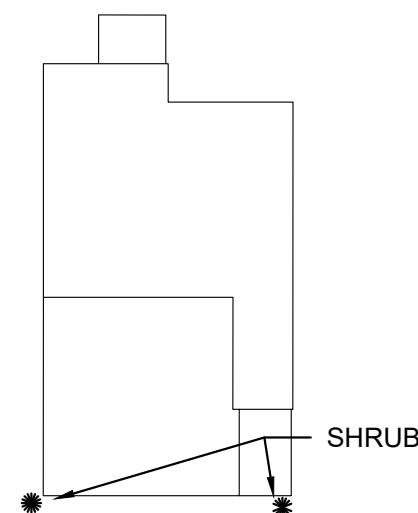




SHEET INDEX

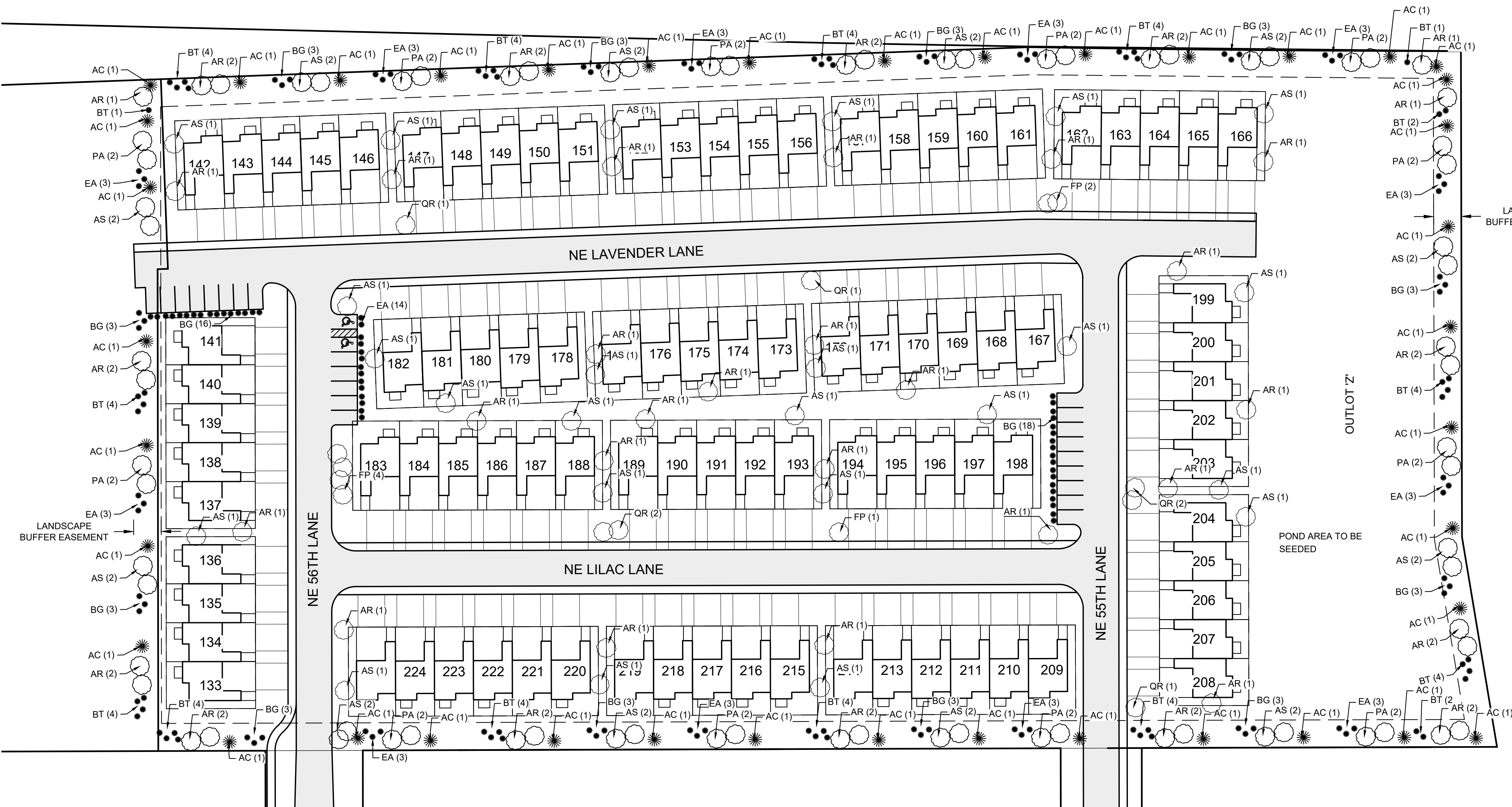
TOWNHOME SHRUB DETAIL

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 TYPE 1. AREAS ADJACENT TO THE BUILDINGS TO BE SEEDED WITH UNITED SEEDS SUBDIVISION SEED MIX TYPE 2. TYPE 1 AND TYPE 2 SEEDING TO BE COMPLETED AFTER HOME CONSTRUCTION.
4. CITY ROW SOUTH OF PHASE 1 AND CITY PARKLAND SOUTH OF PHASE 2 TO BE SEEDED WITH UNITED STATES SUBDIVISION SEED MIX TYPE 4, 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



NORTH PARCEL LANDSCAPING QUANTITIES

| BUFFER PLANTINGS (NORTH) |             |  |
|--------------------------|-------------|--|
| REQUIRED (PER 200 LF):   |             |  |
| OVERSTORY TREES          | =6"4.37=27  |  |
| EVERGREEN TREES          | =3"4.37=14  |  |
| SHRUBS                   | =10"4.37=44 |  |
| PROVIDED (874 LF):       |             |  |
| OVERSTORY TREES          | =27         |  |
| EVERGREEN TREES          | =14         |  |
| SHRUBS                   | =44         |  |

| BUFFER PLANTINGS (EAST) |             |  |
|-------------------------|-------------|--|
| REQUIRED (PER 200 LF):  |             |  |
| OVERSTORY TREES         | =6"3.12=19  |  |
| EVERGREEN TREES         | =3"3.12=10  |  |
| SHRUBS                  | =10"3.12=32 |  |
| PROVIDED (623 LF):      |             |  |
| OVERSTORY TREES         | =19         |  |
| EVERGREEN TREES         | =10         |  |
| SHRUBS                  | =32         |  |

| BUFFER PLANTINGS (SOUTH) |             |  |
|--------------------------|-------------|--|
| REQUIRED (PER 200 LF):   |             |  |
| OVERSTORY TREES          | =6"4.37=27  |  |
| EVERGREEN TREES          | =3"4.37=14  |  |
| SHRUBS                   | =10"4.37=44 |  |
| PROVIDED (874 LF):       |             |  |
| OVERSTORY TREES          | =27         |  |
| EVERGREEN TREES          | =14         |  |
| SHRUBS                   | =44         |  |

| BUFFER PLANTINGS (WEST) |             |  |
|-------------------------|-------------|--|
| REQUIRED (PER 200 LF):  |             |  |
| OVERSTORY TREES         | =6"3.09=19  |  |
| EVERGREEN TREES         | =3"3.09=10  |  |
| SHRUBS                  | =10"3.09=31 |  |
| PROVIDED (618 LF):      |             |  |
| OVERSTORY TREES         | =19         |  |
| EVERGREEN TREES         | =10         |  |
| SHRUBS                  | =31         |  |

| OPEN SPACE LANDSCAPE REQUIREMENTS |                   |  |
|-----------------------------------|-------------------|--|
| SITE AREA                         | =541,173 SF       |  |
| OPEN SPACE REQUIRED               | =108,235 SF (20%) |  |
| REQUIRED                          |                   |  |
| TREES                             | =2/3,000 SF=73    |  |
| SHRUBS                            | =6/3,000 SF=217   |  |
| PROVIDED                          |                   |  |
| TREES                             | =73               |  |
| SHRUBS                            | =310              |  |

| PARKING AREA SHADE TREE REQUIREMENTS |                      |  |
|--------------------------------------|----------------------|--|
| PAVED AREA                           | =61,090 SF           |  |
| SHADED AREA REQUIRED                 | =12,218 SF (20%)     |  |
| SHADING TREES REQUIRED               | = 18 (1 TREE/706 SF) |  |
| PROVIDED                             |                      |  |
| TREES                                | =18                  |  |

| BUFFER PLANT SCHEDULE |          |                                 |                         |          |       |                                   |
|-----------------------|----------|---------------------------------|-------------------------|----------|-------|-----------------------------------|
| CODE                  | QUANTITY | BOTANICAL NAME                  | COMMON NAME             | SIZE     | COND  | REMARKS                           |
|                       |          | OVERSTORY                       |                         |          |       |                                   |
| AR                    | 36       | Acer rubrum "Red Sunset"        | RED SUNSET MAPLE        | 1.5" CAL | B&B   | SPECIMEN - SINGLE STRAIGHT LEADER |
| AS                    | 28       | Acer saccarum "Balista"         | FALL FIESTA SUGAR MAPLE | 1.5" CAL | B&B   | SPECIMEN - SINGLE STRAIGHT LEADER |
| PA                    | 28       | Plantus x acerfolia             | LONDON PLANETREE        | 1.5" CAL | B&B   | SPECIMEN - SINGLE STRAIGHT LEADER |
|                       |          | EVERGREEN                       |                         |          |       |                                   |
| AC                    | 48       | Abies Concolor                  | CONCOLOR FIR            | 5' HT    | B&B   | SPECIMEN - SINGLE STRAIGHT LEADER |
|                       |          | SHRUBS                          |                         |          |       |                                   |
| BT                    | 67       | Berberis thunbergii "Rose Glow" | ROSE GLOW BARBERRY      | #2       | CONT. | 2" MIN HEIGHT AT PLANTING         |
| BG                    | 42       | Buxus "Green Mountain"          | GREEN MOUNTAIN MOXWOOD  | #2       | CONT. | 2" MIN HEIGHT AT PLANTING         |
| EA                    | 42       | Euonymus alatus "Compactus"     | DWARF BURNING BUSH      | #2       | CONT. | 2" MIN HEIGHT AT PLANTING         |

| OPEN SPACE PLANT SCHEDULE |          |                          |                         |          |       |                                   |
|---------------------------|----------|--------------------------|-------------------------|----------|-------|-----------------------------------|
| CODE                      | QUANTITY | BOTANICAL NAME           | COMMON NAME             | SIZE     | COND  | REMARKS                           |
|                           |          | OVERSTORY                |                         |          |       |                                   |
| AR                        | 37       | Acer rubrum "Red Sunset" | RED SUNSET MAPLE        | 1.5" CAL | B&B   | SPECIMEN - SINGLE STRAIGHT LEADER |
| AS                        | 36       | Acer saccarum "Balista"  | FALL FIESTA SUGAR MAPLE | 1.5" CAL | B&B   | SPECIMEN - SINGLE STRAIGHT LEADER |
|                           |          | SHRUBS                   |                         |          |       |                                   |
|                           | 310      | VARIES                   | VARIES                  | #2       | CONT. | 2" MIN HEIGHT AT PLANTING         |

| SHADE TREE PLANT SCHEDULE |          |                        |             |          |      |                                   |
|---------------------------|----------|------------------------|-------------|----------|------|-----------------------------------|
| CODE                      | QUANTITY | BOTANICAL NAME         | COMMON NAME | SIZE     | COND | REMARKS                           |
|                           |          | OVERSTORY              |             |          |      |                                   |
| FP                        | 9        | Fraxinus pennsylvanica | GREEN ASH   | 1.5" CAL | B&B  | SPECIMEN - SINGLE STRAIGHT LEADER |
| QR                        | 9        | Quercus rubra          | RED OAK     | 1.5" CAL | B&B  | SPECIMEN - SINGLE STRAIGHT LEADER |

SOUTH PARCEL LANDSCAPING QUANTITIES

| BUFFER PLANTINGS (NORTH) |             |  |
|--------------------------|-------------|--|
| REQUIRED (PER 200 LF):   |             |  |
| OVERSTORY TREES          | =6"2.07=13  |  |
| EVERGREEN TREES          | =3"2.07=7   |  |
| SHRUBS                   | =10"2.07=21 |  |
| PROVIDED (414 LF):       |             |  |
| OVERSTORY TREES          | =13         |  |
| EVERGREEN TREES          | =7          |  |
| SHRUBS                   | =21         |  |

| BUFFER PLANTINGS (EAST) |             |  |
|-------------------------|-------------|--|
| REQUIRED (PER 200 LF):  |             |  |
| OVERSTORY TREES         | =6"4.10=25  |  |
| EVERGREEN TREES         | =3"4.10=13  |  |
| SHRUBS                  | =10"4.10=41 |  |
| PROVIDED (819 LF):      |             |  |
| OVERSTORY TREES         | =25         |  |
| EVERGREEN TREES         | =13         |  |
| SHRUBS                  | =41         |  |

| BUFFER PLANTINGS (SOUTH) |             |  |
|--------------------------|-------------|--|
| REQUIRED (PER 200 LF):   |             |  |
| OVERSTORY TREES          | =6"2.16=13  |  |
| EVERGREEN TREES          | =3"2.16=7   |  |
| SHRUBS                   | =10"2.16=22 |  |
| PROVIDED (431 LF):       |             |  |
| OVERSTORY TREES          | =13         |  |
| EVERGREEN TREES          | =7          |  |
| SHRUBS                   | =22         |  |

| BUFFER PLANTINGS (WEST) |             |  |
|-------------------------|-------------|--|
| REQUIRED (PER 200 LF):  |             |  |
| OVERSTORY TREES         | =6"4.20=26  |  |
| EVERGREEN TREES         | =3"4.20=13  |  |
| SHRUBS                  | =10"4.20=42 |  |
| PROVIDED (618 LF):      |             |  |
| OVERSTORY TREES         | =26         |  |
| EVERGREEN TREES         | =13         |  |
| SHRUBS                  | =42         |  |

| OPEN SPACE LANDSCAPE REQUIREMENTS |                  |  |
|-----------------------------------|------------------|--|
| SITE AREA                         | =349,666 SF      |  |
| OPEN SPACE REQUIRED               | =69,934 SF (20%) |  |
| REQUIRED                          |                  |  |
| TREES                             | =2/3,000 SF=47   |  |
| SHRUBS                            | =6/3,000 SF=140  |  |
| PROVIDED                          |                  |  |
| TREES                             | =47              |  |
| SHRUBS                            | =226             |  |

| PARKING AREA SHADE TREE REQUIREMENTS |                      |  |
|--------------------------------------|----------------------|--|
| PARKING AREA                         | =48,485 SF           |  |
| SHADED AREA REQUIRED                 | =9,765 SF (20%)      |  |
| SHADING TREES REQUIRED               | = 14 (1 TREE/706 SF) |  |
| PROVIDED                             |                      |  |
| TREES                                | =14                  |  |

| BUFFER PLANT SCHEDULE |          |                                 |                         |          |       |                                   |
|-----------------------|----------|---------------------------------|-------------------------|----------|-------|-----------------------------------|
| CODE                  | QUANTITY | BOTANICAL NAME                  | COMMON NAME             | SIZE     | COND  | REMARKS                           |
|                       |          | OVERSTORY                       |                         |          |       |                                   |
| AR                    | 29       | Acer rubrum "Red Sunset"        | RED SUNSET MAPLE        | 1.5" CAL | B&B   | SPECIMEN - SINGLE STRAIGHT LEADER |
| AS                    | 24       | Acer saccarum "Balista"         | FALL FIESTA SUGAR MAPLE | 1.5" CAL | B&B   | SPECIMEN - SINGLE STRAIGHT LEADER |
| PA                    | 24       | Plantus x acerfolia             | LONDON PLANETREE        | 1.5" CAL | B&B   | SPECIMEN - SINGLE STRAIGHT LEADER |
|                       |          | EVERGREEN                       |                         |          |       |                                   |
| AC                    | 40       | Abies Concolor                  | CONCOLOR FIR            | 5' HT    | B&B   | SPECIMEN - SINGLE STRAIGHT LEADER |
|                       |          | SHRUBS                          |                         |          |       |                                   |
| BT                    | 54       | Berberis thunbergii "Rose Glow" | ROSE GLOW BARBERRY      | #2       | CONT. | 2" MIN HEIGHT AT PLANTING         |
| BG                    | 36       | Buxus "Green Mountain"          | GREEN MOUNTAIN MOXWOOD  | #2       | CONT. | 2" MIN HEIGHT AT PLANTING         |
| EA                    | 36       | Euonymus alatus "Compactus"     | DWARF BURNING BUSH      | #2       | CONT. | 2" MIN HEIGHT AT PLANTING         |

| OPEN SPACE 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                        | 24       | Acer saccarum "Balista"  | FALL FIESTA SUGAR MAPLE | 1.5" CAL | B&B   | SPECIMEN - SINGLE STRAIGHT LEADER |
|                           |          | SHRUBS                   |                         |          |       |                                   |
|                           | 226      | VARIES                   | VARIES                  | #2       | CONT. | 2" MIN HEIGHT AT PLANTING         |

| SHADE TREE PLANT SCHEDULE |          |                        |             |          |      |                                   |
|---------------------------|----------|------------------------|-------------|----------|------|-----------------------------------|
| CODE                      | QUANTITY | BOTANICAL NAME         | COMMON NAME | SIZE     | COND | REMARKS                           |
|                           |          | OVERSTORY              |             |          |      |                                   |
| FP                        | 7        | Fraxinus Pennsylvanica | GREEN ASH   | 1.5" CAL | B&B  | SPECIMEN - SINGLE STRAIGHT LEADER |
| QR                        | 7        | Quercus rubra          | RED OAK     | 1.5" CAL | B&B  | SPECIMEN - SINGLE STRAIGHT LEADER |

KIMBERLEY VILLAS  
ANKENY, IA

STUBBS ENGINEERING

431 NE 72ND ST. PLEASANT HILL, IA 50327  
(515) 979 - 8499



LANDSCAPING

DATE: 11-29-23

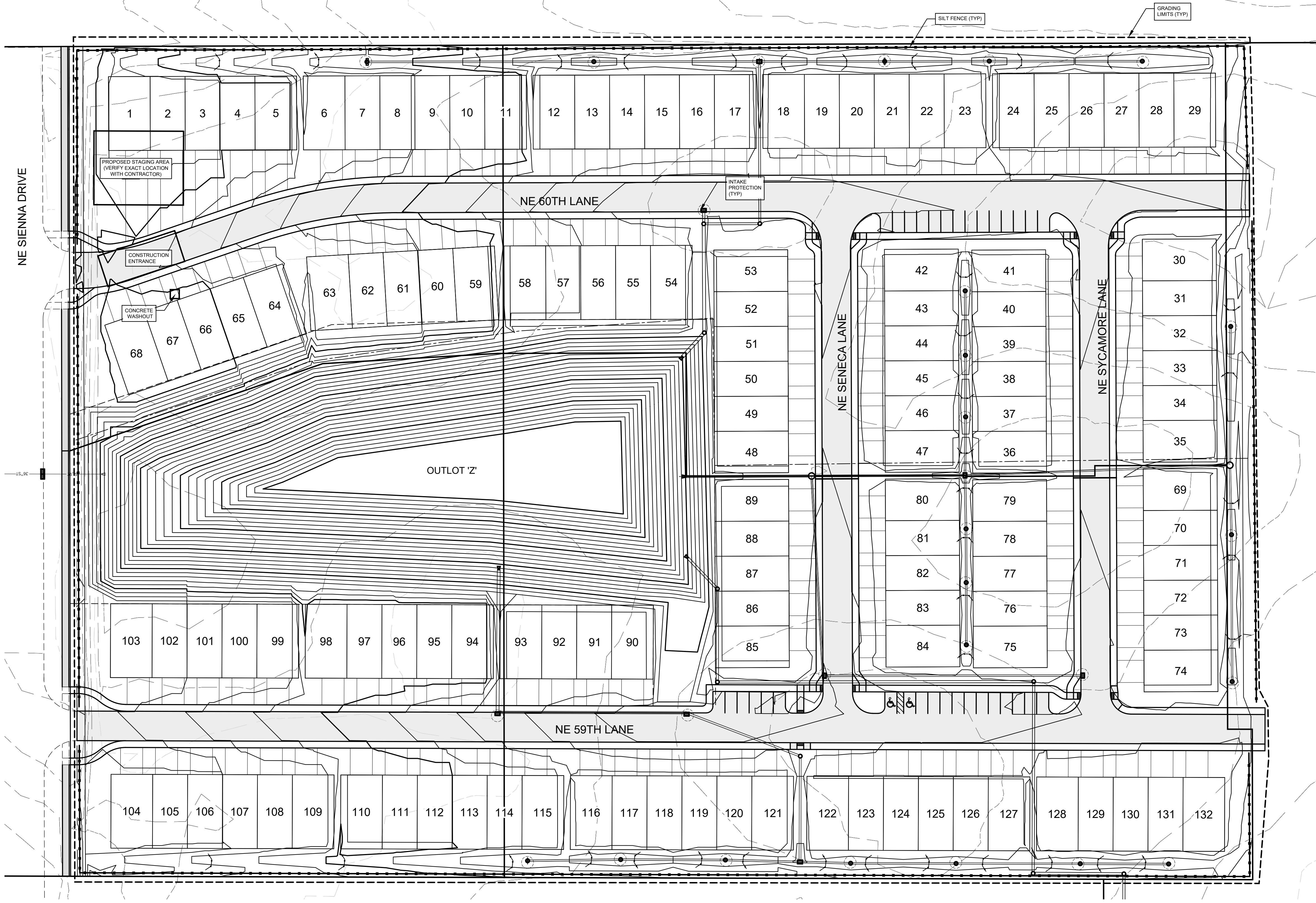
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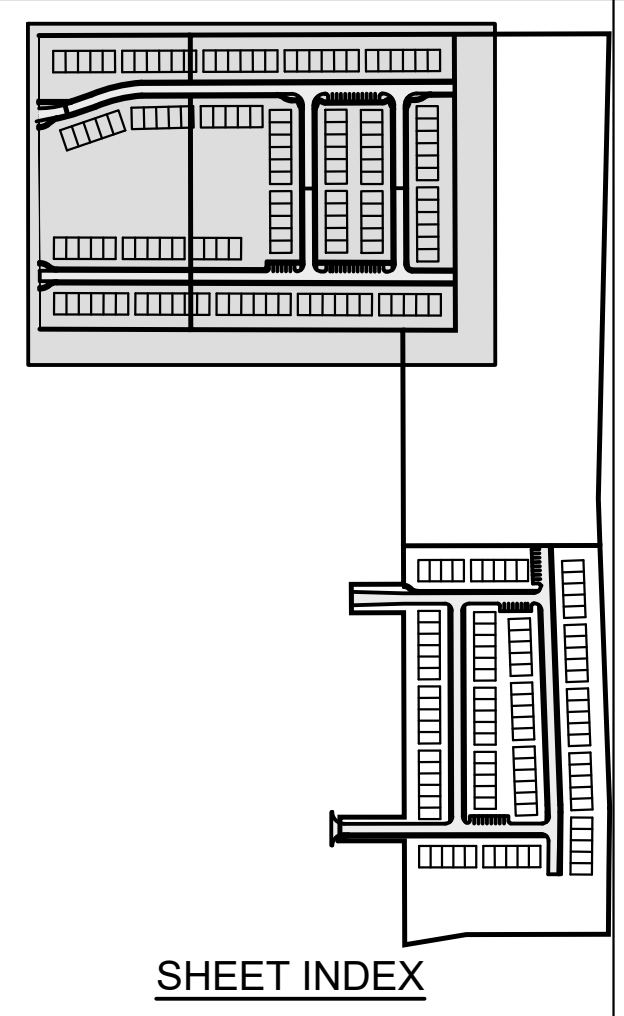
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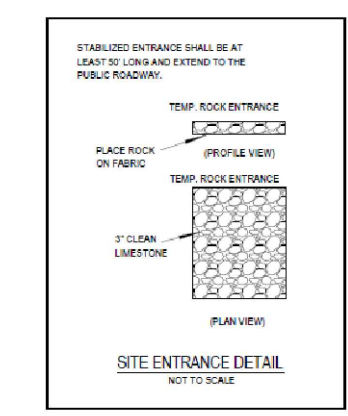
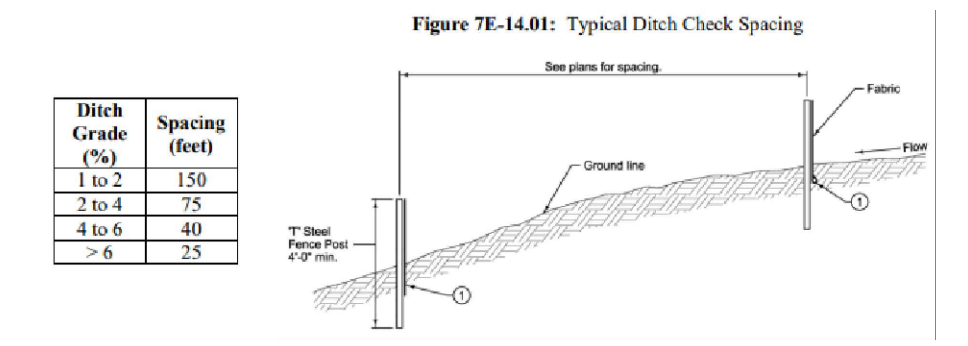
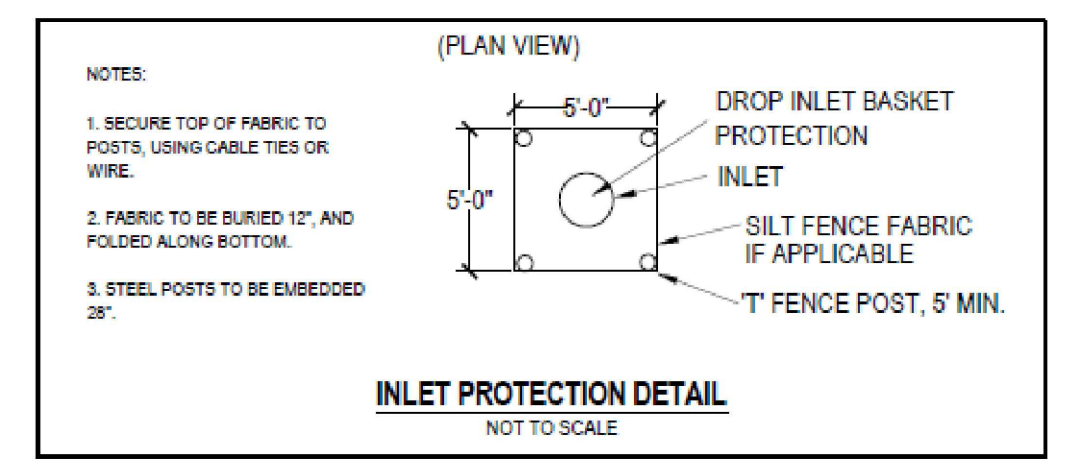
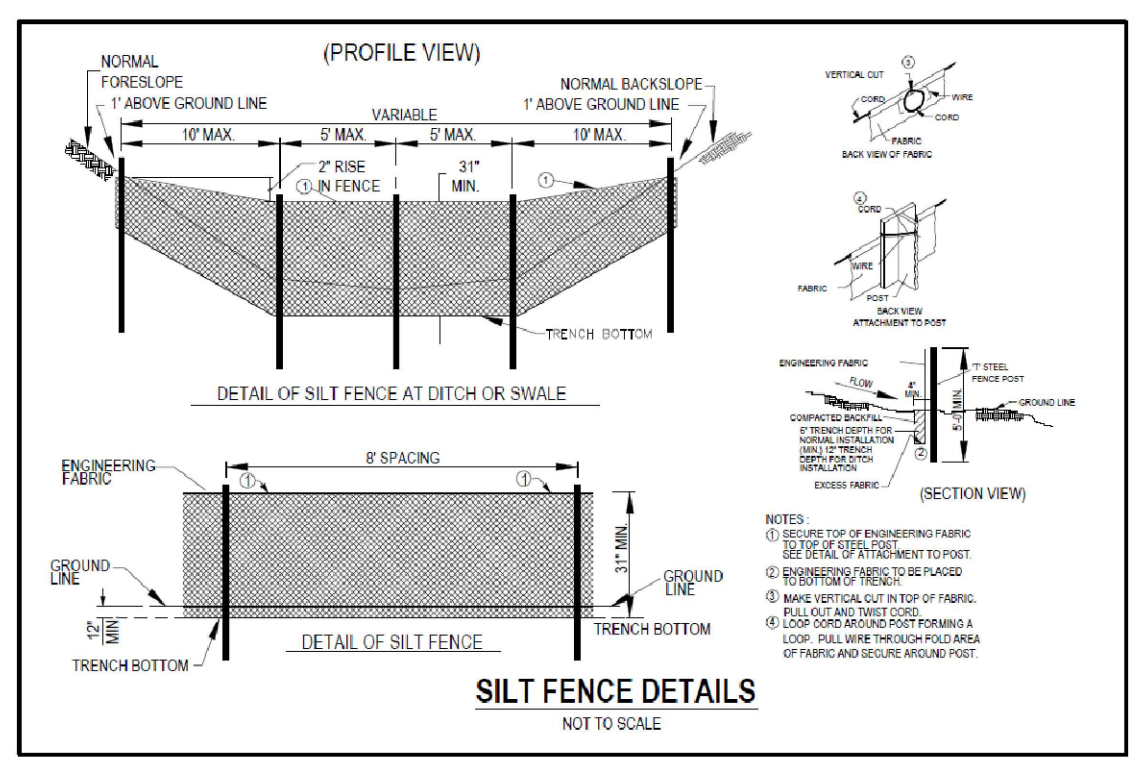
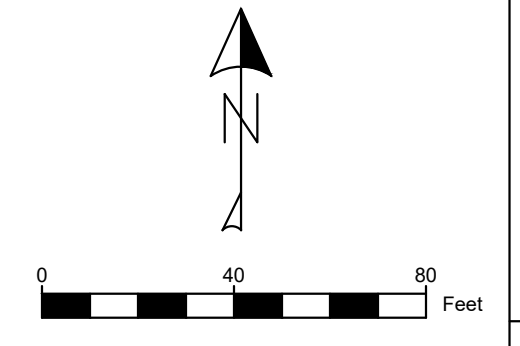




SILT FENCE  
QUANTITY: 5,900 LF



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**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

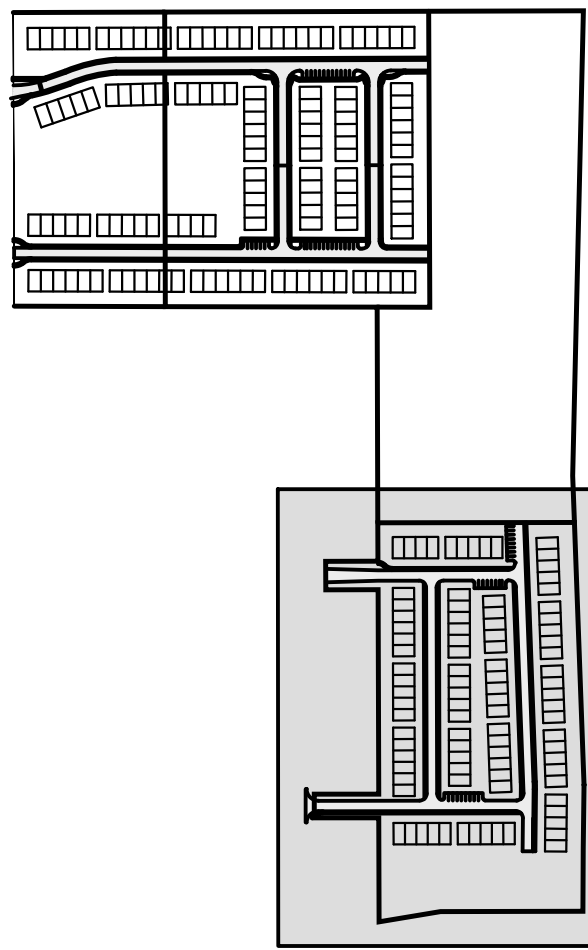
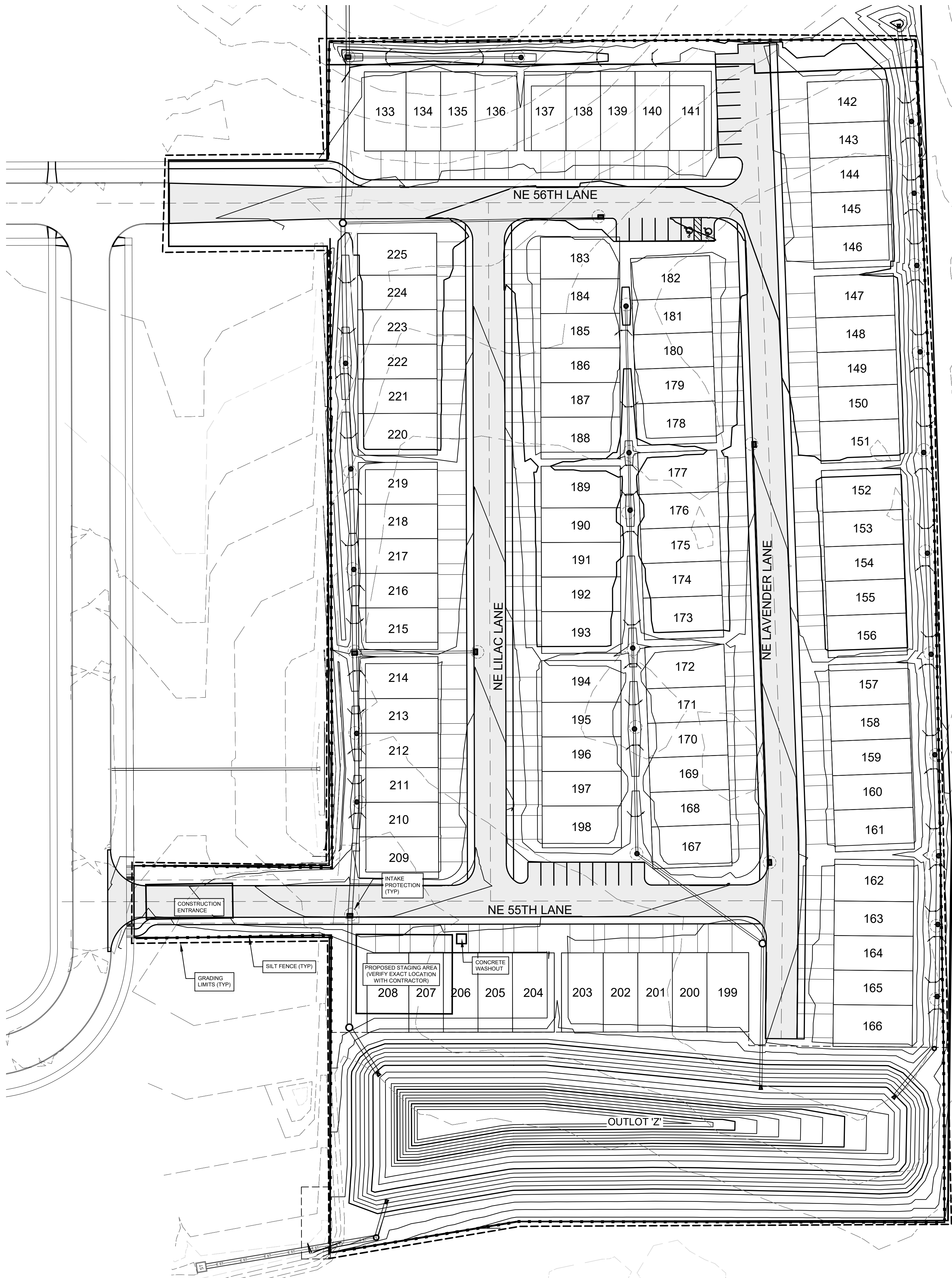
STUBBS ENGINEERING  
431 NE 72ND ST. PLEASANT HILL, IA 50327  
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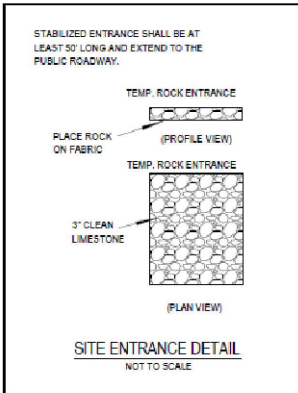
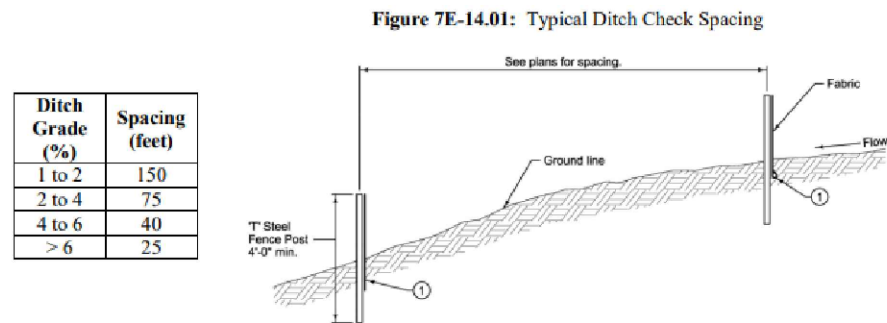
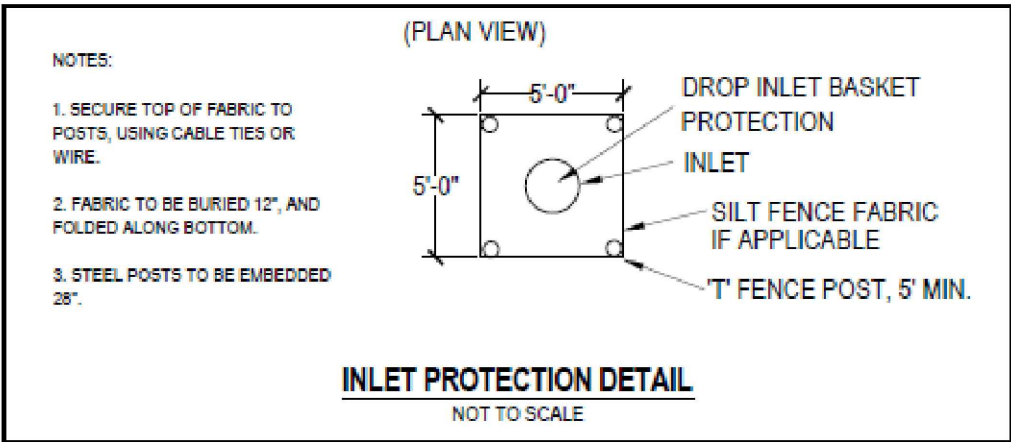
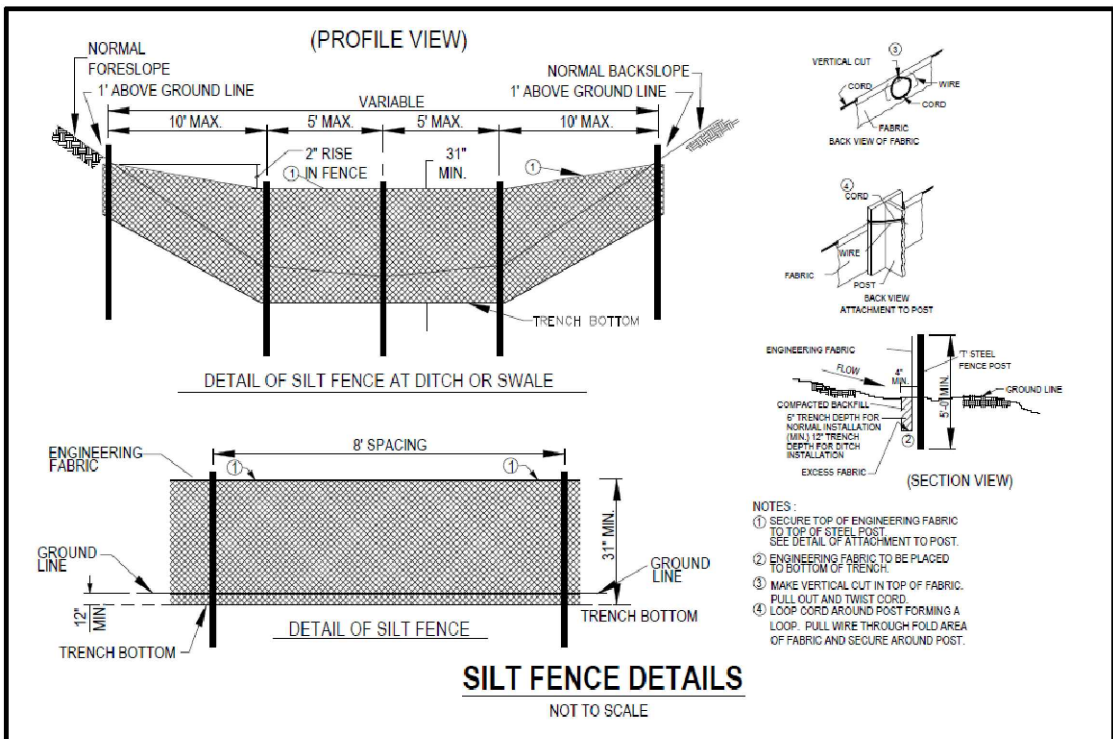
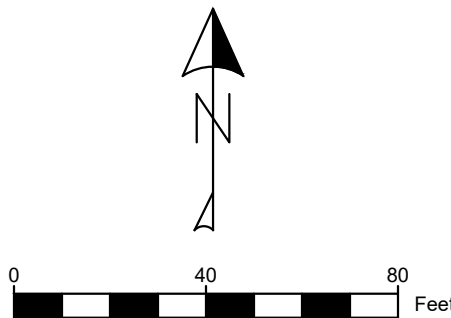
EROSION CONTROL PLAN

DATE: 11-29-23  
DRAWN BY: FN  
ENGINEER: BWS  
PROJECT NUMBER: 23-191  
PAGE NUMBER:





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UTILITY NOTE:  
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# Kimberley Crossing Townhome Submittal:

Pattison Plan (Plat 1- approx. 93 units):

Public Road Facing Units



front elevation



Pattison Rear View Hi-Viz



Pattison Left Hi-Viz



Pattison Right Hi-Viz



Pattison Plan Public Facing Road

| Front              |                     |                     |
|--------------------|---------------------|---------------------|
| Material           | Quantity Square Ft. | Percentage of Total |
| Lap                | 177                 | 36%                 |
| B&B                | 105                 | 21%                 |
| Shake              | 156                 | 31%                 |
| Masonry            | 30                  | 6%                  |
| Glazing            | 30                  | 6%                  |
| Entry/Garage Doors | 0                   | 0%                  |
| Total              | 498                 |                     |

| Rear End Unit (Hi-Viz) |                     |                     |
|------------------------|---------------------|---------------------|
| Material               | Quantity Square Ft. | Percentage of Total |
| Lap                    | 178                 | 43%                 |
| B&B                    |                     |                     |
| Shake                  |                     |                     |
| Masonry                | 128                 | 31%                 |
| Glazing                | 111                 | 27%                 |
| Entry/Garage Doors     |                     |                     |
| Total                  | 417                 |                     |

| Rear Middle Unit (Hi-Viz) |                     |                     |
|---------------------------|---------------------|---------------------|
| Material                  | Quantity Square Ft. | Percentage of Total |
| Lap                       | 194                 | 47%                 |
| B&B                       |                     |                     |
| Shake                     |                     |                     |
| Masonry                   | 128                 | 31%                 |
| Glazing                   | 95                  | 23%                 |
| Entry/Garage Doors        |                     |                     |
| Total                     | 417                 |                     |

| End (Hi-Viz) X2    |                     |                     |
|--------------------|---------------------|---------------------|
| Material           | Quantity Square Ft. | Percentage of Total |
| Lap                | 385                 | 51%                 |
| B&B                |                     |                     |
| Shake              |                     |                     |
| Masonry            | 310                 | 41%                 |
| Glazing            | 60                  | 8%                  |
| Entry/Garage Doors |                     |                     |
| Total              | 755                 |                     |

Private Road Facing Units:



front elevation



Pattison Rear View



Pattison Left



Pattison Right



Pattison Plan (Private Road Facing Units)

| Front              |                     |                     |
|--------------------|---------------------|---------------------|
| Material           | Quantity Square Ft. | Percentage of Total |
| Lap                | 177                 | 36%                 |
| B&B                | 105                 | 21%                 |
| Shake              | 156                 | 31%                 |
| Masonry            | 30                  | 6%                  |
| Glazing            | 30                  | 6%                  |
| Entry/Garage Doors | 0                   | 0%                  |
| Total              | 498                 |                     |

| Rear End Unit (3'-0" Stone) |                     |                     |
|-----------------------------|---------------------|---------------------|
| Material                    | Quantity Square Ft. | Percentage of Total |
| Lap                         | 235                 | 56%                 |
| B&B                         |                     |                     |
| Shake                       |                     |                     |
| Masonry                     | 72                  | 17%                 |
| Glazing                     | 111                 | 27%                 |
| Entry/Garage Doors          |                     |                     |
| Total                       | 418                 |                     |

| Rear Middle Unit (3'-0" Stone) |                     |                     |
|--------------------------------|---------------------|---------------------|
| Material                       | Quantity Square Ft. | Percentage of Total |
| Lap                            | 250                 | 60%                 |
| B&B                            |                     |                     |
| Shake                          |                     |                     |
| Masonry                        | 72                  | 17%                 |
| Glazing                        | 96                  | 23%                 |
| Entry/Garage Doors             |                     |                     |
| Total                          | 418                 |                     |

| End (3'-0" Stone) X2 |                    |                     |                     |
|----------------------|--------------------|---------------------|---------------------|
|                      | Material           | Quantity Square Ft. | Percentage of Total |
|                      | Lap                | 592                 | 75%                 |
|                      | B&B                |                     |                     |
|                      | Shake              |                     |                     |
|                      | Masonry            | 135                 | 17%                 |
|                      | Glazing            | 60                  | 8%                  |
|                      | Entry/Garage Doors |                     |                     |
|                      | Total              | 787                 |                     |

Sydney Plan (Plat 2-4, approx. 224 units):

Public Road Facing Units:



Front elevation



Rear elevation



Left elevation



Right elevation



Sydney Plan Public Road Facing

| Front              |                     |                     | End (Hi-Viz) Right |                     |                     |
|--------------------|---------------------|---------------------|--------------------|---------------------|---------------------|
| Material           | Quantity Square Ft. | Percentage of Total | Material           | Quantity Square Ft. | Percentage of Total |
| Lap                | 288                 | 55%                 | Lap                | 302                 | 47%                 |
| B&B                | 130                 | 25%                 | B&B                |                     |                     |
| Shake              |                     |                     | Shake              |                     |                     |
| Masonry            | 67                  | 13%                 | Masonry            | 344                 | 53%                 |
| Glazing            | 42                  | 8%                  | Glazing            |                     |                     |
| Entry/Garage Doors |                     |                     | Entry/Garage Doors |                     |                     |
| Total              | 527                 |                     | Total              | 646                 |                     |

| Rear End Unit (Hi-Viz) |                     |                     |
|------------------------|---------------------|---------------------|
| Material               | Quantity Square Ft. | Percentage of Total |
| Lap                    | 178                 | 37%                 |
| B&B                    |                     |                     |
| Shake                  |                     |                     |
| Masonry                | 244                 | 51%                 |
| Glazing                | 96                  | 20%                 |
| Entry/Garage Doors     |                     |                     |
| Total                  | 482                 |                     |

| End (Hi-Viz) Left  |                     |                     |
|--------------------|---------------------|---------------------|
| Material           | Quantity Square Ft. | Percentage of Total |
| Lap                | 303                 | 50%                 |
| B&B                |                     |                     |
| Shake              |                     |                     |
| Masonry            | 307                 | 50%                 |
| Glazing            |                     |                     |
| Entry/Garage Doors |                     |                     |
| Total              | 610                 |                     |

| Rear Middle Unit (Hi-Viz) |                     |                     |
|---------------------------|---------------------|---------------------|
| Material                  | Quantity Square Ft. | Percentage of Total |
| Lap                       | 178                 | 32%                 |
| B&B                       |                     |                     |
| Shake                     |                     |                     |
| Masonry                   | 275                 | 50%                 |
| Glazing                   | 96                  | 17%                 |
| Entry/Garage Doors        |                     |                     |
| Total                     | 549                 |                     |

Private Road Facing Units:



Front elevation



Rear Elevation



Left Elevation



Right Elevation



Sydney Plan Private Road Facing

| Front              |                     |                     | Rear End Unit (3'-0" Stone) |                     |                     |
|--------------------|---------------------|---------------------|-----------------------------|---------------------|---------------------|
| Material           | Quantity Square Ft. | Percentage of Total | Material                    | Quantity Square Ft. | Percentage of Total |
| Lap                | 288                 | 55%                 | Lap                         | 309                 | 64%                 |
| B&B                | 130                 | 25%                 | B&B                         |                     |                     |
| Shake              |                     |                     | Shake                       |                     |                     |
| Masonry            | 67                  | 13%                 | Masonry                     | 87                  | 18%                 |
| Glazing            | 42                  | 8%                  | Glazing                     | 96                  | 20%                 |
| Entry/Garage Doors |                     |                     | Entry/Garage Doors          |                     |                     |
| Total              | 527                 |                     | Total                       | 482                 |                     |

| Rear Middle Unit (3'-0" Stone) |                     |                     |
|--------------------------------|---------------------|---------------------|
| Material                       | Quantity Square Ft. | Percentage of Total |
| Lap                            | 319                 | 62%                 |
| B&B                            |                     |                     |
| Shake                          |                     |                     |
| Masonry                        | 99                  | 19%                 |
| Glazing                        | 96                  | 19%                 |
| Entry/Garage Doors             |                     |                     |
| Total                          | 514                 |                     |

| End Left (3'-0" Stone) |                     |                     | End Right (3'-0" Stone) |                     |                     |
|------------------------|---------------------|---------------------|-------------------------|---------------------|---------------------|
| Material               | Quantity Square Ft. | Percentage of Total | Material                | Quantity Square Ft. | Percentage of Total |
| Lap                    | 592                 | 81%                 | Lap                     | 581                 | 81%                 |
| B&B                    |                     |                     | B&B                     |                     |                     |
| Shake                  |                     |                     | Shake                   |                     |                     |
| Masonry                | 135                 | 19%                 | Masonry                 | 135                 | 19%                 |
| Glazing                |                     |                     | Glazing                 |                     |                     |
| Entry/Garage Doors     |                     |                     | Entry/Garage Doors      |                     |                     |
| Total                  | 727                 |                     | Total                   | 716                 |                     |

**End Units**

Board/Batten or Shakes

ROYAL CREST STERLING / SW7667 ZIRCON

ROYAL WEATHERED GRAY

ROYAL WHITE / SW7005 PURE WHITE

**Inner Units**

Board/Batten or Shakes

ROYAL CREST WHITE / SW7005 PURE WHITE

ROYAL CREST WHITE / SW7005 PURE WHITE

SW 7625 Mount Etna Interior / Exterior Locator Number: 279-C2 FRONT DOOR COLOR

SHADOW LEDGE SLATE

SW 7625 Mount Etna Interior / Exterior Locator Number: 279-C2 FRONT DOOR COLOR

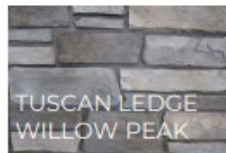
ROYAL CREST STERLING



## End Units



Ranch



## Inner Units

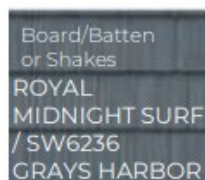


Ranch



MIDNIGHT BOARDWALK

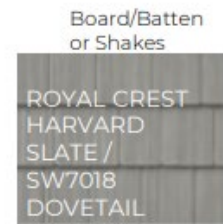
## End Units



Ranch



## Inner Units



Ranch



COASTAL HIGHWAY

PLAT-1= 93 UNIT  
 PLAT-2= 64 UNIT  
 PLAT-3= 68 UNIT  
 PLAT-4= 114 UNIT  
 TOTAL=339UNIT

# CONCEPT PLAN FOR KIMBERLEY VILLAS



KIMBERLEY VILLAS  
 ANNEX, IA

STUBBS ENGINEERING  
 401 N. 10th St., Suite 100, Des Moines, IA 50319  
 515.281.1111

SE

CONCEPT PLAN

DATE: 10/23/23  
 DRAWN BY: FN  
 CHECKED BY: BWS  
 PROJECT NO: 23-191  
 SHEET NO: 1

-  = Harvest Moon
-  = Royal Crest
-  = Midnight Boardwalk
-  = Coastal Highway





PLAN AND ZONING COMMISSION

December 5, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

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ACTION REQUESTED:

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LEGAL:

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SUBJECT:

1. December 4, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for December 19, 2023

**Set Public Hearing(s):**

- Amendment to the Ankeny Plan 2040 Future Land Use Map for property owned by Hope Kimberley LLC from LDR to HDR (16.20 acres)
- Request by Hope Kimberley LLC to rezone property from R-1 to PUD (36.60 acres) and R-1 to R-3 (28.16 acres)
- Request by Beasley Farms, Inc., Stephen L. Banning Trust and Bettye J. Banning Trust to rezone property from M-1, C-2 and R-1 to PUD (23.03 acres)

November 2023 Building Permit Report

3. Commissioner's Reports

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EXECUTIVE SUMMARY:

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FISCAL IMPACT: **No**

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STAFF RECOMMENDATIONS:

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PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

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PUBLIC OUTREACH EFFORTS:

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ACTION REQUESTED:

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ADDITIONAL INFORMATION:

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ATTACHMENTS:

|                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------|
| Click to download                                                                                                                      |
|  <a href="#">November 2023 Building Permit Report</a> |



**City of Ankeny**  
**Building Permit Report**  
**Month of November 2023**

|                                      | Issued      |                     | Issued      |                    | Issued Calendar Year |                      |                     |                      | Issued Fiscal Year  |                      |
|--------------------------------------|-------------|---------------------|-------------|--------------------|----------------------|----------------------|---------------------|----------------------|---------------------|----------------------|
|                                      | November-23 |                     | November-22 |                    | 1/1/2023-11/30/2023  |                      | 1/1/2022-11/30/2022 |                      | 7/1/2023-11/30/2023 |                      |
|                                      | Num         | Valuation           | Num         | Valuation          | Num                  | Valuation            | Num                 | Valuation            | Num                 | Valuation            |
| <b>RESIDENTIAL</b>                   |             |                     |             |                    |                      |                      |                     |                      |                     |                      |
| New Dwellings                        |             |                     |             |                    |                      |                      |                     |                      |                     |                      |
| New Single Family Detached           | 16          | \$6,335,867         | 17          | \$6,249,168        | 376                  | \$128,035,386        | 444                 | \$140,680,049        | 134                 | \$50,391,018         |
| New Single Family Attached/Duplex    | 24          | \$7,742,367         | 4           | \$1,169,876        | 208                  | \$55,017,090         | 243                 | \$56,067,881         | 60                  | \$17,728,912         |
| New Multi - Family                   | 1           | \$4,534,864         | 0           | \$0                | 2                    | \$11,805,685         | 53                  | \$67,047,325         | 1                   | \$4,534,864          |
| <b>Total New Residential Permits</b> | <b>41</b>   | <b>\$18,613,098</b> | <b>21</b>   | <b>\$7,419,044</b> | <b>586</b>           | <b>\$194,858,161</b> | <b>740</b>          | <b>\$263,795,255</b> | <b>195</b>          | <b>\$72,654,794</b>  |
| Additions/Alterations/Other (1)      | 48          | \$518,445           | 36          | \$774,017          | 743                  | \$9,554,349          | 835                 | \$10,886,822         | 329                 | \$4,917,721          |
| <b>Total New Dwelling Units</b>      | <b>40</b>   |                     | <b>21</b>   |                    | <b>635</b>           |                      | <b>1055</b>         |                      | <b>194</b>          |                      |
|                                      |             |                     |             |                    |                      |                      |                     |                      |                     |                      |
| <b>NON-RESIDENTIAL</b>               |             |                     |             |                    |                      |                      |                     |                      |                     |                      |
| New Commercial                       | 3           | \$1,870,868         | 1           | \$103,206          | 26                   | \$54,679,860         | 32                  | \$169,919,045        | 13                  | \$18,220,152         |
| COM Additions/Alterations/Other      | 9           | \$950,113           | 7           | \$600,706          | 83                   | \$43,711,858         | 93                  | \$17,703,072         | 33                  | \$27,146,254         |
| New Church                           | 0           | \$0                 | 0           | \$0                | 0                    | \$0                  | 1                   | \$13,679,075         | 0                   | \$0                  |
| CHR Additions/Alterations/Other      | 0           | \$0                 | 0           | \$0                | 1                    | \$17,000             | 3                   | \$359,880            | 0                   | \$0                  |
| New School                           | 0           | \$0                 | 0           | \$0                | 3                    | \$7,000,500          | 1                   | \$27,196,293         | 2                   | \$6,930,500          |
| SCH Additions/Alterations/Other      | 0           | \$0                 | 0           | \$0                | 5                    | \$325,913            | 3                   | \$40,550             | 3                   | \$165,000            |
| <b>Total Non Residential Permits</b> | <b>12</b>   | <b>\$2,820,981</b>  | <b>8</b>    | <b>\$703,912</b>   | <b>118</b>           | <b>\$105,735,131</b> | <b>133</b>          | <b>\$228,897,915</b> | <b>51</b>           | <b>\$52,461,906</b>  |
|                                      |             |                     |             |                    |                      |                      |                     |                      |                     |                      |
| MISC PERMITS (2)                     | 60          | \$90,855            | 58          | \$64,273           | 869                  | \$1,063,131          | 944                 | \$1,231,501          | 426                 | \$593,297            |
|                                      |             |                     |             |                    |                      |                      |                     |                      |                     |                      |
| <b>TOTALS</b>                        | <b>161</b>  | <b>\$22,043,379</b> | <b>123</b>  | <b>\$8,961,246</b> | <b>2316</b>          | <b>\$311,210,772</b> | <b>2652</b>         | <b>\$504,811,493</b> | <b>1001</b>         | <b>\$130,627,718</b> |

(1) includes permits issued for sheds, pools, garages, decks, porches, auxiliary structures

(2) includes permits issued for: driveway approach, signs, fences, other misc. non-residential

RSF includes attached & detached dwelling units; RDF includes duplexes; RMF includes apartments & stacked condo units

\* includes footing & foundation permits

The City Of Ankeny  
Building Permit Report (Monthly)  
Issued from November 2023

| Type of Use            | Type of Work  | Issue Date | Valuation   | Permit Number | Street Address           | Applicant Name         | Contractor Name              |
|------------------------|---------------|------------|-------------|---------------|--------------------------|------------------------|------------------------------|
| Single Family Detached | New Building  | 11/3/2023  | \$554,892   | 23-6215-NEW   | 1119 NE Hillside Dr      | Redwood Builders LLC   | Redwood Builders LLC         |
| Single Family Detached | New Building  | 11/6/2023  | \$348,499   | 23-6425-NEW   | 1608 NE Deerfield Dr     | DR Horton - Iowa LLC   | DR Horton - Iowa LLC         |
| Single Family Detached | New Building  | 11/9/2023  | \$324,508   | 23-6460-NEW   | 414 NE Country Meadow Dr | Jerry's Homes Inc      | Jerry's Homes Inc            |
| Single Family Detached | New Building  | 11/9/2023  | \$386,078   | 23-6504-NEW   | 1113 NW Jackson Dr       | Genesis Homes Inc      | Genesis Homes Of Iowa LLC    |
| Single Family Detached | New Building  | 11/10/2023 | \$442,392   | 23-6351-NEW   | 505 SW 18th St           | Apex Homes, LLC        | Apex Homes, LLC              |
| Single Family Detached | New Building  | 11/13/2023 | \$398,625   | 23-6426-NEW   | 1604 NE Deerfield Dr     | DR Horton - Iowa LLC   | DR Horton - Iowa LLC         |
| Single Family Detached | New Building  | 11/13/2023 | \$371,635   | 23-6625-NEW   | 5514 NE Seneca Dr        | DR Horton - Iowa LLC   | DR Horton - Iowa LLC         |
| Single Family Detached | New Building  | 11/15/2023 | \$295,014   | 23-6637-NEW   | 708 NE Meadow Landing Dr | Greenland Homes Inc    | Greenland Homes Inc          |
| Single Family Detached | New Building  | 11/27/2023 | \$325,469   | 23-6579-NEW   | 5602 NE Verona Dr        | DR Horton - Iowa LLC   | DR Horton - Iowa LLC         |
| Single Family Detached | New Building  | 11/27/2023 | \$398,165   | 23-6580-NEW   | 5606 NE Verona Dr        | DR Horton - Iowa LLC   | DR Horton - Iowa LLC         |
| Single Family Detached | New Building  | 11/27/2023 | \$532,659   | 23-6599-NEW   | 123 NE 64th Ln           | Harvest Ridge Builders | Harvester Ridge Builders LLC |
| Single Family Detached | New Building  | 11/27/2023 | \$545,890   | 23-6612-NEW   | 5027 NE Seneca Dr        | Vittoria Homes, LLC    | Vittoria Homes, LLC          |
| Single Family Detached | New Building  | 11/27/2023 | \$422,203   | 23-6719-NEW   | 6313 NE Grant Ln         | Harvest Ridge Builders | Harvester Ridge Builders LLC |
| Single Family Detached | New Building  | 11/27/2023 | \$325,469   | 23-6776-NEW   | 4204 NE 16th St          | DR Horton - Iowa LLC   | DR Horton - Iowa LLC         |
| Single Family Detached | New Building  | 11/28/2023 | \$292,734   | 23-6799-NEW   | 2813 NW 30th Ln          | DR Horton - Iowa LLC   | DR Horton - Iowa LLC         |
| Single Family Detached | New Building  | 11/29/2023 | \$371,635   | 23-6809-NEW   | 5510 NE Seneca Dr        | DR Horton - Iowa LLC   | DR Horton - Iowa LLC         |
| Single Family Attached | New Building  | 11/2/2023  | \$281,418   | 23-6223-NEW   | 4402 NE Mongoose Ln      | DR Horton - Iowa LLC   | DR Horton - Iowa LLC         |
| Single Family Attached | New Building  | 11/2/2023  | \$281,418   | 23-6354-NEW   | 4406 NE Mongoose Ln      | DR Horton - Iowa LLC   | DR Horton - Iowa LLC         |
| Single Family Attached | New Building  | 11/2/2023  | \$281,418   | 23-6355-NEW   | 4410 NE Mongoose Ln      | DR Horton - Iowa LLC   | DR Horton - Iowa LLC         |
| Single Family Attached | New Building  | 11/2/2023  | \$281,418   | 23-6356-NEW   | 4414 NE Mongoose Ln      | DR Horton - Iowa LLC   | DR Horton - Iowa LLC         |
| Single Family Attached | New Building  | 11/2/2023  | \$281,418   | 23-6357-NEW   | 4418 NE Mongoose Ln      | DR Horton - Iowa LLC   | DR Horton - Iowa LLC         |
| Single Family Attached | New Building  | 11/2/2023  | \$281,418   | 23-6358-NEW   | 4422 NE Mongoose Ln      | DR Horton - Iowa LLC   | DR Horton - Iowa LLC         |
| Single Family Attached | New Building  | 11/7/2023  | \$377,293   | 23-6376-NEW   | 4619 NW 17th St          | Sage Homes Inc.        | Sage Homes Inc               |
| Single Family Attached | New Building  | 11/7/2023  | \$377,293   | 23-6377-NEW   | 4623 NW 17th St          | Sage Homes Inc.        | Sage Homes Inc               |
| Single Family Attached | New Building  | 11/7/2023  | \$338,171   | 23-6383-NEW   | 4612 NW 17th St          | Sage Homes Inc.        | Sage Homes Inc               |
| Single Family Attached | New Building  | 11/7/2023  | \$340,963   | 23-6386-NEW   | 4616 NW 17th St          | Sage Homes Inc.        | Sage Homes Inc               |
| Single Family Attached | New Building  | 11/7/2023  | \$377,293   | 23-6387-NEW   | 4611 NW 17th St          | Sage Homes Inc.        | Sage Homes Inc               |
| Single Family Attached | New Building  | 11/7/2023  | \$377,293   | 23-6388-NEW   | 4615 NW 17th St          | Sage Homes Inc.        | Sage Homes Inc               |
| Single Family Attached | New Building  | 11/7/2023  | \$316,834   | 23-6451-NEW   | 4620 NW 17th St          | Sage Homes Inc.        | Sage Homes Inc               |
| Single Family Attached | New Building  | 11/7/2023  | \$340,983   | 23-6452-NEW   | 4624 NW 17th St          | Sage Homes Inc.        | Sage Homes Inc               |
| Single Family Attached | New Building  | 11/8/2023  | \$311,512   | 23-6448-NEW   | 1516 NW Driftwood Dr     | Happe Homes, LLP       | Happe Homes, LLP             |
| Single Family Attached | New Building  | 11/8/2023  | \$303,076   | 23-6449-NEW   | 1602 NW Driftwood Dr     | Happe Homes, LLP       | Happe Homes, LLP             |
| Single Family Attached | New Building  | 11/8/2023  | \$304,472   | 23-6455-NEW   | 1606 NW Driftwood Dr     | Happe Homes, LLP       | Happe Homes, LLP             |
| Single Family Attached | New Building  | 11/8/2023  | \$303,076   | 23-6456-NEW   | 1610 NW Driftwood Dr     | Happe Homes, LLP       | Happe Homes, LLP             |
| Single Family Attached | New Building  | 11/9/2023  | \$304,472   | 23-6490-NEW   | 4505 NW 17th St          | Happe Homes, LLP       | Happe Homes, LLP             |
| Single Family Attached | New Building  | 11/9/2023  | \$303,076   | 23-6491-NEW   | 4501 NW 17th St          | Happe Homes, LLP       | Happe Homes, LLP             |
| Single Family Attached | New Building  | 11/13/2023 | \$386,540   | 23-6487-NEW   | 1102 NE 17th Ln          | MJ Properties          | MJ Properties                |
| Single Family Attached | New Building  | 11/13/2023 | \$383,964   | 23-6488-NEW   | 1106 NE 17th Ln          | MJ Properties          | MJ Properties                |
| Single Family Attached | New Building  | 11/13/2023 | \$303,076   | 23-6492-NEW   | 4502 NW 17th St          | Happe Homes, LLP       | Happe Homes, LLP             |
| Single Family Attached | New Building  | 11/13/2023 | \$304,472   | 23-6493-NEW   | 4506 NW 17th St          | Happe Homes, LLP       | Happe Homes, LLP             |
| Multi-Family           | Footing/Found | 11/30/2023 | \$4,534,864 | 23-5821-FND   | 1010 SW Magazine Rd      | Haverkamp Construction | Haverkamp Construction       |



|                        |                     |            |          |              |                          |                                  |                                  |
|------------------------|---------------------|------------|----------|--------------|--------------------------|----------------------------------|----------------------------------|
| Single Family Detached | Building Addition   | 11/1/2023  | \$43,049 | 23-5890-ADD  | 3407 NW 14th St          | Matthew                          | Matthew                          |
| Single Family Detached | Building Alteration | 11/3/2023  | \$35,000 | 23-6476-ALT  | 1504 NW Rockcrest Rd     | Steven Dean Williams             | Steven Dean Williams             |
| Single Family Detached | Fire Repair         | 11/6/2023  | \$1,500  | 23-6541-FREP | 1413 NW 2nd St           | Joshua K Moon                    | Joshua K Moon                    |
| Single Family Detached | Porch               | 11/7/2023  | \$2,880  | 23-6535-PRCH | 2712 NW Beechwood St     | MJ Properties                    | MJ Properties                    |
| Single Family Detached | Pergola             | 11/9/2023  | \$33,255 | 23-6013-PERG | 2202 NE Trilein Dr       | Paramount Pergolas               | Paramount Pergolas               |
| Single Family Detached | Porch               | 11/9/2023  | \$4,060  | 23-6280-PRCH | 1811 SW 19th St          | Mapes Construction Company, Inc. | Mapes Construction Company, Inc. |
| Single Family Detached | Porch               | 11/9/2023  | \$6,160  | 23-6568-PRCH | 1109 SE Hayes Dr         | Helland Construction Inc         | Helland Construction Inc         |
| Single Family Detached | Building Alteration | 11/9/2023  | \$31,594 | 23-6616-ALT  | 5522 NE Seneca Dr        | DR Horton - Iowa LLC             | DR Horton - Iowa LLC             |
| Single Family Detached | Porch               | 11/10/2023 | \$3,840  | 23-5466-PRCH | 3422 NE Briar Creek Pl   | Ben Piepho                       | Ben Piepho                       |
| Single Family Detached | Porch               | 11/10/2023 | \$5,040  | 23-5653-PRCH | 4402 SW Sawgrass Pkwy    | Amazed Construction Service INC  | Amazed Construction Services Inc |
| Single Family Detached | Building Addition   | 11/10/2023 | \$15,955 | 23-6390-ADD  | 2938 SW Glenbrooke Blvd  | Amazed Construction Service INC  | Amazed Construction Services Inc |
| Single Family Detached | Solar               | 11/10/2023 | \$25,199 | 23-6633-SOL  | 825 SE 3rd St            | Purelight Power                  | Purelight Power                  |
| Single Family Detached | Building Alteration | 11/13/2023 | \$2,500  | 23-6024-ALT  | 606 NW Boulder Brook Dr  | Richard G Jespersen              | Richard G Jespersen              |
| Single Family Detached | Building Alteration | 11/13/2023 | \$300    | 23-6631-ALT  | 1018 NE Fountain View Dr | Lorey Construction               | Lorey Construction               |
| Single Family Detached | Building Alteration | 11/14/2023 | \$26,838 | 23-6567-ALT  | 1642 SW Arlan Dr         | Schaffer & Sons                  | Schaffer & Sons                  |
| Single Family Detached | Building Alteration | 11/14/2023 | \$27,626 | 23-6671-ALT  | 1612 NE Deerfield Dr     | DR Horton - Iowa LLC             | DR Horton - Iowa LLC             |
| Single Family Detached | Building Alteration | 11/15/2023 | \$1,575  | 23-6663-ALT  | 3517 SW 29th St          | John E Cabeen                    | John E Cabeen                    |
| Single Family Detached | Solar               | 11/15/2023 | \$14,715 | 23-6684-SOL  | 5111 NW 8th St           | One Source Solar                 | One Source Solar                 |
| Single Family Detached | Building Alteration | 11/16/2023 | \$15,782 | 23-6697-ALT  | 2119 SE Clover Ridge Dr  | Dane Nolte                       | KBS                              |
| Single Family Detached | Building Addition   | 11/17/2023 | \$14,059 | 23-6375-ADD  | 1701 NE Innsbruck Ct     | Home State Builders              | Home State Builders              |
| Single Family Detached | Porch               | 11/21/2023 | \$1,160  | 23-6208-PRCH | 219 NE Pinehurst Cir     | Amazed Construction Service INC  | Amazed Construction Services Inc |
| Single Family Detached | Building Addition   | 11/22/2023 | \$50,681 | 23-6420-ADD  | 3710 SW Court Ave        | Moffitt Jenica                   | Owensby Brothers Construction    |
| Single Family Detached | Building Alteration | 11/22/2023 | \$17,136 | 23-6643-ALT  | 1302 SW Ordnance Rd      | Ethan Ball                       | Ethan Ball                       |
| Single Family Detached | Building Alteration | 11/22/2023 | \$9,500  | 23-6662-ALT  | 1006 SE Allyn St         | Nicholas Livingston              | Nicholas Livingston              |
| Single Family Detached | Porch               | 11/22/2023 | \$5,760  | 23-6748-PRCH | 313 NW Driftwood Dr      | Richard Shepherd                 | Richard Shepherd                 |
| Single Family Detached | Building Alteration | 11/28/2023 | \$34,650 | 23-6689-ALT  | 3112 NW 25th St          | 3 Sons Construction              | Tesir Alhussaini                 |
| Single Family Detached | Building Alteration | 11/28/2023 | \$12,600 | 23-6786-ALT  | 848 NE 51st St           | Brian G Kooker                   | Brian G Kooker                   |
| Single Family Attached | Building Alteration | 11/28/2023 | \$7,844  | 23-6820-ALT  | 1106 NW 4th St           | Donnie Bensley                   | Donnie Bensley                   |
| Single Family Detached | Building Alteration | 11/29/2023 | \$33,862 | 23-6835-ALT  | 3407 NW Reinhart Dr      | Happe Homes, LLP                 | Happe Homes, LLP                 |
| Single Family Detached | Shed                | 11/2/2023  | \$3,200  | 23-6379-SHD  | 3010 SW Meadow Ridge Dr  | Joel Holst                       | Tuff Shed                        |
| Single Family Detached | Shed                | 11/8/2023  | \$1,600  | 23-5373-SHD  | 821 SE Michael Dr        | Bentz Bobbi                      | Bentz Bobbi                      |
| Single Family Detached | Shed                | 11/15/2023 | \$3,360  | 23-6710-SHD  | 710 NE Liberty Ct        | Jon Anonson                      | Jon Anonson                      |
| Single Family Detached | Shed                | 11/16/2023 | \$2,800  | 23-6688-SHD  | 2110 NW Linwood Ct       | Nathan Thompson                  | Thompson Industries LLC          |
| Multi-Family           | Shed                | 11/21/2023 | \$2,880  | 23-6717-SHD  | 112 SE 30th St           | CMC Solutions LLC                | CMC Solutions LLC                |
| Single Family Detached | Shed                | 11/21/2023 | \$5,760  | 23-6777-SHD  | 1205 SW Kenworthy Dr     | Bob Harding                      | Bob Harding                      |
| Single Family Detached | Shed                | 11/22/2023 | \$2,400  | 23-6796-SHD  | 5004 NE Trilein Dr       | Tuff Shed                        | Tuff Shed                        |
| Single Family Detached | Shed                | 11/27/2023 | \$2,160  | 23-6808-SHD  | 4311 SW Walnut St        | Jeff Robinson                    | Jeff Robinson                    |
| Single Family Detached | Swimming Pool       | 11/20/2023 | \$0      | 23-6301-POOL | 3107 SE 17th St          | Chad Klonglan                    | Central Iowa Pool & Spa          |
| Single Family Detached | Swimming Pool       | 11/28/2023 | \$0      | 23-6698-POOL | 1008 NW Mills Ct         | Premier Pools & Spas             | Premier Pools & Spas             |
| Single Family Detached | Spa/Hot Tub         | 11/6/2023  | \$0      | 23-6467-SPA  | 526 NE 4th St            | Melissa A Shinn                  | Wallace Electrical Services LLC  |
| Single Family Detached | Spa/Hot Tub         | 11/20/2023 | \$0      | 23-6302-SPA  | 3107 SE 17th St          | Chad Klonglan                    | Central Iowa Pool & Spa          |
| Single Family Detached | Deck                | 11/7/2023  | \$1,920  | 23-6573-DECK | 3707 NE Raintree Dr      | Waugh Builders LLC               | Waugh Builders LLC               |
| Single Family Attached | Deck                | 11/16/2023 | \$1,440  | 23-6700-DECK | 635 SW 46th St           | Custom Decks LLC                 | Custom Decks LLC                 |

|                        |                     |            |             |              |                            |                              |                              |
|------------------------|---------------------|------------|-------------|--------------|----------------------------|------------------------------|------------------------------|
| Single Family Detached | Deck                | 11/17/2023 | \$1,200     | 23-6714-DECK | 1113 NW Jackson Dr         | Genesis Homes Inc            | Genesis Homes Of Iowa LLC    |
| Single Family Attached | Deck                | 11/20/2023 | \$1,728     | 23-5984-DECK | 3914 NE Tulip Ln           | Ankeny Deck Specialist       | Ankeny Deck Specialist       |
| Single Family Detached | Deck                | 11/20/2023 | \$500       | 23-6730-DECK | 7368 NE Berwick Dr TRLR 67 | Emily Head                   | Jaime Cortez                 |
| Single Family Detached | Deck                | 11/20/2023 | \$500       | 23-6731-DECK | 7368 NE Berwick Dr TRLR 90 | Emily Head                   | Jaime Cortez                 |
| Single Family Detached | Deck                | 11/27/2023 | \$2,880     | 23-6713-DECK | 109 SW Walnut St           | Empire Homes LLC             | Empire Homes LLC             |
| Other(Stage w/Canopy)  | Footing/Found       | 11/13/2023 | \$125,000   | 23-6099-FND  | 1535 SW Market St          | DRA Properties               | DRA Properties LLC           |
| Storage                | New Building        | 11/17/2023 | \$515,944   | 23-6703-NEW  | 205 SE Delaware Ave        | GW Clayton Sales             | Storage Mart                 |
| Storage                | New Building        | 11/20/2023 | \$1,229,924 | 23-5731-NEW  | 3713 SE Convenience Blvd   | Jensen Builders Ltd          | Jensen Builders LTD          |
| Office                 | Building Alteration | 11/2/2023  | \$150,000   | 23-6321-ALT  | 2301 W 1st St              | Tiernan Properties, LLC      | Nick Tiernan                 |
| Mixed Use              | Building Alteration | 11/3/2023  | \$102,000   | 23-5939-ALT  | 206 SW Maple St            | Rock Valley Construction     | Rock Valley Construction     |
| Office                 | Building Alteration | 11/13/2023 | \$69,720    | 23-6554-ALT  | 2825 S Ankeny Blvd STE 106 | DRA Properties               | DRA Properties               |
| Other (Car Wash)       | Building Addition   | 11/14/2023 | \$590,000   | 23-5340-ADD  | 2806 SE Peachtree Dr       | Vaughan Homes LLC            | Vaughan Homes LLC            |
| Restaurant             | Building Alteration | 11/16/2023 | \$4,000     | 23-6711-ALT  | 1300 NW 36th St STE 101    | Top-Tier Contractors of Iowa | Top-Tier Contractors of Iowa |
| Other                  | Building Alteration | 11/22/2023 | \$34,393    | 23-6728-ALT  | 802 SE Oralabor Rd Ste 126 | Contractors Group Inc        | Contractors Group Inc        |
| Other                  | Fuel Tanks          | 11/15/2023 | \$0         | 23-6076-FUEL | 1505 NE 36th St            | DRA Properties               | DRA Properties LLC           |
| Other                  | Fuel Tanks          | 11/16/2023 | \$0         | 23-6514-FUEL | 1102 SW 11th St            | Diamond Oil Co               | Happe Commercial             |
| Other                  | Fuel Tanks          | 11/28/2023 | \$0         | 23-6819-FUEL | 5075 SE Delaware Ave       | Hobby Lobby Const. Dept      | Hobby Lobby Const. Dept      |
| Single Family Detached | Fence/Wall          | 11/1/2023  | \$0         | 23-6479-FNCE | 1811 SW Westview Dr        | Central Iowa Fencing         | Central Iowa Fencing         |
| Single Family Detached | Fence/Wall          | 11/2/2023  | \$0         | 23-6435-FNCE | 2514 SW Plaza Pkwy         | Des Moines Steel Fence Co    | Des Moines Steel Fence Co    |
| Single Family Detached | Fence/Wall          | 11/3/2023  | \$0         | 23-6333-FNCE | 5907 NE Oak Dr             | Rylux Fence Company          | Rylux Fence Company          |
| Single Family Detached | Fence/Wall          | 11/6/2023  | \$0         | 23-6539-FNCE | 711 NE 56th St             | Huber Fencing                | Huber Fencing                |
| Single Family Detached | Fence/Wall          | 11/6/2023  | \$0         | 23-6544-FNCE | 1110 NW Jackson Dr         | Gardner Homes                | Gardner Homes                |
| Single Family Detached | Fence/Wall          | 11/6/2023  | \$0         | 23-6547-FNCE | 305 NE 51st St             | Iowa Maintenance             | Iowa Maintenance             |
| Single Family Attached | Fence/Wall          | 11/6/2023  | \$0         | 23-6556-FNCE | 736 NE 5th St              | Villas of Crestbruck         | Macro Fence LLC              |
| Single Family Detached | Fence/Wall          | 11/8/2023  | \$0         | 23-6081-FNCE | 1365 NE 31st St            | Juarez Excavating LLC        | Juarez Excavating LLC        |
| Single Family Attached | Fence/Wall          | 11/9/2023  | \$0         | 23-6598-FNCE | 1321 SW Kenworthy Dr       | Precision Fencing            | Precision Fencing            |
| Single Family Detached | Fence/Wall          | 11/9/2023  | \$0         | 23-6621-FNCE | 1104 SE Chaparal Dr        | Des Moines Steel Fence Co    | Des Moines Steel Fence Co    |
| Single Family Detached | Fence/Wall          | 11/10/2023 | \$0         | 23-6622-FNCE | 1607 SW Precedence Rd      | Des Moines Steel Fence Co    | Des Moines Steel Fence Co    |
| Single Family Detached | Fence/Wall          | 11/14/2023 | \$0         | 23-6657-FNCE | 415 SW 16th St             | Art Graham                   | Art Graham                   |
| Single Family Detached | Fence/Wall          | 11/14/2023 | \$0         | 23-6660-FNCE | 2809 NW 38th Ln            | Michael Kelch                | Michael Kelch                |
| Single Family Detached | Fence/Wall          | 11/14/2023 | \$0         | 23-6669-FNCE | 409 SW 15th St             | Central Iowa Fencing         | Central Iowa Fencing         |
| Single Family Detached | Fence/Wall          | 11/14/2023 | \$0         | 23-6685-FNCE | 3816 NW Linwood Ln         | Mary Chiodo                  | Mary Chiodo                  |
| Single Family Detached | Fence/Wall          | 11/14/2023 | \$0         | 23-6686-FNCE | 3808 NW Greenwood Ln       | Julie Farren                 | Julie Farren                 |
| Single Family Detached | Fence/Wall          | 11/14/2023 | \$0         | 23-6687-FNCE | 2817 NW 38th Ln            | Steve Carnine                | Steve Carnine                |
| Single Family Detached | Fence/Wall          | 11/15/2023 | \$0         | 23-6661-FNCE | 3801 NW Linwood Ln         | Kathy Quam                   | Kathy Quam                   |
| Single Family Detached | Fence/Wall          | 11/15/2023 | \$0         | 23-6664-FNCE | 3713 NW Greenwood Ln       | James G Allen                | James G Allen                |
| Single Family Detached | Fence/Wall          | 11/15/2023 | \$0         | 23-6683-FNCE | 3709 NW Greenwood Ln       | Debera Davis                 | Absolute Fence LLC           |
| Single Family Detached | Fence/Wall          | 11/15/2023 | \$0         | 23-6694-FNCE | 3510 NW 28th St            | Huber Fencing                | Huber Fencing                |
| Single Family Detached | Fence/Wall          | 11/15/2023 | \$0         | 23-6705-FNCE | 2822 NW 39th Ln            | Brian P Martz                | FencePro of Iowa             |
| Single Family Detached | Fence/Wall          | 11/15/2023 | \$0         | 23-6706-FNCE | 3808 NW Linwood Ln         | James R Diehl                | Absolute Fence LLC           |
| Single Family Detached | Fence/Wall          | 11/16/2023 | \$0         | 23-6642-FNCE | 4405 NW 13th St            | Paton Jan                    | CKS Fence & Construction     |
| Single Family Detached | Fence/Wall          | 11/16/2023 | \$0         | 23-6701-FNCE | 2124 NW 44th St            | Des Moines Steel Fence Co    | Des Moines Steel Fence Co    |
| Single Family Detached | Fence/Wall          | 11/16/2023 | \$0         | 23-6721-FNCE | 3707 NW Linwood Ln         | Jamie Blomgren               | Jamie Blomgren               |
| Single Family Detached | Fence/Wall          | 11/16/2023 | \$0         | 23-6722-FNCE | 1119 NE Milan Ave          | Church Jacqueline            | Church Jacqueline            |
| Single Family Detached | Fence/Wall          | 11/17/2023 | \$0         | 23-6702-FNCE | 1709 NE Sherman Ct         | A1 Fence                     | A1 Fence                     |



|                        |                |            |                        |                               |                               |                               |
|------------------------|----------------|------------|------------------------|-------------------------------|-------------------------------|-------------------------------|
| Single Family Detached | Fence/Wall     | 11/17/2023 | \$0 23-6716-FNCE       | 6111 NE Briarwood Dr          | Affordable Fencing Inc        | Affordable Fencing Inc        |
| Single Family Detached | Fence/Wall     | 11/17/2023 | \$0 23-6727-FNCE       | 5913 NE Sherman Dr            | American Fence Company        | American Fence Co             |
| Single Family Detached | Fence/Wall     | 11/20/2023 | \$0 23-6740-FNCE       | 4711 NW 13th St               | Superior Fence and Rail       | Superior Fence and Rail       |
| Single Family Detached | Fence/Wall     | 11/20/2023 | \$0 23-6745-FNCE       | 1811 NW Lakeside Dr           | Juan Pablo Sanchez            | Central Iowa Fencing          |
| Single Family Detached | Fence/Wall     | 11/21/2023 | \$0 23-6755-FNCE       | 3805 NW Linwood Ln            | Conrad Coniconde              | Artistic Iron Works           |
| Single Family Detached | Fence/Wall     | 11/21/2023 | \$0 23-6771-FNCE       | 3812 NW Greenwood Ln          | Lentz Paul                    | Lentz Paul                    |
| Single Family Detached | Fence/Wall     | 11/22/2023 | \$0 23-6331-FNCE       | 3406 SW Greenwood St          | Laura C Muench                | Laura C Muench                |
| Single Family Detached | Fence/Wall     | 11/22/2023 | \$0 23-6781-FNCE       | 2305 NW Greenwood St          | American Fence Company        | American Fence Co             |
| Single Family Detached | Fence/Wall     | 11/22/2023 | \$0 23-6782-FNCE       | 6003 NE Sherman Dr            | American Fence Company        | American Fence Co             |
| Single Family Detached | Fence/Wall     | 11/22/2023 | \$0 23-6783-FNCE       | 2802 NW 38th Ln               | Huber Fencing                 | Huber Fencing                 |
| Single Family Detached | Fence/Wall     | 11/22/2023 | \$0 23-6792-FNCE       | 502 NE 55th St                | Chang Sunjo                   | Justus Fencing                |
| Single Family Attached | Fence/Wall     | 11/27/2023 | \$0 23-6640-FNCE       | 4409 NW 13th St               | Rivera Kaylee                 | CKS Fence & Construction      |
| Single Family Detached | Fence/Wall     | 11/27/2023 | \$0 23-6691-FNCE       | 2707 NW Cedarwood St          | Platinum Fence                | Platinum Fence                |
| Single Family Detached | Fence/Wall     | 11/27/2023 | \$0 23-6739-FNCE       | 1423 NW 27th St               | Thrive Fencing                | Thrive Fencing                |
| Single Family Detached | Fence/Wall     | 11/29/2023 | \$0 23-6804-FNCE       | 814 SW Prairie Trail Pkwy     | Des Moines Steel Fence Co     | Des Moines Steel Fence Co     |
| Single Family Detached | Fence/Wall     | 11/29/2023 | \$0 23-6805-FNCE       | 810 SW Prairie Trail Pkwy     | Des Moines Steel Fence Co     | Des Moines Steel Fence Co     |
| Single Family Detached | Fence/Wall     | 11/30/2023 | \$0 23-6851-FNCE       | 1311 NW 29th St               | Parker D Caskey               | Parker D Caskey               |
| Retail                 | Sign           | 11/8/2023  | \$7,000 23-5917-SIGNP  | 1380 SW Vintage Pkwy Ste 107  | Signs-N-More                  | Signs-N-More                  |
| Retail                 | Sign           | 11/8/2023  | \$7,000 23-5918-SIGNP  | 1380 SW Vintage Pkwy Ste 107  | Signs-N-More                  | Signs-N-More                  |
| Office                 | Sign           | 11/9/2023  | \$7,500 23-6574-SIGNP  | 617 SW 3rd St UNIT 101        | Latitude Signage + Design     | Latitude Signage + Design     |
| Other                  | Sign           | 11/15/2023 | \$50,000 23-5749-SIGNP | 2855 SW Vintage Pkwy          | Nelson Construction & Dev     | Nelson Construction & Dev     |
| Mixed Use              | Sign           | 11/16/2023 | \$5,330 23-6299-SIGNP  | 1465 SW Park Square Dr Un 103 | Chesnut Signs                 | Chesnut Signs                 |
| Retail                 | Sign           | 11/16/2023 | \$1,080 23-6370-SIGNP  | 1802 SE Delaware Ave Ste 109  | Chesnut Signs                 | Chesnut Signs                 |
| Mixed Use              | Sign           | 11/16/2023 | \$6,000 23-6406-SIGNP  | 2785 N Ankeny Blvd Ste 16     | Chesnut Signs                 | Chesnut Signs                 |
| Storage                | Sign           | 11/16/2023 | \$1,070 23-6497-SIGNP  | 6150 SE Rio Cir               | Chesnut Signs                 | Chesnut Signs                 |
| Retail                 | Sign           | 11/17/2023 | \$3,370 23-6163-SIGNP  | 221 S Ankeny Blvd             | Signarama Ankeny and YESCO DM | Signarama Ankeny and YESCO DM |
| Retail                 | Sign           | 11/21/2023 | \$2,000 23-5982-SIGNP  | 2732 SE Delaware Ave Ste 150  | iSigns First LLC              | iSigns First LLC              |
| Office                 | Sign           | 11/27/2023 | \$505 23-6679-SIGNP    | 220 W 1st St STE 101          | Signarama Ankeny and YESCO DM | Signarama Ankeny and YESCO DM |
| Mixed Use              | Temporary Sign | 11/28/2023 | \$0 23-6810-SIGNT      | 110 N Ankeny Blvd Ste 500     | Margaret Ortiz                | Margaret Ortiz                |
| Single Family Detached | Drive Approach | 11/6/2023  | \$0 23-6540-RSTRM      | 3619 SW Timberline Ct         | David Billings                | All Solutions Concrete        |
| Single Family Detached | Drive Approach | 11/9/2023  | \$0 23-6609-RSTRM      | 2416 SW Woodbury Ln           | Gilberto Andrade              | Gilberto Andrade              |
| Single Family Detached | Drive Approach | 11/10/2023 | \$0 23-6628-RSTRM      | 506 NW Cindy Ln               | Mark Brinkman                 | Mark Brinkman                 |