



Meeting Agenda

Plan and Zoning Commission

Tuesday, July 2, 2024

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

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 July 2, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the June 18, 2024 minutes of the Plan and Zoning Commission meeting.

2. 2750 NE 36th Street - Community State Bank Site Plan

Consider MOTION to approve the site plan for 2750 NE 36th Street, Community State Bank Site Plan.

3. Berwick Estates Plat 1 Final Plat

Consider MOTION to recommend City Council approval of the Berwick Estates Plat 1 Final Plat; and recommend City Council authorization of cost-participation request for water main extension to two existing lots and sidewalk cost sharing along NE Berwick Drive in the amount estimated to be \$112,684.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #3.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. July 1, 2024 City Council Report - Staff

2. Director's Report

Tentative agenda items for Tuesday, July 16, 2024

Public Hearing(s): Set Hearings for Tuesday, July 16, 2024 at 6:30 p.m.

- Request by Moeckly Family Farm LLC to amend The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map from Medium Density Residential to Neighborhood Commercial.
- Request by Moeckly Family Farm LLC to rezone property from PUD to PUD.

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

July 15, 2024 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

July 2, 2024

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 June 18, 2024 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, June 18, 2024

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

CALL TO ORDER

Chair Ted Rapp called the June 18, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Lisa West, and Todd Ripper. Absent: Glenn Hunter and Annette Renaud. Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Derek Silverthorn, Jake Heil, Ryan Kirschman, and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the June 18, 2024 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

COMMUNICATIONS

The Commission received correspondence from Jeremy & Teresa Nefzger, 1558 NE 126th Avenue, Alleman, regarding Consent Agenda Item #2, Kings Pointe Plat 1 Final Plat.

Motion by T.Flack to receive and file the correspondence from Jeremy & Teresa Nefzger, 1558 NE 126th Avenue, Alleman. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the June 4, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. King's Pointe Plat 1 Final Plat

Motion to recommend City Council preliminary approval of King's Pointe Plat 1 Final Plat.

Item #3. Manatt Estates Final Plat

Motion to recommend City Council approval of the Manatt Estates Final Plat.

Item #4. 4320 NW 5th Street - Watercrest Park Improvements Site Plan

Motion to approve the site plan for 4320 NW 5th Street, Watercrest Park Improvements.

Item #5. Brazelton Estates - Final Plat (County)

Motion to recommend City Council approval of the Brazelton Estates Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Motion by L.West to approve the recommendations for Consent Agenda Item(s) #1 - #5. Second by T.Rapp. 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 June 17, 2024 City Council meeting and the Council Action Planning Session.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, July 2, 2024 Plan and Zoning Commission meeting.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

July 1, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn the meeting. Meeting adjourned at 6:34 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

July 2, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

2750 NE 36th Street - Community State Bank Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

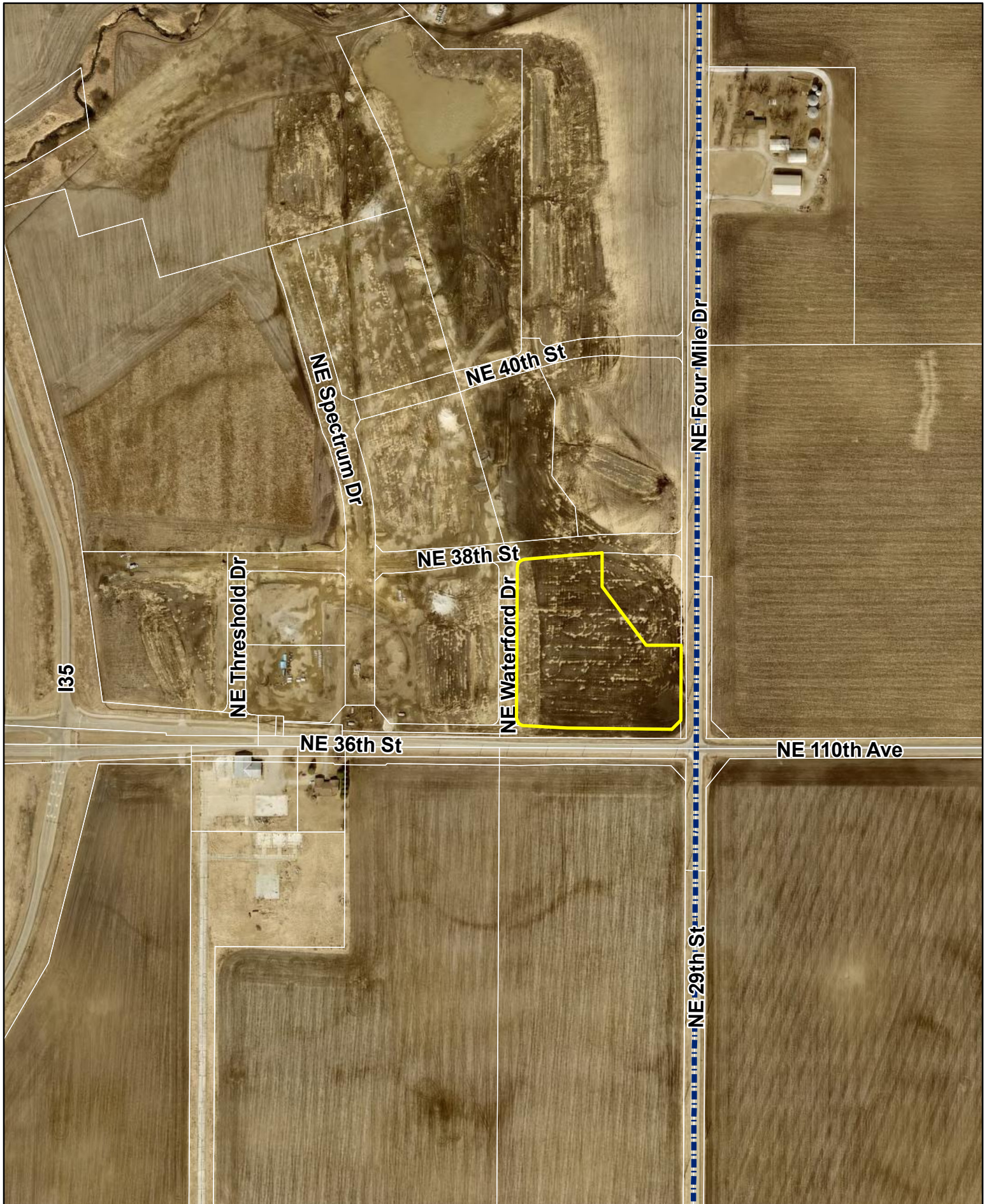
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 2750 NE 36th Street, Community State Bank Site Plan.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download [Aerial Map](#) [Staff Report](#) [Applicant Letter](#) [Site Plan](#) [Elevations](#)





*Plan and Zoning Commission
Staff Report*

Meeting Date: July 2, 2024

Agenda Item: 2750 NE 36th Street – Community State Bank – Site Plan

Report Date: June 27, 2024

Prepared by: Jake Heil
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 2750 NE 36th Street, Community State Bank.

Project Summary:

The subject property is located at 2750 NE 36th Street and is generally located in the northwest corner of the NE 36th Street and NE Four Mile Drive intersection, on Lot 1, Spectrum 36 Plat 3. The parcel is 5.5 acres (+/-). The site is zoned Otter Creek PUD. The surrounding properties to the north, west and south are also zoned Otter Creek PUD, while properties to the east are located in the county and zoned Agricultural Transition District. The proposed development includes a 71,305-sf four-story Office and Bank for Community State Bank, four drive thru lanes are located on the west side of the building along NE Waterford Drive, public improvements to NE Four Mile Drive, required parking stalls, trash enclosure, utility service connections and associated site improvements.

The proposed four-story 71,305 sf office and bank, is 61' 4" in height at its top parapet, and will be constructed of a variety of architectural metal panels with concealed fasteners, precast concrete with decorative form liner, aluminum accents and glass. The submitted site plan proposes the building in the southwest area of the site, along NE 36th Street. Access to the proposed site will be provided by a right in/right out along NE Four Mile Drive, and full accesses on NE Waterford Drive to the west and NE 38th Street to the north. Traffic for this site was addressed in the traffic memo confirming the proposed land use with the original 2021 Traffic Impact Study and 2024 trip generation update. After review, staff did not need any further traffic analysis for this proposed development. There will be public improvements along NE Four Mile Drive, involving constructing a median, that will restrict the NE Four Mile Drive access to a right in/right out only access. The site has a proposed trash enclosure, located on the northeast corner of the building. It and the proposed natural gas generator will be enclosed in the same pre-cast concrete as the building and further screened with shrubs. Rooftop screening is provided for all rooftop mechanical equipment.

Parking for the site requires 1 space per 200 sf for the banking area and drive in-windows and 1 space per 400 sf of office area. The proposed site plan meets the required 191 parking spaces by providing 197 stalls in total, with 8 being handicap accessible. The site has been granted a 10% parking reduction by the Community Development Director. While the site currently meets parking requirements, future growth on the site would likely require this request. The landscaping on the proposed site plan complies with applicable regulations. Additional headlight screening was added to the site along NE 36th Street and NE Waterford Drive.

Site Plan Worksheet
2750 NE 36th Street – Community State Bank – Site Plan

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

Access to the proposed site will be provided by a right in/right out along NE Four Mile Drive, and full accesses on NE Waterford Drive to the west and NE 38th Street to the north. The proposed building's main façade is oriented south toward NE 36th Street. With the high visibility of this site, all four elevations on the proposed building are treated as if they were the main façade. There will be a service area located on the northeast corner of the proposed building. The proposed site's orientation, alignment and spacing are compatible and complimentary to the neighboring properties throughout the Otter Creek PUD.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The proposed site is compatible with the existing streetscapes along NE 36th Street and in the Otter Creek PUD. The site provides the required street buffering as required by the Otter Creek PUD.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

The site provides for adequate parking and circulation. The proposed site plan meets the required 191 parking spaces by providing 197 stalls in total, with 8 being handicap accessible. The site has been granted a 10% parking reduction by the Community Development Director. While the site currently meets parking requirements, future growth on the site would likely require this request. The site also provides safe pedestrian and bicycle access around and through the site to public sidewalks.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

Access to the proposed site will be provided by a right in/right out along NE Four Mile Drive, and full accesses on NE Waterford Drive to the west and NE 38th Street to the north. Traffic for this site was addressed in the traffic memo confirming the proposed land use with the original 2021 Traffic Impact Study and 2024 trip generation update. After review, staff did not need any further traffic analysis for this proposed development. There will be public improvements along NE Four Mile Drive, involving constructing a median, that will restrict the NE Four Mile Drive access to a right in/right out only access. The proposed site and use should not increase congestion or decrease safety on the site or surrounding public streets.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

The primary parking for the site is located north of the proposed building. The proposed parking meets the requirements for off street parking as stated in Chapter 194.01. Site provides the Otter Creek street buffers where necessary, areas slated for future development will have the street buffering installed as those areas develop.

- 6. Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

The site has a proposed trash enclosure, located on the northeast corner of the building. It and the proposed natural gas generator are enclosed in the same pre-cast concrete as the building and further screened with shrubs. Rooftop screening is provided for all rooftop mechanical equipment.

- 7. All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services to the building will be underground.

- 8. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed away from adjoining property and downward.

- 9. The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Stormwater for the proposed site is primarily handled by a stormwater detention basin located in the northeast corner of the lot. This proposed basin, along with two other detention basins handle all of the stormwater for this proposed site and the rest of Spectrum 36. From these basins, stormwater flows north where it will drain into Otter Creek. Stormwater then flows south with Otter Creek which flows into Fourmile Creek and ultimately flows into the Des Moines River.

- 10. Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

The proposed site will utilize an 8" water line on site that will connect to the 12" water main along NE Four Mile Drive. 6" sanitary sewer service will connect to the 12" sanitary sewer along NE Waterford Drive. Other electrical, gas and communication services will be installed along the south side of the site and have been designed as to not overload existing public utility lines; the proposed site will not negatively affect public utility services.

- 11. Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

The site meets open space requirements, with the majority of the open space along the perimeter of the site.

- 12. Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

The proposed parking lot shading and open space landscaping conform to the landscape requirements of the code and Otter Creek PUD.

B. Building Design

- 1. Buildings shall have good scale and maintain or enhance the established scale of neighboring buildings and sites.**

The proposed four-story 71,305 sf office and bank, is 61' 4" in height at its top parapet, and will be constructed of a variety of architectural metal panels with concealed fasteners, precast concrete with decorative form liner, aluminum accents and glass. The proposed building and materials maintains and enhances the established scale of neighboring buildings and sites.

- 2. Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

The exterior of the building will consist of a variety of architectural metal panels with concealed fasteners, precast concrete with decorative form liner, aluminum accents and glass. These proposed materials will maintain and help establish the design standards set out in the Otter Creek PUD.

- 3. All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

The site has a proposed trash enclosure, located on the northeast corner of the building. It and the proposed natural gas generator are enclosed in the same pre-cast concrete as the building and further screened with shrubs. Rooftop screening is provided for all rooftop mechanical equipment.

- 4. Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

The proposed building compliments the design and materials used on the site and adjacent sites.

C. Signs

Locations of signs have been shown on the submitted plans; however final design and allowances will be determined with future sign permits.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

1. Conformance to Design Standards and other applicable code requirements

The plans submitted conform to the written regulations of the City and the Otter Creek PUD.

2. Location of the building(s), and the relationship to the development site and neighboring buildings and sites.

The proposed building meets all setbacks required by code, and is complimentary to adjacent developments in the Otter Creek PUD.

3. Layout and utilization of building, parking, drive-ways, and open spaces.

The site provides for adequate vehicular parking and circulation, as well as uninhibited on-site pedestrian movement.

4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.

The proposed four-story 71,305 sf office and bank, is 61' 4" in height at its top parapet, and will be constructed of a variety of architectural metal panels with concealed fasteners, precast concrete with decorative form liner, aluminum accents and glass. The proposed materials are compatible with the design standards set out in the Otter Creek PUD.

5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.

It appears that the impacts on these utility systems can be accommodated adequately.



June 14, 2024

Members of the Plan & Zoning Commission and City Council
City of Ankeny Community Development
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

RE: COMMUNITY STATE BANK NE ANKENY– SITE DEVELOPMENT

Dear Members:

Submitted on behalf of Community State Bank, please find the attached revised site plan and building revisions for a site development located in Lot 1 of Spectrum 36, Plat 3. The proposed development is a 4-story building with drive-up lanes and associated parking. The front of the building will face south along NE 36th Street with driveway connections to NE Waterford Drive, NE 38th Street and NE Four Mile Drive. This site development will be in coordination with surrounding developments including Spectrum 36, Plat 3 public improvements. Storm water management occurs in Outlot 'U' in the northeast corner of the site. The revised submittal addresses the City Staff review comments dated May 31, 2024. We respectfully request review and approval of this project.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Tim West', is written over a blue circular stamp.

Tim West, PLA
Project Manager

SITE PLANS
FOR
COMMUNITY STATE BANK ANKENY

2750 NE 36TH STREET
CITY OF ANKENY, POLK COUNTY, IOWA

OWNER / APPLICANT

COMMUNITY STATE BANK
1640 SW WHITE BIRCH CIRCLE
ANKENY, IA 50023
CONTACT: JOHN WAGNER,
FACILITIES MANAGER
(515) 252 1130

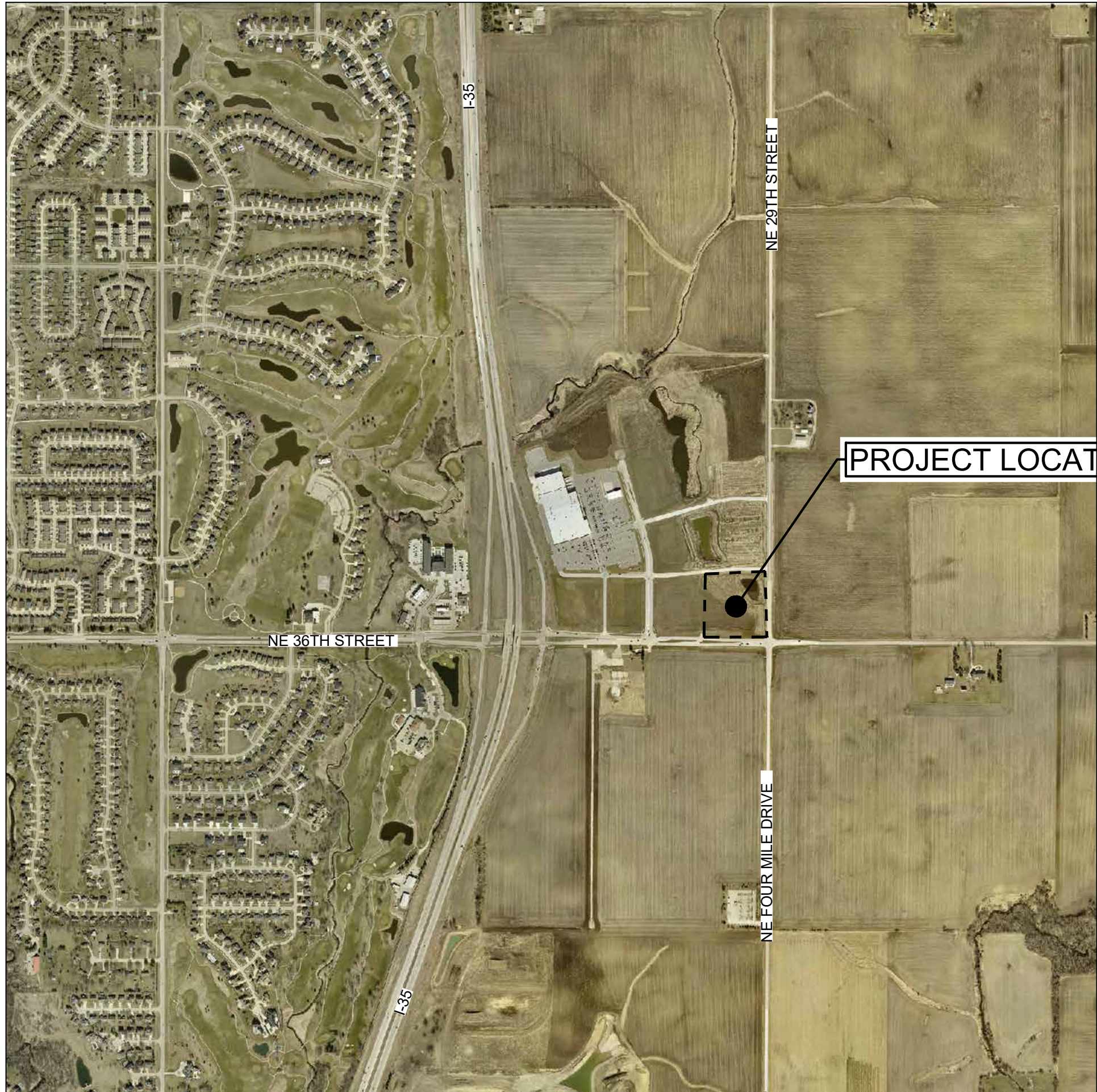
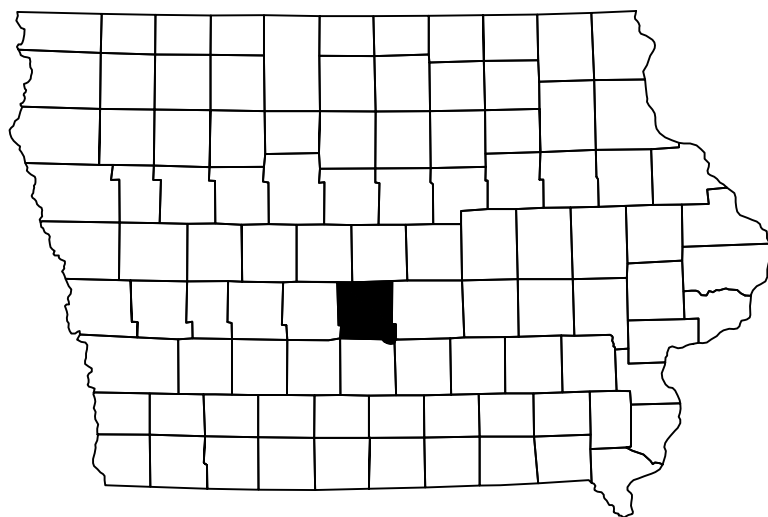
ENGINEER / SURVEYOR

SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD.
ANKENY, IA 50023

ERIN GRIFFIN, LAND SURVEYOR
TIM WEST, PROJECT MANAGER
(515) 964-2020

ARCHITECT

SIMONSON PLANNING / ARCHITECTURE / INTERIORS
1717 INGERSOLL AVENUE , SUITE 117
DES MOINES, IA 50309



VICINITY MAP

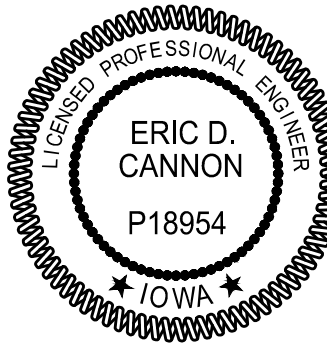
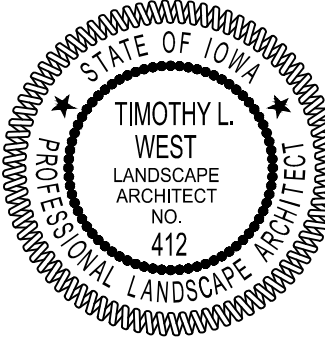


SCALE: 1" = 1000'

Sheet List Table

C000	TITLE SHEET
C001	PROJECT INFORMATION
C100	SITE LAYOUT PLAN
C200	UTILITY PLAN
C300	OVERALL SITE GRADING PLAN
C301	SITE GRADING PLAN
C302	SIDEWALK RAMP GRADING PLAN
C400	PLANTING PLAN
C500	DETAILS
C501	DETAILS
C502	DETAILS



	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. Eric D. Cannon, P.E. _____ Date _____ License Number P18954 My License Renewal Date is December 31, 2025 Pages or sheets covered by this seal: _____ _____ _____		I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa. Timothy L. West, PLA _____ Date _____ License Number 412 Pages or sheets covered by this seal: _____ _____ _____
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COMMUNITY STATE BANK - ANKENY

TITLE SHEET

ANKENY, IA

SNYDER & ASSOCIATES, INC. |



Project No: 124.0435.01

Sheet C000

2.	REVISED AS PER CITY COMMENTS	06-24-24	DATE	BY
1.	REVISED AS PER CITY COMMENTS	06-14-24	DATE	BY
MARK	REVISION	DATE	DATE	BY
Engineer: EDC	Checked By: TLW	Scale: 1" = ##'	Technician: STT	Date: 05-17-2024
Project No: 124.0435.01	T-R-S: TTN-RRW-SS	Sheet: C000		

FEATURES	FOUND
Section Corner	
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	
ROW Marker	
ROW Rail	
Control Point	
Bench Mark	
Platted Distance	P
Measured Bearing & Distance	M
Recorded As	R
Deed Distance	D
Calculated Distance	C
Minimum Protection Elevation	MPE
Centerline	_____
Section Line	_____
1/4 Section Line	_____
1/4 1/4 Section Line	_____
End of Section	_____

Spot Elevation	
Contour Elevation	
Fence (Barbed, Field, Hog)	
Fence (Chain Link)	
Fence (Wood)	
Fence (Silt)	
Tree Line	
Tree Stump	
Deciduous Tree \ \ Shrub	
Coniferous Tree \ \ Shrub	
Communication	
Overhead Communication	
Fiber Optic	
Underground Electric	
Overhead Electric	
Gas Main with Size	
High Pressure Gas Main with Size	
Water Main with Size	
Sanitary Sewer with Size	
Duct Bank	
Test Hole Location for SUE w/ID	

Sanitary Manhole	
Storm Sewer with Size	— ST() —
Storm Manhole	
Single Storm Sewer Intake	
Double Storm Sewer Intake	
Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	
Electric Transformer	
Traffic Sign	
Communication Pedestal	
Communication Manhole	
Communication Handhole	
Fiber Optic Manhole	
Fiber Optic Handhole	
Gas Valve	
Gas Manhole	
Gas Apparatus	
Fence Post or Guard Post	
Underground Storage Tank	
Above Ground Storage Tank	
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	
Irrigation Control Valve	

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE C I / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) INFORMATION IS OBTAINED BY HORIZONTAL AND VERTICAL POSITIONS OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DENIGATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

CP300 N=7550562.74 E=18542522.39 Z=951.29
CUT "X" ON TOP OF CURB LOCATED AT MID RADIUS AT NW
QUADRANT 36TH ST. AND 29TH ST. (AS SHOWN ON SURVEY)

CP305 N=7551119.58 E=18541779.46 Z=950.88
CUT "X" ON TOP CURB LOCATED SOUTH SIDE 38TH ST., +5'
EAST OF LIGHT POLE AND +300' EAST OF SPECTRUM DRIVE. (AS
SHOWN ON SURVEY)

CP306 N=7550518.96 E=18541536.30 Z=959.47
CUT "X" ON NORTH SIDE OF WEST END OF EAST TRAFFIC ISLAND
NOSE AT 38TH ST. AND SPECTRUM DRIVE INTERSECTION. (AS
SHOWN ON SURVEY)

CP307 N=7551074.69 E=18542541.11 Z=949.73
CUT "X" ON WEST SIDE 29TH ST. AT CORNER OF CONCRETE AT
TRANSITION FROM CONCRETE TO ASPHALT, +25' SOUTH OF 38TH
ST. (AS SHOWN ON SURVEY)

CP400 N=7550530.72 E=18541953.43 Z=954.80
CUT "X" ON NORTH SIDE OF ISLAND AT EOR OF TURN LANE, +30'
SOUTH OF ENTRANCE, +450' EAST OF SPECTRUM DRIVE AND
+600' WEST OF 29TH ST. (AS SHOWN ON SURVEY)

CP401 N=7551135.99 E=18541508.99 Z=953.50
CUT "X" ON TOP CURB LOCATED NORTH SIDE OF 38TH ST., +10'
EAST OF SPECTRUM DRIVE, NW CORNER SITE. (AS SHOWN ON
SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM3000 N=7551159. E=18541763. Z=953.38
BURY BOLT ON HYDRANT LOCATED NORTH SIDE 38TH ST.,
+300' EAST OF SPECTRUM DRIVE. (AS SHOWN ON SURVEY)

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

OCTOBER 19, 2023

WATER	CITY OF ANKENY SHAWN BUCKNER 515-963-3524 sbuckner@ankenyiowa.gov
SANITARY	CITY OF ANKENY ROGER McFARLAND 515-965-6483 rmcfarland@ankenyiowa.gov

STORM

CITY OF ANKENY
JARED BRIGHT
515-963-3534
jbright@ankenyiowa.gov

UE2-UNDERGROUND ELECTRIC	CITY OF ANKENY TRAFFIC
CITY FIBER OPTIC	TOM DOZLER
	515-963-3527
	tdozler@ankenyiowa.gov

OE1-OVERHEAD ELECTRIC
UE1-UNDERGROUND ELECTRIC

MIDAMERICAN ENERGY
MATT DAVITT
515-242-4289
matthew.davitt@midamerican.com

W2-WATER MAIN

SOUTHEAST POLK RURAL WATER
DISTRICT
JANA HODGES
515-283-8729
onecallmaps@dmww.com

FO1-FIBER OPTIC IOWA COMMUNICATIONS NETWORK
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icnoutsideplantiowaonecall@iowa.gov

FO2-FIBER OPTIC

AUREON NETWORK SERVICES
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CO1-COMMUNICATION CENTURYLINK
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303-453-9927
thomas.sturmer@centurylink.com

CO2-COMMUNICATION

MEDIACOM LLC
CURT HODGES
515-669-3647
chodges@mediacomcc.com

CLEAR PER MAP

CONSUMERS ENERGY
JIM KIDD
641-754-1642
onecall@consumersenergy.net

CLEAR PER EMAIL

IOWA DOT
SCOTT SMYTH
515-250-5290
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CLEAR PER EMAIL

AT&T TRANSMISSION
LENNY VOHS
816-275-4014
lv2121@att.com

NO RESPONSE

VERIZON
DEAN BOYERS
469-886-4238
dean.boyers@verizon.com

2750 NE 36TH STREET
ANKENY, IA 50023

OTTER CREEK PLANNED UNIT DEVELOPMENT
APPROVAL DATE OF OCTOBER 7, 2013

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE "X", BEING AN AREA OF MINIMAL FLOOD HAZARD, AS PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ANKENY, POLK COUNTY, IOWA, PANEL NUMBER 19153C0065F, EFFECTIVE DATE FEBRUARY 01, 2019.

OFFICE USE
MINIMUM LOT SETBACKS:
FRONT 15'
SIDE 0' / 25' *
REAR 35'
MAX BUILDING HEIGHT: 80'

*SIDE YARDS ALLOWED AT ZERO FEET WHEN BUILT AS A PART OF A CONNECTED SERIES OF BUILDINGS.

FIRST FLOOR = 15,960.21 GSF (DOES NOT INCLUDE DRIVE-THRU)

SECOND FLOOR = 17,347.76 GSF (DOES NOT INCLUDE OPEN TO BELOW SPACE AND UNOCCUPIABLE EYEBROW/SOFFIT SQUARE FOOTAGE)

THIRD FLOOR = 18,998.51 GSF (INCLUDES PATIO)

FOURTH FLOOR = 18,998.51 GSF (INCLUDES PATIO)

TOTAL = 71,305 GSF

BANK WITH DRIVE-IN WINDOWS FLOOR AREA	1 SPACE PER 200 S.F.OF GROSS
	5,000 S.F. DESIGNATED BANK AREA
	$5,000 / 200 = 25$ SPACES REQUIRED
	4 DRIVE THRU LANES

OFFICE SPACE
FLOOR AREA

66.305 / 400 = 166 SPACES REQUIRED

TOTAL REQUIRED SPACES = 191 PARKING SPACES

10% REDUCTION BY COMMUNITY DEVELOPMENT DIRECTOR = -19 PARKING SPACES
TOTAL SPACES REQUIRED= 172 PARKING SPACES
TOTAL PROPOSED PARKING= 197 SPACES

179,015 SF NET IMPERVIOUS AREA/ 4000 = 44.75 ERU CALCULATED = 45 ERU

- A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM MAP INFORMATION, ONE-CALL UTILITY LOCATIONS AND/OR RECORDS OBTAINED. THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER OR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. WHERE UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY FURTHER CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DAMAGE CAUSED BY SUCH WORK. THE CONTRACTOR SHALL MAKE REPAIRS TO ANY UTILITY DAMAGED TO THE UTILITY PROVIDERS SPECIFICATIONS.
- C. CONSTRUCTION OF ALL SITE IMPROVEMENTS SHALL CONFORM TO THE 2024 STATE WIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SUDAS). THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORT PREPARED BY TERRACON , PN P-82455095.
- D. ALL DIMENSIONS ARE TO BUILDING FACE, BACK OF CURB OR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
- E. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES ON SITE (SIGNS, DRIVES, CURBS, SIDEWALKS, PLANT MATERIAL, LIGHTS, BUILDINGS, ETC.) IN NOT DESIGNATED FOR DEMOLITION DURING CONSTRUCTION. PROTECT EXISTING DRIVEWAYS AND STREET SURFACES UNLESS SPECIFICALLY NOTED OTHERWISE. REMOVE AND REPLACE ANY DAMAGED SURFACING WITHOUT ADDITIONAL COMPENSATION. SAW-CUT AND REMOVE EXISTING PAVEMENT AS NECESSARY FOR DAMAGED PAVEMENT REPLACEMENT.
- F. EXERCISE EXTREME CARE WHEN PERFORMING ANY OF THE NECESSARY SAWCUTTING OPERATIONS FOR THE REMOVAL OF THE EXISTING PAVEMENT. PROTECT THE ADJACENT PAVEMENT, BUILDINGS AND UTILITIES UNLESS NOTED OTHERWISE. CONTRACTOR TO REPAIR ANY DAMAGES WITHOUT ADDITIONAL COMPENSATION. REMOVE THE EXISTING PAVEMENT AREAS TO THE NEAREST JOINT OR AS DIRECTED BY THE ENGINEER.
- G. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED FOR PROJECT, INCLUDING BUT NOT LIMITED TO BUILDING PERMITS AND UTILITY PERMITS.
- H. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL SERVICES (MUTCD).

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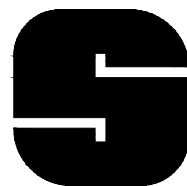
ANKENY, IA

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ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

COMMUNITY STATE BANK - ANKENY

PROJECT INFORMATION

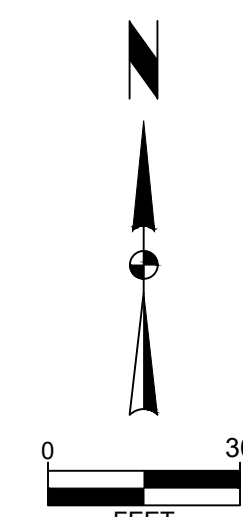
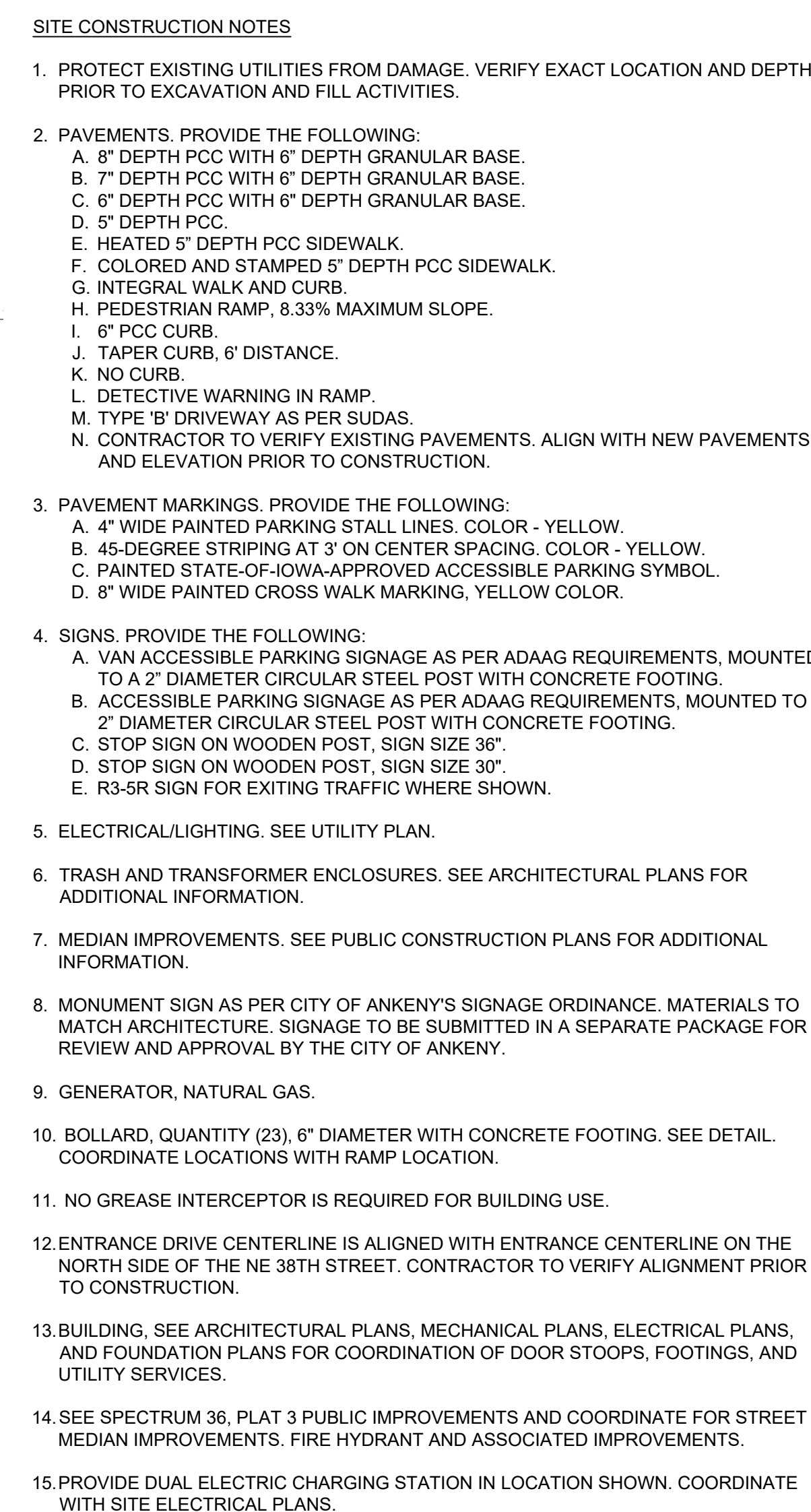
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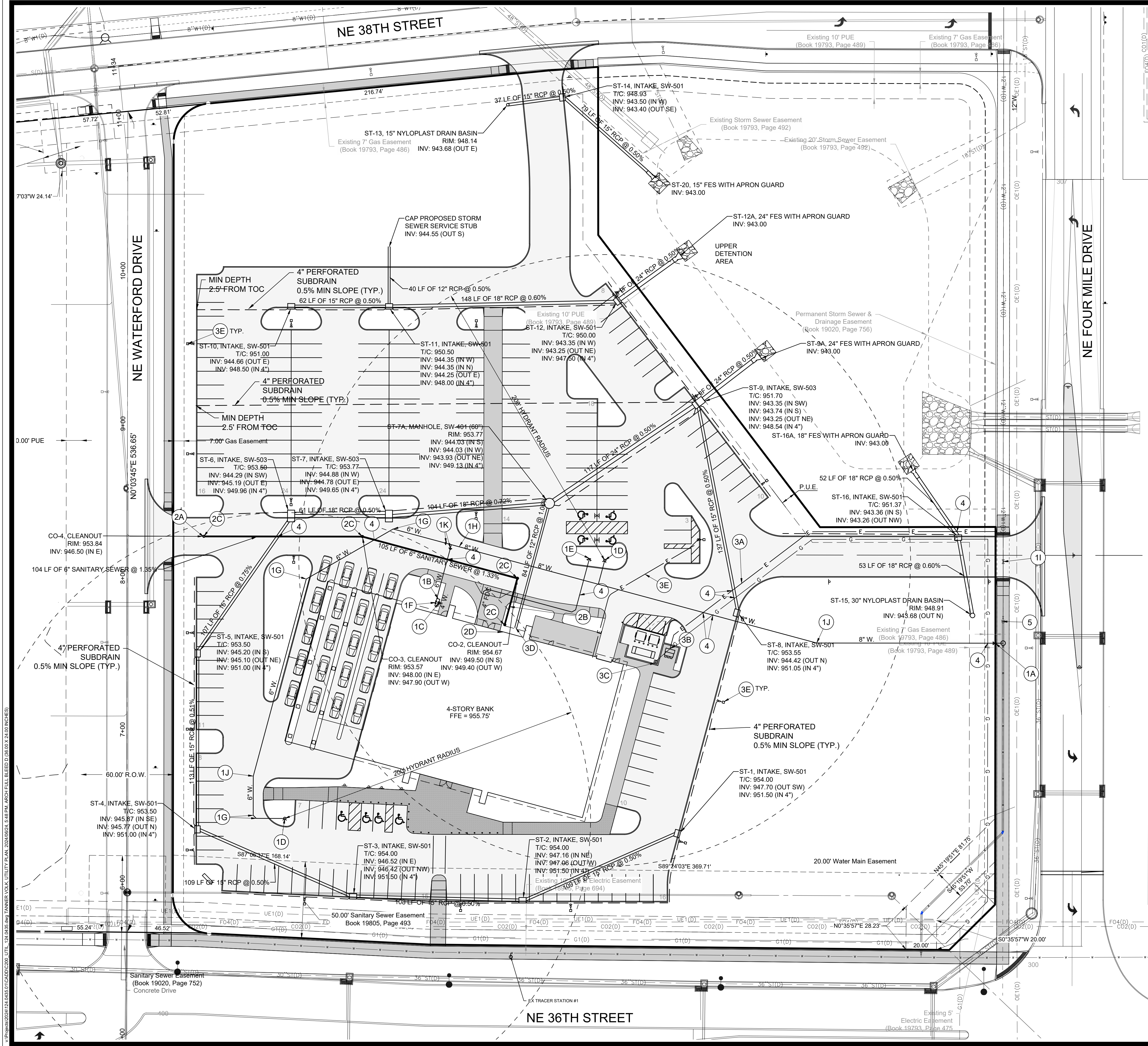


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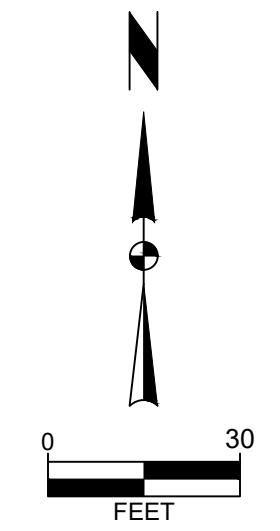
Project No: 124.0435.01

Sheet C001





- ### UTILITY PLAN CONSTRUCTION NOTES
1. WATER SERVICES. PROVIDE THE FOLLOWING:
 - A. CONNECT TO EXISTING 12" WATER MAIN WITH TAPPING SLEEVE AND VALVE. COORDINATE CONNECTION WITH THE CITY OF ANKENY WATER DEPARTMENT.
 - B. 4" WATER SERVICE AT MINIMUM 5' BURY DEPTH. PROVIDE TRACER WIRE IF PLASTIC WATER SERVICE IS INSTALLED. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION TO ENTER THE BUILDING.
 - C. 4" DOMESTIC VALVE.
 - D. HYDRANT ASSEMBLY.
 - E. FDC.
 - F. 8" WATER VALVE.
 - G. 45 DEGREE BEND.
 - H. TEE.
 - I. ADJUST EXISTING VALVE TO MATCH TOP OF PAVEMENT ELEVATION.
 - J. 15 DEGREE BEND.
 - K. 8"6" REDUCER
 2. SANITARY SEWER SERVICES. PROVIDE THE FOLLOWING:
 - A. CONNECT TO EXISTING 6" SANITARY SEWER STUB. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - B. 6" SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE (1/8" PER FOOT). PROVIDE 1:1 RISER AS NECESSARY TO ACHIEVE DESIGN ELEVATION.
 - C. SANITARY CLEANOUT (SUDDS TYPE SW-203).
 - D. CONNECT TO PROPOSED BUILDING SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
 - E. ADJUST EXISTING CLEANOUT STRUCTURE TO MATCH PROPOSED SITE GRADING.
 3. SITE UTILITIES. COORDINATE UTILITY SERVICES WITH LOCAL PROVIDERS AND ARCHITECTURAL AND MECHANICAL PLANS.
 - A. ELECTRICAL SERVICE. COORDINATE EXACT LOCATION WITH OWNER AND FRANCHISE UTILITY OWNER PRIOR TO CONSTRUCTION.
 - B. ELECTRICAL METER AND SERVICE. COORDINATE EXACT LOCATION WITH ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
 - C. GAS METER AND SERVICE. COORDINATE EXACT LOCATION WITH ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
 - D. ROOF DRAINS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - E. SITE LIGHTING. SEE ELECTRICAL PLANS.
 4. CRITICAL CROSSING. MAINTAIN MINIMUM 18" SEPARATION BETWEEN ALL OTHER UTILITIES. VERIFY PRIOR TO CONSTRUCTION.
 5. SEE SPECTRUM 36 PLAT 3 PUBLIC IMPROVEMENTS FOR PAVEMENT AND UTILITY COORDINATION



COMMUNITY STATE BANK - ANKENY

UTILITY PLAN

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REVISIONS

NO.	DATE	BY	REVISION
2.	06-24-24		REVISED AS PER CITY COMMENTS
1.	06-14-24		REVISED AS PER CITY COMMENTS

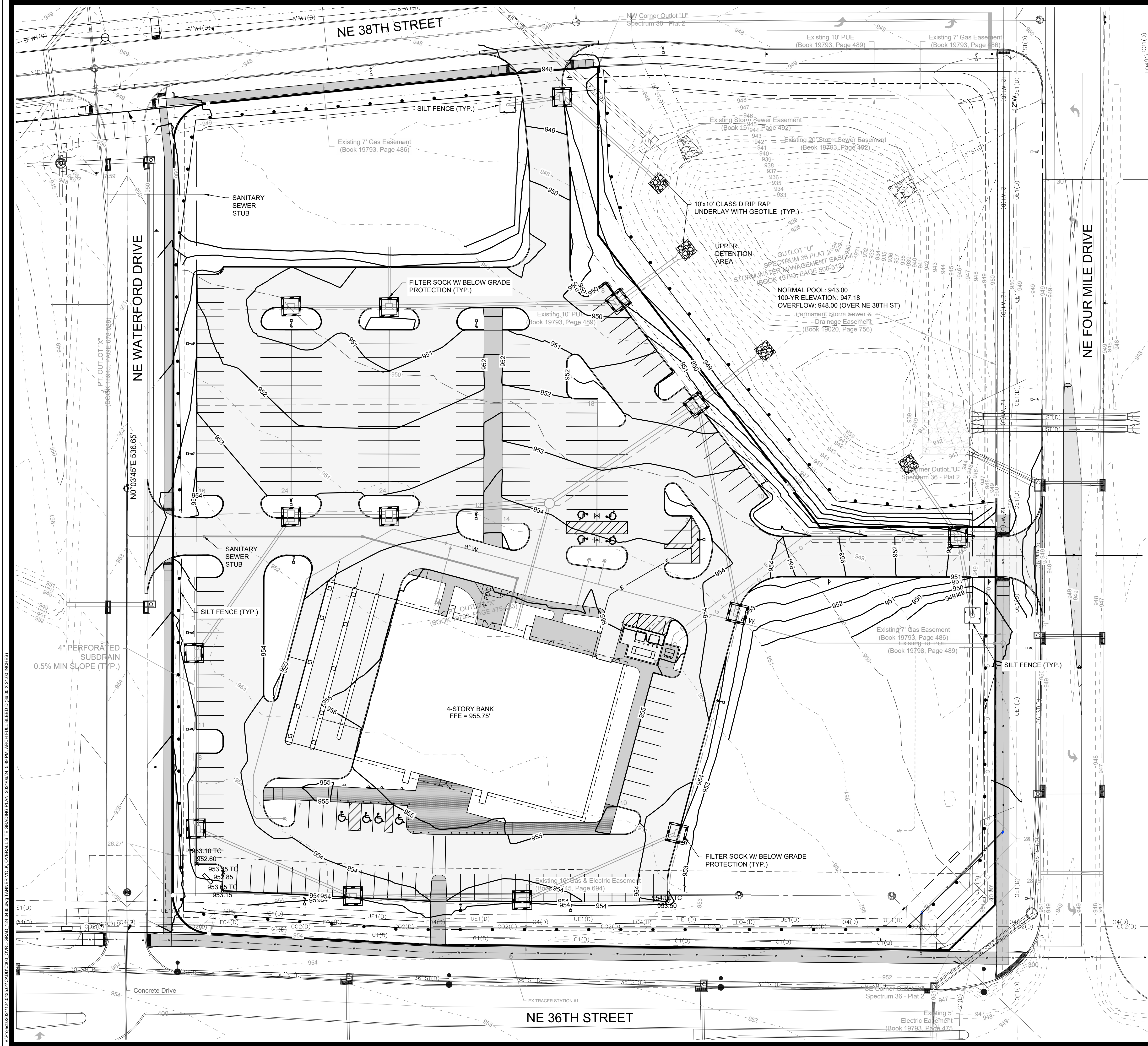
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Checked By: TLW
Date: 05-17-2024
Scale: 1" = 10'

Technician: STT
Date: 05-17-2024
Scale: 1" = 10'

Project No: 124.0435.01
Sheet C200

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Project No: 124.0435.01
Sheet C200



- ### POLLUTION PREVENTION NOTES
- A. POLLUTION PREVENTION AND EROSION PROTECTION
- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
 - DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
- B. STORM WATER DISCHARGE PERMIT
- THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
 - ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
 - A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.
- C. POLLUTION PREVENTION PLAN
- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
 - THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
 - THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
 - THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS. PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS. DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
 - INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
 - PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - RESPEAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWINGS: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

- LEGEND
- SILT FENCE, 1,860 LF
 - FILTER SOCK, INTAKE PROTECTION, BELOW GRADE 520 LF

COMMUNITY STATE BANK - ANKENY

OVERALL SITE GRADING PLAN

SNYDER & ASSOCIATES, INC. I

ANKENY, IA

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ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 124.0435.01

Sheet C300

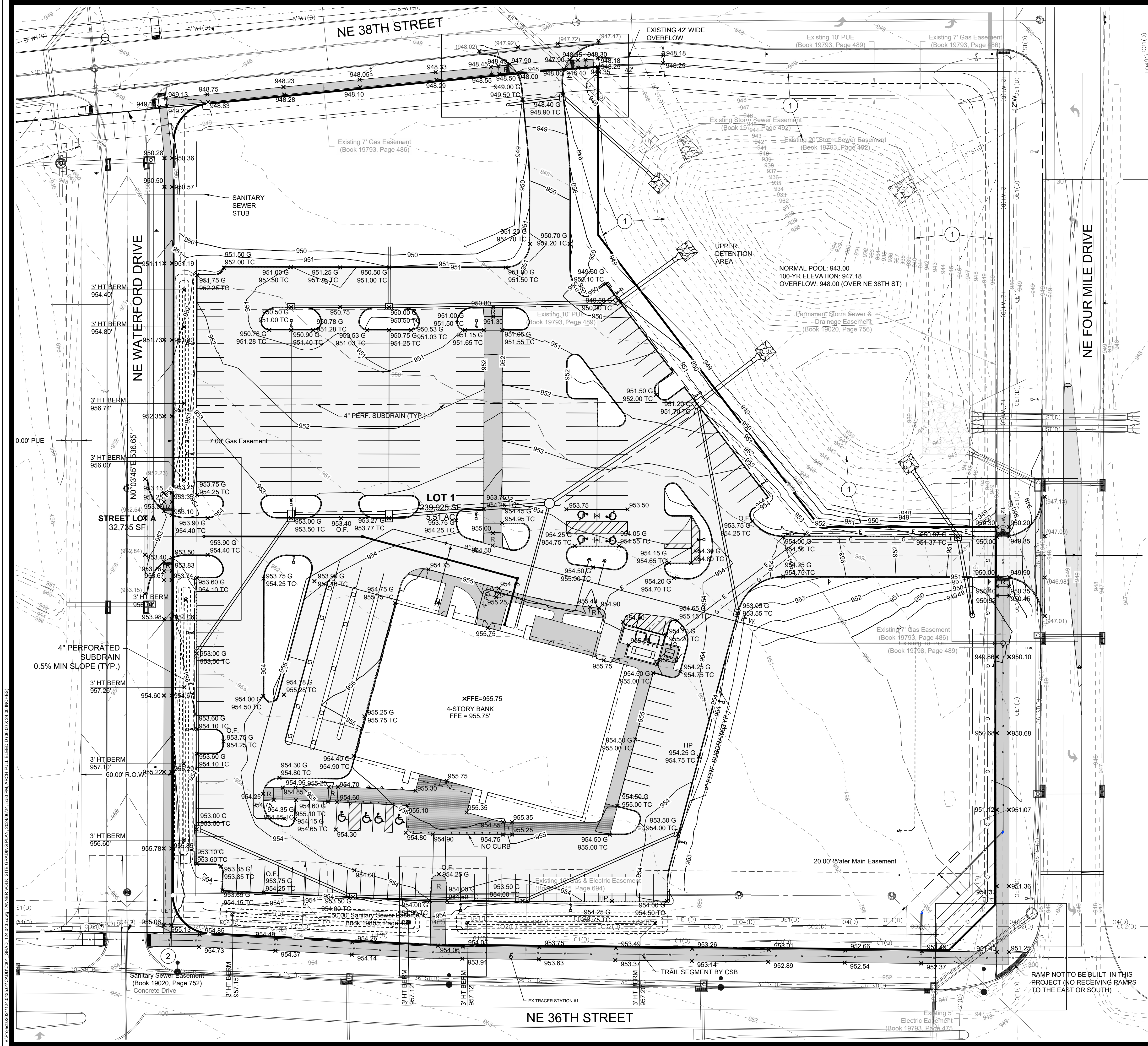
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1.	REVISED AS PER CITY COMMENTS	06-14-24	DATE

MARK	REVISION	ENGINEER	CHECKED BY	DATE	SCALE	TITLE
1.	REVISED AS PER CITY COMMENTS	EDC	TLW	05-17-2024	1" = 40'	OVERALL SITE GRADING PLAN

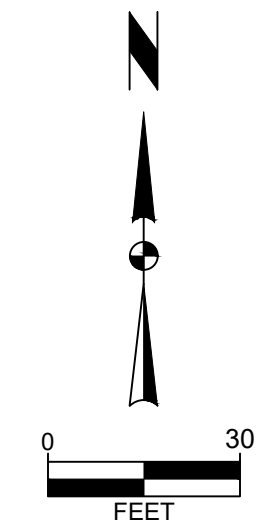
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Sheet C300



- GRADING PLAN CONSTRUCTION NOTES**
1. ONCE CONSTRUCTION IS COMPLETE, CONTRACTOR TO VERIFY DETENTION VOLUME MEETS SPECIFICATIONS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 2. CONTRACTOR TO VERIFY THE TURN SPACE AT THE SIDEWALK CONNECTION TO PUBLIC SIDEWALK ALONG NE 36TH ST IS SLOPE COMPLIANT.



COMMUNITY STATE BANK - ANKENY

SITE GRADING PLAN

**SNYDER & ASSOCIATES**

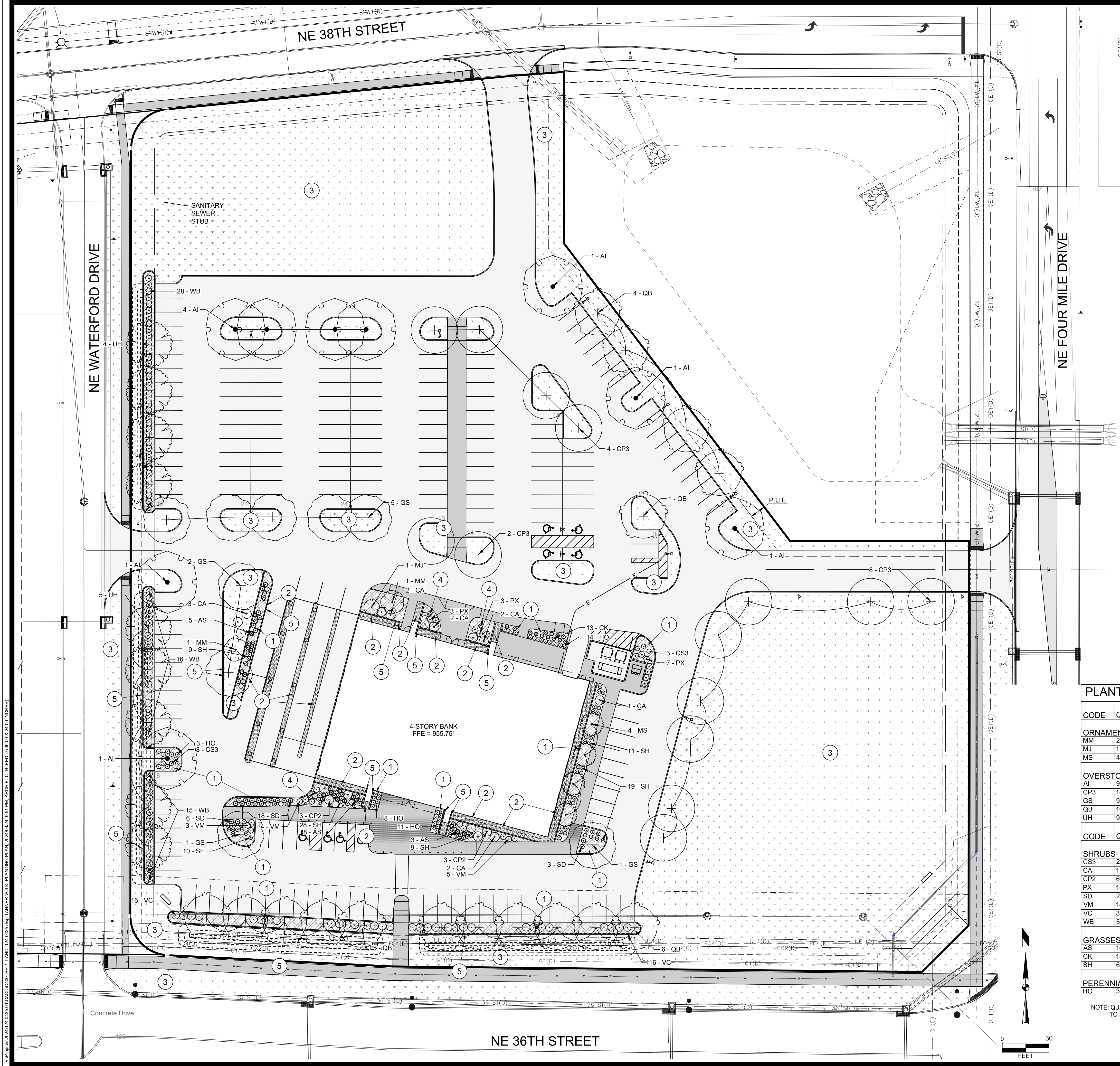
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2.	REVISED AS PER CITY COMMENTS	06-24-24
1.	REVISED AS PER CITY COMMENTS	06-14-24
MARK	ENGINEER: EDC	DATE: BY
	Checked By: TLW	Scale: 1" = 40'
	Engineer: STT	Date: 05-17-2024
	Technician: STT	T-R-S: TTN-RRW/SS

Project No: 124.0435.01
Sheet C301



PLANTING PLAN GENERAL NOTES

- A. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- B. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- C. THE REMAINING NE 36TH STREET AND NE FOUR-MILE DRIVE STREET BUFFERS WILL BE INSTALLED ONCE THOSE AREAS ARE DEVELOPED.

PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 3-INCHES FOR TREE RINGS.
2. PROVIDE 1 1/2-INCH SLATE CHIP STONE MULCH PLACED TO A DEPTH OF 4-INCHES WITH MIN. 3 OZ. WEED BARRIER FABRIC UNDERLAYMENT AND LIMESTONE EDGER IN PLANT BED AREA.
3. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH 90-10 TURF GRASS BLEND LAWN SEED MIX AND COVER WITH HYDRO MULCH.
4. PROVIDE STONE OUTCROPPING 3'X3'X2' APPROX. DIMENSIONS. LANDSCAPE ARCHITECT TO APPROVE SAMPLES.
5. LIMESTONE EDGING 6"x12"x4" SEE STONE EDGING DETAIL.

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF ANKENY SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

OPEN SPACE REQUIREMENTS:
239,918 SF (5.50 AC) OVERALL PROPERTY x 20% MINIMUM OPEN SPACE = 47,984 SF
OPEN SPACE REQUIRED
TOTAL HARD SURFACE (DRIVES, PARKING AND BUILDING) = 120,755 SF
(119,163 SF) = 50.3% TOTAL OPEN SPACE PROVIDED

OPEN SPACE LANDSCAPE REQUIREMENTS:
47,984 SF / 3000 SF = 15.99 PLANT UNITS REQUIRED
15.99 PU x 2 TREES = 31.98 TREES REQUIRED (32 PROVIDED)
15.99 PU x 6 SHRUBS = 95.94 SHRUBS REQUIRED (96 PROVIDED)

PAVEMENT SHADING REQUIREMENTS:
104,736 SF OF PAVEMENT x 20% = 20,947.20 SF
20,947.20 / 706 SF = 29.67 OVERSTORY TREES REQUIRED (30 PROVIDED)

- (14) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON ONE SIDE (COUNTED AT 50%)
- (23) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON 2 OR MORE SIDES (COUNTED AT 100%)
= 21,180 SF PAVEMENT SHADING PROVIDED

STREET BUFFERS
NE 36TH STREET (ARTERIAL) - BUFFER PLANTING AND 3' HIGH BERM.
324 LF / 50 LF = 6.48 PLANT UNITS REQUIRED
6.48 PU x 2 OVERSTORY TREES = 12.96 TREES REQUIRED (13 PROVIDED)
6.48 PU x 4 SHRUBS = 25.92 SHRUBS REQUIRED (26 PROVIDED)

NE WATERFORD DRIVE (MINOR ARTERIAL) - BUFFER PLANTING AND 3' HIGH BERM.
426 LF / 35 LF = 12.17 PLANT UNITS REQUIRED
12.17 PU x 1 OVERSTORY TREES = 12.17 TREES REQUIRED (13 PROVIDED)
12.17 PU x 4 SHRUBS = 48.68 SHRUBS REQUIRED (49 PROVIDED)

PLANTING LEGEND

- 90/30 LAWN SEED WITH HYDRO MULCH
- ROCK MULCH, 3" DEPTH UNDERLAID WITH MIN. 3 oz. WEED BARRIER.
- WOOD MULCH, 3" DEPTH, UNDERLAID WITH MIN. 3oz. WEED BARRIER
- STONE OUTCROPPING

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
ORNAMENTAL TREES					
MM	2	Magnolia stellata	Star Magnolia Multi-Trunk	#7	Pot
MJ	1	Malus x 'Jarmin' TM	Marilee Crabapple	5' Ht.	B&B
MS	4	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5' Cal.	B&B
OVERSTORY					
AI	9	Acer miyabei 'Morton'	State Street™ Miyabe Maple	2" Cal.	B&B
CP3	14	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2" Cal.	B&B
GS	9	Gleditsia triacanthos inermis 'Shademaker'	Shademaker Honey Locust	2" Cal.	B&B
QB	16	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
UH	9	Ulmus x 'Patriot'	Patriot Elm	2" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
CS3	23	Clethra alnifolia 'Novacelein'	Summer Sparkler™ Summersweet	3 gal.	Pot
CA	11	Clethra alternifolia	Sweet Pepperbush	3 gal.	Pot
CP2	6	Comptonia peregrina	Sweet Fern	3 gal.	Pot
PX	13	Diervilla x 'G2X885411'	Kodiak® Red Diervilla	3 gal.	Pot
SD	27	Spiraea x 'NCSX2' TM	Double Play Doozie Spiraea	3 gal.	Pot
VM	14	Viburnum acerifolium	Mapleleaf Viburnum	3 gal.	Pot
VC	32	Viburnum carlesii	Koreanspice Viburnum	3 gal.	Pot
WB	59	Weigela florida 'Bramwell'	Fine Wine® Weigela	3 gal.	Pot
GRASSES					
AS	16	Andropogon scoparius	Little Bluestem	1 gal.	Pot
CK	13	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot
SH	68	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 gal.	Pot
PERENNIALS					
HO	36	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Pot

NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

COMMUNITY STATE BANK - ANKENY

PLANTING PLAN

ANKENY, IA

SNYDER & ASSOCIATES, INC. |

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

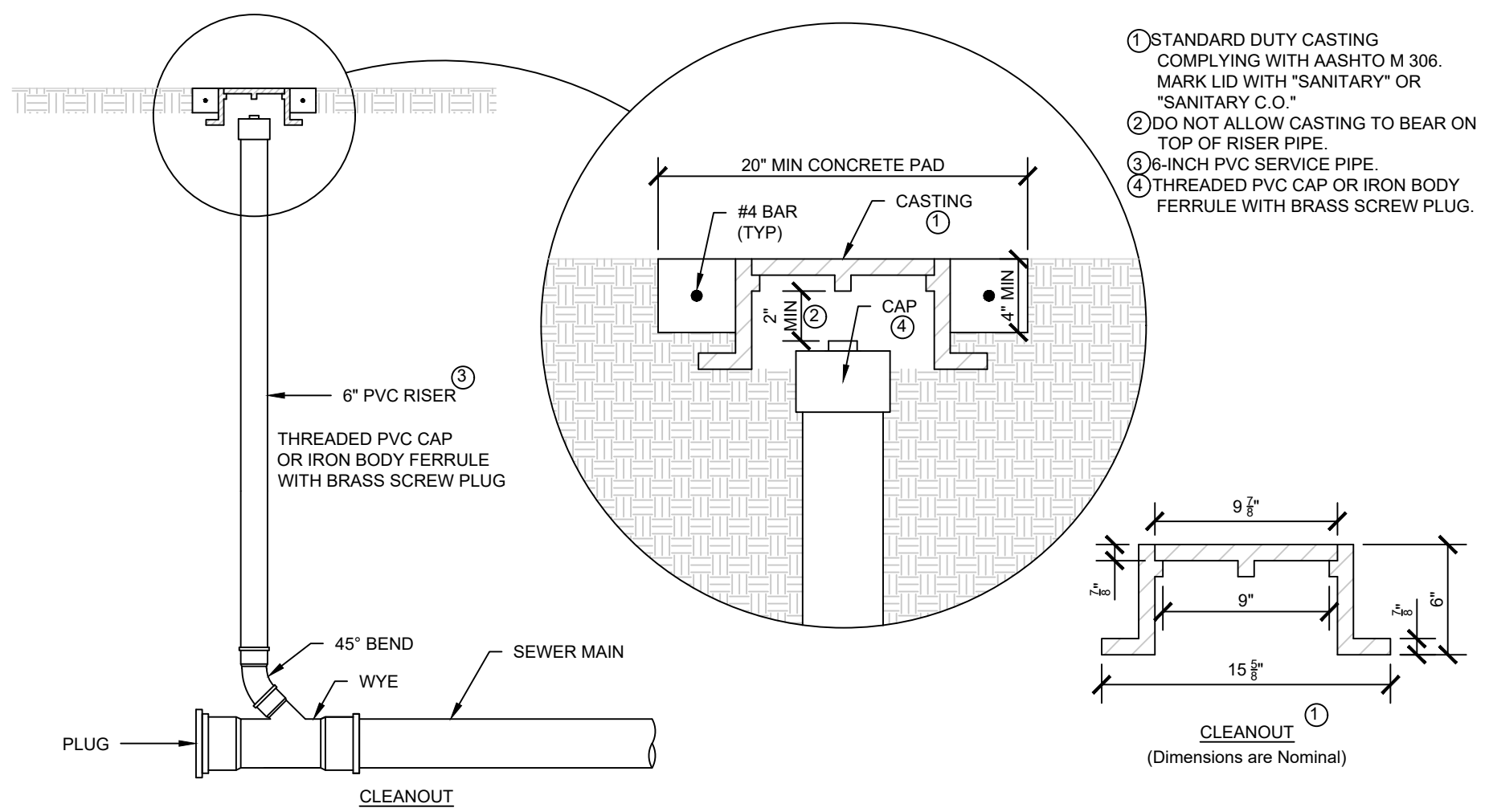
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Sheet C400

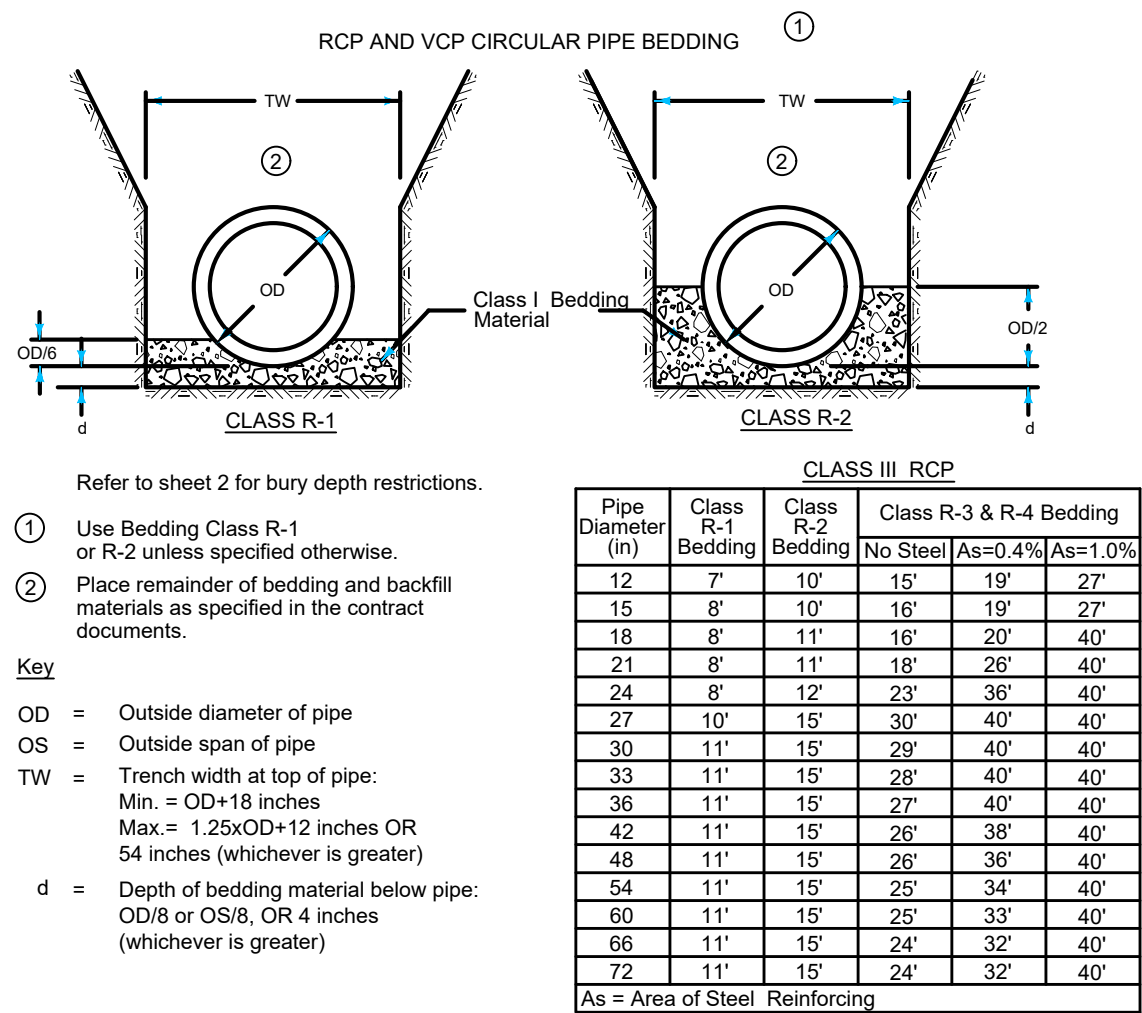
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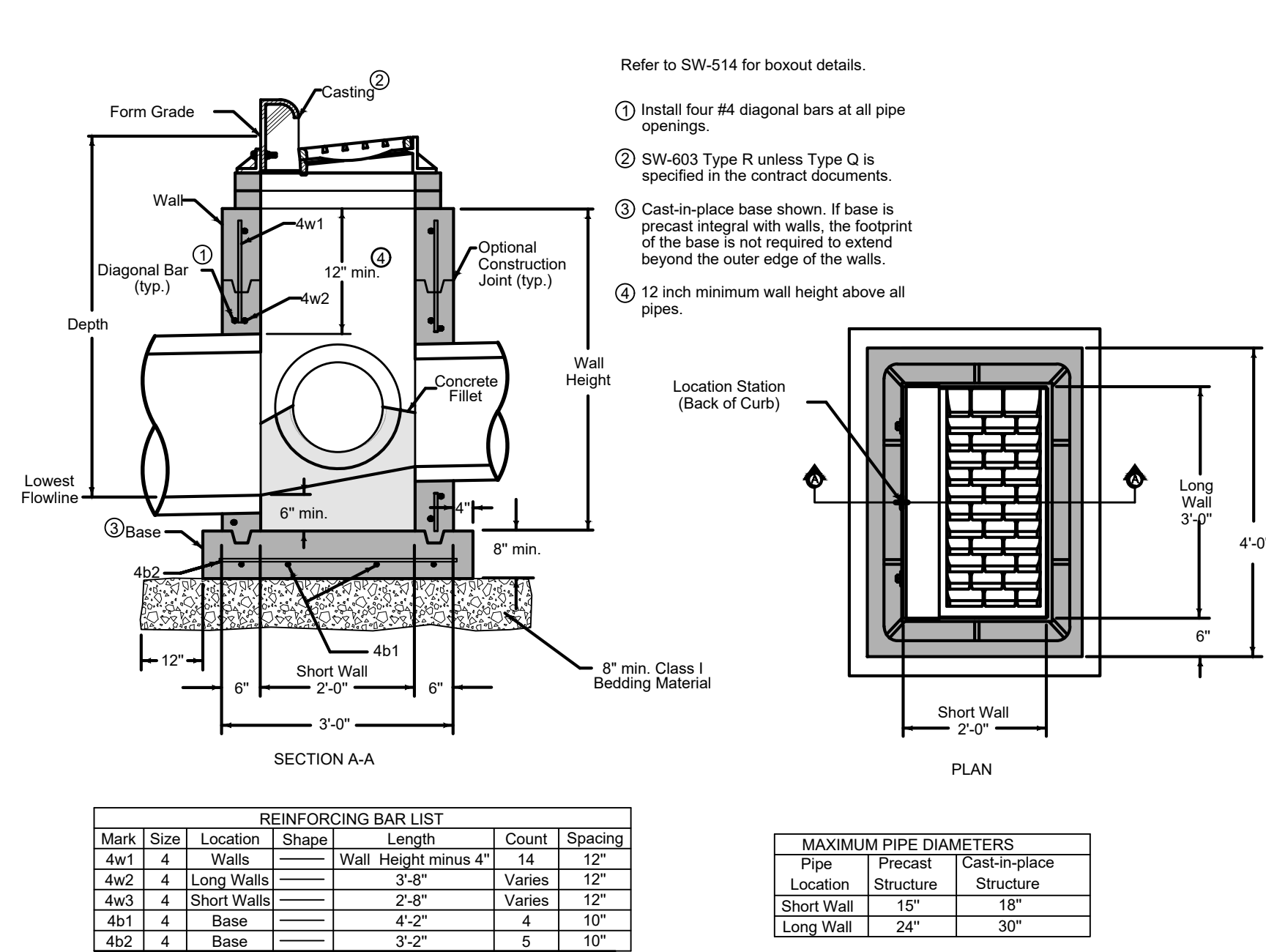
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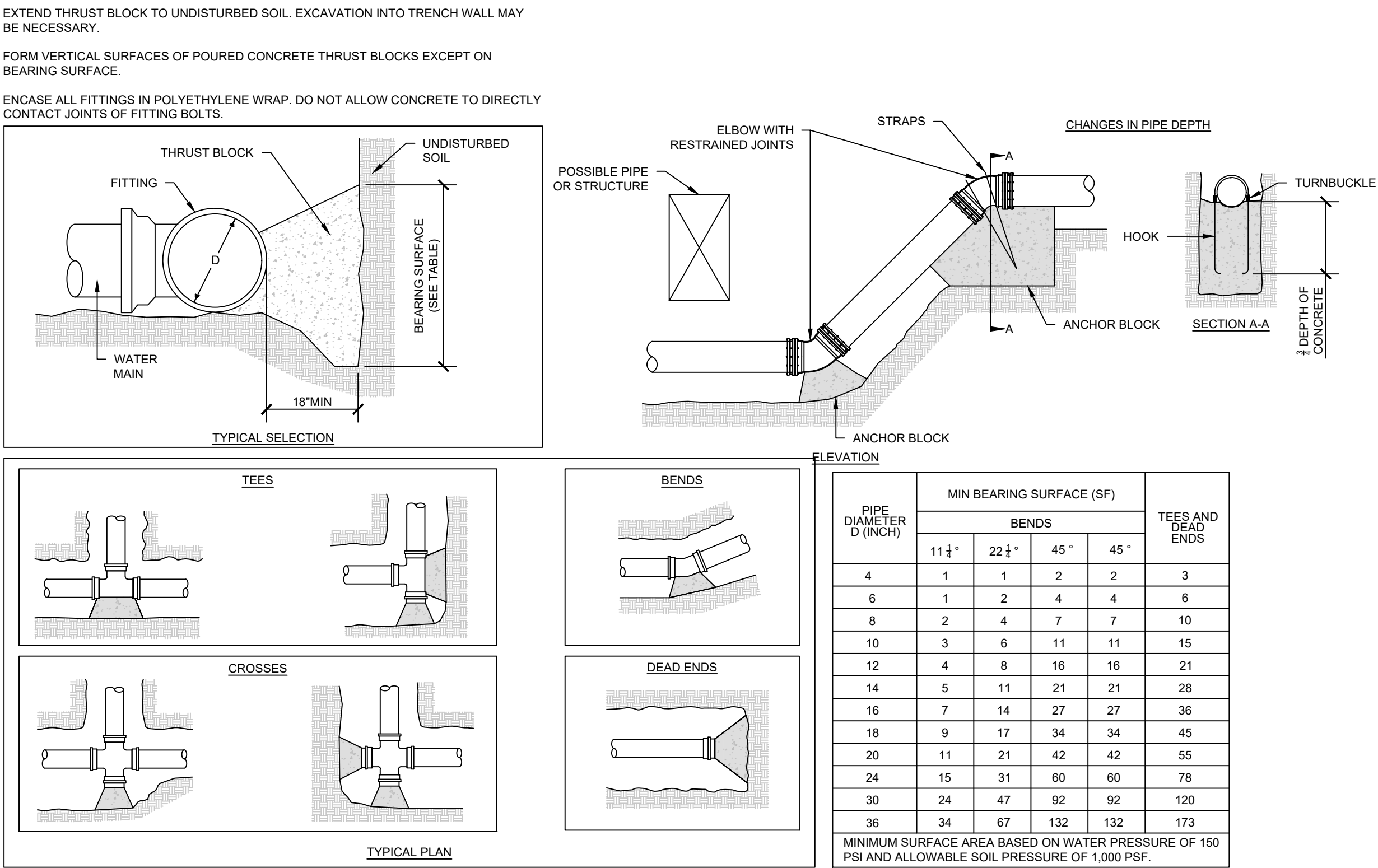
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C500
SANITARY SEWER CLEANOUT
NO SCALE



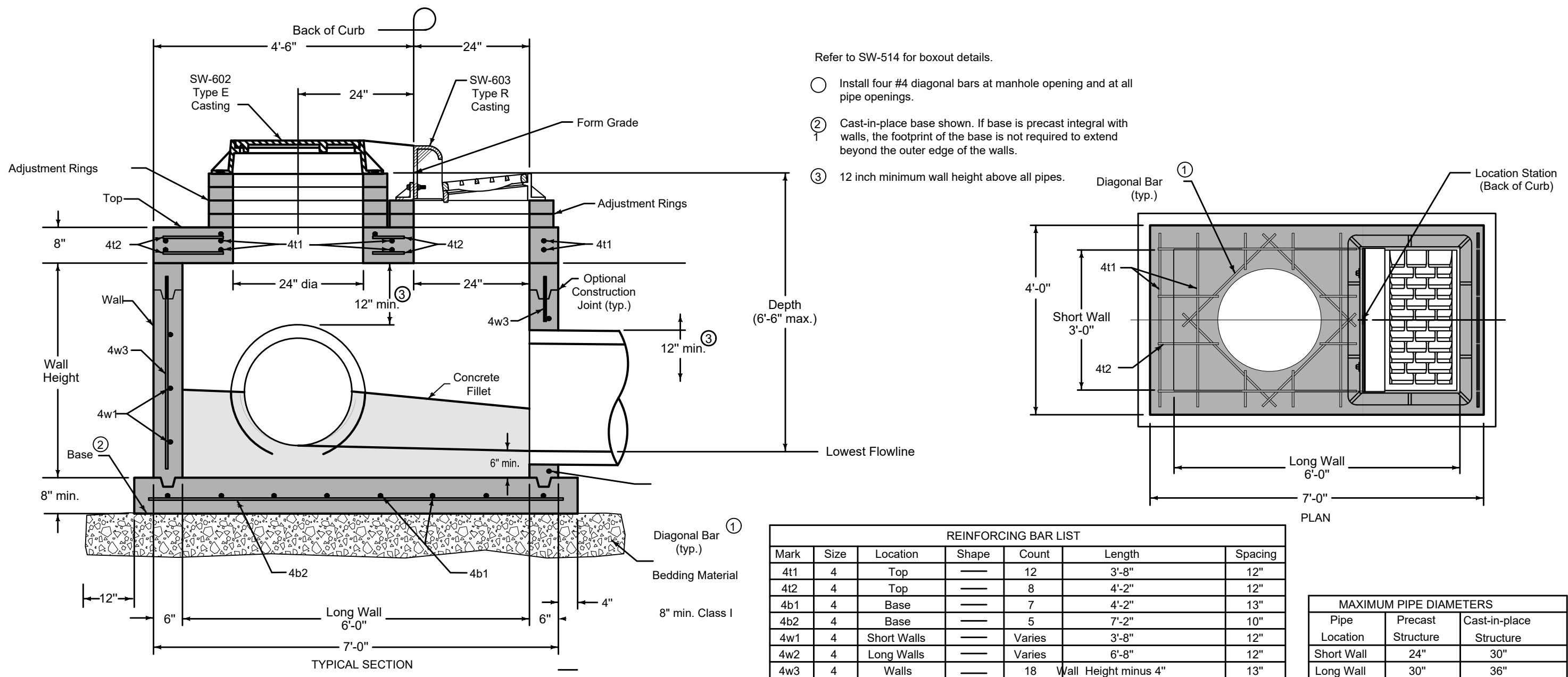
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C500
RIGID GRAVITY PIPE TRENCH BEDDING
NO SCALE



5
C500
SW-501 SINGLE GRATE INTAKE
NO SCALE



2
C500
THRUST BLOCKS
NO SCALE



6
C500
SW-503 SINGE GRATE INTAKE WITH MANHOLE
NO SCALE

REVISION	DATE	BY
2.	06-24-24	
1.	06-14-24	
MARK	REVISION	DATE
Engineer	EDC	05-17-2024
Checked By	TLW	
Scale	1" = 10'	
Technician	STT	
Date	05-17-2024	
Project No.	124.0435.01	

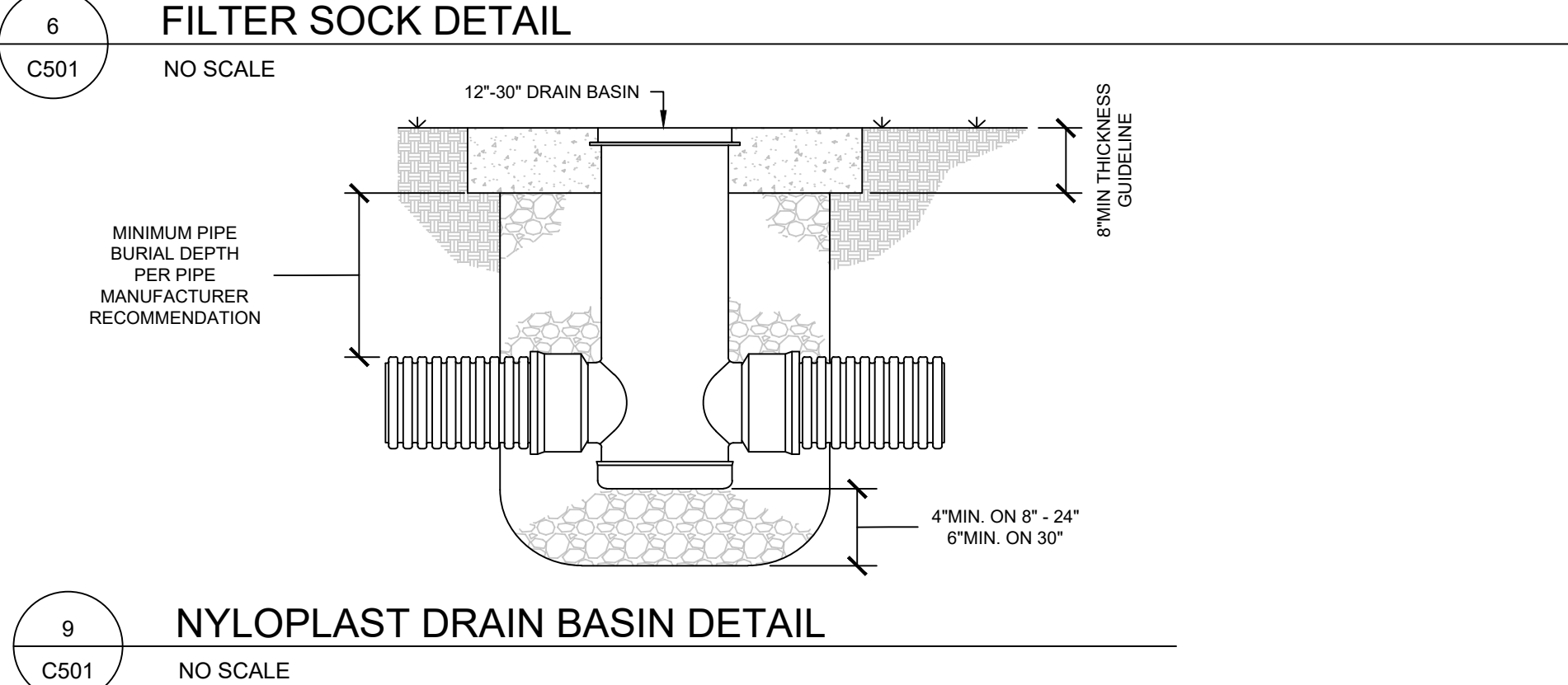
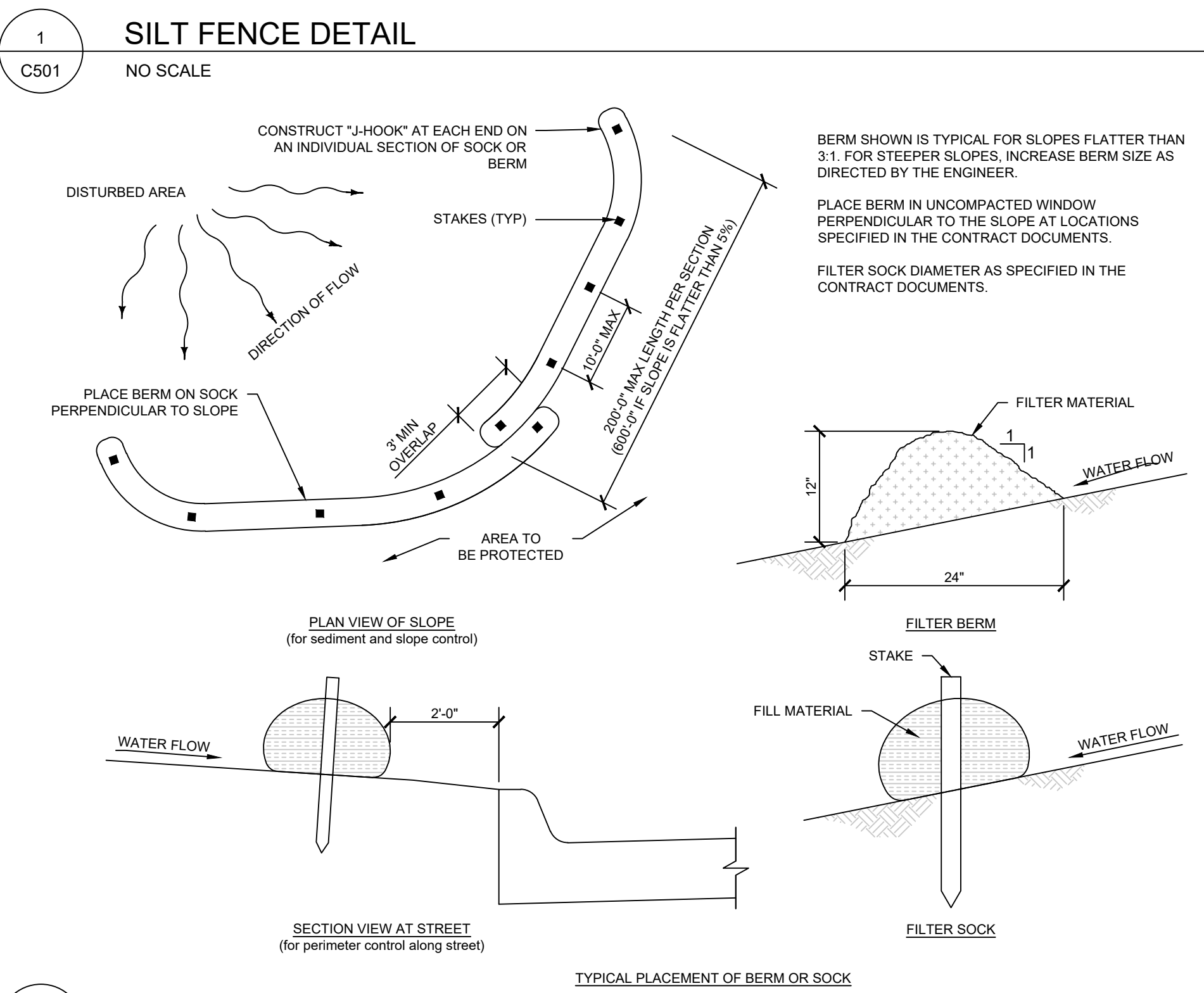
COMMUNITY STATE BANK - ANKENY

ANKENY, IA

DETAILS

SNYDER & ASSOCIATES, INC. |





 SNYDER & ASSOCIATES				COMMUNITY STATE BANK - ANKENY			
DETAILS				ANKENY, IA			
SNYDER & ASSOCIATES, INC.				2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com			

Project No:	124.0435.01	Sheet	C501
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Technician:	STT	Date:	05-17-2024	T-R-S: TTN-HRW-SS	

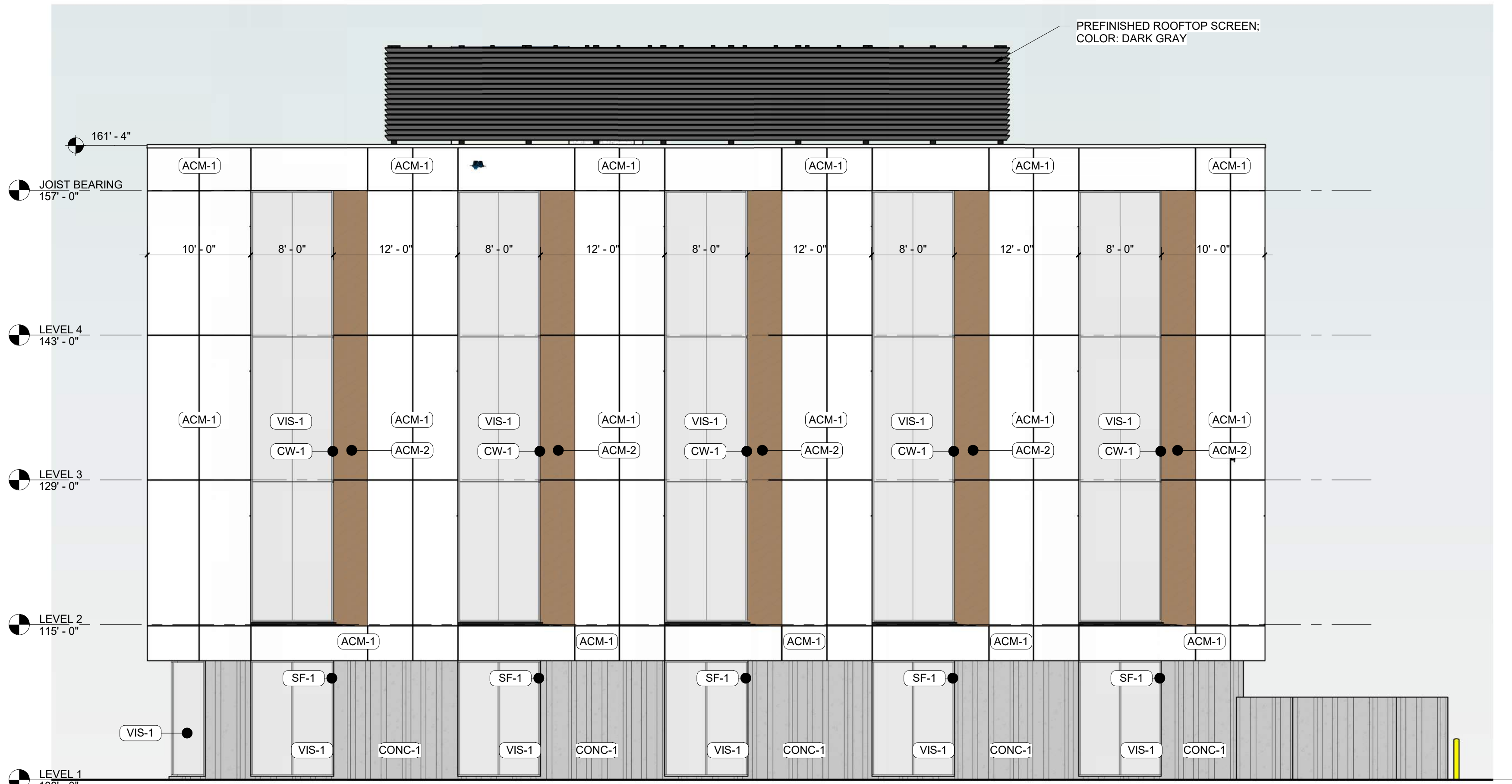
MARK	REVISION	DATE	BY	
2.	REVISED AS PER CITY COMMENTS	05-24-24		
1.	REVISED AS PER CITY COMMENTS	06-14-24		



ANKENY, IA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Sheet C502



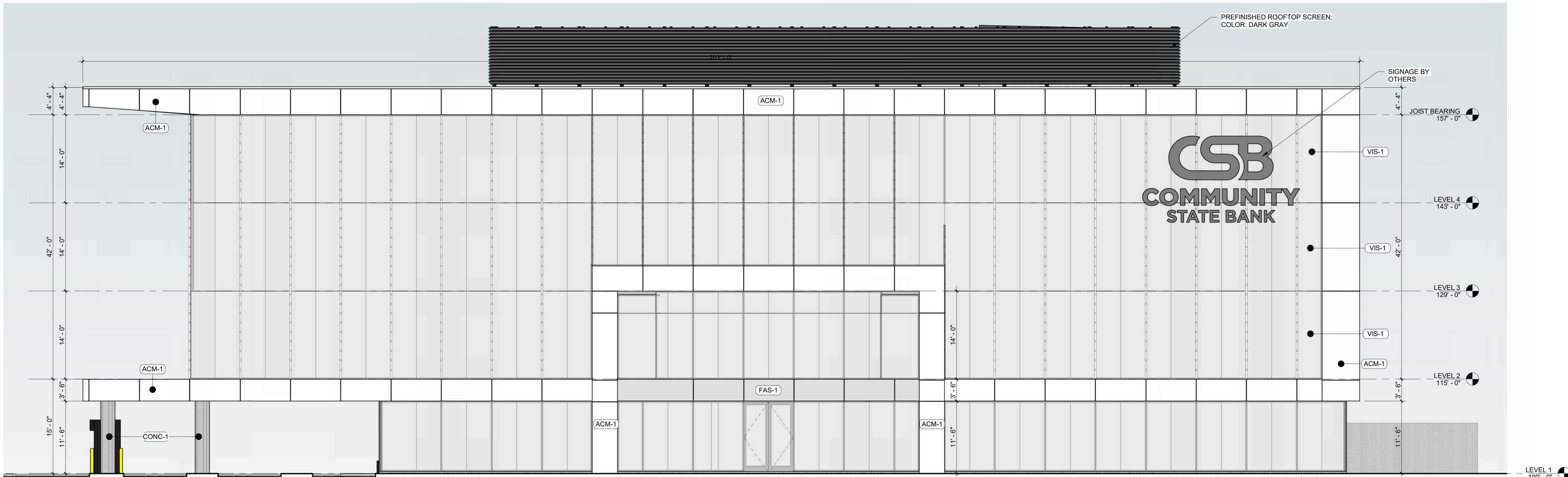
1 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS (CITY OF ANKENY) (OTTER CREEK PUD)					
SOUTH ELEVATION (FRONT)			11,210.92 SF TOTAL		
GLASS =	8,813.56 SF	79.0%	PRIMARY MATERIAL		
PRECAST =	97.63 SF	01.0%	PRIMARY MATERIAL		
ACM =	2,299.73 SF	21.0%	ACCENT MATERIAL		
Multiple accent colors and materials may be utilized; however the total area of accent colors and materials may not exceed 30% of a single building elevation. (Otter Creek PUD)					
EAST ELEVATION			6,731.64 SF TOTAL		
GLASS =	2,163.42 SF	32.0%	PRIMARY MATERIAL		
PRECAST =	866.22 SF	13.0%	PRIMARY MATERIAL		
ACM =	3,702.00 SF	55.0%	ACCENT MATERIAL		
Multiple accent colors and materials may be utilized; however the total area of accent colors and materials may not exceed 30% of a single building elevation. (Otter Creek PUD)					
NORTH ELEVATION			11,212.23 SF TOTAL		
GLASS =	7,762.87 SF	69.0%	PRIMARY MATERIAL		
PRECAST =	383.69 SF	03.0%	PRIMARY MATERIAL		
ACM =	3,065.67 SF	27.0%	ACCENT MATERIAL		
Multiple accent colors and materials may be utilized; however the total area of accent colors and materials may not exceed 30% of a single building elevation. (Otter Creek PUD)					
WEST ELEVATION			6,388.07 SF TOTAL		
GLASS =	4,180.14 SF	65.0%	PRIMARY MATERIAL		
PRECAST =	884.39 SF	14.0%	PRIMARY MATERIAL		
ACM =	1,345.87 SF	21.0%	ACCENT MATERIAL		
Multiple accent colors and materials may be utilized; however the total area of accent colors and materials may not exceed 30% of a single building elevation. (Otter Creek PUD)					

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
ACM-1	ACM PANEL W/ CONCEALED FASTENERS; COLOR: WHITE
ACM-2	LONGBOARD 6" V-GROOVE SIDING W/ CONCEALED FASTENERS; COLOR: LIGHT NATIONAL WALNUT
ACM-3	ACM PANEL W/ CONCEALED FASTENERS; COLOR: BLACK
ALUM-1	ALUMINUM CURTAINWALL INFILL PANEL; COLOR TO MATCH CURTAINWALL FRAMING
CONC-1	PRECAST CONCRETE W/ DECORATIVE FORMLINER; RECKLI FORMLINER: HAWAII (OR EQUAL); INTEGRAL COLOR: GRAY
CW-1	CURTAIN WALL SYSTEM; KAWNEER; BLACK FINISH
FAS-1	DRI-DESIGN ACM PANEL W/ CONCEALED FASTENERS; COLOR BLACK
SF-1	T.B. ALUMINUM STOREFRONT FRAMING; BLACK FINISH
VIS-1	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING; GRAY TINT

MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - BOLLARDS: CONCRETE-FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
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 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS.



2 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



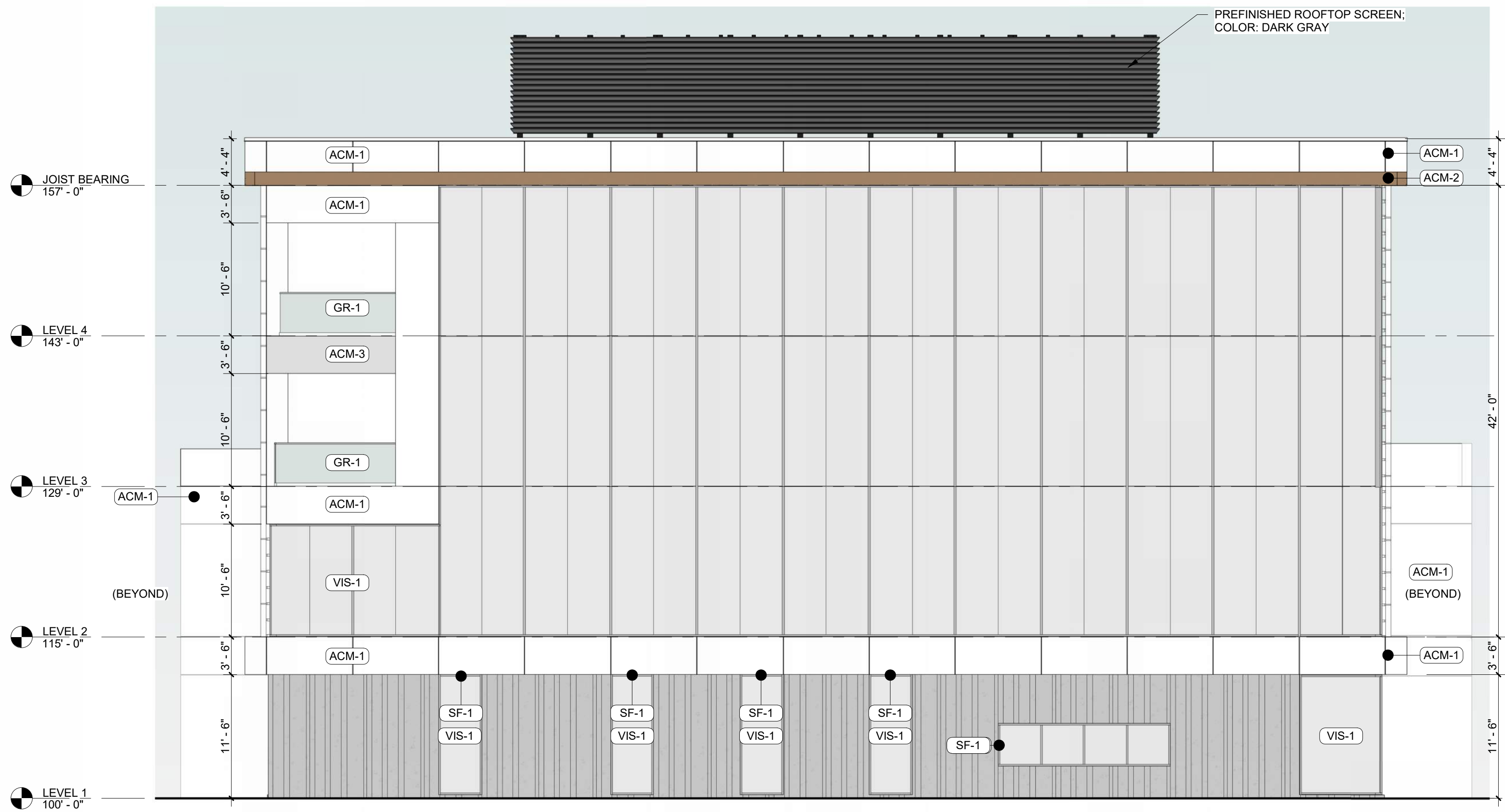
This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is provided as an instrument of service by the Designer / Architect and is intended for use on this project only. Any reproduction, use, or disclosure of information contained herein without the prior written consent of the Architect is strictly prohibited. (C) Copyright 2024 by Simonson & Associates Architects, L.L.C.

COMMUNITY STATE BANK

NE 36TH STREET
ANKENY, IA 50021
05/13/24

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 22140





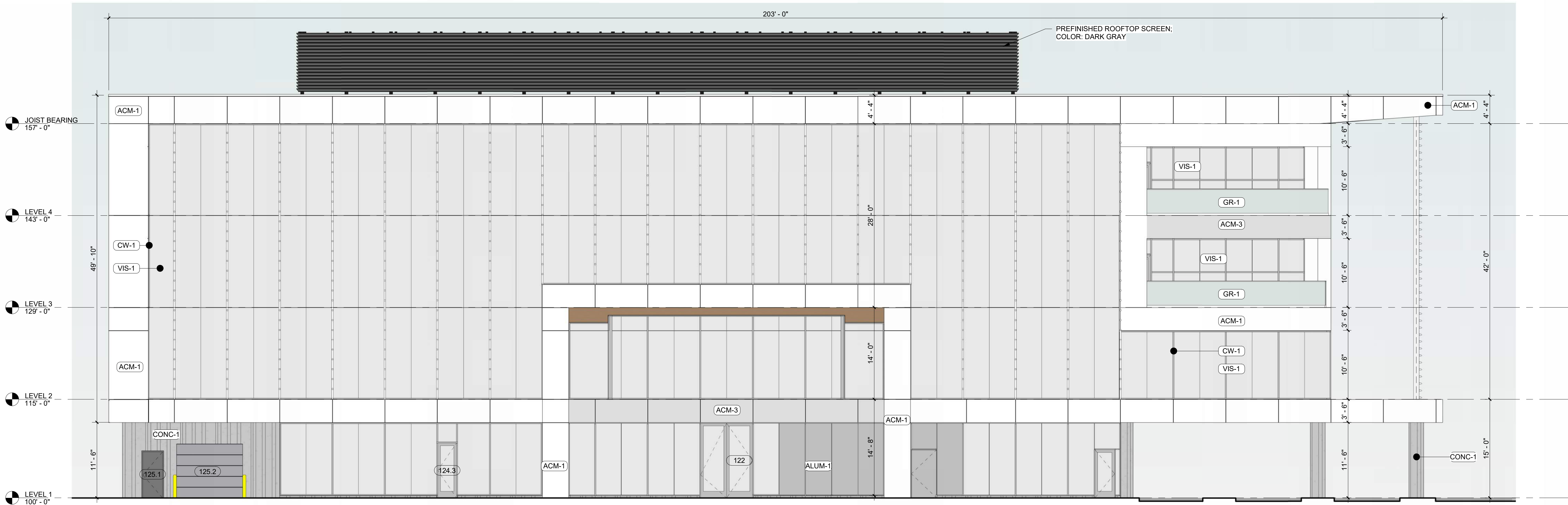
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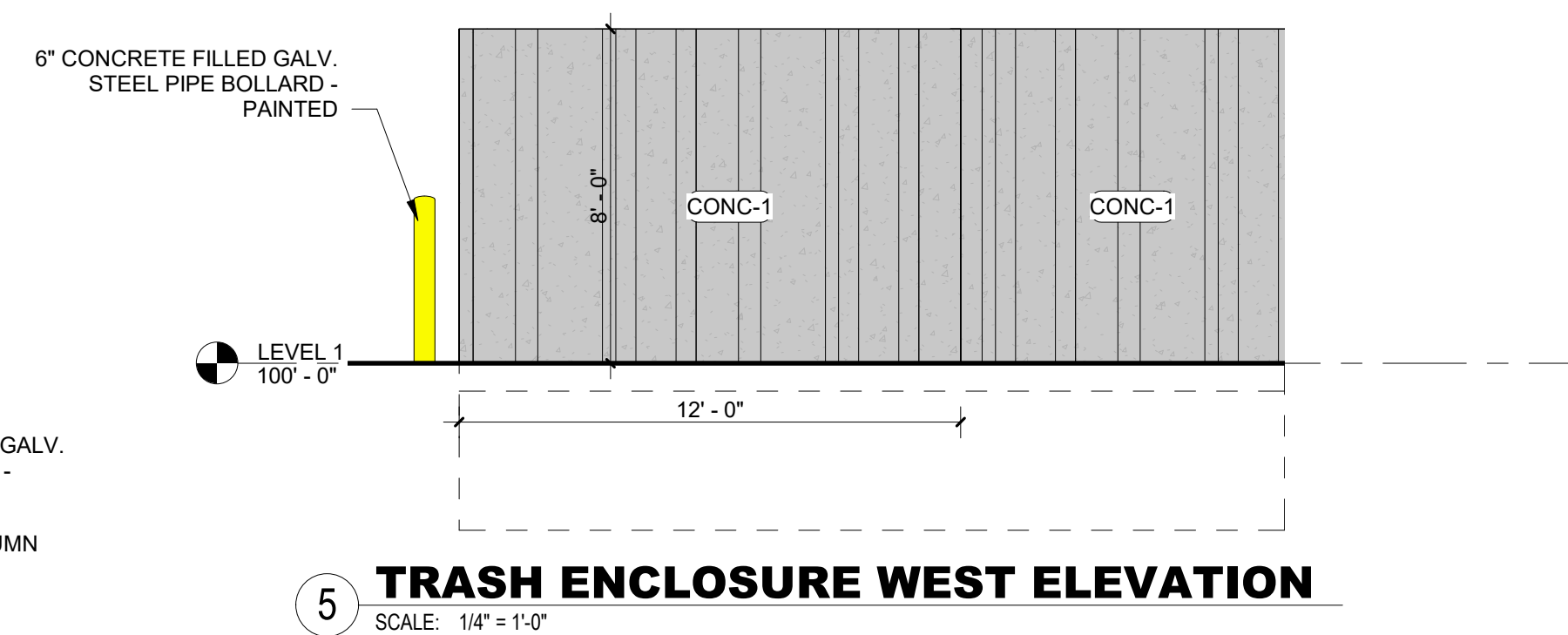
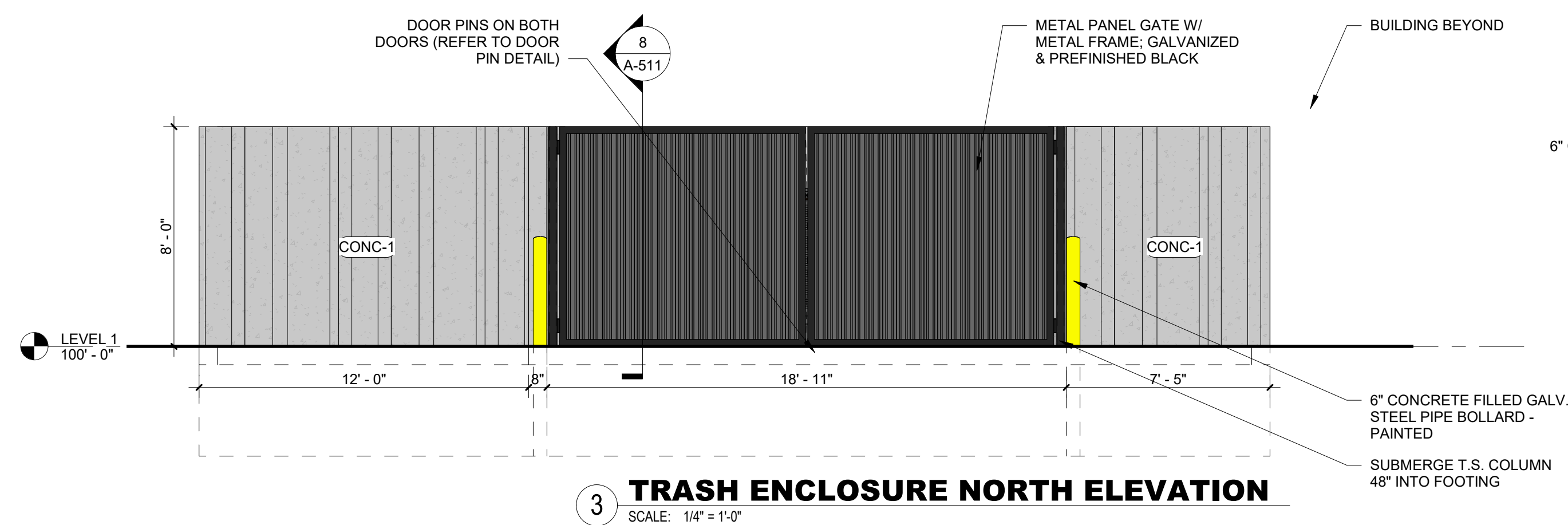
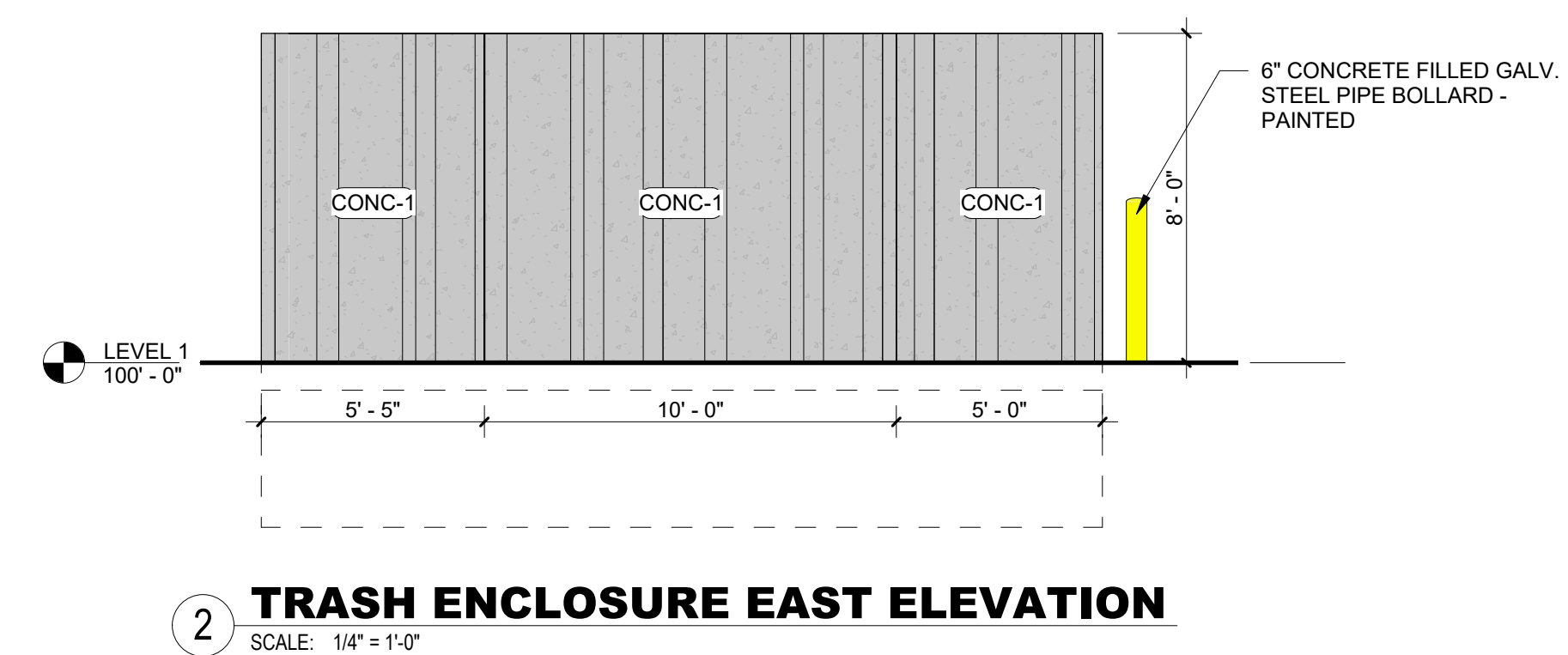
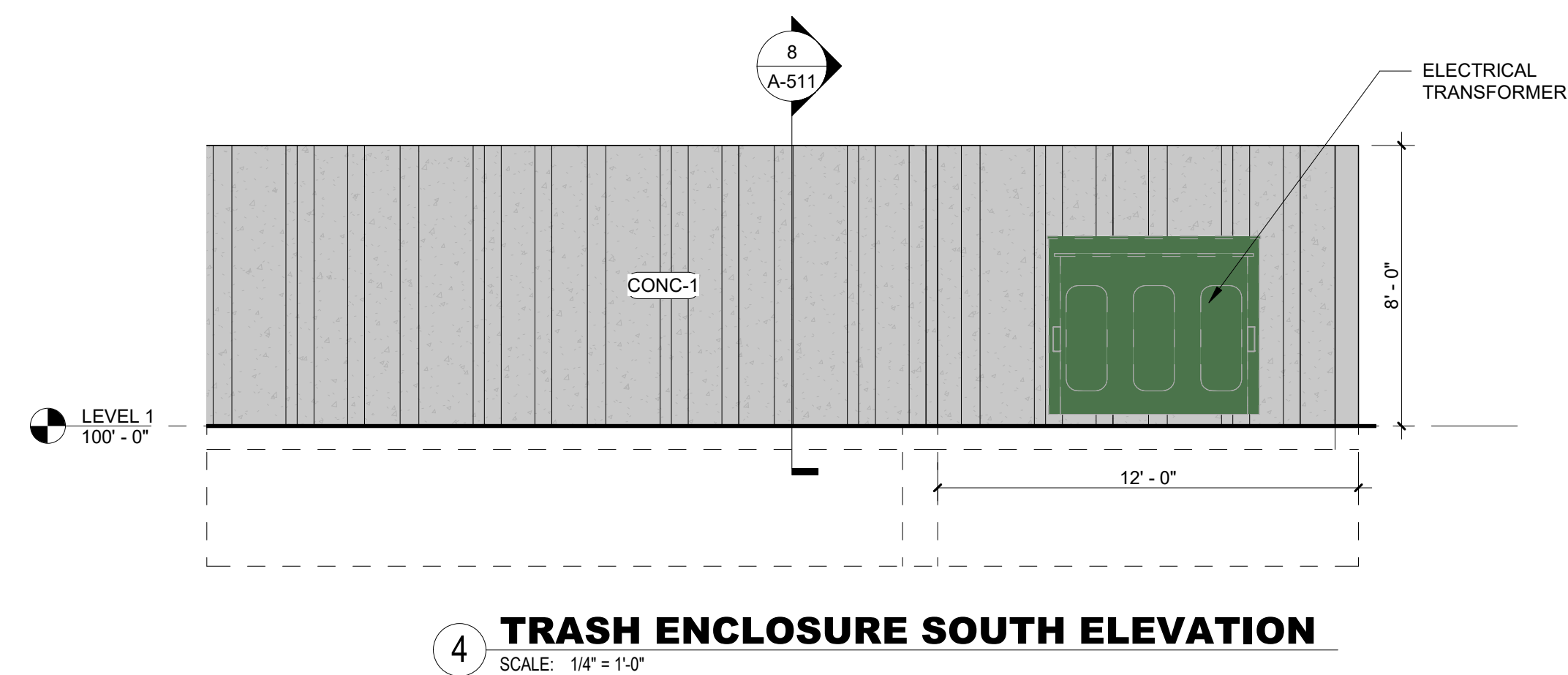
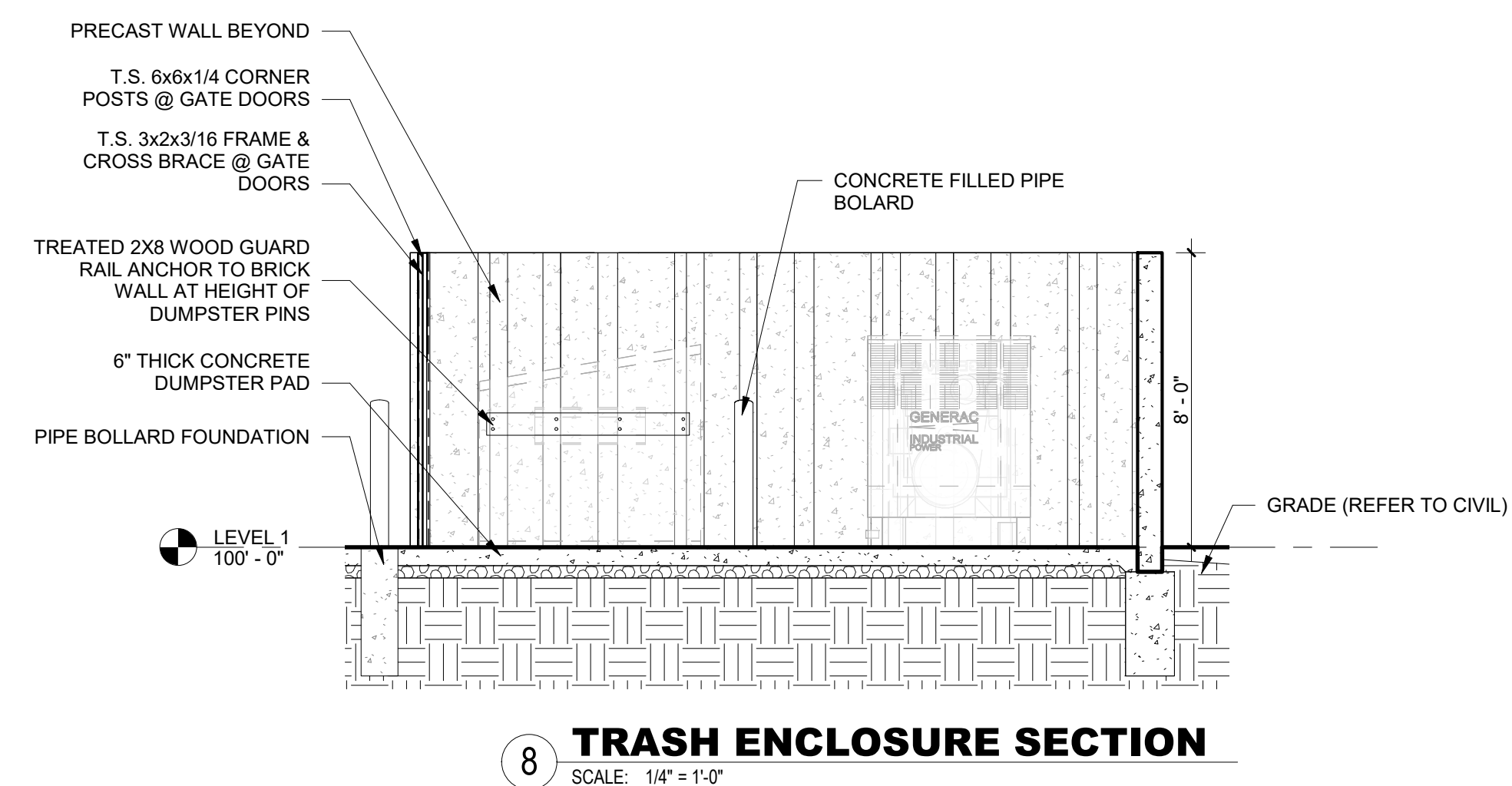
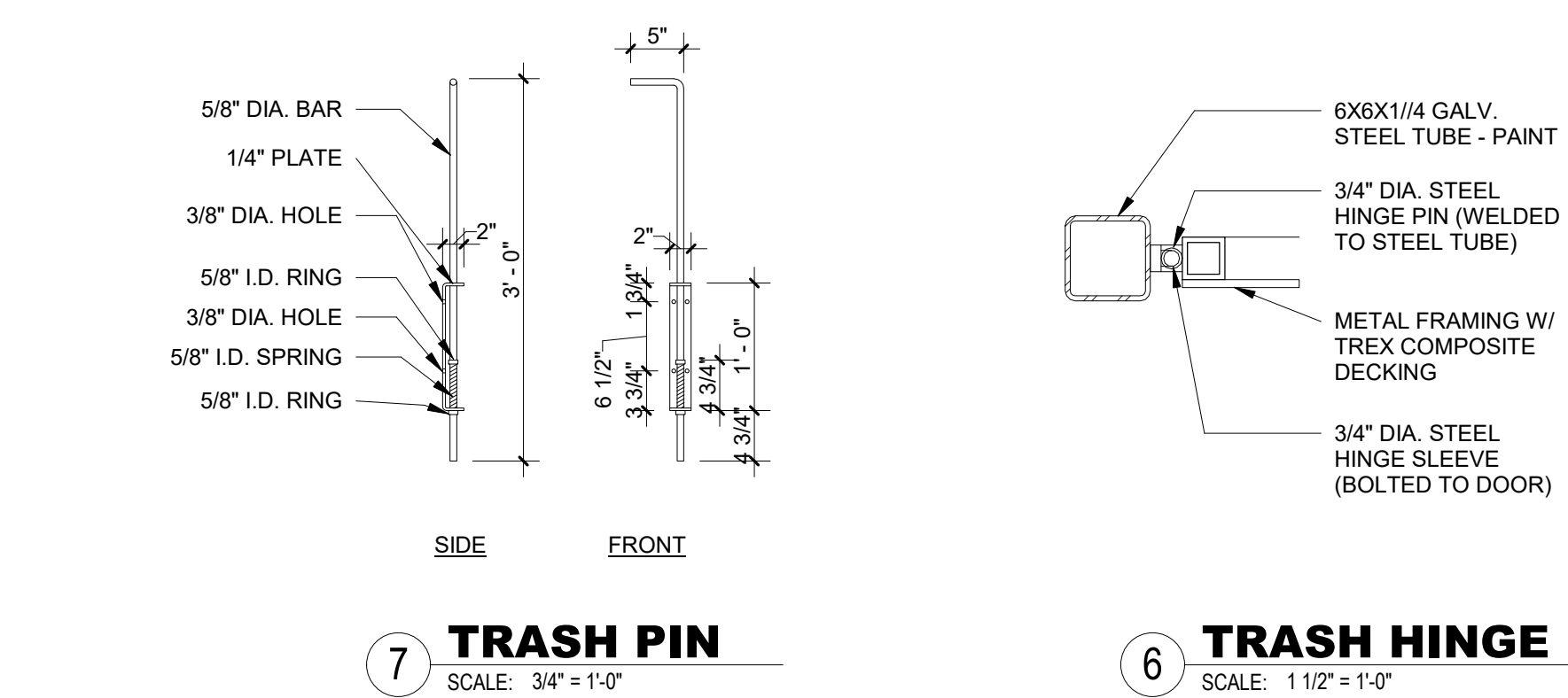
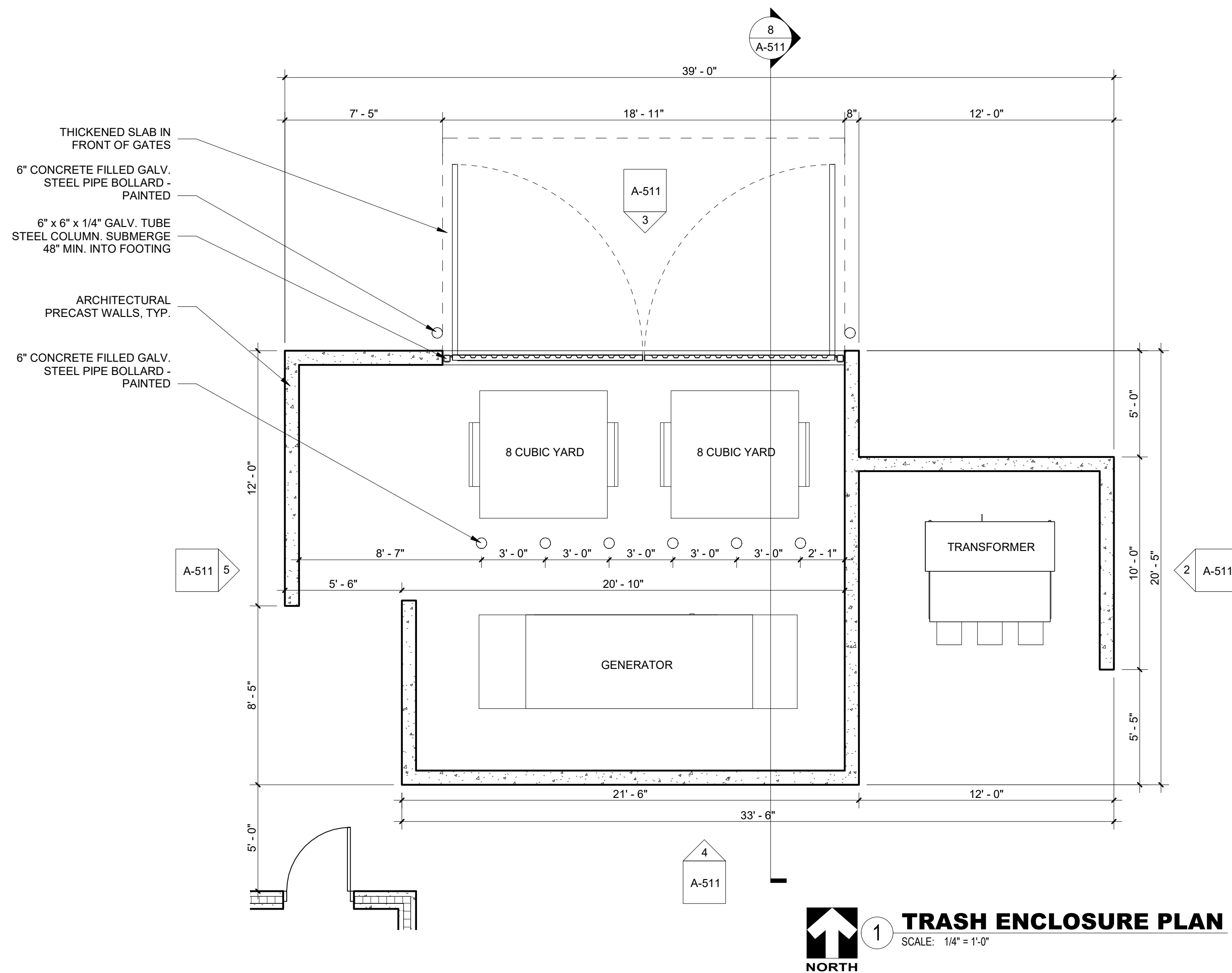
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 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS.



2 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"





PLAN AND ZONING COMMISSION

July 2, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Berwick Estates Plat 1 Final Plat

EXECUTIVE SUMMARY:

Staff report attached.

FISCAL IMPACT: **Yes**

Cost participation request for water main extension to two existing lots and sidewalk cost sharing along NE Berwick Drive in the amount estimated to be \$112,684.

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

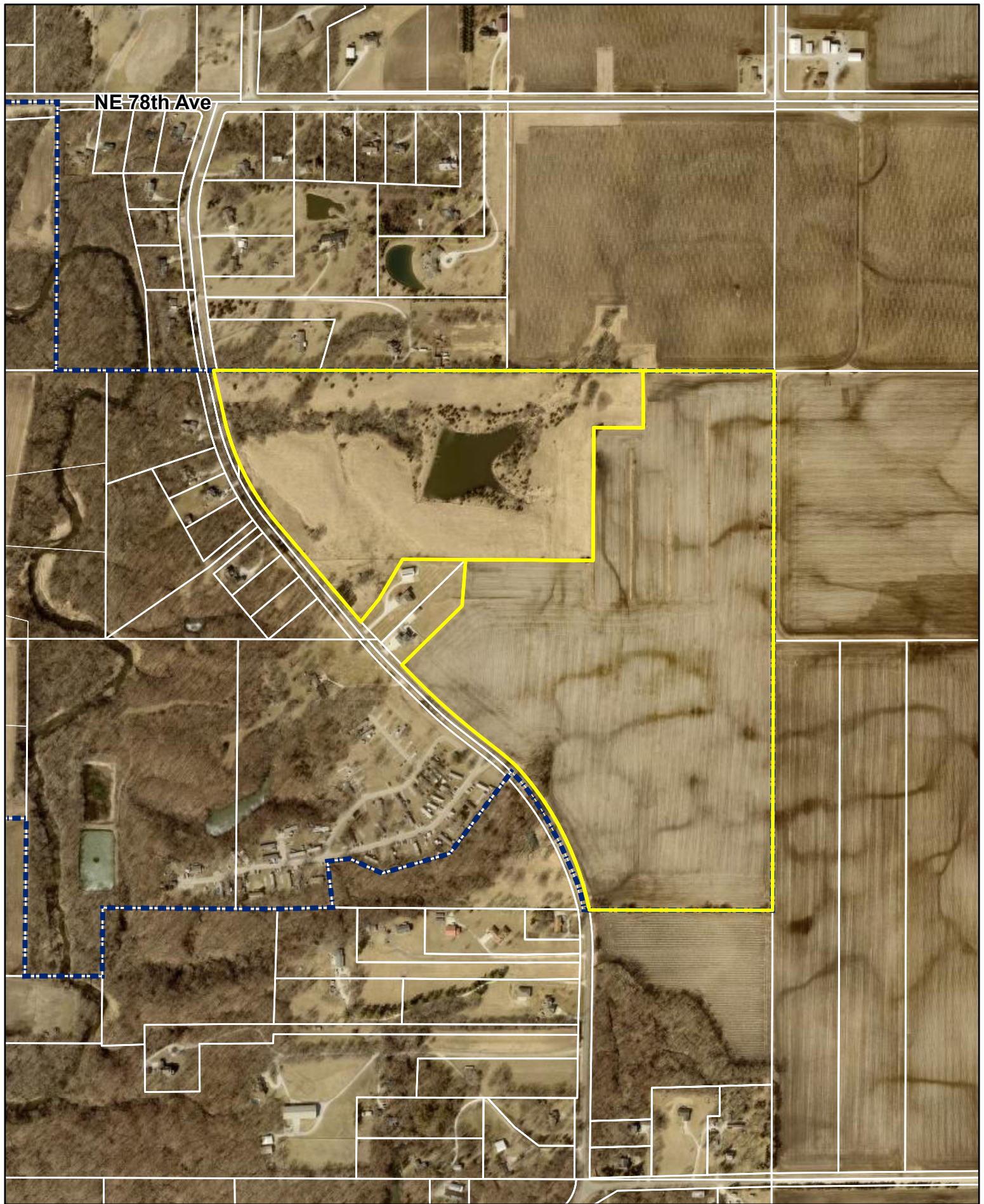
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Berwick Estates Plat 1 Final Plat; and recommend City Council authorization of cost-participation request for water main extension to two existing lots and sidewalk cost sharing along NE Berwick Drive in the amount estimated to be \$112,684.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat



Agenda Item: Berwick Estates Plat 1 – Final Plat

Report Date: June 27, 2024

Prepared by: Ryan Kirschman
Planner I

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Berwick Estates Plat 1 Final Plat; and recommend City Council authorization of cost-participation request for water main extension to two existing lots and sidewalk cost sharing along NE Berwick Drive in the amount estimated to be \$112,684.

Project Summary:

Berwick Estates Plat 1 is a proposed 45.81 acres (+/-), located north of SE Corporate Woods Dr/NE 62nd St, east of NE Berwick Drive, and south of SE Oralabor Road/NE 78th Street. The property is zoned PUD, Berwick Estates PUD. The subject plat consists of creating 61 single family lots, 3 street lots, and 2 outlots. The 61 residential lots will consist of single-family homes. Outlots Z and X will be utilized for stormwater detention. The proposed plat is in general conformance with the Berwick Estates PUD that was approved by the City Council June 3, 2024.

Project Report:

Streets: The primary accesses to the development off NE Berwick Drive will be from SE 30th Street and SE 33rd Street. SE 33rd Street will be a collector level street. SE Elkwood Court will be accessed via SE 30th Street running northwest. SE Bannister Drive will run north to south between SE 30th Street and SE 33rd Street.

As a part of the plat, sidewalk would need to be installed along NE Berwick Drive on the east side of the roadway. Due to topography issues, sidewalk along lot 60 will be installed at a later date once other improvements are made. The developer will pay \$13,986, which will absolve them of future obligations for this sidewalk. Sidewalks will be installed by the developer across the two existing estate lots already established along NE Berwick Drive, the estimated cost share for this work is \$16,959.

Water: The applicant is proposing to install a 10-inch water main that will be installed along NE Berwick Drive and SE 33rd Street, this will also service the 2 existing estate lots along NE Berwick Drive. An 8-inch water main will run along SE 30th Street, SE Elkwood Court, and SE Bannister Drive to service the rest of the plat.

This plat will extend utilities to the two existing estate lots already established on the east side of NE Berwick Drive, the estimated cost share of this work is \$95,725.

Sewer: The applicant is proposing installing 10-inch sanitary sewer along NE Berwick Drive that will come into the development through an easement on lot 5. The proposed line will then run southeast via SE Elkwood Court and continue along SE 30th Street to the east. The remainder of the plat including the 2 estate lots already established along NE Berwick Drive will be serviced with 8-inch sanitary sewer.

Again, this plat will extend utilities to the two existing estate lots already established on the east side of NE Berwick Drive, the estimated cost share of this work is \$95,725.

Drainage: The proposed high points are in the southwest portion of the plat, along NE Berwick Drive. The grading slopes generally to the north and east towards the detention ponds and the creek that runs to the west along the north side of lots 5-7, 12-14, and south side of lot 60.

Parkland: The parkland dedication requirement for Plat 1 is 2.32 acres, but parkland is not proposed with this plat. The developer will be dedicating 7.2 acres of parkland with a future final plat. The total park dedication for the Berwick Estates is estimated at 7.2 acres.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Berwick Estates Plat 1
NAME OF OWNER/ DEVELOPER: ATI Group

GENERAL INFORMATION:

PLAT LOCATION: North of SE Corporate Woods Dr/NE 62nd St, east of NE Berwick Drive, and south of SE Oralabor Road/NE 78th Street
SIZE OF PLAT: 45.81 acres
ZONING: Berwick Estates PUD

LOTS:

NUMBER: 61 single-family lots; 3 street lots; 2 outlots
SIZE/DENSITY: 1.33 units per acre
USE: Residential
BUILDING LINES: Parcel A: Lots 1-21, 46-56, & 60-61
Front: 30'
Rear: 30'
Side: 7.5' min. one side, 15' total sum
Lot Width: 70' minimum
Lot Area: 9,000 SF minimum

Front: Parcel B: Lots 22-31, 36-45, & 57-59
Rear: 30'
Side: 7.5' min. one side, 15' total sum
Lot Width: 70' minimum
Lot Area: 8,000 SF minimum

Front: Parcel C: Lots 32-35
Rear: 30'
Side: 5' min. one side, 10' total sum
Lot Width: 50' minimum
Lot Area: 5,000 SF minimum

PARK SITE DEDICATION:

The parkland dedication requirement for Plat 1 is 2.32 acres, but parkland is not proposed with this plat. The developer will be dedicating 7.2 acres of parkland with a future final plat. The total park dedication for the Berwick Estates is estimated at 7.2 acres.

ADJACENT LANDS:

NORTH: Unincorporated
SOUTH: Berwick Estates PUD
EAST: Berwick Estates PUD
WEST: R-1, One-Family Residence District

STREET DEVELOPMENT:

NAME: SE 30th Street
LENGTH: Approximately 1187'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: SE 33rd Street
LENGTH: Approximately 428'
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

NAME: SE Elkwood Court
LENGTH: Approximately 344'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: SE Bannister Drive
LENGTH: Approximately 1110'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 61 units X 3 pers. per house X 300 gal. per day/pers.= 54,900 GPD

WRA CAPACITY: 200 MGD; current daily avg. 132 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Middle Four Mile Creek Basin.

WATER SYSTEM:

USAGE: 61 units X 3 pers. per house X 100 gal. per day/person = 18,300 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



5/10/2024

Honorable Mayor, City Council, and Plan & Zoning Commission
City of Ankeny City Council Chambers
Ankeny Kirkendall Public Library
1250 SW District Drive,
Ankeny, Iowa 50023

RE: Berwick Estates Plat 1 Construction Drawings & Final Plat

1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

Dear Honorable Mayor, City Council, and Plan & Zoning Commission Members,

On behalf of Berwick Holdings LLC and ATI Group, we respectfully request your approval of the Berwick Estates Plat 1 Construction Drawings and Final Plat located in eastern Ankeny.

The proposal for Plat 1 remains substantially consistent with the master layout depicted in the PUD. Plat 1 contains 61 lots consisting of entirely standard single-family lots consistent with the PUD. Portions of four new roadways will be constructed, along with major Berwick Drive ROW improvements, including new water main, sidewalk, and ditch grading along the east side of Berwick Drive.

The developer also requests authorization of City cost participation for water main installation along NE Berwick Drive in the existing Lots 1 & 2, DRA Acres Plat 1 frontages in the amount of \$112,684. This total frontage is approximately 290 LF and will be bored via directional drilling per the construction drawing plans.

There is no sidewalk oversizing on this plat for which to request cost sharing.

We thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

A handwritten signature in blue ink, appearing to read 'Jake Becker', with a long, sweeping horizontal line extending to the right.

Jake Becker, PE
Senior Project Engineer

Cc: ATI Group

BERWICK ESTATES PLAT 1
ANKENY, IOWA
FINAL PLAT

INDEX LEGEND	
CITY: ANKENY	
COUNTY: POLK	
PLAT: PARCEL 'O'	
SUBDIVISION: DRA ACRES PLAT 1	
PROPRIETOR: BERWICK HOLDINGS LLC	
REQUESTED BY: CITY OF ANKENY	
SURVEYOR: STEPHEN L. ZIMMERMAN II	
COMPANY: MCCLURE	
PREPARED BY & RETURN TO: STEPHEN L. ZIMMERMAN II	
335 SE ORALABOR ROAD	
ANKENY, IOWA 50021 / 515-512-1361	

OWNERS:
BERWICK HOLDINGS LLC
1615 SW MAIN STREET, SUITE #207
ANKENY, IOWA 50021
(712) 540-3756
ATTN: ERIC BOHENKAMP

ENGINEER:
MCCLURE
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
JBECKER@MCCLUREVISION.COM
ATTN: JAKE BECKER

- GENERAL NOTES:**
- LOT 'A', LOT 'B', AND LOT 'C' TO BE DEDICATED TO THE CITY OF ANKENY FOR RIGHT OF WAY PURPOSES
 - OUTLOT 'X' & OUTLOT 'Z' TO BE OWNED AND MAINTAINED BY THE HOA FOR THE PURPOSE OF STORMWATER DETENTION.
 - LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE PLAT, INCLUDING ALONG BERWICK DRIVE.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE EASTBOUND RIGHT TURN LANE ON NE 78TH STREET AT THE INTERSECTION OF NE BERWICK DRIVE.
 - LOTS 1-5, LOT 34, LOT 35, AND LOT 55 SHALL NOT HAVE DRIVEWAY ACCESS ON NE BERWICK DRIVE. LOT 1 AND LOT 11 SHALL NOT HAVE ACCESS SE 30TH STREET. LOT 32 THRU LOT 35 SHALL NOT HAVE ACCESS ON SE 33RD STREET. THE DRIVEWAY FOR LOT 55 SHALL BE AS FAR EAST AS POSSIBLE.
 - DRIVEWAYS SHALL AVOID SIDEWALK RAMPS AND STORM SEWER STRUCTURES AS NECESSARY. THIS APPLIES TO ALL LOTS, AND SPECIFIC CALLOUTS INCLUDE LOTS 20, 24, 27, 53, & 54.
 - SUMP LINES FOR LOTS 56 THRU 60 ARE TO EXTEND AT LEAST TO THE RIGHT OF WAY LINE ALONG BERWICK DRIVE AND ARE TO BE INSTALLED BY HOMEOWNER.
 - LOTS 56 THRU 60 TO BE LIMITED TO DRIVEWAY ACCESS VIA NE BERWICK DRIVE.
 - NO FENCES OR SHEDS SHALL BE ALLOWED WITHIN THE LANDSCAPE LANDSCAPE BUFFER EASEMENT
 - LOTS 1 THRU 5, 34 THRU 35, AND 55 THRU 60 CONTAIN A LANDSCAPE LANDSCAPE BUFFER EASEMENT ADJACENT TO NE BERWICK DRIVE. THE LANDSCAPE LANDSCAPE BUFFER EASEMENT REQUIRES THE HOMEOWNER TO PLANT TWO TREES PLUS SIX SHRUBS OR THREE TREES PLUS THREE SHRUBS. NO FENCES OR ACCESSORY STRUCTURES ARE ALLOWED WITHIN THE LANDSCAPE BUFFER EASEMENT. THE LANDSCAPING SHALL BE INSTALLED AT THE TIME OF HOME CONSTRUCTION.
 - FENCES ARE NOT ALLOWED WITHIN THE STORMWATER MANAGEMENT FACILITY EASEMENT ON LOTS 15-20 AND LOT 61.

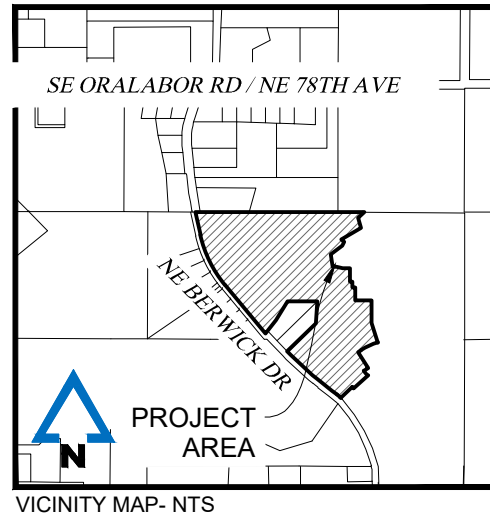
LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF PARCEL 'O' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15089, PAGE 430 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA AND ALSO BEING A PART OF OUTLOT 'X' OF DRA ACRES PLAT 1, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, COUNTY OF POLK, STATE OF IOWA, AS SHOWN IN BOOK 15393, PAGE 121 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 'O' THENCE ALONG THE NORTH LINE OF SAID PARCEL 'O' S89°55'08"E, 160.30 FEET; THENCE CONTINUING ALONG SAID NORTH LINE S89°53'03"E, 1321.27 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF FOURMILE WOODS PLAT 2, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, STATE OF IOWA; THENCE CONTINUING ALONG SAID NORTH LINE S89°40'42"E, 273.72 FEET; THENCE DEPARTING SAID NORTH LINE S48°37'54"W, 86.51 FEET; THENCE S17°35'58"E, 110.14 FEET; THENCE S59°31'11"W, 239.94 FEET; THENCE S51°27'24"E, 39.94 FEET; THENCE S29°40'37"W, 43.11 FEET; THENCE S51°51'32"W, 150.55 FEET; THENCE S07°39'25"E, 129.75 FEET; THENCE N90°00'00"E, 41.02 FEET; THENCE S76°52'28"E, 70.19 FEET; THENCE N90°00'00"E, 75.00 FEET; THENCE S00°00'00"E, 140.00 FEET; THENCE N90°00'00"E, 54.07 FEET; THENCE S00°00'00"E, 195.00 FEET; THENCE N90°00'00"E, 170.00 FEET; THENCE S00°00'00"E, 234.95 FEET; THENCE S18°02'30"E, 211.53 FEET; THENCE 194.61 FEET ALONG A 660.00 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, WITH A CHORD BEARING S65°14'52"W, AND A CHORD LENGTH OF 193.90 FEET; THENCE S56°48'03"W, 38.83 FEET; THENCE S33°11'57"E, 195.00 FEET; THENCE S56°48'03"W, 50.75 FEET; THENCE 63.87 FEET ALONG A 630.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST, WITH A CHORD BEARING S39°17'19"E, AND A CHORD LENGTH OF 63.85 FEET; THENCE S47°48'25"W, 200.00 FEET; THENCE 19.32 FEET ALONG AN 830.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST, WITH A CHORD BEARING N41°31'34"W, AND A CHORD LENGTH OF 19.32 FEET; THENCE S47°07'40"W, 149.89 FEET; THENCE S42°54'11"W, 17.00 FEET TO THE WESTERLY LINE OF SAID OUTLOT 'X' OF DRA ACRES PLAT 1, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SE BERWICK DRIVE; THENCE ALONG SAID WESTERLY LINE 15.69 FEET ALONG A 283.00 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, WITH A CHORD BEARING N48°41'05"W, AND A CHORD LENGTH OF 15.68 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N50°14'05"W, 39.79 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE 67.29 FEET ALONG A 2033.00 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, WITH A CHORD BEARING N51°06'34"W, AND A CHORD LENGTH OF 67.29 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N51°59'32"W, 130.76 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE 65.18 FEET ALONG A 1967.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST, WITH A CHORD BEARING N51°05'13"W, AND A CHORD LENGTH OF 65.18 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N49°56'53"W, 58.49 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE 309.96 FEET ALONG A 2967.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST, WITH A CHORD BEARING N47°12'13"W, WITH A CHORD LENGTH OF 309.82 FEET; THENCE CONTINUING ALONG SAID WEST LINE N43°56'07"W, 55.40 FEET; THENCE DEPARTING SAID WESTERLY LINE AND ALONG THE LINE CONGRUENT BETWEEN SAID OUTLOT 'X' AND LOT 2 OF SAID DRA ACRES PLAT 1 N45°51'34"E, 415.00 FEET; THENCE CONTINUING ALONG SAID CONGRUENT LINE N04°38'12"E, 228.29 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF LOT 1 OF SAID DRA ACRES PLAT 1, SAID NORTH LINE BEING CONGRUENT WITH SAID PARCEL 'O', N89°36'54"W, 312.53 FEET; THENCE ALONG THE LINE CONGRUENT WITH SAID LOT 1 AND SAID PARCEL 'O' S30°57'41"W, 228.09 FEET; THENCE CONTINUING ALONG SAID CONGRUENT LINE S39°09'08"W, 178.08 FEET; THENCE DEPARTING SAID CONGRUENT LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL 'O' N39°43'08"W, 652.19 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE 587.94 FEET ALONG A 1246.09 FOOT RADIUS CURVE, CONCAVE NORTHEAST, WITH A CHORD BEARING N26°13'45"W, AND A CHORD LENGTH OF 582.50 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE N12°43'06"W, 245.69 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 45.81 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

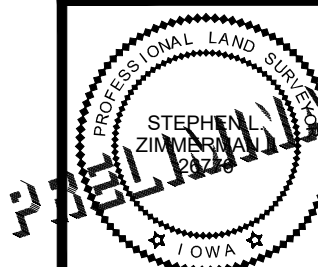
GENERAL LEGEND	
---	SURVEY BOUNDARY
---	PROPOSED LOT
---	EXIST PROPERTY LINE
---	SECTION LINE
---	SETBACK LINE
---	PROPOSED EASEMENT
---	EXIST EASEMENT
MONUMENTS FOUND:	
▲	SECTION CORNER
▲	(TYPE AS NOTED)
■	1/2" REBAR W/NO CAP
●	1/2" REBAR W/PPC #26776
●	(UNLESS NOTED OTHERWISE)
MONUMENTS SET:	
○	1/2" REBAR W/PPC #26776
✂	CUT X OR MAG NAIL
FND FOUND	
BK PG BOOK AND PAGE	
M, R, MEASURED, RECORDED	
R.O.W. RIGHT-OF-WAY	
P.O.B. POINT OF BEGINNING	
P.O.C. POINT OF COMMENCEMENT	



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S48°37'54"W	86.51'
L2	S17°35'58"E	110.14'
L3	S51°27'24"E	39.94'
L4	S29°40'37"W	43.11'
L5	S51°51'32"W	150.55'
L6	S07°39'25"E	129.75'
L7	N90°00'00"E	41.02'
L8	S76°52'28"E	70.19'
L9	N90°00'00"E	75.00'
L10	S00°00'00"E	140.00'
L11	N90°00'00"E	54.07'
L12	S56°48'03"W	38.83'
L13	S56°48'03"W	50.75'

BOUNDARY CURVE TABLE (MEASURED)					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C1	194.61'	660.00'	16°53'39"	S65°14'52"W	193.90'
C2	63.87'	630.00'	5°48'33"	S39°17'19"E	63.85'
C3	19.32'	830.00'	1°20'02"	N41°31'34"W	19.32'
C4	15.69'	283.00'	3°10'33"	N48°41'05"W	15.68'
C5	67.29'	2033.00'	1°53'47"	N51°06'34"W	67.29'
C6	65.18'	1967.00'	1°53'55"	N51°05'13"W	65.18'
C7	309.96'	2967.00'	5°59'08"	N47°12'13"W	309.82'
C8	587.94'	1246.09'	27°02'01"	N26°13'45"W	582.50'
C9	22.86'	283.00'	4°37'42"	N44°46'58"W	22.85'

BOUNDARY CURVE TABLE (RECORDED)					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C5	67.37'	2033.00'	1°53'56"	N51°08'54"W	67.37'
C6	65.15'	1967.00'	1°53'52"	N51°08'56"W	65.14'
C7	309.64'	2967.00'	5°58'48"	N47°12'37"W	309.82'
C8	587.80'	1246.09'	27°01'38"	N26°13'45"W	582.37'



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.

STEPHEN L. ZIMMERMAN II
DATE SURVEYED: 05/19/2024
DATE SURVEYED: 05/17/2024
PAGES OR SHEETS COVERED BY THIS SEAL: XXXX
DATE SURVEYED: XXXX

BERWICK ESTATES PLAT 1
FINAL PLAT

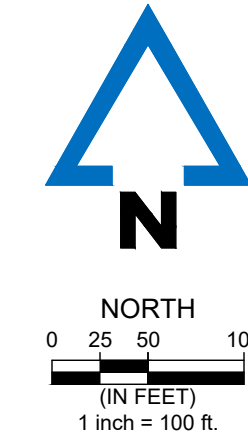
ENGINEER: BECKER
DRAWN BY: CARLETON
SURVEYOR: ZIMMERMAN
CREW CHIEF: ZIMMERMAN

REVISIONS
05/19/2024
05/17/2024

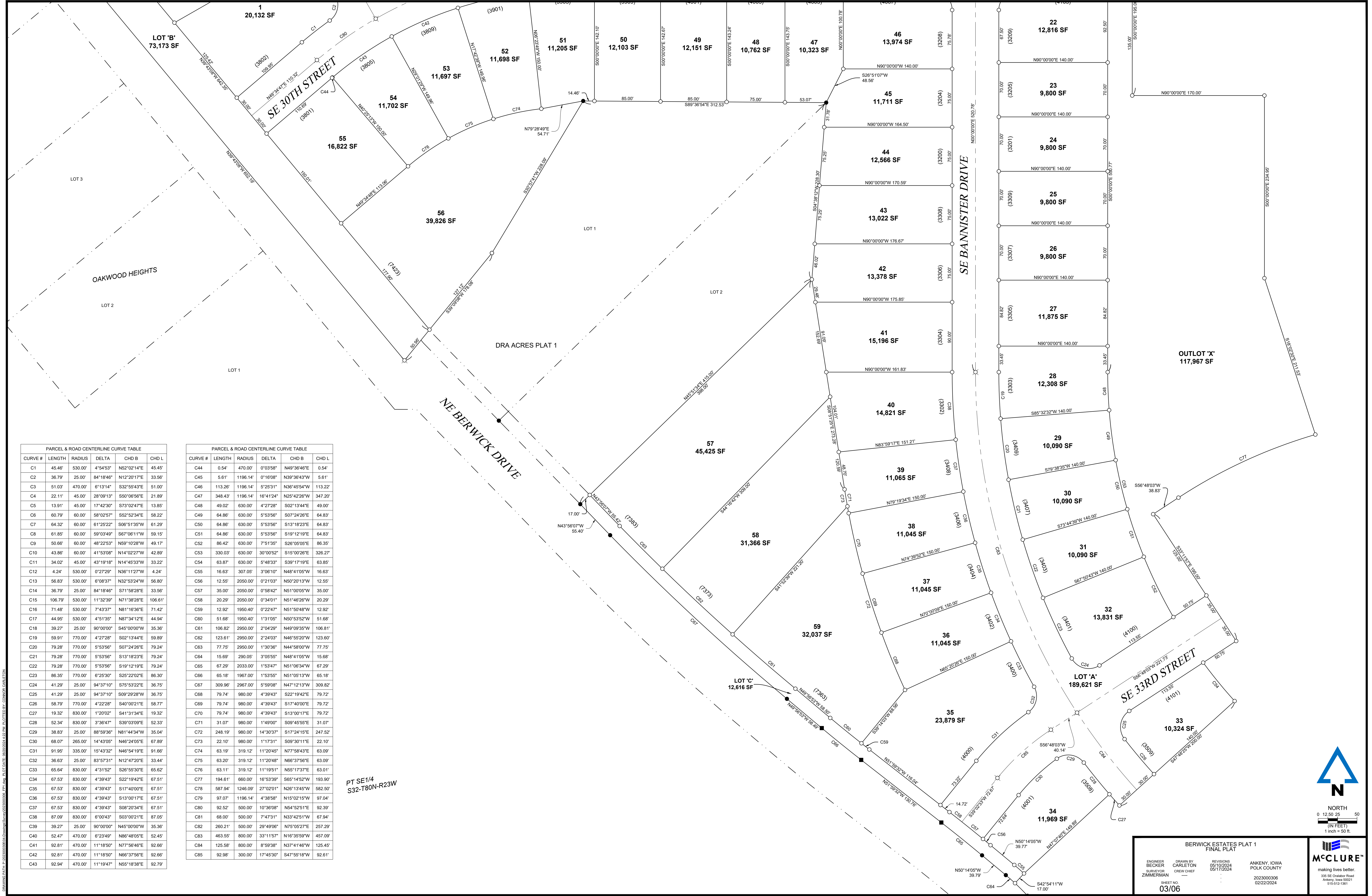
ANKENY, IOWA
POLK COUNTY

2023000306
02/22/2024

SHEET NO.
01/06



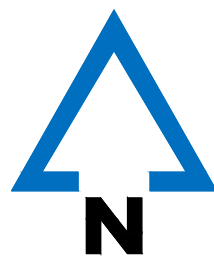




PARCEL & ROAD CENTERLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C1	45.46'	530.00'	4°54'53"	N52°02'14"E	45.45'
C2	36.79'	25.00'	84°18'46"	N12°20'17"E	33.56'
C3	51.03'	470.00'	6°13'14"	S32°55'43"E	51.00'
C4	22.11'	45.00'	28°09'13"	S50°06'56"E	21.89'
C5	13.91'	45.00'	17°42'30"	S73°02'47"E	13.85'
C6	60.79'	60.00'	58°02'57"	S52°52'34"E	58.22'
C7	64.32'	60.00'	61°25'22"	S06°51'35"W	61.29'
C8	61.85'	60.00'	59°03'49"	S67°06'11"W	59.15'
C9	50.66'	60.00'	48°22'53"	N59°10'28"W	49.17'
C10	43.86'	60.00'	41°53'08"	N14°02'27"W	42.89'
C11	34.02'	45.00'	43°19'18"	N14°45'33"W	33.22'
C12	4.24'	530.00'	0°27'29"	N36°11'27"W	4.24'
C13	56.83'	530.00'	6°08'37"	N32°53'24"W	56.80'
C14	36.79'	25.00'	84°18'46"	S71°58'28"E	33.56'
C15	106.79'	530.00'	11°32'39"	N71°38'28"E	106.61'
C16	71.48'	530.00'	7°43'37"	N81°16'36"E	71.42'
C17	44.95'	530.00'	4°51'35"	N87°34'12"E	44.94'
C18	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'
C19	59.91'	770.00'	4°27'28"	S02°13'44"E	59.89'
C20	79.28'	770.00'	5°53'56"	S07°24'26"E	79.24'
C21	79.28'	770.00'	5°53'56"	S13°18'23"E	79.24'
C22	79.28'	770.00'	5°53'56"	S19°12'19"E	79.24'
C23	86.35'	770.00'	6°25'30"	S25°22'02"E	86.30'
C24	41.29'	25.00'	94°37'10"	S75°53'22"E	36.75'
C25	41.29'	25.00'	94°37'10"	S09°29'28"W	36.75'
C26	58.79'	770.00'	4°22'28"	S40°00'21"E	58.77'
C27	19.32'	830.00'	1°20'02"	S41°31'34"E	19.32'
C28	52.34'	830.00'	3°36'47"	S39°03'09"E	52.33'
C29	38.83'	25.00'	89°59'36"	N81°44'34"W	35.04'
C30	68.07'	265.00'	14°43'05"	N46°24'05"E	67.89'
C31	91.95'	335.00'	15°43'32"	N46°54'19"E	91.66'
C32	36.63'	25.00'	83°57'31"	N12°47'20"E	33.44'
C33	65.64'	830.00'	4°31'52"	S26°55'30"E	65.62'
C34	67.53'	830.00'	4°39'43"	S22°19'42"E	67.51'
C35	67.53'	830.00'	4°39'43"	S17°40'00"E	67.51'
C36	67.53'	830.00'	4°39'43"	S13°00'17"E	67.51'
C37	67.53'	830.00'	4°39'43"	S08°20'34"E	67.51'
C38	87.09'	830.00'	6°00'43"	S03°00'21"E	87.05'
C39	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C40	52.47'	470.00'	6°23'49"	N86°48'05"E	52.45'
C41	92.81'	470.00'	11°18'50"	N77°56'46"E	92.66'
C42	92.81'	470.00'	11°18'50"	N66°37'56"E	92.66'
C43	92.94'	470.00'	11°19'47"	N55°18'38"E	92.79'

PARCEL & ROAD CENTERLINE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD B	CHD L
C44	0.54'	470.00'	0°03'58"	N49°36'46"E	0.54'
C45	5.61'	1196.14'	0°16'08"	N39°36'43"W	5.61'
C46	113.26'	1196.14'	5°25'31"	N36°45'54"W	113.22'
C47	348.43'	1196.14'	16°41'24"	N25°42'26"W	347.20'
C48	49.02'	630.00'	4°27'28"	S02°13'44"E	49.00'
C49	64.86'	630.00'	5°53'56"	S07°24'26"E	64.83'
C50	64.86'	630.00'	5°53'56"	S13°18'23"E	64.83'
C51	64.86'	630.00'	5°53'56"	S19°12'19"E	64.83'
C52	86.42'	630.00'	7°51'35"	S26°05'05"E	86.35'
C53	330.03'	630.00'	30°00'52"	S15°00'26"E	326.27'
C54	63.87'	630.00'	5°48'33"	S39°17'19"E	63.85'
C55	16.63'	307.05'	3°06'10"	N48°41'05"W	16.63'
C56	12.55'	2050.00'	0°21'03"	N50°20'13"W	12.55'
C57	35.00'	2050.00'	0°58'42"	N51°00'05"W	35.00'
C58	20.29'	2050.00'	0°34'01"	N51°46'26"W	20.29'
C59	12.92'	1950.40'	0°22'47"	N51°50'48"W	12.92'
C60	51.68'	1950.40'	1°31'05"	N50°53'52"W	51.68'
C61	106.82'	2950.00'	2°04'29"	N49°09'35"W	106.81'
C62	123.61'	2950.00'	2°24'03"	N46°55'20"W	123.60'
C63	77.75'	2950.00'	1°30'36"	N44°58'00"W	77.75'
C64	15.69'	290.05'	3°05'55"	N48°41'05"W	15.68'
C65	67.29'	2033.00'	1°53'47"	N51°06'34"W	67.29'
C66	65.18'	1967.00'	1°53'55"	N51°05'13"W	65.18'
C67	309.96'	2967.00'	5°59'08"	N47°12'13"W	309.82'
C68	79.74'	980.00'	4°39'43"	S22°19'42"E	79.72'
C69	79.74'	980.00'	4°39'43"	S17°40'00"E	79.72'
C70	79.74'	980.00'	4°39'43"	S13°00'17"E	79.72'
C71	31.07'	980.00'	1°49'00"	S09°45'59"E	31.07'
C72	248.19'	980.00'	14°30'37"	S17°24'15"E	247.52'
C73	22.10'	980.00'	1°17'31"	S09°30'11"E	22.10'
C74	63.19'	319.12'	11°20'45"	N77°58'43"E	63.09'
C75	63.20'	319.12'	11°20'48"	N66°37'56"E	63.09'
C76	63.11'	319.12'	11°19'51"	N55°17'37"E	63.01'
C77	194.61'	660.00'	16°53'39"	S65°14'52"W	193.90'
C78	587.94'	1246.09'	27°02'01"	N26°13'45"W	582.50'
C79	97.07'	1196.14'	4°38'58"	N15°02'15"W	97.04'
C80	92.52'	500.00'	10°36'08"	N54°52'51"E	92.39'
C81	68.00'	500.00'	7°47'31"	N33°42'51"W	67.94'
C82	260.21'	500.00'	29°49'06"	N75°05'27"E	257.29'
C83	463.55'	800.00'	33°11'57"	N16°35'59"W	457.09'
C84	125.58'	800.00'	8°59'38"	N37°41'46"W	125.45'
C85	92.98'	300.00'	17°45'30"	S47°55'18"W	92.61'

PT SE1/4
S32-T80N-R23W



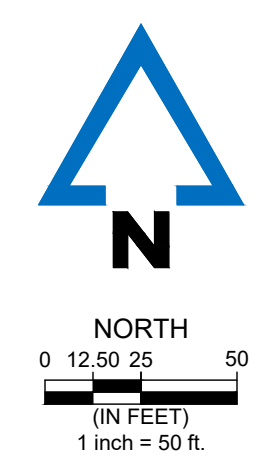
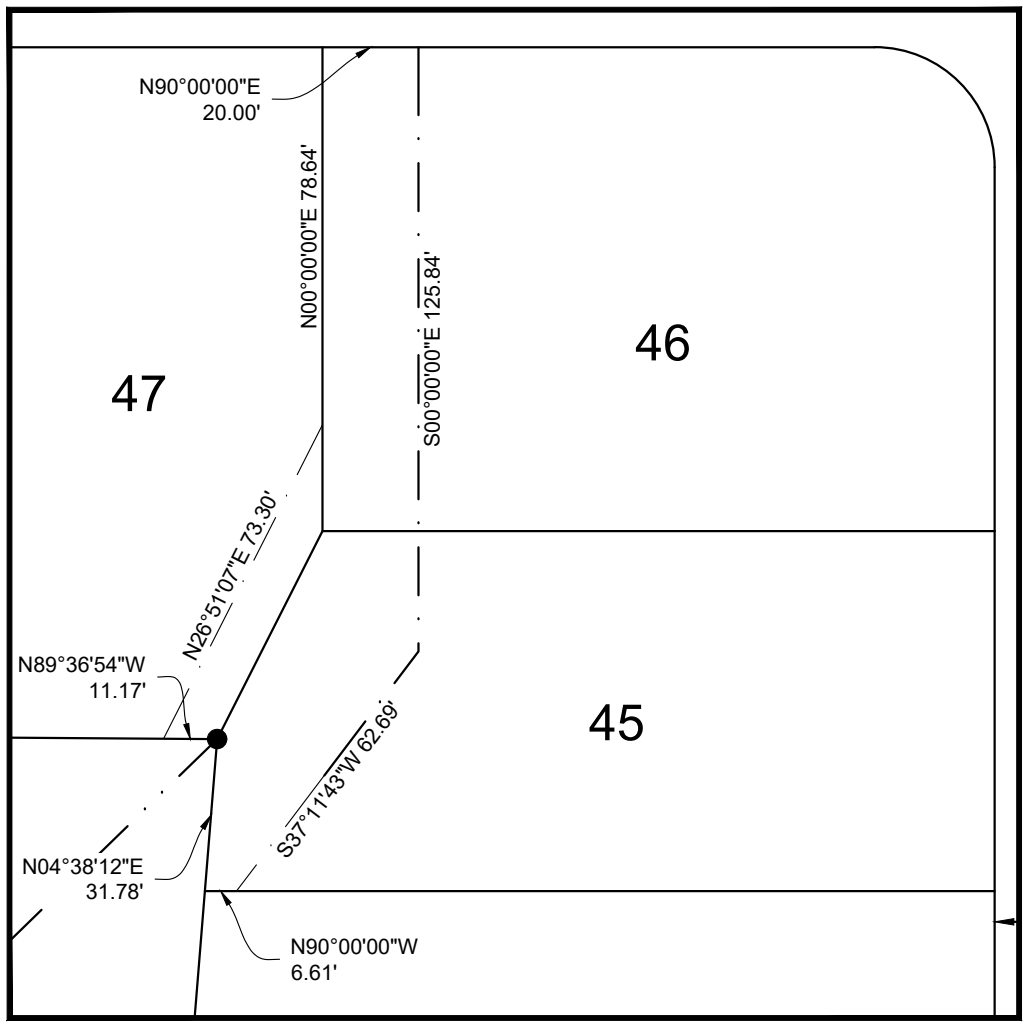
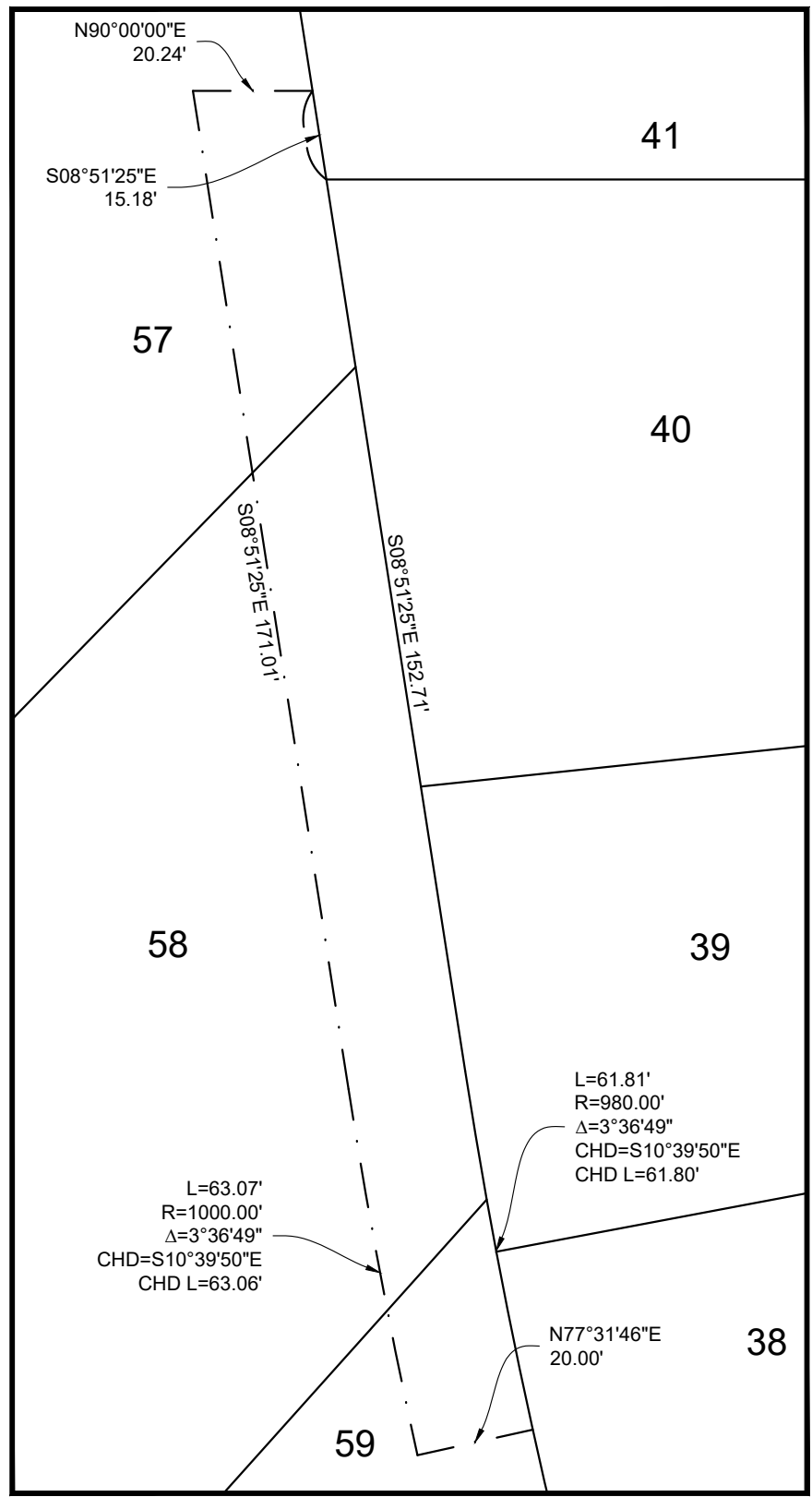
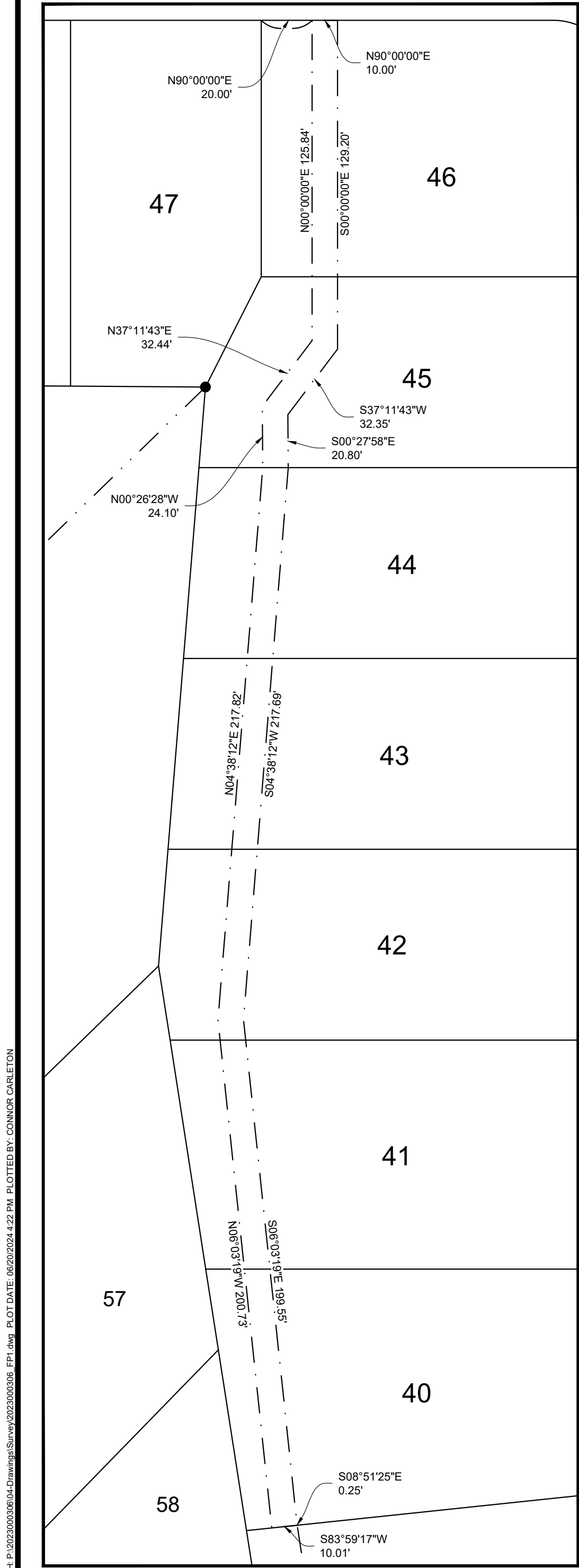
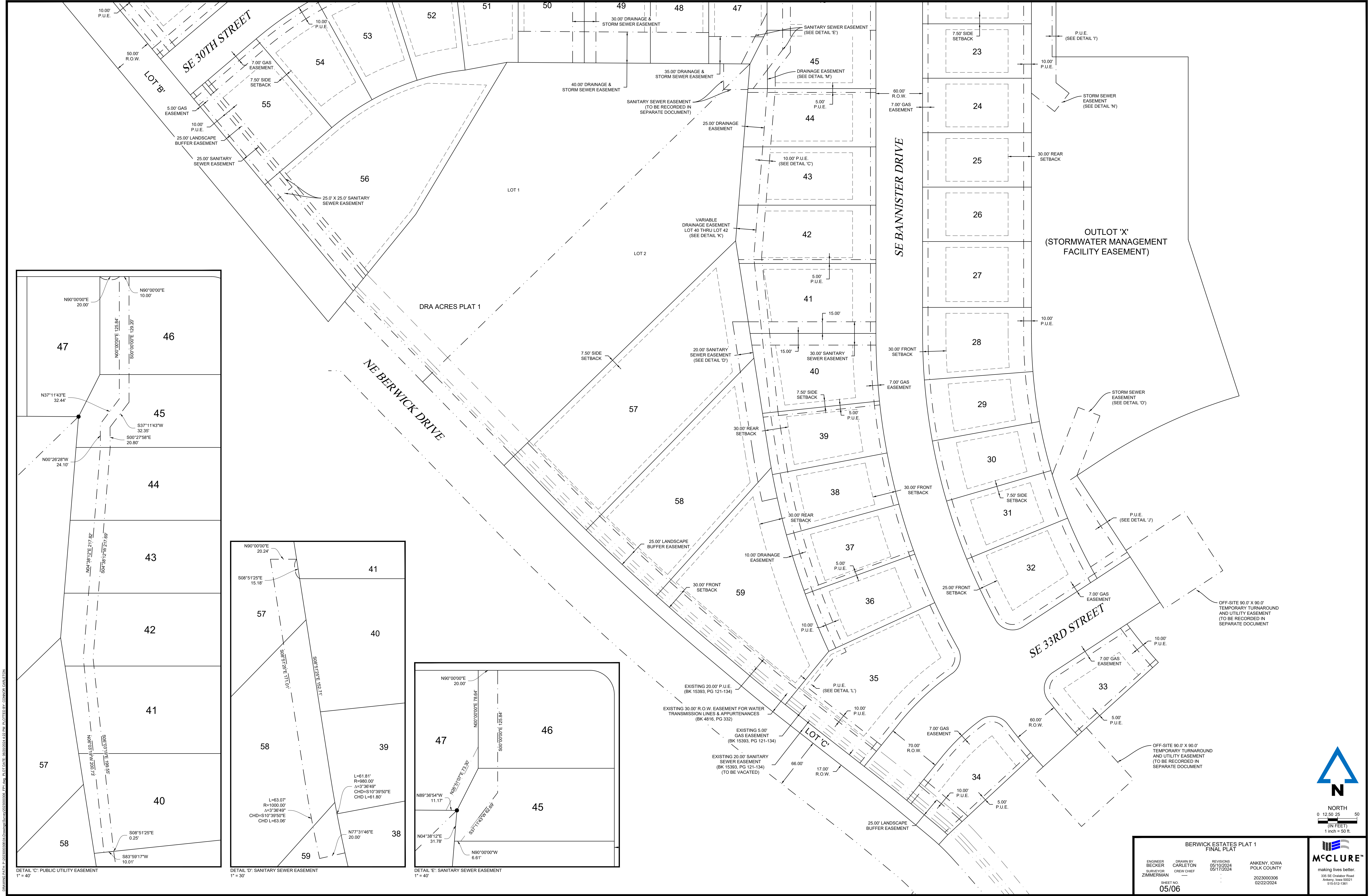
NORTH
0 12 50 25 50
1 inch = 50 ft.

BERWICK ESTATES PLAT 1 FINAL PLAT			
ENGINEER BECKER	DRAWN BY CARLETON	REVISIONS 05/19/2024 05/17/2024	ANKENY, IOWA POLK COUNTY
SURVEYOR ZIMMERMAN	CREW CHIEF		
SHEET NO. 03/06		2023000306 02/22/2024	

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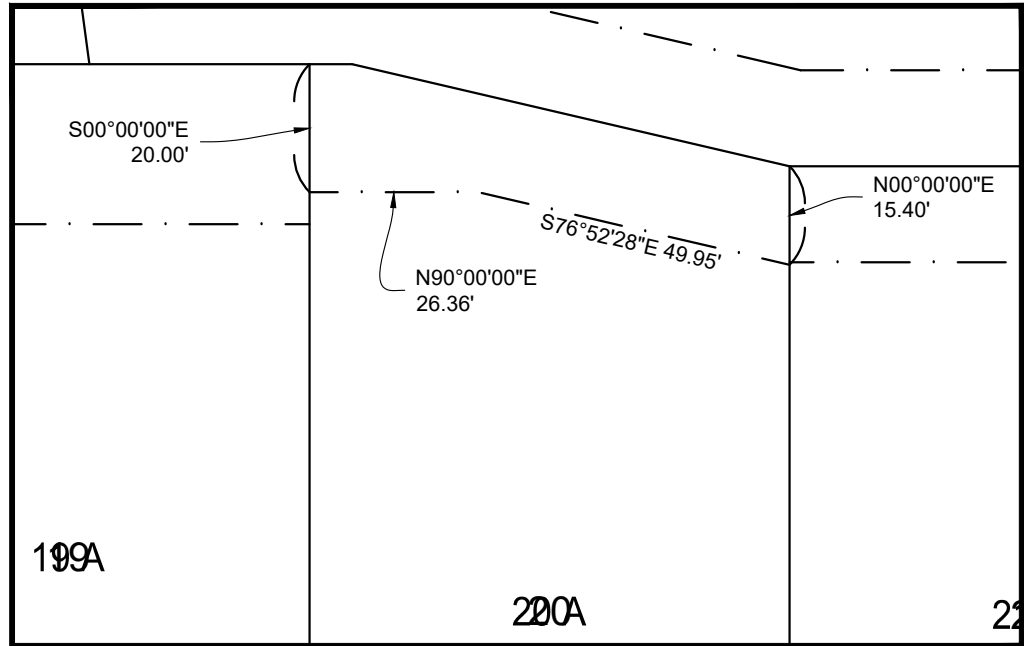


BERWICK ESTATES PLAT 1 FINAL PLAT			
ENGINEER BECKER	DRAWN BY CARLETON	REVISIONS 05/19/2024	ANKENY, IOWA POLK COUNTY
SURVEYOR ZIMMERMAN	CREW CHIEF ----	05/17/2024	
SHEET NO. 05/06		2023000306 02/22/2024	

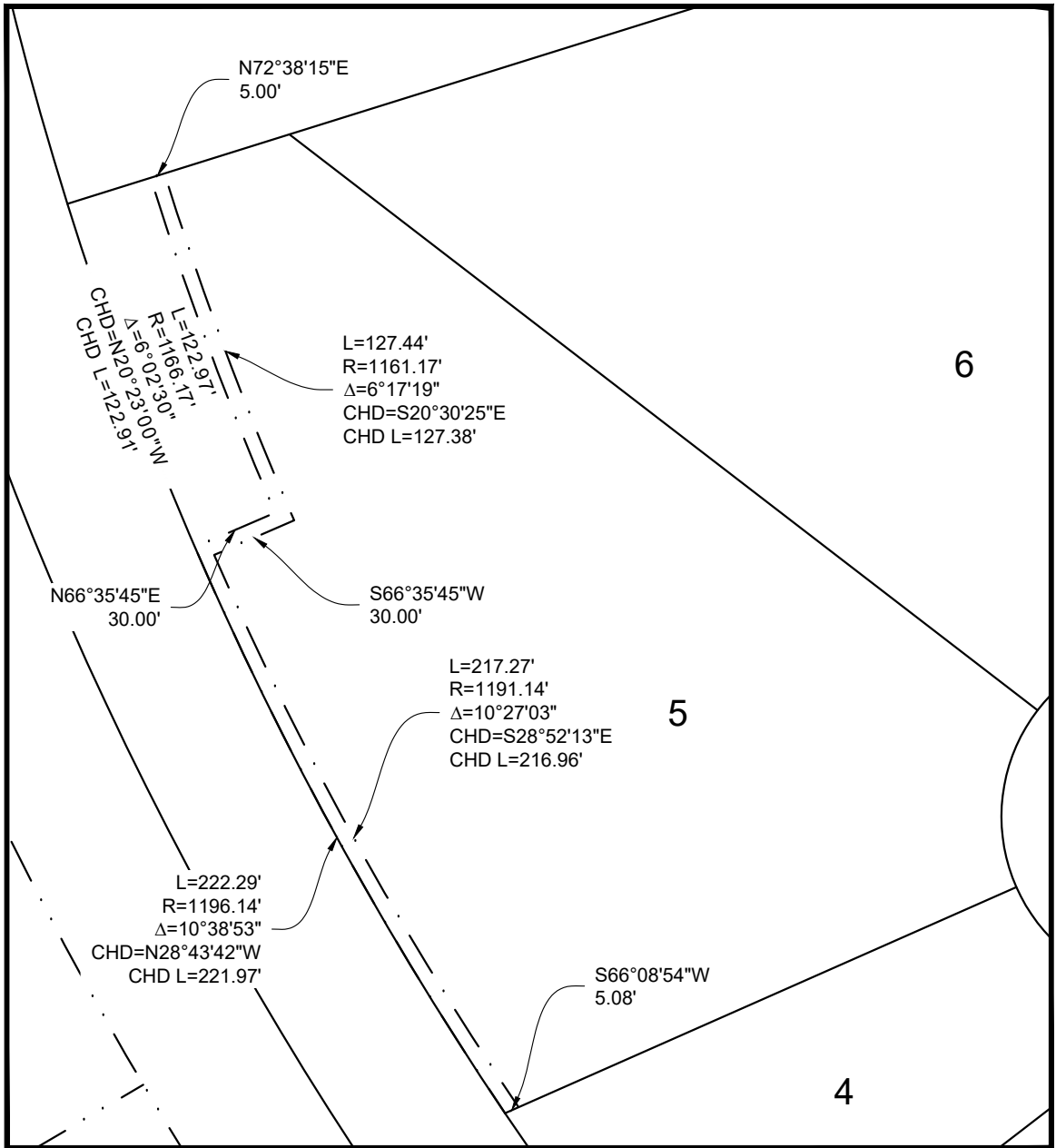
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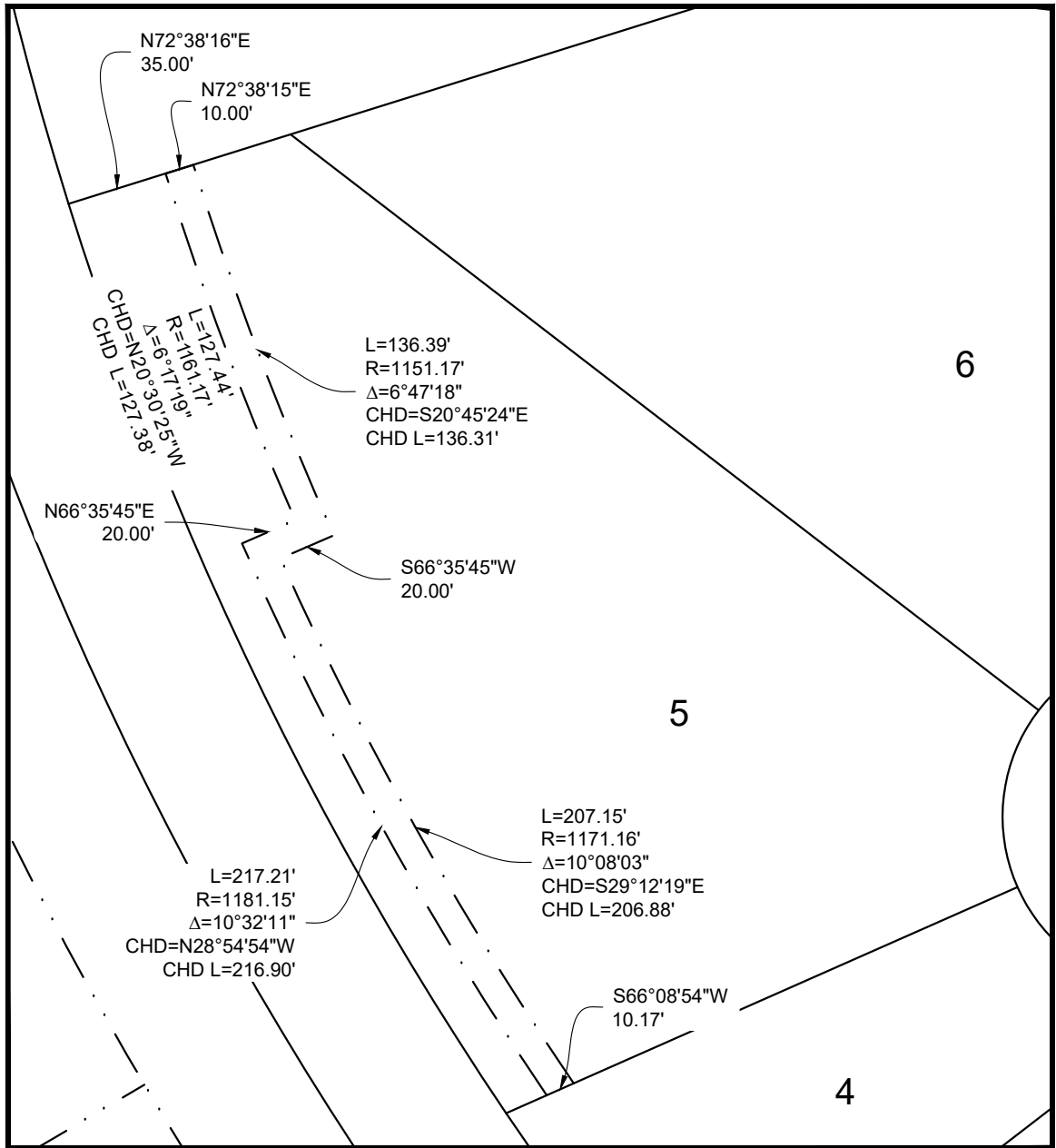
335 SE Oriskany Road
Ankeny, Iowa 50021
515-513-1361



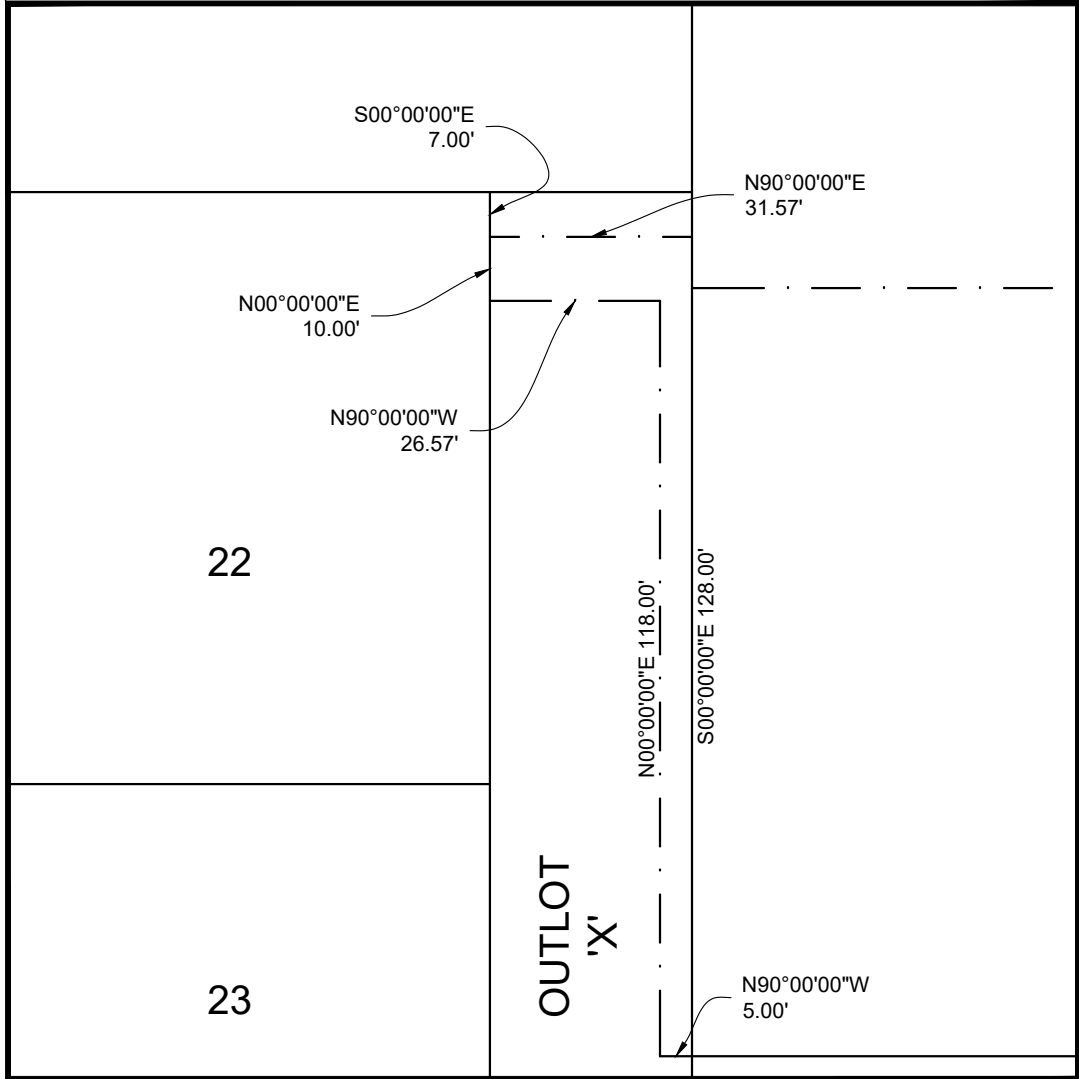
DETAIL F: DRAINAGE & STORM SEWER EASEMENT
1" = 30'



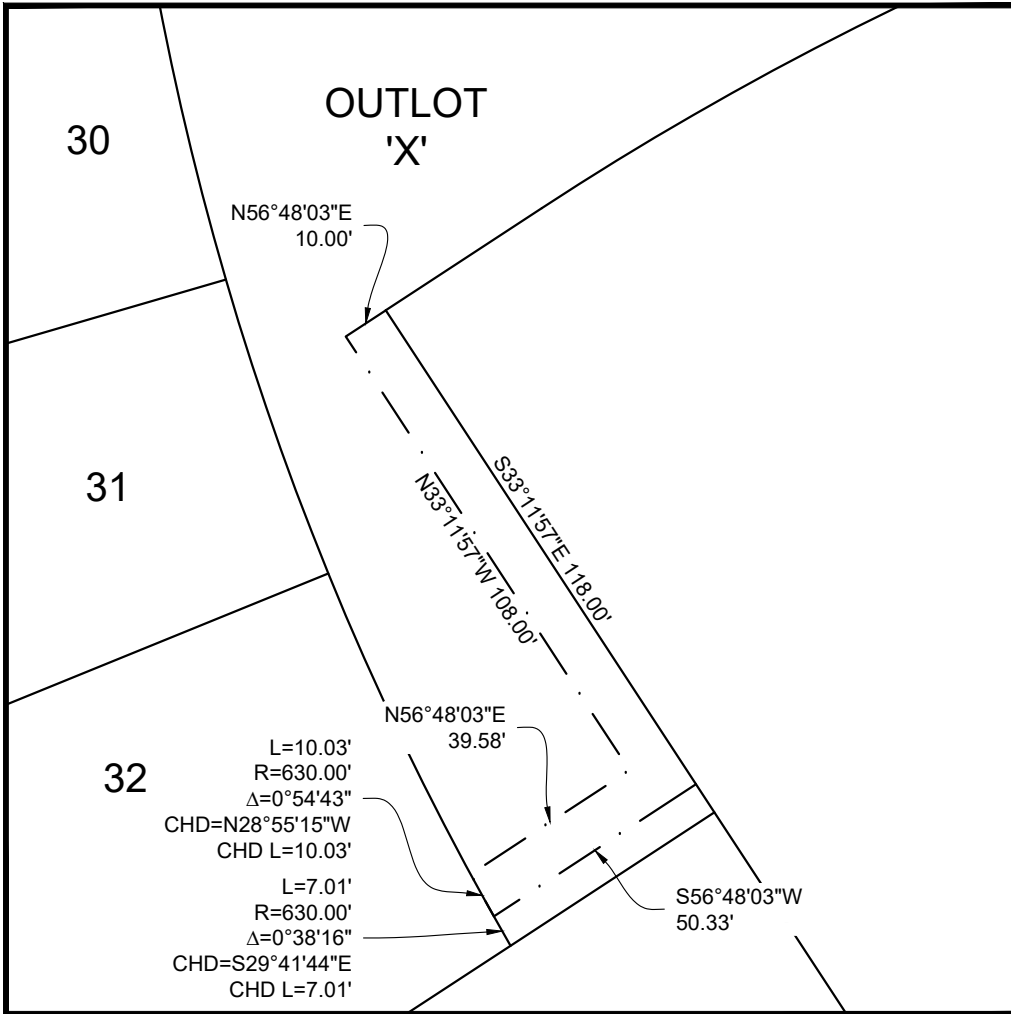
DETAIL G: GAS EASEMENT
1" = 60'



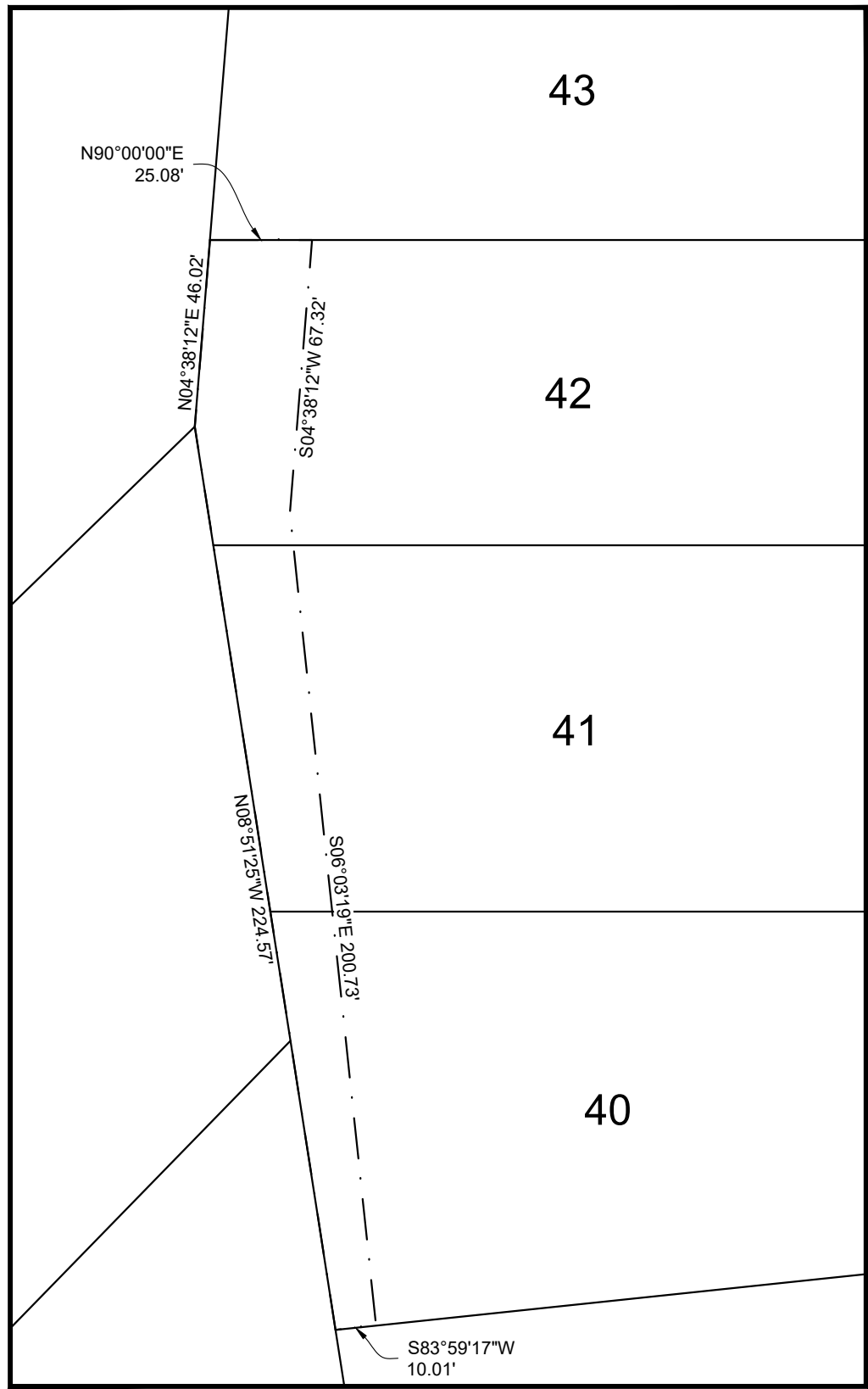
DETAIL H: PUBLIC UTILITY EASEMENT
1" = 60'



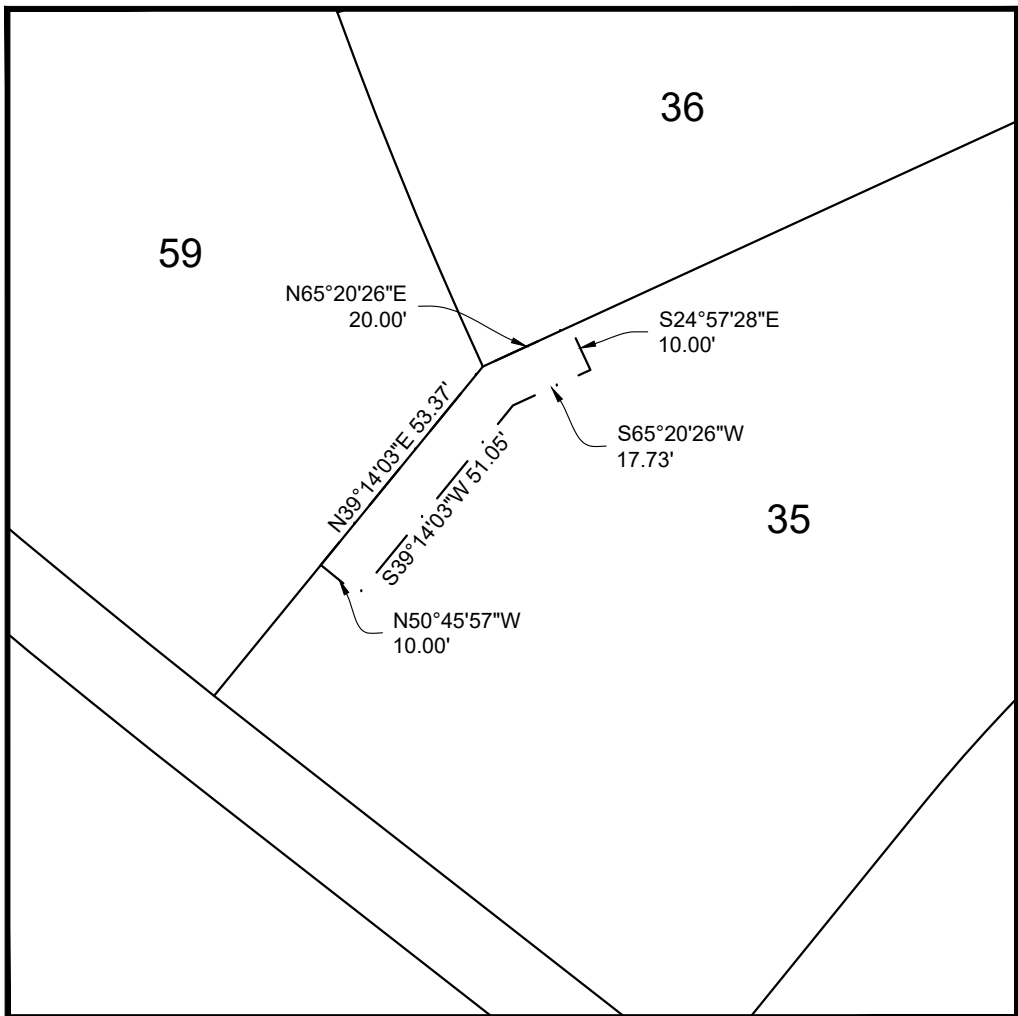
DETAIL I: PUBLIC UTILITY EASEMENT
1" = 30'



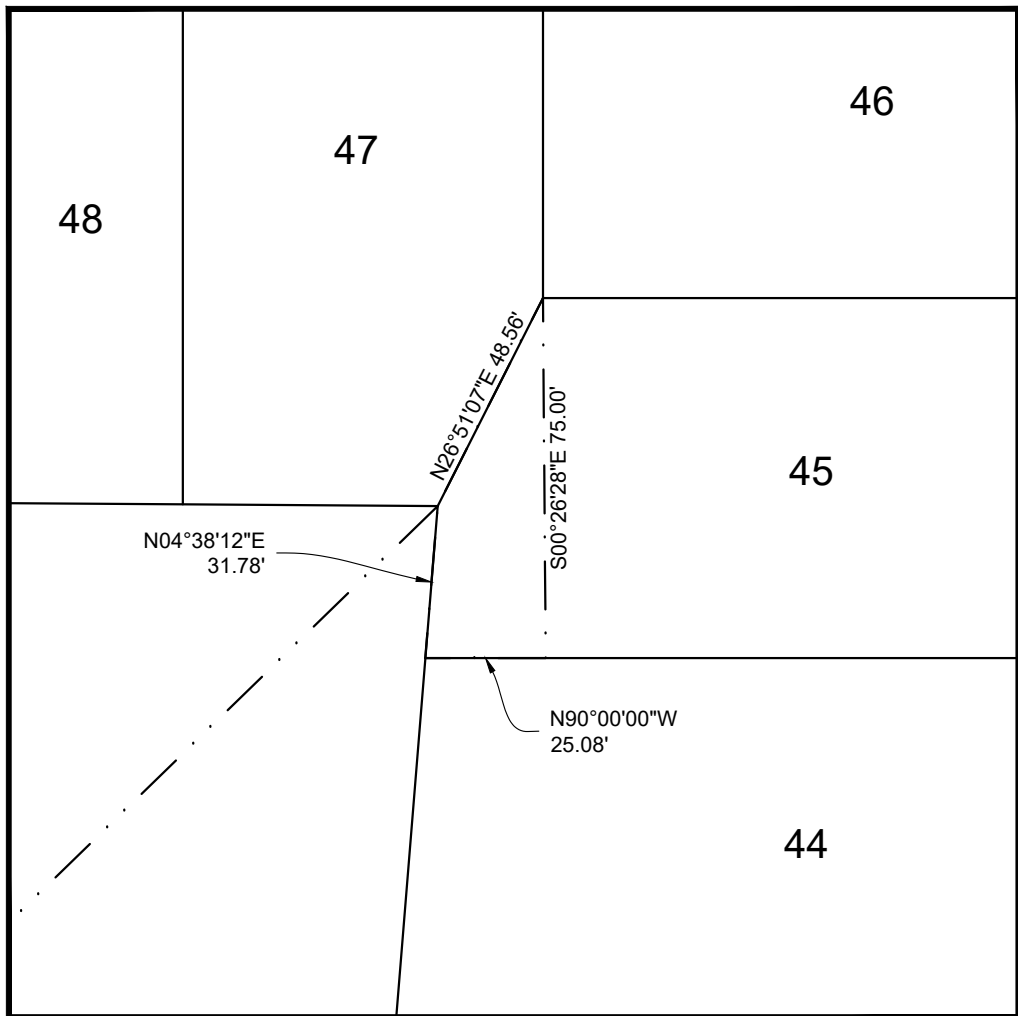
DETAIL J: PUBLIC UTILITY EASEMENT
1" = 40'



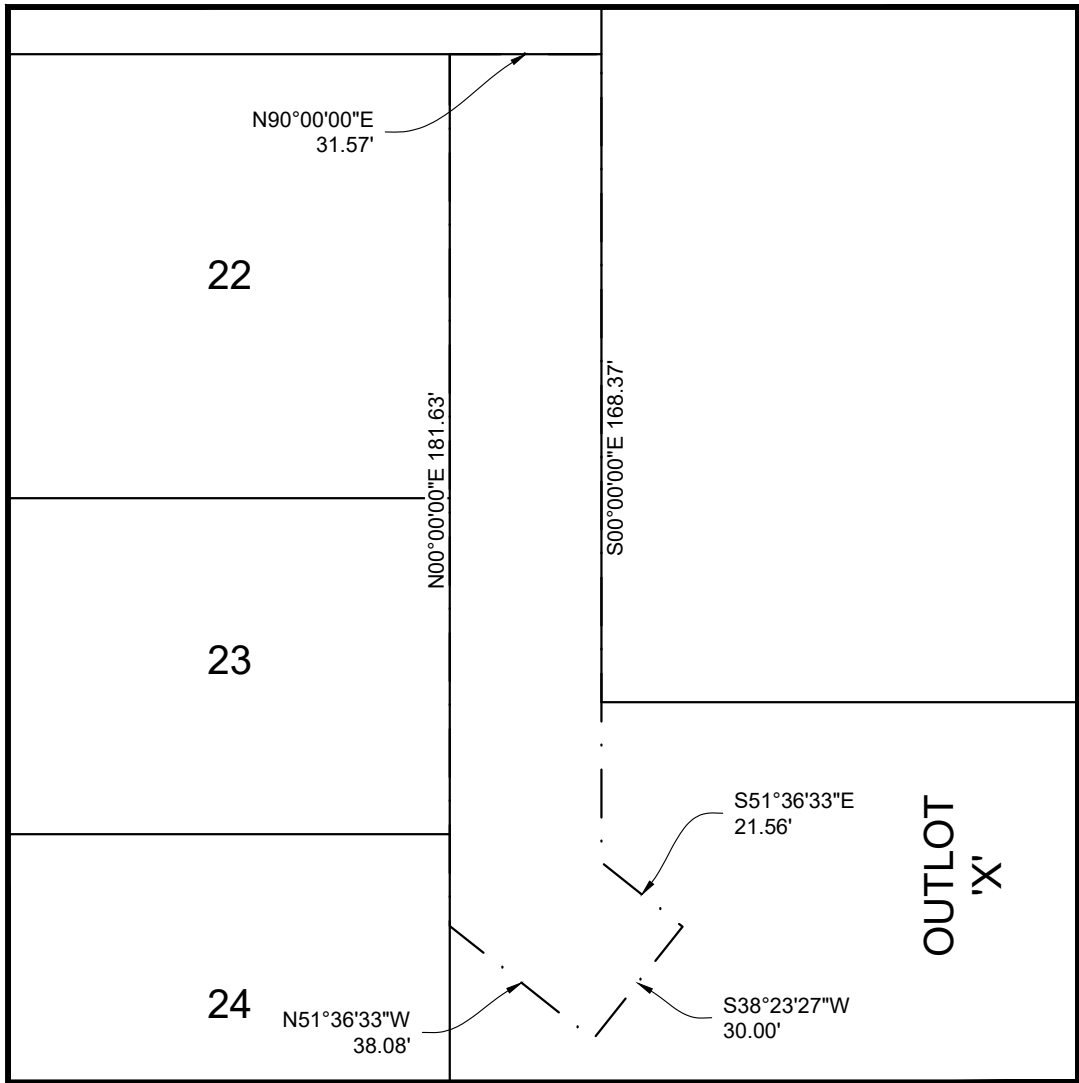
DETAIL K: DRAINAGE EASEMENT
1" = 40'



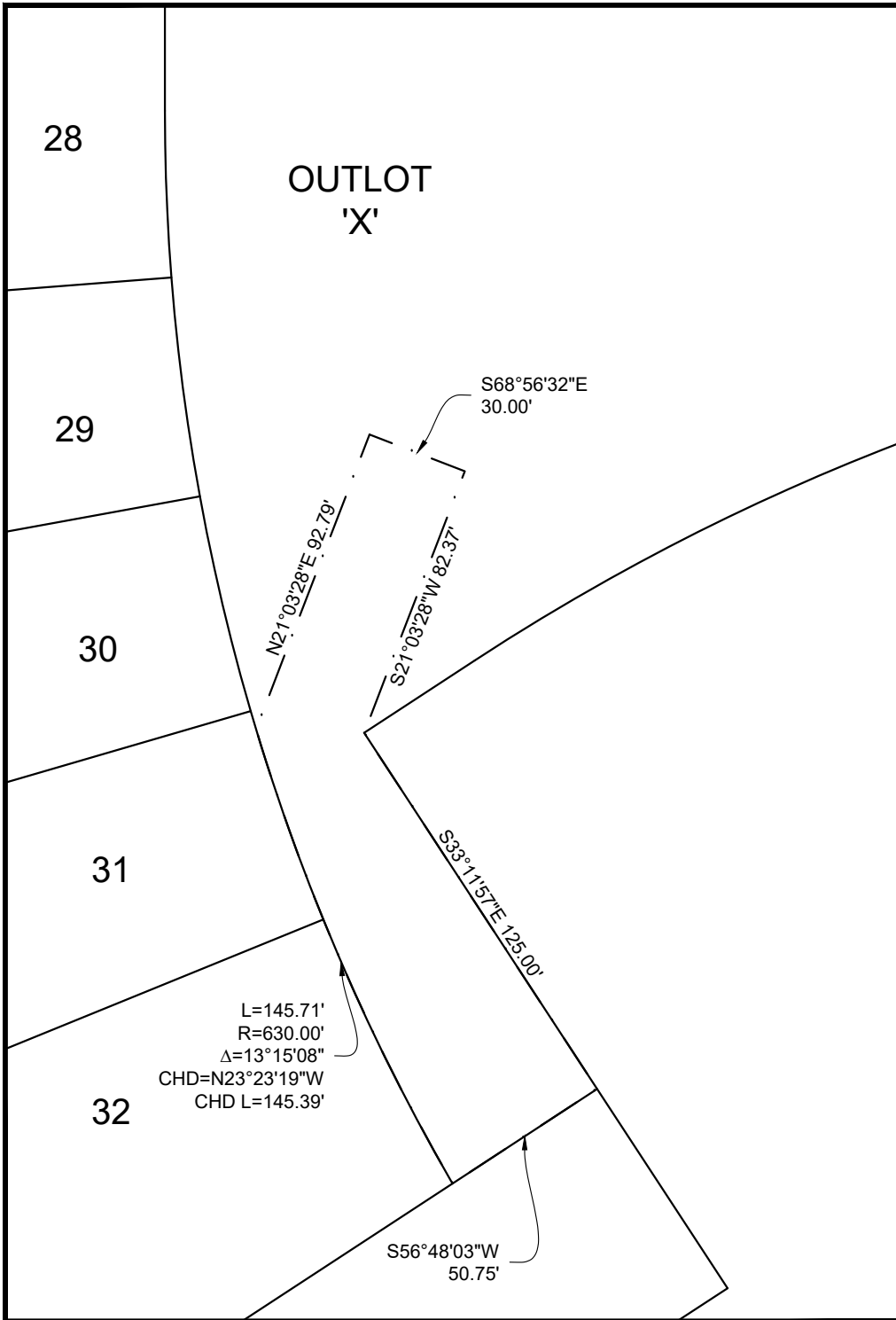
DETAIL L: PUBLIC UTILITY EASEMENT
1" = 40'



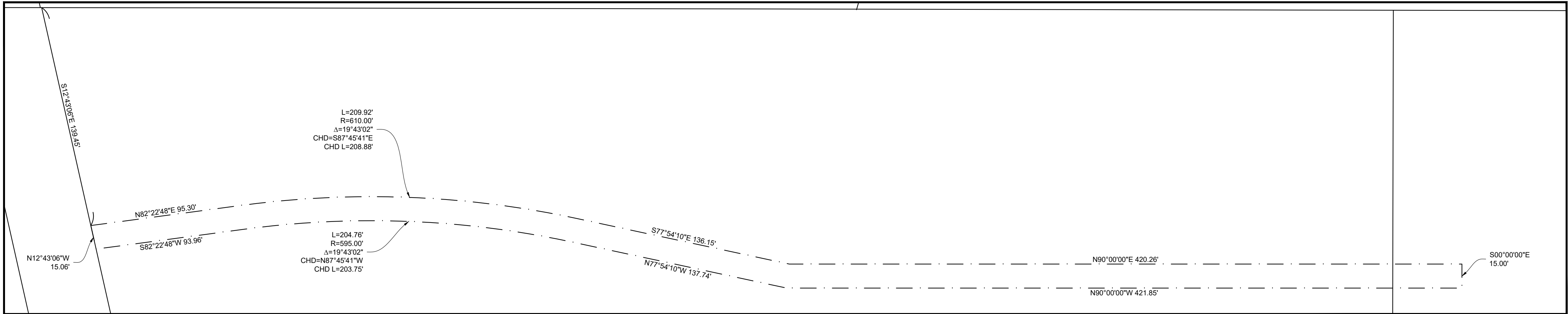
DETAIL M: DRAINAGE EASEMENT
1" = 40'



DETAIL N: STORM SEWER EASEMENT
1" = 40'



DETAIL O: STORM SEWER EASEMENT
1" = 50'



DETAIL P: PRIVATE WATER MAIN EASEMENT
1" = 60'

BERWICK ESTATES PLAT 1 FINAL PLAT			
ENGINEER BECKER	DRAWN BY CARLETON	REVISIONS 05/19/2024	ANKENY, IOWA POLK COUNTY
SURVEYOR ZIMMERMAN	CREW CHIEF ---	05/17/2024	
SHEET NO. 06/06		2023000306 02/22/2024	

