



Meeting Agenda

Plan and Zoning Commission

Tuesday, June 20, 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 June 20, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the June 6, 2023 minutes of the Plan and Zoning Commission meeting.

2. 2201 W 1st Street - Sleister Properties LLC Building Addition Site Plan

Consider MOTION to approve the site plan for 2201 W 1st Street, Sleister Properties LLC Building Addition.

3. Albaugh Four Mile Industrial Park Final Plat

Consider MOTION to recommend City Council approval of the Albaugh Four Mile Industrial Park Final Plat.

4. Piper Properties Plat 4 Final Plat

Consider MOTION to recommend City Council approval of Piper Properties Plat 4 Final Plat.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #4.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

5. Hope Crest Preliminary Plat

Consider MOTION to recommend City Council approval of the Hope Crest Preliminary Plat.

I. OLD BUSINESS:

J. REPORTS:

1. June 19, 2023 City Council Report - Staff
2. Director's Report
Tentative agenda items for July 5, 2023
3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

July 3, 2023 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

June 20, 2023

6 : 30 PM

 [Print](#)

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 6, 2023 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, June 6, 2023

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

CALL TO ORDER

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

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the June 6, 2023 agenda without amendments. Second by G.Hunter. 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 May 16, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. Four Mile Distribution Center Plat 2 Final Plat

Motion to recommend City Council approval of the Four Mile Distribution Center Plat 2 Final Plat.

Item #3. 5775 SE Four Mile Drive - NGR East Site Plan

Motion to approve the site plan for 5775 SE Four Mile Drive, NGR East; subject to recordation of the Four Mile Distribution Center Plat 2 Final Plat.

Item #4. 3713-3715 SE Convenience Boulevard - Ankeny Regional Airport North Property Line Box Hangars Site Plan

Motion to approve the site plan for 3713-3715 SE Convenience Boulevard, Ankeny Regional Airport North Property Line Box Hangars; subject to approved easement documents, contracts and bonds, and traffic impact study.

Item #5. 4325 SE Delaware Avenue - Banfield Pet Hospital Site Plan

Motion to approve the site plan for 4325 SE Delaware Avenue, Banfield Pet Hospital.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #5. Second by T.Ripper. 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 5, 2023 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the June 20, 2023 Plan and Zoning Commission meeting and the May 2023 Building Permit Report. He further updated the Commission on two projects that have currently paused but anticipates them moving forward in the near future.

Trina Flack, Catch Des Moines, provided a presentation to the Commission covering the economic impact generated in the metro area from the work that Catch Des Moines performs throughout the year.

Commissioner's Reports

L.West said that Phoenix, AZ has halted building of residential developments due to the lack of water to service new developments.

T.Flack inquired whether the ballfield at Hwy 415 and NW 8th Street was a city ballfield. Staff responded, yes. She also confirmed that the development which has begun in front of the strip mall on SE Delaware is a Chase Bank building.

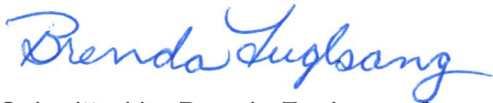
T.Rapp shared that on Saturday, June 16th there will be a ribbon cutting at Miracle Park for the new wheel chair accessible swing.

MISCELLANEOUS ITEMS

June 19, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Second by G.Hunter. Meeting adjourned at 6:59 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

June 20, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

2201 W 1st Street - Sleister Properties LLC Building Addition Site Plan

EXECUTIVE SUMMARY:

See attached staff report

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

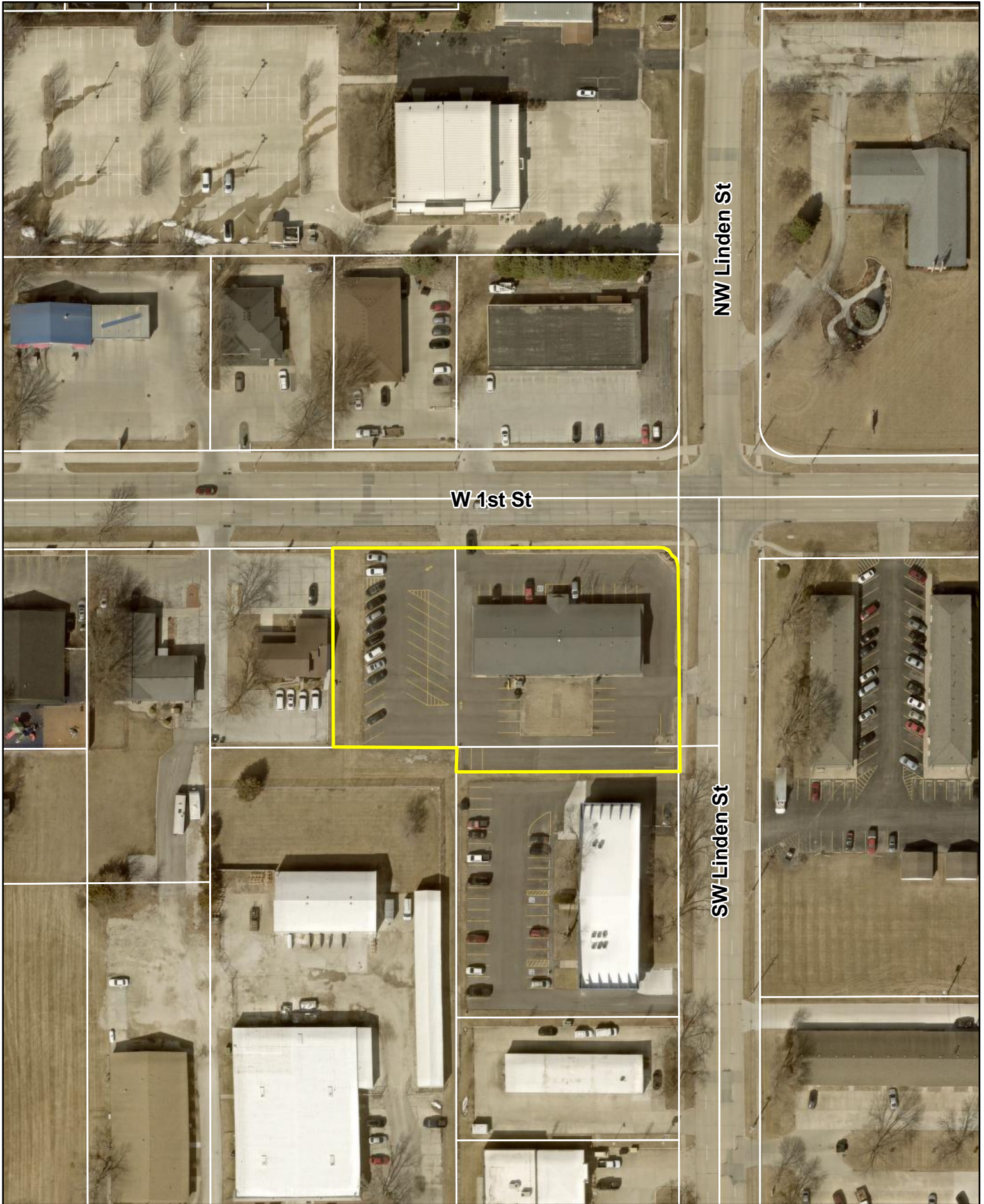
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 2201 W 1st Street, Sleister Properties LLC Building Addition.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



N



1 inch = 100 feet

Date: 6/14/2023

2201 W 1st Street
Sleister Properties LLC Building Addition Site Plan



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 20, 2023

Agenda Item: 2201 W 1st Street – Sleister Properties LLC Building Addition
Report Date: June 14, 2023
Prepared by: Jake Heil *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 2201 W 1st Street, Sleister Properties LLC Building Addition.

Project Summary:

The subject property at 2201 W 1st Street consists of three parcels and a total 1.13 acres (+/-), and is situated on Lots 10 & 11 Lakeview Plaza Plat 2 and Lot 5 Lakeview Plaza Plat 3; located just south of W 1st Street and west of SW Linden Street. The site is zoned C-2, General Retail & Highway Oriented Commercial Business District, with similarly zoned properties surrounding the site to the north, west and south, while properties to the east are zoned C-1, Neighborhood Retail Commercial District. The proposed site plan includes adding a 4,000-sf two-story building addition on the south part of the existing building, landscaping and other necessary improvements to the site.

The site is primarily accessed from the north via an in/out access to W 1st Street. A secondary access on the east side of the site provides access to SW Linden Street. Parking requirements for a site requires 1 space per 200 sf of gross floor area for the main floor and 1 space per 400 sf of gross floor area for the second story of the proposed addition. The site meets the required 54 parking stalls, providing a total of 58 parking stalls on site, including one ADA accessible stall. The landscaping shown on the proposed site plan generally complies with all applicable regulations. There are no proposed updates to utilities on site.

The proposed two-story 4,000 sf addition is 21'-11" in height at its uppermost point, and will be constructed of brick, lap siding and glass. All proposed building material are to match the existing building. The proposed building materials conform to Section 192.02.3.B, providing over the required primary materials on the elevations. The landscaping on the proposed site plan complies with applicable regulations.

Site Plan Worksheet
2201 W 1st Street
Sleister Properties LLC Building Addition 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.**

The proposed building addition meets all setbacks required by code and is compatible to adjacent sites.

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

The site complies with all required setbacks and screening requirements. The site is consistent with the other developed properties along the W 1st Street corridor.

- 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 for vehicles, and provides safe bicycle and pedestrian movement on site.

- 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.**

There are no changes to accesses to this site. The proposed site will not cause an increase in congestion or traffic 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 site meets the required 54 parking stalls, providing a total of 58 parking stalls, including one ADA accessible stall on site. Parking and parking area landscaping generally meet the requirements for off-street parking as stated in Chapter 194.01(6) (A).

- 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.**

There are no proposed dumpsters, outside storage areas, or storm water detention basins with this site plan.

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 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.**

There are no proposed storm water improvements for this site plan.

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 site will maintain the same water and sewer connections.

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.**

Open space is provided primarily towards the west side and 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 generally conform to the landscape requirements of the code. Existing trees on site were kept whenever it was possible.

B. Building Design

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

The proposed addition maintains the established scale of neighboring sites.

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

The proposed two-story 4,000 sf addition is 21'-11" in height at its uppermost point, and will be constructed of brick, lap siding and glass. All proposed building material are to match the existing building.

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.**

There are no mechanical equipment or storage areas proposed with this development.

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

There are no additional buildings with this site plan.

C. Signs

There are no proposed signs with this site plan.

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 generally conform to the written regulations of the City.

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

The site layout is compatible with neighboring sites.

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

The layout and circulation system for traffic in and around the site is appropriate.

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

The proposed two-story 4,000 sf addition is 21'-11" in height at its uppermost point, and will be constructed of brick, lap siding and glass. All proposed building material are to match the existing building.

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.

City of Ankeny
Planning & Zoning Commission and City Council
City Council Chambers
1250 SW District Drive
Second Floor
Ankeny, IA 50023

June 7, 2023

Dear Commission and Council

This letter is submitted to provide detail on the proposed addition to 2201 W. 1st St., Ankeny IA as well as respectfully request approval for this project.

In early 2021, we purchased this facility from Dr. Bilgi as he wrapped up 38 years of pediatric service in Ankeny. Sleister Music, which provides rentals, sales and service for school band instruments (trumpets, saxophones, etc.) became the primary occupant. And for the "Happy Wife Happy Life" principal, the business my son started in 2013 as a trombone player at Ankeny Centennial and continued while at Drake University, is no longer in our home!

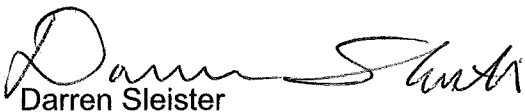
Since flying the proverbial coop in June 2021, Sleister Music has grown rapidly and again needs more space. For instance, we now service all of Iowa State University's band's instruments. It is difficult to visualize how much room 75 marching sousaphones require when they need service!

To allow for growth, we propose a 2-level addition of 4,000 square feet per level with almost space being open. The upper level will be used primarily for instrument storage. The bottom will be a combination of storage and general workshop space to allow for better flow of both instrument repairs and staging for rentals/sales. Moving instruments out of the current building will free up these smaller rooms to be used for office, instrument testing or possibly even teaching lessons.

Structure-wise, the proposed addition's flat roof will barely be visible from the 1st St side. The 16 inches of parapet wall that peek over the existing roofline will color-match the rest of the building and blend into the background. For the east side, which faces NW Linden St., we worked very hard to find a supplier able to match the vintage brick color scheme. So the visible part of the building will mesh nicely with the existing color, texture, layout and materials. And we look forward to adding more trees to this property as there were none present in 2021.

With that background and description we respectfully request your approval for this addition.

Kind Regards,



Darren Sleister

Owner

Sleister Properties, LLC

Material Legend

The diagram illustrates the components of a detail view in a technical drawing. It shows two examples of detail views, each consisting of a detail view circle and a detail view rectangle.

Top Example:

- Detail View Circle:** Contains the detail number "0".
- Detail View Rectangle:** Contains the detail number "0", the detail number "1", the detail number "A103", and the detail number "1/8" = 1'-0"
- Labels:**
 - Grid Line:** Points to the horizontal line above the detail view circle.
 - Grid Label:** Points to the detail number "0" in the detail view circle.
 - Detail Number:** Points to the detail number "1" in the detail view rectangle.
 - View Name:** Points to the text "View Name" in the detail view rectangle.
 - View Title:** Points to the text "View Title" in the detail view rectangle.
 - View Scale:** Points to the text "1/8" = 1'-0"

Bottom Example:

- Detail View Circle:** Contains the detail number "1".
- Detail View Rectangle:** Contains the detail number "1", the detail number "A103", and the detail number "1/8" = 1'-0"
- Labels:**
 - View Name:** Points to the text "View Name" in the detail view rectangle.
 - View Title:** Points to the text "View Title" in the detail view rectangle.
 - View Scale:** Points to the text "1/8" = 1'-0"

[illegible]

	Earth
	Earth - Undisturbed
	Gravel
	Sand
	Brick
	Masonry
	Concrete
	Steel
	Aluminum
	Wood - Finish
	Wood - Framing
	Insulation - Rigid
	Insulation - Celulose
	Insulation - Batt
	Gypsum
	Shingles
	EIFS Finish

General Information Drawings	
100	Cover Sheet
102	Specification.
Civil	
C101	Site Plan
Architectural	
A101	Demolition plan
A102	Code Analysis
A103	Code Analysis Upper Level
A110	Foundation Plan and Details
A112	Structural Details
A121	Main Floor Plan
A131	Upper Level Plan
A141	Roof Plan
A201	Exterior Elevations
A308	Opening Details
A310	Schedules

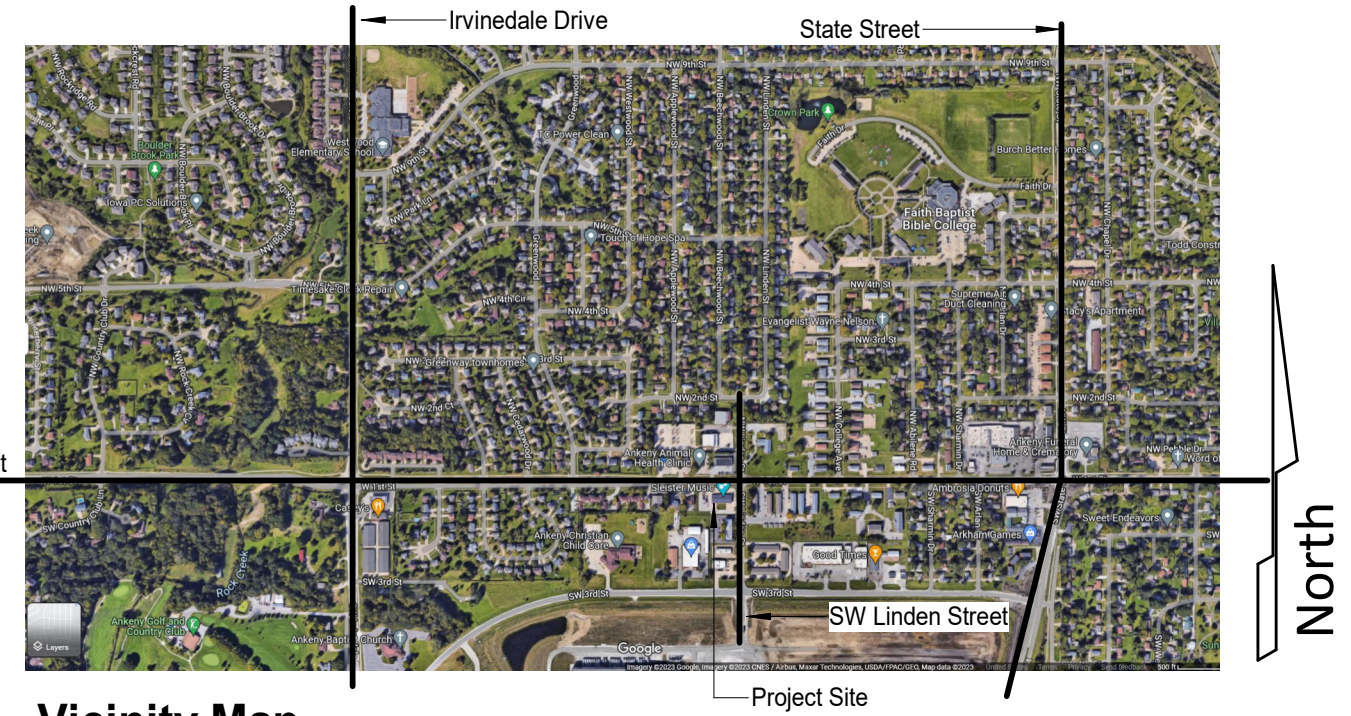
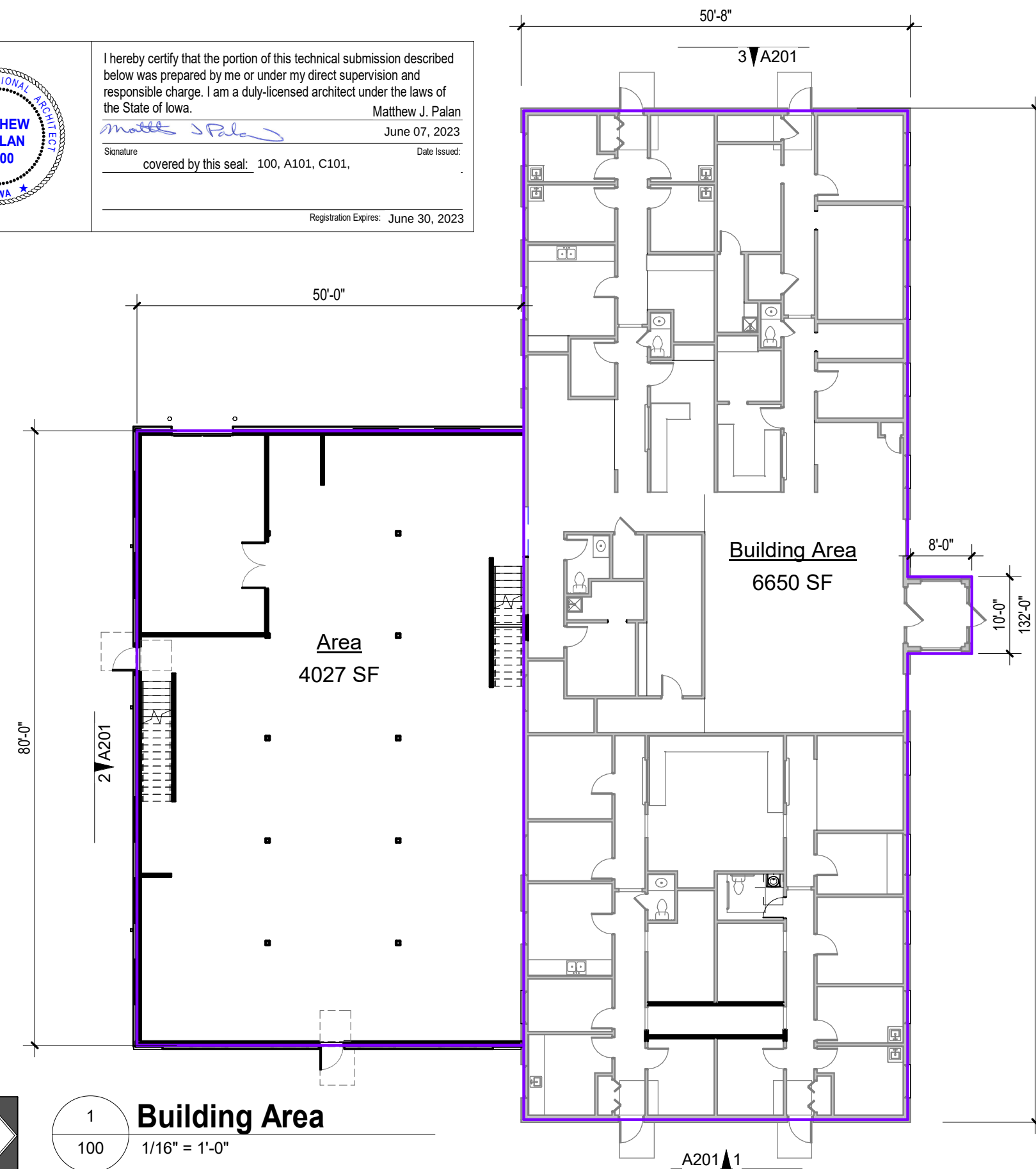
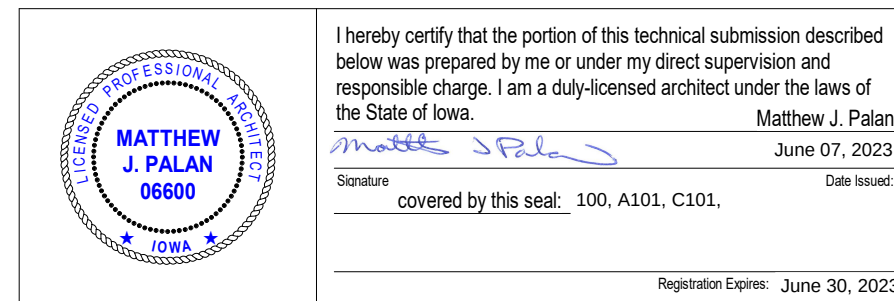


Image provided courtesy of goggle maps



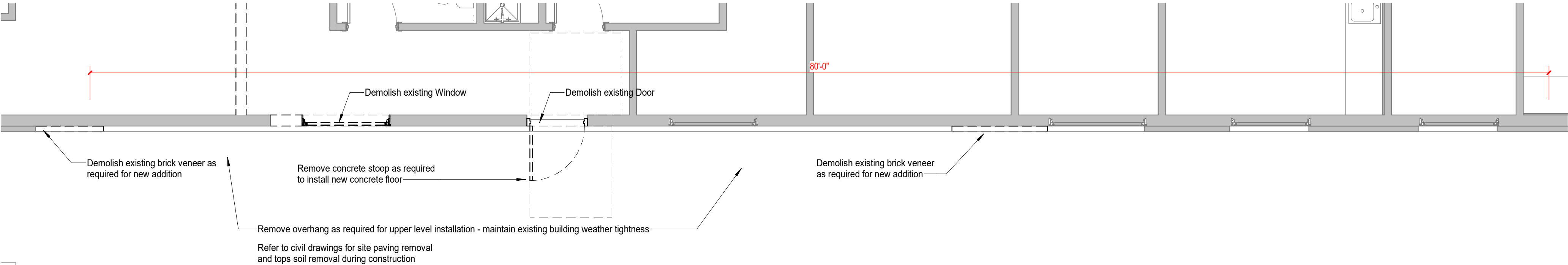
#	Date	Description
2	06/04/23	Revision 3
1	04/23/23	For Permit

06/2023 2:05:25 PM

PROJECT NUMBER:
2104D

TITLE:
Cover Sheet

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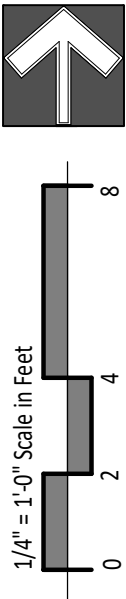


1
A101
1/4" = 1'-0"

Demolition Plan

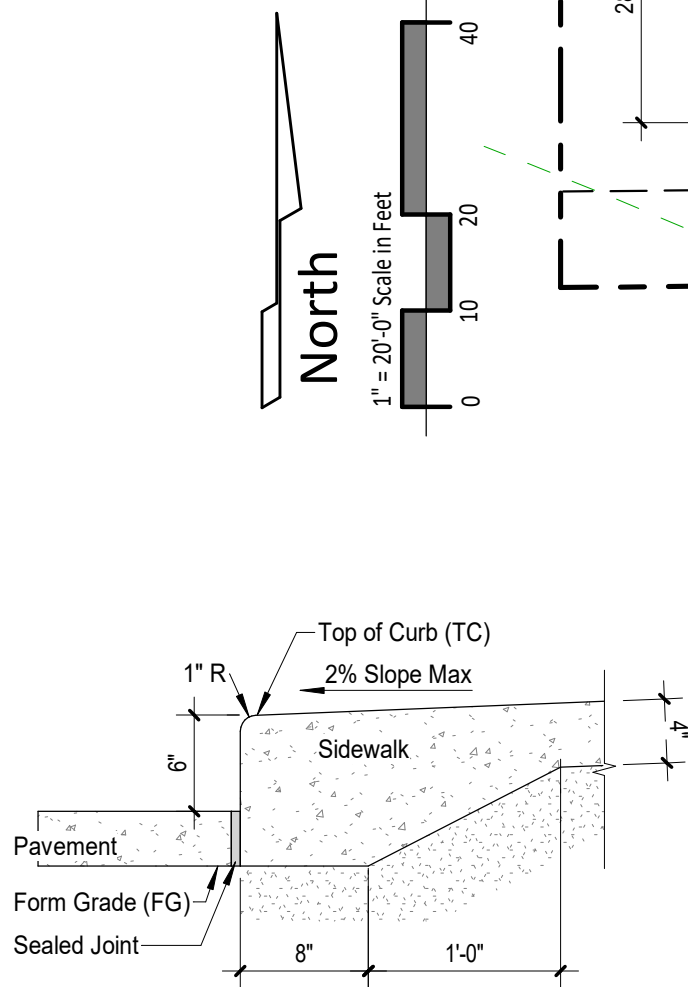
Demolition Notes

1. Refer to additional notes and requirements on all other documents and other discipline documents.
2. All items may not be noted on the demolition plan and may be described elsewhere in the documents. The contractor's responsibility is to review all records for things to be included in his cost and scope of work.
3. Structural, mechanical, plumbing, electrical, lighting, emergency lighting, exit lighting, communications, safety & security info shown here is for reference only. See other consultant & contractor drawings.
4. Remove all wall-mounted items at walls to be demolished and in rooms to receive new finishes.
5. Dashed areas indicate walls and items to be removed. Light lines indicate walls and items to remain.
6. Move electrical, phone, and data devices as required in walls that receive new drywall to provide a flush appearance.
7. The contractor shall verify all existing construction conditions before demolition or new construction. All discrepancies shall be immediately brought to the Architect's and/or owner's attention.
8. The contractor shall, at all times, maintain the building in a weathertight condition.
9. All demolition and construction activities shall be coordinated with the owner to minimize disruption of the normal daily functioning of the occupied areas.
10. The contractor shall take all necessary precautions to prevent damage to the owner's occupied areas adjacent to new construction or occupied areas where various system connections or extensions are required. The contractor is responsible for the damage.
11. All demolition shall be performed with the least amount of disturbance to the building and owner operations. Noise during demolition and construction shall be kept to a minimum
12. All existing services and utilities shall be maintained in adjacent areas that are in operation and served by these utilities and services. Coordinate all disruptions or discontinuations of utilities and services with the owner. Provide written request to owner 48 hours before disruption and obtain owner's written permission before proceeding.
13. The owner reserves the right to claim any demolition or removal items/materials and direct the general contractor to store them on site. The owner shall provide instructions for the removal and storage of "salvageable" items and removed materials to be reinstalled or retained in a manner to prevent damage. The contractor will be responsible for the storage and protection of all items which will be reused in this project.
14. The drawings indicate the approximate location of existing building features. The contractor is to field verify existing conditions before removal or relocation.
15. The contractor shall verify all existing building dimensions and elevations for conformance to the drawings. Notify the owner or owner's representative immediately upon discovering any discrepancy in dimensions and elevations from those shown in the drawings.
16. The contractor shall be responsible for removing all construction debris and items not reused or retained by the owner from the premises.
17. The general contractor, through category assignment, shall be responsible for barricades/enclosures to assure public, contractor employee, and worker protection in construction areas; all temporary barricades are to be coordinated with the owner before the start of any demolition. In addition, the general contractor shall coordinate demolition and new construction sequencing to ensure continued egress from all existing exits.
18. Temporary barricades for the contractor's activities shall be installed to prevent possible injury to persons in and around construction areas according to OSHA requirements. Coordinate with the owner.
19. The contractor is to separate occupied areas from construction with dust barriers.
20. Upon removal of existing /temporary partitions, the contractor is responsible for patching walls, ceilings, and floors to match adjacent construction.
21. General contractor to confirm wall locations before core drilling existing structure for drains and vents.
22. All unused openings in floors, walls, etc., left as a result of demolition or removal of mechanical systems shall be patched to match the material and texture of adjacent areas.
23. All contractors shall coordinate their work with all other trades to ensure proper sequencing and installation.
24. During demolition, do not remove any items that jeopardize the building's structural integrity without the Engineer's permission. If hidden structural elements are uncovered in areas to be demolished, notify the Engineer immediately.
25. In coordination with the owner, the contractor shall locate all existing utilities before commencing removal/demolition/excavation.
26. At no time shall the contractor interfere with the normal operations of the owner. The contractor shall confine their operations to the designated areas and clean the construction area.
27. Light lines indicate existing building features to remain. Dashed lines indicate walls, equipment, etc. To be removed under this contract unless noted otherwise.
28. All openings through walls, floor slabs, ceiling, etc., not being reused or created during demolition shall be patched with like materials and painted to match existing.
29. The owner shall be notified of all utility shutoffs, temporary or permanent, 48 hours before shutoff. All shutoffs shall be coordinated with the owner to minimize the impact on the owner's ongoing operations at the site.
30. The general contractor & sub-contractors shall inspect the site before the submission of bids & verify all items and quantities to be demolished. Any questions on the scope of demolition shall be directed to the Architect or owner in written form before the submission of bids.
31. All demolition of runs (electrical, piping, HVAC, etc.) To be carried back to the point of origin of that run unless otherwise noted.
32. The demolition schedule may be limited due to building operations. Coordinate with the owner before the start of any demolition.
33. Demolition of existing walls and floor finishes at floors and walls to remain are to be patched and repaired before the new finish is installed.
34. Patch and repair all existing surfaces within the construction area with a finish to match. Existing. The coordinated extent of patching with architectural, mechanical, and electrical demolition plans
35. Damage to existing building materials shall be repaired or replaced to the owner's satisfaction at the contractor's expense.



#	Date	Description
1	04/23/23	For Permit
6/6/2023 2:05:25 PM		
PROJECT NUMBER: 2104D		
TITLE: Demolition plan		
SHEET: A101		

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Sidewalk Curb

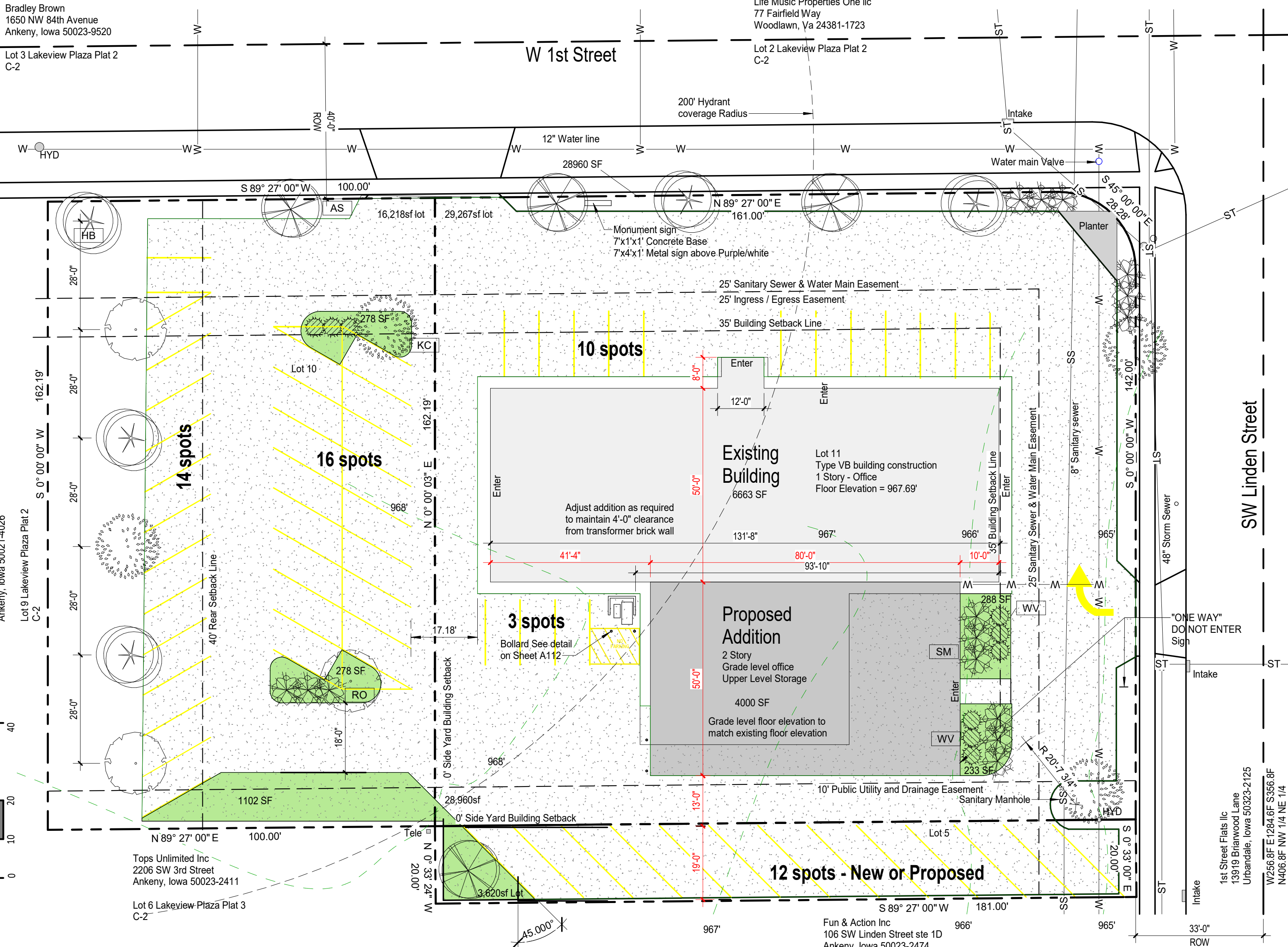
Parking Curb

2
C101

Curb Detail
1" = 1'-0"

Amp Properties LLC
1108 SE Village View Lane
Ankeny, Iowa 50021-4026

Lot 9 Lakeview Plaza Plat 2
C-2



Fun & Action Inc
106 SW Linden Street ste 1D
Ankeny, Iowa 50023-2474

Lots 3 & 4 Lakeview Plaza Plat 3
C-2

1
C101

Site Plan
1" = 20'-0"

Site Legend

W	W	Water Line
SS	SS	Sanitary Sewer Line
---	---	Property Line
---	---	Building Setback Line
---	---	Easement Line
---	---	Road Centerline
---	---	Paving
---	---	Topography
---	---	Tree

Site Notes

- Any changes or amendments to the project that do not meet what is shown on the plans needs to be approved with the permit and development center prior to installation or construction.
- All work in the city right-of-way shall be done in accordance with 2023 SUDAS and the City of Ankeny General Supplemental Specifications to SUDAS.
- All work in the city right-of-way requires a right-of-way permit.
- The required landscaping new and existing shall be maintained for the life of the certificate of occupancy or certificate of zoning.
- It is the responsibility of the owner an or the contractor to follow all applicable codes and ordinances whether or not contained on these documents.
- All lighting shall consist of low glare cut-off type fixtures to reduce the glare of light pollution on surrounding properties.
- No mechanical or utility equipment over 3' tall allowed in any front yard setback. All utility equipment shall be screened from street view.
- All disturbed areas will be restored by seeding or sodding
- Locations of elements traced from Polk county, Iowa Assessor's website imagery accessed on April 13, 2021.
- Site Dimensions taken from the Polk County Records website Lakeview Plaza plat no. 3, Recorded in Book V Page 42 Recorded on 08/30/1979. - and Lakeview Plaza plat no. 2 Recorded in Book S Page 363 10/21/77. Lakeview Plaza Plat 1 added as requested.
- No trash enclosure is planned. Trash will be kept inside the building.

Building Coverage:

Building	10,663 sf
Paving	28,960 sf
Lot	49,105 sf
Building coverage	21.7%
Impervious area	58.9%

Zoning Setbacks:

25' Front setback
40' Rear setback
5' Min Side Yard

Zoning:

C-2 General Retail & Highway
Oriented Commercial Business
District

Property Owner:

Sleister Properties LLC
1302 NW Cedarwood Drive
Ankeny, Iowa 50023-1061
Darren Sleister
515 710 4031

Property Address:

2201W 1st Street
Ankeny, Iowa 50023

Legal Description:

Lot 10 & 11 Lakeview Plaza Plat 2,
an official plat now included in and
forming part of the City of Ankeny,
Polk County, Iowa

Shade Tree Calculation:

Paved area:	28,960 sf
28,960 * 0.2 = 5,792sf	
5,792sf / 706sf = 9 trees required	

Open Space Calculation:

Lot area:	49,105 sf
49,105 * 0.2 = 8,921sf	
8,921sf / 3,000sf = 3 Open Space plant units	
3 * 2 = 6 Open Space Trees Req	
3 * 6 = 18 Open Space Shrubs Req	

Parking Requirement:

4,000 sf Upper level
10,663 sf Grade level
14,663 sf / 2 = 7,331 sf
7,331 / 200sf = 36.6 spaces
7,331 / 400sf = 18.3 spaces
Total 54 spaces req.
58T spaces prov.

10 Employees Maximum
10 Customers Maximum

ERU Requirement:

Total Impervious Area	39,623
$39,623 / 4,000 = 9.9$	

ERU= 10

Benchmark:

Arrow hydrant At N.E. corner, W.
1st St. and N.W. Linden St.
Elevation = 965.695

Cut triangle NE corner concrete
pad traffic signal base @ NE corner
State St. & W. 1st St.
Elevation = 977.360

#	Date	Description
3	06/04/23	Revision 3
2	05/04/23	Revision 1
1	04/23/23	For Permit

6/6/2023 2:05:25 PM

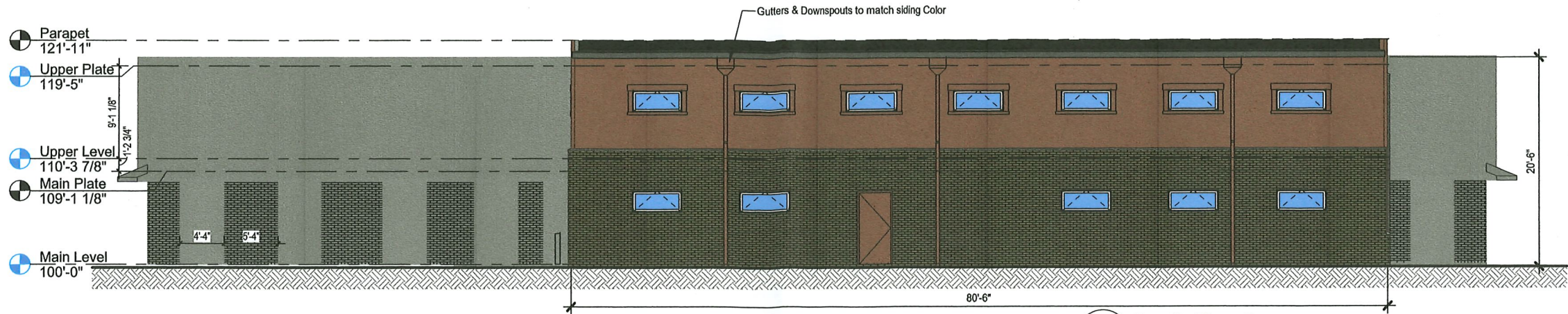
PROJECT NUMBER:
2104D

TITLE:
Site Plan

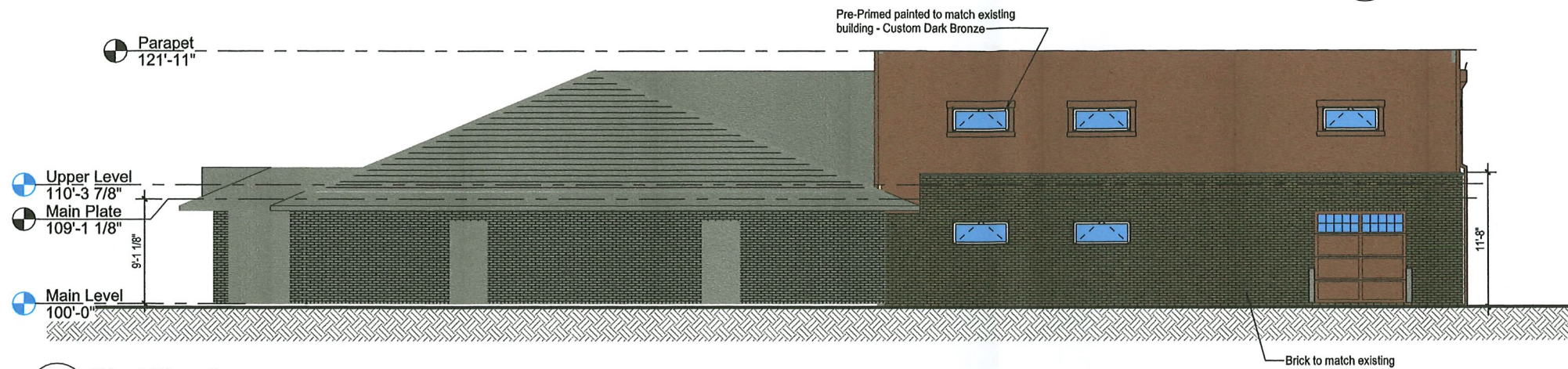
SHEET:

C101

This drawing is provided as an instrument of service by the 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 2022 by Creative Concepts Architecture, P.L.C.



Total	1,650sf	100%
Siding	825sf	50%
Glass	60sf	3%
Door	21sf	1%
Brick	744sf	46%



Siding	Painted to match existing
Glass	Painted to match existing
Door	Painted to match existing
Brick	Close match to existing

3

A201

West Elevation

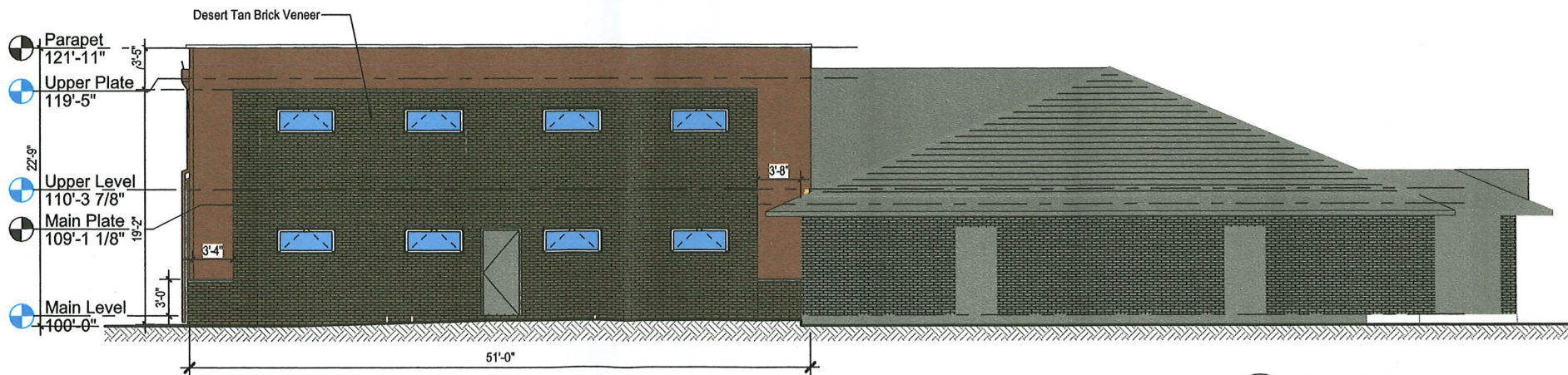
1/8" = 1'-0"

Total	1,160sf	100%
Siding	573sf	50%
Glass	25sf	2%
Door	64sf	1%
Brick	546sf	47%

ation Notes

Elevation Notes

- Grade shall have a minimum of 6" fall in the first 10'-0" out from the structure.
- Provide caulk and sealant to all voids, around windows and doors, at masonry, trim, to all exterior joints, penetrations, and material changes.
- Provide approved corrosion resistant flashing at exterior wall envelope.
- Provide weather stripping at all exterior doors, and garage doors interior and exterior.
- Provide continuous gutters and downspouts at all eaves unless noted otherwise.
- Construction address or location number to be posted and plainly visible from the street frontage. Numbers to be Minimum 4" high with 1/2" stroke and contrasting background.
- All chimneys shall extend 2'-0" taller than any roof element within 10'-0" of the chimney. Provide a factory build fire box or stove Provide manufacturers approved cap for chimney termination, a spark arrestor is required on all wood burning fire boxes or stoves.
- Exterior wall covering shall extend from the top of foundation to the roof and terminate at 2" nominal solid blocking between the rafters at all roof overhangs or at the underside of enclosed overhangs.
- It is the responsibility of the owner and/or builder to choose all paint colors, siding and trims sizes and styles. Recommended sizes are shown and called out where selected. Verify with owner.
- Roof shingles shall be applied over a minimum of one ply of #30 felt. Felt shall be laid parallel to the eaves with 2" top overlap minimum and 4" end overlap. Minimum roof slope shall be 3:12 slope. Ice and water shield at all eaves and valleys. Ice and water shield shall be installed a minimum of 24" from the inside face of the exterior wall below.
- All enclosed attics and rafter spaces shall have cross ventilation with a net free open area of not less than 1/150 of the attic area when vents are placed only in the upper part of the attic. When openings are placed in the upper and lower part of the attic the net free open area shall not be less than 1/300 of the attic area. All openings shall be protected against the entrance of snow and rain.
- All trusses are to be designed by the truss manufacturer and provided with detailed drawings illustrating truss layouts and engineering calculations. It is the owner's and/or builder's responsibility to supply any and or all of this information as required by the building department for permit. It is the truss manufacturer's responsibility to verify and adjust the size of members and framing carrying the roof loads. The truss manufacturer shall notify the Architect of any changes required to the drawings.
- Glass within 18" of the floor, 12" of a door swing, or within 60" of a water using fixture shall be tempered glass
Window sill shall be within 44" of the finish floor elevation
minimum Width: 20"
minimum Height: 24"
minimum Net Clear Area: 5.7s.f. / 5.0s.f. At Grade



East Elevation

1/8" = 1'-0"

Total	1,160sf	100%
Siding	341sf	30%
Glass	80sf	7%
Brick	739sf	63%

#	Date	Description
3	06/04/23	Revision 3
2	05/04/23	Revision 1
1	04/23/23	For Permit

6/6/2023 2:31:27 PM

PROJECT NUMBER:
2104D

TITLE:
Exterior
Elevations

SHEET:

A201



PLAN AND ZONING COMMISSION

June 20, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Albaugh Four Mile Industrial Park Final Plat

EXECUTIVE SUMMARY:

Staff Report attached

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 Albaugh Four Mile Industrial Park Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Final Plat Drawing



N
1 inch = 800 feet
Date: 6/14/2023

**Albaugh Four Mile Industrial Park -
Final Plat**

Agenda Item: Albaugh Four Mile Industrial Park - Final Plat
Report Date: June 15th, 2023
Prepared by: Bryan Morrissey, Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Albaugh Four Mile Industrial Park Final Plat.

Project Summary:

The Albaugh Four Mile Industrial Park Final Plat is a proposed 67.10-acre (+/-) plat located south of SE Oralabor Road and east of SE Four Mile Drive. The final plat includes nine buildable lots and three additional lots that lie within a flood hazard area; all of which are zoned M-1, Light Industrial District. The lots that lie within the flood hazard area are not developable and will be tied to their corresponding adjacent lot to ensure that they are not sold separately. The plat includes the addition of one public street (SE 36th Circle) that will provide access for Lots 1-6. Lots 7-9 will be accessed from SE Four Mile Drive via an access drive that's positioned between Lots 8 & 9.

Project Report:

Streets: The proposed final plat includes the creation of SE 36th Circle (Street Lot A) that will be deeded to the City for right-of-way purposes upon recordation of the final plat. SE 36th Circle will provide access for Lot 1-6 within the development. As has been the case with similar developments along SE Four Mile Drive, sidewalk installation will be deferred until a time that the Council deems to be appropriate.

Water: Water service for the development will stem from a twelve-inch water line that runs along the south end of the subject property. A ten-inch line will be extended through lots 1-4 while an eight-inch line will be extended through lots 5-9.

Sewer: Eight-inch sanitary service will be extended throughout the development by connecting to the sixty-inch WRA sanitary line that runs along the eastern side of the project boundary.

Drainage: Individual lots on the site will require on-site detention while stormwater in the area generally flows from west to east. This area lies within the Middle Fourmile Creek Subwatershed.

Parkland: Parkland dedication is not required for industrial developments.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Albaugh Four Mile Industrial Park
NAME OF OWNER: DRA Properties, LC
NAME OF DEVELOPER: DRA Properties, LC

GENERAL INFORMATION:

PLAT LOCATION: South of SE Oralabor Road & East of SE Four Mile Drive
SIZE OF PLAT: 67.10 Acres
ZONING: M-1, Light-Industrial District

LOTS:

NUMBER: 9 Industrial Lots & 3 Outlots
SIZE/DENSITY: Lot 1: 6.89 Acres, Lot 2: 2.22 Acres, Lot 3: 2.63 Acres, Lot 4: 6.73 Acres, Lot 5: 8.29 Acres, Lot 6: 3.44 Acres, Lot 7: 2.03 Acres, Lot 8: 2.36 Acres, Lot 9: 5.92 Acres
USE: Light Industrial
BUILDING LINES: Front = 50', Side = none required, except when adjacent to any residential district, in which case – 50', Rear = 40'

PARK SITE DEDICATION: Not Required for Industrial Developments

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District (undeveloped)
SOUTH: LDR, Low Density Residential (Polk County)
EAST: AT, Agricultural Transition District (Polk County)
WEST: R-1, One-Family Residence District

WASTE WATER:

PROJECTED FLOWS: 67.10 acres of developable land x 5000 gal. per day/acre of developable land = 335,500 GPD
TREATMENT PLANT CAPACITY (FOUR MILE): Design: 47 MGD; current daily avg. 18 MGD

STORM WATER:

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

WATER SYSTEM:

USAGE: 67.10 acres of developable land x 5000 gal. per day/acre of developable land = 335,500 GPD estimate
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

May 19, 2023

City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Albaugh Four Mile Industrial Park – Approval Letter

Planning and Building Director, Honorable Mayor and Members of the City Council:

On behalf DRA Properties, LC, we are submitting the enclosed Final Plat for Albaugh Four Mile Industrial Park located in the SW and NW quarters of Section 32-80-23. The property consists of 67.1 acres and was recently annexed into the City of Ankeny. The property has been rezoned from R-1 to M-1 and anticipated uses are expected to be consistent with the City's comprehensive plan.

The plat proposes 9 buildable lots ranging from 2.03 to 8.29 acres in size. A public street is proposed along with public sanitary sewer, water main, and storm sewer. Each lot within the development will be required to provide on site stormwater detention. The owner is requesting to defer the installation of sidewalk along SE Four Mile Drive until a later date as determined by the Council.

We respectfully request the City's review and approval of this Final Plat to allow the project to proceed. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further. Thank you very much for your time and consideration.

Sincerely,

Adam Schoeppner, PLS
NILLES ASSOCIATES, INC.

<i>INDEX LEGEND</i>	
<i>COUNTY:</i> POLK COUNTY, IOWA	<i>CITY:</i> ANKENY
<i>LOCATION:</i>	
SECTION 32-TWP 80-RGE 23 WEST: PARCEL 2021-228 OF NORTH 1/2 OF SW 1/4	
SECTION 32-TWP 80-RGE 23 WEST: SW 1/4 OF NW 1/4	
SECTION 32-TWP 80-RGE 23 WEST: WEST 1/2 OF SE 1/4 OF NW 1/4	
<i>REQUESTED BY & PROPRIETORS:</i>	DRA PROPERTIES, LC c/o TARA MEREDITH 1515 NE 36TH STREET ANKENY, IOWA 50021 PHONE: (515) 965-5251
<i>SURVEYOR:</i> ADAM D. SCHOEPPNER, PLS #26306	
<i>SURVEY COMPANY:</i> NILLES ASSOCIATES, INC.	
<i>RETURN TO:</i> ADAM D. SCHOEPPNER, PLS NILLES ASSOCIATES, INC. 1933 SW MAGAZINE ROAD ANKENY, IOWA 50023 PH: (515) 965-0123	

NILLES ASSOCIATES
1933 SW MAGAZINE RD
ANKENY, IOWA 50023-2555
(515) 965-0723
Civil Engineering - Land Surveying
Landscape Architecture

	Found section corner monument, as noted
	Found monument 1/2" IR with orange cap #11579, unless otherwise noted
	Found monument 1/2" IR with yellow cap #16747, unless otherwise noted
	Set monument 5/8" IR with blue cap #26306, unless otherwise noted
IR	Round iron rebar (outside diameter)
IP	Round iron pipe (outside diameter)
(R)	Record dimension
R.O.W.	Right - of- way
D.E.	Drainage Easement
E.E.	Electric Easement
I.E.E.	Ingress / Egress Easement
M.E.C.	MidAmerican Energy Company Underground Electric Easement
P.U.E.	Public Utility Easement
S.S.E.	Sanitary Sewer Easement
S.T.S.E.	Storm Sewer Easement
S.W.E.	Sidewalk Easement
S.W.F.E.	Surface Water Flowage Easement
S.W.M.F.C.	Storm Water Management Facility Maintenance Covenant And Permanent Easement
W.E.	Water main Easement
	Subject boundary line
	Proposed boundary line
	Proposed easement line
	Existing boundary line
	Existing easement line
	Section line
	Special Flood Hazard Area Zone AE Floodway line
	Special Flood Hazard Area Zone AE line
	Other Areas of Flood Hazard Zone X - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile

- Land area : 67.10 acres
2. Zoning : M-1 Light Industrial District
Front Yard: 50 feet
Side Yard: None required, except when adjacent to any Residential district or street right-of-way line, in which case – 50 feet
Rear Yard: 40 feet. Where a railroad right-of-way line lies immediately adjacent to the rear of a lot, the rear yard requirements need not apply
Maximum Height: 75 feet
Maximum Number of Stories: 5 stories
3. The site lies within Zone X with areas of minimal flood hazard; Zone X with areas of 0.2% annual chance flood hazard; Zone AE and Zone AE Floodway with areas of special flood hazard with base flood elevations or depth; all of which as shown on the Flood Insurance Rate Map Community Panel Number 190153 CO210F, with an effective date of February 1, 2019.
4. The east line of East line of Parcel 2021-228 of North Half of Southwest Quarter of Section 32 - Township 80 North - Range 23 West, is assumed to bear South 00 degrees 32 minutes 21 seconds West.
5. Street Lot A to be dedicated to the City of Ankeny for public right-of-way purposes.
6. Lots 7A, 10A and 9A are located in a Special Flood Hazard Area and are to be tied to their corresponding adjacent lot. A floodplain development permit is required for any improvements on these lots.
7. The developer shall be responsible for streetlight installation.
8. Lots 1, 2, & 6 shall not have access off of NE Four Mile Drive.
9. The drive shown between Lots 8 and 9 will be a shared easement with an ingress/egress easement as shown on the plat.
10. The City may require the construction of sidewalk along SE Four Mile Drive at a future date. The owners of Lots 1, 2, 6, 7, 8 and 9 shall be responsible for construction of 5' sidewalk along their respective frontage, if required.
11. The developer shall be responsible to construct the turn lane improvements along SE Four Mile Drive per the approved traffic impact study.

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	420.50'	755.00'	31°54'41"	415.09'	N16°42'22"E
C1 (R)	420.50'	755.00'	31°54'41"	415.09'	N16°33'49"E
C2	846.64'	975.00'	49°45'09"	820.29'	N7°47'08"E
C2 (R)	846.64'	975.00'	49°45'09"	820.29'	N7°38'35"E
C3	139.52'	975.00'	8°11'56"	139.40'	N21°11'24"W
C3 (R)	139.52'	975.00'	8°11'56"	139.40'	N21°19'58"W
C4	279.87'	755.00'	21°14'20"	278.27'	S11°22'21"W
C5	70.03'	755.00'	5°18'51"	70.00'	S24°38'48"W
C6	70.61'	755.00'	5°21'30"	70.58'	S29°58'58"W
C7	35.01'	975.00'	2°03'26"	35.01'	S31°38'00"W
C8	278.46'	975.00'	16°21'48"	277.51'	S22°25'23"W
C9	180.26'	975.00'	10°35'34"	180.00'	S8°56'42"W
C10	185.20'	975.00'	10°53'00"	184.92'	S1°47°35"E
C11	167.72'	975.00'	9°51'21"	167.51'	S12°09'46"E
C12	145.62'	340.00'	24°32'23"	144.51'	S77°37'24"E
C13	175.60'	410.00'	24°32'23"	174.26'	N77°37'24"W
C14	553.28'	215.00'	147°26'42"	412.76'	N16°23'04"E
C15	178.05'	285.00'	35°47'39"	175.17'	S72°12'36"W
C16	254.92'	285.00'	51°14'55"	246.51'	S28°41'19"W
C17	300.45'	285.00'	60°24'08"	286.73'	S27°08'13"E
C18	160.61'	375.00'	24°32'23"	159.39'	S77°37'24"E
C19	643.35'	250.00'	147°26'42"	479.96'	N16°23'04"E
C20	15.01'	285.00'	3°01'01"	15.01'	S1°33'21"W
C21	15.05'	285.00'	3°01'31"	15.05'	N1°27'55"W

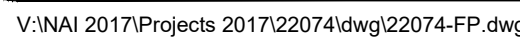
Parcel 2021-228 of the North Half of the Southwest Quarter of Section 32, Township 80 North, Range 23 West of the 5th Principal Meridian, as shown on the plat of survey recorded with the Polk County Recorder's Office in Book 18970, Page 881; AND that part of the Southwest Quarter of the Northwest Quarter of said Section 32 and the West Half of the Southeast Quarter of the Northwest Quarter of said Section 32; all of which is located in the City of Ankeny, Polk County, Iowa, and being more particularly described as follows:

Beginning at the southwest corner of said Parcel 2021-228; thence North 00 degrees 45 minutes 02 seconds East, along the east right-of-way line of SE Four Mile Drive, a distance of 49.17 feet; thence northeasterly 420.50 feet along a curve to the right, tangent to the last described line, continuing along said east right-of-way line of SE Four Mile Drive, having a radius of 755.00 feet, a delta angle of 31 degrees 54 minutes 41 seconds and a chord distance of 415.09 feet which bears North 16 degrees 42 minutes 22 seconds East; thence North 32 degrees 39 minutes 43 seconds East, tangent to the last described curve, continuing along said east right-of-way line of SE Four Mile Drive, a distance of 566.03 feet; thence northeasterly 846.64 feet along a curve to the left, tangent to the last described line, continuing along said east right-of-way line of SE Four Mile Drive, having a radius of 975.00 feet, a delta angle of 49 degrees 45 minutes 09 seconds and a chord distance of 820.29 feet which bears North 07 degrees 47 minutes 08 seconds East, to the southeasterly line of that part of said Southwest Quarter of the Northwest Quarter of Section 32, as shown on the Condemnation Proceedings, recorded with the Polk County Recorder's Office in Book 13479, Page 477; thence North 50 degrees 45 minutes 16 seconds East, along said southeasterly line of that part of the Southwest Quarter of the Northwest Quarter of Section 32, as shown on the Condemnation Proceedings, recorded with the Polk County Recorder's Office in Book 13479, Page 477, a distance of 420.64 feet, to the northeasterly line of said part of the Southwest Quarter of the Northwest Quarter of Section 32, as shown on the Condemnation Proceedings, recorded with the Polk County Recorder's Office in Book 13479, Page 477; thence North 44 degrees 59 minutes 51 seconds West, along said northeasterly line of that part of the Southwest Quarter of the Northwest Quarter of Section 32, as shown on the Condemnation Proceedings, recorded with the Polk County Recorder's Office in Book 13479, Page 477, a distance of 279.26 feet, to the south line of the North Half of said Northwest Quarter of Section 32; thence South 89 degrees 55 minutes 10 seconds East, along said south line of the North Half of said Northwest Quarter of Section 32, a distance of 1241.21 feet, to the east line of the West Half of Southeast Quarter of said Northwest Quarter of Section 32; thence South 00 degrees 19 minutes 35 seconds West, along said east line of the West Half of Southeast Quarter of said Northwest Quarter of Section 32, a distance of 1321.86 feet, to the north line of the North Half of said Southwest Quarter of Section 32; thence North 89 degrees 50 minutes 58 seconds West, along said north line of the North Half of the Southwest Quarter of Section 32, a distance of 379.45 feet, to the east line of said Parcel 2021-228; thence South 00 degrees 32 minutes 21 seconds West, along said east line of Parcel 2021-228, a distance of 880.99 feet, to south line of said Parcel 2021-228; thence North 89 degrees 50 minutes 58 seconds West, along said south line of Parcel 2021-228, a distance of 1510.82 feet, to said east right-of-way line of SE Four Mile Drive and the Point of Beginning.

Containing 67.10 acres more or less

Said parcel is subject to any and all restrictions, covenants and easements of record

	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. <u>Signature:</u> _____ Name: Adam D. Schoepfner, P.L.S. No. 26306 _____ Date _____ My license renewal date is December 31, 2023 _____ Date of survey: <u>03/09/22</u> Pages or sheets covered by this seal: Sheets FP-1 and FP-2 only
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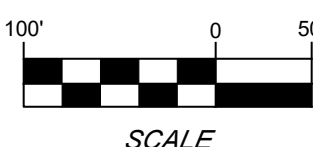
REVISIONS:

(.)	5/18/2023 - REVISIONS PER CITY OF ANKENY COMMENTS
(.)	6/1/2023 - REVISIONS PER CITY OF ANKENY COMMENTS
(.)	6/9/2023 - REVISIONS PER CITY OF ANKENY COMMENTS
(.)	
(.)	
(.)	
(.)	
(.)	

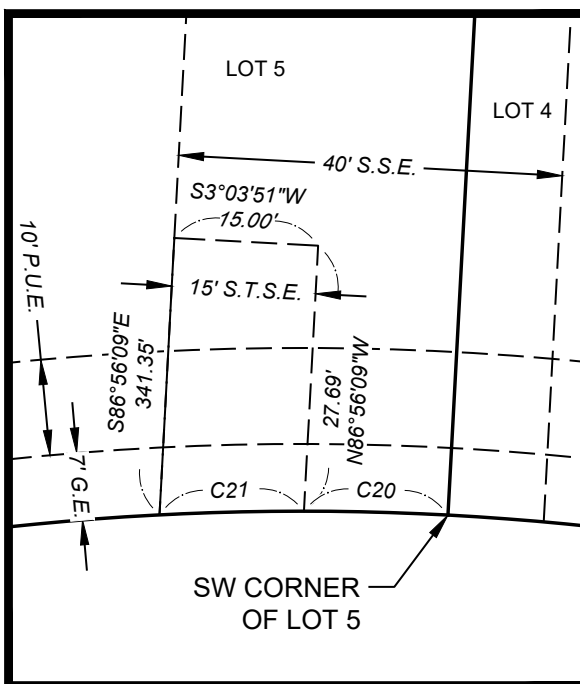
CE, NILES ASSOCIATES, INC. WAIVES ANY ALL RESPONSIBILITY AND LIABILITY FOR ALL PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND ENGINEERING INTENT THEY CONVEY, OR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S ADVICE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

ALBAUGH FOUR MILE INDUSTRIAL PARK
PARCEL 2021-228 OF NORTH 1/2 OF SW 1/4 AND PART OF SOUTH 1/2 OF NW 1/4 OF SECTION 32 - T19P 80 - RGE 23

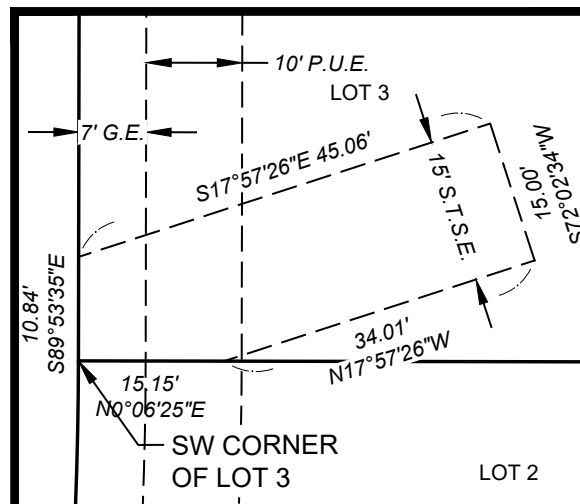
PROJECT NAME:	
DESCRIPTION:	
NAI NO.:	22074
DATE:	6/9/2023
DRAWN BY:	TJH
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	FP-1
SHEET NO.:	1/2



EASEMENT DETAIL A
SCALE: 1" = 20'



EASEMENT DETAIL B
SCALE: 1" = 20'

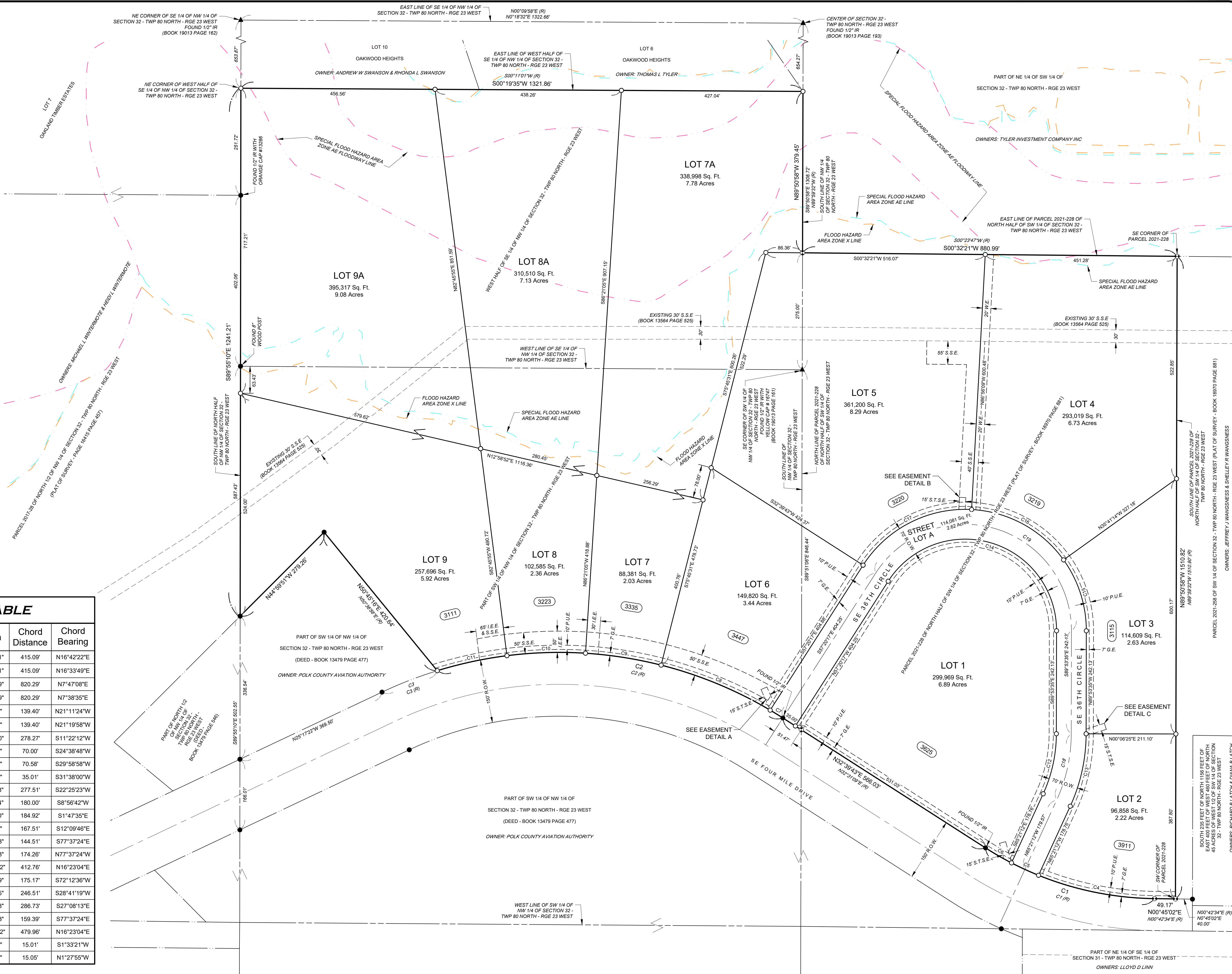


EASEMENT DETAIL E
SCALE: 1" = 20'

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	420.50'	755.00'	31°54'41"	415.09'	N16°42'22"E
C1 (R)	420.50'	755.00'	31°54'41"	415.09'	N16°33'49"E
C2	846.64'	975.00'	49°45'09"	820.29'	N7°47'08"E
C2 (R)	846.64'	975.00'	49°45'09"	820.29'	N7°38'35"E
C3	139.52'	975.00'	8°11'56"	139.40'	N21°11'24"W
C3 (R)	139.52'	975.00'	8°11'56"	139.40'	N21°19'58"W
C4	279.87'	755.00'	21°14'20"	278.27'	S11°22'12"W
C5	70.03'	755.00'	5°18'51"	70.00'	S24°38'48"W
C6	70.61'	755.00'	5°21'30"	70.58'	S29°58'58"W
C7	35.01'	975.00'	2°03'26"	35.01'	S31°38'00"W
C8	278.46'	975.00'	16°21'48"	277.51'	S22°25'23"W
C9	180.26'	975.00'	10°35'34"	180.00'	S8°56'42"W
C10	185.20'	975.00'	10°53'00"	184.92'	S1°47'35"E
C11	167.72'	975.00'	9°51'21"	167.51'	S12°09'46"E
C12	145.62'	340.00'	24°32'23"	144.51'	S77°37'24"E
C13	175.60'	410.00'	24°32'23"	174.26'	N77°37'24"W
C14	553.28'	215.00'	147°26'42"	412.76'	N16°23'04"E
C15	178.05'	285.00'	35°47'39"	175.17'	S72°12'36"W
C16	254.92'	285.00'	51°14'55"	246.51'	S28°41'19"W
C17	300.45'	285.00'	60°24'08"	286.73'	S27°08'13"E
C18	160.61'	375.00'	24°32'23"	159.39'	S77°37'24"E
C19	643.35'	250.00'	147°26'42"	479.96'	N16°23'04"E
C20	15.01'	285.00'	3°01'01"	15.01'	S1°33'21"W
C21	15.05'	285.00'	3°01'31"	15.05'	N1°27'55"W

V:\NAI 2017\Projects 2017\22074\dwg\22074-FP.dwg



REVISIONS:

1)	5/18/2023 - REVISIONS PER CITY OF ANKENY COMMENTS
2)	6/1/2023 - REVISIONS PER CITY OF ANKENY COMMENTS
3)	
4)	
5)	
6)	
7)	

DE NILES ASSOCIATES, INC. WAVES ANY
ALL RESPONSIBILITY AND LIABILITY FOR
PROBLEMS WHICH ARISE FROM FAILURE TO
OW THESE PLANS, SPECIFICATIONS, OR
ENGINEERING INTENT THEY CONVEY, OR
PROBLEMS WHICH ARISE FROM FAILURE
OBTAIN AND/OR FOLLOW THE ENGINEER'S
ADVANCE WITH RESPECT TO ANY ERRORS,
OMISSIONS, INCONSISTENCIES, AMBIGUITIES
OR CONFLICTS WHICH ARE ALLEGED.

ALBAUGH FOUR MILE INDUSTRIAL PARK

PROJECT NAME:	DESCRIPTION:
NAI NO.:	22074
DATE:	6/9/2023
DRAWN BY:	TJH
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	FP-2
SHEET NO.:	2/2

1933 SW MAGAZINE RD
ANKENY, IOWA 50023-2555
(515) 965-0123
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES



PLAN AND ZONING COMMISSION

June 20, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Piper Properties Plat 4 Final Plat

EXECUTIVE SUMMARY:

Staff report attached.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

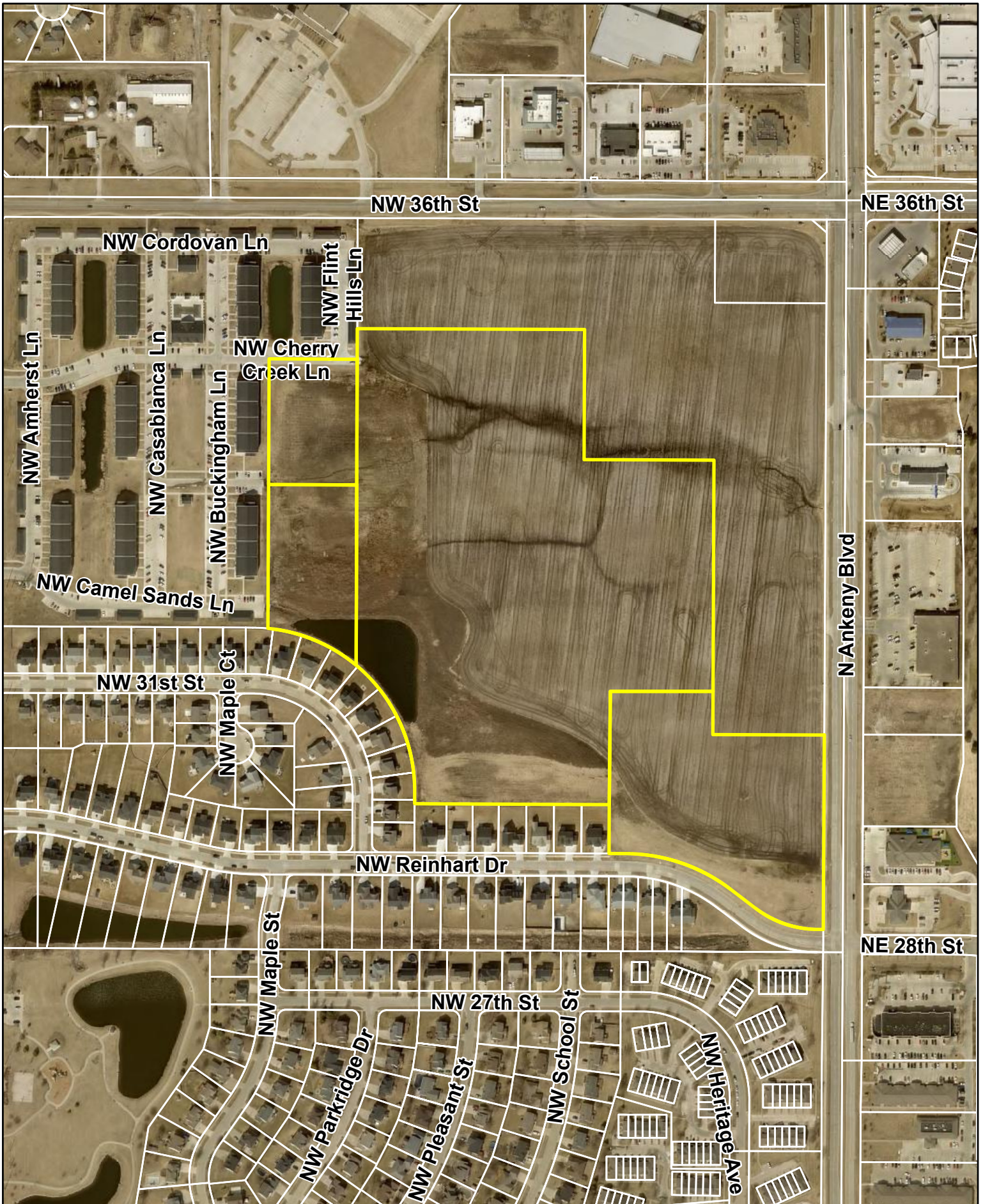
Action: Consider MOTION to recommend City Council approval of Piper Properties Plat 4 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat



N



1 inch = 378 feet

Date: 6/14/2023

**Piper Properties Plat 4 - Final Plat
Aerial Map**



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 20, 2023

Agenda Item: Piper Properties Plat 4 - Final Plat

Report Date: June 14, 2023

Prepared By: Ryan Kirschman, Planner I

ESC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of Piper Properties Plat 4 - Final Plat.

Project Summary

Piper Properties Plat 4 is a proposed 40.24-acre development located west of N Ankeny Boulevard and north of NW Reinhart Drive. The property is zoned R-3, Multiple-Family Residence District and C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The proposed development replats multiple outlots from previous plats into 2 outlots for future development and 1 buildable lot. Lot 1 is a proposed senior living facility with 128 beds.

Project Report:

- Streets:** New public streets are not included as a part of the proposed development, as vehicular access to the site will come from NW Reinhart Drive.
- Water:** An existing ten-inch water main exists on the south of Lot 1. An eight-inch main will stem from that existing line and will be extended to the property on Lot 1.
- Sewer:** Eight-inch sanitary service will be extended to the property on Lot 1, by connecting to the existing sanitary line that's present on the southern property line of Lot 1. There is an existing sanitary sewer easement on the southern end of Lot 1.
- Drainage:** Stormwater in the area generally flows to the south and west as an overland flowage easement is along the south west side of Outlot Z. Individual lots on the site will require on-site detention
- Parkland:** A cash payment of \$10,344 in lieu of parkland dedication will be collected for Lot 1 on Piper Properties Plat 4.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: PIPER PROPERTIES PLAT 4

NAME OF OWNER/ DEVELOPER: BRICKTOWNE PIPER, LC

GENERAL INFORMATION:

PLAT LOCATION: West of N Ankeny Boulevard and north of NW Reinhart Drive
SIZE OF PLAT: 40.24 acres
ZONING: R-3 & C-2

LOTS:

NUMBER: 1 buildable lot, 2 outlots
SIZE/DENSITY: Lot 1: 8.62 acres Outlot Y: 1.69 acres Outlot Z: 29.93 acres
USE: Residential
BUILDING LINES:
 Front yard: 30 feet
 Rear yard: 35 feet
 Side yard:
 1 story:
 Total side yard – 15 feet
 Minimum on one side – 7 feet
 >1 story:
 Total side yard – 17 feet
 Minimum on one side – 8 feet

PARK SITE DEDICATION:

A cash payment of \$10,344 in lieu of parkland dedication will be collected for Lot 1 on Piper Properties Plat 4.

ADJACENT LANDS:

NORTH: Vacant land zoned C-2
SOUTH: Piper Properties Plat 3
EAST: Vacant land zoned C-2, N Ankeny Blvd ROW
WEST: Piper Properties Plat 1, Piper Properties Plat 2

STREET DEVELOPMENT: No street development will occur with this final plat.

WASTE WATER:

PROJECTED FLOWS: Based upon other Assisted Living Facilities, 128 beds = 40,000 GPD
WRA CAPACITY: 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile trunk

STORM WATER:

BASIN FLOWS: This plat lies in the Middle Four Mile Drainage Area

WATER SYSTEM:

USAGE: Based upon other Assisted Living Facilities, 128 beds = 40,000 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

June 7, 2023

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Piper Properties Plat 4
Final Plat Approval

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Bricktowne Piper LC, we respectfully submit a final plat for your approval. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the R-3 Multiple Family Residential District and C-2 General Retail, Highway-Oriented and Central Business Commercial District. The project is located at the northwest corner of NW Reinhart Drive and N. Ankeny Boulevard within the Piper Properties subdivision and sits on 40.24 Acres. The project involves the platting of two outlots and one buildable lot.

Please accept this submittal for the next available Planning and Zoning Commission and City Council meetings. Please contact me should you have any questions.

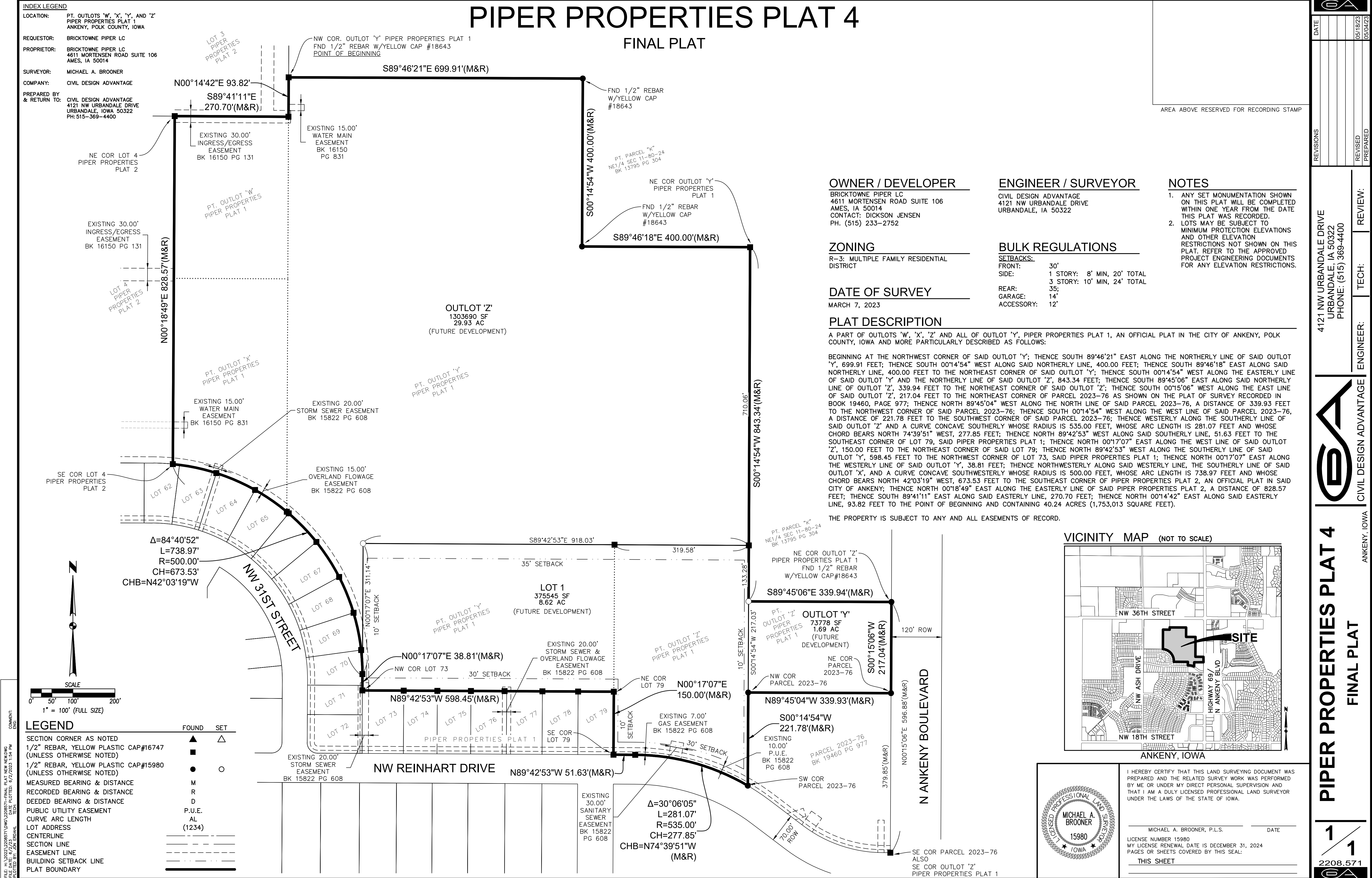
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike, P.E.

cc: Dickson Jensen, Bricktowne Piper LC
File

Enclosures





PLAN AND ZONING COMMISSION

June 20, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Hope Crest Preliminary Plat

EXECUTIVE SUMMARY:

Staff report attached

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 Hope Crest Preliminary Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Aerial Map
 Staff Report
 Applicant Letter
 Preliminary Plat





*Plan and Zoning Commission
Staff Report*

Meeting Date: June 20th, 2023

Agenda Item: Hope Crest – Preliminary Plat
Report Date: June 15, 2023
Prepared By: Bryan Morrissey
Associate Planner

EJS

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Hope Crest Preliminary Plat.

Project Summary:

Hope Crest is an approximate 92-acre (+/-) preliminary plat generally located south of NW 54th Street and east of NW Irvinedale Drive within the northwestern quadrant of Ankeny. The preliminary plat includes a total of 291 residential lots (mixture of both detached and attached single family), multiple outlots for stormwater detention, an outlot for parkland dedication, and the extension of multiple public streets. Future NW State Street runs through the southern third of the development and divides the project into two phases. The project area was rezoned in 2022 and is zoned R-2, One-Family & Two-Family Residence District along the south and west portions of the property, while the north and east areas are zoned PUD (Hope Crest Planned Unit Development). Turn-lane improvements leading into the development will take place along NW 54th Street and future NW State Street, while landscape buffering will be provided along those streets as well.

Project Report:

Streets: Until future NW State Street is extended through the area, the proposed development will be accessed exclusively from either NW 54th Street or from the Brinmore Estates development to the south. The project also includes the extensions of NW Abilene Road, NW Sharmin Drive and NW Arlan Drive. The development also creates NW 45th Court, NW 48th Street, NW 49th Street, NW 50th Street, NW 53rd Street, and NW Hope Drive in the area as well. Five-foot sidewalks will be installed throughout the majority of the development with the exception of an eight-foot trail along NW 54th Street and NW Abilene Road.

Water: The extension of water service will come via the Brinmore Estates development to the south, with twelve-inch water mains being installed along NW Abilene Road. Eight-inch mains will be installed throughout the remainder of the development.

- Sewer: Sanitary service will be provided by connecting to the sanitary mains that end at the Brinmore Estates development to the south. Eight-inch mains will be installed throughout the entirety of the development.
- Drainage: Stormwater in the area generally flows from the northwest to the southeast. Stormwater will be collected from one of the multiple intakes in the area before depositing into one of the two wet-bottom detention ponds near the southeast corner of the site.
- Parkland: A small area of parkland is being dedicated with Outlot W, while the remaining parkland dedication requirements will be fulfilled at a later date via a parkland dedication agreement.

January 27, 2023

Honorable Mayor, City Council and Planning & Zoning Commission
c/o Eric Carstens
City of Ankeny
Community Development
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Hope Crest Phase 1 Preliminary Plat

Honorable Mayor, City Council, and P&Z Commission;

On behalf of Hope K Farms, LLC., we submit herewith the following preliminary plat including approximately 93 acres located southwest of 1901 NW 54th Street in Ankeny. The preliminary plat includes the development of 290 single family lots and 5 outlots and meets the Hope Crest PUD and R-2 zoning requirements. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thank you.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

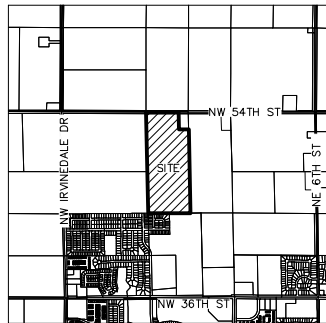


Jared Murray, Project Manager

HOPE CREST

PRELIMINARY PLAT

VICINITY MAP (NOT TO SCALE)



ANKENY, IOWA

OWNER / APPLICANT

HOPE K. FARMS, LLC
CONTACT: ARASH RAZZAZDEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50326
PH: (515) 361-3026
EMAIL: ARASHRAZZAZDEH@CMFG.COM

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JARED MURRAY
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400
EMAIL: JARED@CDA-CNG.COM

DATE OF SURVEY

NOVEMBER 14, 2022

ZONING

R-2: ONE AND TWO-FAMILY RESIDENCE DISTRICT
PUD: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3

PLAT DESCRIPTION

PARCEL 2021-85 OF PLAT OF SURVEY RECORDED IN BOOK 18797 PAGE 373 BEING A PART OF THE WEST HALF (W/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

BULK REGULATIONS

PUD W/ UNDERLYING R-3 (LOTS 1-92, 164-234, OUTLOT 'X' & OUTLOT 'Y')
MIN. LOT WIDTH = 55 FT
MIN. LOT AREA = 6,000 SF
FRONT: = 25 FT
REAR: = 25 FT
SIDE: = 10 FT (5 FT EACH SIDE)

R-2 DISTRICT (LOTS 93-163, 235-290, OUTLOT 'W' AND OUTLOT 'Z')

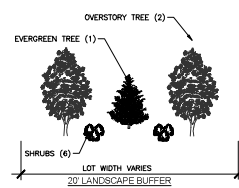
MIN. LOT WIDTH: = 70 FT (ONE-FAMILY DETACHED)
= 40 FT (ONE-FAMILY ATTACHED)
FRONT: = 30 FT
REAR: = 15 FT (1-STORY - 7 FT MIN.)
= 17 FT (> 1-STORY - 8 FT MIN.)
SIDE: = 35 FT

STORM WATER MANAGEMENT REQUIREMENTS

LOTS 1-290: REGIONAL DETENTION IN OUTLOTS 'Y' AND 'Z'

LANDSCAPE BUFFER REQUIREMENTS

1 EVERGREEN TREE, 2 OVERSTORY TREES AND 6 SHRUBS PER LOT



NOTES

- ALL SIDEWALKS SHALL BE 5' WIDE, WITH THE EXCEPTION OF THE 8' WIDE TRAIL ALONG THE SOUTH SIDE OF NW 54TH STREET AND THE EAST SIDE OF NW ARBLEN ROAD.
- 31' WIDE STREETS SHALL BE 8" P.C.C. PAVEMENT AND 27" WIDE STREETS SHALL BE 7" P.C.C. PAVEMENT.
- STREET LIGHTING WITHIN THE DEVELOPMENT AND ALONG PUBLIC STREETS, INCLUDING THE SOUTH SIDE OF NW 54TH STREET, WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING SIDEWALKS THROUGH ALL OUTLOT R.O.W. FRONTAGE. TRAIL ALONG THE SOUTH SIDE OF NW 54TH STREET IS TO BE CONSTRUCTED WITH THE PUBLIC IMPROVEMENTS FOR LOTS 1 & 281-291.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- OUTLOT 'X', OUTLOT 'Y', OUTLOT 'U' AND OUTLOT 'T' ARE UNBUILDABLE AND WILL BE REPLACED ONCE FUTURE DEVELOPMENT OCCURS.
- NO LOTS WILL BE ALLOWED DRIVEWAY ACCESS OFF OF NW 54TH STREET OR NW STATE STREET. LOTS 168 & 169 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NW ARBLEN ROAD.
- OUTLOTS 'Y' AND 'Z' WILL BE UTILIZED FOR STORM WATER DETENTION AND WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHENEVER POSSIBLE.
- NO LOTS WILL BE ALLOWED DRIVEWAY ACCESS OFF OF NW 54TH STREET OR NW STATE STREET.
- FENCES ON LOTS ADJACENT TO NW 54TH STREET AND NW STATE STREET SHALL BE SETBACK 20' FROM NW 54TH STREET AND NW STATE STREET R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW 54TH STREET AND NW STATE STREET R.O.W. WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE R.O.W.
- AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS SHALL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.
- OUTLOT 'W' IS TO BE DEDICATED TO THE CITY OF ANKENY FOR PARKLAND.
- NO NEW CONSTRUCTION IS ALLOWED WITHIN THE TRANSMISSION LINE EASEMENT. HOMES MAY BE CONSTRUCTED ON LOTS WITHIN THE TRANSMISSION LINE EASEMENT AS LONG AS CONSTRUCTION DOES NOT ENROACH THE EASEMENT. NO STRUCTURES ARE ALLOWED TO BE CONSTRUCTED WITHIN THE EASEMENT INCLUDING FENCES, RETAINING WALLS, SHEDS, OR ANY OTHER STRUCTURES. CLEAR ACCESS FROM PUBLIC ROW TO THE STRUCTURE IS ACCEPTABLE, BUT NOTHING SHALL HINDER THE ABILITY OF MID-AMERICAN ENERGY TO DRIVE TRUCKS TO THEIR FACILITIES.
- PROPOSED UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND SUBJECT TO MODIFICATION WITH THE SUBMITTAL OF PUBLIC IMPROVEMENT CONSTRUCTION DRAWINGS.
- 1 EVERGREEN TREE, 2 OVERSTORY TREES AND 6 SHRUBS ARE REQUIRED IN THE 20' LANDSCAPE BUFFER EASEMENT FOR LOTS 1-11, 93, 155-164 & 291.
- A MINIMUM OF ONE OVERSTORY/ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF LOTS 1-92 & 165-235.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR TURN LANE IMPROVEMENTS ON NW STATE STREET AS RECOMMENDED IN THE APPROVED TRAFFIC IMPACT STUDY. A DEVELOPMENT AGREEMENT CONTINGENTLY FINANCIAL RESPONSIBILITY OF THE DEVELOPER FOR SAID IMPROVEMENTS SHALL BE SUBMITTED AT THE TIME OF FINAL PLATTING ALONG NW STATE STREET RIGHT-OF-WAY.

LEGEND

FEATURES

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE

FOUND

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY
- ZONING LIMITS

EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WIDER CURB STOP
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE



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.

Jared Murray 06/09/2023
JARED M. MURRAY, P.E. DATE
LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

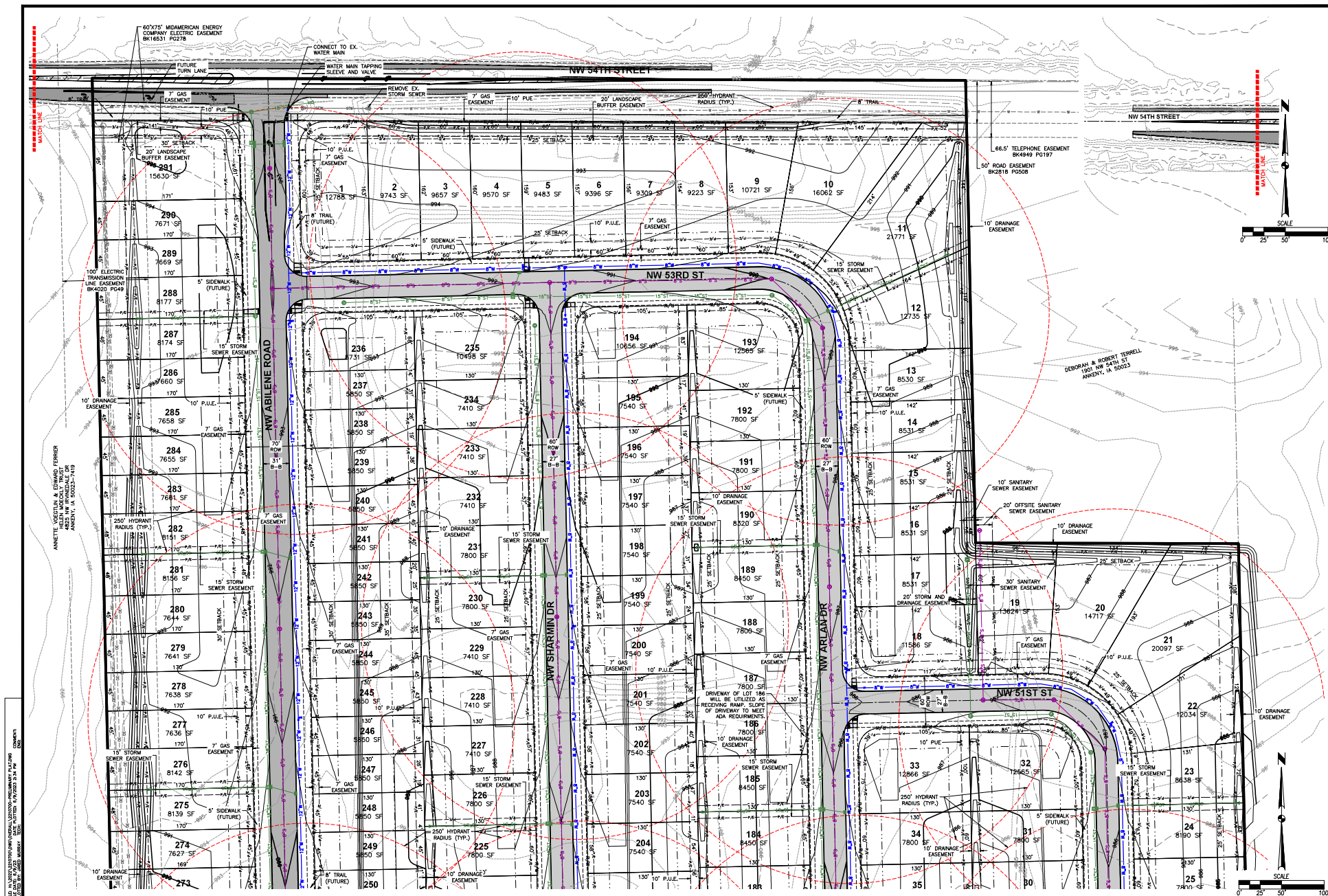
DATE	REVISIONS
06/09/2023	1. THIRD SUBMITTAL
03/09/2023	2. SECOND SUBMITTAL
02/02/2023	3. FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

CIVIL DESIGN ADVANTAGE ENGINEER: JMM

ANKENY, IOWA

HOPE CREST PRELIMINARY PLAT



4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

**HOPE CREST
PRELIMINARY PLAT**

