



Meeting Agenda

Plan and Zoning Commission

Tuesday, June 18, 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 June 18, 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 4, 2024 minutes of the Plan and Zoning Commission meeting.

2. King's Pointe Plat 1 Final Plat

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

3. Manatt Estates Final Plat

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

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

Consider MOTION to approve the site plan for 4320 NW 5th Street, Watercrest Park Improvements Site Plan.

5. Brazelton Estates - Final Plat (County)

Consider 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.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. June 17, 2024 City Council Report - Staff

2. Director's Report

Tentative agenda items for Tuesday, July 2, 2024

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

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

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

June 18, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Consider MOTION to approve and accept the June 18, 2024 agenda with/without amendments.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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No Attachments Available



PLAN AND ZONING COMMISSION

June 18, 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 4, 2024 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, June 4, 2024

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

CALL TO ORDER

Chair Ted Rapp called the June 4, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the June 4, 2024 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the May 21, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. 2402 SE Hulsizer Road - Site Improvements Site Plan

Motion to approve the site plan for 2402 SE Hulsizer Road, Site Improvements Site Plan; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreement.

Item #3. 2120 NE 36th Street - 36 Spectrum Site Plan

Motion to approve the site plan for 2120 NE 36th Street, 36 Spectrum, subject to City Staff approval of the traffic impact study.

Referencing Item #3, R.Weisheit said he would like to see some type of screening where the meter bank location is on the south elevation along NE 36th Street.

Motion by G.Hunter to approve the recommendations for Consent Agenda Item(s) #1 - #3. Second by T.Flack. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #4. NE 36th Street Mixed Use Development Neighborhood Plan

Staff Report: J.Heil reported that the NE 36th Street Mixed Use Development Neighborhood Plan is located within the Otter Creek PUD, which is comprised of 265 acres and located east of I-35 and north/south of NE 36th Street. The property was rezoned from R-1 to PUD with the intent to establish an integrated and complimentary commercial, office, flex and residential development that would serve as a regional destination at the I-35 and NE 36th Street interchange. The NE 36th Street Mixed Use Development Neighborhood Plan is the second within the Otter Creek PUD. The proposed neighborhood plan is approximately 125 acres and consists of 12 buildable lots, an outlot for stormwater detention and

associated utility and traffic improvements. Lots 1-9 are identified as Commercial, Lots 10-11 are identified as Multifamily Residential. The proposed neighborhood plan is in general conformance with the Otter Creek PUD. J.Heil explained the proposed neighborhood plan in detail, which included street design, access, water, sewer, and drainage. He shared that the majority of the development is commercial, and does not require parkland dedication. The developer is requesting that the City accept payment in lieu of dedication for the two multi-family lots. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the NE 36th Street Mixed Use Development Neighborhood Plan.

Adam Schoeppner, Nilles Associates, Inc., 1933 SW Magazine Road, Ankeny said the developer is looking at starting with the plat to the north along NE 36th Street. He said the four lots with this plat are being targeted for drive-thru restaurants. He shared that the drive-thru restaurants have a large traffic demand and the signal timing would not work out as well as the roundabouts. Adam Schoeppner noted that the northern portion will be developed first, since sewer is readily available in that area. They will then work their way to the south. He asked if the Commission had any questions.

Motion by T.Flack to recommend City Council approval of NE 36th Street Mixed Use Development Neighborhood Plan. Second by R.Weisheit. Motion carried 5 – 0 – 1 (Abstain: T.Rapp).

Item # 5. Hope K. Farms, LLC request to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development

Staff Report: B.Morrissey reported that Hope K. Farms, LLC is requesting to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development. The proposed rezoning consists of approximately 38.10 acres and is located southeast of the NW 54th Street and NW Irvinedale Drive intersection. He stated that the property is currently zoned R-2, One-Family and Two-Family Residence District, a zoning classification that was assigned to the property in 2022 as a part of the original Hope Crest rezoning. He noted the current zoning of the surrounding properties, which included property that is not within Ankeny's Corporate Limits. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map identifies the subject area as being suitable for low density residential land uses. B.Morrissey presented, and briefly reviewed the details of the PUD Conceptual Plan. B.Morrissey shared that during the public hearing there were discussions and questions asked from the Commission and the public. He responded to those questions, which related to the parkland dedication requirements, the plans for the land to the east and west of this property, the privately-owned detention pond located on lots 7A, 7B, 8A and 8B of the Brinmore Estates Plat 3, which abut this parcel and, the differences between the original Hope Crest rezoning and the proposed rezoning. He noted that the proposed rezoning is consistent with the land use classifications shown on the Ankeny Plan 2040 Future Land Use Map. Staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development.

There were no further comments from the applicant.

Motion by A.Renaud to recommend City Council approval of the request by Hope K. Farms, LLC to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

There was no report.

Director's Report

E.Carstens presented the tentative agenda items for the Tuesday, June 18, 2024 Plan and Zoning Commission meeting and the May 2024 Building Permits Report.

E.Carstens responded to the question that Commissioner R.Weisheit asked regarding Consent Agenda Item #3. He explained that it looks like the drive-thru menu board for Starbucks should screen most of the meter bank. He stated that it is hard to screen buildings when they are intended to be four sided. T.Rapp noted that there is a pretty dense landscape screen along NE 36th Street. T.Flack commented that Starbucks in general does a good job with their four-sided buildings.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

June 17, 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 6:55 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

June 18, 2024

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

King's Pointe Plat 1 Final Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **Yes**

Cost participation for extending and upsizing public sanitary sewer and water mains and upsizing sidewalk along NE Delaware in the amount estimated at \$8,382.25.

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

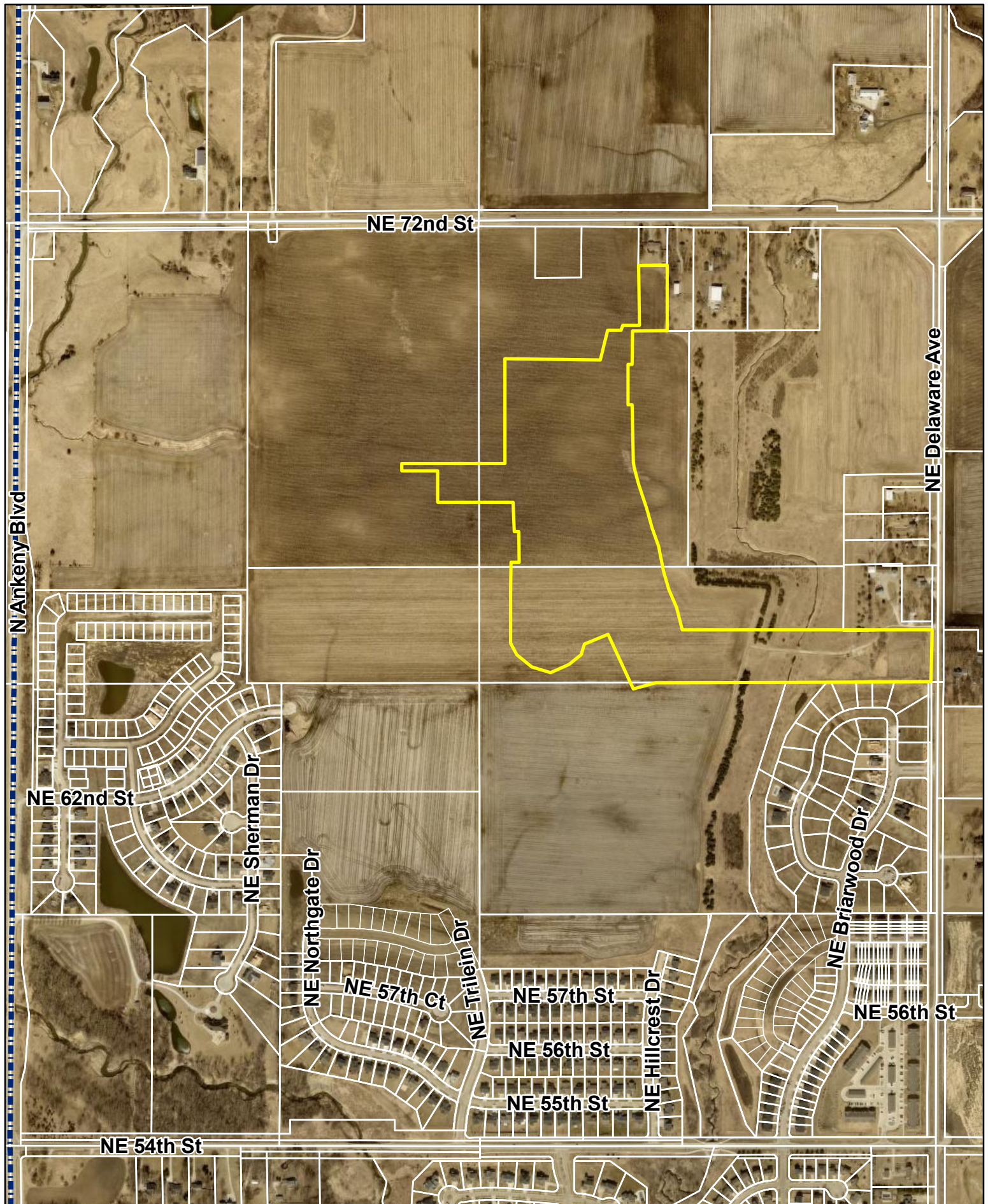
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council preliminary approval of King's Pointe Plat 1 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Final Plat





*Plan and Zoning Commission
Staff Report*

Meeting Date: June 18, 2024

Agenda Item: King's Pointe Plat 1 – Final Plat

Report Date: June 12, 2024

Prepared by: Jake Heil
Associate Planner

ETC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council preliminary approval of King's Pointe Plat 1 Final Plat.

Project Summary:

King's Pointe Plat 1 is a proposed 38.73-acre (+/-) plat located west of NE Delaware Avenue and south of NE 72nd Street. The subject plat creates 91 single-family lots, five street lots, three outlots and associated utilities and easements. The proposed plat is zoned and in general conformance with the Hope Kimberley Properties Phase 1 and Phase 2 PUD's and other recent land use plan amendments and rezonings in this area.

Project Report:

Streets: This plat will be primarily accessed from NE Delaware Avenue via NE 62nd Street. The proposed plat would then extend a new street, NE Kings Pointe Drive, north to just south of the existing homesteads along NE 72nd Street, providing access to the remainder of the plat. 8-foot sidewalks will be required on the west side of NE Delaware Avenue and all other proposed roads in the development will be required to have five-foot sidewalks.

Water: The existing 12-inch water main along NE Delaware Avenue will be extended north, along the entire plat boundary. 10-inch water main will be extended west along NE 62nd Street. 8-inch water main will be installed throughout the remainder of the plat.

Sewer: The existing 18-inch sanitary sewer main will be extended north along the existing unnamed creek, just west of NE Delaware Avenue, transitioning into a 15-inch main north of NE 62nd Street. 8-inch sanitary sewer mains will be installed throughout the remainder of the plat.

Drainage: Stormwater for the eastern portion of the plat will flow into the unnamed creek along NE Delaware Avenue. The remainder of the plat drains towards the west, where a detention basin and series of temporary drainage ditches will handle stormwater until the remaining stormwater detention ponds are installed with future plats. From there stormwater eventually drains to the south ultimately outletting into Fourmile Creek.

Parkland: The parkland dedication requirement for Kings Pointe Plat 1 is 1.55 acres, but parkland is not proposed with this plat. The developer will be dedicating 8.21 acres of parkland with a future Kings Pointe plat. The total park dedication for the Kings Pointe preliminary plat is estimated at 4.82 acres.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: King's Pointe Plat 1
NAME OF OWNER/ DEVELOPER: Hope Kimberley LLC

GENERAL INFORMATION:

PLAT LOCATION: West of NE Delaware Ave, South of NE 72nd Street
SIZE OF PLAT: 38.73 acres
ZONING: Hope Kimberley Phase 2 PUD & R-3; Restricted to Single Family

LOTS:

NUMBER: 91 single-family lots, three outlots, 5 street lots
SIZE/DENSITY: 2.35 units per acre
USE: Residential
BUILDING LINES: **Hope Kimberley PUD (Lots 1-9, 30-65, 85-91):**
Front: 25'
Rear: 25'
Side: 10' total (min. 5' one side)

R-3: Restricted to Single Family:

Front: 30'
Rear: 35'
Side: 15' total (min. 7' one side)

PARK SITE DEDICATION:

The parkland dedication requirement for Kings Pointe Plat 1 is 1.55 acres, but parkland is not proposed with this plat. The developer will be dedicating 8.21 acres of parkland with a future Kings Pointe plat. The total park dedication for the Kings Pointe preliminary plat is estimated at 4.82 acres.

ADJACENT LANDS:

NORTH: Hope Kimberley PUD/R-3, Restricted to Single Family
SOUTH: R-2, One-Family and Two-Family Residence District
EAST: R-1, One-Family Residence District
WEST: Hope Kimberley PUD

STREET DEVELOPMENT:

NAME: NE 62nd Street
LENGTH: Approximately 860.0 feet
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 35'

NAME: NE 64th Street
LENGTH: Approximately 434.0 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 30'

NAME: NE 66th Street
LENGTH: Approximately 426.0 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 30'

NAME: NE 68th Street
LENGTH: Approximately 520.0 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 30'

NAME: NE 69th Court
LENGTH: Approximately 159.0 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 30'

NAME: NE Hillcrest Drive
LENGTH: Approximately 189.0 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 30'

NAME: NE Kings Pointe Drive
LENGTH: Approximately 1,448.0 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 30'

NAME: NE Jan Rose Court
LENGTH: Approximately 180.0 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 30'

WASTE WATER:

PROJECTED FLOWS: 91 lots X 300 gallons/lot for SF = 27,300 GPD

WRA CAPACITY: 47 MGD; current daily avg. 17 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: North Four Mile Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 91 lots X 3 pers. per lot X 100 gal. per day/person = 27,300 GPD

SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.

June 7, 2024

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

RE: King's Pointe Plat 1
Final Plat & Construction Drawing Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Hope Kimberley LLC, we submit herewith the following final plat and construction drawings for review and approval. The project area contains 38.7 acres and is located west of the intersection of NE Delaware Avenue and NE 62nd Street. The final plat includes the development of 90 single family lots, one lot for the development of a clubhouse, an outlot for open space and two outlots for detention. The property is currently zoned PUD Planned Unit Development and R-3 Multiple Family Residential District zoning restricted to single family. We would like to request a full reimbursement for the installation of 158 linear feet of 18-inch trunk sewer, cost sharing in the amount of \$4,138.75 for the upsizing of 301 linear feet of 12-inch watermain, cost sharing in the amount of \$1,545.00 for the upsizing of 103 linear feet of 15-inch sanitary sewer and cost sharing in the amount of \$2,698.50 for the upsizing of the sidewalk along NE Delaware to 8 feet.

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. Thanks.

Sincerely,

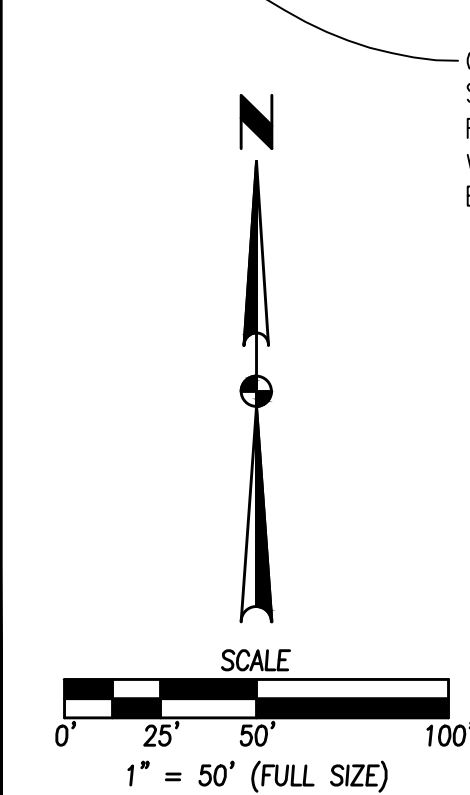
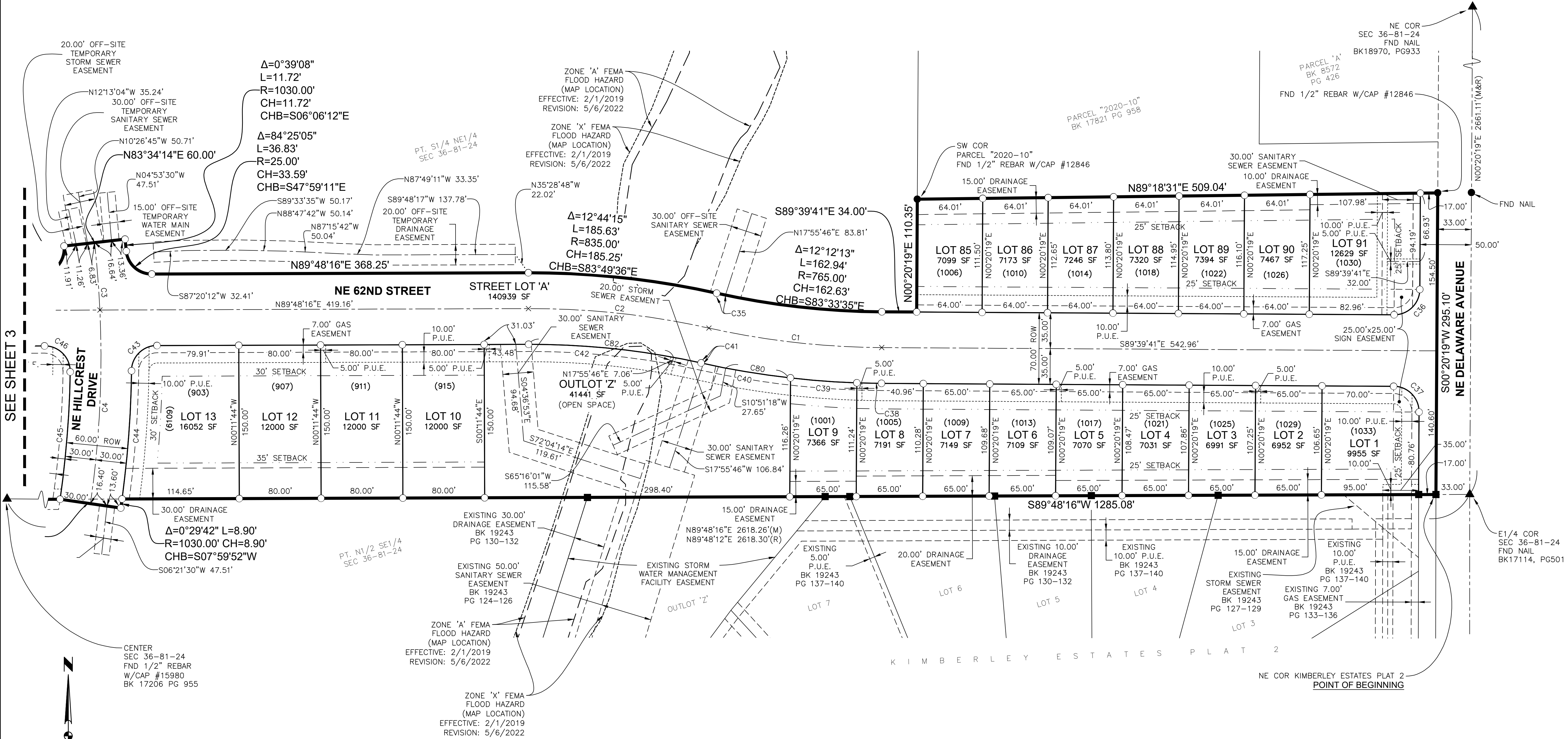
CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

KING'S POINTE PLAT 1
FINAL PLAT

LEGEND	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
1/2" REBAR, YELLOW PLASTIC CAP #18660 (UNLESS OTHERWISE NOTED)	■	□
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
PUBLIC UTILITY EASEMENT	P.U.E.	
LOT ADDRESS	(1234)	
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---
BUILDING SETBACK LINE	---	---
PLAT BOUNDARY	---	---



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COMMENTS: 2401089-01
TECH: ENG.

DATE

06/07/24

06/24/24

03/07/24

02/21/24

REVISIONS

SECOND SUBMITTAL

FIRST SUBMITTAL

REVISED

PREPARED

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

TECH: REVIEW:

ENGINEER:

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

KING'S POINTE PLAT 1
FINAL PLAT

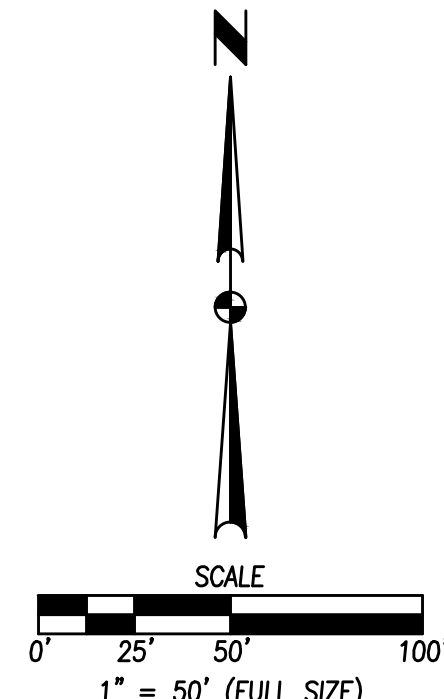
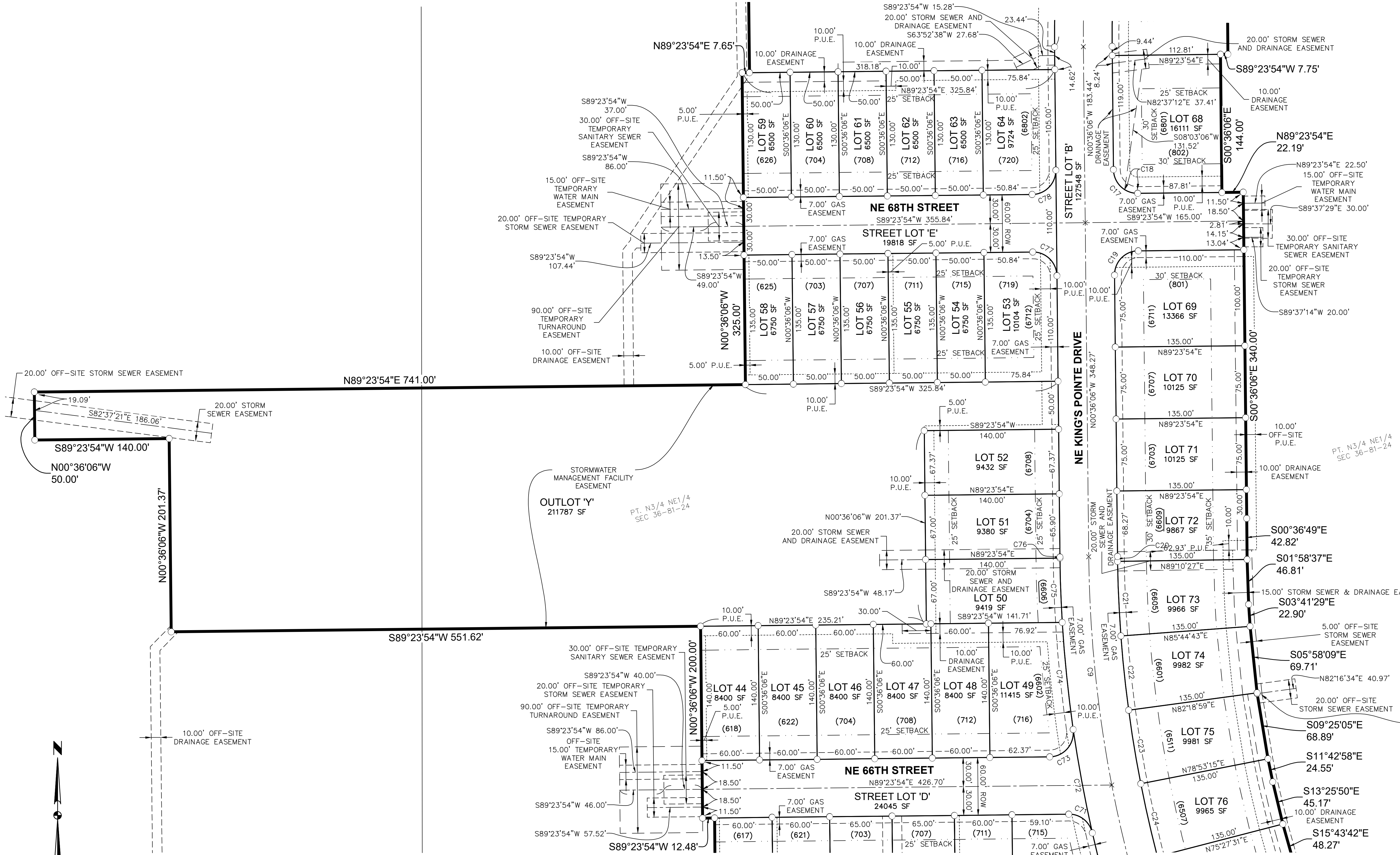
2/5

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KING'S POINTE PLAT 1

FINAL PLAT

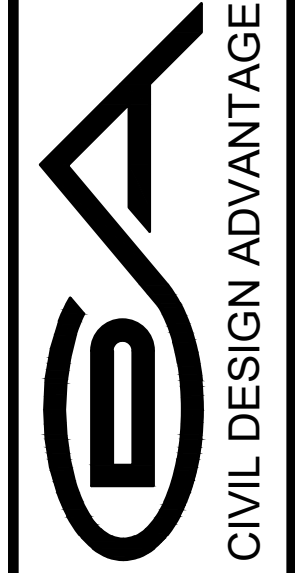
SEE SHEET 5



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DATE: 6/7/2024 7:51 AM
DRAWN BY: J. S. JACOBSON, M.D.S.
CHECKED BY: J. S. JACOBSON, M.D.S.

REVISIONS		DATE
SECOND SUBMITTAL		06/07/24
FIRST SUBMITTAL		05/24/24
REVISED		03/07/24
PREPARED		02/21/24

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

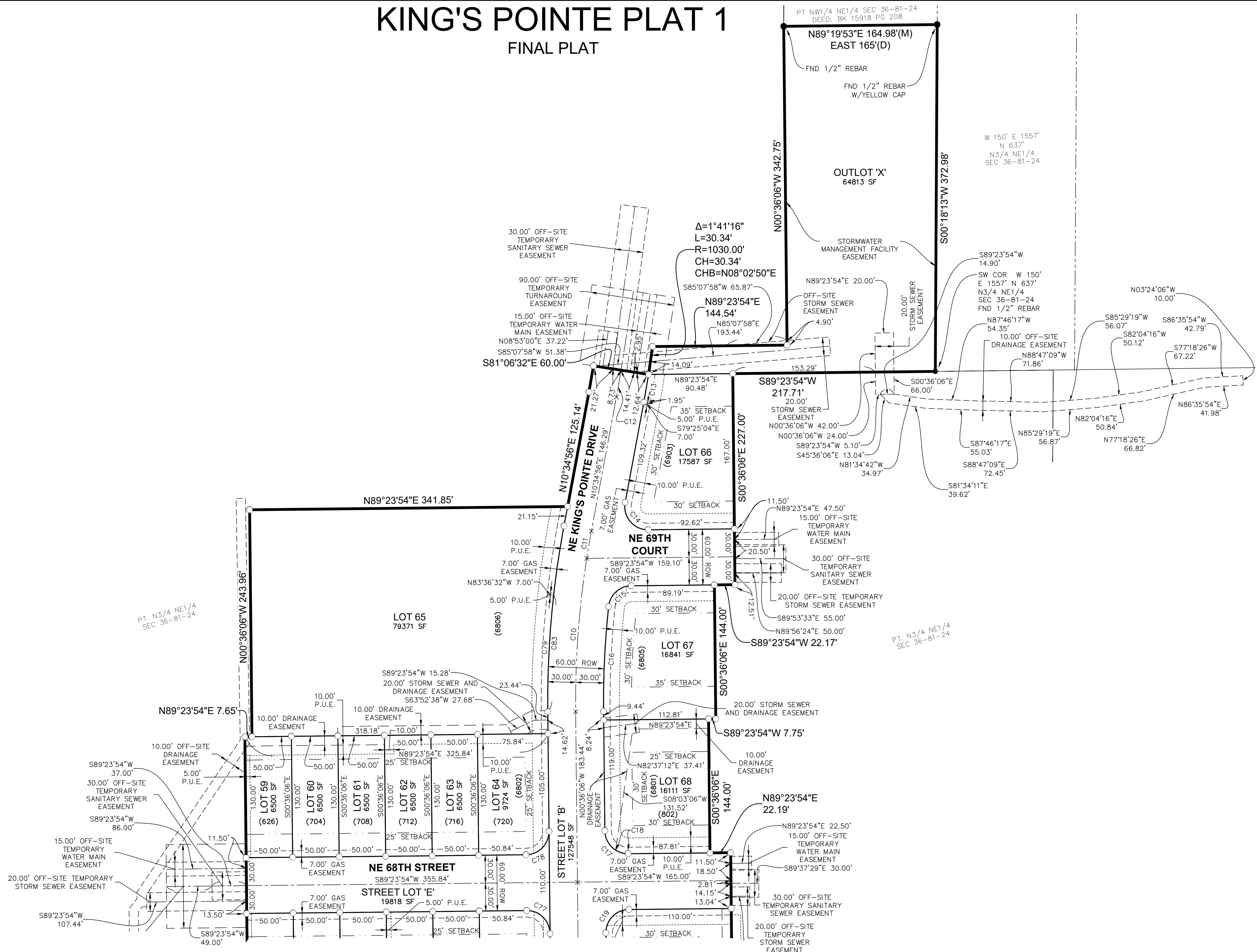
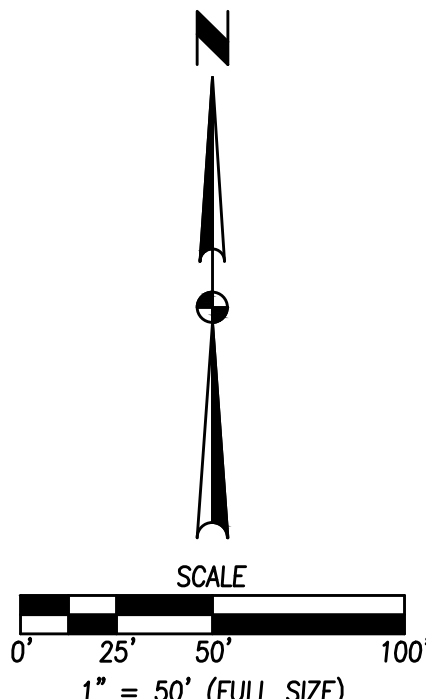


ANKENY, IOWA

KING'S POINTE PLAT 1
FINAL PLAT

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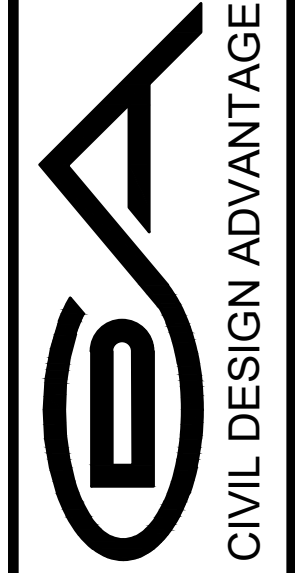


KING'S POINTE PLAT 1

FINAL PLAT

DATE	REVISIONS
06/07/24	SECOND SUBMITTAL
05/24/24	FIRST SUBMITTAL
03/07/24	REVISED
02/21/24	PREPARED

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



ANKENY, IOWA

KING'S POINTE PLAT 1

FINAL PLAT



PLAN AND ZONING COMMISSION

June 18, 2024

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Manatt Estates Final Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Manatt Estates Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat





*Plan and Zoning Commission
Staff Report*

Meeting Date: June 18, 2024

Agenda Item: Manatt Estates - Final Plat

Report Date: June 13, 2024

Prepared By: Bryan Morrissey *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Manatt Estates Final Plat.

Project Summary:

The Manatt Estates Final Plat is a proposed 21.09-acre (+/-) final plat located at the northeast corner of the NE 54th Street and N Ankeny Boulevard intersection. The proposed final plat is comprised of two buildable lots suitable for residential development, three Outlots that are largely encompassed by parts of the floodplain (Outlots 1A, 2A, & Y) and one additional Outlot (W) that will be rezoned and platted in the future for commercial development. The area is zoned R-1, One-Family Residence District.

Project Report:

Streets: New public streets are not a part of this development. An existing private road along with an ingress/egress easement will be utilized to access the two residential lots.

Water: The two buildable lots will be serviced by installing an eight-inch water main near the two lots. The proposed main will connect to the existing twelve-inch water main that runs along the east side of N Ankeny Boulevard.

Sewer: An eight-inch sanitary line will be extended near the two buildable lots to service the residential properties. The eight-inch sanitary service stems from the existing thirty-inch sanitary sewer main that runs along the east side of N Ankeny Boulevard.

Drainage: Stormwater on the site will generally drain to the south towards Four Mile Creek.

Parkland: Parkland is not being dedicated with this development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Manatt Estates

NAME OF OWNER/ DEVELOPER: Denny Elwell Family, LC

GENERAL INFORMATION:

PLAT LOCATION: Northeast of the NW 54th Street and N Ankeny Boulevard intersection
SIZE OF PLAT: 21.09-acres (+/-)
ZONING: R-1, One-Family Residence District

LOTS:

NUMBER: 2 single-family lots
SIZE/DENSITY: 1 unit per 2.85 acres
USE: Residential
BUILDING LINES: Front – 35', Rear – 35', Side – 18' (One Story) or 20' (More than One Story)

PARK SITE DEDICATION:

Parkland is not being dedicated with this development.

ADJACENT LANDS:

NORTH: R-3, Multiple Family Residence District (restricted to SFR)
SOUTH: R-1, One-Family Residence District
EAST: R-1, One-Family Residence District
WEST: Unincorporated Polk County

STREET DEVELOPMENT:

N/A

WASTE WATER:

PROJECTED FLOWS: 2 units X 3 person. per house X 330 gal. per day/pers.= 1,980 GPD
WRA CAPACITY: 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Interceptor

STORM WATER:

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

WATER SYSTEM:

USAGE: 2 units X 3 persons/house X 100 gal. per day/person = 600 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



STUBBS ENGINEERING

431 NE 72nd St. Pleasant Hill, IA 50327

05/10/2024

Community Development Director and City Council
City of Ankeny

Manatt Estates Approval Request

Stubbs Engineering, representing Greg Manatt, formally requests the approval for Manatt Estates on May 10th, 2024. Manatt Estates is a residential development that consists of 21.09 acres. This development per the most recent submittal contains 3 residential lots with 3 outlots.

Sincerely,

Stubbs Engineering

Branden Stubbs

Branden Stubbs, P.E.

FINAL PLAT FOR
MANATT ESTATES
ANKENY, POLK COUNTY, IOWA

ZONING

R-1 (ONE FAMILY RESIDENCE DISTRICT)

BULK REGULATIONS

FRONT YARD SETBACK = 35 FEET

REAR YARD SETBACK = 35 FEET

SIDE YARD SETBACK

ONE STORY:
TOTAL SIDE YARD = 18 FEET
MIN. ON ONE SIDE = 8 FEET

MORE THAN ONE STORY:
TOTAL SIDE YARD = 20 FEET
MIN. ON ONE SIDE = 10 FEET

OWNER: DENNY ELWELL FAMILY LC
CHRIS MURRAY
2401 SE TONES DR STE 17
ANKENY, IA 50021
(515) 975-2577

DEVELOPER: GREG MANATT
1781 E 142ND ST. S
GRINNELL, IA 50112
(641) 990-3615

INDEX LEGEND

LOCATION: PARCEL B,
SW 1/4-SW 1/4
SEC. 36-T81N-R24W

REQUESTOR: GREG MANATT
1781 E 142nd St S
GRINNELL, IA 50112
641-990-3615

PROPRIETOR: DENNY ELWELL CO
CHRIS MURRAY
2401 SE TONES DR STE 17
ANKENY, IA 50021
515-975-2577

SURVEYOR: RYAN R. REMLING, P.L.S.

COMPANY: STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50327
515-979-8499
RYAN@STUBBS3.COM

RETURN TO: RYAN REMLING

SPACE RESERVED FOR RECORDING PURPOSES

PROPERTY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AS SHOWN BY THE PLAT OF SURVEY FILED NOVEMBER 14, 2003, IN BOOK 10265, PAGE 116, IN THE OFFICE OF THE POLK COUNTY RECORDER, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE S00°25'45" WEST 1318.86 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE N89°57'25"E 60.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 69 AND THE POINT OF BEGINNING; THENCE CONTINUING N89°57'25"E 743.83 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE NORTHEAST CORNER OF PARCEL "B", PLAT OF SURVEY AS RECORDED IN BOOK 1065, PAGE 116 IN THE OFFICE OF THE POLK COUNTY RECORDER'S OFFICE; THENCE S00°11'39"W 1250.84 FEET ALONG THE EAST LINE OF SAID PARCEL "B" TO THE NORTH RIGHT-OF-WAY LINE OF N.E. 54TH STREET; THENCE N89°54'02"W 748.95 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 69; THENCE N00°25'45"E 281.15 ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE N12°55'30"E 92.20 FEET ALONG SAID EASTERLY RIGHT-OF-WAY; THENCE N03°17'45"E 300.40 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE N06°13'15"W 302.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE N00°25'45"E 277.85 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 21.09 ACRES SUBJECT TO EASEMENTS AND CONDITIONS.

NOTES:

- OUTLOTS 1 AND 2 AND OUTLOTS W, AND Y WILL BE PRIVATELY OWNED AND MAINTAINED.
- THIS PROPERTY IS LOCATED IN ZONE AE FLOODWAY, AE FLOODPLAIN AND 100 YEAR FLOODWAY AS SHOWN ON PANEL 19153C0065F WITH AN EFFECTIVE DATE OF 2/1/2019. THE FLOODWAY, FLOODPLAIN AND 100 YEAR FLOODWAY LINES SHOWN HEREON WERE OBTAINED FROM THE FEMA FLOOD MAP SERVICE CENTER WEBSITE.
- DEVELOPER/CURRENT LAND OWNERS SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION ALONG N ANKENY BOULEVARD AND NE 54TH STREET AT SUCH TIME THE CITY AND/OR DOT HAS A PROJECT THAT REQUIRES STREETLIGHT INSTALLATION.
- THE ACCESS FOR LOTS 1-2 WILL NEED TO BE PAVED WHEN A HOME IS CONSTRUCTED.
- DRIVEWAY ACCESS TO LOTS 1 & 2 TO BE PAVED AFTER HOME CONSTRUCTION. NO NEW DRIVEWAY ACCESSSES ALLOWED TO NORTH ANKENY BLVD/HWY 69.
- OUTLOTS MAY BE USED TO FULFILL THE FRONT YARD SETBACK REQUIREMENTS FOR LOTS 1 & 2.
- OUTLOT 1 WILL BE DEED RESTRICTED TO LOT 1 AND OUTLOT 2 WILL BE DEED RESTRICTED TO LOT 2.

LEGEND

####

LOT ADDRESS



FOUND SURVEY MONUMENT AS NOTED



SET 1/2" REBAR W/YELLOW PLASTIC CAP #18769



FOUND SECTION CORNER AS NOTED



SET SECTION CORNER AS NOTED



RECORDED AS



PLAT OR SURVEY BOUNDARY



EXISTING LOT LINE



SECTION LINE



1/4 SECTION LINE



1/4 - 1/4 SECTION LINE



EASEMENT LINE



FLOODWAY LINE



SPECIAL FLOOD HAZARD AREA ZONE AE LINE



BUILDING SETBACKS

POB

POINT OF BEGINNING

OPC/YPC

ORANGE/YELLOW PLASTIC CAP



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.

RYAN R. REMLING, P.L.S. DATE

MY LICENSE RENEW IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 OF 1



STUBBS ENGINEERING

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

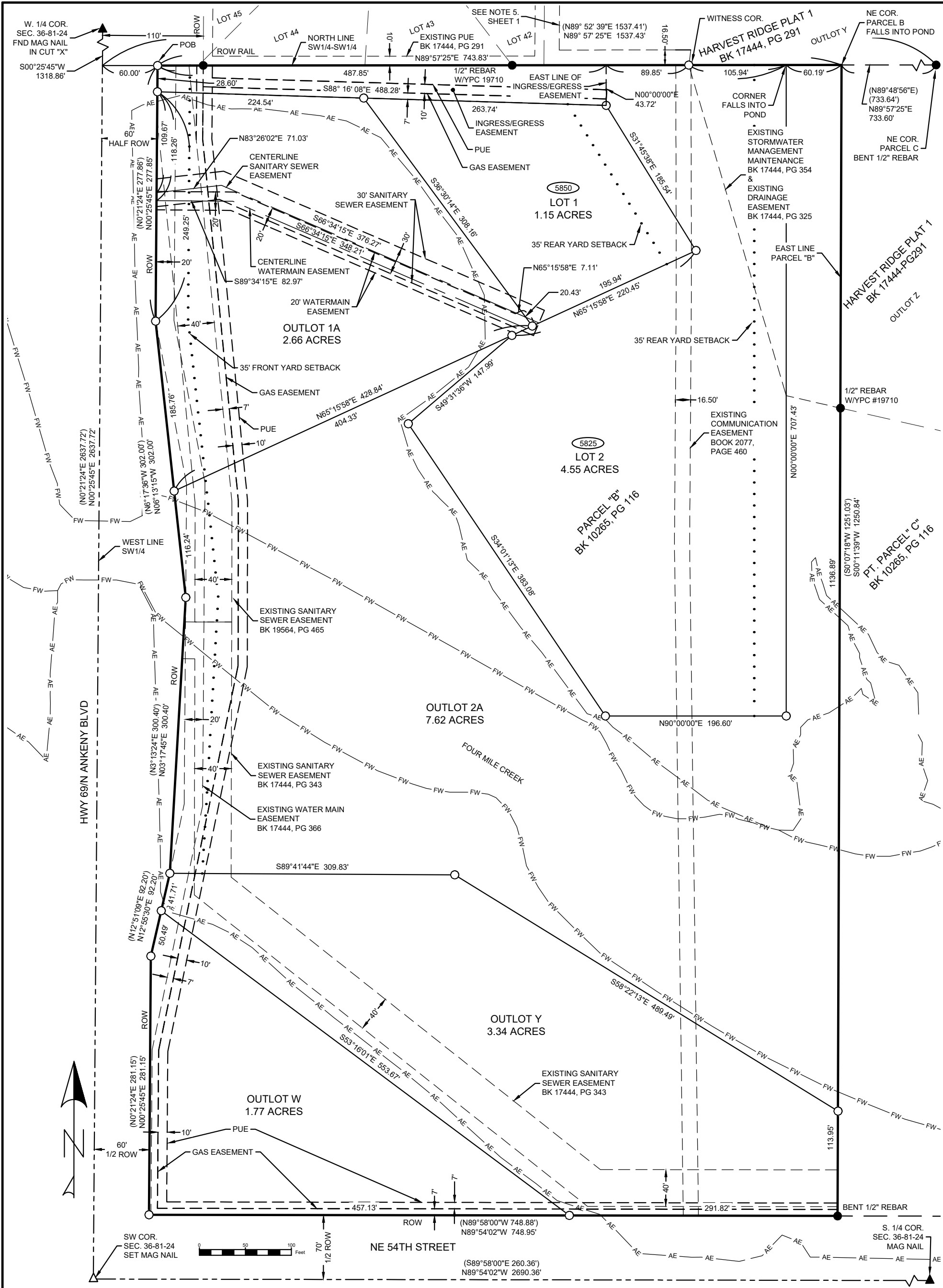
FINAL PLAT FOR
MANATT ESTATES
ANKENY, POLK COUNTY, IOWA

DATE:
6-7-24

DRAWN BY:
RRR

PROJECT NO:
24-125

SHEET NO:
1 OF 2



STUBBS ENGINEERING

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

FINAL PLAT FOR
MANATT ESTATES
ANKENY, POLK COUNTY, IOWA

DATE:
6-7-24

DRAWN BY:
RRR

PROJECT NO:
24-125

SHEET NO:
2 OF 2



PLAN AND ZONING COMMISSION

June 18, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

4320 NW 5th Street - Watercrest Park Improvements Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

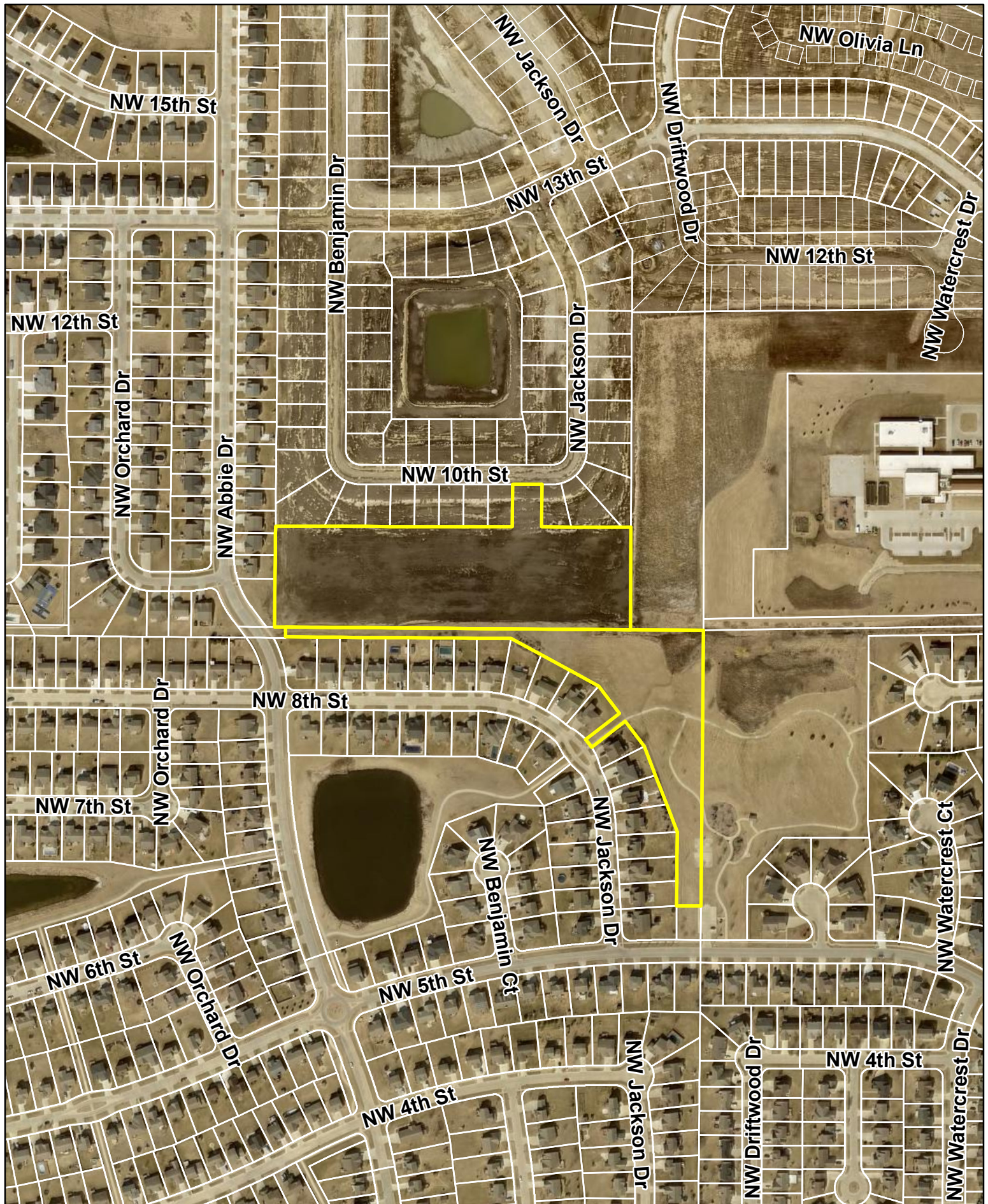
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 4320 NW 5th Street, Watercrest Park Improvements Site Plan.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Site Plan
	Shelter Elevations



1 inch = 375 feet
Date: 6/13/2024

4320 NW 5th Street - Watercrest Park Improvements Site Plan





*Plan and Zoning Commission
Staff Report*

Meeting Date: June 18, 2024

Agenda Item: 4320 NW 5th Street – Watercrest Park Improvements Site Plan

Report Date: June 13, 2024

Prepared by: Bryan Morrissey
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 4320 NW 5th Street, Watercrest Park Improvements.

Project Summary:

The subject property is located at 4320 NW 5th Street and is generally located north of NW 5th Street and east of NW Abbie Drive, northwest of the existing Watercrest Park. The subject area is approximately 10.2 acres (+/-) in size, is zoned PUD (Grove Landing PUD), and was deeded to the City when Grove Landing Plat 2 was platted. The proposed site plan calls for the extension of the existing Watercrest Park to the southeast of the subject site.

Features worth noting in the subject site plan include extending the existing trail located on the original Watercrest Park site, the addition of a splash pad and shelter, a parking lot for users situated off NW Abbie Drive, and a stormwater management area. The trail extension will lead users either north towards NW 10th Street within the Grove Landing development, or west towards NW Abbie Drive. The parking lot is situated to give patrons easy access to the splash pad and the shelter immediately south of the splash pad. The shelter is the only structure shown on the site, and is the standard shelter the City has used in the past when previous parks were developed. Landscaping is proposed throughout the park to meet the pavement shading requirements of the Code, as well as to provide headlight screening for the parking stalls adjacent to NW Abbie Drive. The park will be serviced via the installation of two-inch water mains and four-inch sanitary lines, while stormwater will be detained via a stormwater management area just south of the park shelter.

Site Plan Worksheet
4320 NW 5th Street – Watercrest Park Improvements 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 lone structure on the site is a shelter situated near the parking lot, immediately south of the splash pad. Vehicular access will come via NW Abbie Drive. Pedestrian access may come from the existing Watercrest Park or from the sidewalk off NW Abbie Drive.

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

The site plan complies with all landscaping and parking requirements of the code.

- 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 adequate parking and circulation for vehicles and users of the existing trail to the southeast of the 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.**

A traffic study was not required by staff for the proposed park.

- 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 pavement shading requirements of the Code have been met. Headlight screening is provided for the parking stalls adjacent to NW Abbie Drive as well.

- 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.**

Outdoor storage is not included with these plans.

- 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.**

Any lighting on the site will be directed away from adjoining properties 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.**

Storm water drainage will flow to the management area located south of the shelter.

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 structure will be serviced with four-inch sanitary and two-inch water service.

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 throughout 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 landscaping requirements of the Code have been met.

B. Building Design

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

Buildings are not proposed on the site.

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

Buildings are not proposed on the site. The shelter proposed is the standard shelter used in City parks.

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.**

Outside equipment and trash enclosures are not included as a part of these plans.

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

Buildings are not proposed on the site. The shelter proposed is the standard shelter used in City parks.

C. Signs

Final design and allowances for signs 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 generally conform to the written regulations of the Code.

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

The site layout is compatible with setbacks and other sites in the neighboring area.

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

The layout and circulation system for traffic in and around the site has been deemed to appropriate.

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

Buildings are not proposed on the site. The shelter provided is the standard shelter used in City Parks.

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

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



May 22, 2022

Planning and Zoning Commission
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50021

RE: WATERCREST PARK IMPROVEMENTS PROJECT
SITE PLAN RESUBMITTAL
S&A PROJECT NO. 122.0224.01

Dear Planning and Zoning Commission:

On behalf of the Parks & Recreation Department, please find accompanying the revised Site Plan and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The proposed improvements include a PCC trail, open shelter, splash pad, parking lot, sidewalk connections and surface restoration. Upon approval, construction is proposed to begin Summer 2024.

As requested, we have addressed all items on the Tech Review comments through plan modifications and discussions with Staff.

Please find accompanying the following items:

- 4 copies of the updated Site Plan
- 4 copies of the shelter elevations
- 2 copies of the comment response letter

Please feel free to contact me at your convenience should you have any questions or comments.

Sincerely,

SNYDER AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Clay Schneckloth'.

Clay Schneckloth, PLA

cc: Nick Lenox, Ankeny Parks & Recreation
File

CONSTRUCTION PLANS FOR WATERCREST PARK EXPANSION

4320 NW 5TH STREET
CITY OF ANKENY, POLK COUNTY, IOWA

OWNER / DEVELOPER

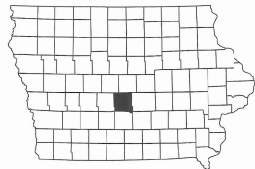
CITY OF ANKENY
PARKS AND RECREATION DEPARTMENT
1210 NW PRAIRIE RIDGE DR.
ANKENY, IOWA 50023
CONTACT: NICK LENOX
PHONE: (515) 963-5870



VICINITY MAP

Sheet List Table

C001	TITLE SHEET
C002	PROJECT INFORMATION
C100	LA'OUT & DIMENSION PLAN
C101	LA'OUT & DIMENSION PLAN
C200	GRADING AND EROSION CONTROL PLAN
C201	GRADING AND EROSION CONTROL PLAN
C300	UTILITY PLAN
C400	LANDSCAPE PLAN
C500	DETAILS
C501	DETAILS
C502	SP-ASH PAD DETAILS
C503	SP-ASH PAD DETAILS
C504	SP-ASH PAD DETAILS

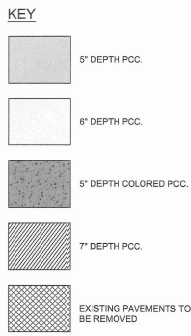
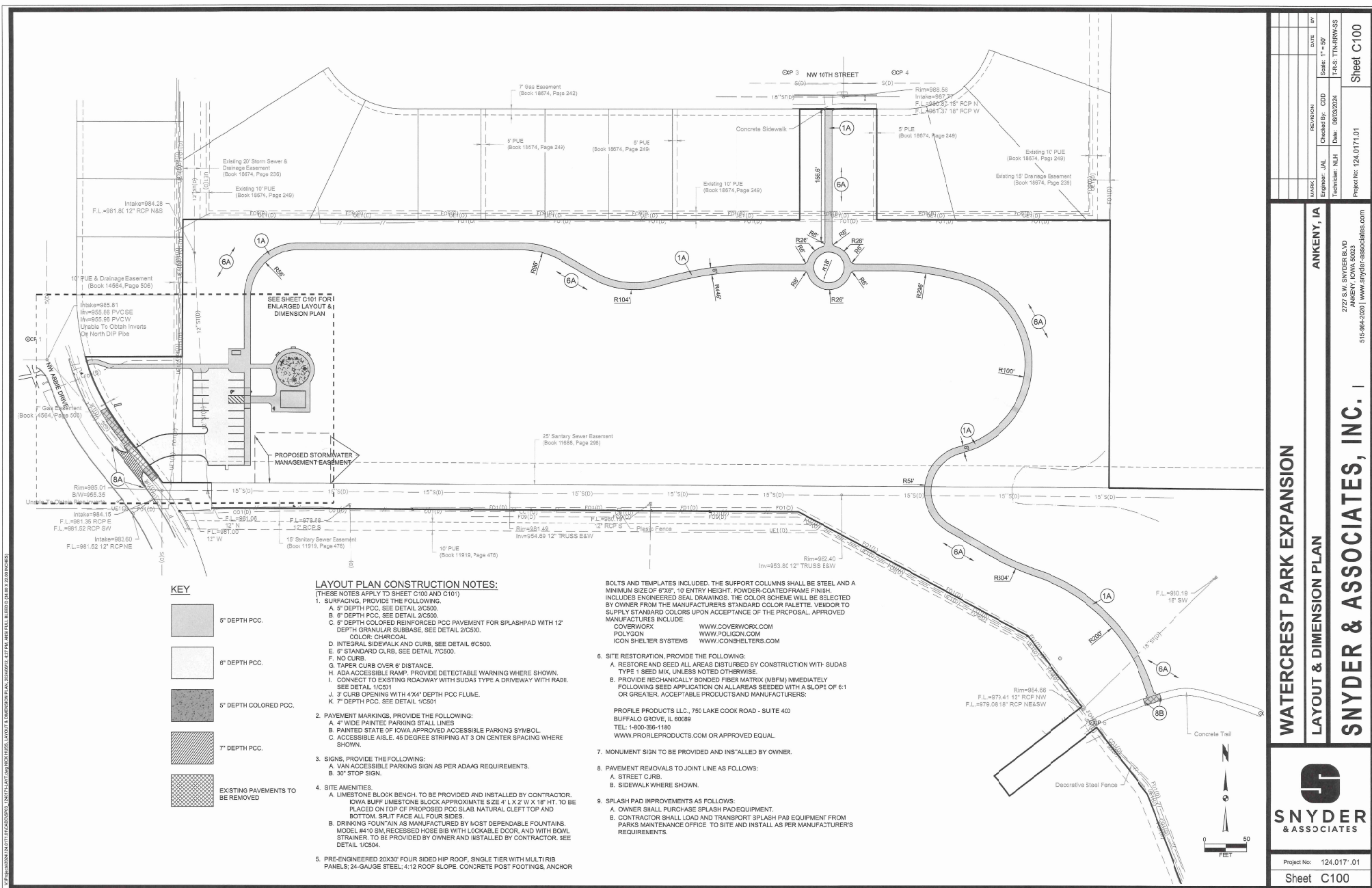


	hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.
	Clay R. Schneeloch, P.L.A. 06/12/2024 Date
	License Number 512
	Pages or sheets covered by this seal C100 - C501, C504

MARK	REVISION	DATE	BY
Engineer: JAL	Checked By: CDD	Scale: 1" = 500'	
Technician: NLH	Date: 06/03/2024	FRS: TTN-RRW-SS	
Project No: 124.0171.01			Sheet C001

RECEIVED JUN 13 2024 CITY OF ANKENY	ANKENY, IA
TITLE SHEET	
WATERCREST PARK EXPANSION	
SNYDER & ASSOCIATES, INC. I	

	Project No: 124.0171.01
Sheet: C001	



- LAYOUT PLAN CONSTRUCTION NOTES:**
(THESE NOTES APPLY TO SHEET C100 AND C101)
- SURFACING, PROVIDE THE FOLLOWING:
A. 6" DEPTH PCC. SEE DETAIL 2/C500.
B. 6" DEPTH PCC. SEE DETAIL 2/C500.
C. 6" DEPTH COLORED REINFORCED PCC PAVEMENT FOR SPLASHPAD WITH 12" DEPTH GRANULAR SUBBASE, SEE DETAIL 2/C530.
D. INTEGRAL SIDEWALK AND CURB, SEE DETAIL 2/C500.
E. 6" STANDARD CLRB, SEE DETAIL 7/C500.
F. NO CURB.
G. TAPER CURB OVER 6" DISTANCE.
H. ADA ACCESSIBLE RAMP, PROVIDE DETECTABLE WARNING WHERE SHOWN.
I. CONNECT TO EXISTING ROADWAY WITH SUDAS TYPE A DRIVEWAY WITH RAMP. SEE DETAIL 1/C501.
J. 3" CURB OPENING WITH 4"x4" DEPTH PCC FLUME.
K. 7" DEPTH PCC. SEE DETAIL 1/C501.
 - PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
A. 4" WIDE PAINTED PARKING STALL LINES.
B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
C. ACCESSIBLE AISLE, 45 DEGREE STRIPING AT 3 ON CENTER SPACING WHERE SHOWN.
 - SIGNS, PROVIDE THE FOLLOWING:
A. VAN ACCESSIBLE PARKING SIGN AS PER ADAAG REQUIREMENTS.
B. 30" STOP SIGN.
 - SITE AMENITIES:
A. LIMESTONE BLOCK BENCH, TO BE PROVIDED AND INSTALLED BY CONTRACTOR. IOWA BUFF LIMESTONE BLOCK APPROXIMATE SIZE 4' L X 2' W X 16" HT. TO BE PLACED ON TOP OF PROPOSED PCC SLAB. NATURAL CLEFT TOP AND BOTTOM, SPLIT FACE ALL FOUR SIDES.
B. DRINKING FOUNTAIN AS MANUFACTURED BY MOST DEPENDABLE FOUNTAINS. MODEL #410 SM, RECESSED HOSE BIB WITH LOCKABLE DOOR, AND WITH BOWL STRAINER, TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. SEE DETAIL 1/C504.
 - PRE-ENGINEERED 20X30' FOUR SIDED HIP ROOF, SINGLE TIER WITH MULTI RIB PANELS; 24-GAUGE STEEL; 4:12 ROOF SLOPE. CONCRETE POST FOOTINGS, ANCHOR

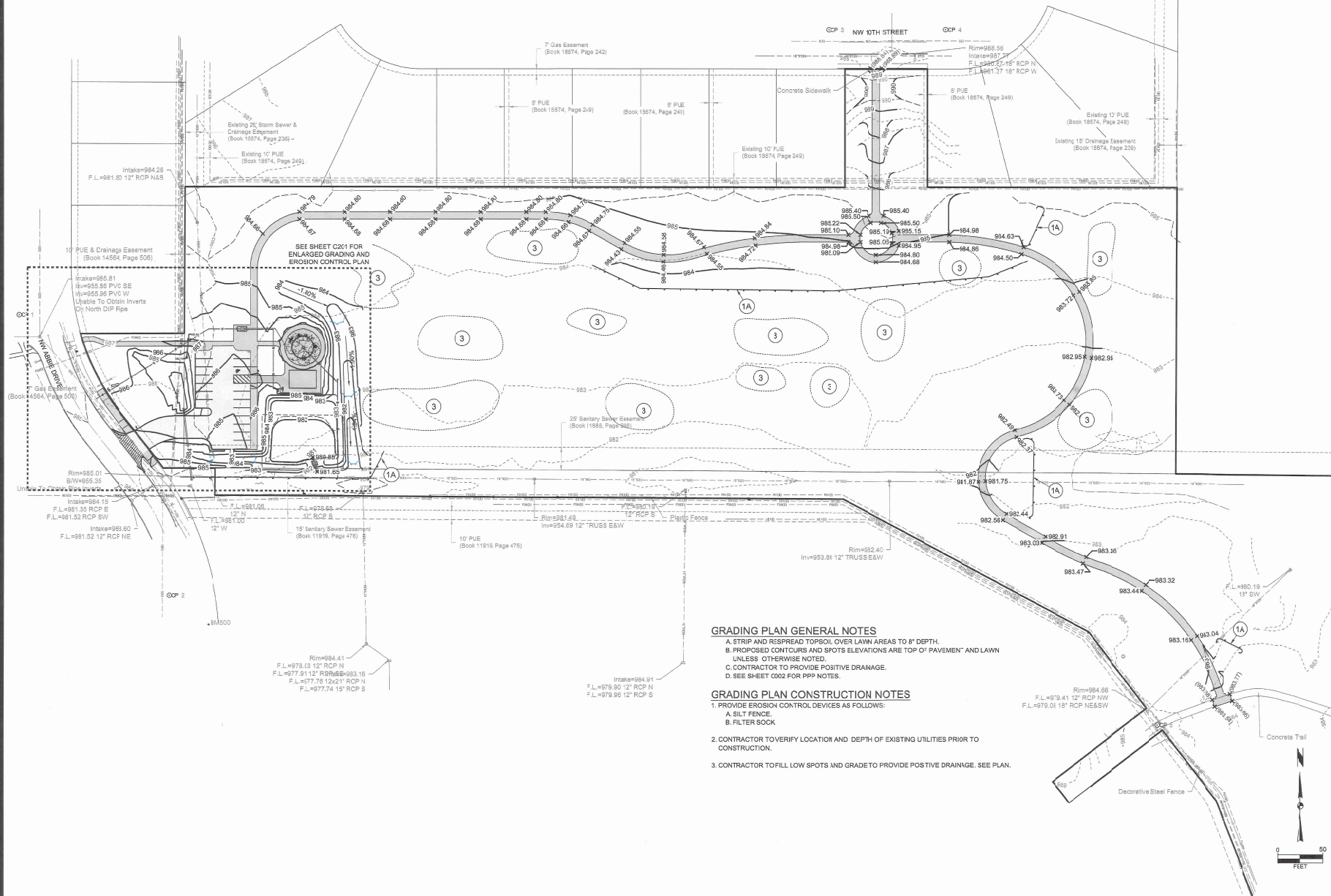
- BOLTS AND TEMPLATES INCLUDED. THE SUPPORT COLUMNS SHALL BE STEEL AND A MINIMUM SIZE OF 6"x8", 10' ENTRY HEIGHT. POWDER-COATED FRAME FINISH. INCLUDES ENGINEERED SEAL DRAWINGS. THE COLOR SCHEME WILL BE SELECTED BY OWNER FROM THE MANUFACTURER'S STANDARD COLOR PALETTE. VENDOR TO SUPPLY STANDARD COLORS UPON ACCEPTANCE OF THE PROPOSAL. APPROVED MANUFACTURERS INCLUDE:
- | | |
|----------------------|----------------------|
| COVERWORKX | WWW.COVERWORKX.COM |
| POLYCON | WWW.POLYCON.COM |
| ICON SHELTER SYSTEMS | WWW.ICONSHelters.COM |
6. SITE RESTORATION, PROVIDE THE FOLLOWING:
A. RESTORE AND SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH SUDAS TYPE 1 SEED MIX, UNLESS NOTED OTHERWISE.
B. PROVIDE MECHANICALLY BONDED FIBER MATRIX (MBFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDING WITH A SLOPE OF 6:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:

PROFILE PRODUCTS LLC, 755 LAKE COOK ROAD - SUITE 403
BUFFALO GROVE, IL 60089
TEL: 1-800-366-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.
7. MONUMENT SIGN TO BE PROVIDED AND INSTALLED BY OWNER.
8. PAVEMENT REMOVALS TO JOINT LINE AS FOLLOWS:
A. STREET CURB.
B. SIDEWALK WHERE SHOWN.
9. SPLASH PAD IMPROVEMENTS AS FOLLOWS:
A. OWNER SHALL PURCHASE SPLASH PAD EQUIPMENT.
B. CONTRACTOR SHALL LOAD AND TRANSPORT SPLASH PAD EQUIPMENT FROM PARKS MAINTENANCE OFFICE TO SITE AND INSTALL AS PER MANUFACTURER'S REQUIREMENTS.



WATERCREST PARK EXPANSION	
LAYOUT & DIMENSION PLAN	
SNYDER & ASSOCIATES, INC.	
Project No: 124.017.01	
Sheet C100	

DATE	11/11/2021
BY	AN, J
CHECKED BY	CD
DATE	08/03/2021
ENGINEER	JAL
TECHNICIAN	KLJ
SCALE	1" = 50'
PROJECT NO.	124.017.01
PROJECT NAME	2727 S.W. SINGER BLVD ANKENY, IOWA 50023 515-864-2020 www.snyder-associates.com

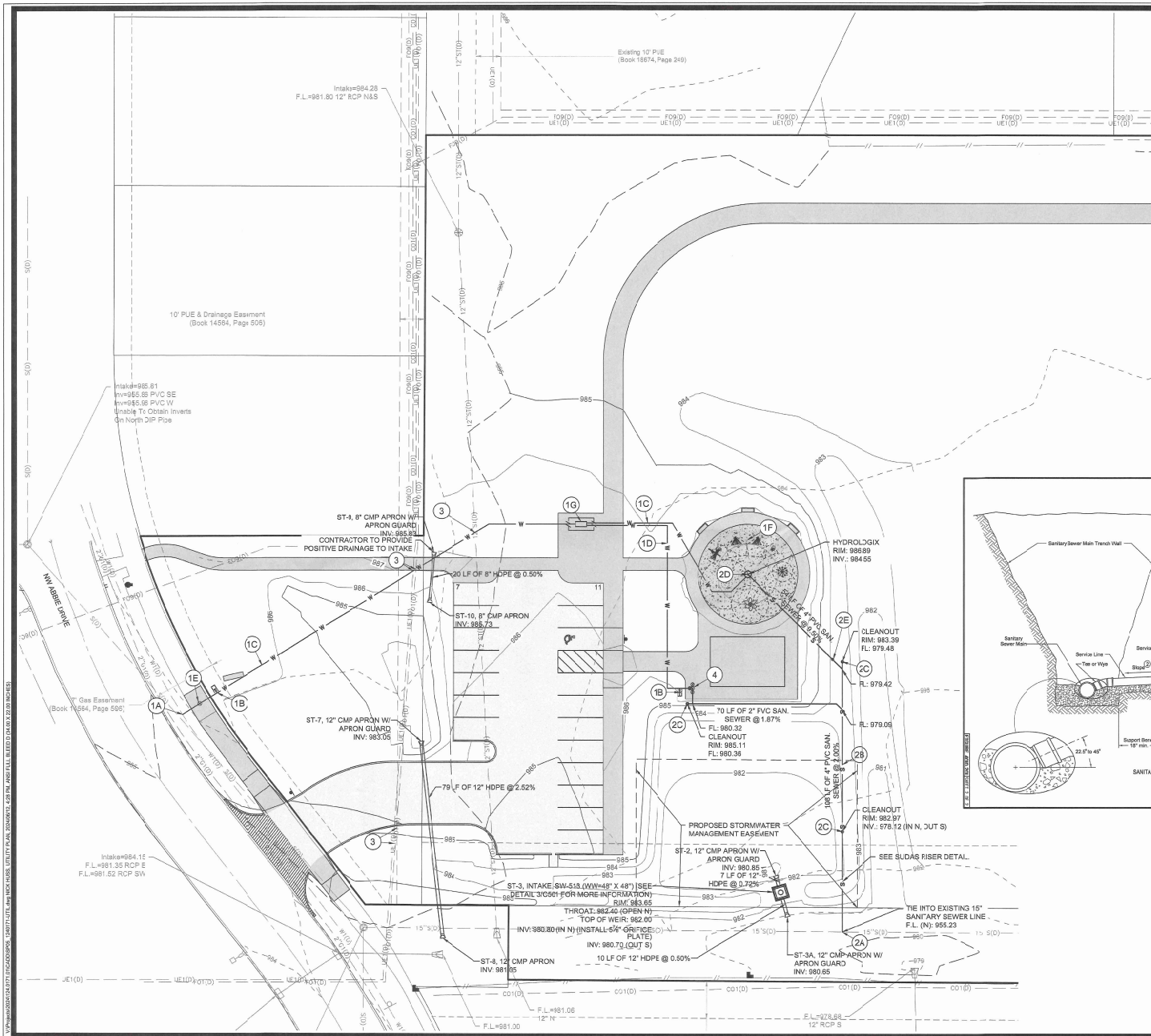


WATERCREST PARK EXPANSION

Project No:	124.0171.01
Sheet	C200

SNYDER & ASSOCIATES, INC.

Sheet C200



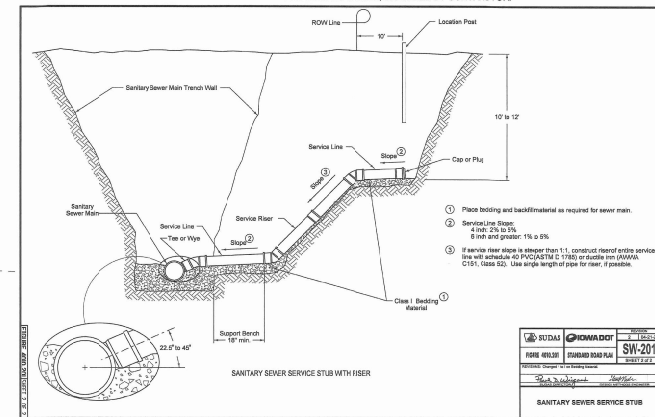
UTILITY PLAN CONSTRUCTION NOTES:

- WATER SERVICES, PROVIDE THE FOLLOWING (ALL WATER SERVICES TO BE INSTALLED WITH TRACER WIRE).
 - CONNECT TO EXISTING WATER MAIN WITH TAPPING SADDLE AND VALVE.
 - INSTALL INGROUND BOX WITH BOLT ON LD WITH AIR QUICK CONNECT FOR WINTERIZATION.
 - 2" WATER SERVICE LINE.
 - 3/4" WATER SERVICE LINE.
 - CURB STOP VALVE.
 - SEE SPLASH PAD DETAILS FOR WATER SERVICES LINES TO SPLASH PAD.
 - PROVIDE RIZ BACKFLOW PREVENTER IN ABOVE GRADE MESH ENCLOSURE. TRANSITION FROM PVC TO COPPER FOR VERTICAL PIPING INTO AND OUT OF BACKFLOW PREVENTOR.

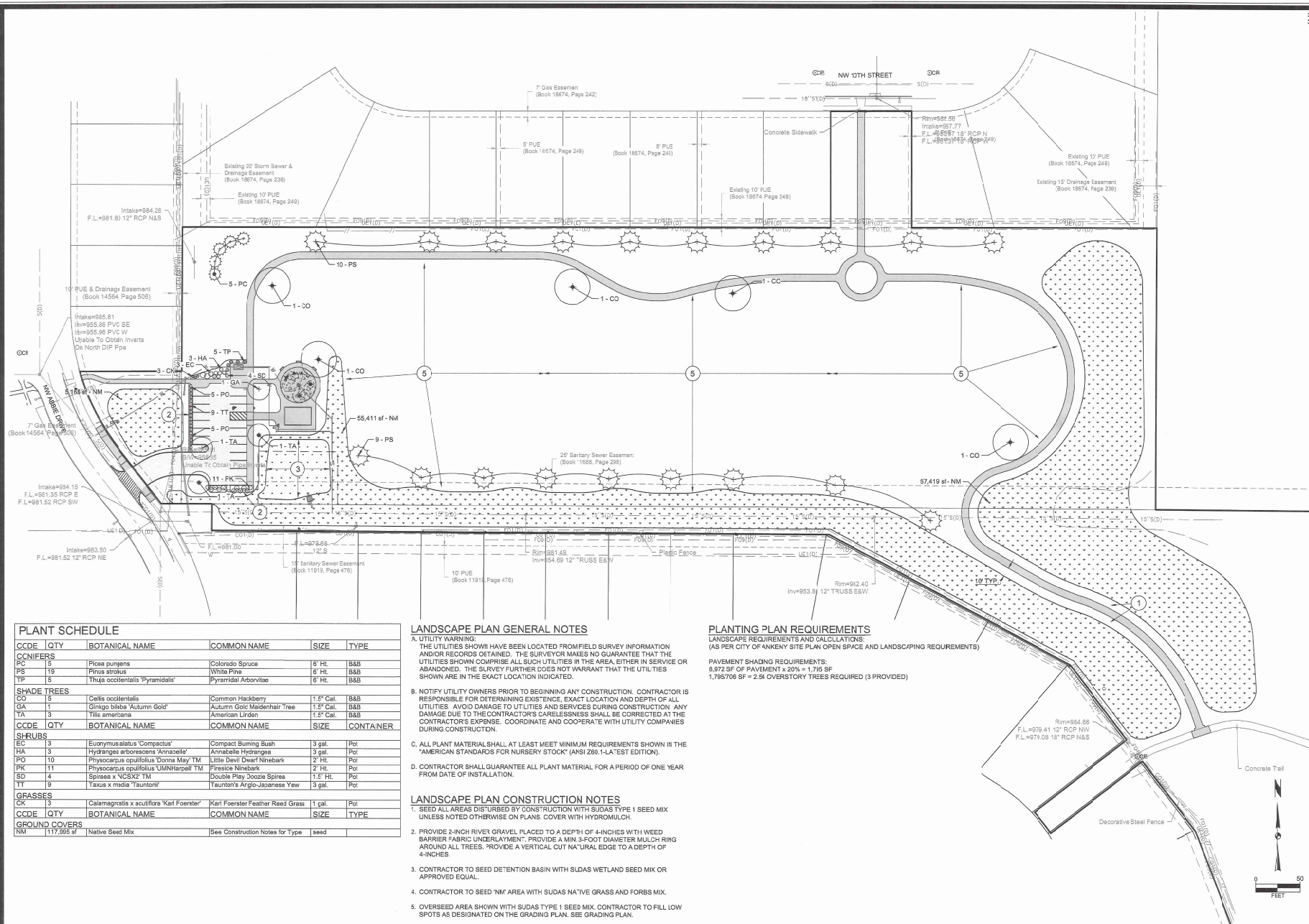
RPZ BACKFLOW PREVENTER: WLATZ SERIES 009, 1.5" SIZE, OR EQUAL. VERIFY NECESSARY SIZE PRIOR TO ORDERING.

MESH ENCLOSURE: GORILLA CAGE TALL GC GREEN STANDARD X-LARGE THEFT PREVENTION BACKFLOW CAGE, 48" L X 12" W X 30" H, OR EQUAL.

PROVIDE METAL SUPPORTS AND FRAMEWORK TO SUPPORT BACKFLOW PREVENTER TO SPECIFIED POSITION AS PER MANUFACTURER'S REQUIREMENTS. CONFIRM FINAL BACKFLOW PREVENTER SIZE AND INSTALL IN FIELD PRIOR TO ORDERING ENCLOSURE TO ENSURE PROPER CLOSURE AND CLEARANCES. MOUNT BACKFLOW AND ENCLOSURE TO A 5" DEPTH PCC PAD, DIMENSIONS DETERMINED BY ENCLOSURE SIZE AND MANUFACTURER'S REQUIREMENT.
- SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING: (ALL SANITARY SEWER SERVICES TO BE INSTALLED WITH TRACER WIRE).
 - CONNECT TO EXISTING 15" SANITARY SEWER MAIN WITH A MANUFACTURED WYE. VERIFY LOCATION AND INVERT PRIOR TO CONSTRUCTION. CONTRACTOR TO VIDEO INSPECT SANITARY MAIN AND PROVIDE VIDEO TO THE CITY FOR REVIEW.
 - 4" SANITARY SEWER SERVICE LINE.
 - SANITARY SEWER CLEANOUT. SEE DETAIL 2/C301.
 - HYDROLOGIX. SEE AQUATIX DETAIL 7 OF 5 SHEET C303 FOR SANITARY SEWER LINE CONNECTION.
 - P-TRAP. SEE DETAILS.
- UTILITY CROSSING. CONTRACTOR TO VERIFY AND MAINTAIN MINIMUM VERTICAL SEPARATION OF 18" BETWEEN UTILITY LINES AT ALL CROSSINGS. CONFIRM EXACT LOCATION AND DEPTH OF EXISTING UTILITIES AT CROSSING POINTS PRIOR TO INSTALLATION OF UTILITIES. REPORT ANY POTENTIAL CONFLICTS TO THE ENGINEER IMMEDIATELY. IF A CONFLICT OCCURS IN THE FIELD WITH AN EXISTING UTILITY LINE, THE CONTRACTOR IS RESPONSIBLE FOR MITIGATING SUCH SITUATION BY LOWERING OR RAISING THE CONFLICTING NON-GRAVITY FLOW UTILITY AS NECESSARY TO MAINTAIN SEPARATION.
- DRINKING FOUNTAIN AS MANUFACTURED BY MOST DEPENDABLE FOUNTAINS. MODEL #410 SM. RECESSED HOSE END WITH LOCKABLE DOOR, AND BOWL STRAINER, TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.



WATERCREST PARK EXPANSION UTILITY PLAN		ANKENTY, IA 277 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	Sheet C300
SNYDER & ASSOCIATES	Project No: 124.0171.01 Sheet C300		



PLANT SCHEDULE						
CCDE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	
CNIFERS						
PC	5	<i>Picea pungens</i>	Colorado Spruce	6' H.	B&B	
PS	19	<i>Pinus strobus</i>	White Pine	6' H.	B&B	
TP	5	<i>Thuja occidentalis</i> 'Pyramidal'	Pyramidal Arborvitae	6' H.	B&B	
SHADE TREES						
CO	5	<i>Celtis occidentalis</i>	Common Hackberry	1.5' Cal.	B&B	
AC	1	<i>Quercus lobata</i> 'Autumn Gold'	Autumn Gold Maidenhair Tree	1.5' Cal.	B&B	
YA	3	<i>Yucca americana</i>	American Liriod	1.5' Cal.	B&B	
CCDE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
SHRUBS						
EC	3	<i>Eucymnus elatus</i> 'Compactus'	Compact Burning Bush	3 gal.	Pot	
HA	3	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	3 gal.	Pot	
PK	10	<i>Physocarpus opulifolius</i> 'Donna Mary'	Louis Dew' Dwarf Ninebark	2' H.	Pot	
PK	11	<i>Physocarpus opulifolius</i> 'UMNHarpall'	Firestar Ninebark	2' H.	Pot	
SD	4	<i>Spiraea x</i> 'NCS&T' TM	Double Play Double Spiraea	1.5' H.	Pot	
TY	9	<i>Taxus x media</i> 'Taunton'	Taunton's Argio-Japanese Yew	3 gal.	Pot	
GRASSES						
GA	3	<i>Calamagrostis x acutifolia</i> 'Karl Foerster'	Karl Foerster Festiva Reed Grass	1 gal.	Pot	
CCDE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	
GROUND COVERS						
NM	117,995 sf	Native Seed Mix	See Construction Notes for Type	seed		

LANDSCAPE PLAN GENERAL NOTES

A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND CO-OPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

LANDSCAPE PLAN CONSTRUCTION NOTES

1. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH SUDAS TYPE 1 SEED MIX UNLESS NOTED OTHERWISE ON PLANS. COVER WITH HYDROMULCH.
2. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WOOD BARRIER FACING UNDERLAINMENT. PROVIDE A MIN. 3-FOOT DIAMETER MULCH RING AROUND ALL TREES. PROVIDE A VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
3. CONTRACTOR TO SEED DETENTION BASIN WITH SUDAS WETLAND SEED MIX OR APPROVED EQUAL.
4. CONTRACTOR TO SEED "NM" AREA WITH SUDAS NATIVE GRASS AND FORBS MIX.
5. OVERSEED AREA SHOWN WITH SUDAS TYPE 1 SEED MIX. CONTRACTOR TO FILL LOW SPOTS AS DESIGNATED ON THE GRADING PLAN. SEE GRADING PLAN.

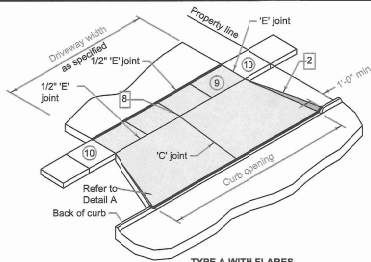
PLANTING PLAN REQUIREMENTS

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

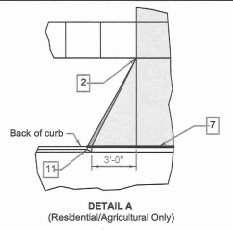
PAVEMENT SHADING REQUIREMENTS:
 8,972 SF OF PAVEMENT x 20% = 1,795 SF
 1,795/706 SF = 2.54 OVERSTORY TREES REQUIRED (3 PROVIDED)



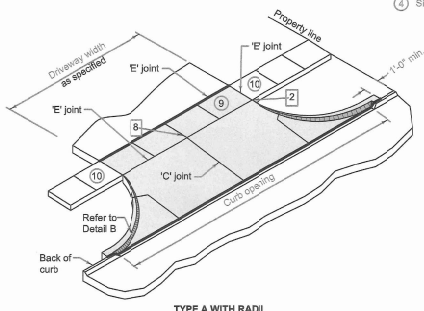
Project No: 124.0171.01
Sheet C400



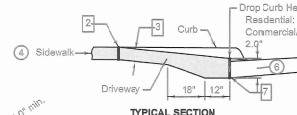
TYPE A WITH FLARES



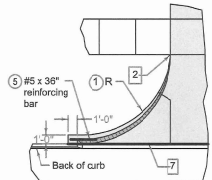
DETAIL A
(Residential/Agricultural Only)



TYPE A WITH RADI



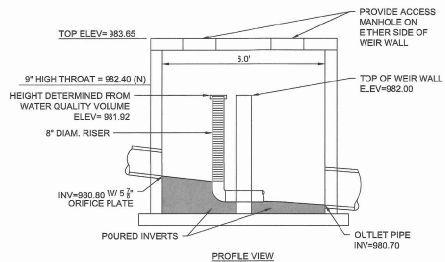
TYPICAL SECTION



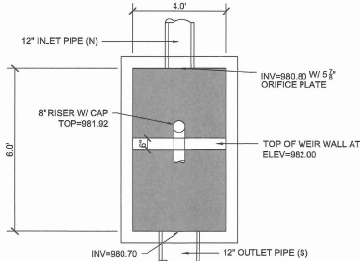
DETAIL B

1 C501 CONCRETE DRIVEWAY, TYPE A, MODIFIED

NO SCALE



PROFILE VIEW



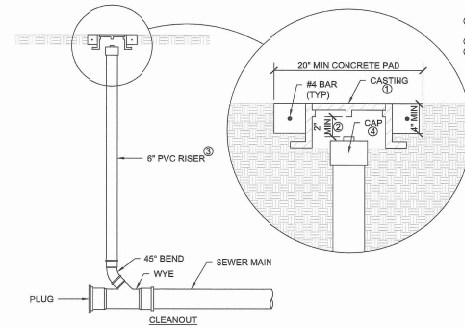
PLAN VIEW

3 C501 MODIFIED SW-513 INTAKE DETAIL (ST-3)

NO SCALE

- 1 Driveway radius (R). Residential: 10 foot minimum, 15 foot maximum. Commercial and Industrial: As specified in the contract documents.
- 2 Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
- 3 Pavement thickness. Residential: 6 inches minimum. Commercial and Industrial: 7 inches minimum.
- 4 Sidewalk thickness through driveway to match thickness of driveway.
- 5 Center reinforcing bar vertically in the pavement.
- 6 Match thickness of adjacent roadway, 8 inches minimum.
- 7 Provide 'B' joint at back of curb with full-depth engineered fabric as a bond breaker.
- 8 For alleys, invert the pavement crown 2% toward center of alley.
- 9 Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
- 10 If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If elevation change requires a curb ramp, comply with Figure 7030.2(5); verify need for detectable warning panel with Engineer.
- 11 Transition street curb over a horizontal distance of '4'-0\"/>

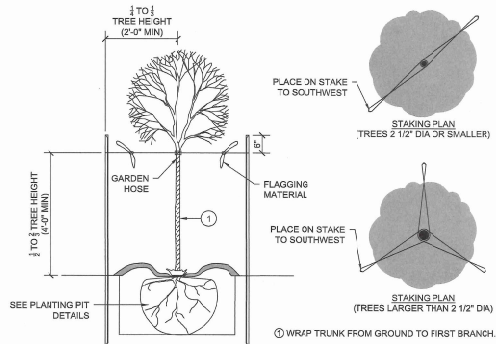
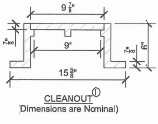
NOTE:
UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS:
ALL SINGLE-FAMILY RESIDENTIAL DRIVEWAYS SHALL BE TYPE A CONCRETE DRIVEWAYS WITH FLARES.
ALL MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL DRIVEWAYS SHALL BE TYPE A CONCRETE DRIVEWAYS WITH RADI.



2 C501 SANITARY SEWER CLEANOUT

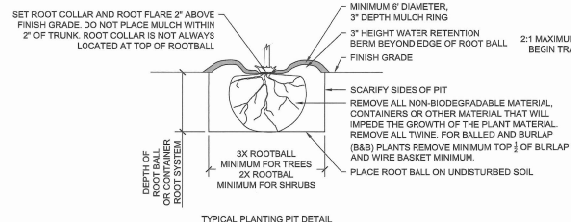
NO SCALE

- 1 STANDARD DUTY CASTING COMPLYING WITH AASHTO M 308. MARK ID WITH 'SANITARY' OR 'SANITARY C.O.'
- 2 DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE.
- 3 6-INCH PVC SERVICE PIPE.
- 4 THREADED PVC CAP OR IRON BODY FERRULE WITH BRASS SCREW PLUG.

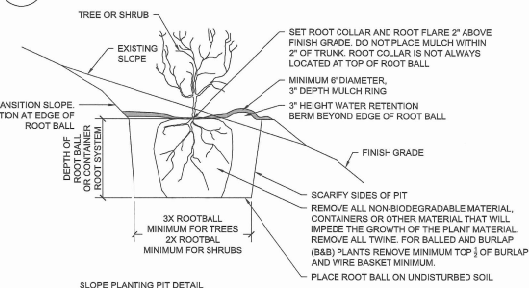


4 C501 DECIDUOUS TREES STAKING DETAIL

NO SCALE



TYPICAL PLANTING PIT DETAIL



SLOPE PLANTING PIT DETAIL

5 C501 PLANTING PIT DETAILS

NO SCALE

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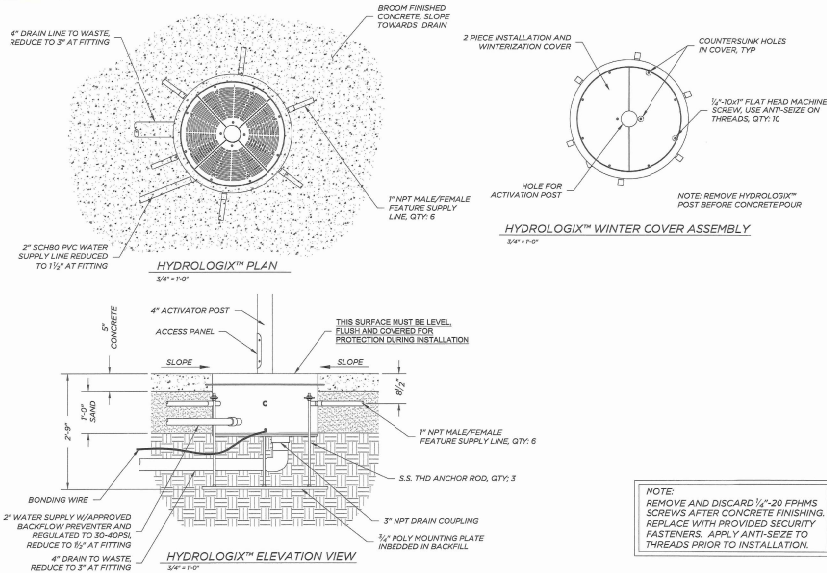
Project No: 124.0171.01
Sheet C501

WATERCREST PARK EXPANSION
DETAILS
SNYDER & ASSOCIATES, INC.



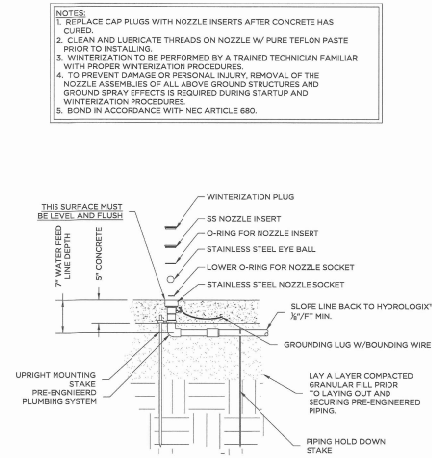
Project No: 124.0171.01
Sheet C501

HYDROLOGIX™ WINTER COVER ASSEMBLY, 3/4" x 10" x 10" (1/2" x 10" x 10" INCHES)

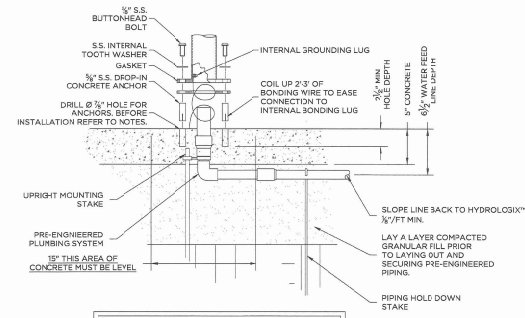


NO.	DESCRIPTION	QTY	UNIT
1	HYDROLOGIX™ WINTER COVER ASSEMBLY	1	EA
2	1" NPT MALE/FEMALE FEATURE SUPPLY LINE	6	FT
3	5.5 THD ANCHOR ROD	3	EA
4	3" WPT DRAIN COUPLING	1	EA
5	1/4" POLY MOUNTING PLATE	1	EA
6	BONDING WIRE	1	EA
7	2" WATER SUPPLY W/APPROVED BACKFLOW PREVENTER AND REGULATED TO 30-40PSI	1	EA
8	4" DRAIN TO WASTE	1	EA

GROUND SPRAY WITH EYEBALL INSERT DETAIL



- NOTES:
1. REPLACE CAP PLUGS WITH NOZZLE INSERTS AFTER CONCRETE HAS CURED.
 2. CLEAN AND LUBRICATE THREADS ON NOZZLE W/ PURE TEFLON PASTE PRIOR TO INSTALLING.
 3. WINTERIZATION TO BE PERFORMED BY A TRAINED TECHNICIAN FAMILIAR WITH PROPER WINTERIZATION PROCEDURES.
 4. TO PREVENT DAMAGE OR PERSONAL INJURY, REMOVAL OF THE NOZZLE ASSEMBLIES OF ALL ABOVE GROUND STRUCTURES AND GROUND SPRAY EFFECTS IS REQUIRED DURING STARTUP AND WINTERIZATION PROCEDURES.
 5. BOND IN ACCORDANCE WITH NEC ARTICLE 680.



- NOTES:
1. CONCRETE WILL NEED TO BE CURED A MINIMUM OF 7 DAYS BEFORE INSTALLING STRUCTURE.
 2. CONCRETE MOUNTING SURFACE FOR STRUCTURE INSTALLATION NEEDS TO BE LEVEL AND FLAT.
 3. SUPPLY LINE SIZE TO BE BASED ON DESIRED FLOW RATE FOR STRUCTURE. SEE STRUCTURE INSTALLATION DRAWING FOR LINE SIZE.
 4. AFTER MARKING HOLE LOCATIONS FOR ANCHOR STUDS, REMOVE STRUCTURES BEFORE DRILLING AND VACUUM OUT HOLES TO REMOVE DEBRIS.
 5. REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF DROP-IN ANCHORS.
 6. USE "ANTI-SEIZE LUBRICANT" ON ALL STAINLESS STEEL THREADED FASTENERS.
 7. USE LOC-TITE ONLY WHEN/WHERE SPECIFIED.
 8. TORQUE SPEC FOR 1/2-13 UNC MOUNTING BOLTS: 65 FT/LB.
 9. BOND IN ACCORDANCE WITH NEC ARTICLE 680.
 10. TO PREVENT DAMAGE OR PERSONAL INJURY, REMOVAL OF THE NOZZLE ASSEMBLIES OF ALL ABOVE GROUND STRUCTURES AND GROUND SPRAY EFFECTS IS REQUIRED DURING START-UP AND WINTERIZATION PROCEDURES.

NO.	DESCRIPTION	QTY	UNIT
1	HYDROLOGIX™ WINTER COVER ASSEMBLY	1	EA
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7	2" WATER SUPPLY W/APPROVED BACKFLOW PREVENTER AND REGULATED TO 30-40PSI	1	EA
8	4" DRAIN TO WASTE	1	EA

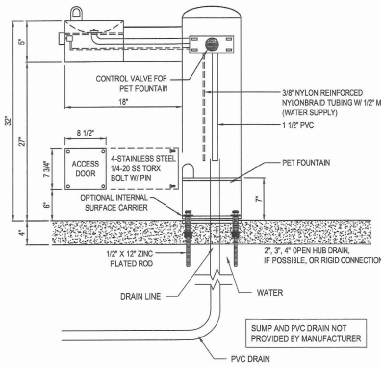
TOT PRODUCT INSTALL

WATERCREST PARK EXPANSION
SPLASH PAD DETAILS
SNYDER & ASSOCIATES, INC. I



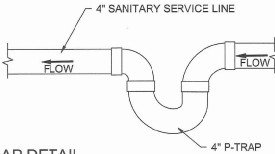


MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (801) 867-0339
www.mostdependable.com

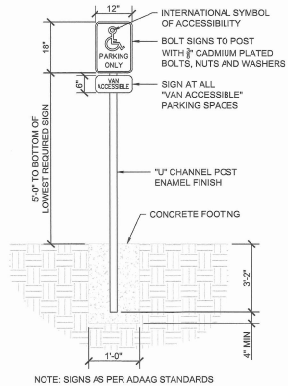


- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/610
 6. OPTIONAL STAINLESS STEEL SURFACE CARRIER IS RECOMMENDED

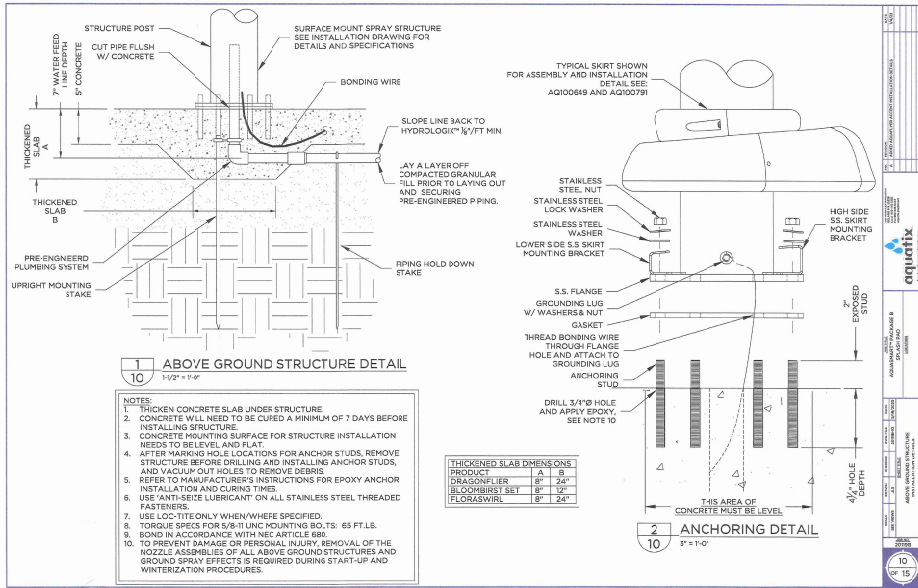
1 DRINKING FOUNTAIN DETAIL - MDF MODEL #410 SM
C504 NO SCALE



3 P-TRAP DETAIL
C504 NO SCALE



2 ACCESSIBLE PARKING SIGN
C504 NO SCALE



WATERCREST PARK EXPANSION
SPASH PAD DETAILS
SNYDER & ASSOCIATES, INC.



Project No: 124.0171.01
Sheet C504

DATE	BY
06/03/2024	JAL
REVISION	Scale: 1" = 1'-0"
Engineer: JAL	Checked By: CID
Technician: NJL	Date: 06/03/2024

ANKENY, IA
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50003
515-981-2021 www.snyder-associates.com

Sheet C504

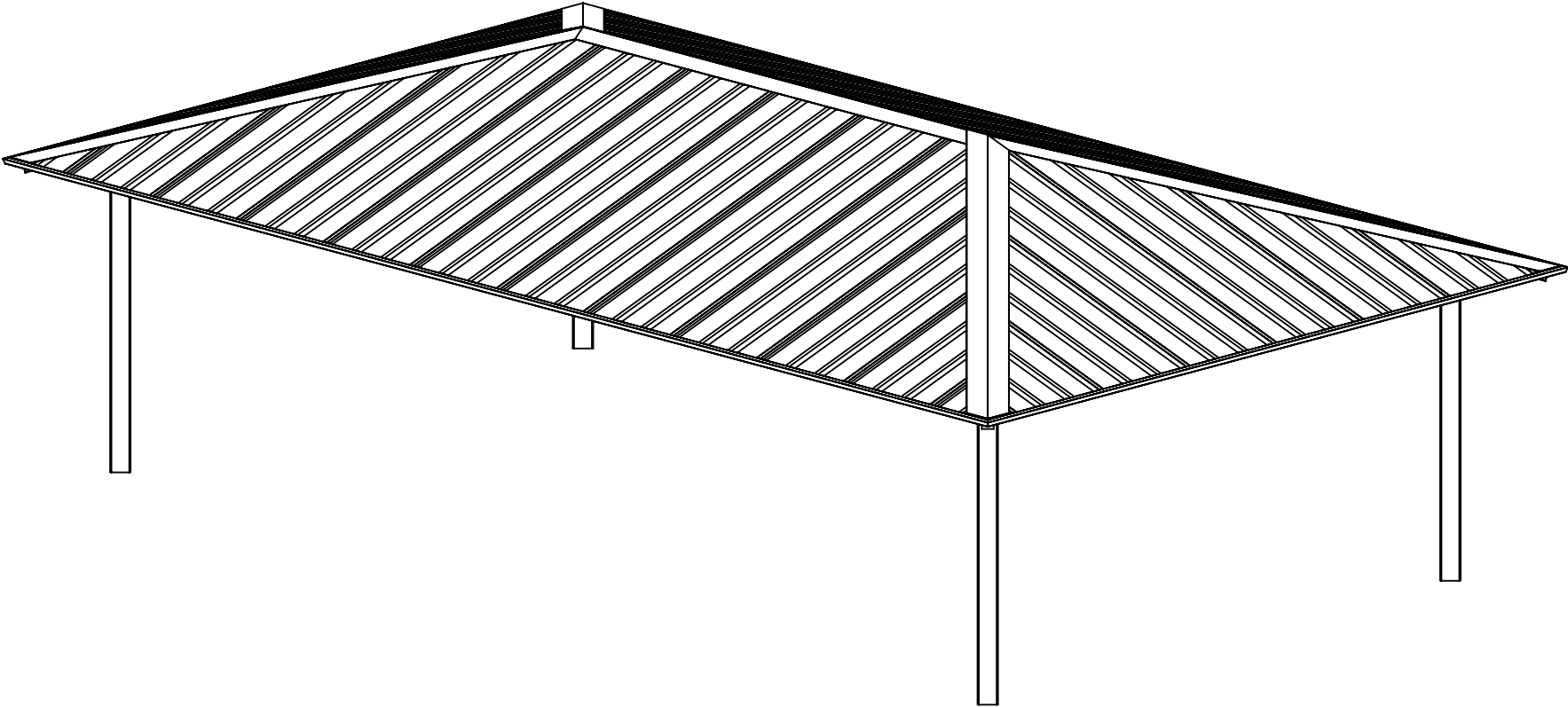


PROJECT:

LOCATION:

BUILDING TYPE: RAM-20X34

ROOF TYPE: MULTI-RIB



DRAWING LIST:

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
1	ARCHITECTURAL ELEVATIONS
2	STRUCTURAL FRAMING PLAN
3	COLUMN LAYOUT

FABRICATOR APPROVALS:
CITY OF PHOENIX, AZ APPROVED FABRICATOR #C08-2010
CITY OF LOS ANGELES, CA APPROVED FABRICATOR #1596
CITY OF RIVERSIDE, CA APPROVED FABRICATOR #SP06-0033
CITY OF HOUSTON, TX APPROVED FABRICATOR #470
CLARK COUNTY, NV APPROVED FABRICATOR #264
STATE OF UTAH APPROVED FABRICATOR 02008-14

CERTIFICATES:
MIAMI-DADE COUNTY CERTIFICATE OF COMPETENCY NO. 16-0813.16
PCI (POWDER COATING INSTITUTE) 4000 CERTIFIED

DESCRIPTION	ASTM DESIGNATION
TUBE STEEL	A500 (GRADE B)
SCHEDULE PIPE	A53 (GRADE B)
RMT PIPE	A519
LIGHT GAGE COLD FORMED	A1003 (GRADE 50)
STRUCTURAL STEEL PLATE	A36
ROOF PANELS (STEEL)	A653

GENERAL NOTES:
UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED TO ONLY SUPPORT WHAT IS SHOWN ON THESE DRAWINGS. POLIGON MUST BE CONTACTED IF ANYTHING ELSE IS TO BE ATTACHED TO THIS STRUCTURE (WALLS, COLUMN WRAPS, RAILINGS, ETC.) SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.

UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED ASSUMING A 20' SEPARATION BETWEEN ANY ADJACENT STRUCTURE WITH AN EAVE HEIGHT EQUAL TO OR GREATER THAN THE EAVE HEIGHT OF THIS STRUCTURE. IF THAT SEPARATION DOES NOT EXIST, POLIGON MUST BE CONTACTED SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.

STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION MANUAL.

ALL WELDING IS PERFORMED BY AMERICAN WELDING SOCIETY CERTIFIED WELDERS AND CONFORMS TO THE LATEST EDITION OF AWS D1.1 OR D1.3 AS REQUIRED.

PARTS SHOWN MAY BE UPGRADED DUE TO STANDARDIZED FABRICATION. REFER TO THE SHIPPING BILL OF MATERIALS FOR POSSIBLE SUBSTITUTIONS.

FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT THE PRIMARY FRAME INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM FIVE (5) YEARS DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.

FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED, BE RUN THROUGH THE STRUCTURAL MEMBERS BEFORE THE BUILDING IS ERECTED.

STOP!!
NOT FOR CONSTRUCTION

USE FOR PRELIMINARY
PLANNING AND ESTIMATING
ONLY

DRAWING:
COVER SHEET

SCALE:
1:50

REV LEVEL:
A

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(616)399-1963
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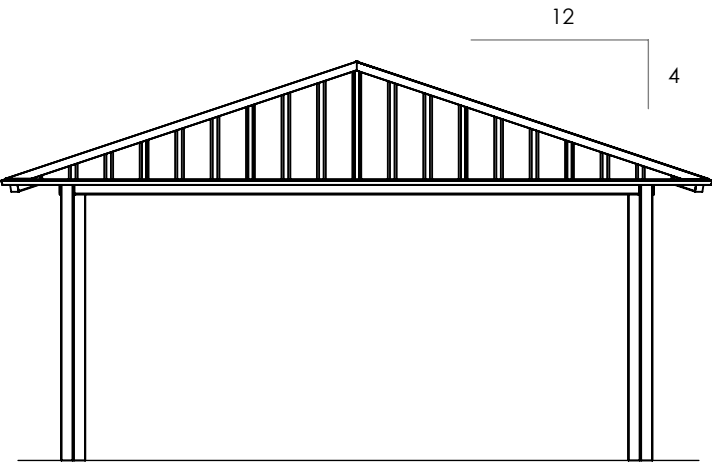
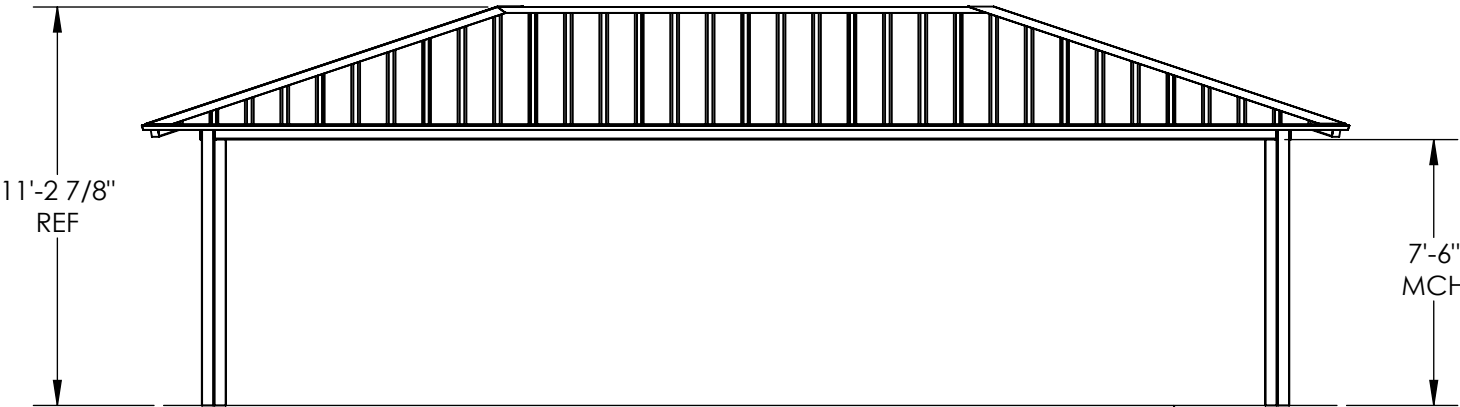
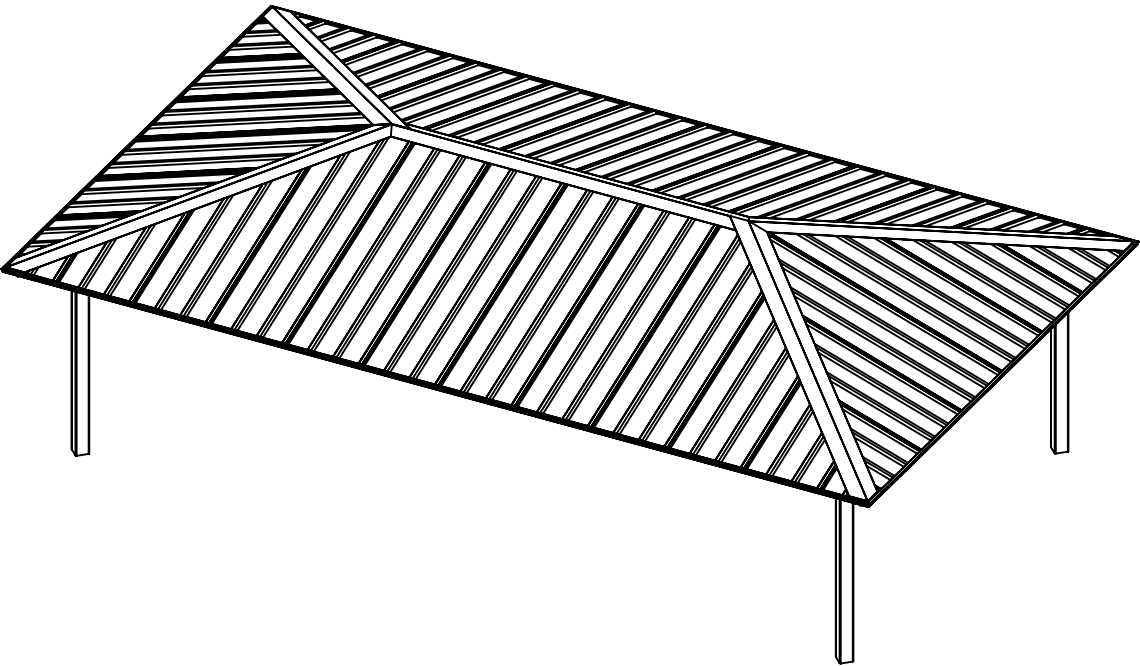
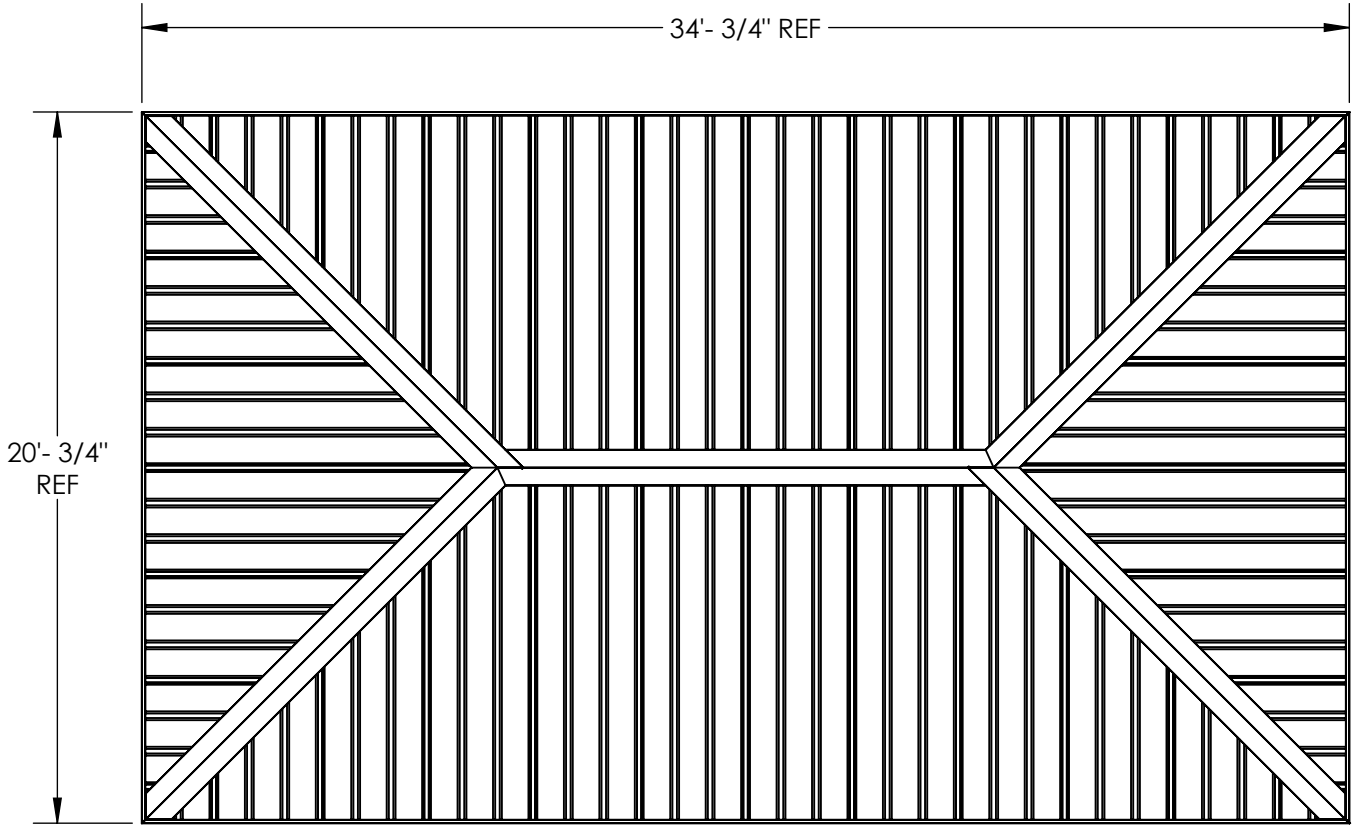
byPORTERCORP

SHEET

CS

GENERAL ROOF NOTES:

1. METAL ROOFING:
 - 24 GAUGE
 - GALVALUME COATED
 - KYNAR 500 PAINTED
2. TRIM COLOR MATCHES ROOF
3. SEE POLIGON.COM FOR COLOR OPTIONS

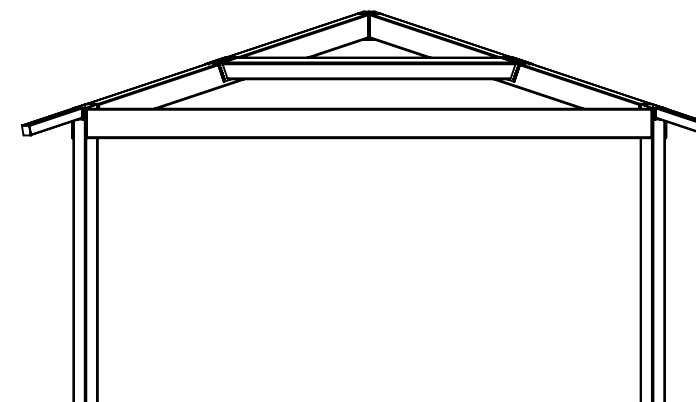
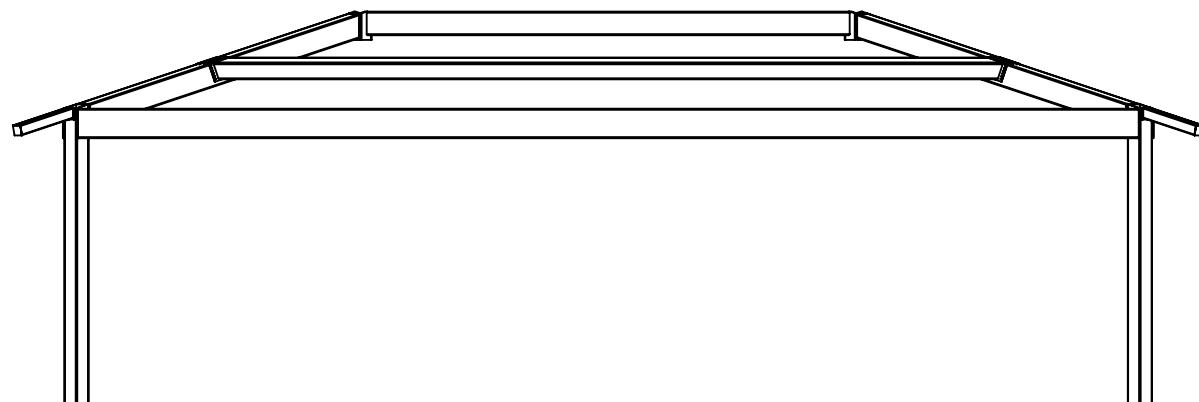
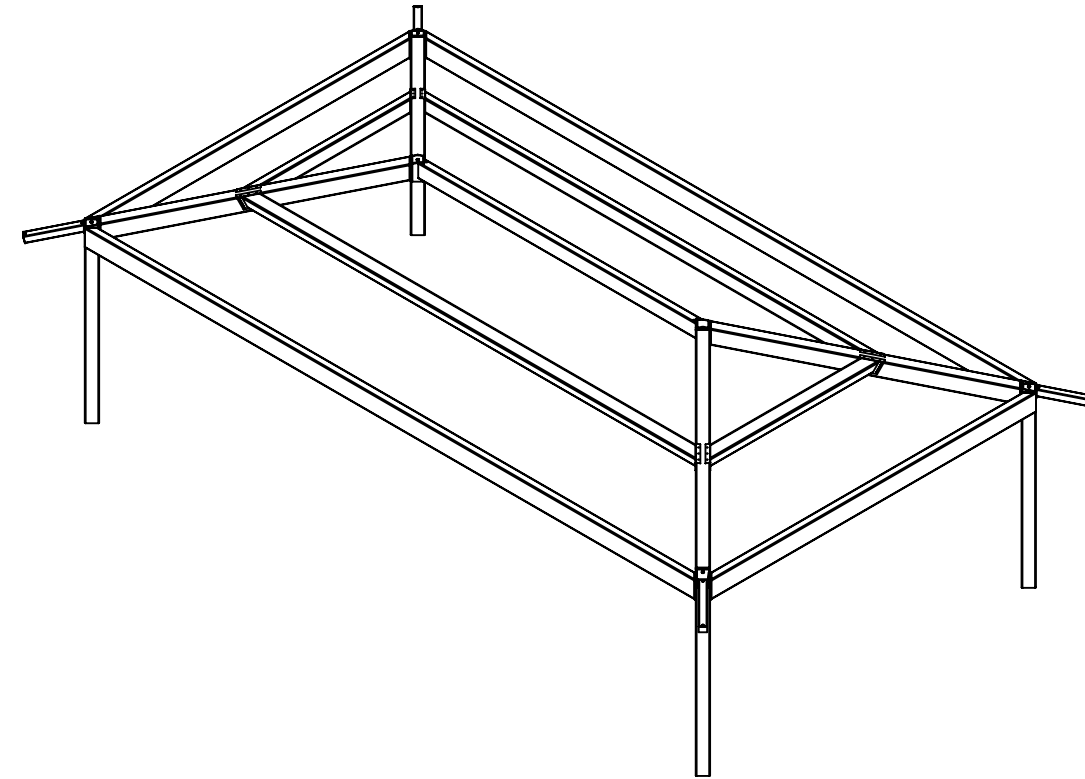
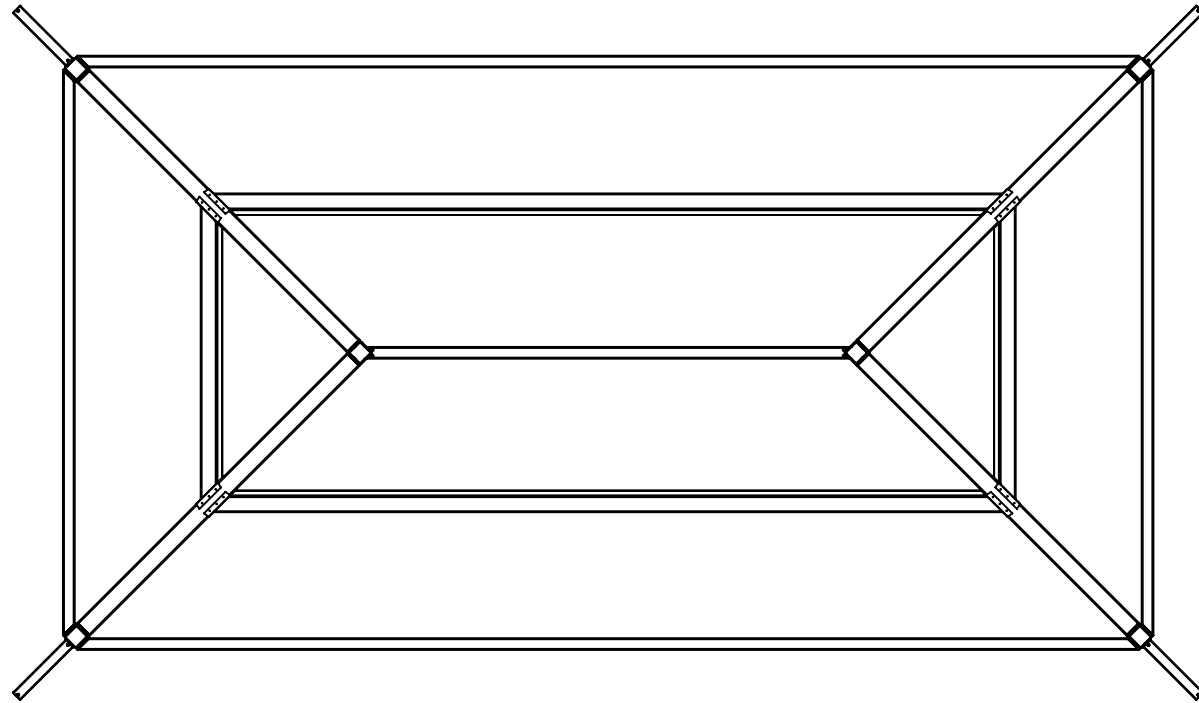


FINISH GRADE.
MOUNTING VARIES
BASED ON ENGINEERING
REQUIREMENTS.

STOP!!
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ONLY

DRAWING: ARCHITECTURAL ELEVATIONS	
SCALE: 1:65	REV LEVEL: A
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SHEET 1	



FINISH GRADE.
MOUNTING VARIES
BASED ON ENGINEERING
REQUIREMENTS.

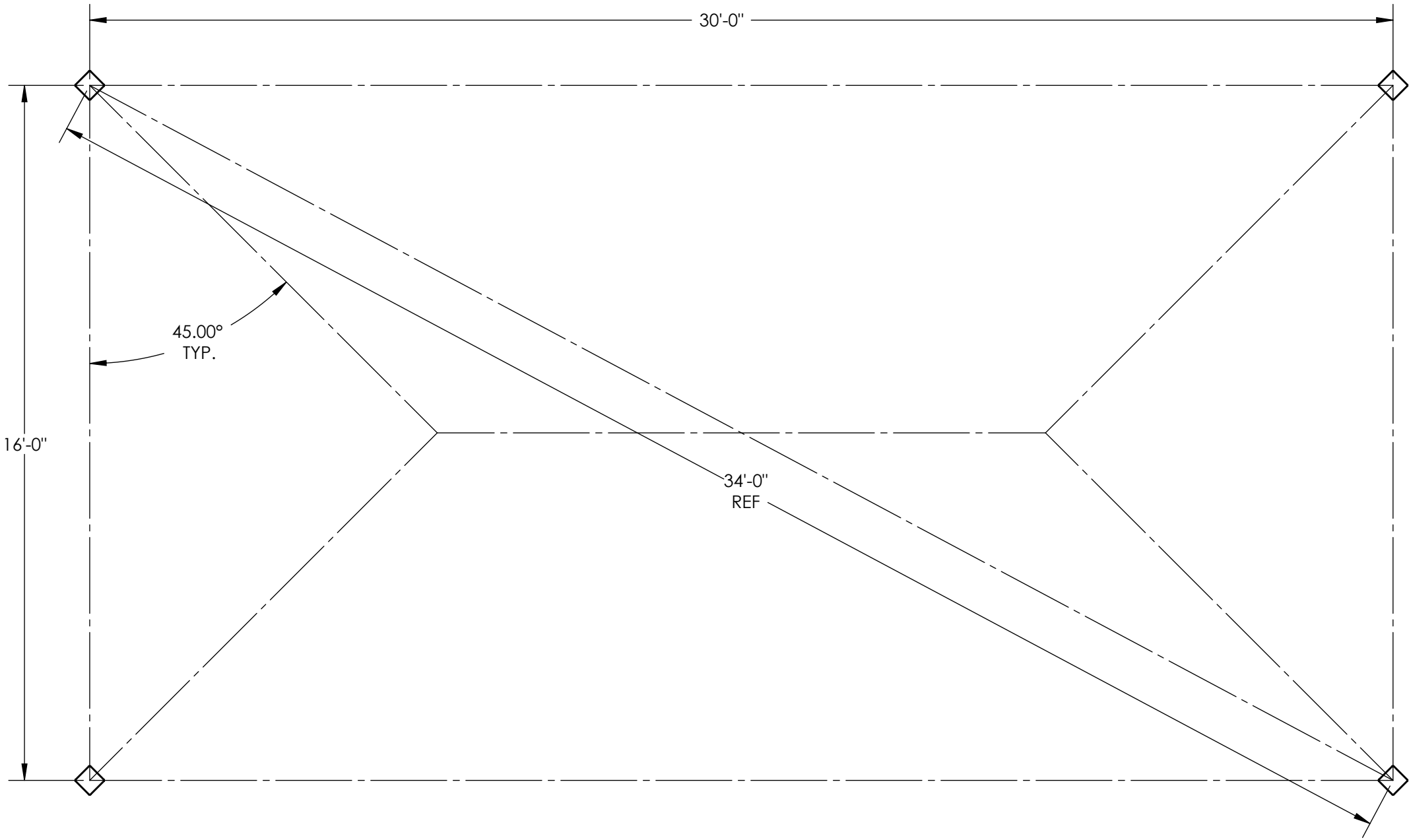
STOP!!
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DRAWING: STRUCTURAL FRAMING PLAN		REV LEVEL: A
SCALE: 1:65		
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		SHEET 2

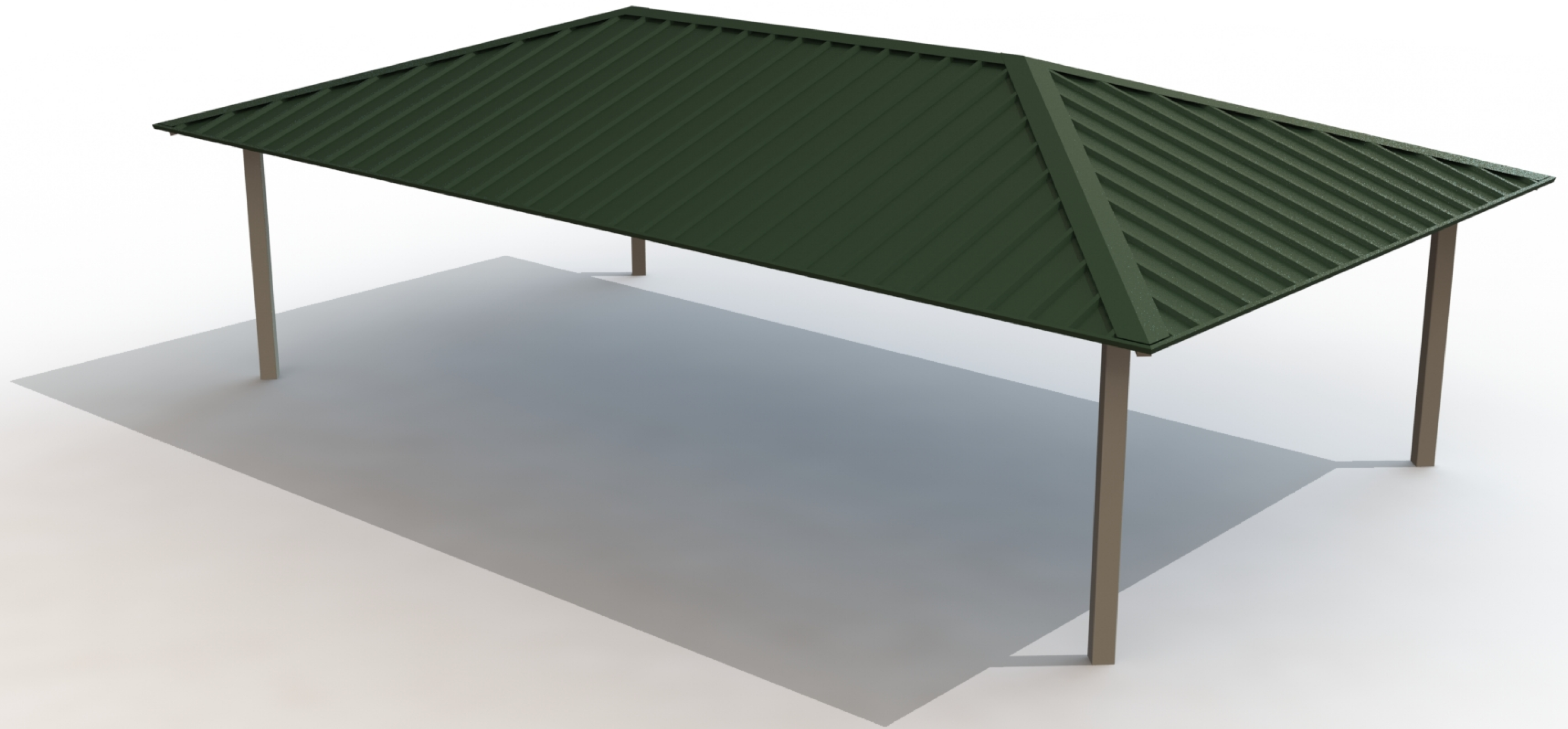
BASEPLATE NOTES:

- 1. POLIGON ENGINEERING WILL DETERMINE REQUIRED BASEPLATE DESIGN AFTER ENGINEERING PACKAGE IS ORDERED.
- 2. CUSTOMER MAY SUGGEST PREFERRED BASEPLATE DESIGN.



STOP!!
NOT FOR CONSTRUCTION
USE FOR PRELIMINARY
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ONLY

DRAWING: COLUMN LAYOUT		
SCALE: 1:35	REV LEVEL: A	
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		SHEET 3



FRAME COLOR: SURREY BEIGE
ROOF COLOR: EVERGREEN
COLORS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR OTHER
COLOR SELECTIONS, PLEASE SUBMIT AN E1 DRAWING REQUEST.

RAM-20X34



PLAN AND ZONING COMMISSION

June 18, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Brazelton Estates - Final Plat (County)

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

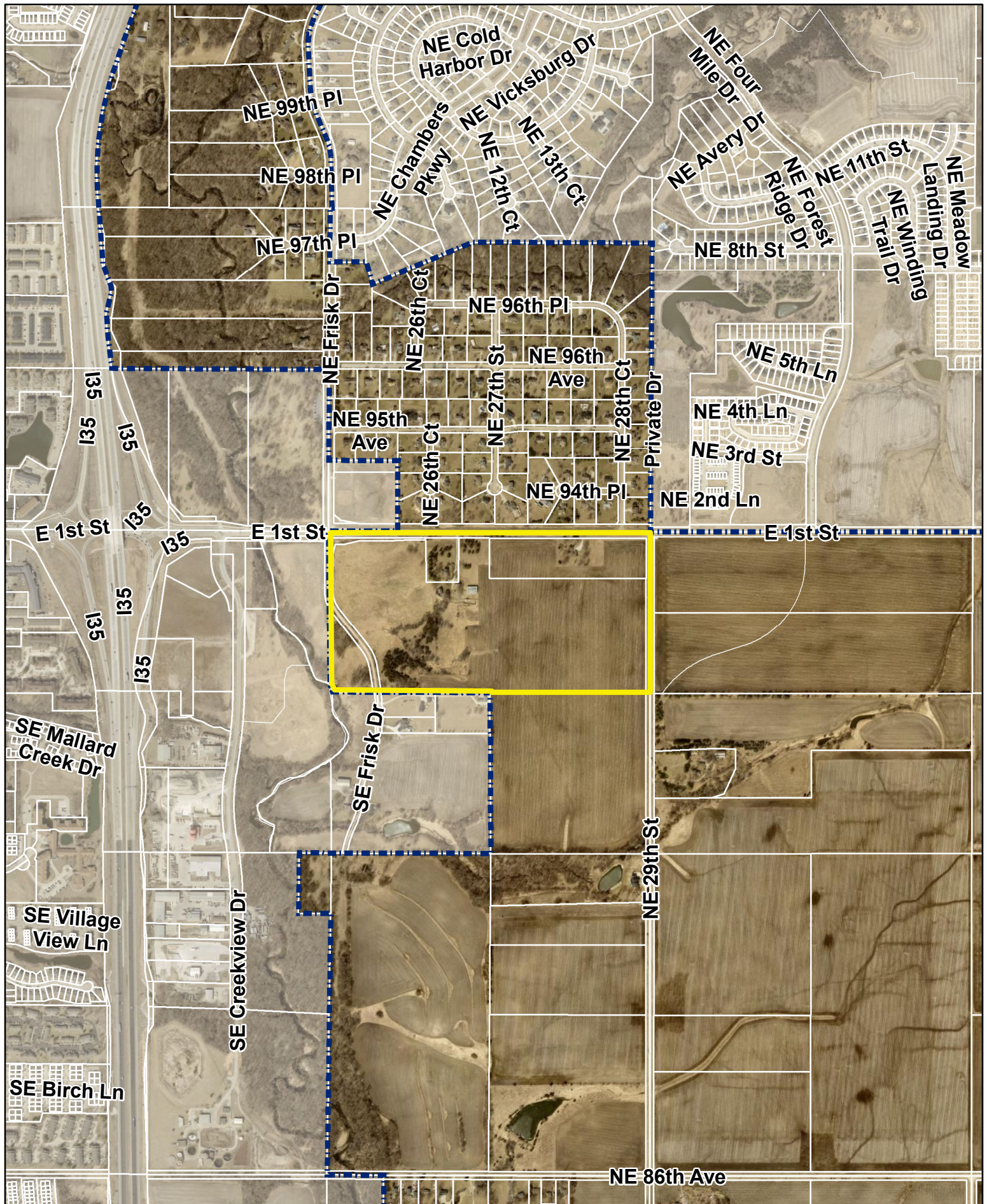
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat





*Plan and Zoning Commission
Staff Report*

Meeting Date: June 18, 2024

Agenda Item: Brazelton Estates – Final Plat (County)

Report Date: June 11, 2024

Prepared by: Derek Silverthorn
Associate Planner

EJC

Staff Recommendation

That the Plan and Zoning Commission 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.

Project Summary

Brazelton Estates is a 79.69-acre (+/-) plat situated southeast of the Ankeny corporate limits, and generally located southeast of the intersection at NE 94th Avenue/E 1st Street and SE Frisk Drive. The plat lies within the state statutory two-mile subdivision review area for the City of Ankeny, and is located within the City of Ankeny Planning Boundary.

The plat area is zoned under Polk County as AT, Agricultural Transition District, and is currently developed with two single-family residences, associated agricultural accessory structures, cropland, and wooded areas. The subject plat is indicated in The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map as Open Space/Floodplain, Low-Density Residential, Medium-Density Residential, and Neighborhood Commercial. The applicant is proposing to subdivide the land into two lots for the existing single-family residences, three outlots for open space, and one street lot for SE Frisk Drive, NE 94th Ave/E 1st Street, and NE 29th Street right-of-way. The properties within the plat area will continue to utilize septic sewer and well water.

Staff recommends the City of Ankeny defer to Polk County Subdivision Requirements.



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

www.mecresults.com

6.5.2024

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

RE: BRAZELTON ESTATES FINAL PLAT
MEC# 2023001671

RECEIVED

JUN 06 2024

CITY OF ANKENY

Dear Honorable Plan and Zoning Commission Members,

On behalf of the Patsy A. Brazelton Estate, Todd Brazelton, and Gary L. Brazelton, we respectfully request your approval of the Brazelton Estates Final Plat located in the North Half of the Northeast Quarter of Section 19, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa.

The proposal for Brazelton Estates is that the above described tract of land will be divided into 2 buildable Lots and 3 Outlots. The current uses of the property shall remain the same, and no significant construction is proposed as part of this project. The purpose of this division is to equitably split the land between family members. Access to the lots will remain in their current location.

All comments from the City of Ankeny May 31st Tech Review have been addressed.

Thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

A handwritten signature in blue ink, appearing to read 'S. Zimmerman', is written over a horizontal line.

Stephen L. Zimmerman, PLS
Land Surveyor

Cc: Gary L. Brazelton
Todd Brazelton
Patsy A. Brazelton Estate

GARY L. BRAZELTON
2731 NE 94TH AVENUE
ANKENY, IOWA 50021
(515) 490-1261
TBRAZELTON1961@GMAIL.COM

PATSY A. BRAZELTON
2821 NE 94TH AVENUE
ANKENY, IOWA 50021
(515) 490-1261
TBRAZELTON1961@GMAIL.COM

TODD BRAZELTON, EXECUTOR
PATSY A. BRAZELTON ESTATE
204 6TH STREET NW
MITCHELLVILLE, IOWA 50169
(515) 490-1261
TBRAZELTON1961@GMAIL.COM

INDEX LEGEND
Douglas Township
Polk County
NE 1/4
Section 19-T80N-R23W
Proprietors: Patsy A. Brazelton & Gary D. Brazelton
Requested by: Todd Brazelton
Surveyor: Stephen L. Zimmerman II
Company: McCLURE
Prepared By & Return To: Stephen L. Zimmerman II
335 SE Oralabor Road
Ankeny, IA 50021

McCLURE ENGINEERING
335 SE ORALABOR ROAD
ANKENY, IOWA 50021
(515) 204-3430
SZIMMERMAN@MCCLUREVISION.COM
ATTN: STEPHEN L. ZIMMERMAN II

ZONING : AT - AGRICULTURAL TRANSITION

AT BULK REGULATIONS:
FRONT YARD SETBACK: 50 FEET
SIDE YARD SETBACK: 15 FEET
REAR YARD SETBACK: 50 FEET

PANEL NUMBER: 19153C0210F

EFFECTIVE DATE: 2/1/2019
ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD

PANEL NUMBER: 19153C0205F

EFFECTIVE DATE: 2/1/2019

ZONES:

ZONE X - AREA OF MINIMAL 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

ZONE AE - FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS REGULATORY FLOODWAY

LOT 1 - AGRICULTURAL
LOT 2 - AGRICULTURAL
OUTLOT X - AGRICULTURAL
OUTLOT Y - AGRICULTURAL
OUTLOT Z - AGRICULTURAL

- 1) 2731 AND 2821 NE 94TH AVENUE EACH HAVE A WELL THAT PROVIDES WATER.
- 2) 2731 AND 2821 NE 94TH AVENUE EACH HAVE A SEPTIC SYSTEM.

INFORMATION OBTAINED FROM THE NATIONAL WETLANDS INVENTOY WETLANDS MAPPER.
PER PHOTO-INTERPRETATION A PART OF LOT 2 IS SHOWN AS CONTAINING A RIVERINE SYSTEM
CODED AS R4SBC (RIVERINE, INTERMITTENT, STREAMBED, SEASONALLY FLOODED).

[illegible]

3. MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
4. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
5. SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
6. MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
7. CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
8. DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
9. ANY ACCESS RESTRICTION MAY BE REVISED OR REMOVED BY THE POLK COUNTY PUBLIC WORKS DEPARTMENT, OR THE CITY OF ANKENY IF ANNEXED.
10. BASIS OF BEARINGS ESTABLISHED FROM GNSS OBSERVATIONS. THE MAP PROJECTION USED IS THE IOWA REGIONAL COORDINATE SYSTEM ZONE 8.
11. STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, IF ANNEXED BY THE CITY OF ANKENY.
12. OUTLOTS WILL NEED TO BE PLATTED IN COMPLIANCE WITH CITY OF ANKENY SUBDIVISION REGULATIONS PRIOR TO DEVELOPMENT, IF ANNEXED BY THE CITY OF ANKENY.
13. 60' HALF RIGHT-OF-WAY WILL BE REQUIRED FOR E 1ST/ ST/NE 94TH/ AVE, IF ANNEXED BY THE CITY OF ANKENY. ALL LOTS (INCLUDING LOT 1 & 2) WILL BE REQUIRED TO DEDICATE 60' HALF ROW AT THE TIME OF ANNEXATION.
14. STREET LOT A TO BE DEDICATED TO POLK COUNTY FOR STREET PURPOSES.
15. THIS PLAT IS PREPARED USING THE CLUSTER DEVELOPMENT OPTION, REQUIRING 95% OR 69.62 ACRES OF OPEN SPACE. THE OPEN SPACE IS PROVIDED BY THE AREA WITHIN OUTLOTS X, Y AND Z AS WELL AS THE OPEN SPACE EASEMENTS DESIGNATED ON LOTS 1 AND 2. THESE AREAS SHALL BE PRESERVED AS PERMANENT, UNBUILDABLE OPEN SPACE WHILE THE PROPERTIES REMAIN WITHIN UNINCORPORATED POLK COUNTY.
16. PRIOR TO RE-PLATTING, THE EXISTING HOMES AT 2731 AND 2821 NE 94TH AVENUE WERE SITUATED ON SEPARATE PARCELS OF RECORD (PRE-1990), WITH A COMBINED AREA OF APPROXIMATELY 12.20 ACRES. THE REMAINING FARM GROUND ON THE RESIDUAL PART OF THE PROPERTY PRIOR TO THIS RE-PLATTING CONTAINED ONE (1) ADDITIONAL SINGLE-FAMILY DEVELOPMENT RIGHT. HOWEVER, THROUGH THIS PROPOSED RE-PLATTING THAT DEVELOPMENT RIGHT IS EFFECTIVELY ELIMINATED DUE TO THE CONFIGURATION OF OUTLOT Z AT APPROXIMATELY 42.65 ACRES IN SIZE AND THE DESIGNATION OF ALL REMAINING BUILDABLE AREA TO LOTS 1 AND 2. OUTLOTS X, Y AND Z ARE RESTRICTED TO OPEN SPACE USE ONLY AND CANNOT BE RE-PLATTED FOR BUILDING PURPOSES WITHIN UNINCORPORATED POLK COUNTY.
17. THE EXISTING WOODLAND IDENTIFIED ON THE PLAT ARE SUBJECT TO THE PROTECTION REQUIREMENTS LISTED IN ARTICLE 7, SECTION 4 "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING ORDINANCE.
18. WHEN DEVELOPING NEW PLATS CONSIDER LOCATIONS OF EXISTING SEPTIC SYSTEMS. SEPTIC SYSTEMS MUST BE 10' AWAY FROM LOT LINES. WASTEWATER DISPOSAL FOR NEW RESIDENCE WILL BE DETERMINED BY A SOIL TEST CONDUCTED BY A CERTIFIED ENGINEER SUBMITTED IN AN APPLICATION TO POLK COUNTY BY A CERTIFIED CONTRACTOR. ALTERNATIVE TYPE SYSTEMS MAY BE REQUIRED DUE TO SOIL TYPES AND SITE LIMITATIONS.
19. THESE EASEMENTS ARE INTERPRETED TO BE PLACED IN THESE LOCATIONS BASED UPON THE SENIORITY OF THE ROAD EASEMENTS TO THE UTILITY EASEMENTS, AND UTILITY FIELD LOCATES.

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, INCLUSIVE OF PARCEL 1 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 8245, PAGE 716, AND DESCRIBED IN THE QUIT CLAIM DEED IN BOOK 10404, PAGE 229, AND INCLUSIVE OF THAT LAND DESCRIBED IN THE AFFIDAVIT OF SURVIVING SPOUSE FOR CHANGE OF TITLE TO REAL ESTATE IN BOOK 19438, PAGE 431, AND SUBJECT TO THE EASEMENT FOR PUBLIC HIGHWAY AS DESCRIBED IN BOOK 16493, PAGE 19, ALL SAID DOCUMENTS BEING RECORDED IN THE OFFICE OF THE RECORDER, POLK COUNTY IOWA.

DESCRIBED LAND CONTAINS 79.69 ACRES (3,471,182 SQUARE FEET), AND IS SUBJECT TO ANY AND ALL 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.

STEPHEN L. ZIMMERMAN
 MY LICENSE RENEWAL DATE IS: 1 DECEMBER 31, 2024 DATE _____

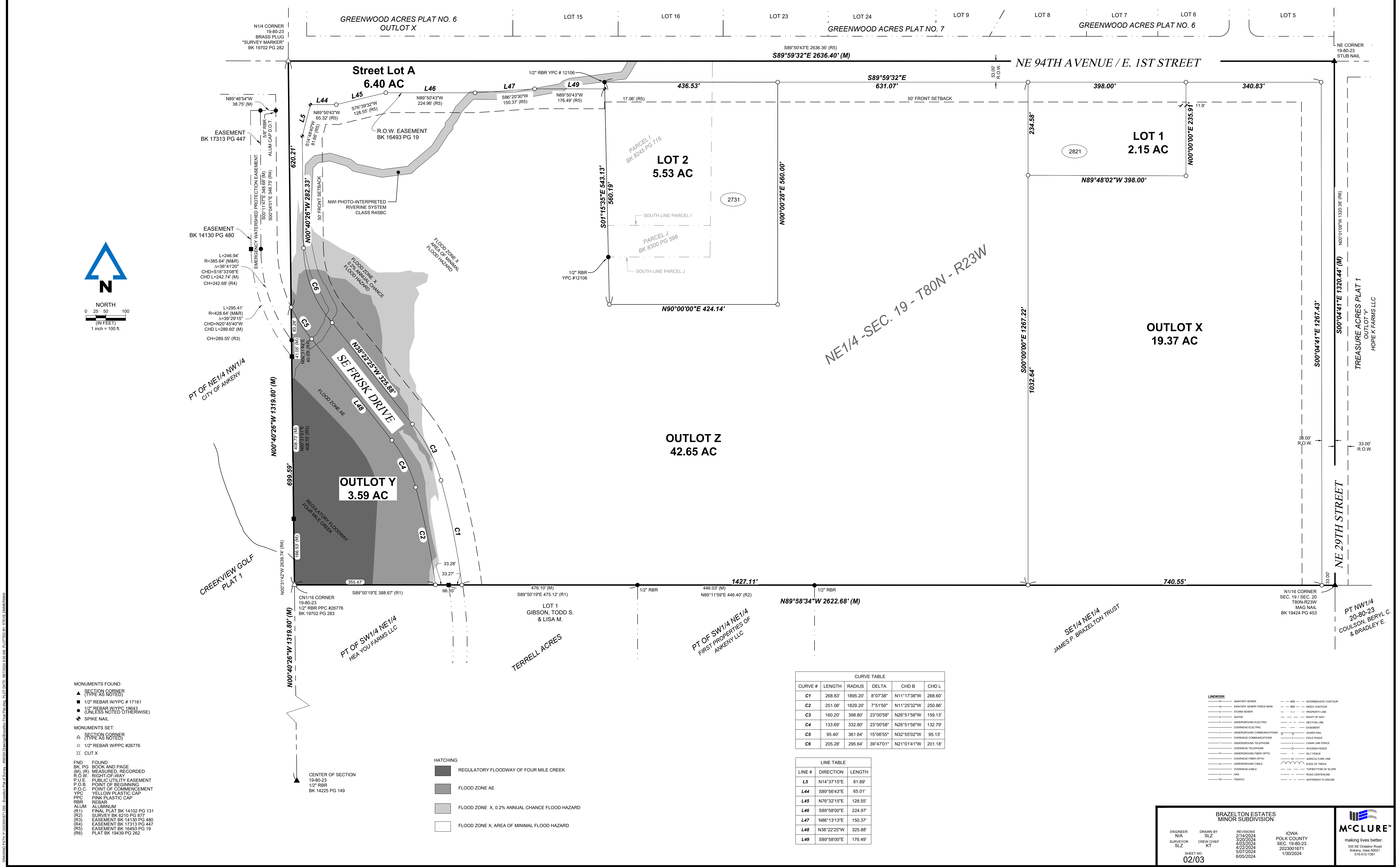
PAGES OR SHEETS COVERED BY THIS SEAL: PAGES 1, 2 & 3

DATE SURVEYED: 1/17/2024

BRAZELTON ESTATES MINOR SUBDIVISION				 McCLURE™ making lives better. 335 SE Oaklawn Road Ankeny, Iowa 50021 515-545-1381
ENGINEER	DRAWN BY	REVISIONS	IOWA	
N/A		3/01/2024	POLK COUNTY	
SUPERVISOR	CREW CHIEF	02/4/2024	SEC. 19-840-23	
SLZ	KT	02/25/2024	2023001671	
SHEET NO.		5/07/2024	1/30/2024	
01/03		6/05/2024		

BRAZELTON ESTATES

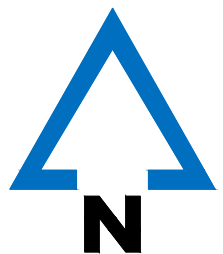
MINOR SUBDIVISION - FINAL PLAT



DRAWING PATH: P:\2023\03\01-1001 - Brazelton Estates Minor Subdivision Final Plat.dwg PLOT DATE: 09/20/24 8:00 AM PLOTTED BY: STEVE ZAMERMAN

BRAZELTON ESTATES

MINOR SUBDIVISION - FINAL PLAT



NORTH
0 25 50 100
(IN FEET)
1 inch = 100 ft.

HATCHING

- REGULATORY FLOODWAY OF FOUR MILE CREEK
- FLOOD ZONE AE
- FLOOD ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD
- FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD

LINEWORK

- SANITARY SEWER
- STORM SEWER
- WATER
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND COMMUNICATIONS
- OVERHEAD COMMUNICATIONS
- UNDERGROUND TELEPHONE
- OVERHEAD TELEPHONE
- UNDERGROUND FIBER OPTIC
- OVERHEAD FIBER OPTIC
- UNDERGROUND CABLE
- OVERHEAD CABLE
- GAS
- TRAFFIC
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- PROPERTY LINE
- RIGHT-OF-WAY
- SECTION LINE
- EASEMENT
- GUARD RAIL
- FIELD FENCE
- CHAIN LINK FENCE
- WOODEN FENCE
- BOLT FENCE
- AGRICULTURE LINE
- EDGE OF TREES
- TOP/BOTTOM OF SLOPE
- ROAD CENTERLINE
- WATERWAY FLOWLINE

MONUMENTS FOUND:

- SECTION CORNER (TYPE AS NOTED)
- 1/2" REBAR W/YPC # 17161
- 1/4" REBAR W/YPC # 18643 (UNLESS NOTED OTHERWISE)
- SPIKE NAIL

MONUMENTS SET:

- SECTION CORNER (TYPE AS NOTED)
- 1/2" REBAR W/YPC # 26776
- CUT X

FIND: FOUND
BK PG BOOK AND PAGE
(M), (R) MEASURED, RECORDED
R.O.W. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
YPC YELLOW PLASTIC CAP
RBR REBAR
ALUM ALUMINUM
(R1) FINAL PLAT BK 14102 PG 131
(R2) SURVEY BK 6210 PG 877
(R3) EASEMENT BK 14130 PG 480
(R4) EASEMENT BK 17313 PG 447
(R5) EASEMENT BK 16493 PG 19
(R6) PLAT BK 19439 PG 262

PROTECTED YOUNG WOODLANDS EASEMENT AREA

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
E50	N00°38'18"E	148.84'	E58	S54°52'40"E	32.45'
E51	S89°30'21"E	309.86'	E59	S42°59'29"W	19.70'
E52	N04°26'00"W	13.29'	E60	N53°32'14"W	104.70'
E53	N83°41'01"W	106.78'	E61	S71°45'29"W	96.25'
E54	N55°18'08"W	308.37'	E62	S15°47'34"W	177.15'
E55	N31°17'05"W	124.93'	E63	S43°28'21"E	109.60'
E56	S71°08'00"W	40.51'	E64	S10°22'13"E	82.33'
E57	S26°46'59"E	121.43'	E65	S89°58'34"E	218.12'

EASEMENT LINE TABLE

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
E1	N89°19'34"E	15.00'	E14	N38°16'11"W	70.04'	E26	S58°53'11"W	99.27'	E38	S58°53'18"W	102.88'
E2	N00°40'26"W	15.00'	E15	N63°14'01"W	58.36'	E27	S83°21'19"W	234.64'	E39	N80°31'54"W	218.59'
E3	N89°19'34"E	15.00'	E16	S78°05'56"W	65.44'	E28	S00°00'00"E	171.51'	E40	S78°41'08"W	70.09'
E4	S00°40'41"E	13.65'	E17	S87°34'06"W	49.19'	E29	N90°00'00"W	160.99'	E41	S27°30'38"W	135.82'
E5	N80°52'16"W	130.55'	E18	S88°21'03"W	70.05'	E30	S00°00'00"E	365.43'	E42	S13°25'06"W	118.25'
E6	N88°34'07"W	80.53'	E19	N33°32'19"W	124.36'	E31	N90°00'00"E	355.75'	E43	S75°48'19"W	57.89'
E7	S57°57'30"E	21.69'	E20	N58°40'45"W	189.69'	E32	N00°00'00"E	152.19'			
E8	N57°57'30"W	111.08'	E21	N59°45'49"W	81.32'	E33	N90°00'00"W	148.04'			
E9	S80°31'51"W	186.17'	E22	S83°47'51"W	25.59'	E34	N00°00'00"E	384.74'			
E10	S69°02'58"W	57.80'	E23	S75°31'29"W	120.77'	E35	S55°53'25"W	54.97'			
E11	S26°20'38"W	28.49'	E24	S24°09'22"W	23.95'	E36	S53°43'25"W	63.78'			
E12	S63°42'11"W	84.52'	E25	S73°08'21"W	40.71'	E37	S85°12'10"W	65.73'			

ENGINEER
N/A

SURVEYOR
SLZ

SHEET NO.
03/03

DRAWN BY
SLZ

CREW CHIEF
KT

REVISIONS
2/14/2024
3/20/2024
4/03/2024
4/22/2024
5/07/2024
6/05/2024

IOWA
POLK COUNTY
SEC. 19-80-23
2023001671
1/30/2024

making lives better.
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Ankeny, Iowa 50021
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