



Date: 08/03/2017



Ankeny
bringing it all tagether.



Plan and Zoning Commission Staff Report Meeting Date: September 19, 2017

Agenda Item: I-35 Business Park Plat 2 – Final Plat (County)

Report Date: September 13, 2017 Prepared by: Deb Gervais, AICP

Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the I-35 Business Park Plat 2 Final Plat, subject to applicable Polk County subdivision regulations in lieu of the City of Ankeny subdivision regulations.

Project Summary

I-35 Business Park Plat 2 is located just south of the Ankeny corporate limits, on the east side of NE 22nd Street. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 12.87-acre plat contains two lots and is a re-plat of a portion of I-35 Business Park Plat 1. The plat reconfigures Lots 2 and 5 from the original plat. The reconfigured lot boundaries also requires some additional infrastructure and easements. The two lots are zoned H-1, Heavy Industrial District in the County and will be served with Polk County sewer service and Des Moines Water Works water service.

Staff recommends the City of Ankeny defer to Polk County subdivision regulations.

September 13, 2017

Honorable Mayor, City Council and Plan and Zoning Commission Members c/o Deb Gervais
City of Ankeny
220 West First Street
Ankeny, Iowa 50023

RE: I-35 Business Park Plat 2

Final Plat Submittal

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

On behalf of C & J Development Company LLC, we are pleased to submit herewith a final plat for 12.87 acres currently described as Lots 2 and 5, I-35 Business Park Plat 1 in Polk County. The property is located just south of Ankeny off NE 22nd Avenue between Interstate 35 and the Union and Pacific Railroad right-of-way. The final plat will replat Lots 2 and 5 into two new lots for future development.

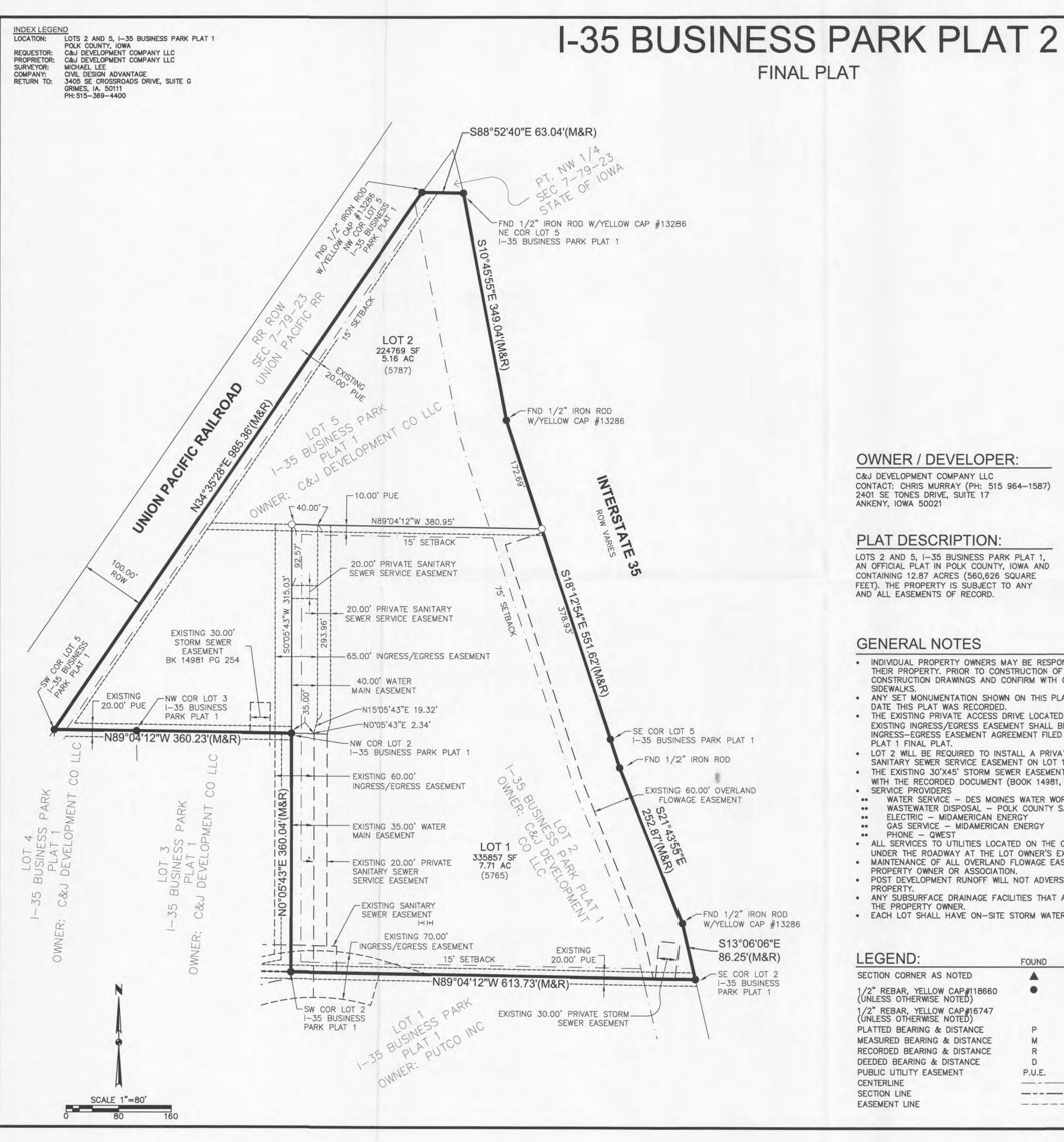
We respectfully ask for your review and approval consideration. Please contact me should you have any questions.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Brad Kuehl, Project Manager

cc: Chris Murray, C & J Development Company



OWNER / DEVELOPER:

C&J DEVELOPMENT COMPANY LLC CONTACT: CHRIS MURRAY (PH: 515 964-1587) 2401 SE TONES DRIVE, SUITE 17 ANKENY, IOWA 50021

PLAT DESCRIPTION:

LOTS 2 AND 5, I-35 BUSINESS PARK PLAT 1, AN OFFICIAL PLAT IN POLK COUNTY, IOWA AND CONTAINING 12.87 ACRES (560,626 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC CONTACT: BRAD KUEHL 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: 515-369-4400

ZONING:

HEAVY INDUSTRIAL DISTRICT

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH COUNTY THE LOCATION, WIDTH AND ELEVATION OF
- . ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- . THE EXISTING PRIVATE ACCESS DRIVE LOCATED AT THE SOUTHWEST CORNER OF LOT 1. WITHIN THE EXISTING INGRESS/EGRESS EASEMENT SHALL BE MAINTAINED PURSUANT TO THE TERMS OF THE INGRESS-EGRESS EASEMENT AGREEMENT FILED CONTEMPORANEOUSLY WITH THE I-35 BUSINESS PARK PLAT 1 FINAL PLAT.
- LOT 2 WILL BE REQUIRED TO INSTALL A PRIVATE SANITARY SEWER LIFT STATION. THE 20' PRIVATE SANITARY SEWER SERVICE EASEMENT ON LOT 1 IS FOR PRIVATE SANITARY SEWER SERVICE TO LOT 2 THE EXISTING 30'X45' STORM SEWER EASEMENT ON LOT 2 SHALL BE MAINTAINED IN ACCORDANCE
- WITH THE RECORDED DOCUMENT (BOOK 14981, PAGE 254). SERVICE PROVIDERS
- WATER SERVICE DES MOINES WATER WORKS
- WASTEWATER DISPOSAL POLK COUNTY SANITARY SEWER
- ELECTRIC MIDAMERICAN ENERGY GAS SERVICE - MIDAMERICAN ENERGY
- PHONE QWEST
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE. MAINTENANCE OF ALL OVERLAND FLOWAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE
- PROPERTY OWNER OR ASSOCIATION. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR
- . ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- . EACH LOT SHALL HAVE ON-SITE STORM WATER DETENTION FACILITIES.

LEGEND: SET FOUND SECTION CORNER AS NOTED 1/2" REBAR, YELLOW CAP#118660 (UNLESS OTHERWISE NOTED) 1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED) PLATTED BEARING & DISTANCE MEASURED BEARING & DISTANCE RECORDED BEARING & DISTANCE DEEDED BEARING & DISTANCE PUBLIC UTILITY EASEMENT P.U.E. CENTERLINE SECTION LINE EASEMENT LINE



JANUARY 11, 2013

BULK REGULATIONS:

H-I: HEAVY INDUSTIRIAL DISTRICT

- STREET SETBACK (EXPRESSWAY/FREEWAY): - STREET SETBACK (MINOR ARTERIAL/COLLECTOR):
- STREET SETBACK (LOCAL):
- REAR YARD SETBIACK: - SIDE YARD SETBACK:

75' 50' 50'

VICINITY MAP

SCALE: 1"=2000' (FULL SIZE)



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

> MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET; EXCEPT GENERAL NOTES



9 SUITE GRIMES, IOWA 50111 515) 369-4400 FAX: (515)

3405 S.E.

(5