

1 inch = 200 feet

Date: 8/24/2017

## Signature Village Plat 3



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**Agenda Item:** Signature Village Plat 3 – Final Plat  
**Report Date:** September 11, 2017  
**Prepared By:** Derek Silverthorn *ETC*  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of Signature Village Plat 3 Final Plat.

**Project Summary:**

Signature Village Plat 3 is a proposed 2.65-acre (+/-) plat, which is part of the Ashland Meadows PUD. The proposed plat is located approximately 650 feet north of NW 18<sup>th</sup> St; east of NW State St; south of Ashland Pointe Townhomes Plat 3; and west of Signature Village Plat 2. The subject development consists of two lots zoned Ashland Meadows PUD, intended for commercial or high-density residential development. The proposed plat is a re-plat of Outlot X and Outlot Y, Signature Village Plat 2.

**Project Report:**

The plat does not involve any public street development.

A 12-inch water main exists along the west plat boundary, and an 8-inch sanitary sewer main exists along the south plat boundary to service future development on this plat.

The Signature Village development is part of the Rock Creek watershed. Plat 3 generally drains to the east and south toward existing stormwater detention ponds. Ultimately, all of the storm water will discharge into Rock Creek.

Parksite dedication was satisfied with previous Ashland Meadows dedications..

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT:** Signature Village Plat 3 - Final Plat

**NAME OF OWNER / DEVELOPER:** Signature Village Development Group, LLC

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**GENERAL INFORMATION:**

**PLAT LOCATION:** South of Ashland Pointe Townhomes Plat 3; West of Signature Village Plat 2 and Brick Towne at Signature Village; North of a stormwater detention pond (City of Ankeny) and NW 18<sup>th</sup> St; East of NW State St

**SIZE OF PLAT:** 2.65 acres (+/-)

**ZONING:** Ashland Meadows PUD

**LOTS:**

**NUMBER:** 2 lots

**SIZE/DENSITY:** Lot 15 – 1.21 acres (+/-); Lot 16 – 1.44 acres (+/-)

**USE:** Commercial/Residential

**BUILDING LINES:** 35' front yard setback; 35' rear yard setback; 25' side yard setback

**PARKSITE DEDICATION:** ParksitE dedication was satisfied with previous Ashland Meadows dedications.

**ADJACENT LANDS:**

**NORTH:** Ashland Pointe Townhomes Plat 3

**SOUTH:** Stormwater detention pond (City of Ankeny); NW 18<sup>th</sup> St

**EAST:** Signature Village Plat 2; Brick Towne at Signature Village

**WEST:** NW State St

**STREET DEVELOPMENT:** None

**WASTE WATER:**

**PROJECTED FLOWS:** 2.65 acres of developable land X 1000 gal. per day/acre of developable land = 2,650 GPD Est.

**TREATMENT PLANT CAPACITY:** Design 12.1 MGD; current daily average 6.41 MGD

**NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE:** Four-Mile Trunk Sewer

**STORM WATER:**

**BASIN FLOWS:** This plat lies in the Rock Creek Watershed.

**WATER SYSTEM:**

**PROJECTED USAGE:** 2.65 acres of developable land X 1000 gal. per day/acre of developable land = 2,650 GPD Est.

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

**FINAL PLAT DRAWING:** Staff recommends approval.

**CONSTRUCTION PLANS:** To be approved.



September 8, 2017

Planning and Zoning Commission and Honorable Mayor and City Council  
C/o Derek Silverthorn  
City of Ankeny  
220 W. First Street  
Ankeny, Iowa 50023-1751

RECEIVED  
SEP 8 2017  
CITY OF ANKENY

RE: SIGHTATURE VILLAGE PLAT 3 RESUBMITTAL- TECH REVIEW  
FINAL PLAT  
PROJECT NO. 117.0777.01

On behalf of Harvester Land Holdings LLC, as Owner and Developer, please find accompanying the revised Final Plat for the above referenced project. We respectfully request the City's review and approval of these documents. These documents have been prepared in accordance with City standards and specifications. Upon approval, construction is proposed to begin immediately weather permitting.

As requested, we have addressed all items on the Tech Review comments dated September 1, 2017.

Submittal materials are as follows:

1. Six (6) folded copies of the Final Plat,
2. Response letter,
3. Cost Participation Calculation

In keeping with City policy, we respectfully request cost participation in the amount of \$12,347.50 for upsizing of the water main from an 8-inch diameter pipe to a 12-inch diameter pipe.

Please place the Final Plat on the next available agenda for approval. Please let me know if you have any questions or require further information. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

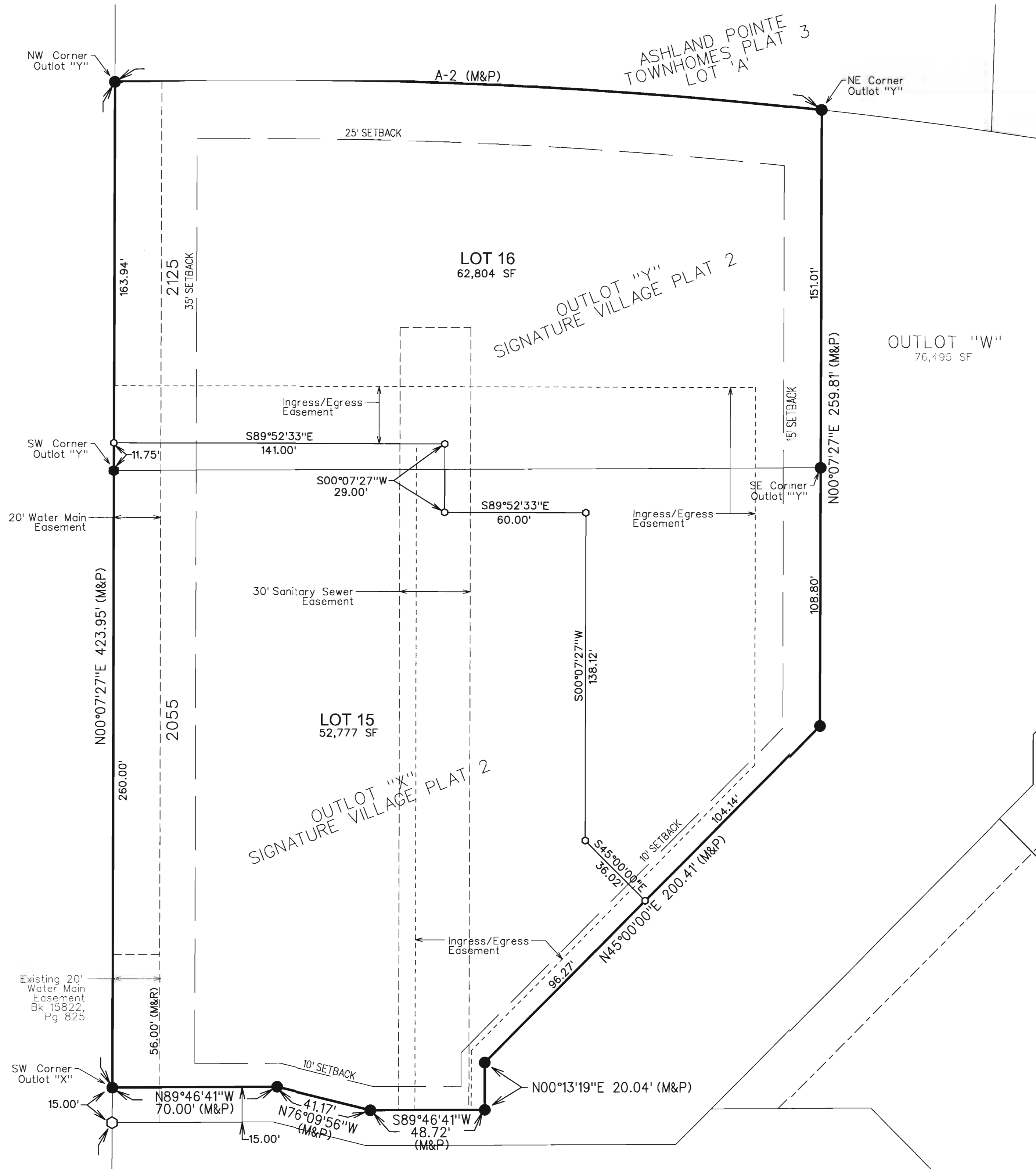
Eric D. Cannon, P.E.

Enclosure

cc: Duane Jensen, Signature Village Development Group LLC  
File

9/8/2017 11:55:24 AM  
C:\Users\erind\Documents\Projects\2017\117.0777\117.0777.dwg  
SNYDER & ASSOCIATES, INC. 117.0777.dwg

NW STATE STREET



# SIGNATURE VILLAGE PLAT 3

## FINAL PLAT

### PLAT DESCRIPTION

OUTLOT X AND Y, SIGNATURE VILLAGE PLAT 2 BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### OWNER/DEVELOPER

HARVESTER LAND HOLDINGS, LLC.  
4611 MORTENSEN ROAD  
AMES, IOWA 50014  
CONTACT: DICKSON JENSEN  
PHONE: 1-515-233-2752

### ZONING

ASHLAND MEADOWS P.U.D.

### BASIS OF BEARING

THE WEST LINE OF SIGNATURE VILLAGE PLAT 2 WAS USED AS THE BASIS OF BEARING.

### DATE OF SURVEY

08/18/17

### BULK REGULATIONS

YARD REQUIREMENTS:  
FRONT: 35 FEET  
SIDE: 25 FEET  
REAR: 35 FEET  
MAXIMUM HEIGHT: 65 FEET  
UNDERLYING ZONING: C-1 RESTRICTED

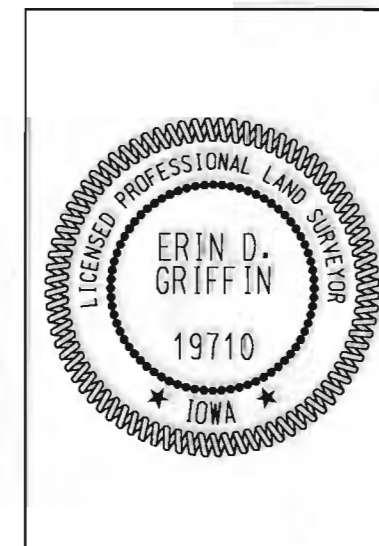
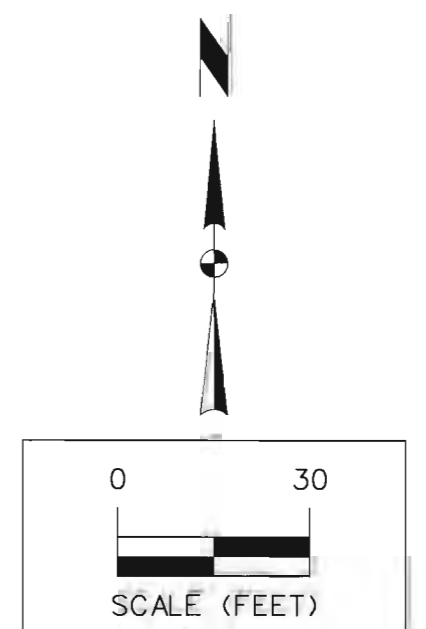
### CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-2 (M&P)	8° 00' 24" RT	2,150.00'	300.45'	150.47'	S 87° 45' 10" E 300.21'

### LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #18643 (Unless Otherwise Noted)	●	
1/2" Rebar, Yellow Plastic Cap #19710	■	
ROW Marker	■	
ROW Rail	■	
Control Point	○ CP	
Bench Mark	○ BM	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

RECEIVED  
SEP 8 2017  
CITY OF ANKENY



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.

Erin D. Griffin, PLS Date \_\_\_\_\_  
License Number 19710  
My License Renewal Date is December 31, 2017  
Pages or sheets covered by this seal:  
Sheet 1 of 1

SIGNATURE VILLAGE PLAT 3

FINAL PLAT

SNYDER & ASSOCIATES, INC.

ANKENY, IOWA

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

SNYDER & ASSOCIATES

Project No: 117.0777

Sheet 1 of 1

MARK	AS PER CITY COMMENTS	8/16/17	DATE	BY
1	AS PER CITY COMMENTS	8/16/17	DATE	BY
Engineer:	KMM	Checked By:	EDC	Scale: 1"= 30'
Technician:	TLS	Date:	08/18/17	Field Bk: Pg.
Project No:	117.0777	Sheet	1	of 1