



1 inch = 800 feet

Date: 8/24/2017

Triple J Park Plat 1



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 19, 2017

Agenda Item: Triple J Park Plat 1 – Final Plat (County)

Report Date: September 5, 2017

Prepared by: Derek Silverthorn
Associate Planner

ESC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Triple J Park Plat 1 Final Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

Project Summary

Triple J Park Plat 1 is located outside Ankeny corporate limits, west of NE 6th St (NW Ash Dr) and approximately a quarter-mile south of NW 118th Ave (NW 54th Ave). The property lies within the state statutory two-mile subdivision review area for the City of Ankeny, and is south of the Ankeny/Alleman annexation agreement line along NW 126th Ave.

This five-acre (+/-) plat contains one lot and one street lot. The intent of Lot 1 is to be used by Mid-American Energy as a public electric substation to provide future and existing services to the City of Ankeny and Polk County, and Lot A will be conveyed to Polk County for roadway purposes. The development will have no water or wastewater service. Polk County indicates the property zoned as Low Density Residential (LDR). The proposed plat is inside of the City's Future Land Use Plan, and indicated as Agriculture/Open Space. If annexed into the City of Ankeny, street lights and sidewalks will be the responsibility of the property owners in the event of annexation into the City of Ankeny.

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

August 21, 2017

Project 415531-0

City of Ankeny Planning and Building Department
220 West First Street
Ankeny, Iowa 50023-1751

RE: Triple J Park Plat 1 – Final Plat

Planning and Zoning Commission, City Council,

Shive Hattery has prepared a Minor Final Plat for Polk County to divide a five acre parcel of land out of the North fractional half (N1/2) of the Northwest Quarter (NWFra1/4) of Section 2, Range 80 North, Township 24 West of the 5th Principal Meridian, Pol County, Iowa, For Mid-American Energy. The site will be use to provide future and existing electrical services to the City of Ankeny and Polk County.

Being within a two mile radius of the Ankeny city limits, we look for your comments and approval of the proposed Minor Preliminary Plat, developed under Polk County rules.



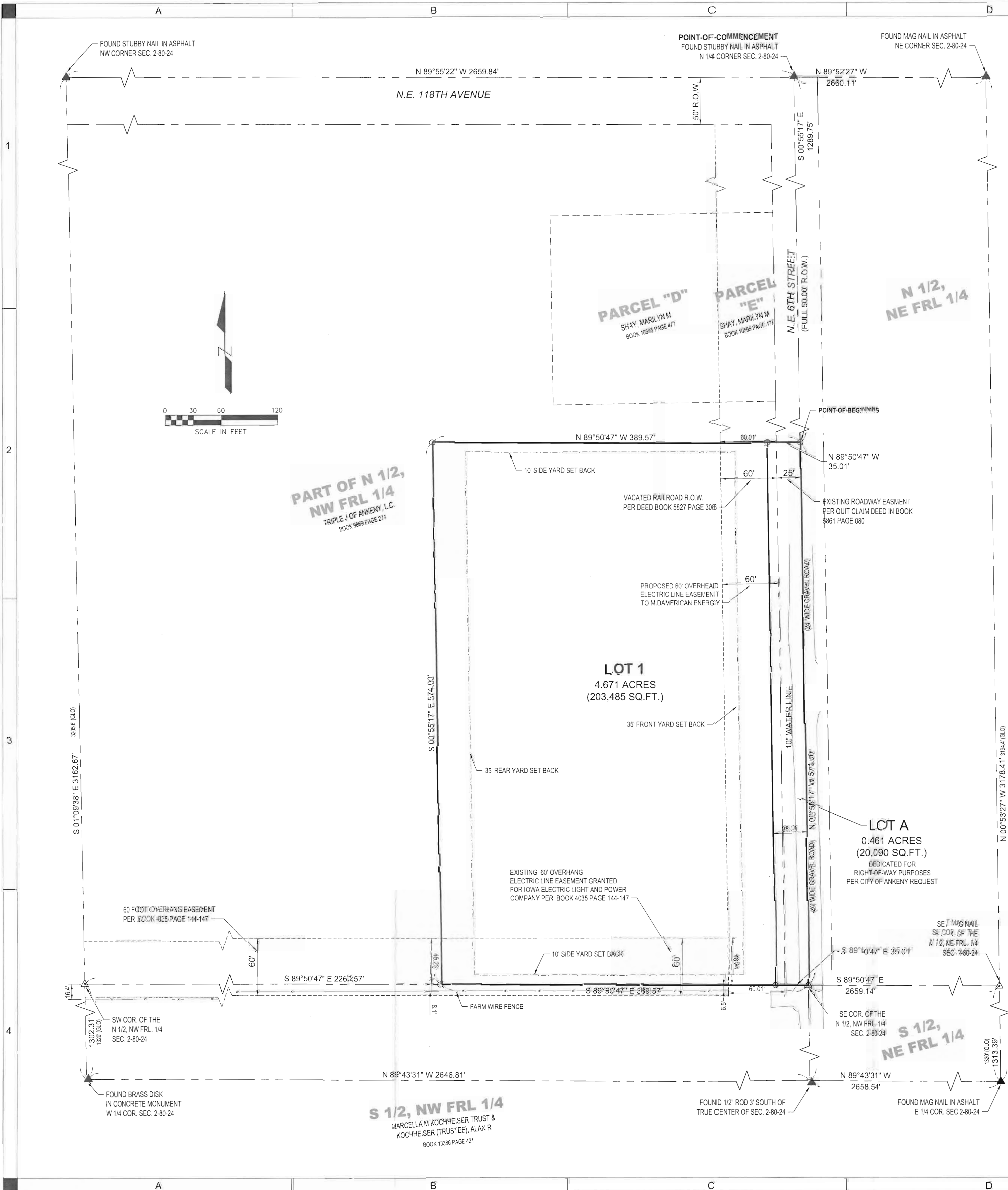
Murray B. Berting, PLS

Surveyor, Project Manager
Shive-Hattery

4125 Westown Parkway | Suite 100 | West Des Moines, IA 50266
515.223.8104 ext. 4364 | 515.333.4924 | cell: 515.979.1750 | 800.798.8104

SHIVEHATTERY
ARCHITECTURE+ENGINEERING

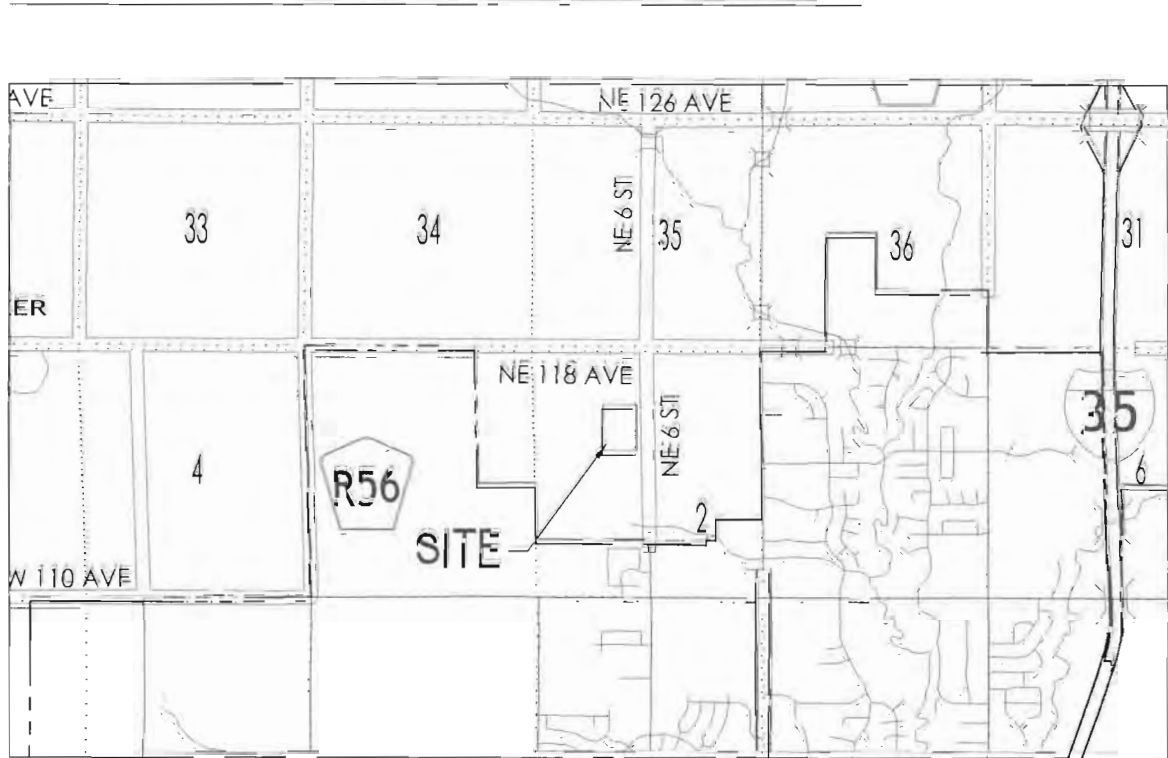




MINOR FINAL PLAT TRIPLE J PARK PLAT 1

N1/2, NW FRL 1/4, SEC 2, T-80-N, R-24-W,
POLK COUNTY, IOWA

VICINITY MAP



SURVEYOR'S NOTES:

- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- WATER MAIN SHOWN IS OWNED BY THE CITY OF ANKENY.
- LOT 1 WILL BE DEVELOPED AS A PUBLIC ELECTRIC SUBSTATION. THE DEVELOPMENT WILL HAVE NO WATER SERVICE AND NO WASTEWATER DISPOSAL SERVICE.
- LOT A WILL BE CONVEYED TO POLK COUNTY FOR ROADWAY PURPOSES.
- EXISTING OVERHANG EASEMENT ON SOUTH SIDE AS SHOWN SHALL BE DEDICATED TO MID AMERICAN ENERGY.
- THE PARENT PARCEL DEED RECORDED IN BOOK 9869, PAGE 274, IS SUBJECT TO ESTABLISHED HIGHWAYS ON THE NORTH AND SOUTH SIDE THEREOF. THE DEED SHOULD STATE THE NORTH AND EAST SIDES THEREOF.
- IF ANNEXED INTO THE CITY OF ANKENY, THE PROPERTY OWNER WILL BE RESPONSIBLE FOR STREETLIGHTS AND SIDEWALKS.

LEGEND

- SECTION CORNER FOUND (AS NOTED)
- SECTION CORNER SET (5/8" ROD W/ YELLOW CAP #13148, UNLESS NOTED)
- PROPERTY CORNER SET (5/8" ROD W/ YELLOW CAP #13148)
- UTILITY POLE
- PROPERTY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- VACATED RR LINE

OWNER

TRIPLE J OF ANKENY L.C.
3625 NW ASH DR
ANKENY, IA 50023
515.480.8025

PARENT PARCEL DESCRIPTION

PER WARRANTY DEED, RECORDING IN THE RECORDERS' OFFICE OF POLK COUNTY IN BOOK 9869 PAGE 274.

THE NORTH FRACTIONAL 1/2 OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT PARCELS "D" AND "E" OF PLAT OF SURVEY FILED APRIL 17, 2000 IN BOOK 8471 PAGE 233. SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS ON THE NORTH AND SOUTH SIDES THEREOF.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF AND LYING ENTIRELY WITH THE NORTH HALF (N 1/2) OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL 1/4) OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 2;

THENCE ALONG AND UPON THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL 1/4) OF SAID SECTION 2; SOUTH 00°55'17" EAST, 1289.75 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°50'47" WEST, 389.57 FEET;
THENCE SOUTH 00°55'17" EAST 574.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL 1/4);
THENCE ALONG AND UPON SAID SOUTH LINE SOUTH 89°50'47" EAST, 389.57 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL 1/4) OF SAID SECTION 2;

THENCE ALONG SAID EAST LINE, NORTH 00°55'17" WEST, 574.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 223,575 SQ.FT. (5.133 ACRES), MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

ZONING:

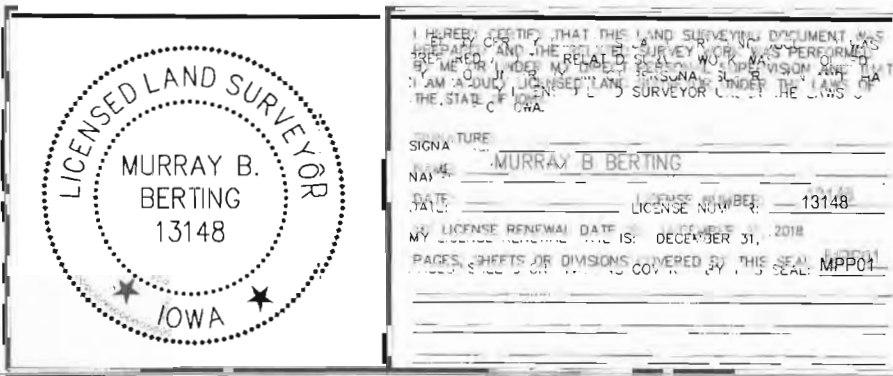
LDR - LOW DENSITY RESIDENTIAL

SURVEYOR'S INFORMATION:

MURRAY BERTING
SHIVE-HATTERY
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IOWA 50266
515-223-8104

RECEIVED
SEP 1 2017
CITY OF ANKENY

FIELD WORK COMPLETED: 12/22/2016



SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

SEAL

TRIPLE J PARK PLAT 1

REVISION COMMENTS FROM CITY OF ANKENY: 9/11/2017

DRAWN: JES

MINOR FINAL PLAT

MFP 101

4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | fax: 515.223.0622 | www.shive-hattery.com

Iowa | Illinois | Indiana

N 1/2, NW FRL 1/4, SEC 2, T-80-N, R-24-W
POLK COUNTY, IOWA