

1 inch = 400 feet

Date: 8/11/2017

**Community Baptist Church**  
**4703 N Ankeny Blvd**







*Plan and Zoning Commission  
Staff Report*

*Meeting Date: November 21, 2017*

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**Agenda Item:** Community Baptist Church Final Plat  
**Report Date:** November 16, 2017  
**Prepared By:** Eric Carstens, AICP  
Planning Administrator

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of Community Baptist Church Final Plat.

**Project Summary:**

Community Baptist Church is a proposed 9.21-acre plat located north of NE 47<sup>th</sup> St; east of N. Ankeny Blvd.; south of Prairie Ridge Townhomes Plat 2; and west of NE Oak Ln and Avondale Trace Plat 6. The development consists of one lot zoned Avondale Trace PUD. The proposed plat is consistent with the original Avondale Trace PUD approved in 2005, and PUD amendment in 2013 designating this area for a church site.

**Project Report:**

The plat does not involve any public street development.

A 10-inch water main exists along NE 47<sup>th</sup> St, and an 8-inch sanitary sewer main exists along the east plat boundary to service the church development.

The Community Baptist Church development is part of the Upper Four Mile Creek watershed. This plat generally drains to the south and east toward surface water flowage easement areas and into existing ditches along the north side of NE 47<sup>th</sup> Street. Ultimately, all of the storm water will discharge into Four Mile Creek.

Parksite dedication for the Avondale Trace development has already been satisfied with previous land dedication.

**CITY OF ANKENY  
SUBDIVISION DATA**

**NAME OF PLAT: Community Baptist Church - Final Plat**

**NAME OF OWNER / DEVELOPER: Community Baptist Church of Ankeny**

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**GENERAL INFORMATION:**

PLAT LOCATION: North of NE 47<sup>th</sup> St; East of NE Delaware Ave; South of Prairie Ridge Townhomes Plat 2; West of NE Oak Ln and Avondale Trace Plat 6  
SIZE OF PLAT: 9.21 acres  
ZONING: Avondale Trace PUD

**LOTS:**

NUMBER: 1 Lot  
SIZE/DENSITY: Lot 1 – 9.21 acres  
USE: Church  
BUILDING LINES: 50' front yard setback; 30' side and rear yard setback

**PARKSITE DEDICATION:** Parksit dedication for Avondale Trace was satisfied with previous land dedication.

**ADJACENT LANDS:**

NORTH: Prairie Ridge Townhomes Plat 2; Multi-Family Residential  
SOUTH: NE 47<sup>th</sup> Ln  
EAST: NE Oak Ln; Avondale Trace Plat 6  
WEST: N. Ankeny Blvd.

**STREET DEVELOPMENT:** None

**WASTE WATER:**

PROJECTED FLOWS: 9.21 acres of developable land X 1000 gal. per day/acre of developable land = 9,210 GPD Est.  
WRA CAPACITY: 200 MGD; current daily average 132 MGD  
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four-Mile Trunk Sewer

**STORM WATER:**

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

**WATER SYSTEM:**

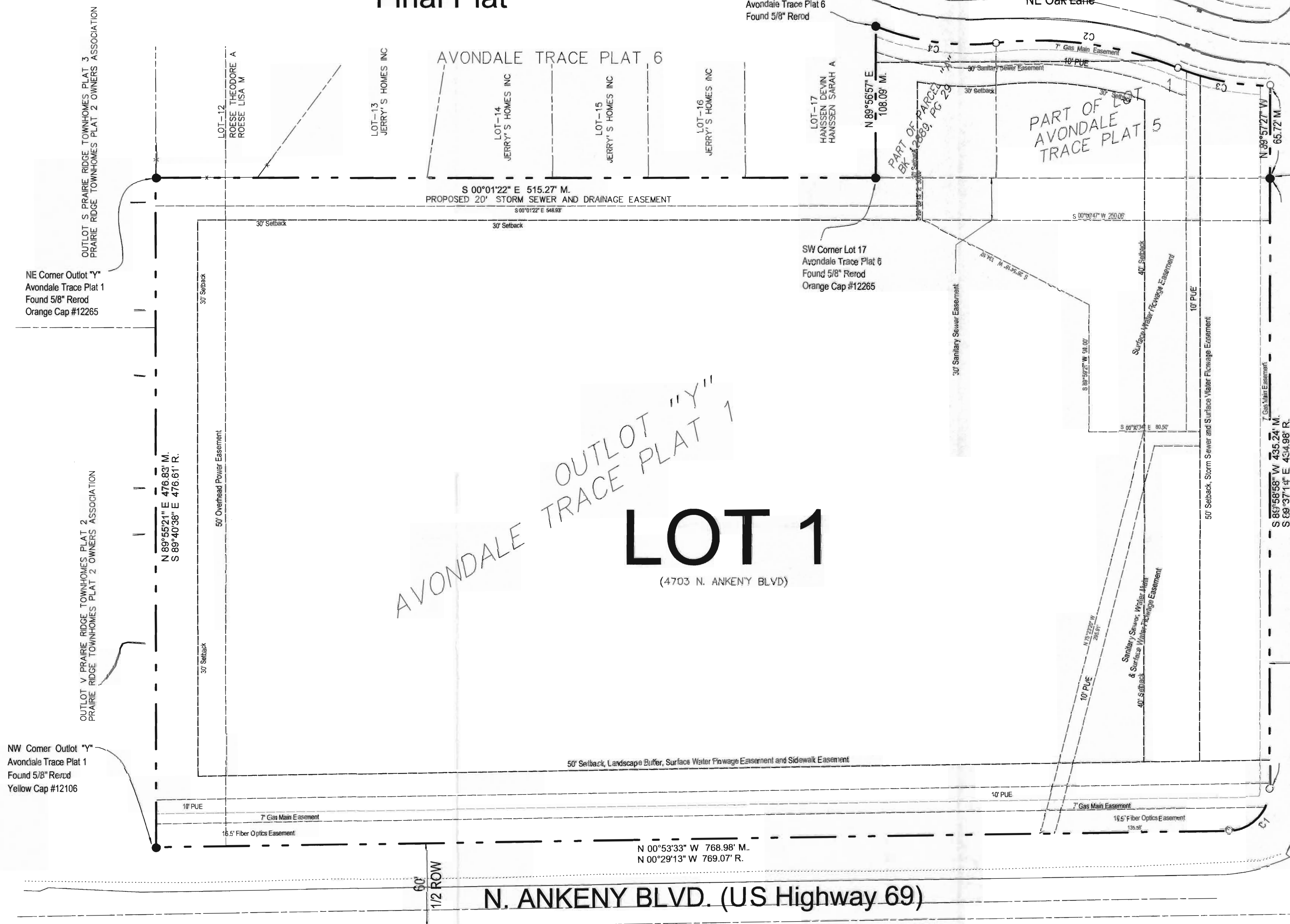
PROJECTED USAGE: 9.21 acres of developable land X 1000 gal. per day/acre of developable land = 9,210 GPD Est.  
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

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

**CONSTRUCTION PLANS:** To be approved.

# COMMUNITY BAPTIST CHURCH

# Final Plat



LEGAL DESCRIPTION:  
 Outlot "Y" in Avondale Trace Plat 1, an Official Plat, and Lot 1 in Avondale Traces Plat 5, an Official Plat, and Parcel "A" of Outlot "Q", Avondale Trace Plat 8, as Recorded in Book 12866, Page 29 in the Polk County Records Office, except those portions conveyed by Acquisition Plat of said Lot and said Parcel "A" of Outlot "Q" of Avondale Trace Plat 5 as Recorded in Book 15742, Page 362 in the Polk County Records Office, all being in and forming a part of the City of Ankeny, Polk County, Iowa, containing 491,165 sq.ft. ( 9.209 acres) more or less. (To be replatted as LOT 1 Community Baptist Church).

ZONING: AVONDALE TRACE PLANNED UNIT DEVELOPMENT

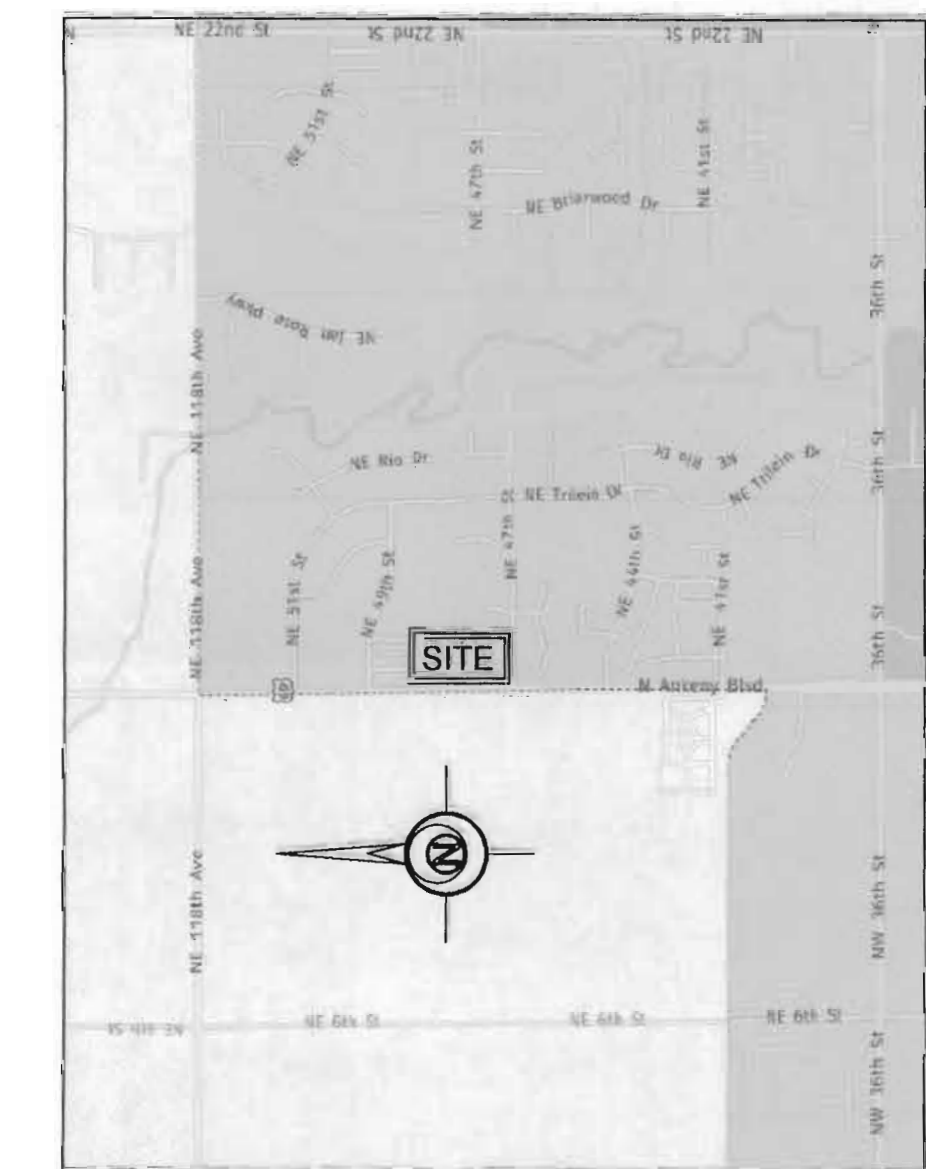
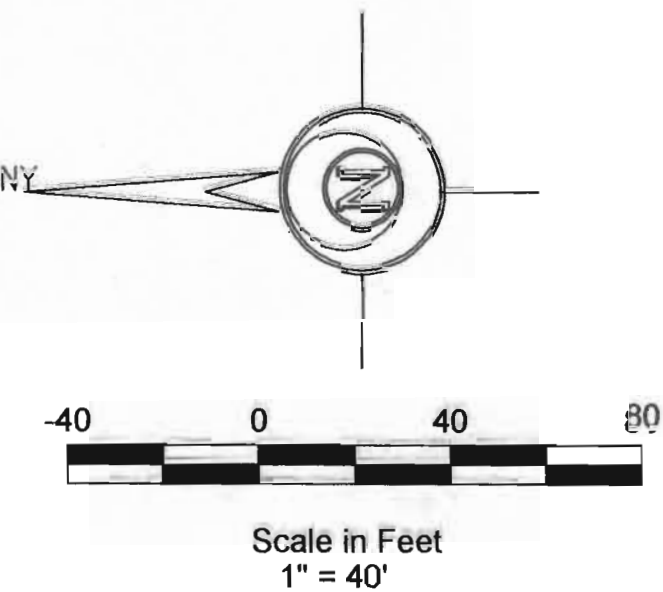
DEVELOPER:

COMMUNITY BAPTIST CHURCH OF ANKENY  
ATTN: MARV COOLEY  
POB 549  
ANKENY, IA 50021  
PH: (515) 729-1556

ENGINEER/LAND SURVEYOR:

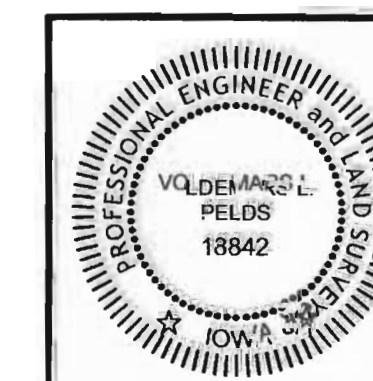
A. LEO PELDS ENGINEERING COMPANY  
2323 DIXON STREET  
DES MOINES, IOWA 50316  
PROJECT CONTACT: WALLY PELDS  
PH: (515) 265-8196

SW Corner Lot 1  
Avondale Trace Plat 5  
Found 1/2" Rerod



VICINITY MAP

CURVE TABLE						
#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	30.00"	89°08' 32"	46.67'	42.11'	29.55'	S 45°28' 48" E
2	279.00"	28°29' 09"	133.53'	132.17'	68.16'	N 07°40' 49" E
3	178.00"	21°51' 11"	67.89'	67.48'	34.38'	S 10°55' 14" W
4	180.00"	23°05' 22"	88.25'	87.36'	45.03'	S 07°43' 18" W



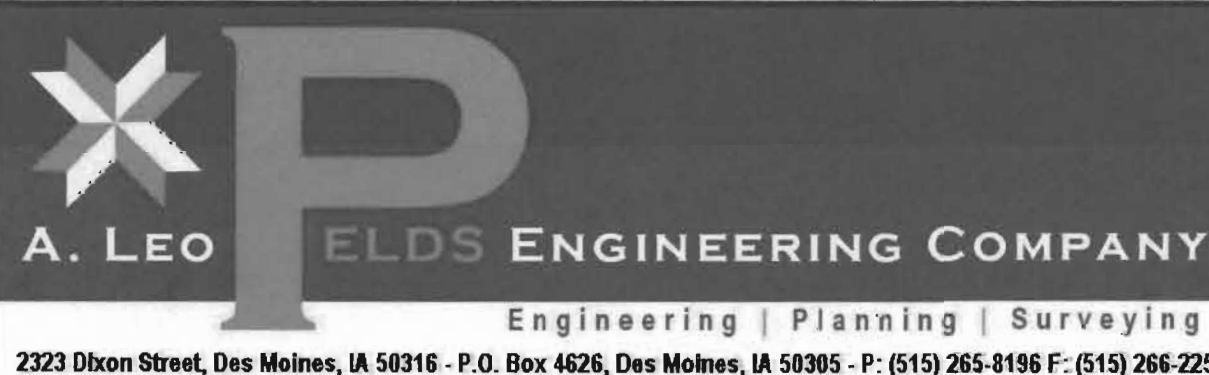
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS  
PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR  
UNDER MY DIRECT SUPERVISION AND THAT I AM A  
DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE  
LAWS OF THE STATE OF IOWA.

*Valley Wells* 11-13-2017

VOL. # 1842 LEO PELDS, P.L.S. & L.C. NO. 1842 DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE  
UNLESS INDICATED HERE)

**Community Baptist Church  
Final Plat  
Ankeny, Iowa**

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**LEGEND:**

STANDARD SYMBOLS:

- IRON ROD OR PIPE FOUND
- SET 1/2"x30" REBAR W/  
YELLOW PLASTIC CAP #18542
- ▲ SECT. COR. MONUMENT FOUND
- △ SECT. COR. MONUMENT CALC.
- ⊗ POWER POLE
- ⊗ LIGHT POLE
- F.F. FINISHED FLOOR

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 x:126.34  
 N.T.S.  
 H.M.A.

MORE OR LESS  
FENCE LINE  
FIRE HYDRANT  
SANITARY SEWER MANHOLE  
STORM SEWER MANHOLE  
VALVE  
SPOT ELEVATION (@ x)  
NOT TO SCALE  
HOT MIX ASPHALT

P.C.C.  
—;XX=  
W  
GAS  
SAN  
ST  
UGET  
OHE/T  
CATV

PORTLAND CEMENT CONCRETE  
UTILITY LINE OR PIPE  
WATER  
GAS  
SANITARY SEWER  
STORM SEWER  
UNDERGROUND ELEC. / TEL.  
OVERHEAD ELEC. / TEL.  
CABLE TELEVISION