



CLIVE PLANNING & ZONING COMMISSION

AGENDA, REGULAR MEETING

8800 Hickman Road

May 6, 2025 5:30 PM

This meeting will be conducted in-person in the Public Safety Facility Training Room and virtually via Zoom platform. To participate virtually use the following link: <https://us06web.zoom.us/j/89178956404>

Call to Order

Roll Call

Approval of Meeting Minutes

1. Approve Meeting Minutes 04/01/2025

Action Items

1. Final Plat - Silverstar Addition Plat 1
2. Site Plan Amendment - Weissenburger Investment and Financial Planning - 16400 Sheridan Ave

Staff Report

Adjournment

CLIVE PLANNING AND ZONING COMMISSION MEETING MINUTES

Regular Session
April 1, 2025

This meeting was held in the Clive Public Safety Training Room and public access was provided in-person at City Hall and via Zoom. Information on how to access via Zoom was provided on the city's website and on the agenda. The recording of the meeting is available on the city's website at:

https://www.cityofclive.com/connect/boards_and_commissions/planning_and_zoning_commission.php

Call to Order/Roll Call

ALOWITZ CALLED THE MEETING TO ORDER AT 5:30 p.m.

PRESENT: LINDSAY BRANDON, MILLY ORTIZ-PAGAN, JULIE CORREA, MARCIA HUNTER, CHRIS PANZI, JEFFREY ANDERZHON, MICHAEL ALOWITZ

ABSENT: MILLY ORTIZ-PAGAN

STAFF: AMANDA GRUTZMACHER, KATHRYN PURVIS, KELLY RIVERA

Action Items

1. Approve Meeting Minutes – March 4, 2025

Correa motioned to approve the March 4, 2025 meeting minutes, seconded by Panzi.
Roll Call: Ayes: Correa, Panzi, Brandon, Hunter, Alowitz.

Abstain: Anderzhon

Motion carried.

2. Second Amendment to Second Amended Declaration of Easements, Restrictions and Covenants for Berkshire Commons Office Park

Weissenburger Real Estate, LLC, requested approval of a covenant amendment for Berkshire Commons Office Park that would modify the maximum permitted building square footage from 4,500 square feet to 6,000 square feet for Lot 15 in Berkshire Commons Office Park Plat 1. The applicant has submitted a site plan amendment for an approximately 1,000 square feet addition to the current Weissenburger Investments and Financial Planning office resulting in a total building size of approximately 5,500 square feet. The amendment has been signed by the owners of all of the properties in the Berkshire Commons Office Park Plat 1 and Plat 2, which includes all property within 310-feet of 16400 Sheridan Avenue.

Hunter motioned to recommend approval of Second Amendment to Second Amended Declaration of Easements, Restrictions and Covenants for Berkshire Commons Office Park subject to resolution of staff comments, seconded by Brandon

Roll Call: Ayes: Hunter, Brandon, Ortiz, Correa, Panzi, Anderzhon, Alowitz.

Motion carried.

Staff Report

Adjournment at 5:39 p.m.



Staff Report

TO: Planning and Zoning Commission members

FROM:

Amanda Grutzmacher, Senior Planner

DATE: May 6, 2025

RE: Final Plat - Silverstar Addition Plat 1

GENERAL INFORMATION

Applicant: Houston Engineering on behalf of Midwest Fidelity Partners / IA8-156th and Hickman, LLC

Requested Action: Approval of Final Plat

Location: Emerald Isle Place, Lots 12-16 and 18-22

LAND USES & ZONING			
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Property	Commercial - Retail/Services	Commercial - Retail/Services	C-4
North	Residential - Medium Density Residential - Low Density	Residential - High Density	PUD, R-1
East	Light Industrial Commercial - Retail/Services	Commercial - Retail/Services	C-2
South	Commercial - Retail/Services	Commercial - Retail/Services	C-4
West	Commercial - Retail/Services	Commercial - Retail/Services	C-4

CASE HISTORY

1957 - Emerald Isle Place Final Plat (Dallas County)

1960s - Single-family homes constructed

1994 - Annexed into Clive

2016 - Rezoned from R-1 to C-4 (partial property)

2023 - Rezoned from R-1 to C-4 (partial property)

2024 - Preliminary Plat approved, Construction Drawings approved

BACKGROUND

In the mid-2010's Kum & Go began assembling properties in the block between NW 156th Street, Hickman Road, and Emerald Isle Drive; five of the single-family lots were not acquired at this time. Kum & Go petitioned the City to rezone the property they had acquired from R-1 Single-Family Residence District to C-4 Planned Shopping Center Commercial District; the approved Zoning Change and Development Agreement only allowed for development of the far western portion of the block prior to the remaining single-family lots being acquired and a development plan including those remaining

residential properties approved. During 2023, Midwest Fidelity Partners (aka IA8-156th and Hickman, LLC) assembled the remaining five R-1 lots and petitioned the City to rezone those properties from R-1 to C-4. In conjunction with the later rezoning, Midwest Fidelity Partners entered into an agreement to complete the Emerald Isle Drive Public Improvements and submitted a preliminary plat for Silverstar Addition Plat 1. The Silverstar Addition Plat 1 Final Plat creates 3 lots and 1 outlot. The lots are each approximately 1.3 acres and will support a variety of commercial projects with restricted uses identified in the Zoning Change and Development Agreement. The outlot was created in anticipation of IDOT right-of-way acquisition needs to support future improvements to Hickman Road and NW 156th Street. Consistent with the Zoning Change and Development Agreement, the final plat identifies an "Enhanced Parking Setback Landscape Zone" that will be permanently established by declaration and will be planted with the development on Lot 2.

The subject property has been developed in accordance with the approved preliminary plat. Construction of the Emerald Isle Drive Public Improvements is anticipated to begin on or about May 5, 2025; these improvements are included in a separate public improvements agreement.

STAFF RECOMMENDATION

Staff recommends approval of the final plat; there are no outstanding staff comments.

Attachments:

- 1. Application
- 2. Silverstar Addition Plat 1



City of Clive

1900 NW 114th Street

Clive, IA 50325-7077

Phone (515) 223-6221

www.cityofclive.com

APPLICATION FOR DEVELOPMENT REVIEW

PERMIT

FPT24-000003 Final Plat

PROJECT LOCATION

north of Hickman Road, east of NW 156th Street,
and south of Emerald Isle Drive

PROJECT DESCRIPTION

Silverstar Addition Plat 01

APPLICANT

Stan Hanson
3900 W Technology CIR, Ste 6
Sioux Falls, SD 57106
(605) 271-0378
sthanson@houstoneng.com

DEVELOPER

Midwest Fidelity Partners
1610 S Minnesota Ave
Sioux Falls, SD 57106
(605) 951-0785
tj@mfp.llc

SURVEYOR

James Schlieman
3900 W Technology CIR, Ste 6
Sioux Falls, SD 57106
(605) 271-0378

APPLICATION DATE

12/20/2024

PROJECT NAME

Silverstar Addition Plat 01

PROPERTY OWNER

IA8-156th AND HICKMAN, LLC
1610 S Minnesota Ave
Sioux Falls, SD 57106
(605) 951-0785
tj@mfp.llc

PROJECT MANAGER

Stan Hanson
3900 W Technology CIR, Ste 6
Sioux Falls, SD 57106
(605) 271-0378
sthanson@houstoneng.com

ATTORNEY

Joel Templeman
4949 Westown Pkwy, Ste 200
West Des Moines, IA 50266
(515) 243-2100

MEETING DATES

PLANNING & ZONING COMMISSION

05/06/2025

CITY COUNCIL

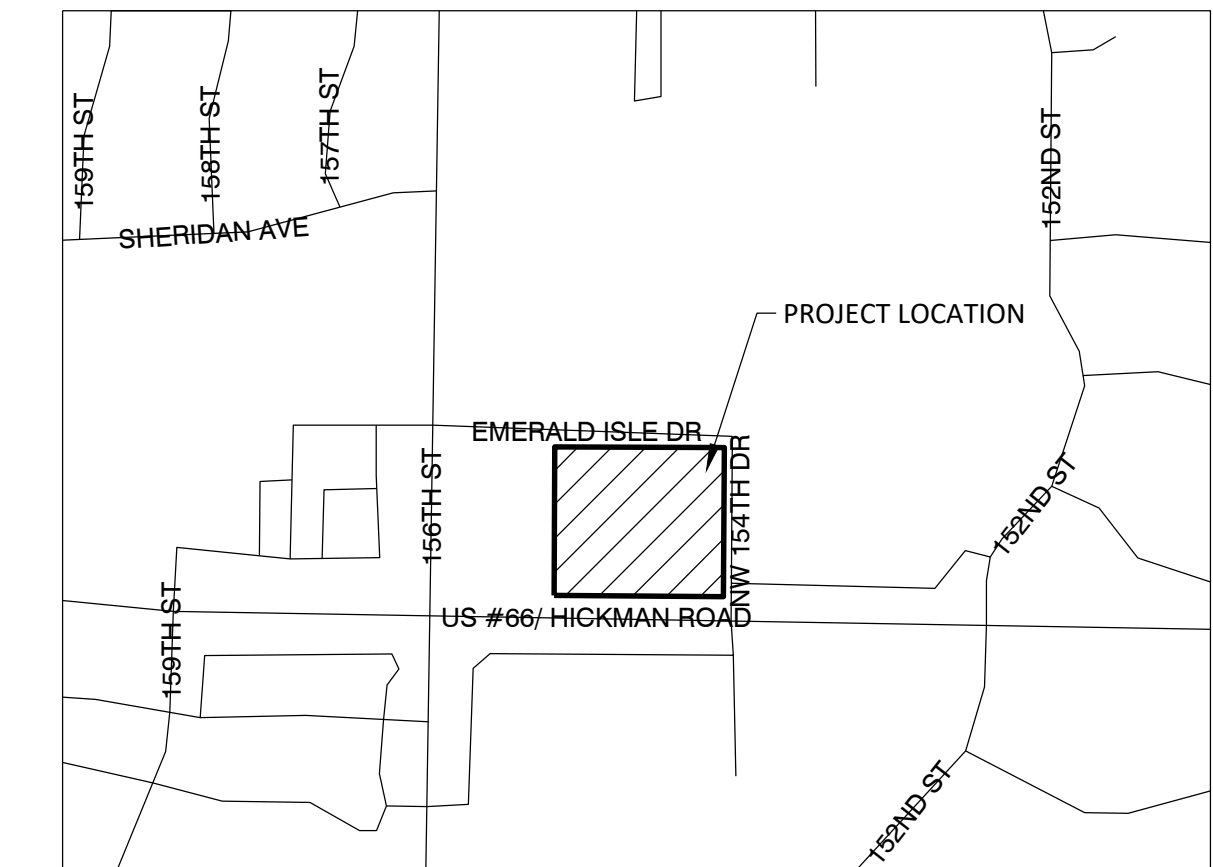
05/22/2025

FINAL PLAT OF SILVERSTAR ADDITION PLAT 1

CITY OF CLIVE,
DALLAS COUNTY, IOWA

RESTRICTION ON USES:
Uses Not Permitted

- i) Automotive Repair;
- ii) Automotive Wash shall not be permitted on Lot 1.
- iii) Domesticated Animal Boarding/Kennels;
- iv) Laundromat, launderette, or dry cleaning;
- v) An establishment dedicated to the retail sale of tobacco or marijuana, tobacco or marijuana products, or tobacco or marijuana paraphernalia as its primary source of income. A grocery store or similar retail use that sells tobacco products or tobacco paraphernalia as an ancillary sale is not included in this definition;
- vi) An establishment dedicated to the retail sale of liquor or liquor as its primary source of income. A grocery store or similar retail use that sells liquor products as an ancillary sale is not included in this definition;
- vii) Pawnbrokers and delayed deposit services;
- viii) Self-storage/mini-storage; and
- ix) Any other uses prohibited by law or ordinance.



VICINITY MAP
NOT TO SCALE

OWNER OF RECORD:
IA8 - 156th and Hickman, LLC
1610 S Minnesota Ave
Sioux Falls, SD 57105
(605) 361-3557

JURISDICTION:
City of Clive, Iowa

UTILITY DISTRICTS:

- City of Clive
- Mediacom
- Centurylink
- Des Moines Water Works
- Consolidated Communications
- Iowa Communications Network
- Midamerican-Elec
- Midamerican-Gas
- Verizon
- United Private Network LLC
- Waukee Community Schools
- Xenia Rural Water District

FIELD WORK COMPLETED:
12-08-2022

FLOOD ZONE:
(Zone X) area determined to be outside the
0.2% annual chance floodplain
Panel# 19153C0305F
Effective date February 1, 2019

LAND SURVEYOR:
James A. Schlieman
Houston Engineering, Inc.
1401 21st Avenue North
Fargo, North Dakota 58102
(701) 237-5065

TOTAL AREA:
4.076 acres (177,571 square feet)

ZONE INFORMATION:
C-4 District Planned Shopping Center Commercial

- Front yard setback 60'
- Side yard setback 25'
- Rear yard setback 35'
- Internal Side setback 12.5'

LEGAL DESCRIPTION:

Lots 12-16, together with Lots 18-22 and Lot C, all in Emerald Isle Place, being an official plat located in the City of Clive, Dallas County, Iowa, except that part of Lot C condemned by Iowa DOT in Book 1998, Page 12499, and also except that part of Lot C being part of Parcel 22-60 as shown in Book 2022, Page 14454.

Subject to any easements as may be of record.

Also described as follows:

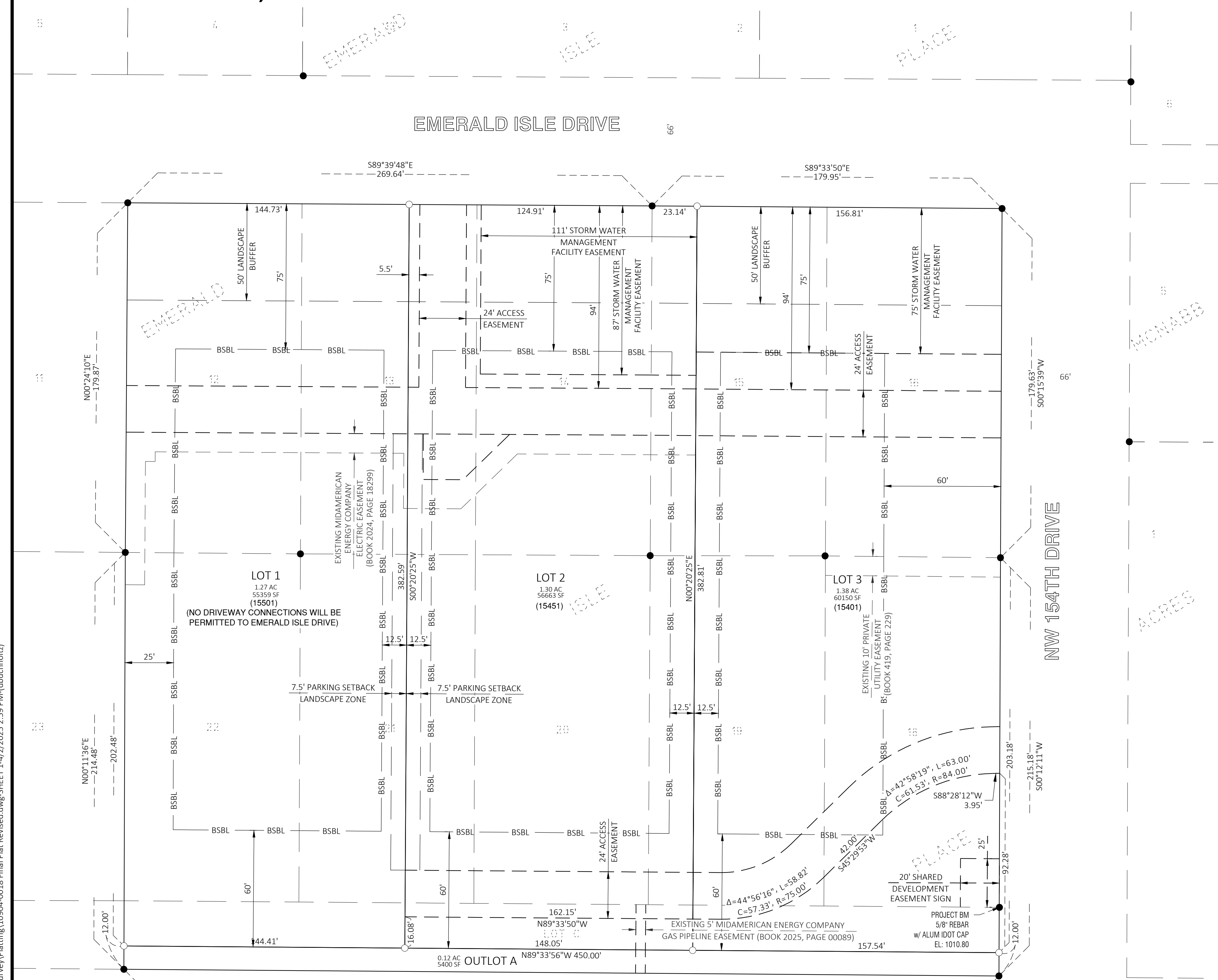
Silverstar Addition located in the Southwest Quarter of Section 25, Township 79 North, Range 26 West of the Fifth Principal Meridian, City of Clive, Dallas County, Iowa, described as follows:

Beginning at the northeast corner of Lot 16 in Emerald Isle Place as recorded in Plat Book 3, Page 23 in the Office of the Recorder, Dallas County, Iowa; thence South 00°15'39" West, along the easterly line of said Lot 16, for a distance of 179.63 feet to the northeast corner of Lot 18 in said Emerald Isle Place; thence South 00°12'11" West, along the easterly line of said Lot 18 and Lot C in said Emerald Isle Place, for a distance of 215.18 feet to the northeast corner of a parcel condemned by Iowa DOT in Book 1998, Page 12499; thence North 89°33'56" West, along the northerly line of said condemned parcel, for a distance of 450.00 feet to the southeast corner of Parcel 22-60 as shown in Book 2022, Page 14454; thence North 00°11'36" East, along the easterly line of said Parcel 22-60, for a distance of 214.48 feet; thence North 00°24'10" East, along the easterly line of said Parcel 22-60, for a distance of 179.87 feet to the northwest corner of Lot 12 in said Emerald Isle Place; thence South 89°39'48" East, along the northerly line of said Lot 12 and Lots 13 and 14 in said Emerald Isle Place, for a distance of 269.64 feet to the northwest corner of Lot 15 in said Emerald Isle Place; thence South 89°33'50" East, along the northerly line of said Lot 15 and Lot 16 in said Emerald Isle Place, for a distance of 179.95 feet to the point of beginning.

Subject to any easements as may be 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.

James A. Schlieman _____ Date _____
License number 28025
My license renewal date is December 31, 2026.
Pages or sheets covered by this seal: ALL SHEETS



LEGEND

- IRON MONUMENT FOUND
- 1/2" I.D. PIPE SET
- MEASURED BEARING
- MEASURED DISTANCE
- PLAT BOUNDARY
- LOT LINE
- EASEMENT
- BUILDING SETBACKS
- EXISTING LOT LINE
- EXISTING UTILITY EASEMENT
- COUNTY RECORDER'S INDEX BOOK & PAGE
- BEARINGS SHOWN ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (NAD83) - SOUTH ZONE

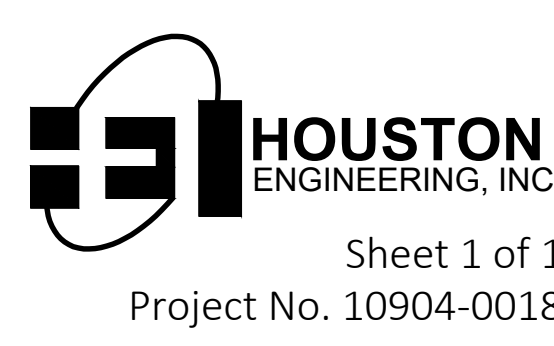
Scale: 0 to 60 Feet

Index Legend

Location: Dallas County
Proprietor: IA8 - 156th and Hickman, LLC
Requestor: IA8 - 156th and Hickman, LLC
Surveyor: James A. Schlieman

Prepared by & return to: Houston Engineering
1401 21st Avenue North
Fargo, ND 58102
Phone: 701-237-5065

Project No. 10904-0018



H:\JRN\10904\10904\10904-0018 IA 156th & Hickman Rd\Survey\Platting\10904-0018 Final Plat Revised.dwg-SHEET 1-4/7/2025 2:59 PM-(dbuchholz)



Staff Report

TO: Planning and Zoning Commission members

FROM:
Kathryn Purvis, Planner

DATE: May 6, 2025

RE: Site Plan Amendment - Weissenburger Investment and Financial Planning - 16400 Sheridan Ave

GENERAL INFORMATION

Applicant: Doug Richards Construction, LLC on behalf of Weissenburger Real Estate, LLC

Requested Action: Approval of a Site Plan Amendment

Location: 16400 Sheridan Avenue

Berkshire Commons Office Park Plat 1, Lot 15

LAND USES & ZONING			
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Property	Professional Office	Commercial - Employment	C-3 Office Park Commercial District
North	Childcare and Medical Office	Commercial - Employment	C-3 Office Park Commercial District
East	Undeveloped	Commercial - Employment	C-3 Office Park Commercial District
South	Dental Office	Commercial - Employment	C-3 Office Park Commercial District
West	Undeveloped	Commercial - Employment	C-3 Office Park Commercial District

CASE HISTORY

1994- property annexed into Clive, zoned R-1

1998- Comprehensive Plan identified residential apartment and townhome future land use

2000- Northern Neighborhoods Phase 1 Plan identified commercial office future land use

2001- property rezoned to C-3 Planned Office Park; Development Plan and Final Plat approved

2007- Weissenburger office constructed

2025- Berkshire Commons Office Park covenants amendment to increase allowed building size

BACKGROUND

The property is located at the southeast corner of Berkshire Parkway and Sheridan Avenue, and contains approximately 0.547 Acres. This property is Lot 15 of the Berkshire Commons Office Park Plat 1 originally platted in 2001. The Weissenburger office building was constructed in 2007 as a single-story office building approximately 4,487 square feet in size. The property has remained under the same ownership and use since its construction. On April 10, 2025, City Council approved the Second Amendment to the Second Amended Declaration of Easements, Restrictions and Covenants for Berkshire Commons Office Park to increase the maximum building square footage on Lot 15 from 4,500 to 6,000 square feet.

The owners are requesting a site plan amendment to construct an office addition.

ANALYSIS

Building Design & Site Lighting

The proposed addition would add 1,035 square feet of office space to the north of the existing office, increasing the overall building square footage to 5,522 square feet. Additionally, the proposal includes a patio space approximately 221 square feet in size at the northwest corner of the building. The addition proposes to use face brick and cut stone to replicate the existing building for a seamless extension of the facades visible to the north, east, and west. The patio includes the use of a protective guardrail 42" in height.

Site Layout & Circulation

The property included excess parking at the time it was constructed, providing 17 stalls instead of the required 14. Based on the current parking requirements, the addition would require the property to have 17 parking stalls, keeping the site in compliance. No additional parking stalls are proposed with the Site plan amendment.

Access to the site is provided off of Sheridan Avenue with a shared access drive that outlets to Holcomb Court to the south. No additional access or egress is required to be provided at this time. No additional sidewalk connections are required. One exterior door is proposed within the building addition to maintain exiting requirements, located on the east facade.

Landscaping & Stormwater Management

Minor landscaping, including some ground spirea and one additional tree, is proposed along the new northern facade and patio space. No existing trees require removal to support the building addition. All other landscaping on the site will remain and is in good condition. The site will remain in compliance with 39% open space provided and 25% required for the C-3 district.

No additional stormwater management requirements are necessary with the minor update to the site, nor are there items of concern to correct with this amendment.

Utilities

All utilities exist on site and the addition will not require relocation of any existing transformers or lighting. Minor adjustments to water and sanitary services will be addressed through the building permit review, but no exterior modifications to utilities are expected.

PUBLIC COMMENT

Notice was sent to the surrounding property owners within 310-feet of the subject site on April 23, 2025. To date, staff has received general inquiries, but nothing in writing has been submitted.

STAFF RECOMMENDATION

Staff recommends approval of the site plan amendment; there are no outstanding staff comments.

Attachments:

1. Planning - Development Review Application
2. Notice Letter and Mail List
3. Site Plan Amendment
4. Architectural Elevations



City of Clive

1900 NW 114th Street

Clive, IA 50325-7077

Phone (515) 223-6221

www.cityofclive.com

APPLICATION FOR DEVELOPMENT REVIEW

PERMIT

STP25-000006 Site Plan Amendment

PROJECT LOCATION

16400 Sheridan Avenue

PROJECT DESCRIPTION

APPLICANT

Doug Richards

6419 NW 52nd Ct

Johnston, IA 50131

(515) 253-0393

richards.doug@mchsi.com

DEVELOPER

Weissenburger Real Estate, LLC

16400 Sheridan Ave

Clive, IA 50325

(515) 978-2082

ENGINEER

Associated Engineering Company of Iowa

Vic Piagentini

1520 NW Irvinedale Drive, Suite 102

Ankeny, IA 50023

(515) 255-3156

vicp@aeco-iowa.com

APPLICATION DATE

03/18/2025

PROJECT NAME

Weissenburger Office Addition

PROPERTY OWNER

Weissenburger Real Estate, LLC

16400 Sheridan Ave

Clive, IA 50325

(515) 978-2082

PROJECT MANAGER

Doug Richards Construction, Inc

Doug Richards

6419 NW 52nd Ct

Johnston, IA 50131

(515) 253-0393

richards.doug@mchsi.com

ARCHITECT

Imprint Architects

Karl Chambers

617 SW 3rd Street, Suite 108

Ankeny, IA 50023

(515) 965-5336

karl@imprintarchitects.com

MEETING DATES

PLANNING & ZONING COMMISSION

05/06/2025

CITY COUNCIL

05/22/2025



April 23, 2025

Re: 16400 SHERIDAN AVE - Weissenburger Office Addition

Dear Property Owner:

Doug Richards has submitted a Site Plan Amendment to the City of Clive for an addition to the Weissenburger Investments and Financial Planning office building located at 16400 Sheridan Avenue.

The Clive Planning and Zoning Commission will tentatively receive public input on this application during their meeting at 5:30 p.m., May 06, 2025. You may attend this meeting in person in the Public Safety Facility Training Room, 8800 Hickman Road, Clive, IA 50325, or virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. Meeting agendas are available on the City's website at http://www.cityofclive.com/connect/boards_and_commissions/

As a neighboring property owner, you are being notified and invited to present your views concerning this application, either verbally by virtually attending the meeting, or in writing. Written comments must be received by the City prior to the Planning and Zoning Commission meeting. Written comments should be addressed to the City of Clive, City Planner, 1900 NW 114th Street, Clive, IA 50325 or by email at the address below.

Following the Planning and Zoning Commission's review and recommendation, the City Council will make a determination on this application. The public meeting has been tentatively scheduled for 6:00 p.m., on May 22, 2025, also to be hosted in person at the above address and virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. City Council meeting agendas are available on the City's website at http://www.cityofclive.com/connect/city_council/

If you know of any interested parties who have not received a copy of this letter, we would appreciate it if you would inform them of the time, date and place of the Planning and Zoning Commission's meeting and City Council's meeting. If you have any questions concerning this application or if you would like additional information, please call the Community Development Department at (515) 223-6221.

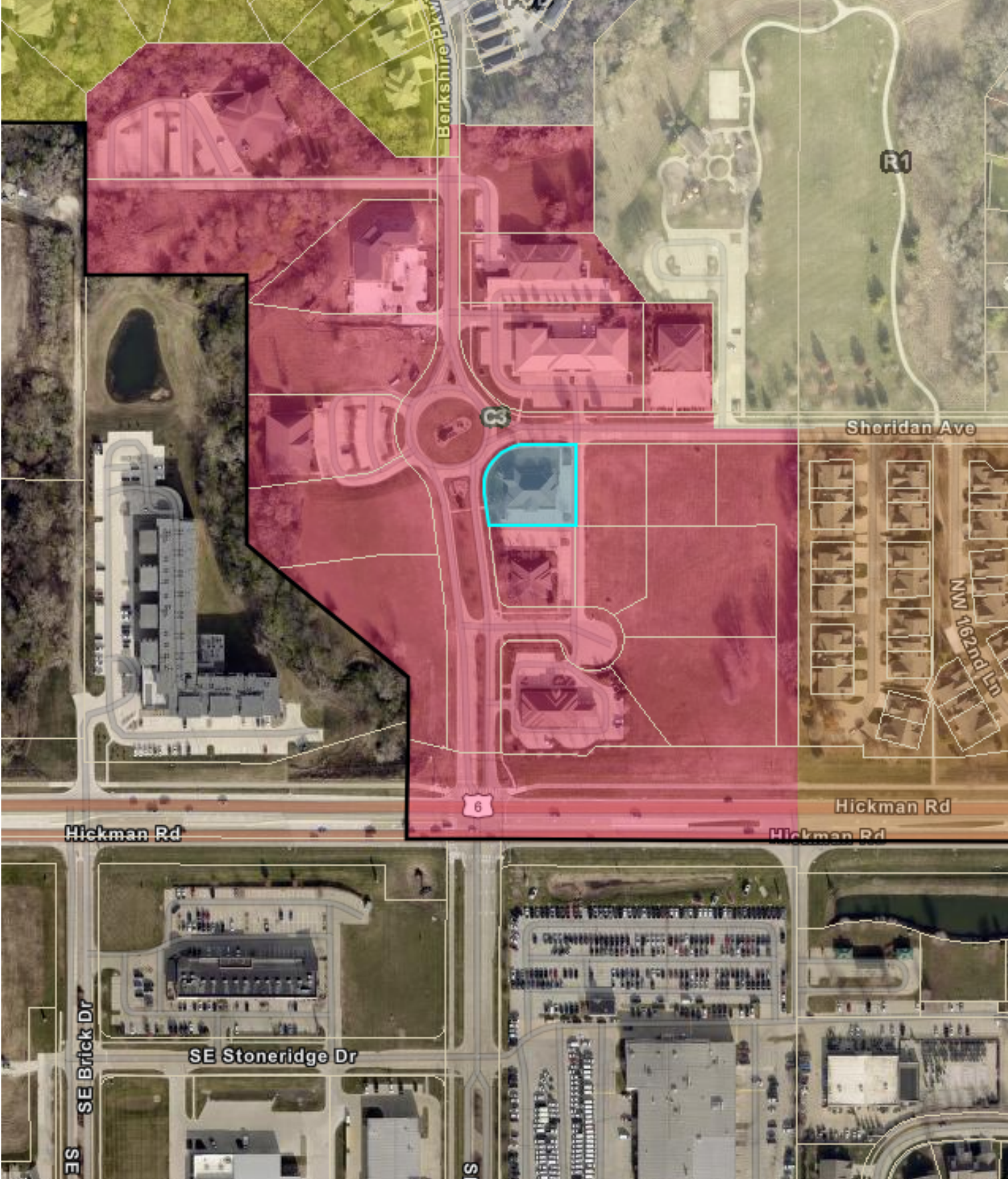
Sincerely,

A handwritten signature in cursive script that reads "Amanda Grutzmacher".

Amanda Grutzmacher

AGRUTZMACHER@CITYOFCLIVE.COM

LOCATION MAP



LUANA SAVINGS BANK
100 HARVEST DR
LUANA, IA 52156

IC2DM LLC
115 IOWA AVE
IOWA CITY, IA 52240

BERKSHIRE OFFICE, LLC
4701 121ST ST
URBANDALE, IA 50323

C & S COMMERCIAL, LLC
4704 154TH ST
URBANDALE, IA 50323

BERKSHIRE DENTAL
2375 BERKSHIRE PKWY
CLIVE, IA 50325

PAJAZETOVIC, JASMINA
225 NE DARTMOOR DR STE 300
WAUKEE, IA 50263

WEISSENBURGER REAL ESTATE LLC
16400 SHERIDAN AVE
CLIVE, IA 50325

IOWA GREAT LAKES PROPERTY, LLC
PO BOX 238
SPIRIT LAKE, IA 51560

ADDA PROPERTIES LLC
14121 LAKEVIEW DR
CLIVE, IA 50325

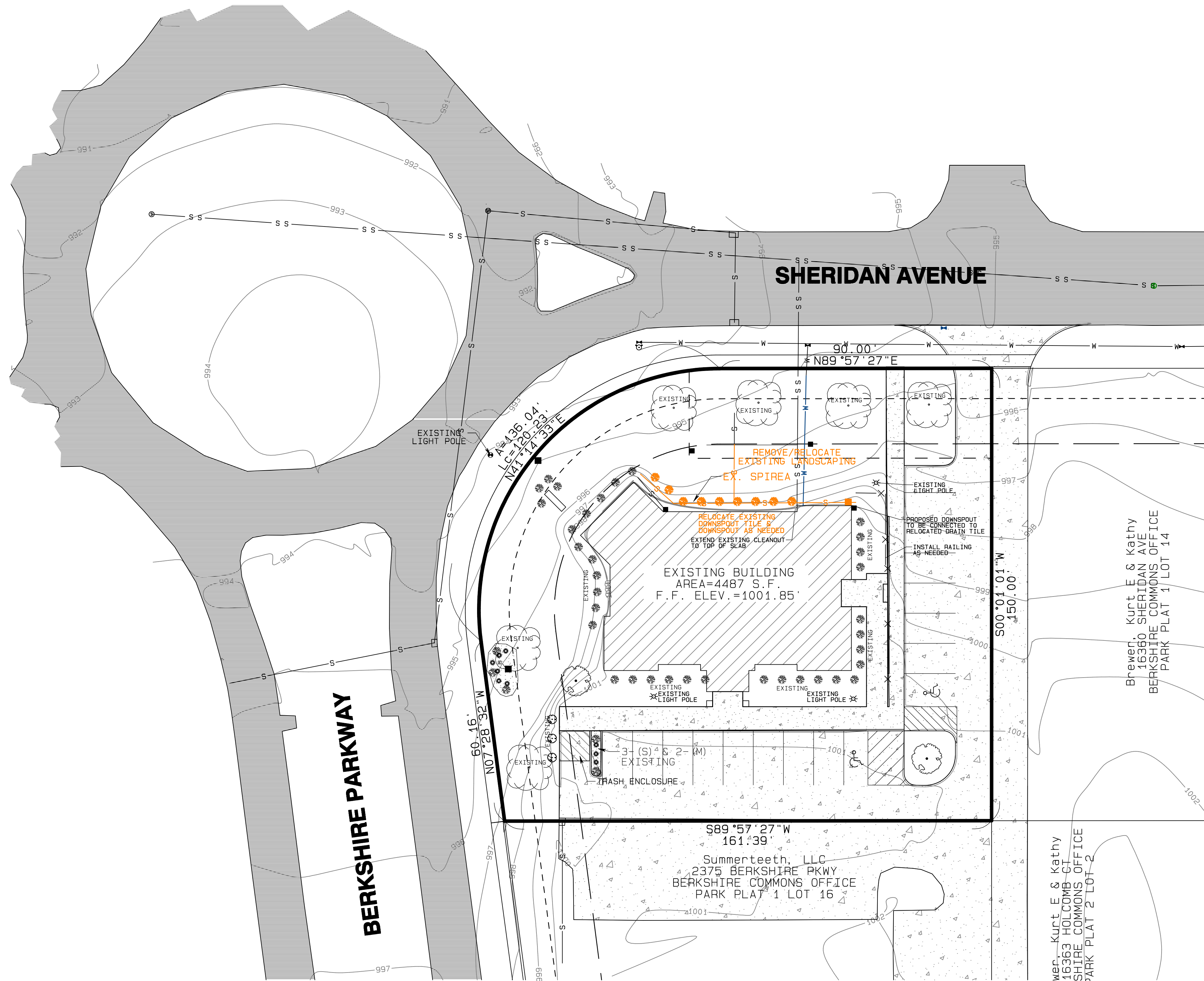
TWO PEDS AND A POD LC
2555 BERKSHIRE PARKWAY
CLIVE, IA 50325

NC INVESTMENTS, LLC
1080 JORDAN CREEK PKWY STE 200N
WEST DES MOINES, IA 50266

COVENANT GROUP, LLC
2635 BERKSHIRE PKWY STE 202
CLIVE, IA 50325

CITY OF CLIVE
1900 NW 114TH ST
CLIVE, IA 50325

WEISSENBERGER OFFICE - WEISSENBERGER OFFICE - 16400 SHERIDAN AVENUE, CLIVE, IOWA 50325

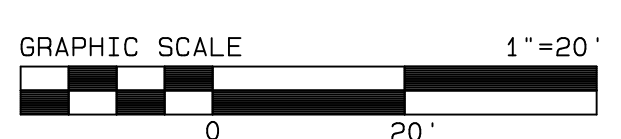
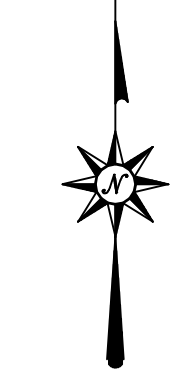
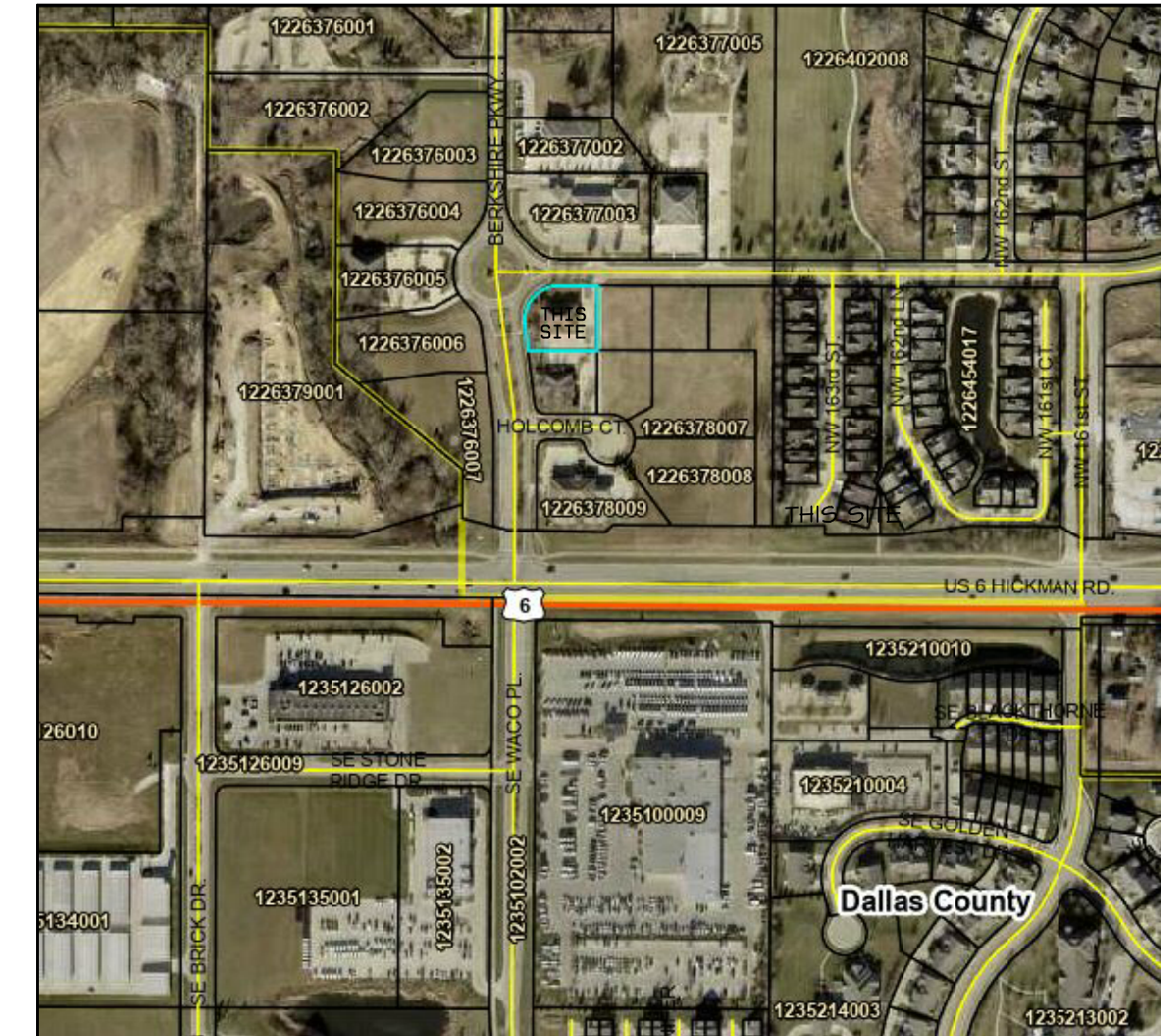


SITE ADDRESS	16400 SHERIDIAN AVENUE CLIVE, IOWA 50325																		
LEGAL DESCRIPTION	Lot 15 in BERKSHIRE COMMONS OFFICE PARK PLAT 1, an Official Plat 311 now included in and forming a part of the City of Clive, Dallas County, Iowa.																		
TITLE HOLDER	WEISSENBERGER REAL ESTATE LLC 16400 SHERIDIAN AVE CLIVE IA 50325																		
PLAN PREPARER INFORMATION	ASSOCIATED ENGINEERING COMPANY OF IOWA 1520 NW IRVINGDALE DRIVE, SUITE 102 ANKENY, IOWA 50023 CONTACT: VIC PIAGENTINI PHONE: (515) 255-3156 EMAIL: VIC@AECOFIOWA.COM																		
GENERAL PERMIT #2 & COSESCO PERMITS: GENERAL PERMIT NOT REQUIRED																			
DISTURBED AREA: 0.08 ACRES (TOTAL SITE AREA=0.65 ACRES)																			
HORIZONTAL/VERTICAL CONTROL	HORIZONTAL CONTROL: IOWA SOUTH, NAD 83 DATUM VERTICAL: NAVD88																		
AREA SUMMARY	<table border="1"> <tr> <td>EXISTING BUILDING</td> <td>4,487 SQ FT</td> </tr> <tr> <td>PROPOSED BUILDING</td> <td>1,035 SQ FT</td> </tr> <tr> <td>EXISTING PARKING LOT</td> <td>6,900 SQ FT</td> </tr> <tr> <td>EXISTING SIDEWALK</td> <td>1,951 SQ FT</td> </tr> <tr> <td>PROPOSED PATIO</td> <td>224 SQ FT</td> </tr> <tr> <td>TOTAL GRASS ON SITE</td> <td>9,246 SQ FT</td> </tr> <tr> <td>TOTAL SITE AREA</td> <td>23,840 SQ FT</td> </tr> </table> <table border="1"> <tr> <td>OPEN SPACE</td> <td>= 9,246 SQ FT (39%)</td> </tr> <tr> <td>OPEN SPACE REQUIRED</td> <td>= 5,960 SQ FT (25%)</td> </tr> </table>	EXISTING BUILDING	4,487 SQ FT	PROPOSED BUILDING	1,035 SQ FT	EXISTING PARKING LOT	6,900 SQ FT	EXISTING SIDEWALK	1,951 SQ FT	PROPOSED PATIO	224 SQ FT	TOTAL GRASS ON SITE	9,246 SQ FT	TOTAL SITE AREA	23,840 SQ FT	OPEN SPACE	= 9,246 SQ FT (39%)	OPEN SPACE REQUIRED	= 5,960 SQ FT (25%)
EXISTING BUILDING	4,487 SQ FT																		
PROPOSED BUILDING	1,035 SQ FT																		
EXISTING PARKING LOT	6,900 SQ FT																		
EXISTING SIDEWALK	1,951 SQ FT																		
PROPOSED PATIO	224 SQ FT																		
TOTAL GRASS ON SITE	9,246 SQ FT																		
TOTAL SITE AREA	23,840 SQ FT																		
OPEN SPACE	= 9,246 SQ FT (39%)																		
OPEN SPACE REQUIRED	= 5,960 SQ FT (25%)																		
PARKING REQUIREMENTS	REQUIRED PARKING STALLS 3.0 SPACES PER 1,000 SQ FT OF GFA (5,522 SQ FT / 1,000 * 3 SPACES) = 17 STALLS PROVIDED PARKING STALLS = 17 STALLS																		
ZONING INFORMATION	ZONING: C-3 (PLANNED OFFICE PARK) FRONT YARD: 25' SIDE YARD: 5.0' REAR YARD: 15' PARKING: 15'																		
SITE USAGE	EXISTING SITE USAGE: PROFESSIONAL OFFICE SPACE PROPOSED USAGE: PROFESSIONAL OFFICE SPACE																		
LANDSCAPING INFORMATION	9 TOTAL TREES ARE REQUIRED ON SITE 9 SPITREA WILL BE RELOCATED 1 NEW TREE WILL BE PLANTED NEW TREE INFORMATION SKYLINE HONEY LOCUST (Gleditsia triacanthos) PLANTING SIZE=2.5-INCHES																		

ASSOCIATED ENGINEERING COMPANY OF IOWA
 1520 NW IRVINGDALE DRIVE, ANKENY, IOWA 50023
 PHONE: (515) 255-3156 FAX: (515) 255-3157

WEISSENBERGER OFFICE - COMMERCIAL SITE PLAN

EXISTING SITE



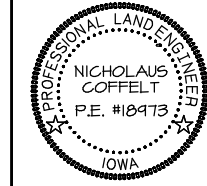
UTILITY WARNING
 ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN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

09-16-24 EMAILED SITE PLAN TO DOUG RICHARDS
 04-25-25 REVISED DRAWING TO CITY COMMENTS

- MONUMENT FOUND AS NOTED
- SET 5/8" RE-ROD W/CAP 3/228
- ▲ SECTION CORNER FOUND AS NOTED
- BURIED ELECTRIC AS NOTED
- SANITARY MANHOLE AS NOTED
- STORM MANHOLE AS NOTED
- UTILITY MANHOLE AS NOTED
- TRAFFIC MANHOLE AS NOTED
- PHONE MANHOLE AS NOTED
- ELECTRIC MANHOLE AS NOTED
- GAS METER AS NOTED
- GAS VALVE AS NOTED
- UTILITY POLE AS NOTED
- WELL AS NOTED
- FIREHYDRANT AS NOTED
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- CURB INTAKE AS NOTED
- AREA INTAKE AS NOTED
- ELECTRIC TRANSFORMER BOX AS NOTED
- GAS MAIN AS NOTED
- PEAK TEST SITE AS NOTED
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- M= MEASURED DISTANCE OR BEARING
- P= RECORDED DISTANCE OF BEARING
- 100 EXISTING CONTOUR
- - - PROPOSED CONTOUR
- X FENCE LINE AS NOTED
- - - BURIED TELEVISION AS NOTED
- - - OVER-HEAD ELECTRIC & UTILITIES
- - - GAS MAIN AS NOTED
- - - WATER MAIN AS NOTED
- - - STORM SEWER AS NOTED
- - - PEAK TEST SITE AS NOTED
- - - BURIED TELEPHONE
- - - BURIED CABLE/UTILITIES AS NOTED

ENGINEERING CERTIFICATION
 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: NICHOLAUS COFFELT DATE: 16973
 LICENSE NUMBER: 1615 P.E. # 16973
 STATE OF IOWA



DATE PRINTED
 Fri Apr 25, 2025
 AEC # : 213580

WEISSENBERGER OFFICE - WEISSENBERGER OFFICE - 16400 SHERIDAN AVENUE, CLIVE, IOWA 50325

SITE ADDRESS	16400 SHERIDAN AVENUE CLIVE, IOWA 50325
LEGAL DESCRIPTION	Lot 15 in BERKSHIRE COMMONS OFFICE PARK PLAT 1, an Official Plat all now included in and forming a part of the City of Clive, Dallas County, Iowa.
TITLE HOLDER	WEISSENBERGER REAL ESTATE LLC 16400 SHERIDAN AVE CLIVE IA 50325

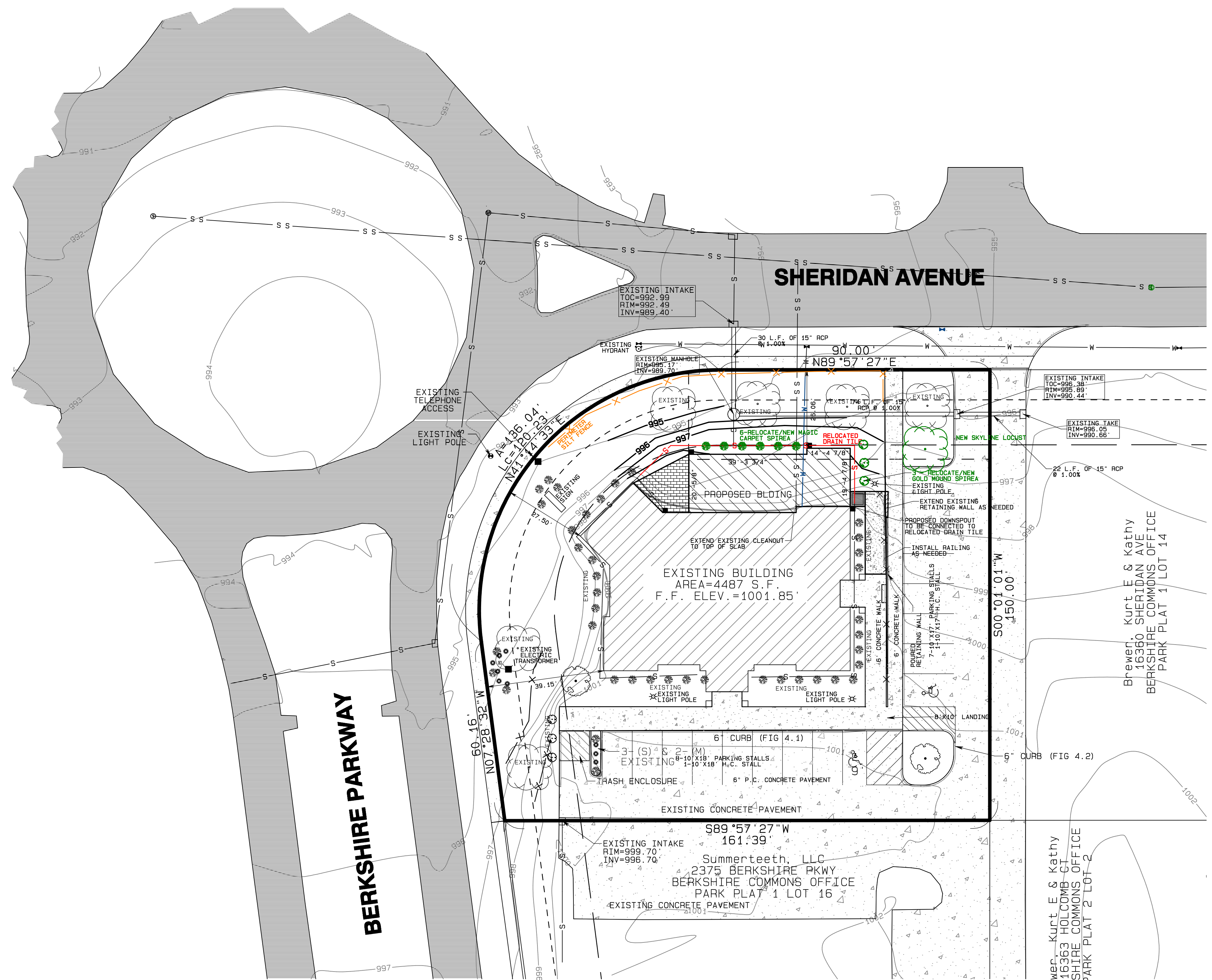
REVISED
04-02-25 CITY COMMENTS

**ASSOCIATED ENGINEERING
COMPANY OF IOWA**
1520 NW Trimbador Drive, Ankeny, Iowa 50023
Phone: (515) 255-1536 Fax: (515) 255-1517

WEISSENBERGER OFFICE - COMMERCIAL SITE PLAN

EXISTING SITE

DATE PRINTED
Fri Apr 25, 2025
AEC #: 213580



- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
 - ALL CONSTRUCTION PROCEDURES AND MATERIALS TO MEET OR EXCEED MINIMUM REQUIREMENTS AS PER 2024 SUDAS AND 2023 WAUKEE SUPPLEMENTAL SPECIFICATIONS AND THE URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO GRADING, EROSION CONTROL AND ASSOCIATED WORK FOR THE PROJECT.
 - THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
 - THE OWNER/DEVELOPER IS RESPONSIBLE FOR MEETING ALL STATE OF IOWA DEPARTMENT OF NATURAL RESOURCES, APPLICABLE COUNTY, URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS, OR ANY OTHER CODES, REGULATIONS, OR RESTRICTIONS SET FORTH BY ANY AND ALL GOVERNING AGENCIES.
 - NOTIFY OWNER, ENGINEER, AND CITY OF WAUKEE AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
 - ALL PROPOSED CONTOURS AND SPOT ELEVATION SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB, UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 - POST DEVELOPMENT RUNOFF SHALL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - ANY DAMAGE DONE TO THE EXISTING FENCES, YARDS OR OTHER STRUCTURES OUTSIDE THE CONSTRUCTION LIMITS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - GRADING
 - OWNER/DEVELOPER IS RESPONSIBLE FOR ALL COMPACTION, DENSITY OR ANY OTHER TEST.
 - ALL DEBRIS SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
 - ALL PROPOSED CONTOURS AND SPOT ELEVATION SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB, UNLESS OTHERWISE NOTED.
 - PRIOR TO COMMENCEMENT OF ANY BUILDING CONSTRUCTION ACTIVITY THE SITE PLAN MUST BE APPROVED BY THE CITY OF WAUKEE. ADDITIONALLY, A BUILDING PERMIT SHALL HAVE BEEN ISSUED. PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR THE BUILDING PERMIT TO BE PROCESSED. RETAINING WALLS AS SHOWN WILL NEED TO BE FIELD ADJUSTED FOR HEIGHT AND LENGTH AT TIME OF CONSTRUCTION. RETAINING WALLS OVER 4 FEET NEED TO BE DESIGNED BY A STRUCTURAL ENGINEER.
 - PROTECT EXISTING FIRE ALARM DEVICES FROM DAMAGE AND CONSTRUCTION DUST. FALSE ALARMS CAUSED BY CONSTRUCTION ARE SUBJECT TO FINES PER SECTION 107.8 OF THE CLIVE FIRE CODE FOR NEGLIGENT FALSE ALARMS.
 - ALL FIRE ALARM AND SPRINKLER SYSTEM MODIFICATIONS MUST BE APPROVED PRIOR TO SYSTEM WORK BEING DONE. PLANS SHALL BE SUBMITTED FOR REVIEW BY THE FIRE MARSHAL.
 - ALL FIRE ALARM AND SPRINKLER INSTALLATION, PROGRAMING, AND TESTING SHALL BE MONITORED BY A WEST METRO FIRE PROTECTION BUREAU CONTRACTOR.

- SITE PLAN AND CONSTRUCTION DRAWING STANDARD NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLIVE'S DEVELOPMENT REGULATIONS, POLICIES, AND STATEWIDE URBAN DESIGN AND STANDARDS MANUAL (SUDAS).
 - ONE WEEK PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS, THE CONTRACTOR SHALL NOTIFY THE CITY OF CLIVE.
 - THE CONTRACTOR AND DEVELOPER'S ENGINEER SHALL ATTEND A REQUIRED PRE CONSTRUCTION WITH THE CITY OF CLIVE PUBLIC WORKS AND ENGINEERING DEPARTMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY AND THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATION OF ALL SANITARY SEWER, SUMP AND WATER MAIN SERVICES AND VERIFYING LOCATIONS ON THE AS BUILT DRAWINGS.
 - RECONNECT ANY FIELD TILE THAT IS INTERCEPTED DURING UTILITY CONSTRUCTION. LOCATION OF FIELD TILE SHALL BE NOTED ON THE AS-BUILT DRAWINGS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT VERSION OF MUTCD.
 - PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS, AS-BUILT RECORD DRAWINGS (HORIZONTAL AND VERTICAL AS-BUILT DATA IN STATE PLANE COORDINATES AND NAVD 88 DATUM) FOR ALL WATER, SANITARY SEWER, STORM SEWER PIPING AND ASSOCIATED APPURTENANCES, AND SITE GRADING WILL BE PROVIDED (VOLUME CALCULATIONS FOR ALL STORM WATER DETENTION FACILITIES SHALL ALSO BE PROVIDED).
 - SIDEWALK AND DRIVEWAY APPROACH INSTALLATIONS SHALL BE INSPECTED BY THE CITY OF CLIVE FOLLOWING A MINIMUM 48-HOUR NOTICE.
 - THE OWNER/CONTRACTOR SHALL REMOVE ALL DEBRIS SPILLED ON CITY OF CLIVE RIGHT-OF-WAY AND ADJOINING PROPERTY IMMEDIATELY.
 - AT NO TIME SHALL EQUIPMENT, CONSTRUCTION MATERIAL AND/OR STOCKPILED FILL BE STORED ON CITY OF CLIVE RIGHT-OF-WAY.
 - THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
 - OFF-STREET PARKING AND ACCESS DRIVES SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR CREWS AND EQUIPMENT.
 - ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEVICES MAY BE REQUIRED BY CITY OF CLIVE INSPECTORS BASED ON ACTUAL FIELD CONDITION.
 - PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY/FINAL PLAT APPROVAL, ALL UTILITY STRUCTURES, MANHOLES, VALVES, INTAKES SHALL BE RAISED LEVEL WITH FINISH GRADE.
 - ALL UTILITIES, INCLUDING ELECTRICAL AND TELEPHONE SHALL BE LOCATED UNDERGROUND.
 - ALL DISTURBED AREAS SHALL BE SOODED UNLESS OTHER LANDSCAPING IS IDENTIFIED ON THE SITE PLAN.
 - EXISTING LANDSCAPING SHALL BE PROTECTED WITH TEMPORARY SNOW FENCE DURING CONSTRUCTION.
 - ALL TRASH DUMPSTERS SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE.
 - ALL ROOF MOUNTED MECHANICAL UNITS AND/OR TELECOMMUNICATION DEVICES OR GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE OR LANDSCAPING.
 - ALL TOPSOIL MUST MEET CLIVE POST-CONSTRUCTION STORM WATER MANUAL, TOPSOIL SHALL BE MINIMUM 4" DEPTH, MINIMUM 2% OR AS INDICATED IN SWMP) ORGANIC CONTENT 6.0-8.0 PH, MAXIMUM 25% FRIABLE CLAY CONTENT, AND FREE OF DEBRIS, HARD CLODS, ROOTS, SOIL, STIFF CLAY, HARD PAN, AND STONES LARGER THAN 1".
 - ALL TOPSOIL MUST MEET IOWA DEPARTMENT OF NATURAL RESOURCES GENERAL PERIT #2 REQUIREMENTS TO MINIMIZE SOIL COMPACTION, DEFINED AS WORKING THE SOIL PRIOR TO SEEDING/SODDING SUCH THAT THE PENETROMETER CAN BE INSERTED TO THE UPPER 6" INCHES WITH LESS FORCE THAN 200 P.S.F. AS AN ALTERNATIVE TO THE PENETROMETER TEST, A SOIL WITH BULK DENSITY LESS THAN 1.49 GRAMS/CUBIC CENTIMETER SHALL BE DEEMED COMPLIANT WITH THIS REQUIREMENT.
 - NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF CLIVE.
 - NO CHANGES TO THE APPROVED PLAN MAY BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF CLIVE.
 - CONTRACTOR, FINANCING AND/OR PROJECT IDENTIFICATION SIGNS SHALL NOT BE INSTALLED ON THE CITY OF CLIVE RIGHT-OF-WAY.
 - VALVES INCLUDED IN STORMWATER MANAGEMENT FACILITIES SHALL BE CLOSED AT THE TIME OF FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY/APPROVAL OF FINAL PLAT.

- EXISTING SERVICE INFORMATION**
- THE NEW FOUNDATION WALLS FOR THE ADDITION WILL RUN PERPENDICULAR ACROSS THE EXISTING WATER AND SANITARY SEWER SERVICE LINES. ATTENTION SHALL BE GIVEN WHILE DIGGING AROUND THE EXISTING UTILITIES. IF EXPOSED, PROPER SLEEVES SHALL BE INSTALLED AROUND THE PIPES AND THROUGH THE NEW FOUNDATION WALL.

- DEMOLITION NOTES**
- CONTRACTOR SHALL CALL IOWA ONE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
 - DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
 - CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
 - ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.
 - INSTALL ALL INTAKE PROTECTION AND PERIMETER SILT FENCE PRIOR TO DEMOLITION.

● MONUMENT FOUND AS NOTED	○ SET 5/8" RE-ROD W/ CAP 2228	○ FIREHYDRANT AS NOTED	○ EXISTING CONTOUR
▲ SECTION CORNER FOUND AS NOTED	○ SANITARY MANHOLE AS NOTED	○ PROPOSED WATER VALVE	○ PROPOSED CONTOUR
○ SECTION CORNER SET AS NOTED	○ STORM MANHOLE AS NOTED	○ CURB INTAKE AS NOTED	○ FENCE LINE AS NOTED
○ SANITARY MANHOLE AS NOTED	○ UTILITY MANHOLE AS NOTED	○ BURIED TELEVISION AS NOTED	○ BURIED ELECTRIC AS NOTED
○ STORM MANHOLE AS NOTED	○ UTILITY MANHOLE AS NOTED	○ HANDICAP PARKING AS NOTED	○ OVER-HEAD ELECTRIC & UTILITIES
○ TRAFFIC MANHOLE AS NOTED	○ UTILITY MANHOLE AS NOTED	○ ELECTRIC TRANSFORMER BOX AS NOTED	○ GAS MAIN AS NOTED
○ UTILITY MANHOLE AS NOTED	○ UTILITY MANHOLE AS NOTED	○ UTILITY BOX AS NOTED	○ WATER MAIN AS NOTED
○ PHONE MANHOLE AS NOTED	○ UTILITY MANHOLE AS NOTED	○ EXISTING SPOT ELEVATION	○ STORM SEWER AS NOTED
○ ELECTRIC MANHOLE AS NOTED	○ UTILITY MANHOLE AS NOTED	○ EXISTING SPOT ELEVATION	○ SANITARY SEWER AS NOTED
○ GAS METER AS NOTED	○ UTILITY MANHOLE AS NOTED	○ PROPOSED SPOT ELEVATION	○ BURIED TELEPHONE
○ GAS VALVE AS NOTED	○ UTILITY MANHOLE AS NOTED	○ MEASURED DISTANCE OR BEARING	○ BURIED CABLE/UTILITIES AS NOTED
○ UTILITY POLE AS NOTED	○ UTILITY MANHOLE AS NOTED	○ RECORDED DISTANCE OF BEARING	
○ WELL AS NOTED			

