



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, May 6, 2025
6:30 PM

City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning Commission meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Approval of the May 6, 2025 Agenda

Consider MOTION to approve and accept the May 6, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

Citizen correspondence regarding SWC of NW 36th Street and N Ankeny Boulevard

Consider MOTION to receive and file correspondence regarding the SWC of NW 36th Street and N Ankeny Boulevard.

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the April 22, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the April 22, 2025 minutes of the Plan and Zoning Commission meeting.

2. 2006 S. Ankeny Boulevard - Des Moines Area Community College Ankeny Dental Clinic Site Plan

Consider MOTION to approve the site plan for 2006 S. Ankeny Boulevard, Des Moines Area Community College Ankeny Dental Clinic, subject to receiving the required SWPPP items and approval of easement documents by City Council.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #2.

F. REMOVED CONSENT AGENDA ITEMS:

G. BUSINESS ITEMS:

3. Request to vacate a portion of public right-of-way described as part of SW Ordinance Road shown as Seventh Street, Thomas Addition to Ankeny.

Consider MOTION to recommend City Council approve a street right-of-way vacation on a portion of SW Ordinance Road shown as Seventh Street, Thomas Addition to Ankeny, containing 0.21 acres (+/-).

H. REPORTS:

Director and Commissioner Reports

1. May 5, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, May 20, 2025
3. Public Hearing(s) - Set Public Hearing for May 20, 2025, at 6:30 p.m. for the following:
 - Property owned by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, Alex Rueter to be rezoned from R-1 to C-2 (Area A) and R-1 to PUD (Area B).
 - Property owned by Hope K Farms, LLC to amend The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map from Office Business Park/Community Commercial to Light Industrial.
 - Property owned by Hope K Farms, LLC to be rezoned from R-1 to M-1 (Area A) and R-1 to C-2 (Area B).
 - Property owned by DNF & TJL Investments, LLC to be rezoned from R-1 to PUD.
4. April 2025 Building Permits Report
5. Commissioner's Reports

I. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 6, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Approval of the May 6, 2025 Agenda

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the May 6, 2025 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 6, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Minutes of the April 22, 2025 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the April 22, 2025 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2025-04-22

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, April 22, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the April 22, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Lisa West, Glenn Hunter, Annette Renaud and Todd Ripper.

Staff present: Eric Jensen, Eric Carstens, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the April 22, 2025 agenda without amendments. Second by L.West. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

Motion by R.Weisheit to receive and file correspondence regarding the SWC of NW 36th Street and N Ankeny Boulevard. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

CITIZEN'S REQUEST

Chair Rapp addressed the citizens asking if they were in attendance regarding the proposed Walmart at the SWC of NW 36th Street and N Ankeny Boulevard. The citizens responded, yes. He communicated that the Commission has read all the emails that were sent to them and are cognizant of all their concerns. He asked if there was a specific spokesperson who would like to speak.

Luke Steinfeldt, 512 NW 31st Street, Ankeny said regarding the correspondence that was just voted on, could the Commission elaborate more of what was all included. He asked if their petition with over 1,000 signatures was part of the correspondence. Chair Rapp responded that the correspondence included all the emails that were sent to the City office by Ankeny residents but there was not a petition. Luke Steinfeldt asked if they were to send a link to the petition, would that then be entered in for consideration. E.Jensen responded, yes. R.Weisheit said the correspondence received by the Commission was as of 5:00 p.m. Friday, April 18, 2025.

E.Jensen clarified that the Commission voted to receive and file the emails that citizens sent to City staff by the end of the day on Friday. He further shared that the Commission will receive and file them again, if and when, there is a public hearing. He shared that due to the volume of emails received, Staff wanted the Commission to see them ahead of time and that is why they were placed on this agenda. Typically, for a project that hasn't been scheduled or doesn't even have an agenda date, the correspondence would not be provided until the project is on the agenda. He reiterated that due to the volume of emails, Staff wants to provide it to the Commission as it is received.

E.Jensen further stated that any correspondence that was received after Friday, or that continues to come in, the Commission will continue, at every meeting, receive and file the correspondence. Further, Staff is compiling all the communication/correspondence into one packet so that, if or when, there is a public hearing, all correspondence will be submitted as part of that public record, the Commission will receive and file it at that meeting; and it will then all be part of the public hearing record.

Luke Steinfeldt wanted to know if they can review the correspondence. E.Jensen responded yes, anyone can if they want. He further shared that Staff made the decision not to make them viewable from our online system because a lot of people included their home phone numbers in the emails, and since this project has not been officially submitted and is not officially on any docket for review, Staff did not feel it was fair to those people who have submitted emails to have their private information out to the public at this time. E.Jensen further shared that it is technically public record and we can make a copy of the information for anyone who feels they would like it.

Luke Steinfeldt said that they asked Walmart during the neighborhood meeting if they could put a stop to what they are doing. He said that Walmart responded they are too far down the road to stop, they would not have invested this amount of resources if they were not going to build. Luke Steinfeldt commented that for this project not being officially submitted to the Commission or the Council, the citizens feel it is well on its way to being built. Chair Rapp thanked Mr. Steinfeldt for his comments/questions.

Susan Christopherson, 705 NW Reinhart Drive, Ankeny said her home is just one block away from this proposed location. She stated that when they built their home in 2017, they understood that the zoning for the area was primarily residential with an area for smaller businesses that would locate along NW 36th Street and N Ankeny Blvd. Susan Christopherson asked the Commission, as they read the correspondence, to take into consideration that all the residents who built homes in this area did it with the understanding that the property would stay residential. She noted the valuation of the homes in the area. She shared statistics, which indicated that when a Walmart is built near residential, there is a valuation loss to those homes. Susan Christopherson commented that they are concerned about the increased light pollution, the noise, garbage, the bags that will be blowing around, the run-off from the parking lot, and especially the safety as Walmart has the highest crime rate in the entire city. She is concerned for the safety in the neighborhood as it is full of young children with an elementary school just a couple of blocks away and it will also bring a lot of additional traffic into the neighborhood. Chair Rapp thanked Ms. Christopherson for her comments.

Chair Rapp reaffirmed with everyone in attendance that the Commission has read all the emails, which included some of the comments that were shared during this meeting. The Commission does understand their concerns and appreciates their attendance. He hopes that they will continue to be cognizant of how the Commission must go through the process.

CONSENT AGENDA ITEMS

Item #1. Minutes of the April 8, 2025 Plan and Zoning Commission meeting

Motion to approve and accept the April 8, 2025 minutes of the Plan and Zoning Commission meeting.

Item #2. Kimberley Crossing Plat 5 Final Plat

Motion to recommend City Council approval of Kimberley Crossing Plat 5 Final Plat.

Item #3. 3758 SE Convenience Boulevard - IAANG Aircraft Hangar Site Plan

Motion to approve the site plan for 3758 SE Convenience Boulevard, IAANG Aircraft Hangar.

Motion by G.Hunter to approve the recommendations for Consent Agenda Items #1 - #3. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the April 21, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, May 6, 2025 Plan and Zoning Commission meeting.

Commissioner's Reports

R.Weisheit shared that he will not be able to attend the May 6, 2025 meeting.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Second by G.Hunter. Meeting adjourned at 6:41 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 6, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

2006 S. Ankeny Boulevard - Des Moines Area Community College Ankeny Dental Clinic Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

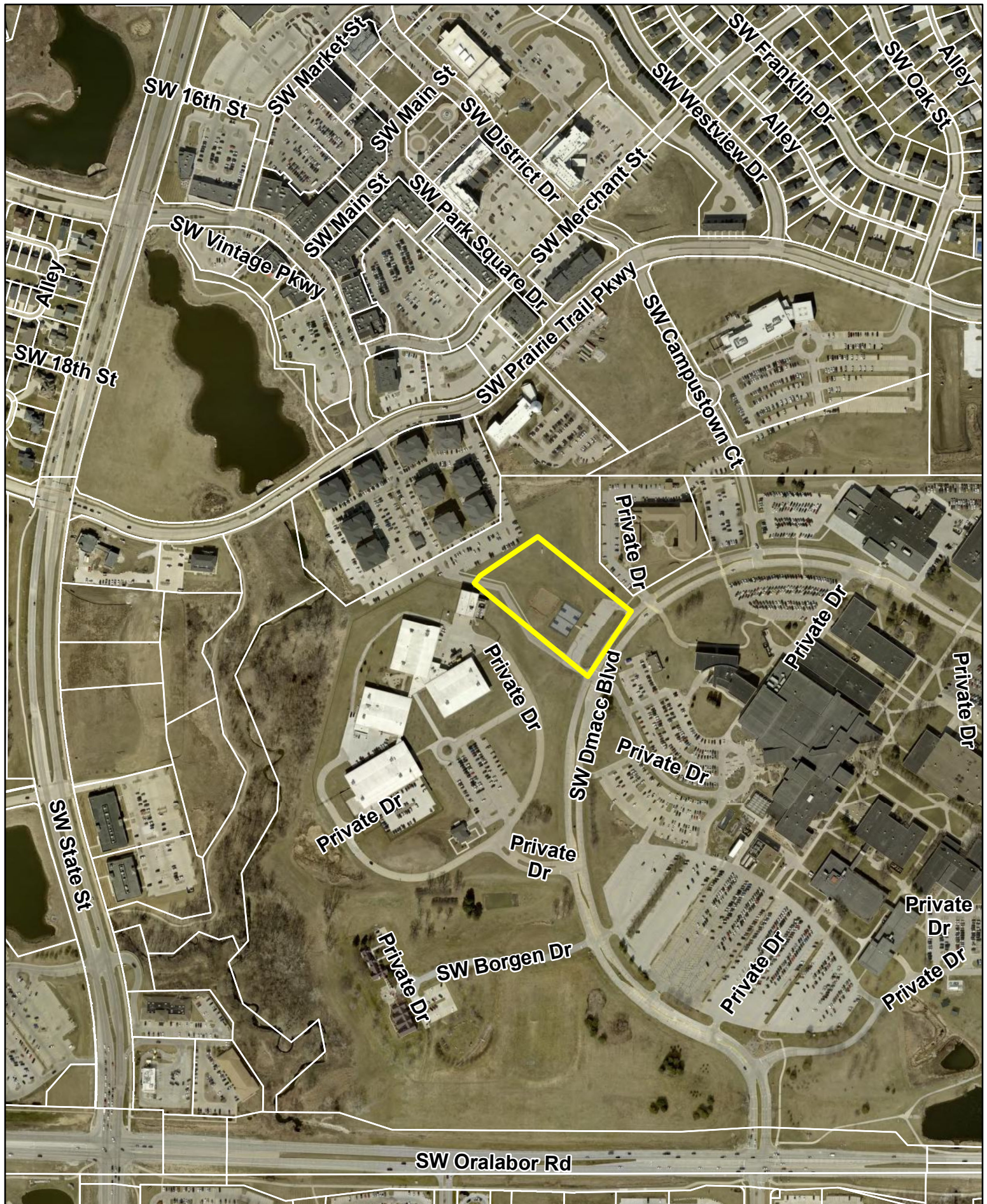
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 2006 S. Ankeny Boulevard, Des Moines Area Community College Ankeny Dental Clinic, subject to receiving the required SWPPP items and approval of easement documents by City Council.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Site Plan
5. Elevations



N



1 inch = 464 feet

Date: 4/29/2025

**DMACC Ankeny Dental Clinic
Building 27 - 2006 S Ankeny Blvd
Aerial Map**

Agenda Item: 2006 S. Ankeny Blvd, Building 27 – Des Moines Area Community College Ankeny Dental Clinic
Report Date: April 30, 2025 *ESC*
Prepared by: Laura Hutzell
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for the Des Moines Area Community College Ankeny Dental Clinic subject to receiving the required SWPPP items and approval of easement documents by City Council.

Project Summary:

Des Moines Area Community College (DMACC) is proposing a 29,224 square foot building (building number 27) to house a community dental hygiene clinic and the DMACC Dental Hygiene and Dental Assisting Programs. The proposed site is located on the northern boundary of the DMACC campus, just west of the Campus View Apartments, and east of the Medical Examiner building at the NE corner of the intersection of DMACC Blvd and SW Vintage Pkwy. The area is currently being used as a basketball/tennis court with parking lot. In addition to the proposed building, other site improvements include reconstruction of sidewalks and pavement, as well as additional landscaping and a storm water detention area. The proposed site will use the existing parking lot consisting of 55 parking stalls. No additional parking will be required as this site will be able to share parking with the larger DMACC parking lot across the street, which fulfills the parking requirement.

The DMACC campus zoning is U-1, Conservation and Public Utility District. This district is intended to provide for open space and the development of major public utility facilities where required to serve the needs of the community. Any use erected or maintained by a public agency is permitted.

Site Plan Worksheet

2006 S. Ankeny Boulevard, Building 27- Des Moines Area Community College Dental Clinic

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

1. **The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

The proposed structure is located on the northern boundary of the DMACC campus, west of the Campus View Apartments and east of the Medical Examiners building. The site currently sits as a basketball/tennis court with existing parking lot adjacent to DMACC Blvd. Access to the site is provided via a private drive entrance off of DMACC Blvd as well as an access drive on the northwest side of the building connecting to the Prairie Point Condominiums via an ingress/egress easement.

2. **The site shall be planned to be compatible with the streetscape that is prevalent in the area.**
The site plan complies with the landscaping and parking lot requirements of the code.

3. **The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

The site provides for adequate parking and circulation. The proposed site uses the existing parking lot with 55 parking spaces proposed. In addition to this, the site will also use the shared campus parking with the larger DMACC parking lot across from this site, which fulfills the parking requirement. There is an existing sidewalk on the southwest side of the proposed site that is utilized for bicycle and pedestrian traffic on campus, this will be reconfigured to connect to the proposed building. Sidewalk is then proposed on the east side of the parking lot between the building and the parking area as well as connecting to the northeast side of the proposed building. Pedestrian circulation will be continued off site and across DMACC Blvd via a painted crosswalk with proper detectable warnings. Sidewalk is then proposed to continue southeast connecting with the parking area for building 24.

4. **The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

Access is provided via a private drive entrance off of DMACC Blvd. Access will also be provided on the northwest side of the building connecting to the Prairie Point Condominiums parking lot via an ingress/egress easement.

5. **Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

There are a number of parking lots adjacent to the site, proper screening has been proposed so to screen any mechanical equipment and or trash enclosures. Landscaping has also been proposed on the east side of the parking lot so to help screen the parking area from DMACC Blvd.

6. **Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**
Landscaping around the perimeter of the site as well as the parking lot will screen any receiving activities as well as any mechanical equipment on the northeast side of the site.
7. **All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**
All services are underground.
8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**
Site lighting will be directed away from adjoining property and downward.
9. **The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**
A storm water management area is proposed on the far northwest side of the site.
10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**
This site is serviced with private water. The site also has private sanitary sewer services.
11. **Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**
DMACC has ample open space available to the public.
12. **Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**
The proposed landscaping conforms to the requirements of the code.

B. Building Design

1. **Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.**
The structure height varies, but the highest point will be 25.5 feet. Other DMACC buildings are similar in height.
2. **Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**
The proposed materials for the building include insulated precast concrete with acid etch finish, insulated precast concrete with thin brick inlay, glass, and thermally modified wood, rainscreen siding system (4%).

3. **All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

There is a small area of mechanical equipment proposed on the backside of the building. This area will be screened and away from public view.

4. **Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

There is only one proposed structure on this site.

C. Signs - Any signage will be done so with a separate signage permit.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

1. **Conformance to Design Standards and other applicable code requirements**
The plans submitted conform to the written regulations of the City.
2. **Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**
The site layout is compatible with setbacks.
3. **Layout and utilization of building, parking, drive-ways, and open spaces.**
The layout and circulation system for traffic is appropriate.
4. **Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**
The proposed structure varies in height, but will be a maximum of 25.5 feet. The proposed structure is similar in scale to the surrounding DMACC buildings.
5. **Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**
It appears that the impacts on these utility systems can be accommodated adequately.

April 25, 2025

City of Ankeny
Plan and Zoning
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

Re: DMACC Ankeny Dental Clinic – Site Plan Submittal

Plan and Zoning Commission and City Council,

On behalf of Des Moines Area Community College, we request your approval of the site plan for a proposed building, which is to be located on the north side of DMACC's Ankeny campus at the NE corner of the intersection of DMACC Blvd and SW Vintage Pkwy.

The existing site is open green space with a small parking lot and outdoor basketball courts. The new building is approximately 30,000 SF, constructed of mostly insulated precast panel exterior walls, housing a community dental hygiene clinic, and the DMACC Dental Hygiene and Dental Assisting Programs.

Construction for this project is anticipated to begin in Summer of 2025.

We thank you for your consideration of this project.

Sincerely,

SHIVE-HATTERY, INC.



Anthony Harbaugh
Civil Engineer

Copy: File

DES MOINES AREA COMMUNITY COLLEGE

ANKENY DENTAL CLINIC 2006 S ANKENY BLVD, ANKENY, IA 50023

SUBMITTAL DATE: 04/15/2025

OWNER:

ATTN: JOE BAXTER
DES MOINES AREA COMMUNITY COLLEGE
2006 S ANKENY BLVD
ANKENY, IA 50023
JBAXTER@DMACC.EDU
(515) 864-6200

ZONING:

U1 - CONSERVATION AND PUBLIC UTILITY DISTRICT

SITE ADDRESS:

2006 S ANKENY BOULEVARD
BUILDING NO. 27
ANKENY, IOWA 50023

PAVEMENT THICKNESS:

SIDEWALKS: 5 INCH PCC
PAVING: 6 INCH PCC

PARKING SUMMARY

USE: MEDICAL OFFICE
REQUIREMENT: 1 SPACE PER 222 SF GFA
TOTAL GFA = 29,500
TOTAL REQUIRED PARKING = 29,500 / 222 = 133 STALLS
ADA SPACES REQUIRED (101-150 SPACES) = 5

PARKING STALLS PROVIDED: 55
ADA STALLS PROVIDED: 5

SHARED PARKING WITH DMACC'S LARGE PARKING LOT
SOUTHEAST OF THE SITE IS PROPOSED TO MAKE UP
THE REMAINDER OF THE PARKING REQUIREMENTS.

ENGINEER / APPLICANT:

ATTN: ANTHONY HARBAUGH
SHIVE-HATTERY, INC.
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
AHARBAUGH@SHIVE-HATTERY.COM
(515) 223-8104

SETBACKS:

FRONT YARD - 50 FEET, MINIMUM
SIDE YARD - 50 FEET, MINIMUM
REAR YARD - 50 FEET, MINIMUM
MAXIMUM HEIGHT - NO LIMITATION
MAXIMUM NUMBER OF STORIES - NO LIMITATION

NOTE THAT THE SITE IS INTERNAL TO THE LARGER DMACC
PROPERTY, SO ONLY THE EASTERN SIDE YARD SETBACK APPLIES.

SITE SUMMARY

BUILDING USE: DENTAL CLINIC
EXISTING SITE DESCRIPTION: COMMERCIAL
PROPOSED BUILDING AREA FOOTPRINT: 29,224 SF

OVERALL PROJECT SITE AREA: 195,937 SF (PER PROPERTY/GRADING LIMITS)

CURRENT SITE ERU: 32,330 SF IMPERVIOUS / 4,000 SF = 8 → ERU = 8
PROPOSED SITE ERU: 63,963 SF IMPERVIOUS / 4,000 SF = 16 → ERU = 16

PROPOSED SITE IS A PART OF THE GREATER DMACC CAMPUS PROPERTY,
WHICH IS CURRENTLY ABOVE THE MAXIMUM ERU OF 90. THEREFORE, THE
OVERALL PROPERTY ERU REMAINS AT 90.

Sheet List Table

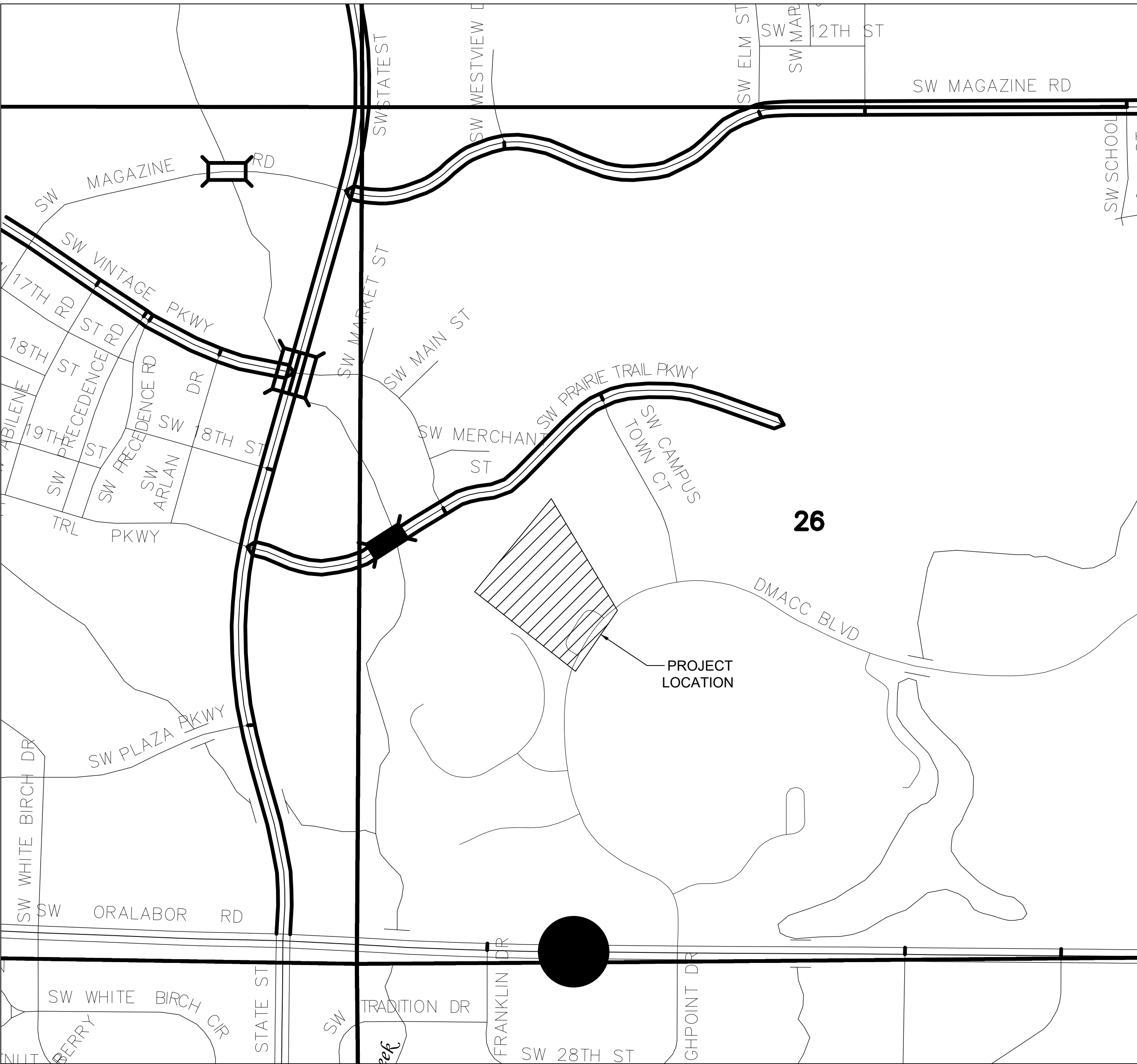
Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C002	EXISTING SITE CONDITIONS
C001	DEMOLITION SITE PLAN
C101	SITE PLAN
C201	GRADING PLAN
C251	EROSION AND SEDIMENT CONTROL PLAN
C301	UTILITY PLAN
C501	CONSTRUCTION DETAILS
L101	OVERALL LANDSCAPE PLAN
L102	LANDSCAPE PLAN ENLARGEMENT
L103	LANDSCAPE PLAN ENLARGEMENT
L501	LANDSCAPE DETAILS
L502	LANDSCAPE SPECIFICATIONS

LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER (SW1/4) OF SECTION 26, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., THE CITY OF ANKENY, POLK COUNTY, IOWA; EXCEPT: PARCEL "J" AS RECORDED IN BOOK 11920, PAGE 256; AND EXCEPT: PARCEL "M" AS RECORDED IN BOOK 12156, PAGE 40; AND EXCEPT: THE CAMPUS VIEW STUDENT HOUSING CONDOMINIUMS AS RECORDED IN BOOK 15857, PAGE 224, ALL AS FILED IN THE OFFICE OF THE POLK COUNTY RECORDER; LESS ROAD RIGHT-OF-WAY FOR SW ORALABOR ROAD, AS PRESENTLY ESTABLISHED.

AND

THE SOUTHEAST QUARTER (SE1/4) OF SECTION 26, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., THE CITY OF ANKENY, POLK COUNTY, IOWA; LESS ROAD RIGHT-OF-WAY FOR SW ORALABOR ROAD AND SOUTH ANKENY BLVD, AS PRESENTLY ESTABLISHED.



Project: 22040310450 Ankeny Dental Clinic
Drawing: 4-10000-1000-000
Date: 04/15/2025

GENERAL NOTES

- CONSTRUCTION NOT SPECIFICALLY DETAILED OR SPECIFIED WITHIN THE PLANS OR PROJECT SPECIFICATIONS SHALL CONFORM TO THE 2023 EDITION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND ANKENY CITY SUPPLEMENTAL SPECIFICATIONS.
- THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THE DRAWINGS ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE VERIFICATION OF THE EXISTENCE OF, AND THE DETERMINATION OF THE EXACT LOCATION OF, UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR(S).
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC AND PRIVATE UTILITY LOCATES.
- IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL BY CALLING 811 OR 1-800-282-8889, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
- THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNERS REPRESENTATIVE.
- PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- SITE CLEAN-UP TO BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
- ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
- REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
- ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT IS TO BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION TO BE ALLOWED FOR THE COMPLETION OF THIS WORK.
- WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY SHIVE-HATTERY, INC. AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF SHIVE-HATTERY, INC., WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
- ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
- CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE.
- NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT OR OVERLAY AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENTS THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING.
- STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
- THE CONTRACTOR TO PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON THE PROJECT SITE AND ANY OFF SITE BORROW OR DISPOSAL AREAS USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF IOWA CODE, FEDERAL REGULATIONS, AND LOCAL ORDINANCES.
- ALL AREAS DISTURBED BY CONSTRUCTION, NOT DESIGNATED AS PLANTED, SHALL BE SODDED. 6" OF TOPSOIL SHALL BE PROVIDED PER SPECIFICATIONS.
- NOTIFY UTILITY COMPANIES WHO HAVE FACILITIES THAT ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN THE CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- CONTRACTOR TO COORDINATE ANY GRADE ADJUSTMENTS WITH THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- ALL JOINTING SHALL MEET IOWA DOT SPECIFICATIONS AND REQUIREMENTS. ALL LONGITUDINAL PAVEMENT JOINTS SHALL HAVE EITHER TYPE "BT", "KT", OR "L" JOINTS DEPENDING ON THE POURING SEQUENCE. ALL TRAVERSE JOINTS SHALL BE TYPE "C" WITH TYPE "DW" JOINTS USED BETWEEN POURS. MAXIMUM JOINT SPACING SHALL BE 12' ON ALL PAVEMENT AND SQUARE ON ALL SIDEWALKS WITH A MAXIMUM JOINT SPACING OF 10'. SEAL ALL PAVEMENT JOINTS. CONTRACTOR SHALL SUBMIT POURING SEQUENCE AND JOINTING PLANS FOR APPROVAL BY ENGINEER PRIOR TO BEGINNING PAVING OPERATIONS.
- MATERIALS NOT SUITABLE FOR CONSTRUCTION, INCLUDING TRENCH BACKFILL AND SURFACE RESTORATION, AND EXCESS MATERIALS SHALL BE PROPERLY DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER.
- ALL PEDESTRIAN SIDEWALK RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH SUDAS REQUIREMENTS AND SHALL MEET "AMERICANS WITH DISABILITIES ACT ACCESSIBILITIES GUIDELINES" (ADAAG) AND "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN PUBLIC RIGHT-OF-WAY" (PROWAG) GUIDELINES. ANY RAMP NOT IN COMPLIANCE WILL NOT BE ACCEPTED AND WILL REQUIRE RECONSTRUCTION.
- SIGING, STRIPING, OR OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES SHOULD CONFORM TO THE (MUTCD) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FEDERAL HIGHWAY ADMINISTRATION, 2003 EDITION).
- THE CONTRACTOR SHALL PROVIDE APPROPRIATE CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL AT ALL TIMES. THE MEASURES SHOWN IN THE PLANS ARE A SUGGESTED MINIMUM. TEMPORARY SIGNAGE AND TRAFFIC CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR OTHER A.H.J. OTHER FACTORS SUCH AS CONSTRUCTION PHASING AND WORKER SAFETY MAY REQUIRE DIFFERENT OR ADDITIONAL MEASURES FROM THOSE SHOWN IN THE DRAWINGS.

CONSTRUCTION STAGING NOTES

- CONTRACTOR SHALL COORDINATE ALL STAGING AREAS WITH OWNER.
- CONTRACTOR SHALL REPLACE ALL PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES AT THE END OF CONSTRUCTION. CONTRACTOR TO PROVIDE PHOTO DOCUMENTATION OF EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS NOT TO BE PAVED TO THEIR ORIGINAL CONDITION AT THE END OF CONSTRUCTION. ALL DISTURBED AREAS SHALL BE SCARIFIED, TILLED AND SEEDED. CONTRACTOR TO PROVIDE PHOTO DOCUMENTATION PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL PROVIDE BARRICADES, FENCING OR OTHER DEVICES TO KEEP UNAUTHORIZED PERSONNEL OUT OF PROJECT SITE.

DEMOLITION NOTES

- CONTRACTOR TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND INFORM THE ENGINEER OF ANY POTENTIAL CONFLICTS WITH PROPOSED UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO FOLLOW ALL APPLICABLE REGULATIONS FOR REMOVING, DE-ENERGIZING, AND ABANDONING UTILITIES.
- ALL UTILITIES AND PAVEMENT NOT SHOWN TO BE REMOVED SHALL BE PROTECTED. IF DAMAGED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE AND REPAIR.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANIES DURING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH OWNER, UTILITY PROVIDER, AND ANY AFFECTED ADJACENT PROPERTY OWNERS PRIOR TO ANY SERVICE OR ACCESS DISRUPTIONS.
- ALL PCC PAVEMENT REMOVALS SHALL BE SAW CUT FULL DEPTH REMOVED TO NEAREST JOINT AND DISPOSED OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- TRAFFIC CONTROL SHALL BE PERFORMED FOR ALL WORK WITHIN THE TRAVELED WAY OR IMPACTING EXISTING SIDEWALK. TRAFFIC CONTROL SHALL FOLLOW ALL APPLICABLE LOCAL AND STATE REGULATIONS. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS WITH OWNER PRIOR TO CONSTRUCTION.
- ALL GAS AND WATER UTILITIES CALLED OUT TO BE REMOVED SHALL BE BACKFILLED IN ACCORDANCE WITH RECOMMENDATIONS FOUND IN THE GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO OVER-EXCAVATION, MOISTURE CONDITIONING, AND COMPACTING.
- REMOVAL REQUIREMENTS SHOWN ON THE PLANS SHOULD BE CONSIDERED MINIMUM REMOVAL AND REPLACEMENT REQUIREMENTS. CONTRACTORS SHALL ADJUST REMOVAL LIMITS AND DIMENSIONS AS REQUIRED BY CONSTRUCTION MEANS AND METHODS AND ACTUAL SITE CONDITIONS. ANY ADDITIONAL REMOVAL REQUIREMENTS NOT SHOWN ON THE PLANS ARE CONSIDERED INCIDENTAL.
- ALL LANDSCAPING INCLUDING TREES, SHRUBS, PERENNIALS NOT CALLED OUT TO BE REMOVED OR APPROVED FOR REMOVAL BY CONSTRUCTION MANAGER SHALL BE PROTECTED AND REPLACED AT NO COST TO THE OWNER IF DAMAGED DURING CONSTRUCTION. REPLACE TREES WITH (1) EQUIVALENT TREE UP TO 6" CALIPER AND (1) ADDITIONAL TREE FOR EVERY 6" CALIPER BEYOND THAT. ALL PLANTS THAT ARE DESTROYED OR DAMAGED SHALL BE REPLACED WITH NEW PLANTS OF THE EQUIVALENT TYPE.
- WHERE A SECTION OF PAVEMENT, CURBS AND GUTTER, OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS, AND SIDEWALKS SHALL BE REMOVED TO THE NEAREST JOINT A MINIMUM OF TWO FEET BEYOND THE EDGE OF ALL EXCAVATIONS. CONTRACTOR SHALL DOCUMENT (OR PHOTO) ALL CRACKED PCC PAVEMENT OR DAMAGED HMA PAVEMENT PRIOR TO CONSTRUCTION. IF NEW CRACKS IN PCC PAVEMENT DEVELOP OR HMA PAVEMENT IS DAMAGED DUE TO THE CONSTRUCTION TRAFFIC (EXTENDS BEYOND CONSTRUCTION LIMITS), CONTRACTOR SHALL REPLACE DAMAGED AREA AT NO ADDITIONAL COST TO OWNER.

PAVEMENT GENERAL NOTES

- ALL PROPOSED PAVEMENT PATCHES ARE APPROXIMATE AND SHOULD BE CONSIDERED MINIMUM REMOVAL EXTENTS. EXTEND AND ADJUST PAVEMENT PATCHES AS REQUIRED BY CONSTRUCTION WITH PRIOR APPROVAL BY ENGINEER.
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING. ANY PONDING ON PAVEMENT PATCHES OR ADJACENT TO PATCHES WILL BE CONSIDERED UNACCEPTABLE AND SHALL BE REPLACED.
- USE TYPE "B" COMPACTION ON SUBGRADE AND SUBBASE. TYPE "B" COMPACTION PER IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION.
- IN THE EVENT THAT PAVEMENT PATCHES ON ROADS AND SIDEWALKS CANNOT BE COMPLETED BEFORE THE COLD WEATHER SEASON BEGINS, CONTRACTOR MAY INSTALL TEMPORARY ROCK PATCHES IN AREAS WHERE PAVEMENT HAS BEEN REMOVED RATHER THAN COMPLETE PAVEMENT PATCHES IN LESS THAN IDEAL WEATHER CONDITIONS. TEMPORARY ROCK PATCHES SHALL BE A MINIMUM OF 8" DEEP AND COMPACTED. CONTRACTOR TO MAINTAIN TEMPORARY ROCK PATCHES THROUGHOUT THE WINTER SEASON INCLUDING SUPPLEMENTING WITH ADDITIONAL ROCK AS REQUIRED AND INSTALL PERMANENT PAVEMENT PATCHES AS SHOWN IN PLANS IN ACCEPTABLE WEATHER CONDITIONS.

EXCAVATION NOTES

- EXCAVATE TRENCH AND PROVIDE PIPE BEDDING AND BACKFILL MATERIAL PER IOWA SUDAS SPECIFICATIONS OR AS SHOWN ON THE DRAWINGS.
- STRIP, STOCKPILE, AND RESPREAD A MINIMUM OF 6" OF TOPSOIL IN ALL SEED OR SOD AREAS DISTURBED BY CONSTRUCTION. DISTURBED AREAS SHALL BE LEFT IN SMOOTH CONDITIONS READY FOR FINAL SEEDED OR SOD PREPARATION BY SITE RESTORATION CONTRACTOR. GRADE ALL DISTURBED AREAS TO DRAIN AS PONDING OF WATER WILL NOT BE ACCEPTABLE.
- CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH AND FILL SETTLEMENT FOR THE PROJECT'S ONE YEAR WARRANTY PERIOD. CONTRACTOR SHALL PROVIDE ADDITIONAL FILL MATERIAL AND IS RESPONSIBLE FOR RESEEDING OF ALL SETTLEMENT AREAS AFTER SITE RESTORATION HAS BEEN COMPLETED.
- OWNER WILL PROVIDE AN EXCESS SOIL AND UTILITY SPOILS DISPOSAL SITE AVAILABLE ONSITE. CONTRACTORS WILL BE RESPONSIBLE FOR STRIPPING AND RESPREADING TOPSOIL AND LEAVING THE WASTE SITE IN A SMOOTHLY GRADED CONDITION AT THE END OF CONSTRUCTION. ONLY CLEAN SOIL MATERIAL AND GRANULAR MATERIAL LESS THAN 1.5" DIAMETER WILL BE ALLOWED TO BE PLACED ONSITE. ALL DEBRIS AND LARGER ROCK OR CONCRETE WASTE SHALL BE DISPOSED OF OFFSITE. POTHOLE MUD DISPOSAL WILL NOT BE PERMITTED ONSITE AND SHOULD BE DISPOSED OF OFFSITE.

GRADING AND EROSION CONTROL NOTES

- BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SEEDED OR SODDED. THESE AREAS SHALL BE SEEDED OR SODDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, WATTLES, INLET PROTECTION, ETC.) TO PREVENT EROSION.
- ALL STORM SEWER INTAKES THAT RECEIVE STORMWATER RUNOFF FROM DISTURBED AREAS SHALL BE PROVIDED WITH INLET PROTECTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.
- OWNER SHALL ASSUME RESPONSIBILITY FOR ALL EROSION CONTROL UNTIL DELEGATED TO CONTRACTOR ONCE THE PROJECT CONSTRUCTION STARTS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE IOWA DNR, US EPA AND LOCAL REGULATIONS DEALING WITH STORMWATER RUNOFF AND EROSION CONTROL.
- A SWPPP WILL BE PREPARED AND WILL BE MADE AVAILABLE TO THE CONTRACTOR AND SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.

UTILITY CONSTRUCTION NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
- STORM SEWER PIPE LENGTHS SHOWN ARE INSIDE EDGE TO INSIDE EDGE OF STRUCTURES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL STORM FLOW ONSITE UNTIL NEW SYSTEM IS INSTALLED.
- RCP STORM SEWER PIPING TO HAVE WRAPPED JOINTS.
- ALL HDPE PIPE SHALL BE DUAL-WALLED UNLESS OTHERWISE SPECIFIED AS PERFORATED.
- ALL HDPE BENDS AND CONNECTIONS SHALL BE MANUFACTURED CONNECTIONS.
- CONTRACTOR TO MODIFY EXISTING INVERTS TO ACCOMMODATE NEW PIPE CONNECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING STORM SEWER WITHIN THE PROJECT AREA AT THE COMPLETION OF THE PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND REBUILDING STORM STRUCTURES AS NECESSARY TO MATCH FINAL GRADES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
- SANITARY SEWER PIPE LENGTHS SHOWN ARE CENTERLINE TO CENTERLINE OF STRUCTURES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
- WATER TO BE INSTALLED WITH A MINIMUM COVER OF 5 FEET DEEP OR LOWER TO ACCOMMODATE UTILITY CROSSINGS.
- CONTACT FIRE DEPARTMENT OF ANY CHANGES THAT AFFECT FIRE/EMERGENCY ACCESS TO SITE, BUILDING, FDC'S, PIV'S, HYDRANTS, AND FRONT DOORS.
- ALL WATER LINE SHALL BE PVC C900.
- ALL EXISTING AND PROPOSED HYDRANTS AND VALVES SHALL BE ADJUSTED TO FINAL GRADES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION.
- WATER MAIN CROSSINGS WITH STORM SEWER AND/OR SANITARY SEWER SHALL FOLLOW SUDAS REQUIREMENTS AND PROVIDE WATERTIGHT JOINTS WHERE APPLICABLE.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS, SPECIFICATIONS, PERMITS, AND FEES.
- ALL EXISTING AND PROPOSED UTILITY CROSSINGS/CONFLICTS SHALL MEET OR EXCEED IOWA SUDAS HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS.
- ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.
- ALL OPEN EXCAVATIONS SHALL BE PROTECTED WITH SAFETY FENCE, BARRIERS OR BARRICADES IN ACCORDANCE WITH OSHA.
- CONTRACTOR TO IMPLEMENT TEMPORARY SHORING OR SUPPORT AT ALL UTILITY CROSSINGS AS REQUIRED BY CONTRACTOR'S MEANS AND METHODS. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

LEGEND	
GENERAL SITE - PROPOSED	
PLAN MARK	DESCRIPTION
	STRUCTURE
	GUARD POST BOLLARD
	HANDICAPPED PARKING
	SHRUB
	DECIDUOUS TREE
	CONIFEROUS TREE
	SINGLE POLE SIGN
	CHAIN LINK FENCE
	TREE LINE
	MINOR CONTOUR
	MAJOR CONTOUR

LEGEND	
GENERAL SITE DESIGN	
PLAN MARK	DESCRIPTION
	SPOT ELEVATION
	TOP OF CURB AND GUTTER ELEVATION
	TOP OF CURB EQUALS GUTTER ELEVATION
	MATCH EXISTING ELEVATION
	SLOPE ARROW
	FLOW ARROW
	TRAFFIC FLOW
	SILT FENCE
	LIMITS
	LEFT-TURN ARROW
	RIGHT-TURN ARROW
	THRU ARROW
	LEFT THRU ARROW
	RIGHT THRU ARROW
	LEFT/RIGHT THRU ARROW

LEGEND	
UTILITIES - PROPOSED	
PLAN MARK	DESCRIPTION
	UTILITY POLE W/TRANSFORMER
	WATER SHUTOFF VALVE
	GUY ANCHOR
	FIRE HYDRANT
	FLARED END SECTION
	UTILITY END CAP
	VALVE
	FIRE DEPARTMENT CONNECTION
	POST INDICATOR VALVE
	JUNCTION BOX
	MANHOLE
	STORM MANHOLE
	SANITARY MANHOLE
	TELEPHONE PEDESTAL
	HANDHOLE
	GAS METER
	ELECTRIC METER
	TRANSFORMER
	WATER METER
	AIR CONDITIONER
	CURB INLET
	INTAKE - CIRCLE

LEGEND	
SURVEY	
PLAN MARK	DESCRIPTION
	BENCHMARK
	IRON ROD - FOUND
	IRON ROD - SET
	MONUMENT FOUND
	MONUMENT SET
	X CUT FOUND
	X CUT SET
	SOL BORING

LEGEND		
UTILITY LINES		
EXISTING LINE TYPE	DESCRIPTION	PROPOSED LINE TYPE
	ELECTRIC - OVERHEAD	
	ELECTRIC - UNDERGROUND	
	GAS MAIN	
	WATER MAIN	
	SANITARY SEWER	
	SANITARY FORCE MAIN	
	STORM SEWER	
	TELEPHONE - OVERHEAD	
	TELEPHONE - UNDERGROUND	
	CABLE LINE - OVERHEAD	
	CABLE LINE - UNDERGROUND	
	FIBER OPTICS	
	PROCESS/HEATING STEAM	

DRAWN BY	NGH
APPROVED BY	AJH
ISSUED FOR	CITY SUBMITTAL
ISSUE DATE	04/15/2025
PROJECT NUMBER	2240310450
FIELD BOOK	---

GENERAL NOTES

C001

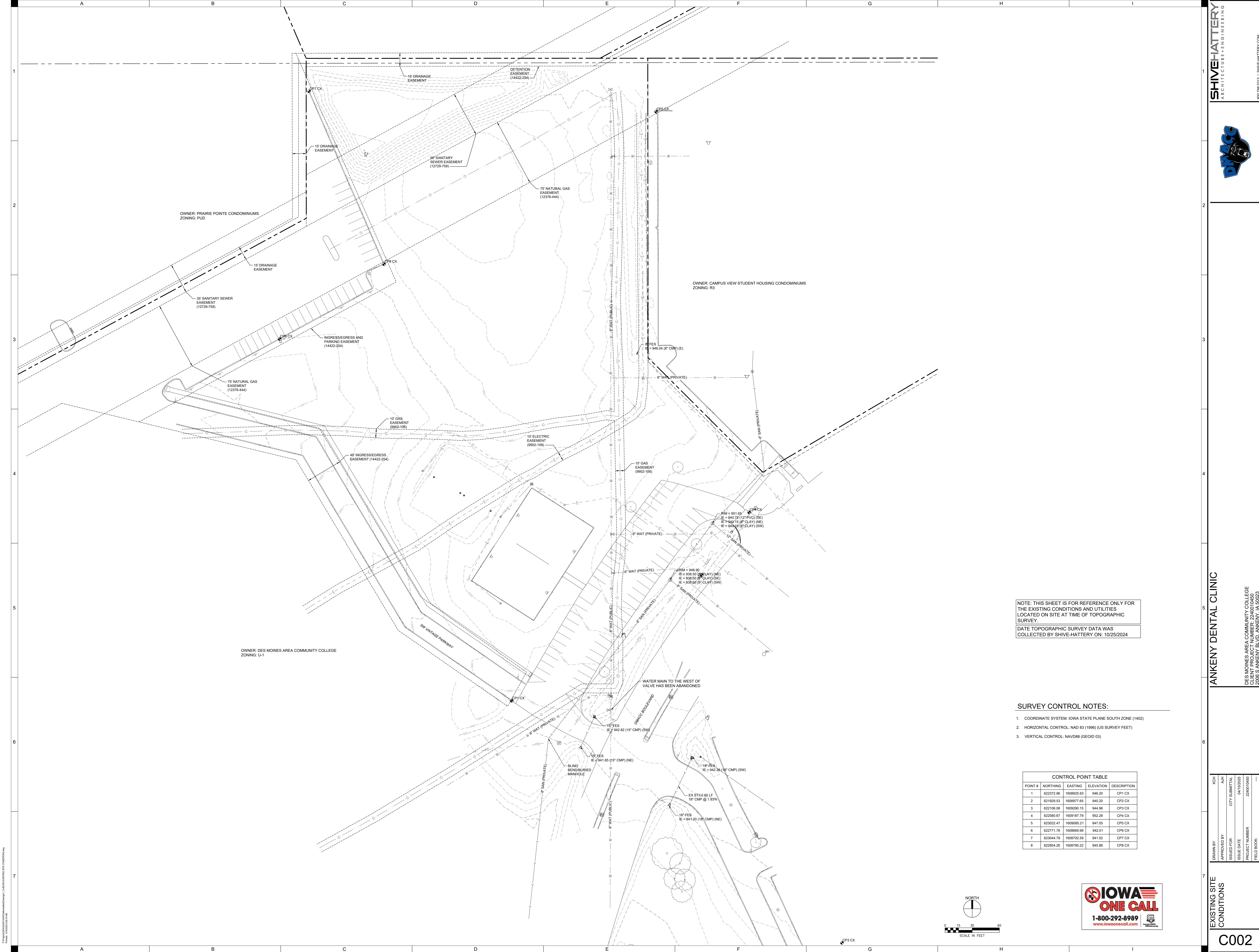
ANKENY DENTAL CLINIC

DES MOINES AREA COMMUNITY COLLEGE
CLIENT PROJECT NUMBER: 2240310450
2006 S ANKENY BLVD. ANKENY, IA 50023

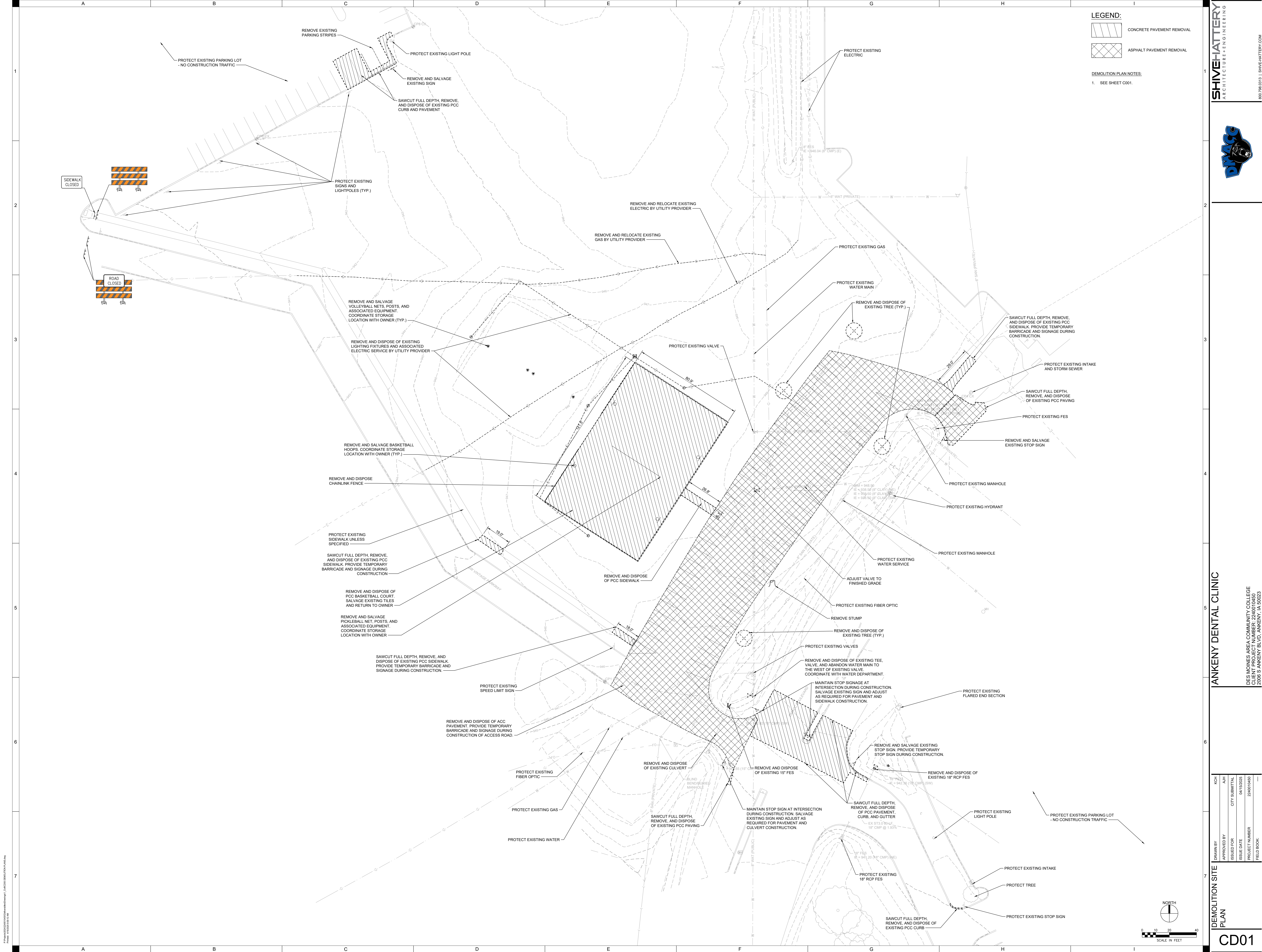


SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

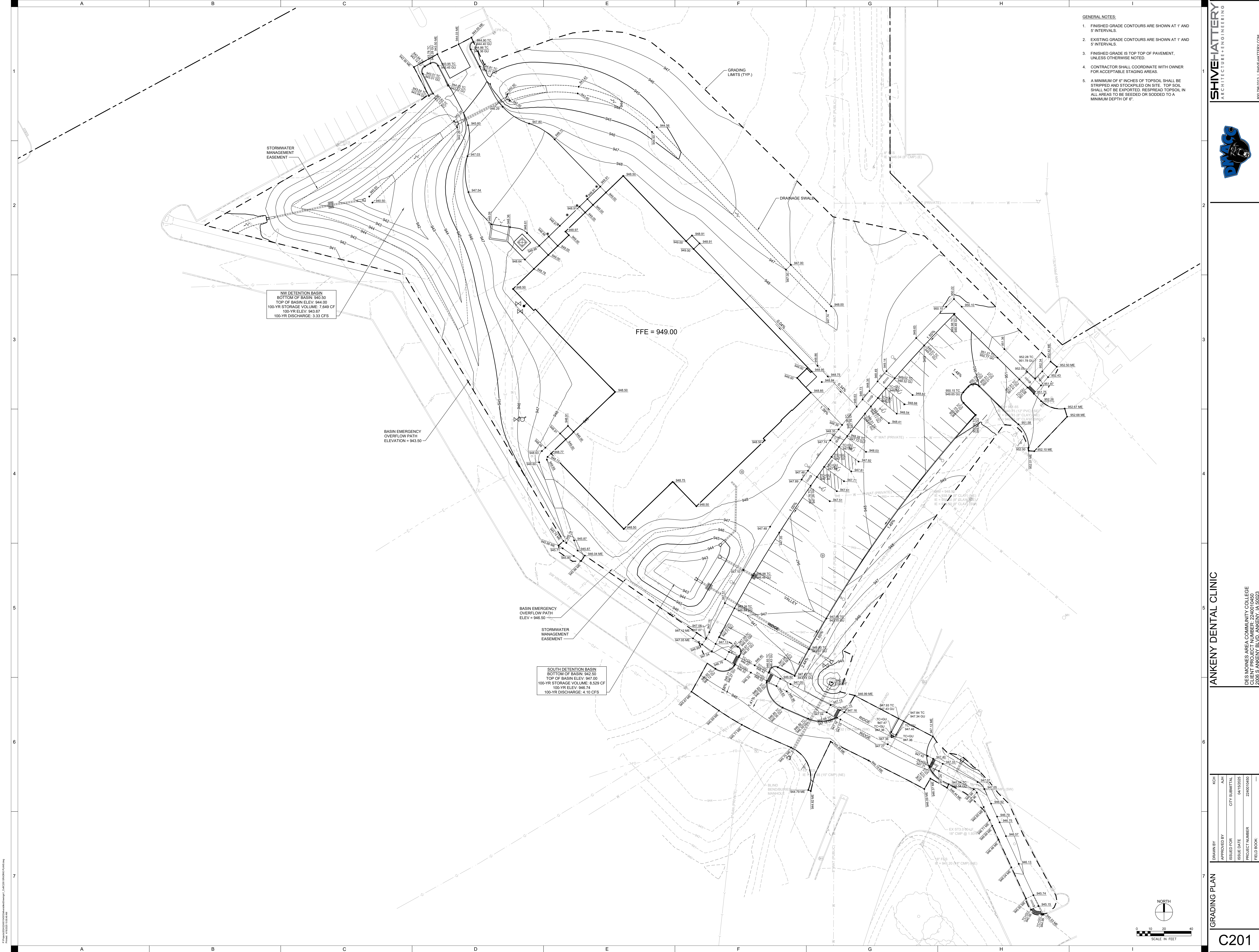
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APPROVED BY	AJH
ISSUED FOR	CITY SUBMITTAL
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FIELD BOOK	



- GENERAL NOTES:
1. FINISHED GRADE CONTOURS ARE SHOWN AT 1' AND 5' INTERVALS.
 2. EXISTING GRADE CONTOURS ARE SHOWN AT 1' AND 5' INTERVALS.
 3. FINISHED GRADE IS TOP TOP OF PAVEMENT, UNLESS OTHERWISE NOTED.
 4. CONTRACTOR SHALL COORDINATE WITH OWNER FOR ACCEPTABLE STAGING AREAS.
 5. A MINIMUM OF 6" INCHES OF TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE. TOP SOIL SHALL NOT BE EXPORTED. RESPREAD TOPSOIL IN ALL AREAS TO BE SEED OR SOODED TO A MINIMUM DEPTH OF 6".

NW DETENTION BASIN
BOTTOM OF BASIN: 940.50
TOP OF BASIN ELEV: 944.00
100-YR STORAGE VOLUME: 7,649 CF
100-YR ELEV: 943.67
100-YR DISCHARGE: 3.33 CFS

BASIN EMERGENCY
OVERFLOW PATH
ELEVATION = 943.50

BASIN EMERGENCY
OVERFLOW PATH
ELEV = 946.50

SOUTH DETENTION BASIN
BOTTOM OF BASIN: 942.50
TOP OF BASIN ELEV: 947.00
100-YR STORAGE VOLUME: 8,529 CF
100-YR ELEV: 946.74
100-YR DISCHARGE: 4.10 CFS

FFE = 949.00

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ANKENY DENTAL CLINIC

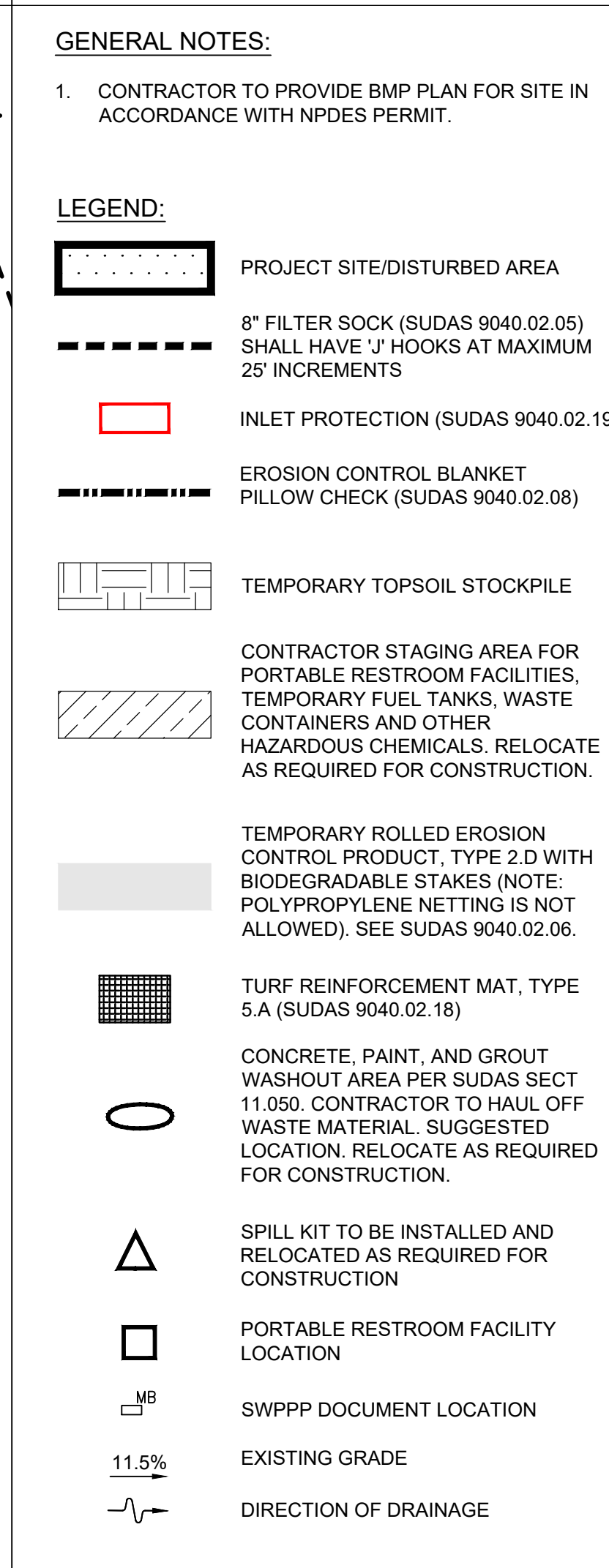
DES MOINES AREA COMMUNITY COLLEGE
CLIENT PROJECT NUMBER: 2240310450
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GRADING PLAN

DRAWN BY	NGH
APPROVED BY	AJH
ISSUED FOR	CITY SUBMITTAL
ISSUE DATE	04/15/2025
PROJECT NUMBER	2240310450
FIELD BOOK	---

C201

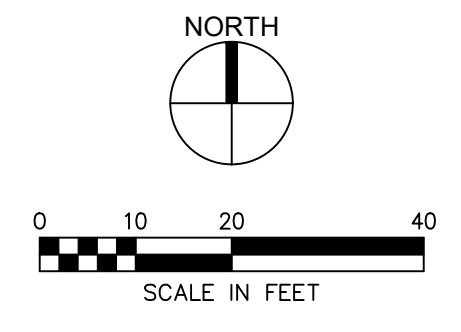
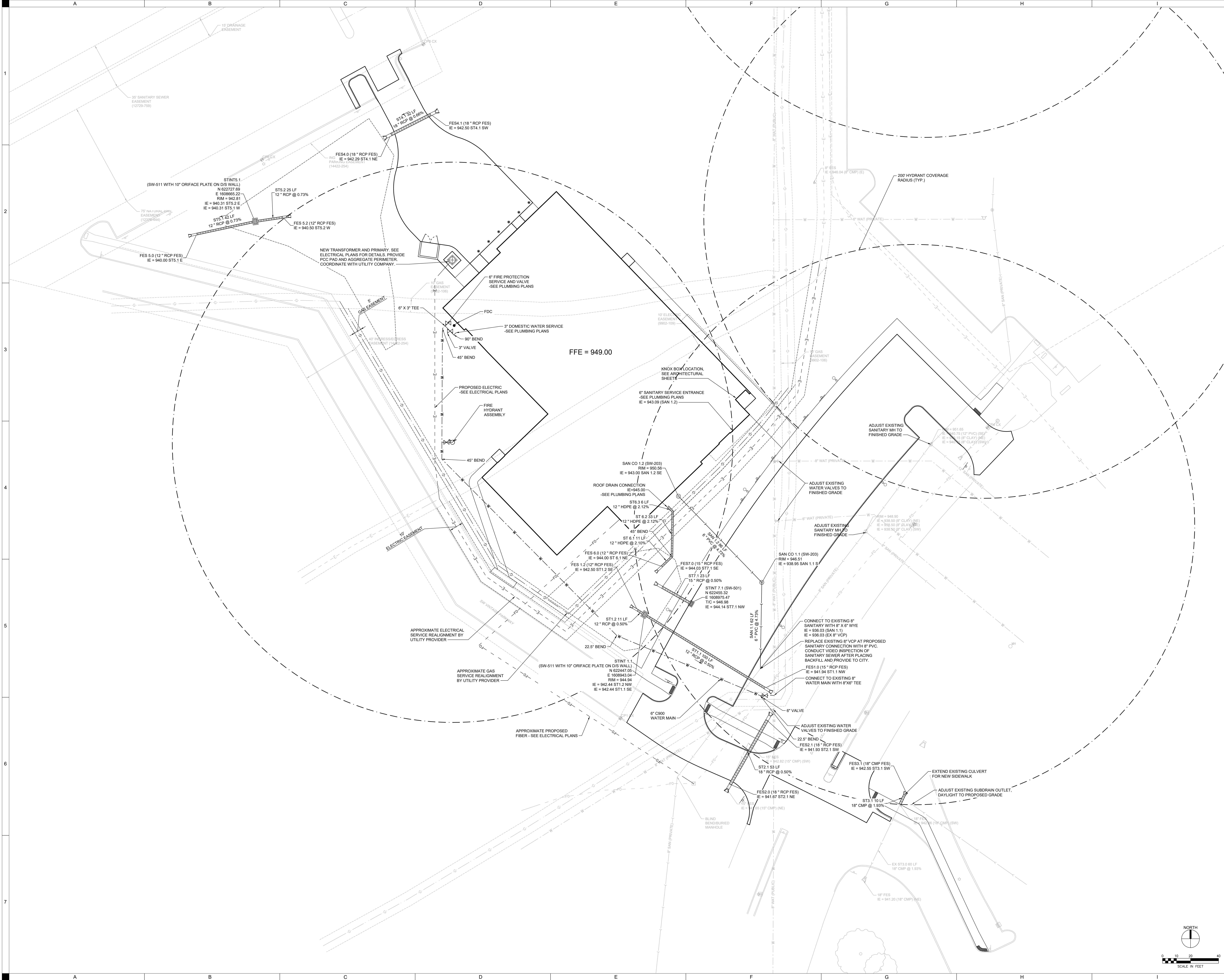
Page 21 of 54



DES MOINES AREA COMMUNITY COLLEGE
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7
EROSION AND
SEDIMENT
CONTROL PLAN

C251



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UTILITY PLAN

C301

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DRAWN BY	NGH
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ISSUED FOR	CITY SUBMITTAL
ISSUE DATE	04/15/2025
PROJECT NUMBER	2240310450
FIELD BOOK	---

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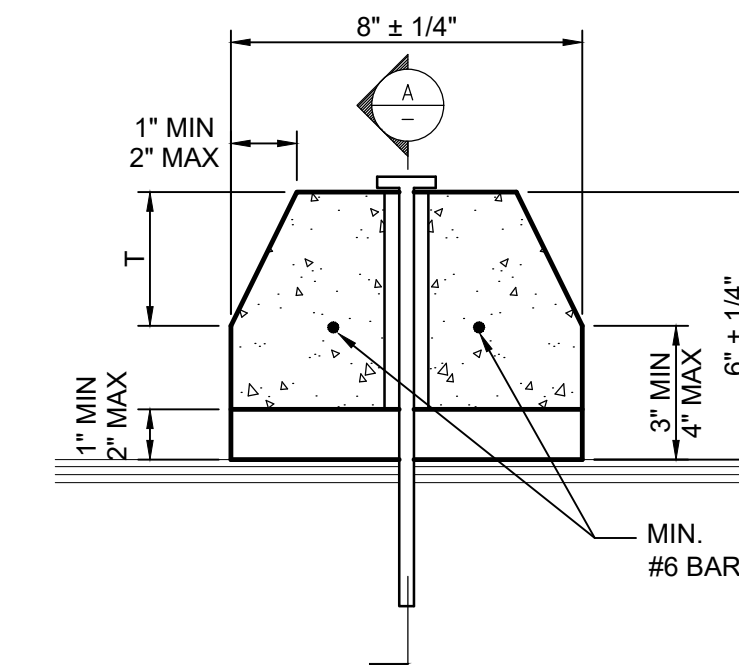
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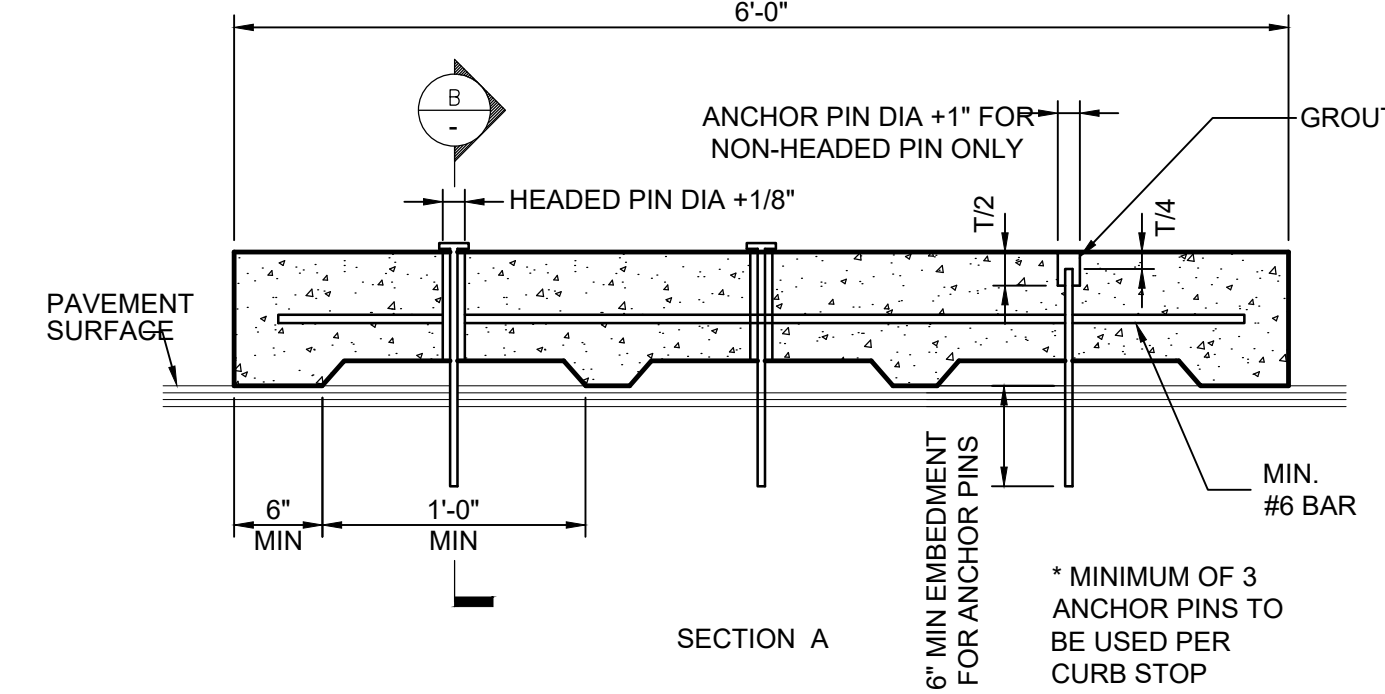
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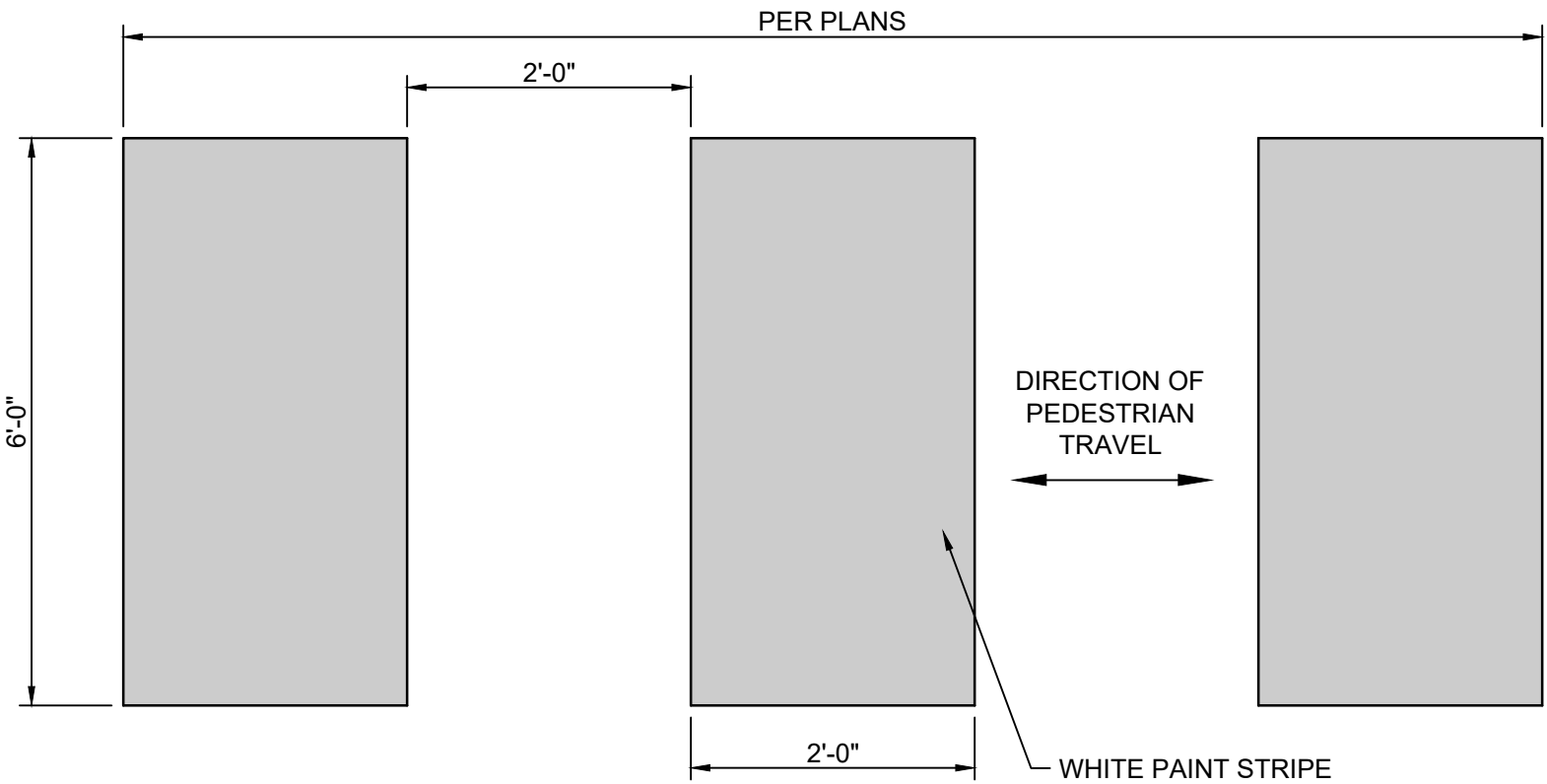


SECTION B



SECTION A

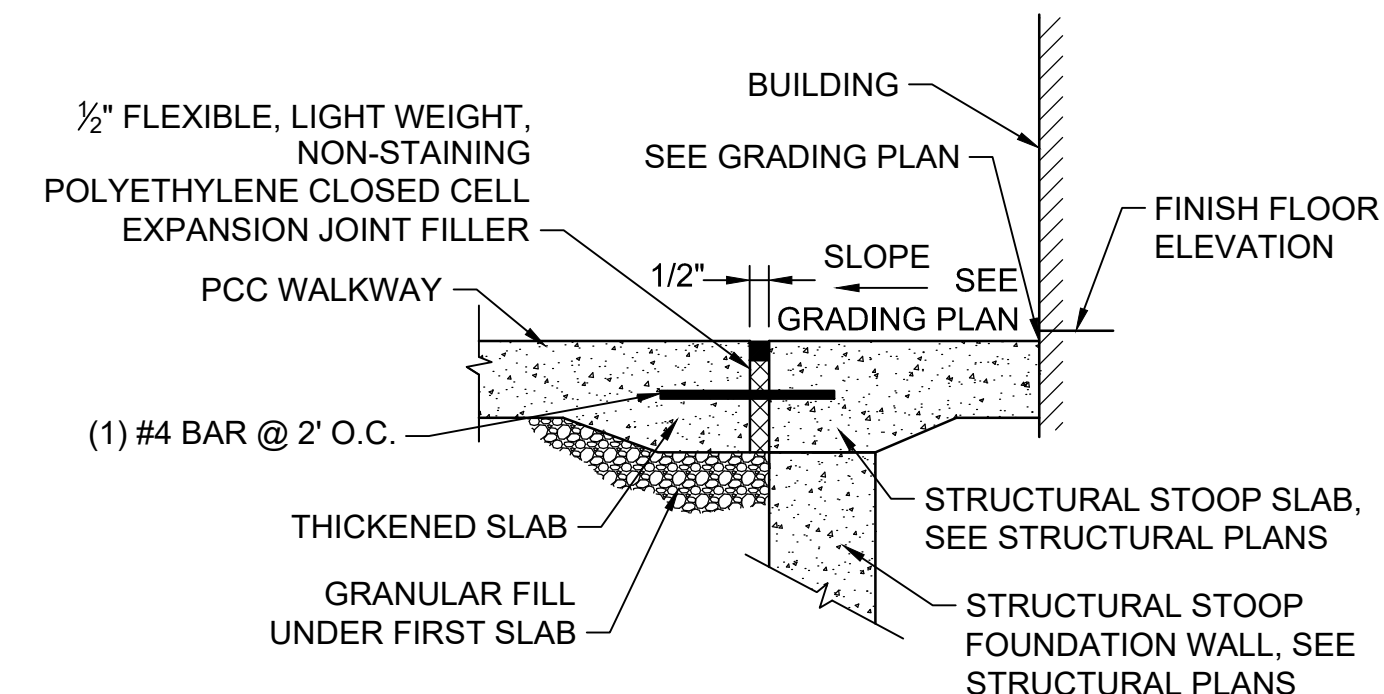
F2 PCC WHEEL STOP
NOT TO SCALE



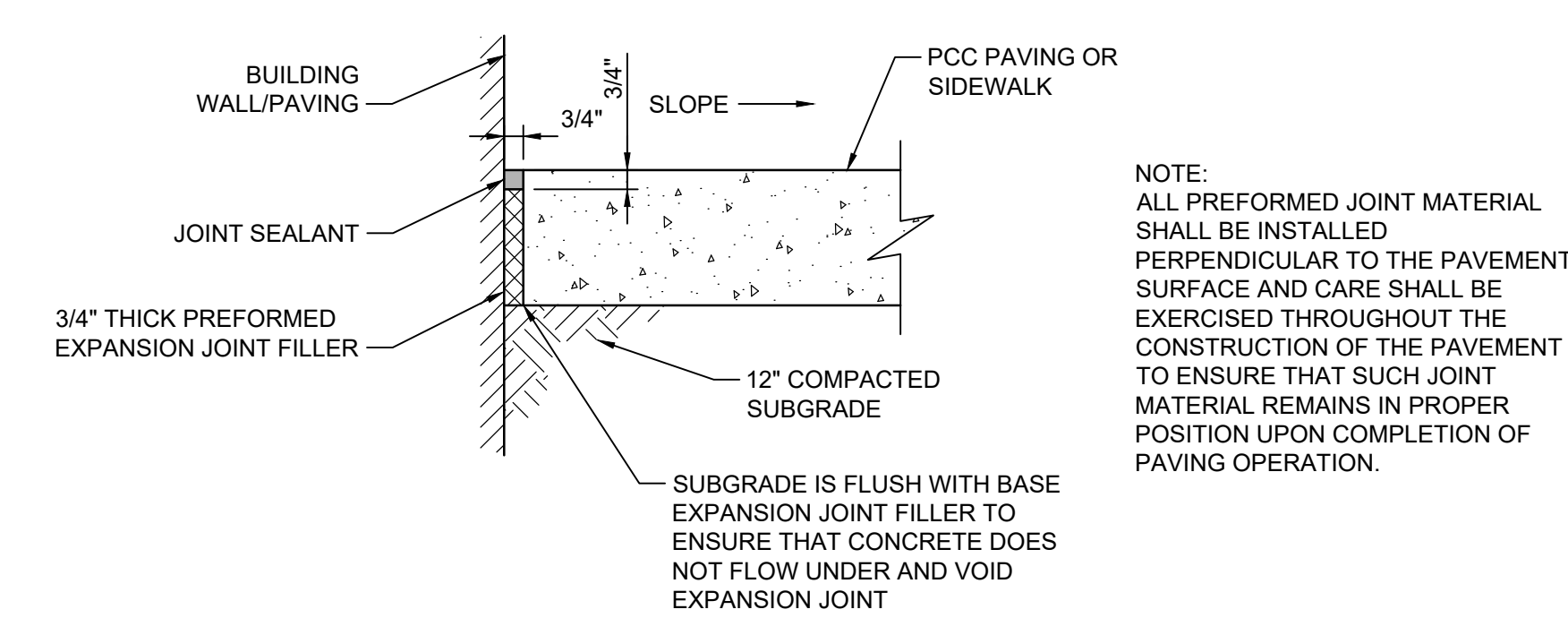
F3 PAINTED CROSSWALK
NOT TO SCALE

STANDARD SUDAS DETAILS

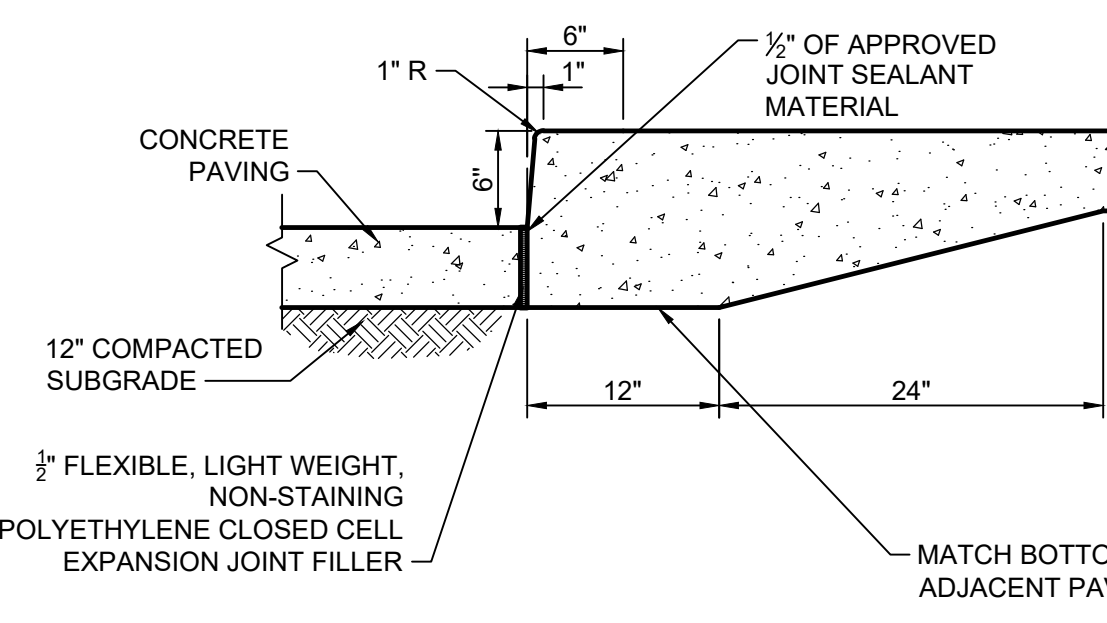
THE FOLLOWING STANDARD DETAILS APPLY TO CONSTRUCTION WORK ON THIS PROJECT		
NUMBER	DATE	TITLE
3010.102	04-20-21	RIGID GRAVITY PIPE TRENCH BEDDING
3010.103	04-21-21	FLEXIBLE GRAVITY PIPE TRENCH BEDDING
3010.104	04-20-21	PRESSURE PIPE TRENCH BEDDING
4030.221	10-21-14	RCP APRON SECTION FOOTING
4030.222	10-18-16	CIRCULAR CONCRETE APRONS
5010.101	10-18-16	THRUST BLOCKS
5010.102	10-18-16	TRACER SYSTEM
5020.201	04-19-22	FIRE HYDRANT ASSEMBLY
6010.301	10-18-22	CIRCULAR SANITARY SEWER MANHOLE
6010.501	04-21-20	SINGLE GRATE INTAKE
6010.513	04-21-20	OPEN-SIDED AREA INTAKE
7010.101	04-19-22	JOINTS
7030.102	01-01-23	CONCRETE DRIVEWAY, TYPE B
7030.204	10-20-15	GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK
7030.206	10-16-12	CURB RAMPS OUTSIDE OF INTERSECTION RADIUS
7030.207	10-16-12	CURB RAMP FOR CLASS B OR C SIDEWALK
7030.210	10-16-12	DETECTABLE WARNING PLACEMENT
9040.110	10-21-14	RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND



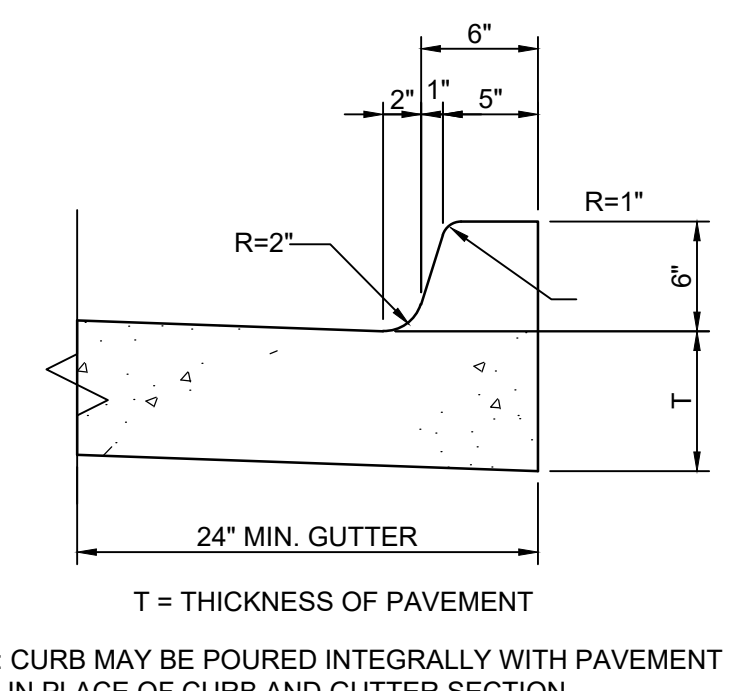
H3 PCC WALK @ STRUCTURAL STOOP
NOT TO SCALE



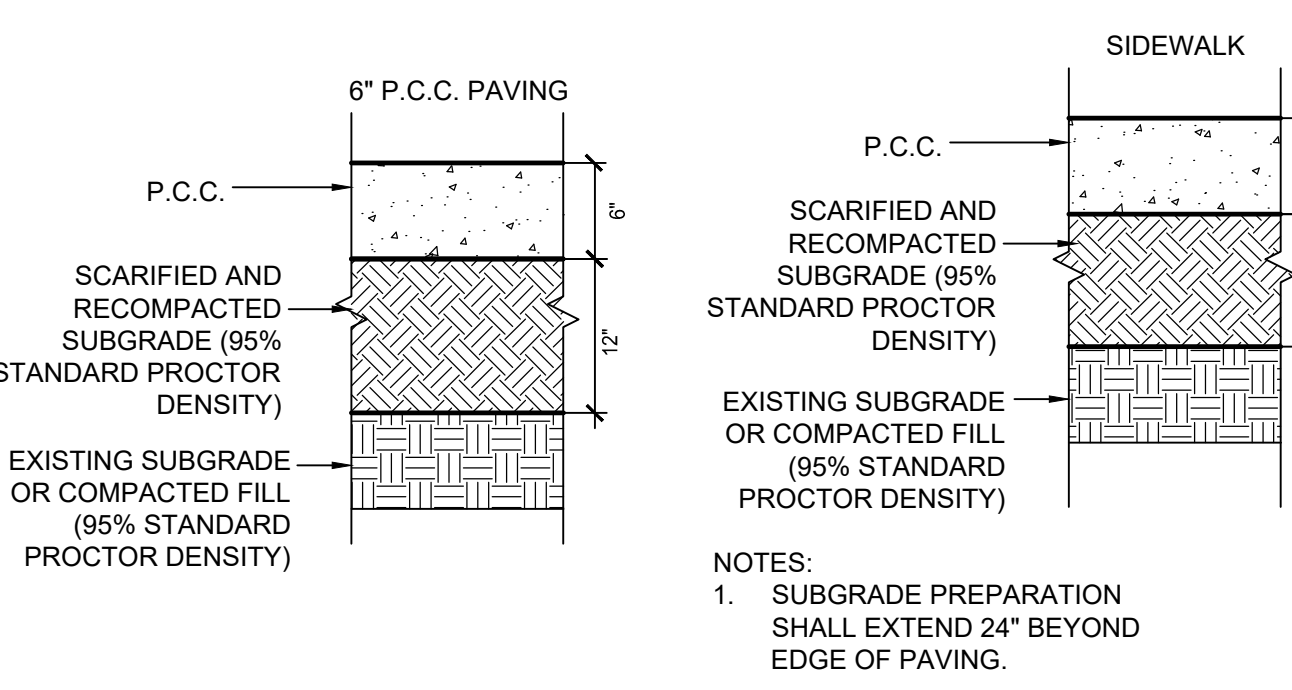
H4 ISOLATION JOINT
NOT TO SCALE



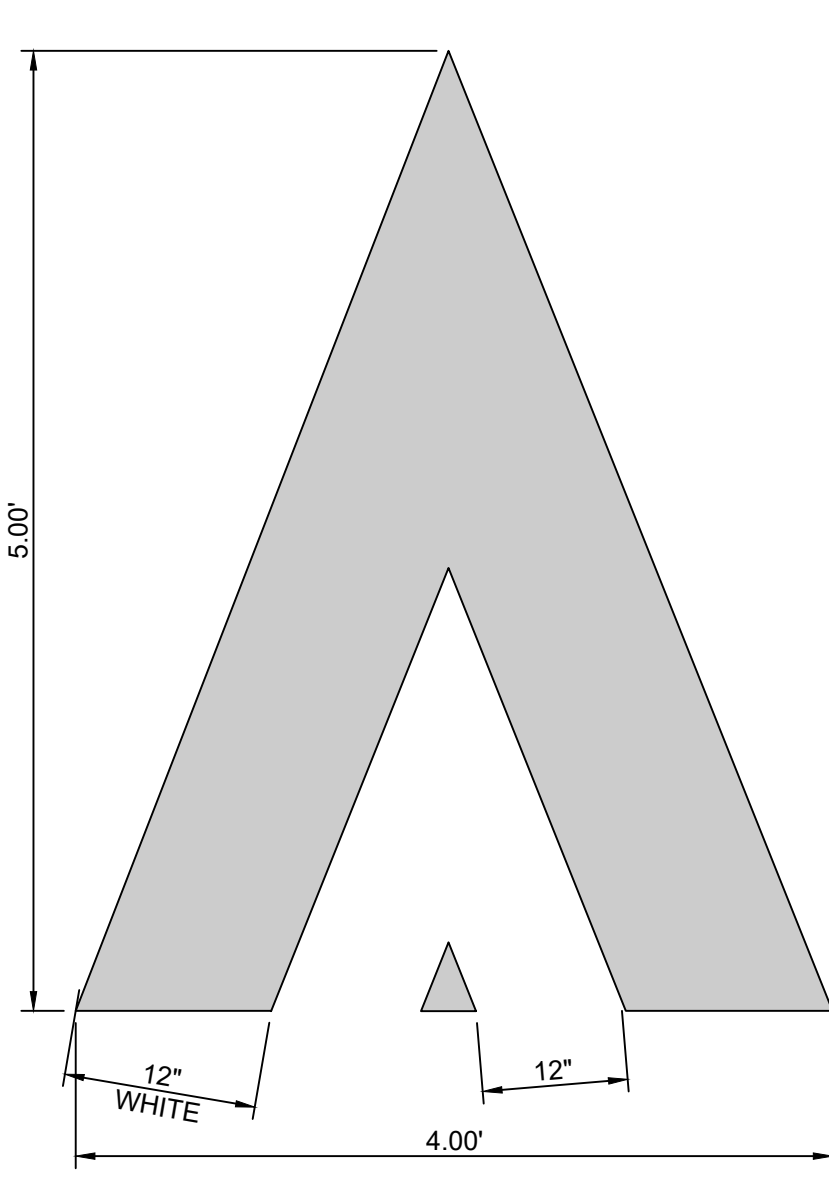
H5 INTEGRAL PCC CURB AND SIDEWALK
NOT TO SCALE



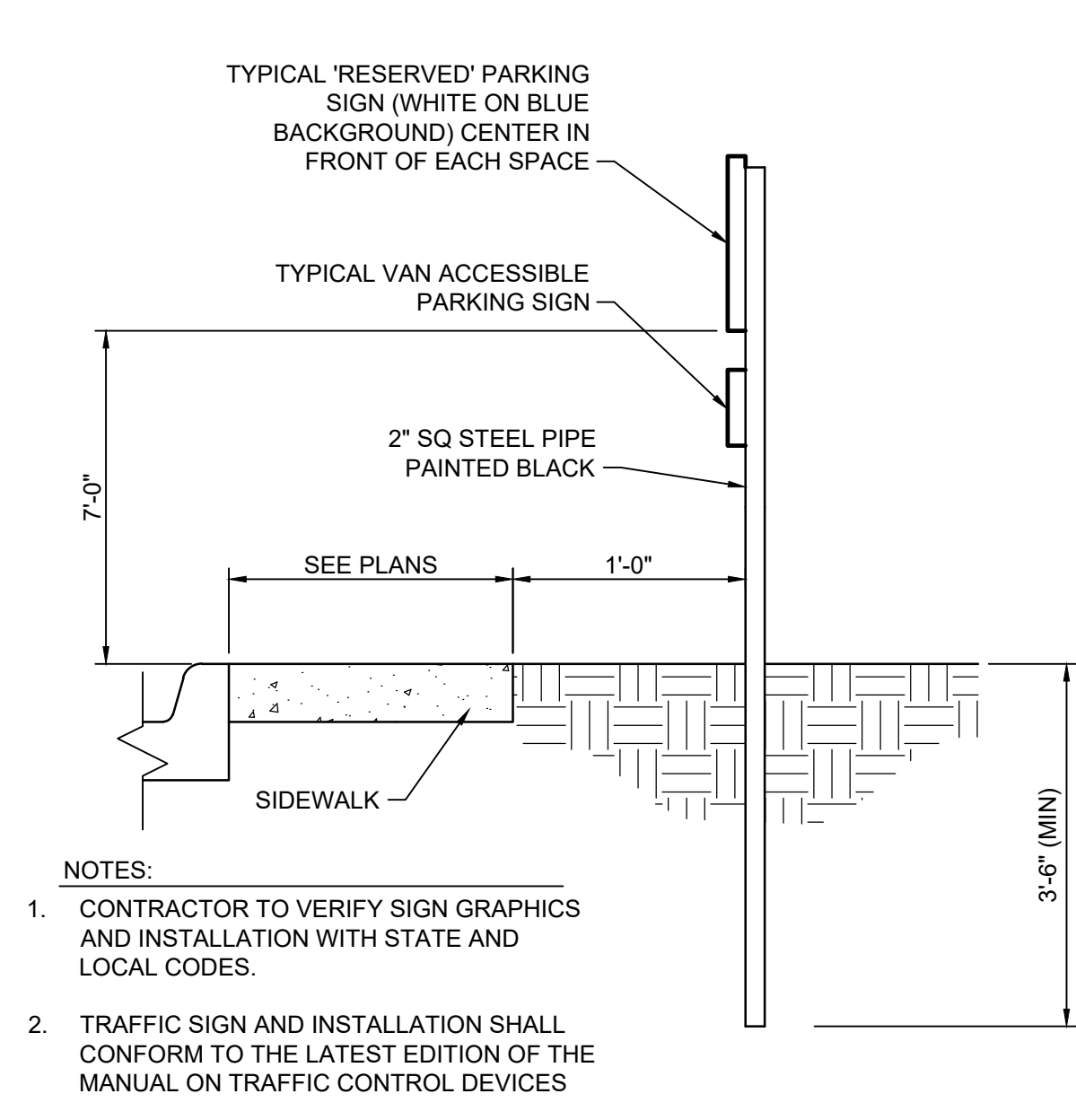
H6 PCC INTEGRAL CURB
NOT TO SCALE



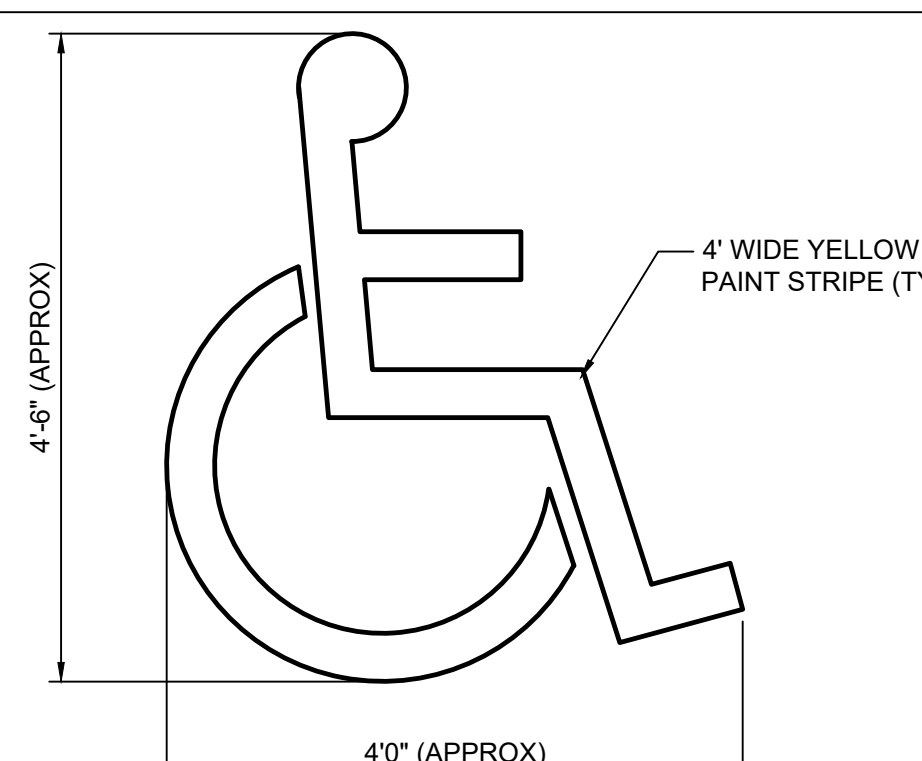
H7 PCC PAVEMENT CROSS SECTIONS
NOT TO SCALE



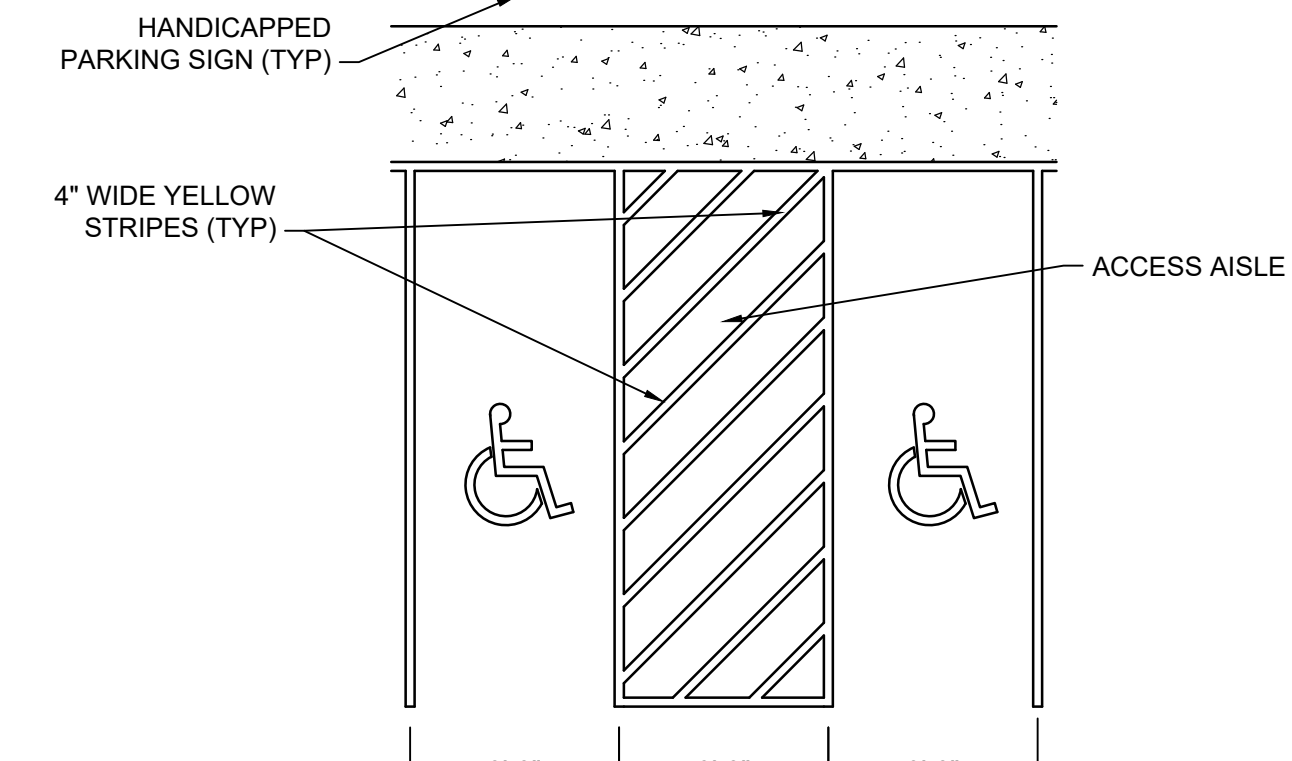
A4 SPEED TABLE "V" PAVEMENT MARKING DETAIL
NOT TO SCALE



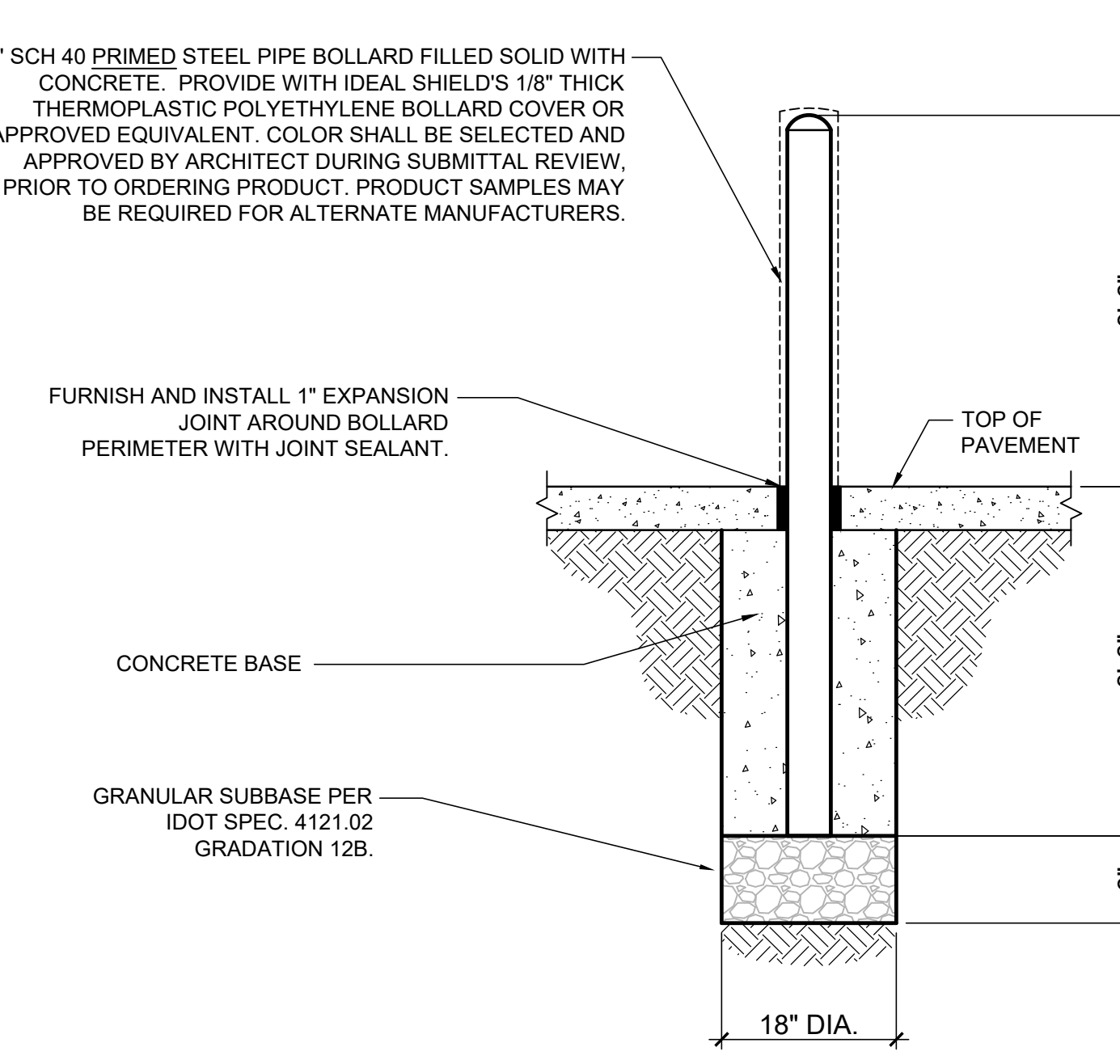
F5 R7-8 AND R7-8 MOD 'RESERVED' PARKING SIGN
NOT TO SCALE



F6 ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



F7 ACCESSIBLE PARKING STRIPING
NOT TO SCALE



D7 6" CONCRETE FILLED BOLLARD - STANDARD
NTS



LANDSCAPE NOTES

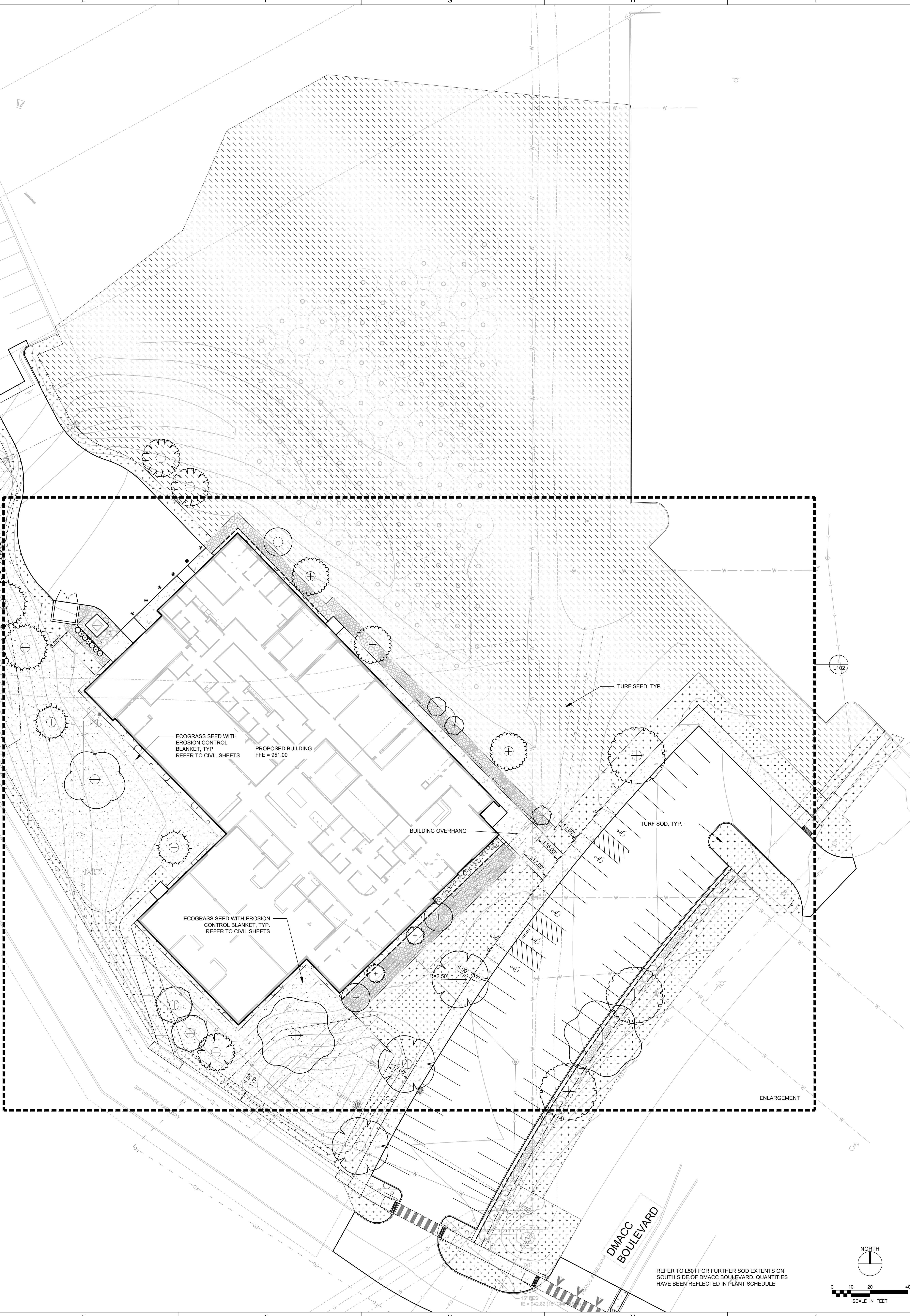
1. PROTECT ALL STRUCTURES AND UTILITY SERVICES DURING INSTALLATION OF ALL PLANT MATERIAL. IF CONFLICTS EXIST BETWEEN PROPOSED PLANTING LOCATIONS AND OTHER STRUCTURES AND UTILITIES, CONTRACTOR SHALL COORDINATE PLANTING ADJUSTMENTS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
3. ALL TREES, SHRUBS, AND PERENNIAL PLANTS ARE LISTED IN THE PLANT SCHEDULES. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND QUANTITIES LISTED IN THE PLANT SCHEDULE, THE PLAN QUANTITIES SHALL PREVAIL.
4. BESIDES PLANT SIZES LISTED N THE PLANT SCHEDULES, MINIMUM HEIGHTS AT PLANTING FOR ALL TREES SHALL BE AS FOLLOWS:
 - OVERSTORY TREES - 8-FOOT MINIMUM
 - UNDERSTORY TREES - 6-FOOT MINIMUM
5. PROVIDE A SPADE-CUT EDGE AT THE PERIMETER OF ALL MULCHED PLANTING AREAS THAT ADJUT TURF AREAS. SEE DETAIL.
6. SEED OR SODDED AREAS SHALL RECEIVE 6" DEPTH TOPSOIL.
7. APPLY PRE-EMERGENT WEED PREVENTER TO ALL PLANTING AREAS PRIOR TO MULCHING. TOP-DRESS PLANTING AREAS WITH DOUBLE-SHREDDED HARDWOOD MULCH TO A DEPTH OF 4".
8. CLUSTERED PLANTINGS SHALL BE PLANTED IN A CONTIGUOUS MULCH BED. TREES SHALL RECEIVE INDIVIDUAL MULCH RINGS AT 5' DIA. PER DETAIL, WHICH SHALL BE A MINIMUM DISTANCE OF 5' APART TO ACCOMMODATE MOWING OPERATIONS.
9. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
10. PERENNIAL BED EXTENTS SHALL BE STAKED ON THE PROJECT SITE BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE EXCAVATION. PERENNIAL BED EXTENTS MAY BE ADJUSTED BY THE OWNER'S REPRESENTATIVE TO MEET FIELD CONDITIONS.
11. INSTALL ALL ITEMS PER SPECIFICATIONS UNLESS OTHERWISE NOTED.

LANDSCAPE CODE SUMMARY

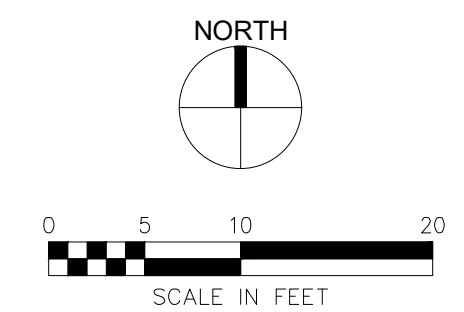
- 191.15 - OPEN SPACE REQUIREMENTS
REQUIRED:
- MINIMUM OF 20% LOT REMAINING AS OPEN SPACE: 195,937 SF * 20% = 39,187 SF
- 2 TREES AND 6 SHRUBS FOR EVERY 3000 SF OF REQUIRED OPEN SPACE: 39,187 / 3000 SF = 13.13 * 2 = 26 TREES, 13.16 * 78 SHRUBS
PROVIDED:
- 129,622 SF OF OPEN SPACE = 66% OF LOT
- 15 DECIDUOUS + 3 ORNAMENTAL + 9 EVERGREEN = 27 TREES (EXCLUDING REQUIRED PARKING LOT TREES)
- 84 SHRUBS (EXCLUDING PROVIDED PARKING LOT SHRUBS)
- 191.17 - SCREENING OF OUTDOOR STORAGE AREAS
REQUIRED:
- OUTDOOR STORAGE AND LOADING AREAS SHALL BE SCREENED FROM PUBLIC RIGHTS-OF-WAY AND ADJACENT RESIDENTIAL USES WITH FENCES OR LANDSCAPED STRIPS COMPOSED OF EVERGREEN PLANTS
PROVIDED:
- TRANSFORMER WILL BE SCREENED WITH 10 EVERGREEN TREES ON 2 SIDES THAT REACH 12-15 FT TALL
- TRASH ENCLOSURE SCREENED FROM APARTMENTS TO THE NORTH EVERGREEN TREES AND WALL
- 194.01 - OFF-STREET PARKING AND LOADING
REQUIRED:
- PARKING AREAS WITHIN A FRONT YARD SHALL BE SCREENED THROUGH THE USE OF EARTHEN BERRIS OR LANDSCAPED STRIPS UP TO A HEIGHT OF AT LEAST 30 INCHES
- PARKING AREAS SHALL BE SHADED WITH SHADE TREE COVERING AN AREA EQUAL TO 20% OF THE PARKING AREA WITH TREES PROVIDING ASSUMED AREA EQUAL TO A CIRCLE WITH A RADIUS OF 15FT (=706 SF)
17997 SF * 20% = 3599 SF, 3599 SF / 706 SF = 5 TREES
PROVIDED:
- PARKING AREA PROVIDED WITH 5 SHADE TREES
- 27 EVERGREEN SHRUBS WITH ORNAMENTAL GRASSES HAVE BEEN PROVIDED TO REACH 30 INCHES TALL IN A CONTINUOUS STRIP ALONG THE SOUTH SIDE OF THE PARKING LOT.
- 194.02 - SCREENING
REQUIRED:
- U-1 ZONES SHALL BE SCREENED FROM R3A AND R4 ZONES TO AN EXTENT APPROVED WITH SITE PLAN REVIEW
PROVIDED:
- 5 EVERGREEN TREES ALONG NORTH PROPERTY IN ADDITION TO BUILDING FOUNDATION AND STORAGE AREA LANDSCAPING

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	
DECIDUOUS TREES						
ACE ABZ	2	Acer rubrum 'Brandywine'	Autumn Blaze® Freeman Maple	B & B	2' Cal	
CEL COC	3	Celtis occidentalis	Common Hackberry	B & B	2' Cal	
LIR TUL	3	Liriodendron tulipifera 'Little Volunteer'	Little Volunteer™ Tulip Poplar	B & B	2' Cal	
NYS WIL	3	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	B & B	2' Cal	
POP PRG	3	Populus tremuloides 'NE Arb'	Prairie Gold® Quaking Aspen, Single-Stem	B & B	2' Cal	
QUE BIC	2	Quercus bicolor	Swamp White Oak	B & B	2' Cal	
QUE RUB	1	Quercus rubra	Northern Red Oak	B & B	2' Cal	
QUE OXS	2	Quercus x imbricardium 'Crimschmidt'	Crimson Spire™ Oak	B & B	2' Cal	
TIL GRE	1	Tilia cordata 'PN 6025'	Greenspire™ Littleleaf Linden	B & B	2' Cal	
EVERGREEN TREES						
ABI CON	2	Abies concolor	White Fir	B & B	6' HT.	
JUN SKY	7	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	B & B	6' HT.	
PIR ABT	2	Pinus strobus	Norway Spruce	B & B	6' HT.	
PIN FLE	2	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	B & B	6' HT.	
PIN STR	3	Pinus strobus	White Pine	B & B	6' HT.	
ORNAMENTAL TREES						
MAG ROY	1	Magnolia stellata 'Royal Star'	Royal Star Magnolia	B & B	6' HT.	
SHRUBS						
LON RIV	27	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla	CONT.	3 gal	
LUN CH	28	Juniperus chinensis 'Maney'	Maney Juniper	CONT.	3 gal	
ORNAMENTAL GRASS						
CAL KAR	95	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	CONT.	1 gal	
CAL OVD	63	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	CONT.	1 gal	
ERA SPE	60	Eragrostis spectabilis	Purple Lovegrass	CONT.	1 gal	
PAN NOR	16	Panicum virgatum 'Northwind'	Northwind Switch Grass	CONT.	1 gal	
PEN HAM	32	Pennisetum alopecuroides 'Hamel's'	Hamel's Dwarf Fountain Grass	CONT.	1 gal	
SCH RLS	33	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	CONT.	1 gal	
SPO HET	31	Sporobolus heterophyllus	Prairie Dropseed	CONT.	1 gal	
PERENNIALS						
ALL MIL	73	Allium x 'ALLMIG1'	Millenium Ornamental Onion	CONT.	1 gal	
CAL NEP	63	Calamintha nepeta	Lesser Calamint	CONT.	1 gal	
COR ZAG	32	Coneiroxia verticillata 'Zagreb'	Zagreb Tickseed	CONT.	1 gal	
IRI BRO	63	Iris x germanica 'Babbling Brook'	Babbling Brook German Iris	CONT.	1 gal	
MON NYO	58	Monarda didyma 'Pardon My Rose'	Pardon My Rose Bee Balm	CONT.	1 gal	
NEP NVP	91	Nepeta x faassoni 'Novanepeta'	Junior Walker™ Catmint	CONT.	1 gal	
RUD FUL	81	Rudbeckia fulgida sultanii 'Goldsturm'	Goldsturm Coneflower	CONT.	1 gal	
SYMBOL						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GROUND COVERS						
ROC MUL	2,293 sf	1.5" Dia. River Rock @ 3" Depth	River Rock Mulch	Rock Mulch		
ROC THR	235 sf	3-4" Dia. River Rock Top Dressing	River Rock Mulch	Rock Mulch		
ECO GRS	28,223 sf	EcoGrass Seed	EcoGrass with Erosion Control Blanket	SEED		
TUR HYD	83,416 sf	Turf Seed with Hydromulch	Drought-Tolerant Blend w/ Hydromulch	SEED		
TUR SOD	22,854 sf	Turf Sod	Drought Tolerant Fescue Blend	SOD		



Project: 2240010450 - Des Moines Area Community College
Drawing: 2240010450-01 - Landscape Enlargement
Date: 04/15/2025

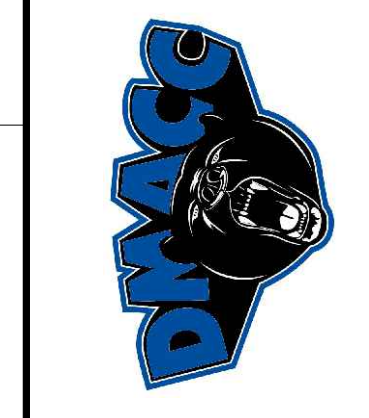


DRAWN BY	LPL
APPROVED BY	HCR
ISSUED FOR	CITY SUBMITTAL
ISSUE DATE	04/15/2025
PROJECT NUMBER	2240010450
FIELD BOOK	---

LANDSCAPE PLAN
ENLARGEMENT

ANKENY DENTAL CLINIC

DES MOINES AREA COMMUNITY COLLEGE
CLIENT PROJECT NUMBER: 2240010450
2006 S ANKENY BLVD, ANKENY, IA 50023



	A	B	C	D	E	F	G	H	I	
	LANDSCAPE PLANTING PART 1 - GENERAL 1.1 WORK INCLUDED A. The Contractor shall furnish all labor, materials, tools, equipment, supervision, and services necessary to install plant material, preparation of soil, fine grading, planting, mulching, landscape stone, geying, pruning, watering, edging, and the proper disposal of any excess earth or debris, maintaining in accordance with the accompanying Drawings and these Specifications. 1.2 QUALITY ASSURANCE A. Comply with applicable requirements of Federal, State, and Local laws, regulations and codes having jurisdiction at the project site. The Contractor shall take out all required permits, arrange for all necessary inspections and shall pay any fees and expenses in conjunction with the same as a part of the work under this section. B. Contractor shall be responsible for certificates of inspection of plant material that may be required by Federal and Local authorities to accompany shipments of plants. C. The entire installation shall fully comply with all local and state laws and ordinances and with all the established codes applicable thereto. D. Local zone hardy plant material shall be utilized. E. Reference Standards 1. "Standardized Plant Names" by the American Joint Committee of Horticultural Nomenclature. a. "American Standard of Nursery Stock" by the American Association of Nurserymen current edition. Standards: All plant materials, methods, etc., are to conform to the Standards of the American Association for Nursery Stock. In the event there is a discrepancy between these standards and this Specification, the most restrictive requirement shall govern. b. American National Standards Institute (ANSI); Publication ANSI/AIAA Z60.1-current edition. F. Inspection of Plant Material 1. The nursery supplier shall tag and photograph all plant material to be delivered to the site. Photographs shall be sent to the Owner and/or Owner's Representative and Contractor for review and coordination. 2. At the time the plant material is delivered to the job site, the Contractor shall be responsible to inspect plant material and reject any material that does not meet standards detailed in ANSI Publication ANSI/AIAA Z60.1 current edition standards and Section 2.4 of this specification. Plant material shall be unwrapped in order to thoroughly inspect trunk, bark, branches, rootball, leaders and form. If material is rejected it shall be sent back to the nursery at the time of delivery at no additional charge to the owner or contractor. 3. The Owner and/or Owner's Representative shall be notified of plant inspection times at least 3 days prior by the Contractor once plant delivery has begun. G. Coordination 1. Work in conjunction with other trades as directed, taking all reasonable precautions to avoid disturbance or interference with any other operation or installation on the site. Contractors shall be responsible for the cost of replacing any material damaged as a result of higher negligence. 2. Pre-Installation Meeting: The Contractor shall meet with the Owner and/or Owner's Representative to review schedule, submittals, and project expectations. This meeting shall occur at least 10 days prior to the start of any work or deliveries to the job site. 3. Punch List Inspection(s): A punch list by the Landscape Architect/Owner's Representative shall be created and sent to the Contractor to coordinate. Refer to PART 3 - Section 3.5 for requirements. 4. Warranty Inspection: Refer to PART 3 - Section 3.7 1.3 SUBMITTALS A. Contractor shall submit the following to the Owner and/or Owner's Representative at least thirty (30) days prior to start of the work 1. The source and supplier of all plant material, planting schedule, fertilizer, hardwood mulch, weed barrier, edging compost and other materials along with the type of equipment to be used on this project. 2. Photo samples and photos representative of typical plant stock of the following: Mulches, Plant Material B. Grower's Certificates: Proof of certification of Nursery Stock Grower and Dealer Inspection as well as any other certificates required by governmental authorities. C. Fertilizer Manufacturer's Certificate of Compliance: Written documentation verifying compliance with chemical analysis of fertilizer furnished. Submit to Owner and/or Owner's Representative 5 days prior to delivery. D. Substitutions: Substitutions of plant material will not be permitted unless authorized in writing by the Owner and/or Owner's Representative. 1.4 STORAGE, HANDLING, AND DELIVERY A. All materials delivered to the job shall be stored so as to keep them in good condition and free from deterioration. Fertilizer, etc., shall be stored in temporary sheds off-site at Contractor's expense. B. All nursery stock must be kept secure, cool, and moist while being stored. If storing B&B plants on site, store in either a refrigerated truck or heeled into soil or mulch. C. Deliver packaged materials in unopened containers showing weight, analysis, and name of manufacturer. Protect materials from deterioration during delivery and while stored at site. D. Plants shall not be delivered to the site until the corresponding beds are fully prepared and approved. Vegetated material shall be inspected upon delivery at job site by the Contractor. All materials must arrive with identification labels calling out the size and species name. All plant material is subject to rejection by the Contractor, Owner and/or Owner's Representative either at time of delivery or at the 1-year warranty inspection, provided it does not comply with the requirements stated herein. Any rejected stock shall be immediately removed from the premises and replaced with approved stock. All plant tags shall stay on plants through planting and shall NOT be removed until Owner and/or Owner's Representative has performed the initial inspection. The plant tags shall be removed, collected, and provided to the owner once initial inspection is completed. 1.5 JOB CONDITIONS A. Examination of Site: 1. The bidder must acknowledge that he has examined the site, Drawings and Specifications and the submission of a quotation shall be considered evidence that examinations have been made. a. Field Conditions: The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. The Contractor shall report to the Owner and/or Owner's Representative all conditions which prevent proper execution of this work. The Contractor agrees to be fully responsible for any and all damage which might be occasioned by the Contractor's failure to exactly locate and preserve any and all utilities, structures, and geologic reinforcement. b. Soil moisture must be at or below field capacity to avoid destroying the soil structure before any work begins. 1.6 SEQUENCING/SCHEDULING A. Planting Time: Proceed with and complete planting as rapidly as portions of the site become available, working within seasonal limitations for each kind of landscape work required. B. Allowable Planting Dates: 1. Evergreen Plants: September 1 to October 15 and prior to June 1, but not after candles exceed 1 inch. 2. Deciduous Plants (Balled and Burlapped and Containers): August 15 to November 15 or the 1st frost of the season and in the spring prior to June 1 3. Perennials: August 15 to October 15 and prior to June 1. 4. Weather Restrictions: Planting may be conducted under unreasonable conditions, except in weather below 32 degrees or above 90 degrees. No variance from plant warranty or other requirements will be given for plants installed outside the specified period. 1.7 MATERIALS CLEAN-UP A. The Contractor shall keep the premises free from rubbish and all debris associated with their work at all times and all unused materials and debris shall be removed from the site. PART 2 - MATERIALS 2.1 TOPSOIL A. Refer to Plan Notes. 1. Topsoil shall be fertile, natural topsoil, typical of the locality. Stockpiled topsoil may be used if approved by the Owner and/or Owner's Representative. It shall be free of subsoil, slag, clay, stones, lumps, sticks, plants or their roots, toxic substances or other extraneous matter that may be harmful to plant growth or would interfere with future maintenance. 2.2 PLANTING BED SOIL MIXTURE A. Cultivate the top 12" of topsoil for planting tree holes and beds blended with 3" organic compost. Submit data for compost for approval. B. Very poor soils of clay, gumbo, gravel, hard-pans, or other soils injurious to plants shall not be used. Notify Owner/Owner's Representative if these conditions exist before proceeding. 2.3 FERTILIZER A. All fertilizers shall be horticultural grade complete formula fertilizers and shall conform to the applicable State Fertilizer Laws. Fertilizer shall consist of uniform dry granulated nutrients produced by mining and manufacturing processes and commonly used in the agricultural or lawn care industries. It shall contain the three major plant nutrients of nitrogen, phosphorous, and potassium. Commercial fertilizer may be furnished as a homogeneous or blended form. Submit product information for Owner and/or Owner's Representative approval.	2.4 PLANT MATERIALS A. Plant Schedule: A list of plant materials is scheduled on the Drawings. In the event of any discrepancy between this schedule and the Plan Drawing showing the plants, the Plan Drawing shall govern. B. Certification of inspection of plant materials required by Federal, State, or other governmental agencies to accompany all shipments to be furnished to the Owner and/or Owner's Representative. Plants shall have been grown under climatic conditions similar to those in the locality of the project. C. Planting stock shall be well-branched and well formed, sound, vigorous, healthy, free from disease, sun-scan, windburn, abrasion, and harmful insects or insect eggs, and shall have healthy, normal unbroken root systems. Deciduous trees and shrubs shall be symmetrically developed with branches of uniform growth, with straight trunks and central leaders, and free from objectionable disfigurements. One-sided branching plant material will be rejected. D. Evergreen trees and shrubs shall have well-developed symmetrical roots with typical spread of branches for each particular species or variety. Evergreen leaders shall be straight and central. Evergreen trees and shrubs shall not be sheared. E. Stock Sizes: All stock measurements - caliper, height, branching level, number of canes, ball sizes shall be in strict accordance with the latest edition of the American Standard for Nursery Stock, unless otherwise noted on the plans. Plants used on the project shall meet or exceed all minimum requirements indicated in the size, condition, and remarks sections of the planting legend on the plan sheets. F. Provide plants free of the following: 1. Harmful insects, insect eggs, borers, and all forms of infestation 2. Plant diseases and moldy or dried roots 3. Damage to trunk, bark, branches, leaders, root systems, or cut-leaders 4. Defects, disfiguring knots, sunscald injuries, and frost cracks 5. Rodent or deer damage to bark and buds G. Plants with broken or cut back terminal leaders will be rejected. Plants with crooked or split leaders will be rejected. H. All stock shall be balled and burlapped or container grown stock. Bareroot stock of any kind is unacceptable. I. All plant material must be watered the same day it is planted in order to comply with these Specifications. J. Delivered trees with more than 4" or more of soil over the root flare shall be rejected. If after carefully removing the soil over the trunk flare unweils encircling or excessive roots and/or unhealthy conditions the tree will be rejected. The trunk of the tree shall not be more than 10% of center within the rootball. The Contractor, Owner and/or Owner's Representative may open soil balls to inspect for root condition, size, balance, and trunk location within the ball. K. Ornamental grasses and perennials shall be inspected by root mass and top growth. Containers shall be removed to ensure roots have grown to the width and the depth of the container and there is a solid root mass per ANSI standards to hold the soil ball intact. If root mass is undersized the plant shall be rejected. 1 gallon container plants shall also have a minimum of 6" vertical height. 2.5 MULCHES A. Double Shredded Hardwood Mulch shall be used in planting beds as indicated on plans: 1. Locally obtained or a proprietary product. 2. Shredded hardwood mulch as approved by the Owner and/or Owner's Representative. No artificially colored mulch will be accepted. 3. Provide 3" depth in perennial/ornamental grass planting beds. 2.6 WEED BARRIER & WEEDING A. Provide a chemical base weed prevention plan for all planting beds. Apply once installation is complete. B. Contractor shall be responsible for weeding of vegetated areas through warranty period. 2.7 STAKING MATERIALS A. Stakes for tree support shall be steel 1" x bar fence post, 6' long, painted dark green with the top 6" painted white. B. Hoses shall be reinforced garden hoses no less than 1/2" inside diameter or fabric strips and other material approved by the Owner and/or Owner's Representative. Provide hose of adequate length to prevent cutting of staking or geying wire with tree trunk. C. Subside wires of sufficient gauge to resist breaking during high winds. D. Remove staking materials at the end of warranty period or per Owner's discretion. 2.8 BED EDGING A. Provide Space Cut Edge between turf and plant bed areas. 2.9 WATER A. Water shall not contain elements toxic to plant life. It shall be the Contractor's responsibility to obtain water to be used for a temporary watering system of plant material. The Contractor shall coordinate with the Owner to locate the best area for water connection. B. Provide temporary watering through the growing season to establish plant material and as needed through the warranty period to keep plant material in a thriving and healthy condition. C. The transition of maintenance responsibilities shall be summarized by the Contractor and provided in written form to the Owner once the Contractor has fulfilled work requirements to ensure watering and maintenance care keeps plants in a thriving condition. PART 3 - EXECUTION 3.1 TREE, SHRUB, AND PERENNIAL INSTALLATION A. All planting shall be performed by personnel familiar with the accepted procedure of planting and under the constant supervision of a qualified planting form. B. All planting is to be done as shown on drawings and as specified herein and in strict accordance with standard horticultural practices. C. Preparation of Planting Molds and Beds 1. Plant material locations and planting bed outlines shall be staked on the project site by the Contractor and approved by the Owner and/or Owner's Representative before any plant pits or beds are excavated. Plant material locations and bed outlines may be adjusted by the Owner and/or Owner's Representative to meet field conditions. 2. Mix recommended soil amendments and fertilizers with topsoil at recommended manufacturers rates. Delay addition of fertilizer if planting moisture will not be used within two (2) days. 3. Planting beds shall be cultivated to a minimum depth of 12". 4. The Contractor shall be responsible for testing percolation rates to measure adequate drainage in the planting area. Where trees, shrubs, or perennials are planted a test bed shall be prepared with the location selected by the Owner and/or Owner's Representative. A percolation test shall be conducted by filling a 16" deep planting hole with water and measuring the time it takes for the water to drain. Adequate drainage will be considered equal to or greater than a percolation rate of 1/2" per hour. In case of inadequate drainage, the Owner and/or Owner's Representative shall be notified. Beds shall be free of roots larger than one inch diameter, weeds, scrap material, and objectionable materials. D. Installation of Trees, Shrubs and Perennial. 1. Planting pits shall be excavated to produce vertical sides and flat bottoms. Scarify side walls to alleviate glazing and loosen any hard subsoil in bottom of pit. Minimum pit sizes shall be as shown on drawings. 2. Dispose of all subsoil, clay, and rock (off-site) removed from planting excavations. The top six (6) inches of topsoil excavated from the planting pit, if free from subsoil, clay, rocks, roots, or other debris, may be utilized in the topsoil mixture as specified. 3. Setting Plants a. The Contractor shall install the first balled and burlapped tree with the Owner and/or Owner's Representative present to ensure proper planting methods. Refer to planting details and specifications for the proper planting procedure of hole preparation and removal of all wire, wire cage and other trappings of the root ball. Root ball corners shall also be set so that they are 2" higher than the surrounding grade to ensure the root flare is slightly above grade. b. Balled and burlapped and container grown plants shall be handled and moved only by the ball or container. Remove all the wire cage and burlap except for 1/3 of the bottom before placing root ball in the ground. Inspect rootball to ensure specifications are met in Section 2.4. Plants shall be set and planted in position until a sufficient quantity of planting soil mixture has been firmly placed around roots or ball. Once the tree is stabilized in the planting hole, carefully remove burlap, wire, and all other trappings as much as possible before partially backfilling. Trees shall be watered in allowing water to completely soak into ground after partial backfill. c. The remainder of backfill of planting soil mixture shall be tamped and watered. 4. Double Shredded Hardwood Mulching a. Mulch for planting beds shall be installed to a minimum depth of three inches (3") unless otherwise noted on the drawings. b. Mulching shall take place within 48 hours after planting. c. Mulch shall be kept out of the crowns of shrubs and off walls, sidewalks, light standards, and other structures. d. The top of all areas of mulch cover shall be 1/2" below the top of adjacent curb, walk, wall, well cap, or edge of pavement. e. Mulching shall be considered incidental to the overall project. No additional compensation shall be allowed. 5. Staking and Guying a. Plants shall be staked and guyed as indicated on plans within 24 hours of planting. b. Stakes shall be placed as specified in details in a manner not to damage the ball or roots. c. All deciduous trees greater than two-and-one-half inches (2 1/2") caliper shall be staked with three metal "T" stakes, spaced equal distant around the tree. d. All evergreen trees shall be staked with two metal "T" stakes, spaced on either side of the tree. e. Staking and guying shall be considered incidental to the overall project. No additional compensation shall be allowed. 6. Pruning: The Contractor shall prune new plant material in the following manner: Dead and broken branches shall be removed. Evergreen plants shall not be thinned out or sheared. Shrubs shall not be sheared. All plants shall meet or exceed the minimum requirements indicated in the size, condition, and remarks sections of the planting legend on the plan sheets after pruning has taken place. Cuts shall be made with sharp instruments and shall be in compliance with ANSI A300 Pruning Standards. "Headback" cuts at right angles to line of growth shall not be permitted. All trimmings shall be removed from the site. a. Pruning shall be considered incidental to the overall project. No additional compensation shall be allowed. 7. Wrapping: The Contractor shall wrap trees in the fall to help prevent sun scald and frost cracks unless otherwise directed by Owner and/or Owner's Representative. 8. Watering: The Contractor is responsible for maintaining adequate, but not excessive, soil moisture for plants installed. Watering must respond to varying seasonal conditions, soil types, and drainage. Water must thoroughly soak the entire root area rather than dampen the soil surface. 9. Initial observation of the planting to determine completion of contract work, exclusive of possible replacement of plants, will be made by the Owner and/or Owner's Representative upon completion of the work. All plants shall be alive, healthy and in a vigorous growing condition at the time of initial acceptance. The Contractor shall notify the Owner and/or Owner's Representative when initial installation is complete. 3.2 INSTALLING MULCH A. Mulching 1. The top of all areas of mulch cover shall be 1/2" below the top of adjacent curb, walk, wall, limestone edge, well cap, or edge of pavement. Chemically treated beds once installation is complete. 2. Weed prevention and mulching shall be considered incidental to the overall project. No additional compensation shall be allowed. 3.3 MAINTENANCE A. Begin maintenance immediately following installation of plant material and continue until Owner's Representative issues the Notice of Acceptance. Upon the Notice of Acceptance, the Contractor shall begin the 1 year maintenance and warranty term, by maintaining, weeding, watering and performing maintenance duties as outlined below and warranty plant material for 1 year. B. General landscape maintenance shall include necessary watering, cultivation, weeding, pruning, wound dressing, disease and insect pest control, protective spraying, straightening plants which lean or sag, adjustments of plants which settle or are planted too low, replacement of mulch or mulch that has been displaced, replacing and reshaping tree saucers, and replanting of dead material within the 1-year warranty period. Remove rubbish, waste, tools and equipment used at end of each workday. C. Watering: The Contractor may install a temporary irrigation system at his/her expense to keep plants in thriving condition. Contractor shall furnish hoses and other watering equipment as required for supplemental watering. Coordinate with Owner for water connections. D. Pruning and Repair: Prune as required to remove dead or injured branches, to compensate for loss of roots as result of transplanting operations, and to maintain safety in traveled areas. Pruning shall not change the natural habit or attractive, balanced shape of plant. Cuts shall be made at outside edge of the branch collar. E. Contractor shall be responsible for effective chemical or mechanical weed control from the time they move on site until the end of the warranty and maintenance period. At no time shall weeds in plant beds be allowed to grow over one foot in height or produce seeds. All out of or pulled weeds shall be removed from site and disposed of properly. F. Mowing is not required as part of this maintenance period. 3.4 ACCEPTANCE A. Planting acceptance shall be based upon the following criteria: 1. All requirements for the completed installation and maintenance have been provided. 2. Clean-up operations are completed. 3. All required submittals have been received by the Owner, including maintenance instructions. 4. Plants shall be well-branched and well-formed alive, healthy, and in a vigorous growing condition at the time of acceptance. B. Seven (7) calendar days prior to the anticipated date of punch list inspection, submit written notice requesting inspection to the Owner's Representative. C. The Owner, Contractor, and Landscape Architect will complete a punch list inspection of the landscape to determine completion of contract work. Punch list inspection will not be conducted unless all items of work as outlined in PART 3 - EXECUTION have been completed. D. After the punch list inspection, the Contractor will be notified in writing by the Owner's Representative, of any deficiencies in the requirements for completion of the work. E. The Contractor will complete/resolve all of the items on the punch list and submit written notice requesting follow up inspection to the Owner's Representative seven (7) calendar days prior to the anticipated date of a follow up inspection. F. The Owner, Contractor, and Landscape Architect will complete a follow up observation walk through of the landscape to determine completion of all punch list items. If all items are complete, the Owner's Representative will issue a written Notice of Warranty Fulfillment. If not, the Contractor will be notified in writing by the Owner's Representative, of any remaining deficiencies in the requirements for completion of the work and another follow up inspection will be scheduled. G. At the time of the Notice of Acceptance, the 1 year warranty inspection will be scheduled by the Owner's Representative. 3.5 WARRANTY AND REPLACEMENT A. Plant material shall be warranted for 1 full year after issuance of the Notice of Acceptance and shall be alive, in good health, and in satisfactory condition at the end of warranty period. B. Any plant required under this Contract that is dead or not in a vigorous, thriving condition, as determined by the Owner's Representative at the time of warranty inspection, will be removed from the site. C. The Owner, Contractor, and Landscape Architect will complete a warranty observation of the landscape prior to 12 months or as directed by Owner to determine the needs for replacement material. D. After the warranty observation, the Contractor will be notified in writing by the Owner's Representative, of any deficiencies or required plant replacements. E. The Contractor will complete/resolve all of the items on the warranty observation and submit written notice requesting follow up inspection to the Owner's Representative seven (7) calendar days prior to the anticipated date of a follow up inspection. F. The Owner, Contractor, and/or Landscape Architect will complete a follow up inspection of the landscape to determine completion of all warranty items. If all items are complete, the Owner's Representative will issue a written Notice of Warranty Fulfillment. If not, the Contractor will be notified in writing by the Owner's Representative, of any remaining deficiencies in the requirements for completion of the work and another follow up inspection will be scheduled. G. Plants that are missing at the time of warranty inspection are to be installed during the specified planting season when weather and site conditions permit. H. After Notice of Acceptance, the Contractor shall replace plants (once during or at the end of the warranty period) that are observed to be dead or in a badly impaired condition. One replacement after Notice of Acceptance shall constitute fulfillment of Contractor's warranty for the particular plant replaced. Plants replaced during the punch list process are considered to be part of the fulfillment of the requirements of the Contract and are not part of the warranty. I. Replacement Plants: Plants of the same kind and size as specified in the Plant Schedule; furnished and planted as specified herein. Guyed or staked, mulched, fertilized, pruned, and restored to original condition as originally specified at no cost to Owner. J. Replacement cost shall be borne by Contractor except for possible replacements resulting from loss or damage due to occupancy at project in any part, vandalism, civil disobedience, and acts of neglect on the part of others, physical damage by animals, vehicles, fire, or losses due to curtailment of water by local authority, or Acts of God: Droughts, floods, tornadoes, winds of hurricane force, and hail are not normal and the damage they do cannot be calculated in a bid.	3.6 WATERING A. Water sod within 1 hour of placement. During initial watering, thoroughly wet sod and soil moisture, supplement rainfall, promote growth and proper rooting, ensure sod survival, and prevent dormancy. C. Apply water uniformly and consistently on all sodded areas to prevent damage to sod, trees, and shrubs. 3.5 FERTILIZING - SECOND APPLICATION A. Apply second application of fertilizer with a guaranteed analysis of 10-10-10 commercial fertilizer or the equivalent units of nitrogen (N), phosphate (P), and potash (K) at the rate of 300 pounds per acre 2 weeks after laying sod and prior to final acceptance. 3.6 MAINTENANCE A. Begin maintenance immediately following installation of sod and continue for a period until the sod is accepted. B. Maintenance of sodded areas includes: 1. Watering. 2. Weeding. 3. Mowing: Once sod has grown to a height between 3 and 4 inches, mow to a 2 to 2 1/2 inch height. 4. Remove and replace sodded areas that fail to survive. 3.7 CLEAN UP A. Remove all excess materials, debris, and equipment from site. B. Clean all paved surfaces. C. Repair any damage resulting from sodding operations. 3.8 ACCEPTANCE A. Sod acceptance will be based on the following criteria: 1. All requirements for the completed installation and maintenance have been met. 2. Sodded areas are healthy and even-colored, and a viable lawn is established, free from weeds, undesirable grass species, disease, and insects. 3. Sod is laid down to the soil so that it cannot be pulled up. 4. Sodded areas are without scattered bare spots and dead or dormant sod. 5. Clean up operations are completed.	SEEDING PART 1 GENERAL 1.1 SECTION INCLUDES A. This part of the Specifications includes providing labor, materials, equipment, and supervision required to provide seeding. 1.2 QUALITY ASSURANCE A. Seeding is to be installed by a firm specializing in seeding as specified. B. Analysis and Standards: Package standard products with manufacturers certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, whenever applicable. 1.3 SUBMITTALS A. Seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentages by weight, and percentage of purity, germination, and weed seed for each grass seed species. Submit method of installation for approval by Engineer. B. F						

SHIVE-HATTERY
ARCHITECTURE ENGINEERING

860.768.0313 | SHIVE-HATTERY.COM

ANKENY DENTAL CLINIC

DES. MONIES ARE A COMMUNITY COLLEGE
CLIENT PROJECT NUMBER: 2204010450
2006 S ANKENY BLVD - ANKENY, IA 50023

DRAWN BY: _____

APPROVED BY: _____

ISSUED FOR: CITY SUBMITTAL

ISSUE DATE: 04/15/2025

PROJECT NUMBER: 2204010450

FIELD BOOK: _____

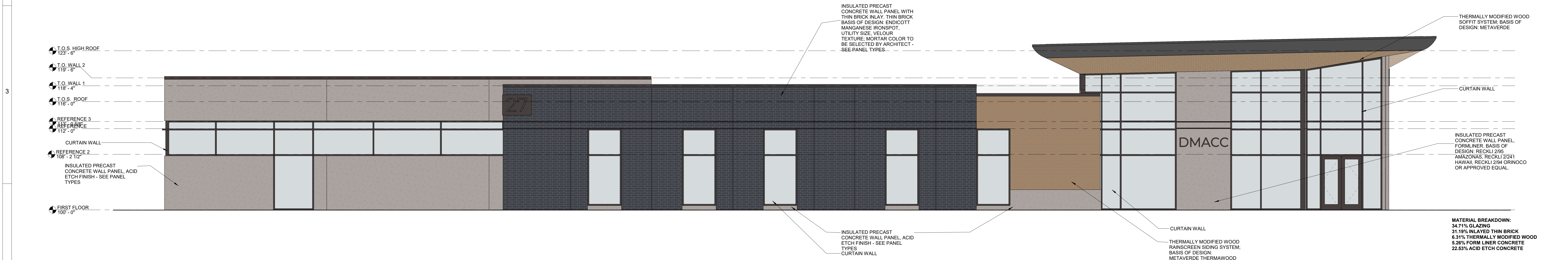
LANDSCAPE SPECIFICATIONS

L502

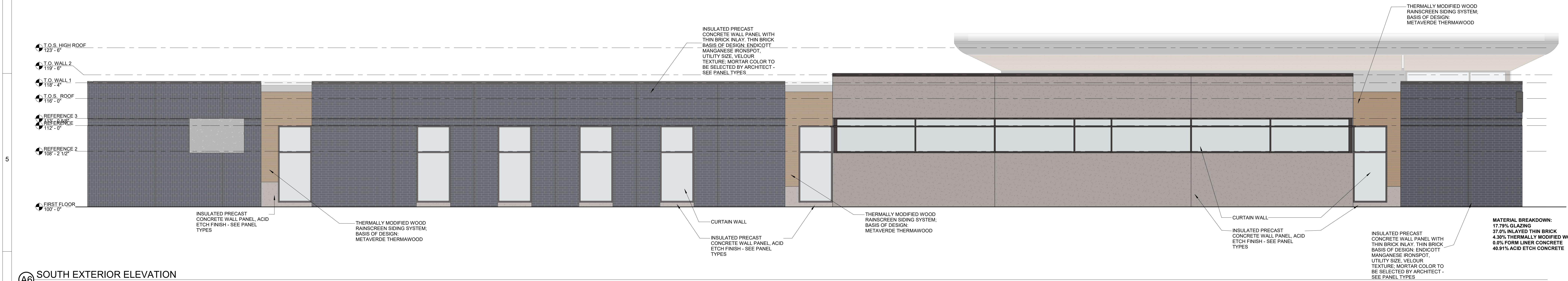
Page 29 of 40



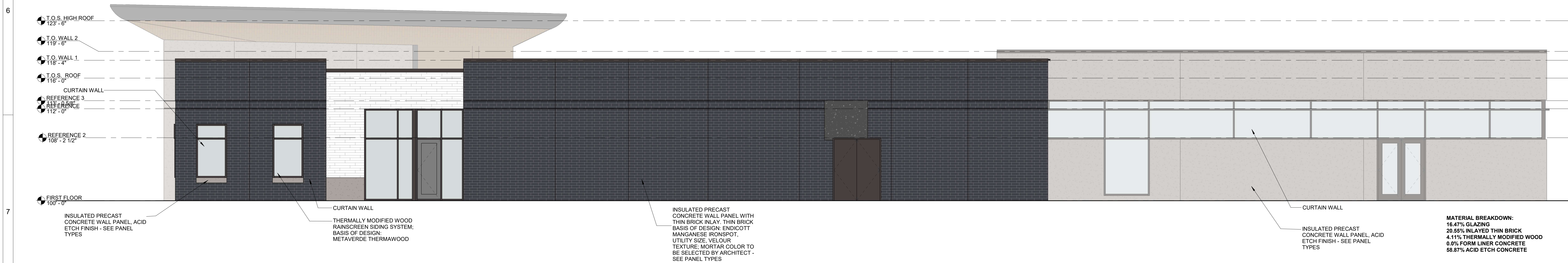
A2 NORTH EXTERIOR ELEVATION



A4 EAST EXTERIOR ELEVATION



A6 SOUTH EXTERIOR ELEVATION



A7 WEST EXTERIOR ELEVATION

EXTERIOR ELEVATION NOTES
1. ASSUME 8" COPING CAP AT ALL PARAPET CONDITIONS; COLOR TO MATCH ADJACENT FINISH WALL MATERIAL, TYP.

INSULATED PRECAST CONCRETE WALL PANEL WITH THIN BRICK INLAY, THIN BRICK BASIS OF DESIGN: ENDICOTT MANGANESE IRONSPOT, UTILITY SIZE, VELOUR, TEXTURE: MORTAR COLOR TO BE SELECTED BY ARCHITECT - SEE PANEL TYPES.

MATERIAL BREAKDOWN:
27.4% GLAZING
35.37% INLAYED THIN BRICK
3.02% THERMALLY MODIFIED WOOD
20.58% FORM LINER CONCRETE
13.63% ACID ETCH CONCRETE

THERMALLY MODIFIED WOOD SOFFIT SYSTEM, BASIS OF DESIGN: METAVERDE

INSULATED PRECAST CONCRETE WALL PANEL, FORMLINER, BASIS OF DESIGN: RECKLI 295 AMAZONAS, RECKLI 2961 HAWAII, RECKLI 294 ORINOCO OR APPROVED EQUAL

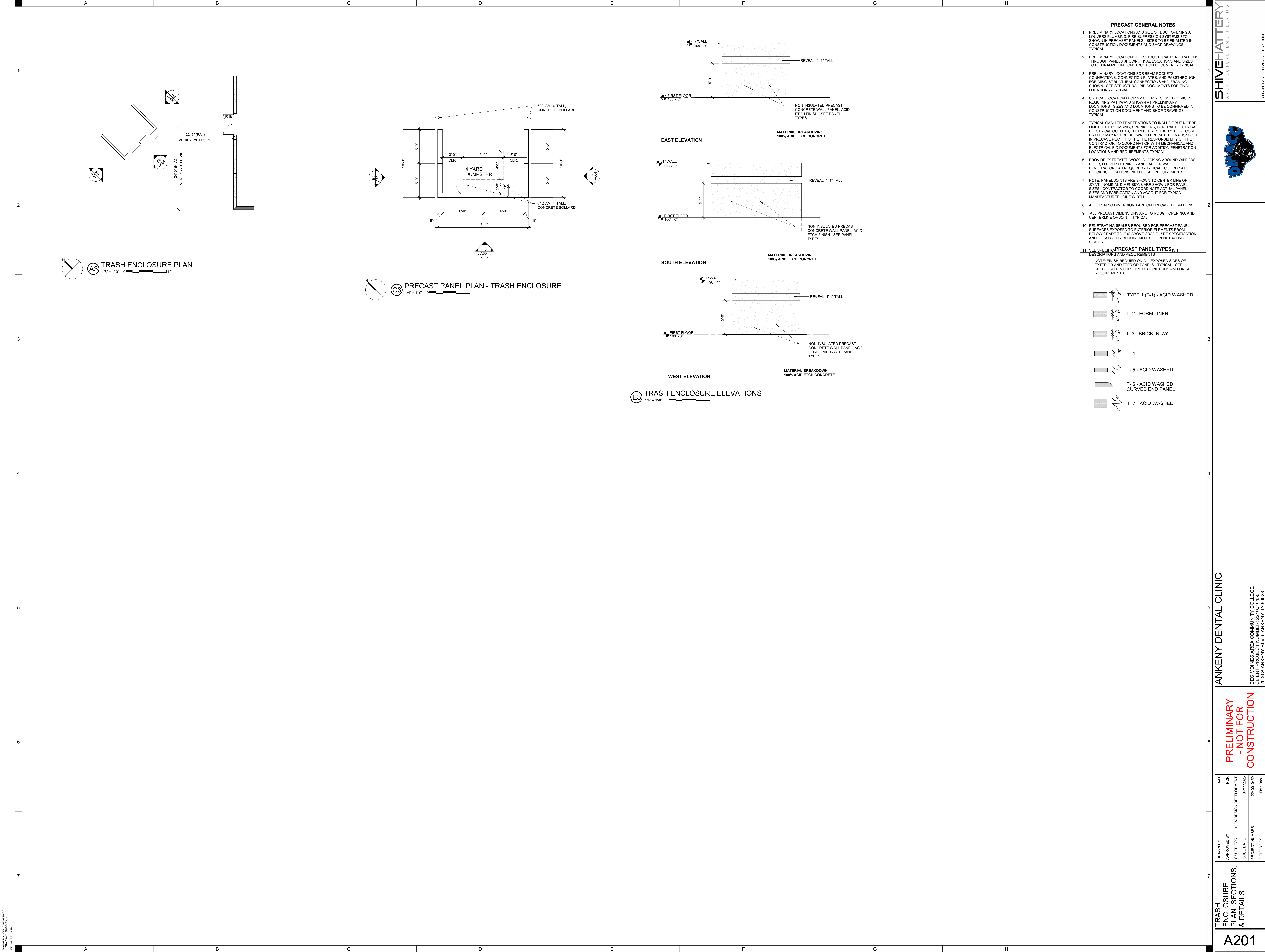
MATERIAL BREAKDOWN:
34.71% GLAZING
31.19% INLAYED THIN BRICK
6.31% THERMALLY MODIFIED WOOD
5.36% FORM LINER CONCRETE
22.53% ACID ETCH CONCRETE

THERMALLY MODIFIED WOOD RAINSCREEN SIDING SYSTEM, BASIS OF DESIGN: METAVERDE THERMAWOOD

MATERIAL BREAKDOWN:
17.75% GLAZING
37.0% INLAYED THIN BRICK
4.30% THERMALLY MODIFIED WOOD
0.0% FORM LINER CONCRETE
40.91% ACID ETCH CONCRETE

INSULATED PRECAST CONCRETE WALL PANEL WITH THIN BRICK INLAY, THIN BRICK BASIS OF DESIGN: ENDICOTT MANGANESE IRONSPOT, UTILITY SIZE, VELOUR, TEXTURE: MORTAR COLOR TO BE SELECTED BY ARCHITECT - SEE PANEL TYPES

MATERIAL BREAKDOWN:
16.47% GLAZING
20.55% INLAYED THIN BRICK
4.11% THERMALLY MODIFIED WOOD
0.0% FORM LINER CONCRETE
58.87% ACID ETCH CONCRETE





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 6, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Request to vacate a portion of public right-of-way described as part of SW Ordinance Road shown as Seventh Street, Thomas Addition to Ankeny.

ORIGINATING DEPARTMENT

Community Development

COUNCIL GOAL

Ensure Economic Vitality

ACTION REQUESTED

Motion

LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

City Council initiated the process and referred to the Plan & Zoning Commission for its study and recommendation prior to further consideration by the Council.

FISCAL IMPACT

Convert nontaxable right-of-way into taxable property.

PUBLIC OUTREACH EFFORTS

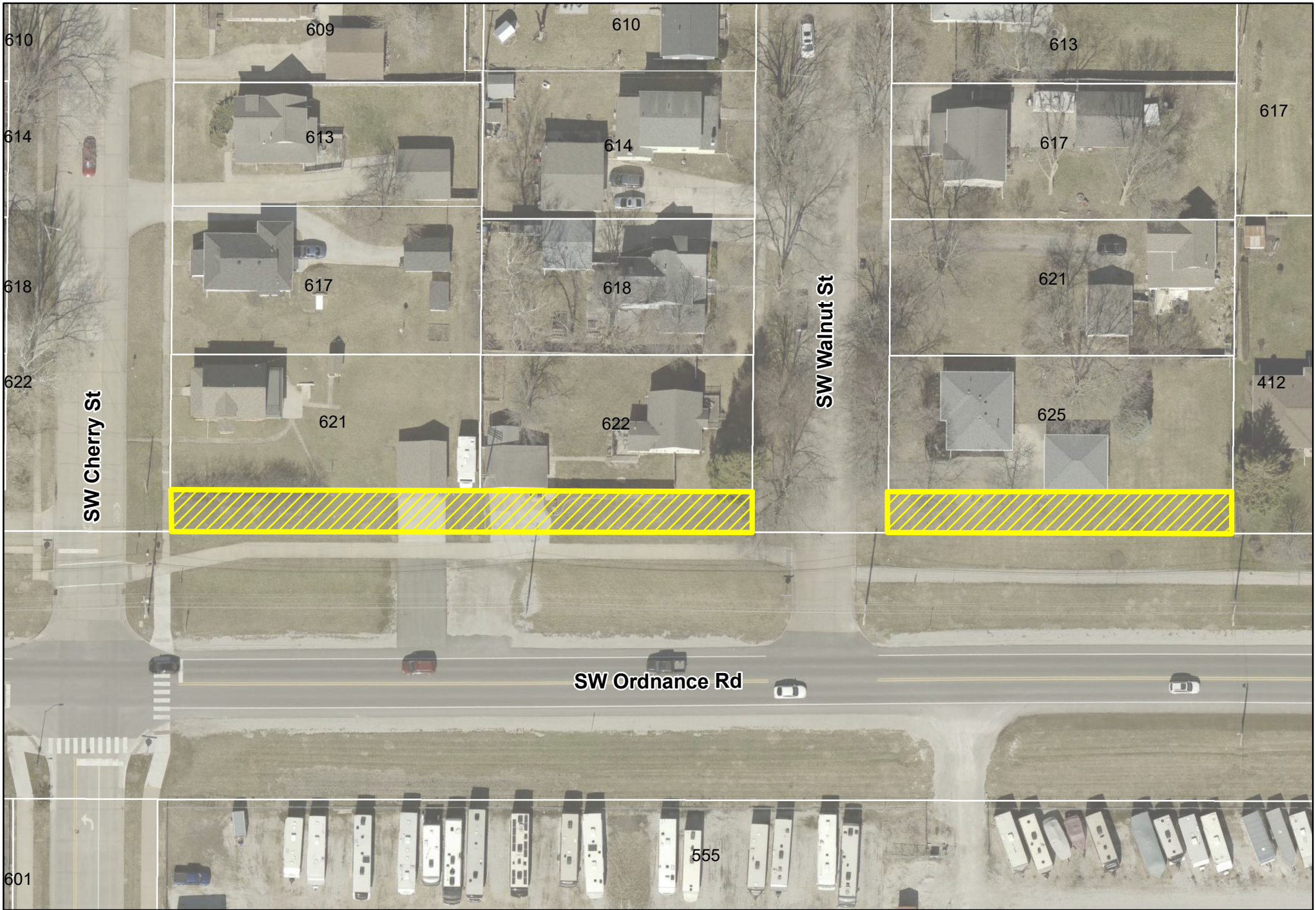
A letter was sent to the three adjacent property owners on May 12, 2025.

ACTION REQUESTED

Consider MOTION to recommend City Council approve a street right-of-way vacation on a portion of SW Ordinance Road shown as Seventh Street, Thomas Addition to Ankeny, containing 0.21 acres (+/-).

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. 1930s Aerial
4. 1950s Aerial
5. 2024 Aerial
6. Letter to Property Owners



1 inch = 60 feet

Date: 3/5/2025

SW Ordinance Road Vacation Area



Plan & Zoning Commission
Staff Report

Meeting Date: May 6, 2025

Agenda Item: SW Ordinance Road – Right-of-Way Vacation
Report Date: April 30, 2025
Prepared By: Deb Gervais, AICP *FSC*
Senior Planner

Staff Recommendation:

That the Plan & Zoning Commission recommend City Council approve a street right-of-way vacation on a portion of SW Ordinance Road shown as Seventh Street, Thomas Addition to Ankeny, containing 0.21 acres (+/-).

Chapter 153.02 of the Ankeny Municipal Code:

“Any proposal to vacate a street, alley, portion thereof or any public grounds shall be referred by the Council to the Plan and Zoning Commission for its study and recommendation prior to further consideration by the Council. The Commission shall submit a written report including recommendations to the Council within thirty (30) days after the date the proposed vacation is referred to the Commission.”

Discussion:

City Council has initiated a vacation on a portion of SW Ordinance Road right-of-way, between SW Cherry Street and one property east of SW Walnut Street, legally described as follows:

THE NORTH 20 FEET OF THE SW ORDNANCE ROAD RIGHT-OF-WAY LYING IMMEDIATELY SOUTH OF AND ADJACENT TO THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7 AND 6 OF BLOCK THREE OF THOMAS ADDITION TO ANKENY; AND LOT 10 OF BLOCK TWO OF THOMAS ADDITION TO ANKENY; ALL INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, CONTAINING 0.21 ACRES (3,340 S.F.).

The subject right-of-way was originally deeded to the City with the approval of Thomas Addition to Ankeny in 1896. The final plat names this street section Seventh Street. From aerial photos taken in the 1930's, it appears that Seventh Street did exist. Then, by the 1950's, and after World War II, the aerial photos show SW Ordinance Road in its current alignment.

City staff have determined that there is excess right-of-way in this section of SW Ordinance Road. The excess right-of-way to the east and further west of this section has already been vacated. In fact, it is believed that this portion of right-of-way was intended to be vacated in 1962 with the passing of Ordinance 147. However, there is no record of deeds conveying to adjacent owners.

The proposal aims to optimize the land use and is consistent with the right-of-way vacations that have occurred to the east and west of this section. The vacated property may better serve the needs of adjacent property owners.

A letter was sent to the three adjacent property owners on March 12, 2025, describing the intention to vacate the property. The ownership and responsibility for this portion of land will be transferred to the adjacent property owners. The adjacent property owners will be responsible for continued maintenance. The vacation will convert non-taxable right-of-way into taxable property.

The Public Works Department shows this north 20 feet of SW Ordnance Road to be in excess and is no longer needed as a public right-of-way. The proposal has been reviewed by applicable franchise utilities. City staff have reviewed the vacation request, and have determined that the vacation request is appropriate.



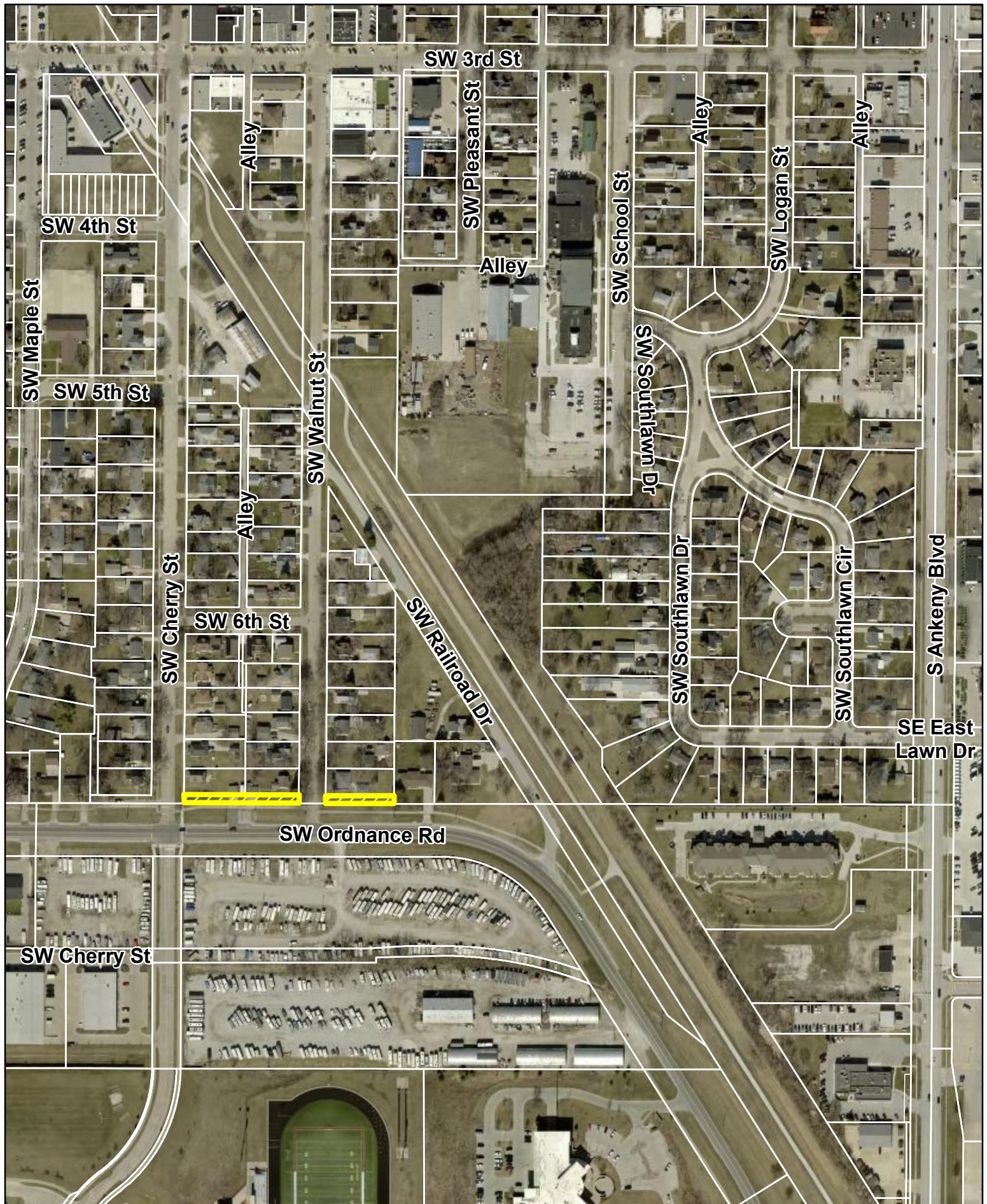
1 inch = 300 feet

Date: 4/30/2025

Ankeny 1930's







March 12, 2025

JEFFREY M BLACK
322 SW LOGAN ST
ANKENY, IA 50023-3019

RE: Notification of Proposal for Adjacent Right-of-Way Vacation and Deed Transfer

Dear Mr. Black,

I am reaching out to inform you of a proposed vacation of the right-of-way located adjacent to your property at 621 SW Cherry Street. This proposal is currently under review by the City and applicable franchise utilities and, if approved, would result in the right-of-way being deeded to you as the adjacent property owner.

City staff have determined that there is excess right-of-way in this section of SW Ordinance Road. The vacated property may better serve the needs of adjacent property owners. The proposal aims to optimize the land use and is consistent with the right-of-way vacations that have occurred to the east and west of this section. As a result, if this right-of-way vacation is approved by City Council, the ownership and responsibility for this portion of land will be transferred to you.

Should this proposal be approved, additional details will be provided to finalize the vacation and deed transfer process. Please note that as the new owner of the vacated property, you will be responsible for continued maintenance and applicable property taxes.

Should you have any questions or need further clarification about this process, please do not hesitate to contact me at (515)963-3558 or via email at dgervais@ankenyiowa.gov. I am happy to assist and provide any additional information you may require.

Thank you for your attention to this matter.

Sincerely,

Deb Gervais
Senior Planner
City of Ankeny

March 12, 2025

CLIFF R THOMPSON
622 SW WALNUT ST
ANKENY, IA 50023-2932

RE: Notification of Proposal for Adjacent Right-of-Way Vacation and Deed Transfer

Dear Mr. Thompson,

I am reaching out to inform you of a proposed vacation of the right-of-way located adjacent to your property at 622 SW Walnut Street. This proposal is currently under review by the City and applicable franchise utilities and, if approved, would result in the right-of-way being deeded to you as the adjacent property owner.

City staff have determined that there is excess right-of-way in this section of SW Ordinance Road. The vacated property may better serve the needs of adjacent property owners. The proposal aims to optimize the land use and is consistent with the right-of-way vacations that have occurred to the east and west of this section. As a result, if this right-of-way vacation is approved by City Council, the ownership and responsibility for this portion of land will be transferred to you.

Should this proposal be approved, additional details will be provided to finalize the vacation and deed transfer process. Please note that as the new owner of the vacated property, you will be responsible for continued maintenance and applicable property taxes.

Should you have any questions or need further clarification about this process, please do not hesitate to contact me at (515)963-3558 or via email at dgervais@ankenyiowa.gov. I am happy to assist and provide any additional information you may require.

Thank you for your attention to this matter.

Sincerely,

Deb Gervais
Senior Planner
City of Ankeny

March 12, 2025

GIO PROPERTIES
625 SW WALNUT ST
ANKENY, IA 50023-2927

RE: Notification of Proposal for Adjacent Right-of-Way Vacation and Deed Transfer

Dear GIO Properties,

I am reaching out to inform you of a proposed vacation of the right-of-way located adjacent to your property at 625 SW Walnut Street. This proposal is currently under review by the City and applicable franchise utilities and, if approved, would result in the right-of-way being deeded to you as the adjacent property owner.

City staff have determined that there is excess right-of-way in this section of SW Ordinance Road. The vacated property may better serve the needs of adjacent property owners. The proposal aims to optimize the land use and is consistent with the right-of-way vacations that have occurred to the east and west of this section. As a result, if this right-of-way vacation is approved by City Council, the ownership and responsibility for this portion of land will be transferred to you.

Should this proposal be approved, additional details will be provided to finalize the vacation and deed transfer process. Please note that as the new owner of the vacated property, you will be responsible for continued maintenance and applicable property taxes.

Should you have any questions or need further clarification about this process, please do not hesitate to contact me at (515)963-3558 or via email at dgervais@ankenyiowa.gov. I am happy to assist and provide any additional information you may require.

Thank you for your attention to this matter.

Sincerely,

Deb Gervais
Senior Planner
City of Ankeny



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 6, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Director and Commissioner Reports

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

1. May 5, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, May 20, 2025
3. Public Hearing(s) - Set Public Hearing for May 20, 2025, at 6:30 p.m. for the following:
 - Property owned by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, Alex Rueter to be rezoned from R-1 to C-2 (Area A) and R-1 to PUD (Area B).

- Property owned by Hope K Farms, LLC to amend The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map from Office Business Park/Community Commercial to Light Industrial.
- Property owned by Hope K Farms, LLC to be rezoned from R-1 to M-1 (Area A) and R-1 to C-2 (Area B).
- Property owned by DNF & TJL Investments, LLC to be rezoned from R-1 to PUD.

4. April 2025 Building Permits Report

5. Commissioner's Reports

ATTACHMENTS

1. April 2025 Building Permits Report

**City of Ankeny
Building Permit Report
Month of April 2025**

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	April-25		April-24		1/1/2025-4/30/2025		1/1/2024-4/30/2024		7/1/2024-4/30/2025	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	28	\$10,708,675	44	\$15,608,913	111	\$42,946,131	168	\$63,586,316	256	\$100,721,706
New Single Family Attached/Duplex	32	\$7,732,598	12	\$3,116,836	183	\$46,257,838	35	\$9,496,175	366	\$90,824,943
New Multi - Family	0	\$0	0	\$0	3	\$54,673,750	0	\$0	9	\$71,498,693
Total New Residential Permits	60	\$18,441,273	56	\$18,725,749	297	\$143,877,719	203	\$73,082,491	631	\$263,045,342
Additions/Alterations/Other (1)**	110	\$18,473,757	74	\$679,534	235	\$20,505,795	199	\$2,098,711	628	\$25,247,776
Total New Dwelling Units	114		56		722		203		1222	
NON-RESIDENTIAL										
New Commercial	1	\$4,548,470	2	\$4,408,565	4	\$7,542,557	4	\$7,471,828	17	\$78,286,263
COM Additions/Alterations/Other	11	\$4,441,345	10	\$2,411,184	27	\$8,204,853	33	\$23,052,152	76	\$25,576,565
New Church	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CHR Additions/Alterations/Other	0	\$0	1	\$14,800	2	\$3,540,950	1	\$14,800	5	\$3,777,110
New School	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SCH Additions/Alterations/Other	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Total Non Residential Permits	12	\$8,989,815	13	\$6,834,549	33	\$19,288,360	38	\$30,538,780	98	\$107,639,938
MISC PERMITS (2)	118	\$102,797	96	\$98,327	248	\$368,625	252	\$628,363	624	\$876,431
TOTALS	300	\$46,007,642	239	\$26,338,159	813	\$184,040,499	692	\$106,348,345	1981	\$396,809,487

(1) includes permits issued for sheds, pools, garages, decks, porches, auxiliary structures

(2) includes permits issued for: driveway approach, signs, fences, other misc. non-residential

RSF includes attached & detached dwelling units; RDF includes duplexes; RMF includes apartments & stacked condo units

* includes footing & foundation permits

**permit contains 54 dwelling units

The City Of Ankeny
Building Permit Report (Monthly)
4/1/2025 - 4/30/2025

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	4/3/2025	\$430,760	25-0094-NEW	309 SW 18th St	Embarq Signature Homes	Embarq Signature Homes
Single Family Detached	New Building	4/3/2025	\$321,719	25-1430-NEW	4116 NE 5th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/3/2025	\$310,164	25-1614-NEW	4112 NE 5th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/3/2025	\$304,626	25-1615-NEW	4120 NE 5th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/3/2025	\$352,027	25-1616-NEW	4204 NE 5th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/3/2025	\$312,205	25-1617-NEW	4208 NE 5th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/3/2025	\$291,085	25-1618-NEW	4212 NE 5th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/7/2025	\$325,311	25-1725-NEW	1617 NW Benjamin Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	4/7/2025	\$335,830	25-1726-NEW	1613 NW Benjamin Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	4/7/2025	\$259,984	25-1728-NEW	620 NE Oak Ridge Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	4/8/2025	\$419,526	25-1711-NEW	1501 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	4/9/2025	\$349,296	25-1529-NEW	3507 NW 27th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/9/2025	\$365,665	25-1532-NEW	3511 NW 27th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/9/2025	\$369,146	25-1533-NEW	3515 NW 27th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/9/2025	\$421,145	25-1534-NEW	3601 NW 27th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/9/2025	\$349,296	25-1535-NEW	3605 NW 27th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/9/2025	\$399,505	25-1537-NEW	3609 NW 27th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/9/2025	\$466,387	25-1647-NEW	2508 NW Linwood Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	4/9/2025	\$456,480	25-1790-NEW	408 SW 18th St	Radius Services LLC	Radius Services LLC
Single Family Detached	New Building	4/10/2025	\$466,915	25-1667-NEW	1803 NE 19th St	MJ Properties	MJ Properties
Single Family Detached	New Building	4/14/2025	\$454,713	25-1670-NEW	2005 NE 19th St	MJ Properties	MJ Properties
Single Family Detached	New Building	4/18/2025	\$374,438	25-2087-NEW	101 NE Harvest Ridge Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	4/21/2025	\$380,143	25-1886-NEW	4710 NW 17th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	4/23/2025	\$407,819	25-2157-NEW	2834 NW 29th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/25/2025	\$445,327	25-0858-NEW	306 SW 18th St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	4/28/2025	\$274,011	25-2163-NEW	4408 NW 17th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	4/30/2025	\$504,168	25-2307-NEW	2010 NE 19th St	Redwood Builders	Redwood Builders
Single Family Detached	New Building	4/30/2025	\$560,984	25-2332-NEW	2923 NW 27th Ct	Sage Homes Inc.	Sage Homes Inc
Single Family Attached	New Building	4/11/2025	\$300,408	25-1915-NEW	5504 NE Lilac Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	4/11/2025	\$274,029	25-1916-NEW	5508 NE Lilac Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	4/11/2025	\$274,029	25-1917-NEW	5512 NE Lilac Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	4/11/2025	\$274,029	25-1918-NEW	5516 NE Lilac Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	4/11/2025	\$274,029	25-1919-NEW	5520 NE Lilac Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	4/11/2025	\$300,408	25-1920-NEW	5524 NE Lilac Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	4/18/2025	\$286,635	25-1162-NEW	4226 NW 22nd Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/18/2025	\$286,635	25-1165-NEW	4230 NW 22nd Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/18/2025	\$286,635	25-1166-NEW	4234 NW 22nd Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/18/2025	\$286,635	25-1167-NEW	4238 NW 22nd Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/18/2025	\$286,635	25-1168-NEW	4242 NW 22nd Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/18/2025	\$286,635	25-1170-NEW	4246 NW 22nd Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/21/2025	\$339,535	25-0885-NEW	4335 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/21/2025	\$286,635	25-0886-NEW	4339 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors

Single Family Attached	New Building	4/21/2025	\$286,635	25-0887-NEW	4343 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/21/2025	\$339,535	25-0888-NEW	4347 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/21/2025	\$159,748	25-0931-NEW	4332 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/21/2025	\$159,748	25-0932-NEW	4328 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/21/2025	\$159,748	25-0933-NEW	4324 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/21/2025	\$159,748	25-0934-NEW	4320 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/21/2025	\$286,635	25-1156-NEW	4304 NW 22nd Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/21/2025	\$286,635	25-1157-NEW	4308 NW 22nd Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/21/2025	\$286,635	25-1158-NEW	4312 NW 22nd Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/21/2025	\$286,635	25-1159-NEW	4316 NW 22nd Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/22/2025	\$159,748	25-0795-NEW	4401 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/22/2025	\$159,748	25-0796-NEW	4405 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/22/2025	\$159,748	25-0798-NEW	4409 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/22/2025	\$159,748	25-0799-NEW	4413 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/22/2025	\$159,748	25-0800-NEW	4417 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/22/2025	\$159,748	25-0801-NEW	4421 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/22/2025	\$159,748	25-0802-NEW	4425 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	4/22/2025	\$159,748	25-0803-NEW	4429 NW 21st Ln	Benson Orth General Contractors	Benson Orth General Contractors
Multi-Family (54 units)	Building Addition	4/28/2025	\$17,361,553	24-1971-ADD	1010 SW Magazine Rd	Haverkamp Construction	Haverkamp Construction
Single Family Detached	Solar	4/1/2025	\$27,552	25-1645-SOL	415 NW Reinhart Dr	Purelight Power	Purelight Power
Single Family Detached	Solar	4/1/2025	\$41,328	25-1650-SOL	1906 NW Logan St	Purelight Power	Purelight Power
Single Family Detached	Solar	4/1/2025	\$18,942	25-1652-SOL	2014 SE Clover Ridge Dr	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	4/2/2025	\$38,178	25-1442-ALT	509 NW Reinhart Dr	Redwood Builders	Redwood Builders
Single Family Attached	Pergola	4/2/2025	\$35,000	25-1487-PERG	2809 NW 2nd Ct	Paramount Pergolas	Paramount Pergolas
Single Family Detached	Building Alteration	4/3/2025	\$29,012	25-0976-ALT	721 SW Springfield Dr	Vishal Patel	A-1 Basement Finishing
Single Family Detached	Building Alteration	4/3/2025	\$18,585	25-1626-ALT	2611 NW 43rd St	Vishal Patel	A-1 Basement Finishing
Single Family Detached	Building Alteration	4/3/2025	\$28,161	25-0975-ALT	2505 SW 18th St	Vishal Patel	A-1 Basement Finishing
Single Family Detached	Building Alteration	4/4/2025	\$22,050	25-1642-ALT	3125 NW 28th St	Dane Nolte	KBS
Single Family Attached	Building Alteration	4/4/2025	\$26,302	25-1741-ALT	1113 NE 17th Ln	John Alexander Meeker	John Alexander Meeker
Single Family Detached	Porch	4/7/2025	\$3,840	25-0791-PRCH	423 NE Pinehurst Cir	Leever Homes Inc	Leever Homes Inc
Single Family Detached	Building Alteration	4/8/2025	\$9,000	25-1719-ALT	506 NW Nickolas Dr	Wrightbuild LLC	Wrightbuild LLC
Single Family Detached	Pergola	4/8/2025	\$300	25-1776-PERG	5009 NW 7th St	Mark Olson	Mark Olson
Single Family Detached	Porch	4/9/2025	\$6,720	25-1203-PRCH	1609 NW Rockcrest Rd	Des Moines Deck, LLC	Des Moines Deck, LLC
Single Family Detached	Porch	4/9/2025	\$3,840	25-1570-PRCH	4312 SW Ash Ct	H AND H WINDOWS AND DOOR	H AND H WINDOWS AND DOOR
Single Family Attached	Building Addition	4/9/2025	\$23,856	25-1883-ADD	831 SE Delaware Ave	Dennis Liberty	Dennis Liberty
Single Family Detached	Building Alteration	4/10/2025	\$36,414	25-1947-ALT	1608 SW Franklin Dr	Bill Catrenich	Bill Catrenich
Single Family Attached	Building Alteration	4/10/2025	\$5,873	25-1379-ALT	315 NE 31st St	Colony at Briarwood II Assoc	Colony at Briarwood II Assoc
Single Family Attached	Building Alteration	4/10/2025	\$2,175	25-1381-ALT	317 NE 31st St	Colony at Briarwood II Assoc	Colony at Briarwood II Assoc
Single Family Attached	Building Alteration	4/10/2025	\$1,600	25-1382-ALT	319 NE 31st St	Colony at Briarwood II Assoc	Colony at Briarwood II Assoc
Single Family Attached	Building Alteration	4/10/2025	\$2,800	25-1383-ALT	321 NE 31st St	Colony at Briarwood II Assoc	Colony at Briarwood II Assoc
Single Family Attached	Building Alteration	4/10/2025	\$1,600	25-1384-ALT	323 NE 31st St	Colony at Briarwood II Assoc	Colony at Briarwood II Assoc
Single Family Attached	Building Alteration	4/10/2025	\$2,800	25-1385-ALT	325 NE 31st St	Colony at Briarwood II Assoc	Colony at Briarwood II Assoc
Single Family Attached	Building Alteration	4/10/2025	\$1,575	25-1386-ALT	403 NE 31st St	Colony at Briarwood II Assoc	Colony at Briarwood II Assoc
Single Family Attached	Building Alteration	4/10/2025	\$1,650	25-1387-ALT	405 NE 31st St	Colony at Briarwood II Assoc	Colony at Briarwood II Assoc
Single Family Attached	Building Alteration	4/10/2025	\$1,650	25-1389-ALT	407 NE 31st St	Colony at Briarwood II Assoc	Colony at Briarwood II Assoc
Single Family Attached	Building Alteration	4/10/2025	\$1,650	25-1390-ALT	409 NE 31st St	Colony at Briarwood II Assoc	Colony at Briarwood II Assoc

Single Family Attached	Building Alteration	4/10/2025	\$1,650	25-1391-ALT	422 NE 31st St	Colony at Briarwood II Assoc	Colony at Briarwood II Assoc
Single Family Detached	Building Alteration	4/11/2025	\$17,829	25-1948-ALT	4203 NW 12th St	Waller Donald	Waller Donald
Single Family Attached	Building Addition	4/11/2025	\$23,856	25-1854-ADD	1602 NE Deer Creek Dr	3 Sons Construction	3 Sons Construction
Single Family Detached	Building Addition	4/15/2025	\$44,731	25-1996-ADD	1610 NW Poppy Ct	Wicks Homes LLC	Wicks Homes LLC
Single Family Detached	Building Alteration	4/15/2025	\$25,767	25-2069-ALT	316 SW 17th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	Solar	4/16/2025	\$14,800	25-1425-SOL	2609 NW 30th Ln	Solar Direct Corporation	Solar Direct Corporation
Single Family Detached	Building Alteration	4/16/2025	\$20,632	25-2120-ALT	4215 NW Northwood Dr	Legacy Construction	Legacy Construction
Single Family Detached	Building Alteration	4/17/2025	\$4,800	25-2148-ALT	402 NW Sturbridge St	BAM Basements	BAM Basements
Single Family Detached	Building Alteration	4/17/2025	\$47,912	25-2164-ALT	513 SW Camden Dr	Strahan Construction Inc.	Strahan Construction Inc.
Single Family Attached	Solar	4/18/2025	\$13,776	25-1816-SOL	4804 NE Trilein Dr	Purelight Power	Purelight Power
Single Family Detached	Solar	4/19/2025	\$8,151	25-1572-SOL	130 SW Meadowlark Ct	Kevin Hyler	PAR Industries
Single Family Detached	Building Alteration	4/21/2025	\$4,500	25-2221-ALT	104 NW Rock Creek Cir	BAM Basements	BAM Basements
Single Family Detached	Building Addition	4/22/2025	\$43,737	25-2228-ADD	2402 NW 44th St	Huynh Tan	Huynh Tan
Single Family Detached	Building Alteration	4/22/2025	\$21,042	25-2273-ALT	1308 NE Williamsburg Dr	Nancy Gonzalez	Terry Niederklopfen
Single Family Detached	Building Alteration	4/22/2025	\$15,844	25-2276-ALT	4101 NE 13th Ct	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Solar	4/22/2025	\$25,000	25-2287-SOL	2741 SW 21st Cir	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	4/23/2025	\$28,665	25-2302-ALT	1103 NW Mils Dr	Robert Oxenford	Robert Oxenford
Single Family Detached	Building Alteration	4/23/2025	\$20,916	25-2303-ALT	210 SE East Lawn Dr	Midwest Ecostruction LLC	Midwest Ecostruction LLC
Single Family Detached	Gazebo	4/24/2025	\$3,360	25-2356-GAZ	3804 NW Countrywood Ln	Cindy Cruikshank	Cindy Cruikshank
Single Family Detached	Building Addition	4/30/2025	\$97,185	25-2075-ADD	7560 NE Berwick Dr	Matthew	First Choice Builders
Single Family Detached	Gazebo	4/30/2025	\$3,360	25-2461-GAZ	326 SE Orchid St	Candelario E Salgado	Candelario E Salgado
Single Family Detached	Shed	4/1/2025	\$2,400	25-1623-SHD	706 NE 57th St	Derek Sanders	Tuff Shed (Home Depot)
Single Family Detached	Shed	4/1/2025	\$1,600	25-1643-SHD	219 NE 62nd St	Patrick Rooney	Spring Valley Sheds LLC
Single Family Detached	Shed	4/2/2025	\$8,000	25-1712-SHD	2402 NW 17th St	Andre Kaut	Andre Kaut
Single Family Detached	Shed	4/3/2025	\$3,360	25-1709-SHD	238 NE Avondale Ct	Hosam Abdeltawab	Hosam Abdeltawab
Single Family Detached	Shed	4/7/2025	\$2,000	25-1639-SHD	1408 NW 29th St	Zebediah Christensen	Tuff Shed
Single Family Detached	Accessory Structure	4/9/2025	\$100,000	25-1808-SHD	1602 NE Hillside Ct	Elk River Contracting LLC	Elk River Contracting LLC
Single Family Detached	Shed	4/11/2025	\$5,760	25-1959-SHD	1614 NW Linwood Dr	Joel Jorgenson	Joel Jorgenson
Single Family Detached	Shed	4/14/2025	\$1,920	25-1946-SHD	4104 NE 8th St	Jonah Sperry	Kurt Sperry
Single Family Detached	Shed	4/15/2025	\$2,000	25-2056-SHD	2701 NW Park Ln	Benjamin Hager	Tuff Shed
Single Family Detached	Shed	4/15/2025	\$1,600	25-2060-SHD	1138 NE 56th St	Melissa Rud	Tuff Shed
Single Family Detached	Shed	4/18/2025	\$2,800	25-2216-SHD	2813 SW Glenbrooke Ct	Kerri Wilson	Kerri Wilson
Single Family Detached	Shed	4/22/2025	\$1,600	25-2278-SHD	920 NE 41st St	Susan M Matovu	Tuff Shed
Single Family Detached	Shed	4/28/2025	\$1,920	25-2235-SHD	3108 NE 8th St	Steven Ringhofer	Steven Ringhofer
Single Family Detached	Shed	4/28/2025	\$3,600	25-2327-SHD	3122 NW 28th St	Ajka Kadric	Ajka Kadric
Single Family Detached	Shed	4/29/2025	\$2,800	25-2421-SHD	3916 NW 11th Ct	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/29/2025	\$3,520	25-2430-SHD	5012 NE Innsbruck Dr	Dalton Brady	Dalton Brady
Single Family Detached	Spa/Hot Tub	4/21/2025	\$0	25-2242-SPA	913 SE Chaparral Dr	Tiana Soliday	Gonzalez Concrete Inc
Single Family Detached	Swimming Pool	4/4/2025	\$0	25-1692-POOL	611 NE 47th St	juarez landclearing & excavating	juarez landclearing & excavating
Single Family Detached	Swimming Pool	4/7/2025	\$0	25-1810-POOL	2506 NW Maple St	Rachel Walter	Rachel Walter
Single Family Detached	Swimming Pool	4/10/2025	\$0	25-1745-POOL	2407 NW Rockcrest Ct	WCI Pools and Spas	WCI Pools and Spas
Single Family Detached	Swimming Pool	4/18/2025	\$0	25-2038-POOL	1328 NE 47th St	juarez landclearing & excavating	Juarez Excavating LLC
Single Family Detached	Swimming Pool	4/23/2025	\$0	25-1580-POOL	1001 NE Fountain View Dr	Paradise Pools of Iowa	Paradise Pools of Iowa
Single Family Detached	Swimming Pool	4/29/2025	\$0	25-2374-POOL	2603 SW 31st St	Samantha A Hayden	Samantha A Hayden

Single Family Detached	Swimming Pool	4/29/2025	\$0 25-2400-POOL	309 NE Innsbruck Dr	Jan Lande	Jason Radke
Single Family Detached	Deck	4/1/2025	\$3,360 25-1419-DECK	4222 NE 15th St	Salazar Builders	Salazar Builders
Single Family Detached	Deck	4/1/2025	\$3,456 25-1634-DECK	1001 NW State St	Edward Koplin	Edward Koplin
Single Family Attached	Deck	4/5/2025	\$4,380 25-1758-DECK	722 NE 10th St	DK3J Handyman Services	DK3J Handyman Services
Single Family Detached	Deck	4/7/2025	\$1,968 25-0824-DECK	423 NE Pinehurst Cir	Leever Homes Inc	Leever Homes Inc
Single Family Detached	Deck	4/7/2025	\$2,136 25-1469-DECK	117 NE 51st St	Travis D Olson	Travis D Olson
Single Family Attached	Deck	4/7/2025	\$1,872 25-1583-DECK	2042 SW Cascade Falls Dr	Matrix Construction	Matrix Construction LLC
Single Family Detached	Deck	4/8/2025	\$840 25-1813-DECK	855 SE Delaware Ave	Ripperger Joe	Ripperger Joe
Single Family Detached	Deck	4/8/2025	\$2,304 25-1828-DECK	502 NE 7th St	Eleoshomes, LLC	Eleoshomes, LLC
Single Family Detached	Deck	4/9/2025	\$3,312 25-1153-DECK	706 NW Boulder Point Cir	DSM Construction Services	DSM Property Services
Single Family Detached	Deck	4/9/2025	\$2,880 25-1880-DECK	1610 NE Hillside Ct	Joey Nissen	Joey Nissen
Single Family Detached	Deck	4/10/2025	\$1,704 25-1413-DECK	2415 NW Abilene Rd	Tanke Construction LLC	Tanke Construction LLC
Single Family Detached	Deck	4/15/2025	\$2,700 25-1735-DECK	915 NE 49th St	Daniel Jaben	Daniel Jaben
Single Family Detached	Deck	4/16/2025	\$2,352 25-1760-DECK	1702 NW Pine View Cir	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	4/16/2025	\$3,888 25-1788-DECK	2607 SW 31st St	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	4/16/2025	\$2,688 25-1789-DECK	3210 NE Huntington Ln	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	4/16/2025	\$192 25-1936-DECK	5609 NE Verona Dr	Salazar Builders	Salazar Builders
Single Family Detached	Deck	4/16/2025	\$864 25-1995-DECK	2114 NW Linwood Ct	Charlet Maintenance & Contracting	Charlet Maintenance & Contracting
Single Family Detached	Deck	4/16/2025	\$3,360 25-2128-DECK	4702 NE Rio Dr	Chris Krohn	Chris Krohn
Single Family Detached	Deck	4/17/2025	\$3,564 25-2130-DECK	2114 NW 30th Ct	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	4/21/2025	\$3,168 25-1627-DECK	3317 NE Fawn Ln	Mortimer contracting	Mortimer contracting
Single Family Attached	Deck	4/21/2025	\$1,680 25-2059-DECK	4401 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Attached	Deck	4/21/2025	\$1,680 25-2061-DECK	4405 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Attached	Deck	4/21/2025	\$1,680 25-2062-DECK	4409 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Attached	Deck	4/21/2025	\$1,680 25-2064-DECK	4413 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Attached	Deck	4/21/2025	\$1,680 25-2065-DECK	4417 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Attached	Deck	4/21/2025	\$1,680 25-2066-DECK	4421 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Attached	Deck	4/21/2025	\$1,680 25-2067-DECK	4425 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Attached	Deck	4/21/2025	\$1,680 25-2070-DECK	4429 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Attached	Deck	4/21/2025	\$1,680 25-2071-DECK	4418 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Attached	Deck	4/21/2025	\$1,680 25-2073-DECK	4422 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Deck	4/21/2025	\$2,880 25-2227-DECK	905 NE 34th St	Deck & Drive Solutions	Deck and Drive Solutions
Single Family Detached	Deck	4/22/2025	\$2,160 25-2294-DECK	113 NE Bel-Aire Rd	Tad Stansberry	Dave Beason
Single Family Detached	Deck	4/23/2025	\$2,412 25-2292-DECK	1009 SE Lowell Dr	Buresh Home Solutions	Buresh Home Solutions
Single Family Detached	Deck	4/28/2025	\$720 25-2190-DECK	706 NE 7th St	Chad Mayes	Scott Loudon
Single Family Detached	Deck	4/28/2025	\$1,200 25-2191-DECK	706 NE 7th St	Chad Mayes	Scott Loudon
Single Family Detached	Deck	4/29/2025	\$8,640 25-2268-DECK	716 NE 44th Ct	Kevin R Jones	Kevin R Jones
Single Family Detached	Deck	4/30/2025	\$1,560 25-2122-DECK	7560 NE Berwick Dr	Matthew	First Choice Builders
Mixed Use	New Building	4/16/2025	\$4,548,470 25-0649-NEW	2295 SW State St	DRA Properties	DRA Properties LLC
Mixed Use	Building Alteration	4/1/2025	\$175,000 25-0868-ALT	1535 SW Market St - Ste 301	DRA Properties	DRA Properties LLC
Mixed Use	Building Alteration	4/7/2025	\$25,000 25-1669-ALT	1610 SW Main St Ste 105	DRA Properties	DRA Properties LLC
Mixed Use	Building Alteration	4/22/2025	\$275,000 25-0574-ALT	518 SW 3rd St	Karl Chambers	Karl Chambers
Office	Building Alteration	4/7/2025	\$650,000 25-0438-ALT	2405 N Ankeny Blvd STE 105	DOWNING CONSTRUCTION, INC.	DOWNING CONSTRUCTION, INC.
Office	Building Alteration	4/23/2025	\$1,000,000 25-1661-ALT	1960 SW Magazine Rd	Rock Valley Construction	Rock Valley Construction
Retail	Building Alteration	4/11/2025	\$7,425 25-1500-ALT	218 SW Maple St	Moeckly Fabrication	Moeckly Fabrication

Retail	Building Alteration	4/18/2025	\$211,000	25-1306-ALT	2005 SE Delaware Ave Ste G	Lyn Davies	Kinetic Builders Corp
Retail	Building Alteration	4/22/2025	\$146,000	25-1875-ALT	2310 SE Delaware Ave Ste K	Lyn Davies	Lyn Davies
Retail	Building Alteration	4/23/2025	\$200,000	25-1255-ALT	2120 NE 36th St Ste 102	DOWNING CONSTRUCTION, INC.	DOWNING CONSTRUCTION, INC.
Manufacturing	Building Addition	4/28/2025	\$1,750,000	25-1621-ADD	1955 SE Oak Dr	Venter Spooner Inc	Venter Spooner Inc
Office	Shed	4/10/2025	\$1,920	25-1756-SHD	301 NE Trilein Dr	Sage Homes Inc.	Sage Homes Inc
Multi-Family	Fence/Wall	4/1/2025	\$0	25-1418-FNCE	5401 NE Lavender Ln	Salazar Builders	Salazar Builders
Single Family Detached	Fence/Wall	4/1/2025	\$0	25-1660-FNCE	3203 NW 25th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/1/2025	\$0	25-1662-FNCE	2611 NW 40th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/1/2025	\$0	25-1665-FNCE	4203 NW 12th St	Waller Donald	Waller Donald
Single Family Detached	Fence/Wall	4/2/2025	\$0	25-1672-FNCE	538 NW Scott St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/2/2025	\$0	25-1673-FNCE	1402 NE Trilein Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/2/2025	\$0	25-1698-FNCE	1706 NE Innsbruck Ct	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/2/2025	\$0	25-1699-FNCE	624 NE Pearl Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/2/2025	\$0	25-1716-FNCE	3124 NW 22nd St	Flatt Property Solutions	Flatt Property Solutions
Single Family Detached	Fence/Wall	4/3/2025	\$0	25-0085-FNCE	1332 NE 55th St	Great Barrier Fence Co	Great Barrier Fence Co
Single Family Detached	Fence/Wall	4/3/2025	\$0	25-1628-FNCE	1501 NE Michael Dr	Great Barrier Fence Co	Great Barrier Fence Co
Single Family Detached	Fence/Wall	4/3/2025	\$0	25-1629-FNCE	5525 NE Seneca Dr	Great Barrier Fence Co	Great Barrier Fence Co
Single Family Detached	Fence/Wall	4/3/2025	\$0	25-1708-FNCE	5610 NE Verona Dr	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	4/3/2025	\$0	25-1729-FNCE	2708 NW Greenwood St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/3/2025	\$0	25-1737-FNCE	3513 NW 28th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/3/2025	\$0	25-1738-FNCE	309 NE Country Meadow Dr	American Fence Company	American Fence Co
Single Family Attached	Fence/Wall	4/3/2025	\$0	25-1749-FNCE	4403 NE 13th St	Great Barrier Fence Co	Great Barrier Fence Co
Single Family Detached	Fence/Wall	4/3/2025	\$0	25-1752-FNCE	1311 NW 26th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/3/2025	\$0	25-1753-FNCE	3007 SW 35th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/4/2025	\$0	25-0317-FNCE	2418 SW Vineyard Ln	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/4/2025	\$0	25-1736-FNCE	611 NE 47th St	Sara Halle	Sara Halle
Single Family Detached	Fence/Wall	4/5/2025	\$0	25-1757-FNCE	1706 NW 31st St	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	4/7/2025	\$0	25-1635-FNCE	509 SW 18th St	Justus Fencing	Justus Fencing
Single Family Detached	Fence/Wall	4/7/2025	\$0	25-1636-FNCE	4821 NE Trilein Dr	Justus Fencing	Justus Fencing
Single Family Detached	Fence/Wall	4/7/2025	\$0	25-1755-FNCE	2306 NW Cherry St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/7/2025	\$0	25-1787-FNCE	706 SW 40th St	John C Rose	GQ Fence Specialists, LLC
Single Family Attached	Fence/Wall	4/7/2025	\$0	25-1798-FNCE	910 SE Judy Dr	Grace Fox	Grace Fox
Single Family Attached	Fence/Wall	4/8/2025	\$0	25-1797-FNCE	801 SE Lowell Ct	Grace Fox	Grace Fox
Single Family Detached	Fence/Wall	4/8/2025	\$0	25-1834-FNCE	4324 NW 13th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/9/2025	\$0	25-1914-FNCE	2815 NW Greenwood St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/10/2025	\$0	25-1859-FNCE	102 NW Greenwood St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/10/2025	\$0	25-1952-FNCE	2509 SW 35th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/11/2025	\$0	25-1962-FNCE	4315 NE Innsbruck Ct	Lori Wesack	Lori Wesack
Single Family Detached	Fence/Wall	4/14/2025	\$0	25-1392-FNCE	4115 NE 7th St	Clanton Creek Fence	Clanton Creek Fence and Gate
Single Family Detached	Fence/Wall	4/14/2025	\$0	25-1785-FNCE	3133 NW 27th Cir	Gordon Gilbert Jonathon	Titan Fence, LLC
Single Family Detached	Fence/Wall	4/14/2025	\$0	25-1786-FNCE	3129 NW 27th Cir	Gordon Gilbert Jonathon	Titan Fence, LLC
Single Family Attached	Fence/Wall	4/14/2025	\$0	25-1937-FNCE	3115 NW Cedarwood Ln	KMG Handyman	KMG Handyman
Single Family Attached	Fence/Wall	4/14/2025	\$0	25-1940-FNCE	2821 NW 33rd Ln	KMG Handyman	KMG Handyman
Single Family Detached	Fence/Wall	4/14/2025	\$0	25-2011-FNCE	3209 SW Brookeline Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/14/2025	\$0	25-2012-FNCE	1019 NW 32nd St	Chad Armour	Thrive Fencing
Single Family Detached	Fence/Wall	4/15/2025	\$0	25-2033-FNCE	1013 NE Trilein Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co

Single Family Detached	Fence/Wall	4/15/2025	\$0	25-2036-FNCE	910 SE Uehlamar Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/15/2025	\$0	25-2037-FNCE	1412 NE Williamsburg Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/15/2025	\$0	25-2041-FNCE	2010 NW Logan St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/15/2025	\$0	25-2045-FNCE	1328 NE 47th St	Brad Hottinger	Brad Hottinger
Single Family Detached	Fence/Wall	4/15/2025	\$0	25-2068-FNCE	1511 NW Rockcrest Rd	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/15/2025	\$0	25-2094-FNCE	1120 SW 50th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/16/2025	\$0	25-1943-FNCE	5609 NE Verona Dr	Salazar Builders	Salazar Builders
Single Family Detached	Fence/Wall	4/16/2025	\$0	25-2093-FNCE	318 NE 7th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/16/2025	\$0	25-2095-FNCE	417 SE 10th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/16/2025	\$0	25-2097-FNCE	302 SE Lowell Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/16/2025	\$0	25-2106-FNCE	2717 NW 30th Ln	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/17/2025	\$0	25-1287-FNCE	201 NW Springbrooke Ct	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	4/17/2025	\$0	25-2173-FNCE	2101 SW Vintage Pkwy	Bret Staples	Bret Staples
Single Family Attached	Fence/Wall	4/18/2025	\$0	25-2082-FNCE	4306 NW Northwood Dr	Jason Kleinschrodt	Jason Kleinschrodt
Single Family Detached	Fence/Wall	4/18/2025	\$0	25-2203-FNCE	3103 SW 35th St	Ian Young	Ian Young
Single Family Detached	Fence/Wall	4/20/2025	\$0	25-2182-FNCE	2701 NW Boulder Ridge RD	Sydney Landess	Sydney Landess
Single Family Detached	Fence/Wall	4/21/2025	\$0	25-2176-FNCE	1209 NW Benjamin Dr	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	4/21/2025	\$0	25-2238-FNCE	2715 NW 21st St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/21/2025	\$0	25-2239-FNCE	306 SW Logan St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/21/2025	\$0	25-2240-FNCE	810 SE Cortina Dr	Brinley Buck	Brinley Buck
Single Family Attached	Fence/Wall	4/22/2025	\$0	25-2081-FNCE	4314 NW Northwood Dr	Abigail Calease	Dr Horton-Iowa LLC
Single Family Detached	Fence/Wall	4/22/2025	\$0	25-2260-FNCE	910 NW Abbie Dr	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	4/22/2025	\$0	25-2275-FNCE	4422 SW Camden Ridge Ct	Brandon Williams	Justus Fencing
Single Family Detached	Fence/Wall	4/22/2025	\$0	25-2293-FNCE	2614 NW 29th St	Superior Fence & Rail	Superior Fence & Rail
Single Family Detached	Fence/Wall	4/23/2025	\$0	25-1431-FNCE	613 NE Bristol Dr	A1 Fence	A1 Fence
Single Family Detached	Fence/Wall	4/23/2025	\$0	25-1472-FNCE	2717 NW 23rd ST	Superior Fence and Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	4/23/2025	\$0	25-2295-FNCE	1111 NE Williamsburg Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/23/2025	\$0	25-2296-FNCE	4305 NW 12th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/23/2025	\$0	25-2300-FNCE	1207 SW Springfield Dr	Samantha Jacobson	Samantha Jacobson
Single Family Detached	Fence/Wall	4/23/2025	\$0	25-2301-FNCE	306 SE Park View Dr	Patricia M Battani	Patricia M Battani
Single Family Detached	Fence/Wall	4/28/2025	\$0	25-2359-FNCE	1622 NW 4th St	Joseph Crosgrove	Joseph Crosgrove
Single Family Attached	Fence/Wall	4/28/2025	\$0	25-2381-FNCE	1116 SW 50th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/29/2025	\$0	25-2393-FNCE	1310 NE 56th St	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	4/29/2025	\$0	25-2427-FNCE	3112 NW Trestle Point Dr	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/29/2025	\$0	25-2432-FNCE	518 SW Southlawn Dr	Eddie Rumbaugh	Eddie Rumbaugh
Single Family Detached	Fence/Wall	4/29/2025	\$0	25-2439-FNCE	2719 NW Cedarwood Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/30/2025	\$0	25-2429-FNCE	604 NE 56th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/30/2025	\$0	25-2445-FNCE	518 NW Cindy Ln	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/30/2025	\$0	25-2446-FNCE	2324 SW Abilene Rd	Grace Fox	Grace Fox
Restaurant	Sign	4/2/2025	\$4,000	25-1571-SIGNP	1550 N Ankeny Blvd Ste 110	De Hamer Signs & Custom Apparel	Reis Sign Service , Inc.
Office	Sign	4/3/2025	\$502	25-0171-SIGNP	301 N Ankeny Blvd	Lisa Hanrahan	Iowa Sign Company
Office	Sign	4/3/2025	\$256	25-0173-SIGNP	301 N Ankeny Blvd	Lisa Hanrahan	Iowa Sign Company
Retail	Sign	4/3/2025	\$600	25-1257-SIGNP	1610 SW Main St Ste 105	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	4/4/2025	\$430	25-0615-SIGNP	114 NW 5th St Ste 203	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Government	Sign	4/4/2025	\$2,200	25-0755-SIGNP	2320 NW Weigel Dr	Bill To	Bill To
Restaurant	Sign	4/10/2025	\$8,700	25-1684-SIGNP	2410 SW White Birch Dr Ste 100	Signarama Urbandale	Signarama Urbandale
Restaurant	Sign	4/10/2025	\$8,700	25-1687-SIGNP	2410 SW White Birch Dr Ste 100	Signarama Urbandale	Signarama Urbandale

Retail	Sign	4/14/2025	\$2,370	25-1715-SIGNP	704 N Ankeny Blvd	St. Vincent Depaul	Beeline and Blue (Scott Sanders)
Office	Sign	4/14/2025	\$5,000	25-2007-SIGNP	2506 SW Vintage Pkwy	Lisa Hanrahan	Iowa Sign Company
Retail	Sign	4/15/2025	\$4,825	25-1768-SIGNP	2005 SE Delaware Ave Ste C	Chesnut Signs	Chesnut Signs
Other	Sign	4/15/2025	\$4,110	25-1770-SIGNP	2005 SE Delaware Ave Ste C	Chesnut Signs	Chesnut Signs
Other	Sign	4/15/2025	\$5,375	25-1801-SIGNP	1605 SE Delaware Ave Ste K	Chesnut Signs	Chesnut Signs
Retail	Sign	4/15/2025	\$7,030	25-1803-SIGNP	2005 SE Delaware Ave Ste G	Chesnut Signs	Chesnut Signs
Retail	Sign	4/15/2025	\$5,530	25-1804-SIGNP	2005 SE Delaware Ave Ste G	Chesnut Signs	Chesnut Signs
Retail	Sign	4/15/2025	\$3,200	25-1911-SIGNP	1610 SW Main St Ste 105	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Office	Sign	4/16/2025	\$2,000	25-0595-SIGNP	2405 N Ankeny Blvd STE 103	Signs 'N More	Signs 'N More
Industrial	Sign	4/21/2025	\$645	25-1822-SIGNP	704 SW Des Moines St	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	4/21/2025	\$4,000	25-1957-SIGNP	700 N Ankeny Blvd	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	4/23/2025	\$9,102	25-2160-SIGNP	1515 SW Main St Ste 101	Lashier Graphics & Signs	Lashier Graphics & Signs
Retail	Sign	4/23/2025	\$5,978	25-2161-SIGNP	1515 SW Main St Ste 101	Lashier Graphics & Signs	Lashier Graphics & Signs
Retail	Sign	4/23/2025	\$7,103	25-2162-SIGNP	1515 SW Main St Ste 101	Lashier Graphics & Signs	Lashier Graphics & Signs
Office	Sign	4/24/2025	\$9,641	25-2336-SIGNP	610 SE Creekview Dr	Lashier Graphics & Signs	Lashier Graphics & Signs
Industrial	Sign	4/29/2025	\$1,500	25-2365-SIGNP	510 SE Creekview Dr	Greg Manatt, Connor Young	Greg Manatt
Restaurant	Temporary Sign	4/9/2025	\$0	25-1888-SIGNT	106 SW State St STE 100	Scott Koenigsfeld	Scott Koenigsfeld
Retail	Temporary Sign	4/14/2025	\$0	25-1779-SIGNT	801 S Ankeny Blvd	Colby Pagliai	Colby Pagliai
Retail	Temporary Sign	4/15/2025	\$0	25-1807-SIGNT	1325 SW Oralabor Rd Ste 216	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Temporary Sign	4/21/2025	\$0	25-2241-SIGNT	1805 SE Delaware Ave Ste 1200	John Swinton	John Swinton
Single Family Detached	Drive Approach	4/14/2025	\$0	25-2040-RSTRM	4305 NE Briarwood Dr	HS Concrete Inc	HS Concrete Inc
Single Family Detached	Drive Approach	4/24/2025	\$0	25-2333-RSTRM	1218 SW Kenworthy Dr	Michael G Gieszler	J & J Construction
Single Family Detached	Drive Approach	4/25/2025	\$0	25-2329-RSTRM	1018 NW Reinhart Dr	Emily Solis	Solis Jose
Office	Drive Approach	4/16/2025	\$0	25-1960-RSTRM	2201 W 1st St	Sleister Properties, LLC	Sleister Properties, LLC
Single Family Detached	Sidewalk	4/7/2025	\$0	25-1713-RSWRP	3102 NE Avery Dr	Innovate Concrete Services	Innovate Concrete Services
Single Family Detached	Sidewalk	4/16/2025	\$0	25-2044-RSWRP	4317 NW 5th St	Adam Broughton	Adam Broughton
Single Family Detached	Sidewalk	4/17/2025	\$0	25-2158-RSWRP	222 SW Logan St	AJ Concrete	AJ Concrete
Multi-Family	Sidewalk	4/30/2025	\$0	25-2460-RSWRP	2701 SE Peachtree Dr	Jason Jay	Jason Jay
Industrial	Fuel Tanks	4/28/2025	\$0	25-1346-FUEL	5312 NE 29th St	Diamond Oil Co	Burns & McDonnell
Other	Demolition	4/16/2025	\$0	25-1608-DEMO	1006 SE National Dr	Harco Services LLC	Harco Services LLC



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 6, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Consider MOTION to adjourn the meeting.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

