



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, August 5, 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

Todd Ripper
Phil Tuning

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 August 5, 2025 Agenda

Consider MOTION to approve and accept the August 5, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

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

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

2. 6925 SE Four Mile Drive - Old Dominion Freight Line Terminal Expansion Site Plan

Consider MOTION to approve the site plan for 6925 SE Four Mile Drive, Old Dominion Freight Line Terminal Expansion.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. BUSINESS ITEMS:

3. Trestle Ridge Estates Phase 3 Preliminary Plat

Consider MOTION to recommend City Council approval of the Trestle Ridge Estates Phase 3 Preliminary Plat and accept the public street name NW Trailside Drive.

H. REPORTS:

Director and Commissioner Reports

1. August 4, 2025 City Council Report
2. Tentative Agenda items for Tuesday, August 19, 2025
3. July 2025 Building Permits Report
4. Commissioner's Reports

I. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 5, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Approval of the August 5, 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 August 5, 2025 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 5, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Minutes of the July 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 July 22, 2025 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2025-07-22

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

CALL TO ORDER

Chair Ted Rapp called the July 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, Glenn Hunter, Lisa West, and Todd Ripper.
Absent: Phil Tuning.

Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the July 22, 2025 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

Chair Rapp shared that this portion of the meeting is for members of the public to speak regarding items, which are not listed as a public hearing on the agenda. When addressing the Commission, please provide your name, address, and use the podium.

There were no public comments.

CONSENT AGENDA ITEMS

Item # 1. Minutes of the June 3, 2025 Plan and Zoning Commission meeting

Motion to approve and accept the June 3, 2025 minutes of the Plan and Zoning Commission meeting.

Item #2. 3707 NE Reinhart Drive - Trestle Ridge Park Site Plan

Motion to approve the site plan for 3707 NW Reinhart Drive, Trestle Ridge Park.

Item #3. 7405 SE Northstar Drive - New Horizon Cuisine Site Plan

Motion to approve the site plan for 7405 SE Northstar Drive, New Horizon Cuisine, subject to City Council approval of the required stormwater management facility maintenance covenant and permanent easement agreement.

Item #4. 5525 NE Delaware Avenue - Keystone Church Building Addition Site Plan

Motion to approve the site plan for 5525 NE Delaware Avenue, Keystone Church Building Addition.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #4. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

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

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, August 5, 2025 Plan and Zoning Commission meeting and the June 2025 Building Permits Report.

E.Jensen provided information to the Commission regarding HF706 relating to open meetings and open records. As of July 1, 2025, all newly appointed board members, commissions, elected and appointed officials have an educational requirement. Discussion continued between staff and the Commission. E.Jensen shared that city management is recommending that all current board and commission members also take the training. He will provide the Commission on training dates when they come available. This will also include staff who work along-side these officials.

Commissioner's Reports

Commissioner Ripper asked if Fire Station #4 was complete. E. Jensen said that it is mostly finished and believes they will occupy the building on January 1, 2026.

Commissioner Flack asked if there has been damage across the community with all the rain recently. E.Jensen responded that he is unable to answer the question since our stormwater division handles most of those calls.

Chair Rapp commended the workers who were able to get NE Delaware Avenue completed in a timely manner.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Second by G.Hunter. Meeting adjourned at 6:43 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 5, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

6925 SE Four Mile Drive - Old Dominion Freight Line Terminal Expansion Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

Staff Report Attached

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 6925 SE Four Mile Drive, Old Dominion Freight Line Terminal Expansion.

ATTACHMENTS

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



N



1 inch = 750 feet

Date: 7/30/2025

6925 SE Four Mile Drive - Old Dominion Freight Line Terminal Expansion

Agenda Item: 6925 SE Four Mile Drive – Old Dominion Freight Line Terminal Expansion Site Plan
Report Date: July 31, 2025
Prepared by: Bryan Morrissey *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 6925 SE Four Mile Drive, Old Dominion Freight Line Terminal Expansion.

Project Summary:

The subject property is located at 6925 SE Four Mile Drive on Lot 1, Old Dominion Freight Line Plat 1. The subject property is approximately 31.62 acres (+/-) in size, is zoned PUD (Planned Unit Development), and is a part of the Old Dominion Freight Line PUD that was approved in 2012. An existing 68,103 square-foot (+/-) facility current occupies the property and is utilized for truck docking and office uses. The applicant is now proposing an approximate 19,081 square-foot (+/-) terminal expansion that will allow for more docking space on the south side of the facility. The original site plan that was approved for this facility in 2012 had outlined a future addition to the facility; however, the addition shown at that time was a concept and required a separate site plan submittal to carry out the expansion.

The proposed site plan calls for the approximate 19,081 square-foot (+/-) addition to the south side of the existing facility, while also adding parking and trailer stalls near the northwest corner of the site. The two areas where the building addition and the additional parking stalls are being proposed are already paved and will not add to the impervious surface of the site. Utilities are also present on the site and will not require major extensions.

Landscaping is not being proposed with these plans as the impervious surface on the site is not being expanded and therefore will not call for additional shade or open space trees per Code requirements. The perimeter of the site is already extensively landscaped with a combination of both plantings and berms to screen any dock doors from public view. It is expected that the existing screening around the perimeter will screen this addition as well. As far as building elevations are concerned, the applicant is proposing to construct the addition primarily of precast concrete and metal fascia panels. These materials are consistent with the materials that were utilized when the original building was constructed and align with what's allowed in the PUD.

Site Plan Worksheet
6925 SE Four Mile Drive – Old Dominion Freight Line Terminal Expansion Site Plan

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 19,081 square foot building addition is an extension of the existing structure that extends south. Additional parking is being added to the northwest corner of the site.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

No additional landscaping is being proposed with these plans. The site plan is in conformance with the landscaping and parking 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 232 parking spaces clear the parking requirements of the Code for the proposed plans.

- 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.**

A traffic memo for the site was reviewed and approved as a part of these expansion plans.

- 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.**

Extensive landscaping and berming is provided around the perimeter of the site. This effectively screens all parking stalls and loading docks.

- 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.**

Extensive landscaping and berming is provided around the perimeter of the site. This effectively screens all parking stalls and loading docks.

- 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 to the building will be 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.**

Lighting on the site will be directed away from adjoining properties 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.**

Storm water will drain from one of the multiple storm water intakes on the site to the stormwater management area near the northeastern corner 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.**

Utilities on the site were installed when the existing building was constructed in 2013.

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.**

Open space requirements were satisfied with the original plans in 2012.

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.**

Additional landscaping is not being proposed as a part of these plans.

B. Building Design

1. **Buildings shall have good scale and maintain or enhance the established scale of neighboring buildings and sites.**

The proposed addition will bring the total building to size to 87,184 square feet. This is comparable in size and scale to the other industrial developments along SE Four Mile Drive.

2. **Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

The building materials for the proposed addition consist primarily of precast concrete and metal fascia panels. Similar materials were utilized when the building was originally constructed in 2013.

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.**

Any mechanical or utility equipment on the roof will be screened appropriately to not be visible from public view.

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

There is only one building being proposed on the site.

C. Signs

Final design and allowances of signage will be determined with future sign permits.

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 generally 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 and other sites in the neighboring area.

- 3. Layout and utilization of building, parking, drive-ways, and open spaces.**

The layout and circulation system for traffic on the site is appropriate and comparable to similar industrial developments along SE Four Mile Drive.

- 4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**

The proposed building addition is comparable in scale and style to the existing industrial developments along SE Four Mile Drive.

- 5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**

It appears that the impact on these utility systems can be accommodated adequately.



July 21st, 2025

Bryan Morrissey
Associate Planner
City of Ankeny, Community Development
1210 NW Prairie Ridge Drive
Ankeny, IA 50023-1564
BMorrissey@Ankenylowa.org
(515) 963-3551

**RE: Old Dominion Freight Line – Ankeny Terminal Expansion – Revision A
Site Plan & COSESCO Permit – Approval Request Letter**

Bryan,

Please allow this letter to serve as an Official Approval Request Letter to the City of Ankeny Planning and Zoning Commission and City Council for the Site Plan Approval and Construction Site Erosion and Sediment Control Ordinance (COSESCO) Permit Application Submittals for the Old Dominion Freight Line, Ankeny Terminal Expansion project.

A brief description of the project and the proposed use of the facility can be summarized as the expansion of the existing Old Dominion cross-dock terminal that will allow for a smoother exchange of freight within this facility. This project will help Old Dominion to better provide more efficient support for the exchange of commodities and local/interstate commerce. The physical improvements that are proposed are the construction of a building expansion that generates a net addition of 38-Dock Doors to the existing 123-Door Cross-Dock facility with attached office as well as the reutilization of a portion of the existing trailer yard to convert existing trailer spaces into additional employee parking spaces. The building expansion and reutilization of the portion of the existing trailer yard will not result in any additional impervious areas onsite as the footprints of the building expansion and portion of the yard to be reutilized are currently concrete pavement.

We trust this letter and all additionally provided applications, calculations, and documentation are sufficient to justify our requests for approval by the Planning and Zoning Commission and the City Council, but if you need anything further, please do not hesitate to contact me at (843) 531-5334, or by email at jparagano@hoytberenyi.com.

Sincerely,

A handwritten signature in blue ink that reads 'Joseph Paragano'.

Joseph T. Paragano, P.E.
Senior Civil Engineer
Hoyt + Berenyi
jparagano@hoytberenyi.com

Copy: # 24-046
P0039

NPDES STANDARD NOTES:

1. IF NECESSARY, SLOPES, WHICH EXCEED DIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROSSSEEDING IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. SOIL STABILIZATION, STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. IN DROUGHT-STRIKEN AREAS AND AREAS THAT HAVE RECENTLY RECEIVED SUCH HIGH AMOUNTS OF RAIN THAT SEEDING WITH FIELD EQUIPMENT IS IMPOSSIBLE AND INITIATING VEGETATIVE STABILIZATION IMMEDIATELY IS INFEASIBLE, ALTERNATIVE STABILIZATION MEASURES MUST BE EMPLOYED AS SPECIFIED BY THE DEPARTMENT. IN LIMITED CIRCUMSTANCES, STABILIZATION MAY NOT BE REQUIRED IF THE INTENDED FUNCTION OF A SPECIFIC AREA OF THE SITE NECESSATES THAT IT REMAIN DISTURBED.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE PER EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INSTALLED INAPPROPRIATELY, OR INCORRECTLY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED IMMEDIATELY AFTER THE UTILITY INSTALLATION, FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
7. [RESERVED.]
8. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
9. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
10. A COPY OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
11. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
12. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
13. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;
14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DE-WATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).
15. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
- WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
 - WASTEWATER FROM WASHOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS;
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
 - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
16. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
17. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR IOWA'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
18. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

GENERAL NOTES:

1. THE CONSULTANT SHALL PROCURE THE NPDES PERMIT. THE CONTRACTOR SHALL PROCURE AND CONFORM TO ALL OTHER CONSTRUCTION PERMITS REQUIRED BY THE CITY OF ANKENY, POLK COUNTY, IOWA DNR, AND THE IOWA DEPARTMENT OF TRANSPORTATION.
2. CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.
3. CONTRACTOR SHALL PROCURE AN ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE STATE RIGHT-OF-WAY AND CONFORM TO ALL CONDITIONS OF THE PERMIT.
4. ALL MATERIALS AND WORKMANSHIP FOR FACILITIES IN STREET RIGHT-OF-WAY OR EASEMENTS SHALL CONFORM TO APPROVING AGENCIES' CONSTRUCTION SPECIFICATIONS WHEREIN EACH HAS JURISDICTION.
5. UNLESS OTHERWISE APPROVED, CONSTRUCTION OF ALL PUBLIC FACILITIES SHALL BE DONE BETWEEN 7:00 A.M. AND 6:00 P.M., MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 6:00 P.M. ON SATURDAY.
6. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS (2024 SDAS & CITY SUPPLEMENTAL) INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.
7. CONTRACTOR TO NOTIFY IDOT, CITY, COUNTY, AND ALL UTILITY COMPANIES A MINIMUM OF 48 BUSINESS HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION.
8. ANY INSPECTION BY THE CITY, COUNTY, OR OTHER AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
9. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES PER IDOT, AND THE CITY OF ANKENY REQUIREMENTS. ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
10. RECORD DRAWINGS. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREON HE WILL RECORD ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE STATION LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES ENCOUNTERED. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY GOVERNING AGENCIES UPON REQUEST.
11. UPON COMPLETION OF CONSTRUCTION OF PUBLIC FACILITIES, CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL PERTINENT INFORMATION TO THE DESIGN ENGINEER FOR USE IN THE PREPARATION OF RECORD DRAWINGS FOR SUBMITTAL TO THE GOVERNING AGENCIES.
12. CONTRACTOR SHALL HOLD ALL PERMITS IN HAND PRIOR TO COMMENCEMENT OF WORK.
13. ALL UTILITIES OTHER THAN SANITARY SEWER, WATER AND STORM DRAINAGE BY OTHERS, CONTRACTOR SHALL NOTIFY AND COORDINATE WITH POWER, TELEPHONE, AND CABLE TV COMPANY FOR LOCATION OR RELOCATION OF VAULTS, PEDESTALS, POWER POLES, ETC. ALL ABOVE-GRADE FACILITIES SHALL BE PLACED IN A LOCATION OUTSIDE PROPOSED SIDEWALK LOCATIONS.
14. POWER, TELEPHONE AND TV TRENCHING AND CONDUITS SHALL BE INSTALLED PER UTILITY COMPANY REQUIREMENTS WITH FULL WIRE. CONTRACTOR SHALL VERIFY WITH UTILITY COMPANY FOR SIZE AND TYPE OF CONDUIT PRIOR TO CONSTRUCTION. ALL CHANGES IN DIRECTION OF UTILITY CONDUIT RUNS SHALL HAVE LONG RADIUS STEEL BENDS.
15. CONTRACT OBLIGATION SHALL BE SATISFIED AFTER PERMITTING OF THIS PROJECT. AS SUCH, HOYT+BERENYI, LLC. IS NOT RESPONSIBLE FOR CONSTRUCTION ADMINISTRATION UNLESS AUTHORIZED BY CONTRACT.

INFRASTRUCTURE NOTES:

1. ALL INFRASTRUCTURE WORK SHALL CONFORM TO THE 2025 EDITION OF SDAS AND THE CITY OF ANKENY 2025 SUPPLEMENT TO SDAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE 2025 EDITIONS OF BOTH THE SDAS AND CITY OF ANKENY SUPPLEMENT TO SDAS ARE USED.

INSPECTION NOTE:

1. ALL WORK WITHIN THE CITY OF ANKENY RIGHT-OF-WAY AND FOR ALL CITY FACILITIES, INCLUDING UTILITY CONNECTIONS SHALL BE INSPECTED IN ACCORDANCE WITH THE CITY OF ANKENY AND IDOT INSPECTION REQUIREMENTS.

EXISTING UTILITIES & FACILITIES:

1. THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.
4. ALL EXISTING FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER AND CITY.
5. UTILITIES, OR INTERFERING PORTIONS OF UTILITIES, THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL FILL ALL UTILITIES WITH FLOWABLE FILL THAT ARE TO BE ABANDONED IN PLACE.
6. CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS, MAILBOXES, FENCES, LANDSCAPING, ETC., AS REQUIRED TO AVOID DAMAGE DURING CONSTRUCTION AND REPLACE THEM TO EXISTING OR BETTER CONDITION.
7. ANY SEPTIC ENCOUNTERED DURING CONSTRUCTION SHALL BE PUMPED OUT. CONTRACTOR SHALL BREAK BOTTOM OF TANK OUT AND BACKFILL WITH PEA GRAVEL UNLESS OTHERWISE REQUIRED BY PUBLIC AGENCIES HAVING JURISDICTION. SEPTIC TANK REMOVAL TO BE IN ACCORDANCE WITH CITY OF ANKENY, POLK COUNTY, AND STATE OF IOWA SANITARIAN REQUIREMENTS.
8. ANY WELLS ENCOUNTERED SHALL BE ABANDONED PER STATE AND/OR FEDERAL REQUIREMENTS.
9. ANY FUEL TANKS ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF PER STATE AND/OR FEDERAL REQUIREMENTS. BACKFILL WITH COMPACTED GRANULAR MATERIAL.

EQUIVALENT RESIDENTIAL UNIT (ERU):

1 ERU = 4,000 SQFT IMPERVIOUS

EXISTING ERU:
1,019,740 SQFT / 4,000 SQFT = 254.94 ≈ **255 ERU**

PROPOSED ERU:
1,019,740 SQFT / 4,000 SQFT = 254.94 ≈ **255 ERU**

DEVELOPER:

NAME: OLD DOMINION FREIGHT LINE, INC.
ADDRESS: 500 OLD DOMINION WAY
THOMASVILLE, NC 27360
CONTACT: SETH COLLINS
MANAGER - CONSTRUCTION
& MAINTENANCE
PHONE: 913-441-3710
EMAIL: SETH.COLLINS@ODFL.COM

SURVEYOR:

NAME: CLAPSADDLE--GARBER ASSOCIATES, INC.
ADDRESS: 2413 GRAND AVENUE
DES MOINES, IA 50312
CONTACT: DOUG SALTSGAVER, P.E.
OFFICE LEADER
PHONE: 515-289-4823
EMAIL: DSALTSGAVER@CGACONSULTANTS.COM

PROPERTY LEGAL DESCRIPTIONS:

WARRANTY DEED BOOK 13455, PAGE 336

THAT PART OF SECTION 5, TOWNSHIP 79 NORTH OF RANGE 23, WEST OF THE 5TH P.M., IOWA, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT 63 RODS NORTH OF THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 79 NORTH OF RANGE 23, WEST OF THE 5TH P.M., IOWA, THENCE EAST 70 RODS, THENCE NORTH 77 RODS, THENCE WEST 6 RODS, THENCE NORTH 8 3/4 RODS TO THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF THE DES MOINES IOWA FALLS & NORTHERN RAILWAY COMPANY ACROSS SAID SOUTHWEST 1/4 OF SAID SECTION 5; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF SAID RAILROAD RIGHT-OF-WAY 63.45 RODS TO POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 5, THENCE SOUTH ALONG SAID SECTION LINE 74 RODS, TO PLACE OF BEGINNING, ALL IN THE CITY OF ANKENY; SITUATED IN POLK COUNTY, IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AS-BUILT & INSPECTION NOTE:

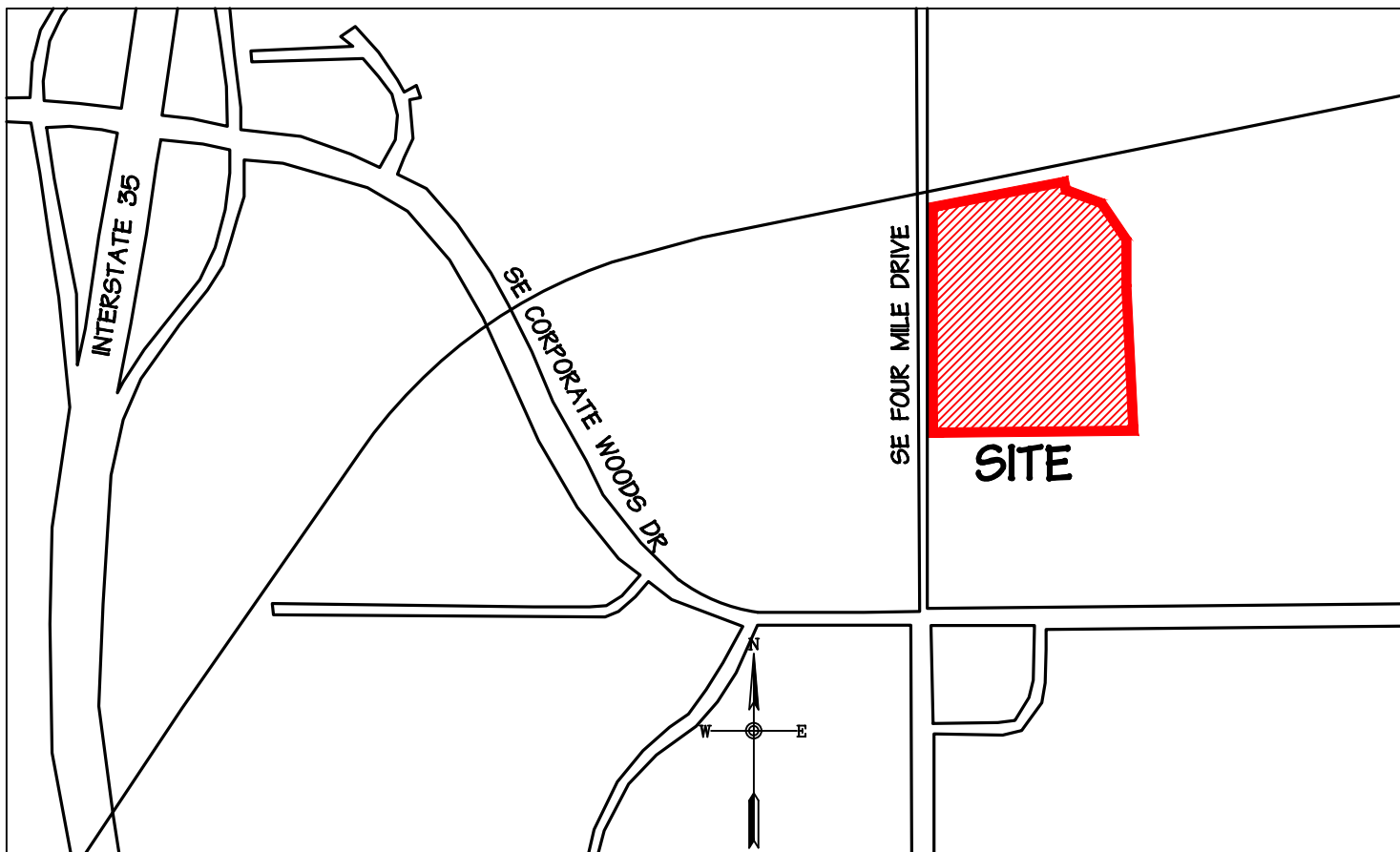
1. ALL IMPROVEMENTS ON-SITE SHALL BE SURVEYED AS PART OF THE CLOSEOUT PROCESS TO ACCURATELY DOCUMENT THE AS-BUILT CONDITIONS OF THE SUBJECT PROPERTY. SAID IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO, ABOVE GROUND IMPROVEMENTS AND SUBSURFACE UTILITIES AND DRAINAGE SYSTEM COMPONENTS.
2. CONTRACTOR SHALL INSPECT GRAVITY UTILITIES INCLUDING ANY AND ALL SEWER AND STORM DRAINAGE USING CCTV AND PROVIDE TO CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT COMPLETION AND CLOSEOUT.

PUBLIC SIDEWALK NOTE:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SIDEWALK FOR THE ENTIRE LENGTH OF THEIR PROPERTY FRONTAGE ALONG SE FOUR MILE DRIVE AT SUCH A TIME THAT THE CITY OF ANKENY DETERMINES THAT IT IS NECESSARY.

Old Dominion Freight Line Ankeny Terminal Expansion

PARCEL NO. 18100553070540
6925 SE FOUR MILE DRIVE
CITY OF ANKENY, POLK COUNTY, IA



VICINITY MAP
NOT TO SCALE

ZONING:

PUD, OLD DOMINION FREIGHT LINE WEST PLANNED UNIT DEVELOPMENT;

FRONT YARD: 75 FEET
SIDE YARD: NONE REQUIRED, EXCEPT WHEN ADJACENT TO ANY RESIDENTIAL DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE - 50 FEET
REAR YARD: 40 FEET, WHERE A RAILROAD RIGHT-OF-WAY LINE LIES IMMEDIATELY ADJACENT TO THE REAR OF THE LOT, THE REAR YARD REQUIREMENTS NEED NOT APPLY.

TERMINAL BUILDING SQUARE FOOTAGE

EXISTING:

TOTAL: 68,103 SQUARE FEET
OFFICE: 11,970 SQFT
DOCK: 56,133 SQFT

PROPOSED:

TOTAL: 87,184 SQUARE FEET
OFFICE: 11,970 SQFT
DOCK: 75,214 SQFT (19,081 SQFT ADD)

TOTAL DISTURBED ACREAGE:

SQUARE FEET: 116,200 SQFT
ACRES: 2.67 ACRES

FACILITY PARKING SUMMARY:

DOCK DOOR SUMMARY

EXISTING DOORS: 123
DOORS LOST: 7 LOST
DOORS ADD: 45 ADD
DOORS NET: 38 NET ADD
PROPOSED TOTAL DOORS: 161 TOTAL

TRAILER SPACE SUMMARY

EXISTING TRAILERS: 278
EXISTING TRAILER RATIO: 2.21/DOOR
TRAILERS LOST: 73 LOST
TRAILERS ADD: 14 ADD
TRAILERS NET: 59 NET LOST
PROPOSED TRAILERS: 219
PROPOSED TRAILER RATIO: 1.37/DOOR

AUTO SPACE SUMMARY

EXISTING AUTO SPACES: 189 TOTAL (6 ADA)
AUTO SPACES LOST: 1 LOST
AUTO SPACES ADD: 44 ADD
AUTO SPACES NET: 43 NET ADD (2 ADA)
PROPOSED AUTO SPACES: 232 TOTAL (8 ADA)

GRADING PAYING & DRAINAGE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTVITIES TO INSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST, OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
2. GRADING WORK, MATERIALS AND EQUIPMENT, UNLESS SPECIFICALLY STATED OTHERWISE HEREIN, SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE IDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2025 EDITION OF SDAS, AND THE 2025 CITY OF ANKENY SUPPLEMENT TO SDAS.
3. CLEAR AND GRUB WITHIN WORK LIMITS FOR ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE TREES EXCEPT AS APPROVED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.
4. STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER WHICH CAN NOT BE COMPACTED INTO A STABLE MASS. ALL TREES, BRUSH AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.
5. IMMEDIATELY FOLLOWING FINE GRADING OPERATIONS, COMPACT SUBGRADE TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
6. ALL FILLS WITHIN PUBLIC RIGHT-OF-WAYS AND EASEMENTS SHALL BE ENGINEERED. ADDITIONALLY, ANY FILLS OUTSIDE OF PUBLIC RIGHT-OF-WAYS WHICH ARE OVER TWO (2) FEET IN DEPTH SHALL BE ENGINEERED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 6" LIFTS. EACH LIFT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
7. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN. FINISH PAVEMENT GRADES AT TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINAGE SURFACE.
8. ALL EXISTING AND CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES, AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA OR MEDIAN STRIP WHEREIN THEY LIE.
9. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2.5H:1V.
10. CONTRACTOR SHALL SEED ALL EXPOSED SLOPES AND DISTURBED AREAS WHICH ARE NOT SCHEDULED TO BE LANDSCAPED VIA THE USE OF CONVENTIONAL SEEDING FOLLOWED BY HYDRO MULCH.
11. PIPE LENGTHS ARE TO CENTER OF BOX AND ROUNDED TO THE NEAREST 1' INCREMENT.
12. A GEOTECHNICAL REPORT IS PROVIDED FOR THIS PROJECT. THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER SHALL SUPERCEDE THOSE OUTLINED IN THESE DOCUMENTS IN REGARDS TO GRADING, COMPACTION, SUBGRADE PREPARATION, ETC.
13. A CONCRETE PAVEMENT RECOMMENDATION IS BEING PROVIDED FOR THIS PROJECT. THE RECOMMENDATION OF THE CONCRETE PAVEMENT ENGINEER SHALL SUPERCEDE THOSE OUTLINED IN THESE DOCUMENTS IN REGARDS TO COMPACTION, THICKNESS, MATERIALS, ETC.

LEGEND

LINE TYPES AND SYMBOLS

PROPERTY LINE W/ CORNER FOUND
PROPERTY LINE W/ CALC. CORNER
RIGHT OF WAY
ADJACENT PROPERTY LINE
CENTERLINE
EASEMENT BOUNDARY
STORM DRAIN LINE
SANITARY SEWER LINE
WATER LINE
OVERHEAD POWER
UNDERGROUND POWER
COMMUNICATION LINE
GAS LINE
CHAINLINK FENCE LINE
ELECTRIC FENCE LINE
POWER POLE
GUY WIRE
SIGN
LIGHT POLE
HYDRANT ASSEMBLY
FIRE DEPARTMENT CONNECTION
WATER METER
GATE VALVE
TEE
90° BEND
45° BEND
22.5° BEND
CURB INLET
GRATE INLET
JUNCTION BOX
SANITARY SEWER MANHOLE
UTILITY TERMINI UNKNOWN

ABBREVIATIONS

(E) EXISTING
(N) NEW
IPF IRON PIPE FOUND
RBF REBAR FOUND
JB JUNCTION BOX
CI CURB INLET
GI GRATE INLET
BFP BACKFLOW PREVENTER
DIP DUCTILE IRON PIPE
CIP CAST IRON PIPE
SSMH SANITARY SEWER MANHOLE
CO CLEAN OUT
FD FLOOR DRAIN
TP TOP OF PAVEMENT
SW TOP OF SIDEWALK
TW TOP OF WALL
BW BOTTOM OF WALL
FL FLOW LINE
EB ELECTRIC BOX
CL CENTERLINE
SB BUILDING SETBACK
LB LANDSCAPE BUFFER
DC DUST CONTROL
PS PERMANENT SEEDING
TS TEMPORARY SEEDING

Sheet List Table

Sheet Number	Sheet Title
C.0.1	Civil Title Sheet
C.0.2	Sheet Setup Plan
C.1.1	Existing Conditions
C.1.2	Existing Conditions
C.2.1	Demo & SWPPP
C.2.2	Demo & SWPPP
C.3.1	Site Plan
C.3.2	Site Plan
C.3.3	Site Plan Details
C.4.1	Paving, Grading, Drainage Plan
C.4.2	Paving, Grading, Drainage Plan
C.4.3	Paving, Grading, Drainage Details
C.5.1	Utilities Plan
C.5.2	Utilities Plan
C.6.0	Details Sheet

PAVEMENT HATCHING LEGEND

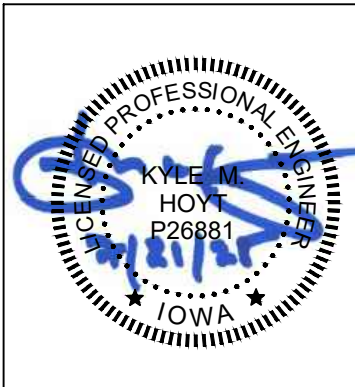
HATCHES

CONCRETE PAVING

DEMOLITION

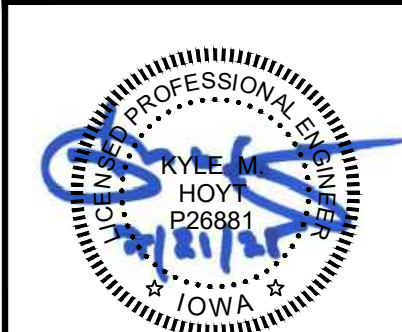
RIP RAP

#57 STONE OR RIVER ROCK



IOWA CIVIL ENGINEER CERTIFICATION
I hereby certify that this engineering document was prepared by myself or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Kyle M. Hoyt, P.E.
License Number: P26881
My license renewal date is December 31, 2026.
Pages or Sheets covered by my seal:
CIVIL PLAN SHEETS C.0.1 THROUGH C.6.0



Old Dominion Freight Line
Ankeny Terminal Expansion

6925 SE FOUR MILE DRIVE
ANKENY, IOWA
PID #: 18100553070540

DATE	BY	DESCRIPTION
07/21/2025	JTP	ADDRESSING CITY OF ANKENY COMMENTS
	REV	

DRAWN BY: Joseph T. Paragano, P.E.

CHECKED BY: Kyle M. Hoyt, P.E.

DATE: January 8, 2025

PROJECT #: 24-046

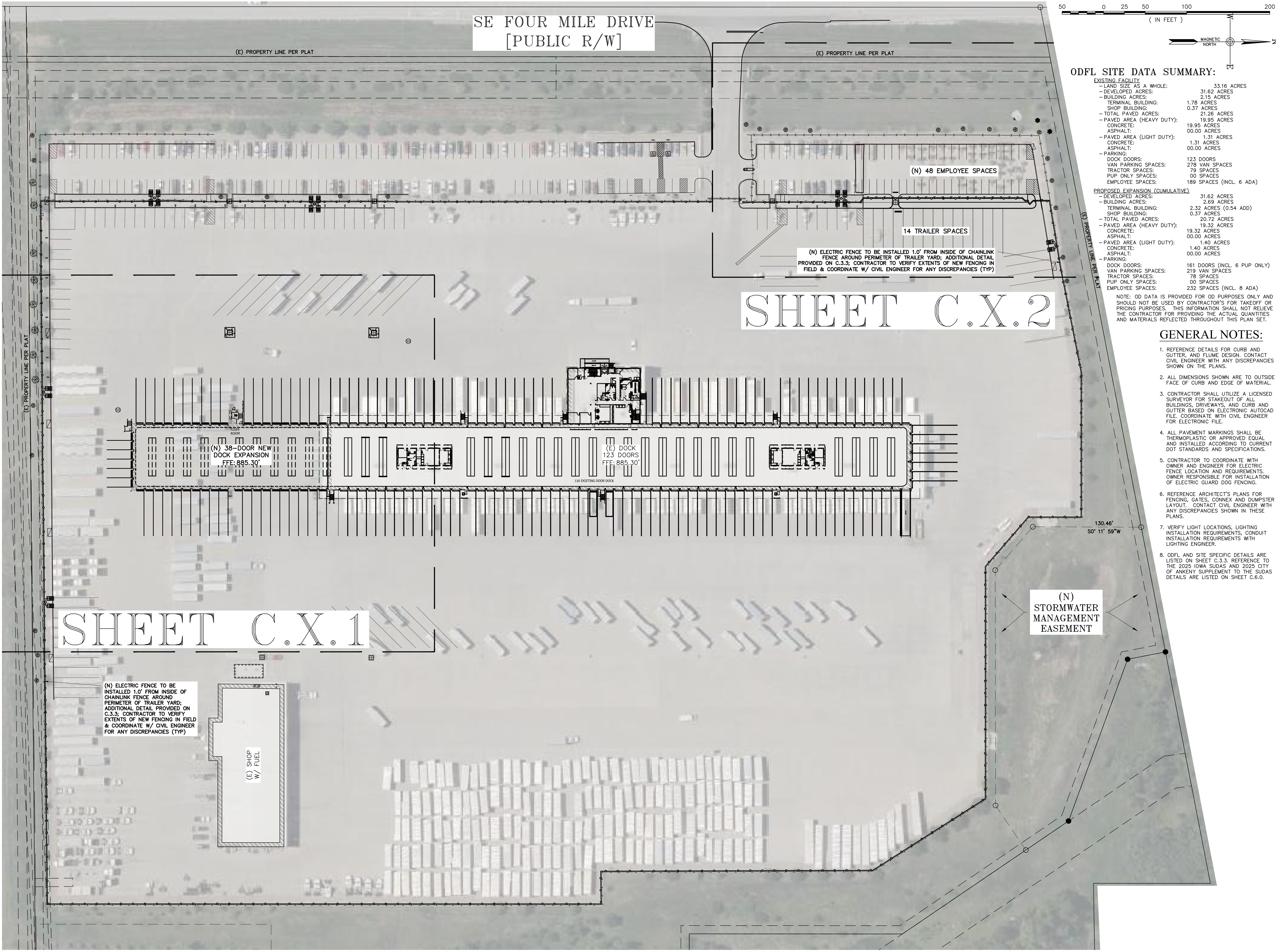
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SHEET TITLE:

Civil Title Sheet

SHEET NUMBER:

C.0.1



ODFL SITE DATA SUMMARY:

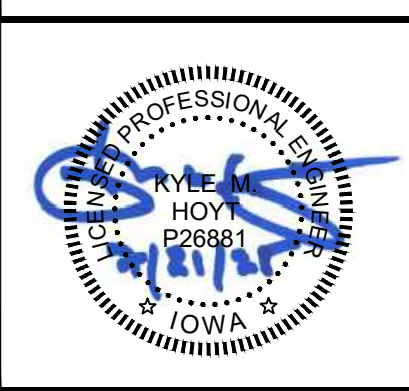
EXISTING FACILITY:	
- LAND SIZE AS A WHOLE:	33.16 ACRES
- DEVELOPED ACRES:	31.62 ACRES
- BUILDING ACRES:	2.15 ACRES
- TERMINAL BUILDING:	1.78 ACRES
- SHOP BUILDING:	0.37 ACRES
- TOTAL PAVED ACRES:	21.26 ACRES
- PAVED AREA (HEAVY DUTY):	19.95 ACRES
- CONCRETE:	19.95 ACRES
- ASPHALT:	00.00 ACRES
- PAVED AREA (LIGHT DUTY):	1.31 ACRES
- CONCRETE:	1.31 ACRES
- ASPHALT:	00.00 ACRES
- PARKING:	
- DOCK DOORS:	123 DOORS
- VAN PARKING SPACES:	278 VAN SPACES
- TRACTOR SPACES:	79 SPACES
- PUP ONLY SPACES:	00 SPACES
- EMPLOYEE SPACES:	189 SPACES (INCL. 6 ADA)

PROPOSED EXPANSION (CUMULATIVE):	
- DEVELOPED ACRES:	31.62 ACRES
- BUILDING ACRES:	2.69 ACRES
- TERMINAL BUILDING:	2.32 ACRES (0.54 ADD)
- SHOP BUILDING:	0.37 ACRES
- TOTAL PAVED ACRES:	20.72 ACRES
- PAVED AREA (HEAVY DUTY):	19.32 ACRES
- CONCRETE:	19.32 ACRES
- ASPHALT:	00.00 ACRES
- PAVED AREA (LIGHT DUTY):	1.40 ACRES
- CONCRETE:	1.40 ACRES
- ASPHALT:	00.00 ACRES
- PARKING:	
- DOCK DOORS:	161 DOORS (INCL. 6 PUP ONLY)
- VAN PARKING SPACES:	219 VAN SPACES
- TRACTOR SPACES:	78 SPACES
- PUP ONLY SPACES:	00 SPACES
- EMPLOYEE SPACES:	232 SPACES (INCL. 8 ADA)

NOTE: OD DATA IS PROVIDED FOR OD PURPOSES ONLY AND SHOULD NOT BE USED BY CONTRACTOR'S FOR TAKEOFF OR PRICING PURPOSES. THIS INFORMATION SHALL NOT RELIEVE THE CONTRACTOR FOR PROVIDING THE ACTUAL QUANTITIES AND MATERIALS REFLECTED THROUGHOUT THIS PLAN SET.

GENERAL NOTES:

- REFERENCE DETAILS FOR CURB AND GUTTER, AND FLUME DESIGN. CONTACT CIVIL ENGINEER WITH ANY DISCREPANCIES SHOWN ON THE PLANS.
- ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF CURB AND EDGE OF MATERIAL.
- CONTRACTOR SHALL UTILIZE A LICENSED SURVEYOR FOR TAKEOUT OF ALL BUILDINGS, DRIVEWAYS, AND CURB AND GUTTER BASED ON ELECTRONIC AUTOCAD FILE. COORDINATE WITH CIVIL ENGINEER FOR ELECTRONIC FILE.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR APPROVED EQUAL AND INSTALLED ACCORDING TO CURRENT DOT STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO COORDINATE WITH OWNER AND ENGINEER FOR ELECTRIC FENCE LOCATION AND REQUIREMENTS. OWNER RESPONSIBLE FOR INSTALLATION OF ELECTRIC GUARD DOG FENCING.
- REFERENCE ARCHITECT'S PLANS FOR FENCING, GATES, CONNEX AND DUMPSTER LAYOUT. CONTACT CIVIL ENGINEER WITH ANY DISCREPANCIES SHOWN IN THESE PLANS.
- VERIFY LIGHT LOCATIONS, LIGHTING INSTALLATION REQUIREMENTS, CONDUIT INSTALLATION REQUIREMENTS WITH LIGHTING ENGINEER.
- ODFL AND SITE SPECIFIC DETAILS ARE LISTED ON SHEET C.3.3. REFERENCE TO THE 2025 IOWA SUDAS AND 2025 CITY OF ANKENY SUPPLEMENT TO THE SUDAS DETAILS ARE LISTED ON SHEET C.6.0.



Old Dominion Freight Line
Ankeny Terminal Expansion

6925 SE FOUR MILE DRIVE
ANKENY, IOWA
PID #: 1810553070540

REV	DATE	DESCRIPTION
1	07/21/2025	ADDRESSING CITY OF ANKENY COMMENTS

DRAWN BY: Joseph T. Paragano, P.E.

CHECKED BY: Kyle M. Hoyt, P.E.

DATE: January 8, 2025

PROJECT #: 24-046

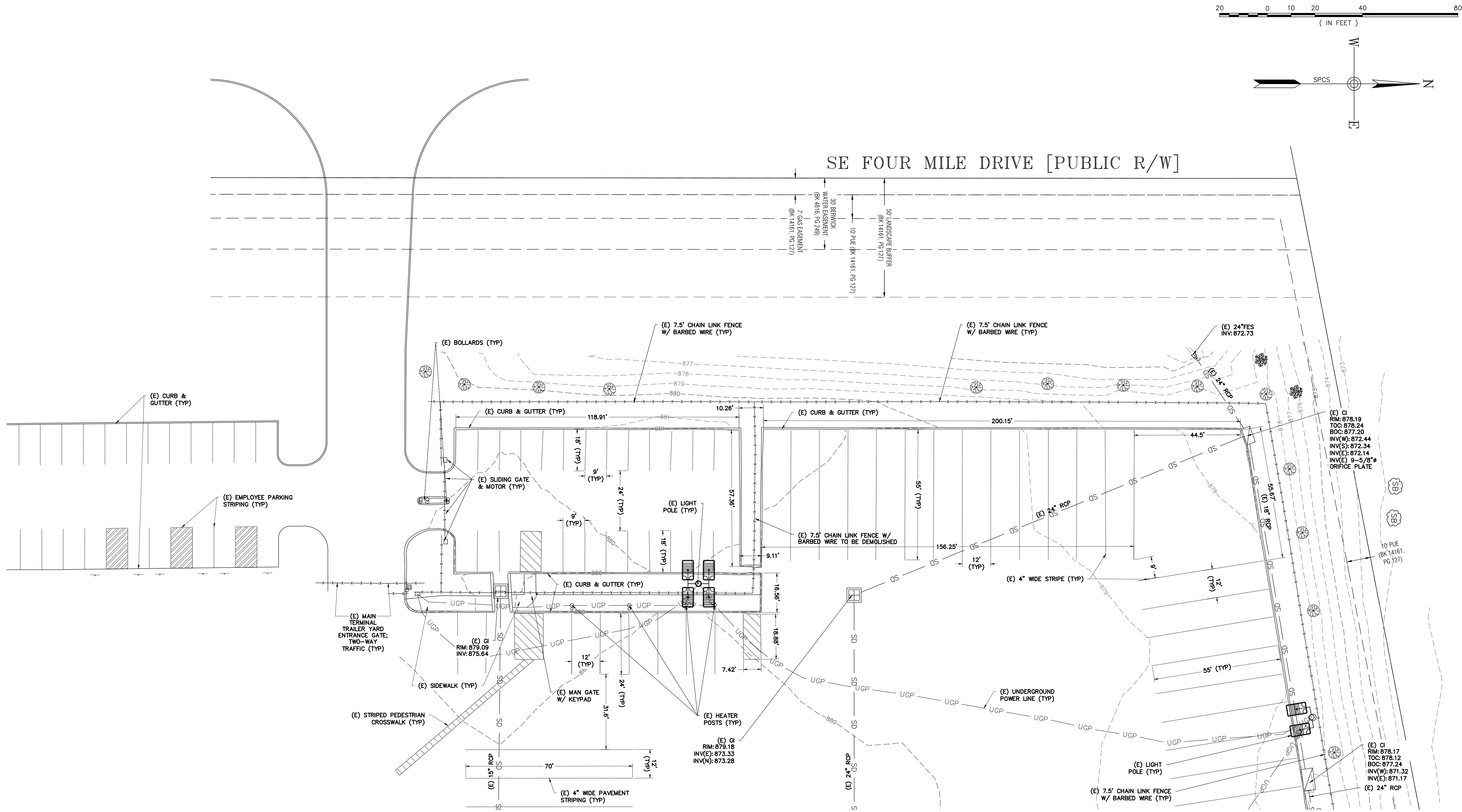
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Sheet Setup Plan

SHEET NUMBER:

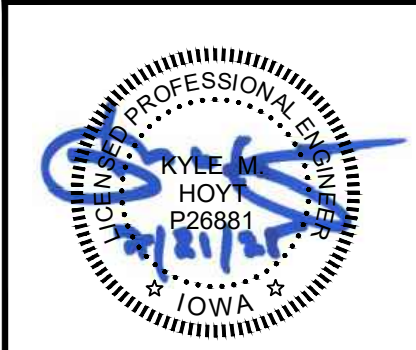
C.0.2

[illegible]



PUBLIC SIDEWALK NOTE:
LAND OWNER SHALL BE RESPONSIBLE FOR SIDEWALK INSTALLATION ALONG SE FOUR MILE DRIVE PROPERTY FRONTAGE AT SUCH TIME THAT THE CITY DETERMINES THAT SAID INSTALLATION IS NEEDED.

- EXISTING UTILITIES & FACILITIES:**
1. THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
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 3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITY CROSSINGS SHALL BE POTHoled AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.
 4. ALL EXISTING FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER AND CITY.
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 6. CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS, MAILBOXES, FENCES, LANDSCAPING, ETC., AS REQUIRED TO AVOID DAMAGE DURING CONSTRUCTION AND REPLACE THEM TO EXISTING OR BETTER CONDITION.
 7. ANY SEPTIC ENCOUNTERED DURING CONSTRUCTION SHALL BE PUMPED OUT. CONTRACTOR SHALL BREAK BOTTOM OF TANK OUT AND BACKFILL WITH PEA GRAVEL UNLESS OTHERWISE REQUIRED BY PUBLIC AGENCIES HAVING JURISDICTION. SEPTIC TANK REMOVAL TO BE IN ACCORDANCE WITH CITY OF ANKENY, POLK COUNTY, AND STATE OF IOWA SANITARIAN REQUIREMENTS.
 8. ANY WELLS ENCOUNTERED SHALL BE ABANDONED PER STATE AND/OR FEDERAL REQUIREMENTS.
 9. ANY FUEL TANKS ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF PER STATE AND/OR FEDERAL REQUIREMENTS. BACKFILL WITH COMPACTED GRANULAR MATERIAL.

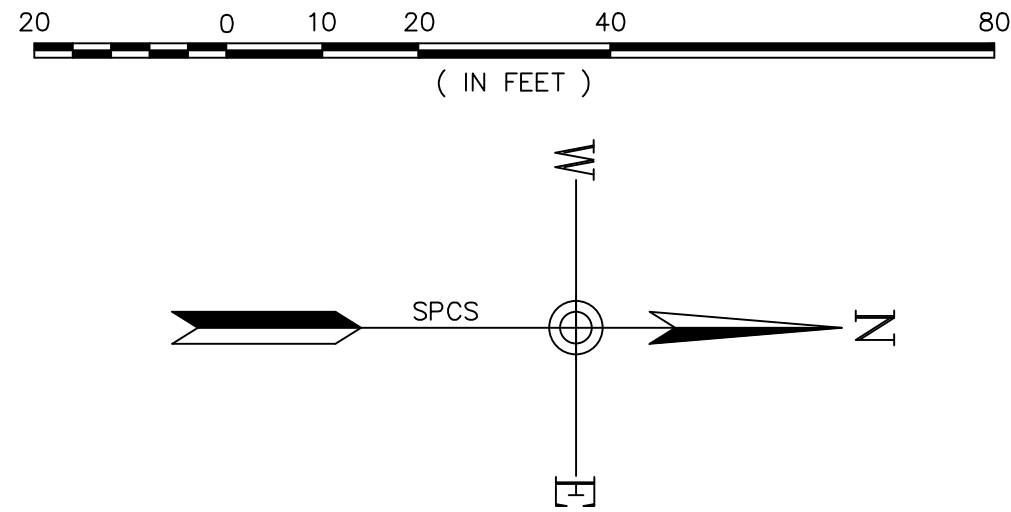


Old Dominion Freight Line
Ankeny Terminal Expansion
DRAWINGS FOR:
6925 SE FOUR MILE DRIVE
ANKENY, IOWA
PID #: 18100553070540

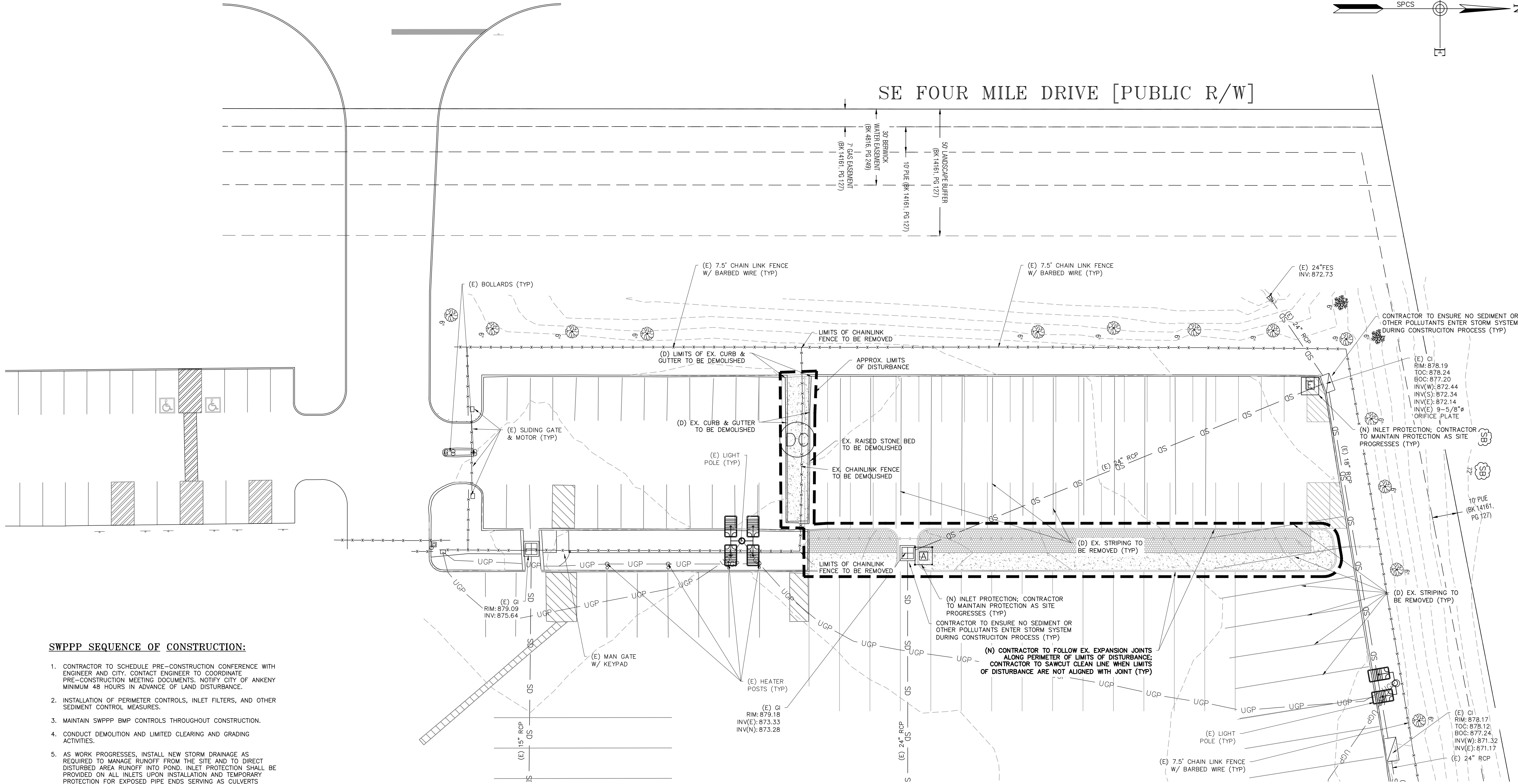
DATE	BY	DESCRIPTION
07/21/2025	JTP	ADDRESSING CITY OF ANKENY COMMENTS
REV	A	

DRAWN BY: Joseph T. Paragano, P.E.
CHECKED BY: Kyle M. Hoyt, P.E.
DATE: January 8, 2025
PROJECT #: 24-046
SCALE: 1" = 20'
SHEET TITLE:
Existing Conditions

SHEET NUMBER:
C.1.2



SE FOUR MILE DRIVE [PUBLIC R/W]

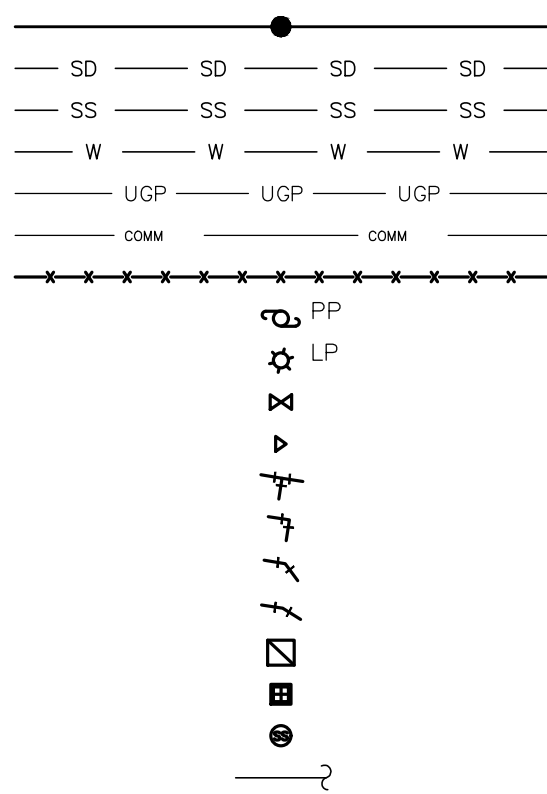


SWPPP SEQUENCE OF CONSTRUCTION:

1. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION CONFERENCE WITH ENGINEER AND CITY. CONTACT ENGINEER TO COORDINATE PRE-CONSTRUCTION MEETING DOCUMENTS. NOTIFY CITY OF ANKENY MINIMUM 48 HOURS IN ADVANCE OF LAND DISTURBANCE.
2. INSTALLATION OF PERIMETER CONTROLS, INLET FILTERS, AND OTHER SEDIMENT CONTROL MEASURES.
3. MAINTAIN SWPPP BMP CONTROLS THROUGHOUT CONSTRUCTION.
4. CONDUCT DEMOLITION AND LIMITED CLEARING AND GRADING ACTIVITIES.
5. AS WORK PROGRESSES, INSTALL NEW STORM DRAINAGE AS REQUIRED TO MANAGE RUNOFF FROM THE SITE AND TO DIRECT DISTURBED AREA RUNOFF INTO POND. INLET PROTECTION SHALL BE PROVIDED ON ALL INLETS UPON INSTALLATION AND TEMPORARY PROTECTION FOR EXPOSED PIPE ENDS SERVING AS CULVERTS SHOULD ALSO BE PROVIDED.
6. DUST CONTROL AND TEMPORARY SEEDING SHALL BE IMPLEMENTED AS NECESSARY THROUGHOUT CONSTRUCTION.
7. PREPARE BUILDING PAD AND SITE FOR PAVING.
8. INSTALL CONCRETE WASHOUT PRIOR TO ANY CONCRETE WORK.
9. INSTALL BUILDING FOUNDATION AND PAVING AND CURBING.
10. INSTALL APPROPRIATE INLET PROTECTION FOR PAVED AREAS AS WORK PROGRESSES.
11. INSTALL TERMINAL BUILDING EXPANSION.
12. COMPLETE GRADING, PAVING, AND DRAINAGE.
13. COORDINATE WITH CIVIL ENGINEER FOR PRELIMINARY AS-BUILT.
14. FINAL STABILIZATION INCLUDING LANDSCAPING. CONTRACTOR SHALL COORDINATE WITH ENGINEER AND INSPECTOR FOR REMOVAL OF EROSION AND SEDIMENT CONTROLS. SITE TO BE 100% STABILIZED TO 70% DENSITY.
15. FINAL STABILIZATION.
16. UPON FINAL STABILIZATION COORDINATE WITH ENGINEER FOR ENGINEER INSPECTION AND FINAL AS-BUILT.
17. COORDINATE WITH CITY AND ENGINEER FOR FINAL PERMIT INSPECTION AND SUBMITTAL OF CLOSEOUT DOCUMENTS.
18. REMOVAL OF PERIMETER CONTROLS AND REMAINING SEDIMENT AND EROSION CONTROL DEVICES UPON CITY INSPECTION APPROVAL.
19. NOTICE OF TERMINATION/DISCONTINUATION, NOT, IS TO BE SUBMITTED TO THE CITY OF ANKENY AND THE IOWA DEPARTMENT OF NATURAL RESOURCES, PER THE NPDES #2 PERMIT.

DEMOLITION & SWPPP LEGEND

LINE TYPES AND SYMBOLS



PROPERTY LINE WITH CORNER FOUND
STORM DRAIN LINE
SANITARY SEWER LINE
WATER LINE
UNDERGROUND POWER
COMMUNICATION LINE
FENCE LINE
POWER POLE
LIGHT POLE
GATE VALVE
REDUCER
TEE
90° BEND
45° BEND
22.5° BEND
CURB INLET
GRATE INLET
SANITARY SEWER MANHOLE
UTILITY TERMINI UNKNOWN

ABBREVIATIONS

(E)
(N)
(D)
(T)
CI
GI
DIP
CIP
SSMH
CO
FD
CS
TS

EXISTING
NEW
DEMOLISHED
TEMPORARY
CURB INLET
GRATE INLET
DUCTILE IRON PIPE
CAST IRON PIPE
SANITARY SEWER MANHOLE
CLEAN OUT
FLOOR DRAIN
DUST CONTROL
PERMANENT SEEDING/STABILIZATION
TEMPORARY SEEDING/STABILIZATION

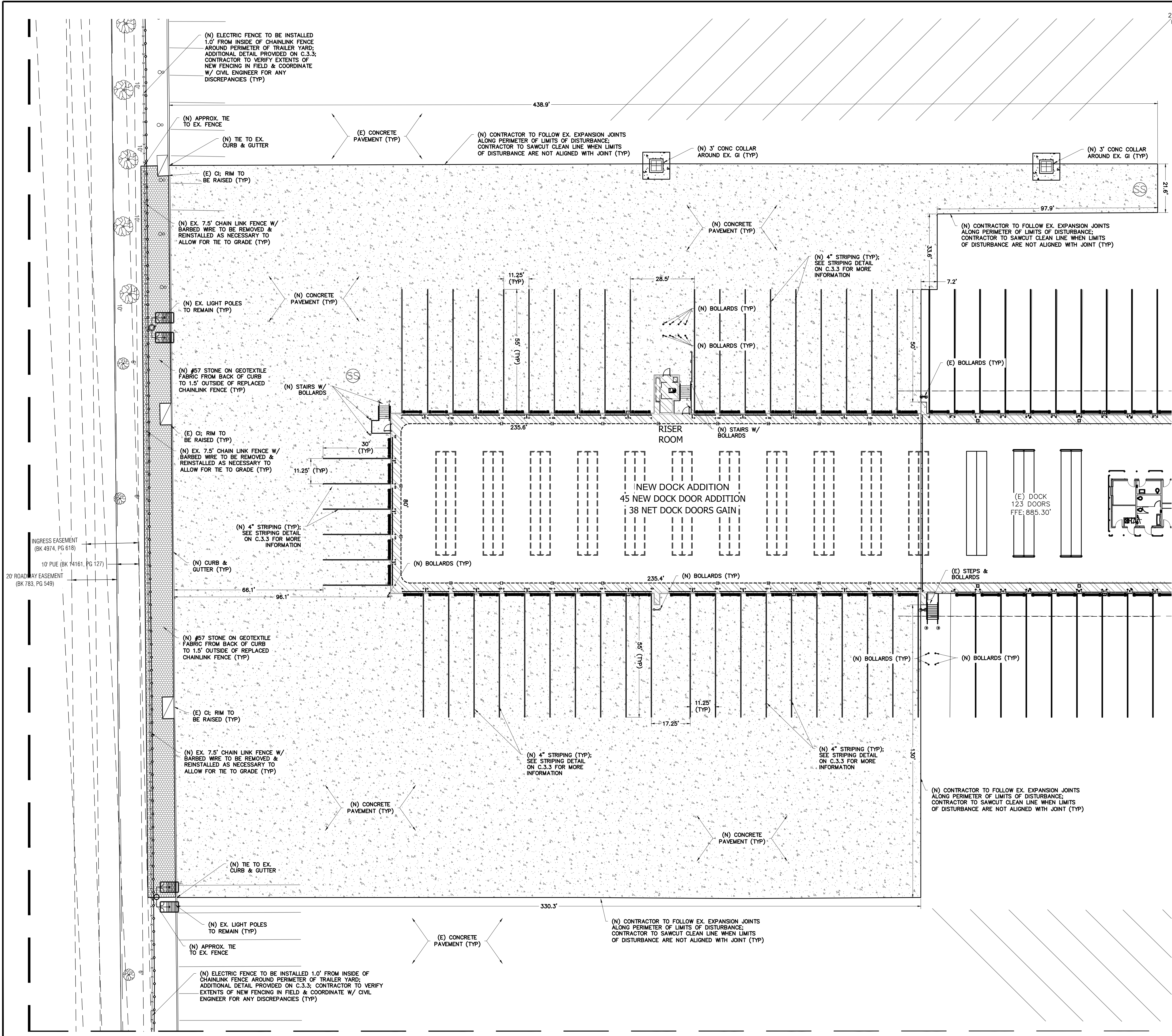


Old Dominion Freight Line
Ankeny Terminal Expansion
6925 SE FOUR MILE DRIVE
ANKENY, IOWA
PID #: 18100553070540

DATE	BY
07/21/2025	JTP
REV	DESCRIPTION
A	ADDRESSING CITY OF ANKENY COMMENTS

DRAWN BY: Joseph T. Paragano, P.E.
CHECKED BY: Kyle M. Hoyt, P.E.
DATE: January 8, 2025
PROJECT #: 24-046
SCALE: 1" = 20'
SHEET TITLE:
Demo & SWPPP
SHEET NUMBER:

C.2.2



GENERAL NOTES:

- REFERENCE DETAILS FOR CURB AND GUTTER, AND FLUME DESIGN. CONTACT CIVIL ENGINEER WITH ANY DISCREPANCIES SHOWN ON THE PLANS.
- ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF CURB AND EDGE OF MATERIAL.
- CONTRACTOR SHALL UTILIZE A LICENSED SURVEYOR FOR STAKEOUT OF ALL BUILDINGS, DRIVEWAYS, AND CURB AND GUTTER BASED ON ELECTRONIC AUTOCAD FILE. COORDINATE WITH CIVIL ENGINEER FOR ELECTRONIC FILE.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR APPROVED EQUAL AND INSTALLED ACCORDING TO CURRENT DOT STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO COORDINATE WITH OWNER AND ENGINEER FOR ELECTRIC FENCE LOCATION AND REQUIREMENTS. OWNER RESPONSIBLE FOR INSTALLATION OF ELECTRIC GUARD DOG FENCING.
- REFERENCE ARCHITECT'S PLANS FOR FENCING, GATES, CONNEX AND DUMPSTER LAYOUT. CONTACT CIVIL ENGINEER WITH ANY DISCREPANCIES SHOWN IN THESE PLANS.
- VERIFY LIGHT LOCATIONS, LIGHTING INSTALLATION REQUIREMENTS, CONDUIT INSTALLATION REQUIREMENTS WITH LIGHTING ENGINEER.
- ODFL AND SITE SPECIFIC DETAILS ARE LISTED ON SHEET C.3.3. REFERENCE TO THE 2025 IOWA SUDAS AND 2025 CITY OF ANKENY SUPPLEMENT TO THE SUDAS DETAILS ARE LISTED ON SHEET C.6.0.

BUILDING NOTE:

INTERIOR LAYOUT SHOWN FOR REFERENCE ONLY. SEE ARCHITECTURAL FOR FINAL BUILDING INTERIOR DESIGN.

HATCH LEGEND

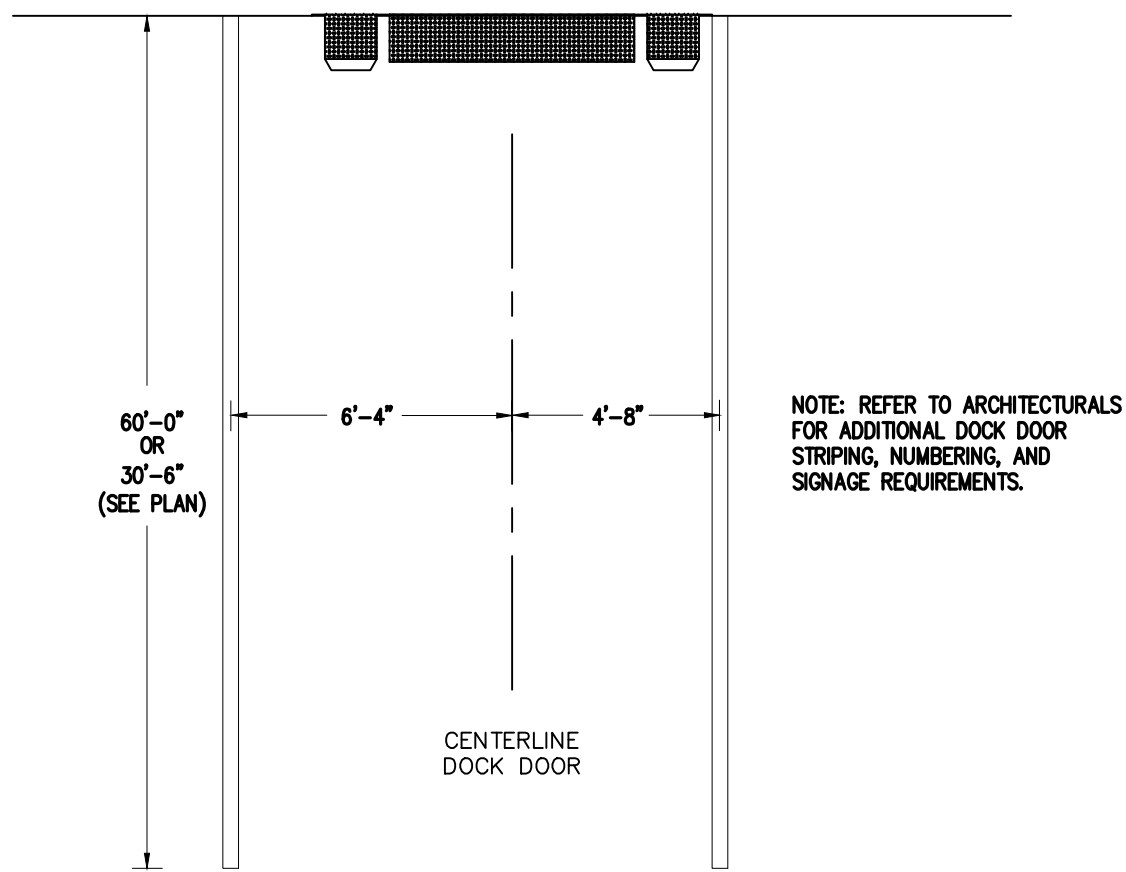
HATCHES	
	CONCRETE PAVING
	DEMOLITION
	RIP RAP
	#57 STONE OR RIVER ROCK



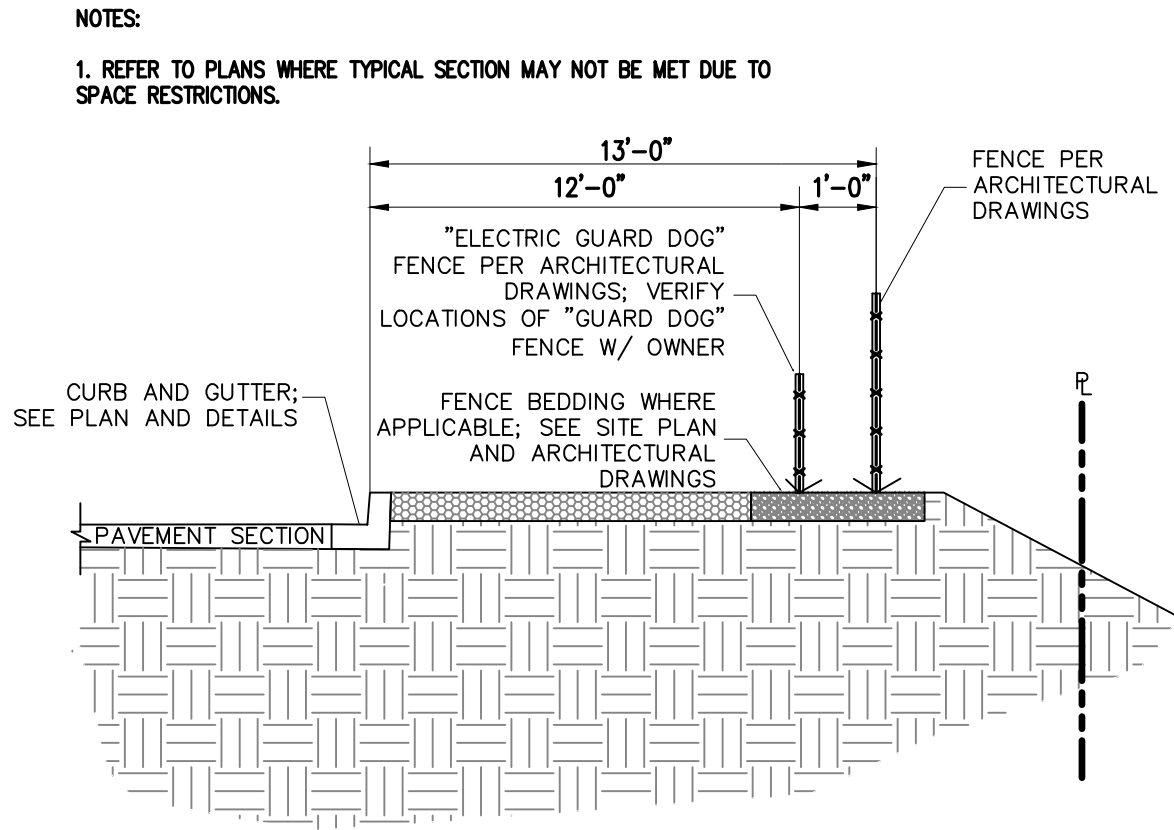
Drawings for:
Old Dominion Freight Line
Ankeny Terminal Expansion
6925 SE FOUR MILE DRIVE
ANKENY, IOWA
PID #: 1810053070540

DRAWINGS FOR:	
DATE	BY
07/21/2025	A.
REV	DESCRIPTION
1	ADDRESSING CITY OF ANKENY COMMENTS

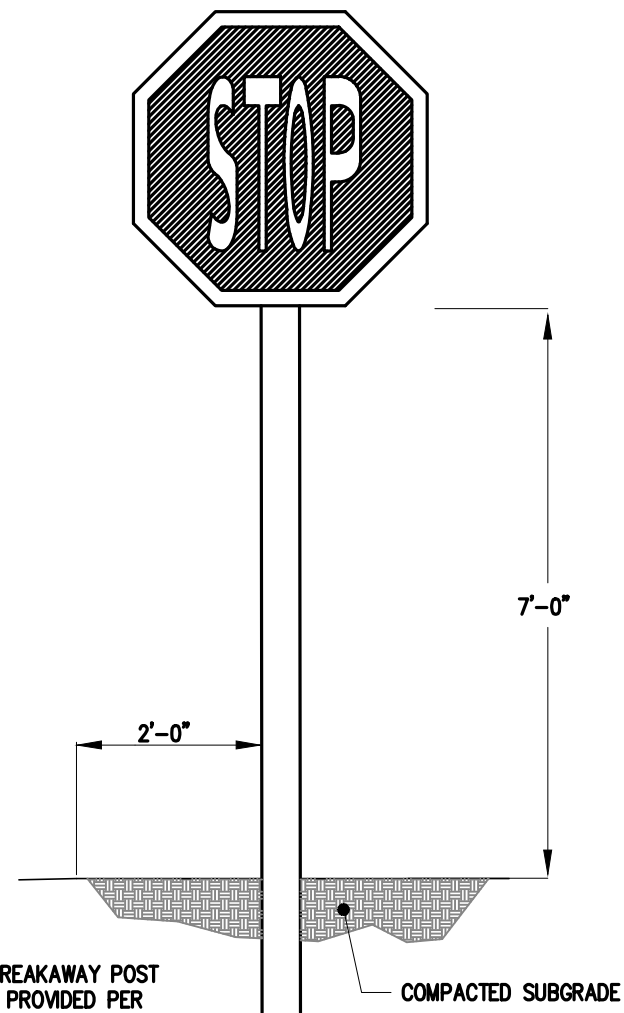
DRAWN BY: Joseph T. Paragano, P.E.
CHECKED BY: Kyle M. Hoyt, P.E.
DATE: January 8, 2025
PROJECT #: 24-046
SCALE: 1" = 20'
SHEET TITLE:
Site Plan
SHEET NUMBER:
C.3.1



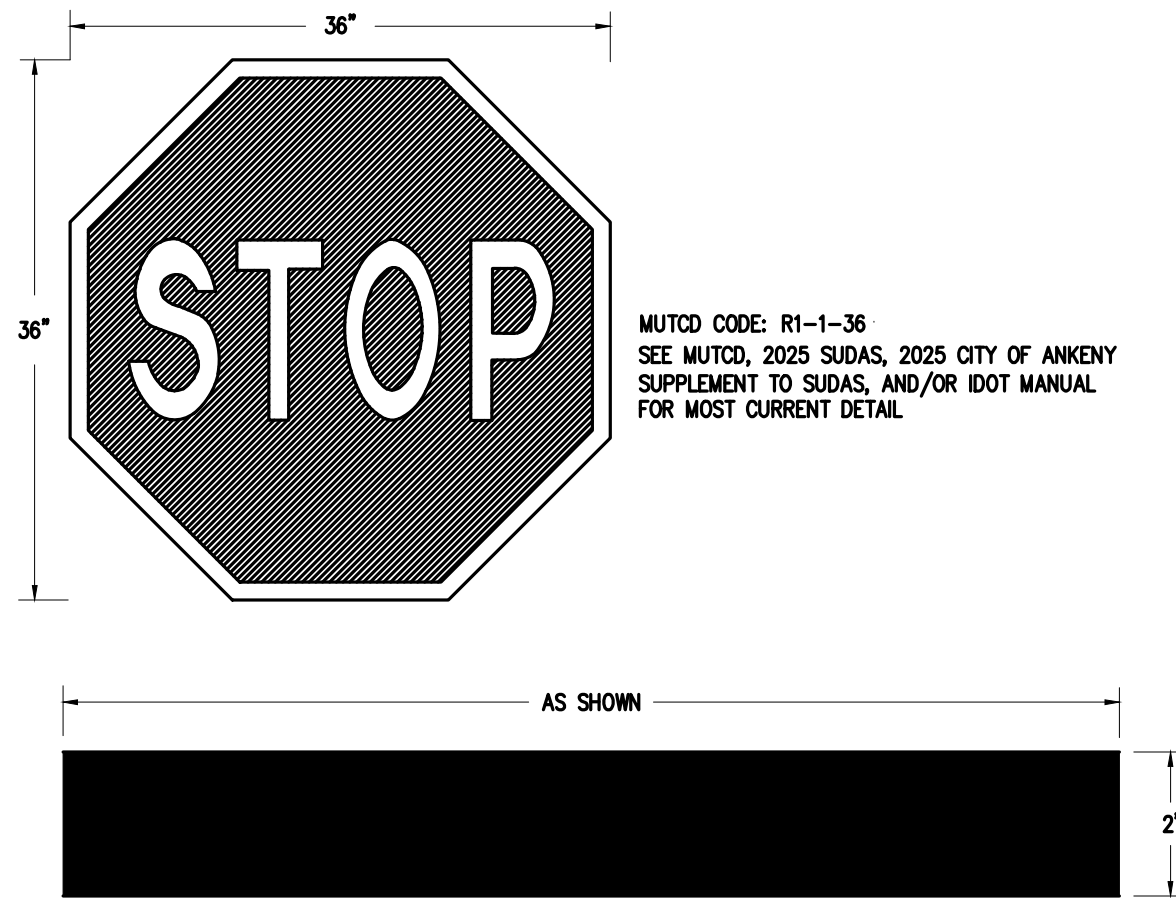
TYPICAL DOCK DOOR STRIPING
SCALE: N.T.S.



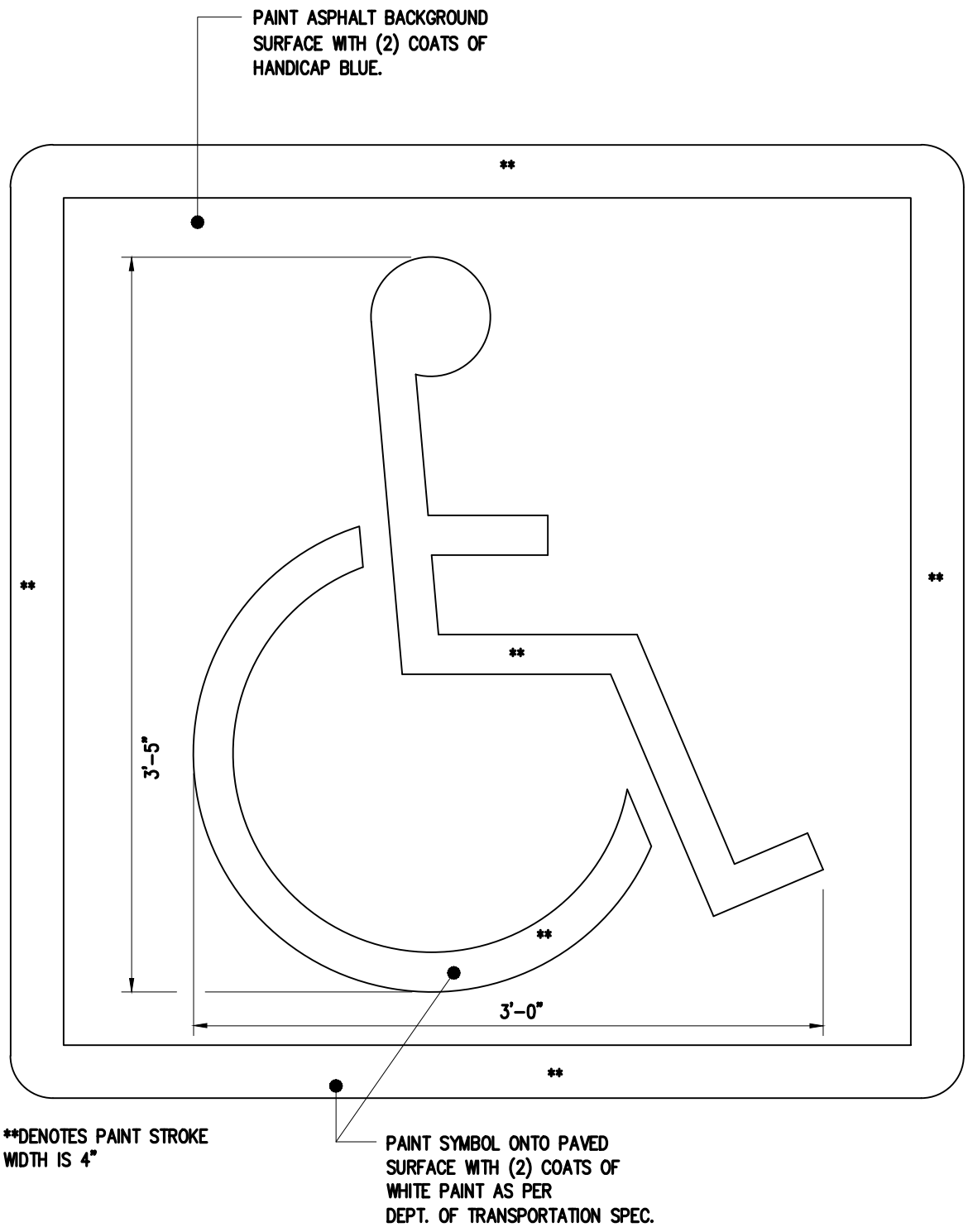
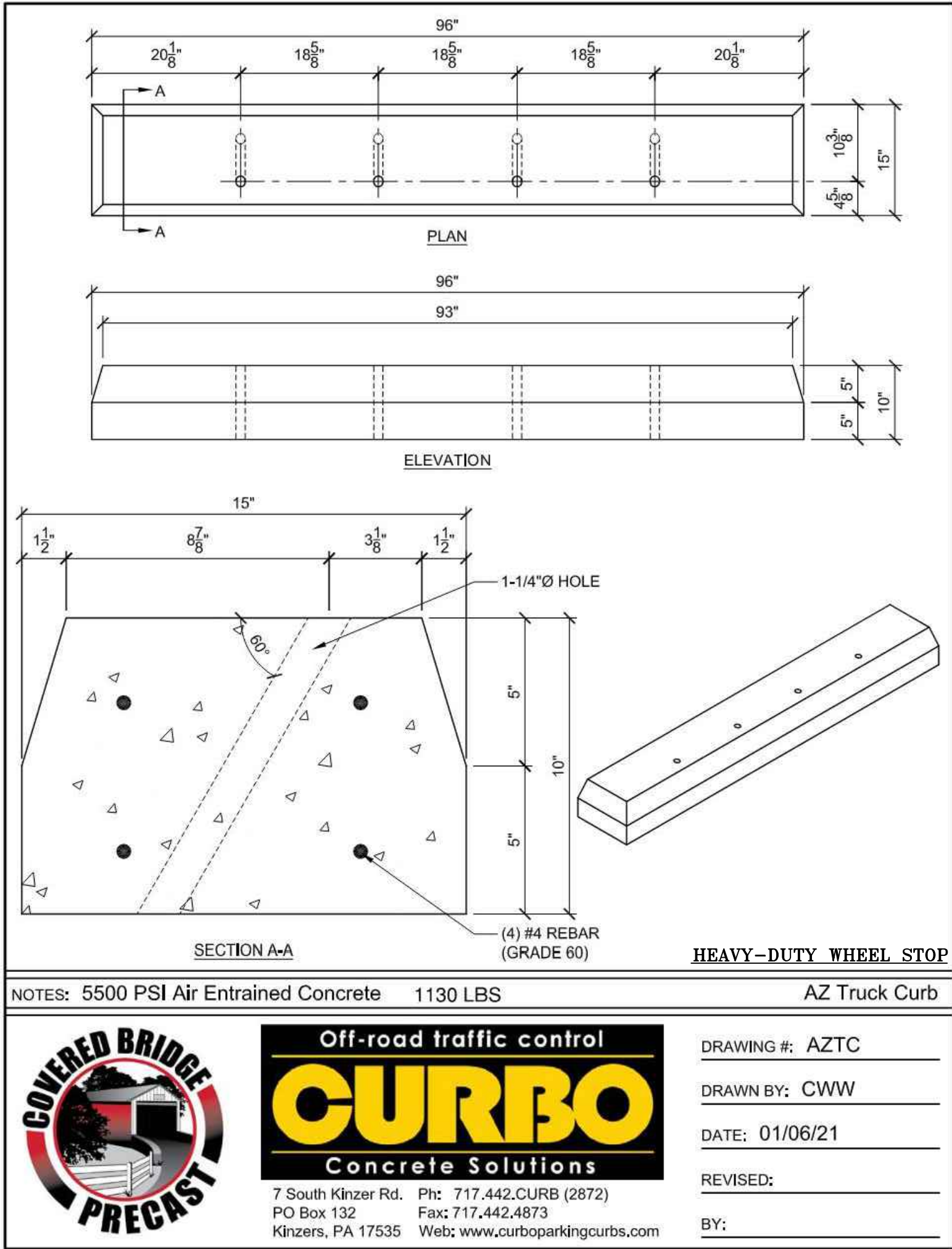
TYPICAL FENCE SEPARATION
NOT TO SCALE



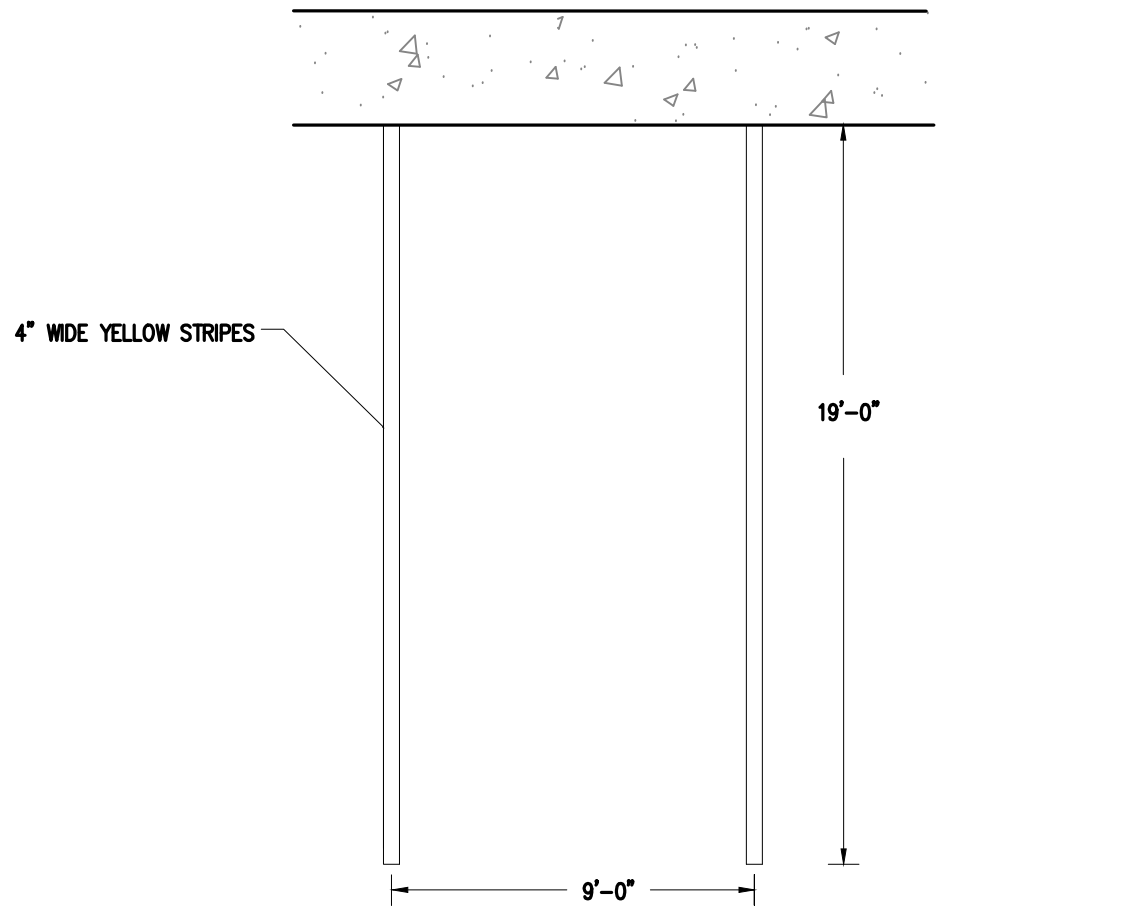
STOP SIGN DETAIL
NOT TO SCALE



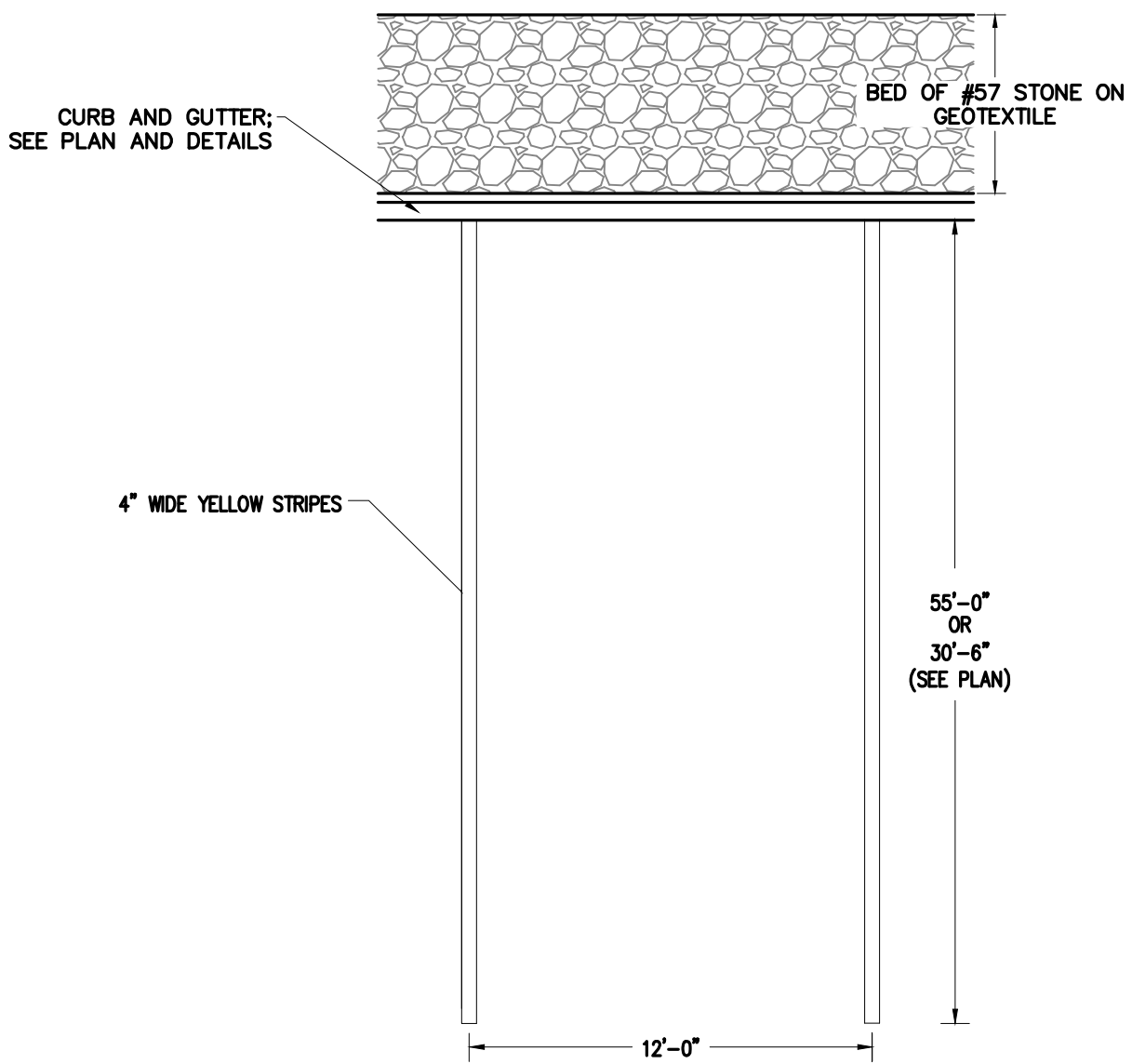
STOP BAR
NOT TO SCALE



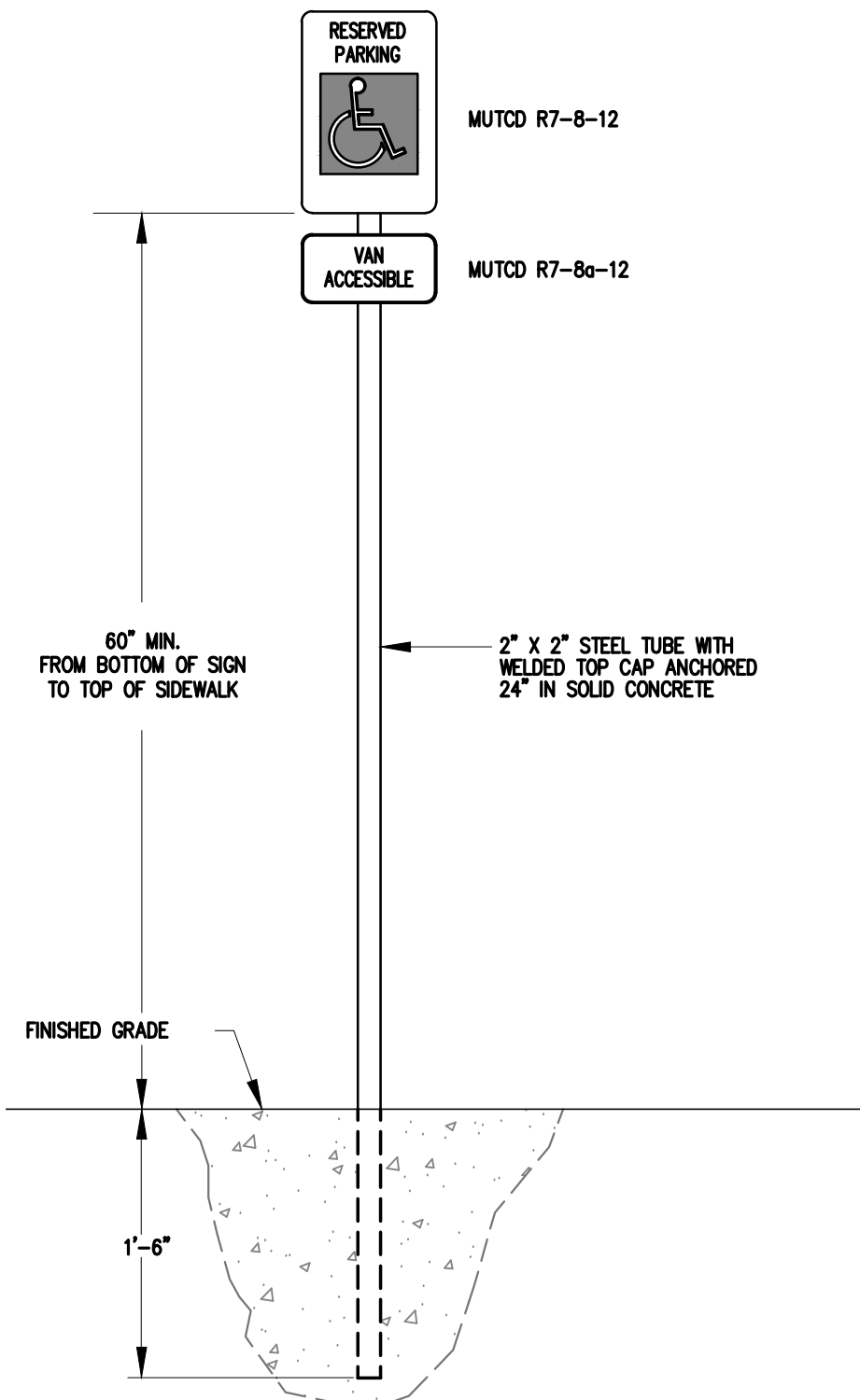
ADA PARKING SPACE SYMBOL DETAIL
NOT TO SCALE



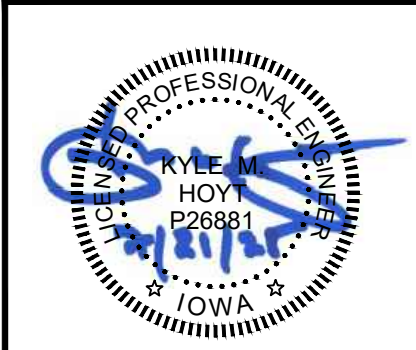
TYPICAL PEDESTRIAN PARKING SPACE STRIPING
SCALE: N.T.S.



TYPICAL TRAILER PARKING SPACE STRIPING
SCALE: N.T.S.



ADA SIGN DETAIL
SCALE: 3/4" = 1'-0"

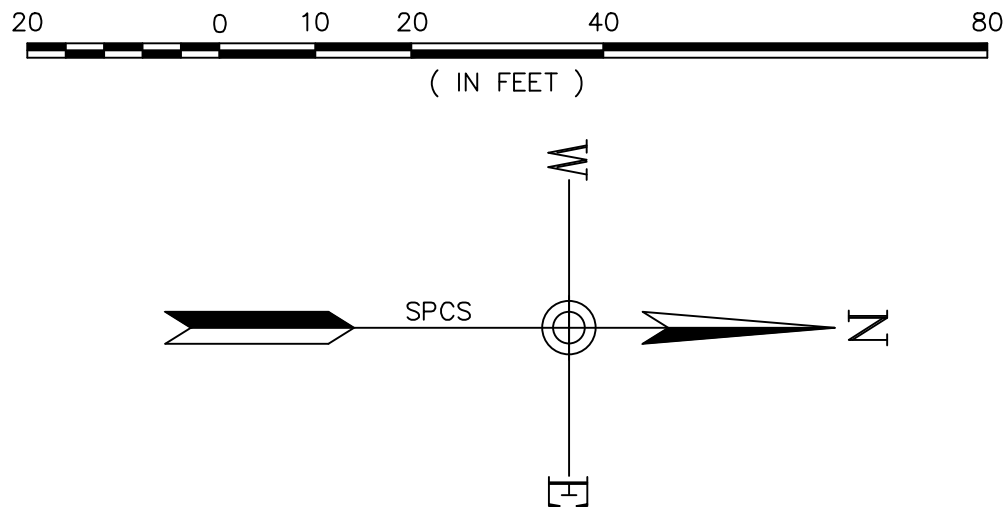


DRAWINGS FOR:
**Old Dominion Freight Line
Ankeny Terminal Expansion**
6925 SE FOUR MILE DRIVE
ANKENY, IOWA
PID #: 1810053070540

DATE	BY
07/2/2025	JTP
REV	DESCRIPTION
A	ADDRESSING CITY OF ANKENY COMMENTS

DRAWN BY: Joseph T. Paragano, P.E.
CHECKED BY: Kyle M. Hoyt, P.E.
DATE: January 8, 2025
PROJECT #: 24-046
SCALE: 1" = 10'
SHEET TITLE:
Site Plan Details
SHEET NUMBER:

C.3.3



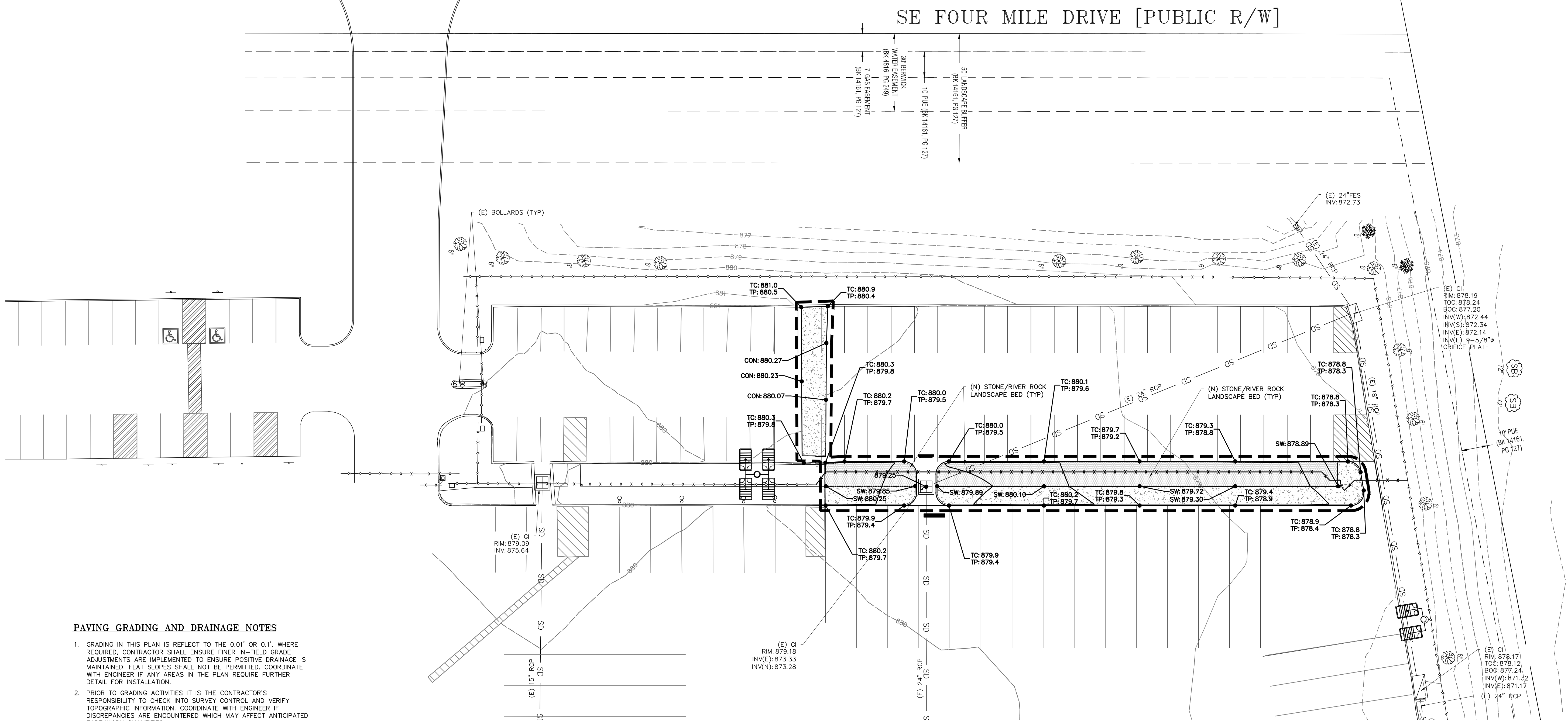
Old Dominion Freight Line
Ankeny Terminal Expansion

6925 SE FOUR MILE DRIVE
ANKENY, IOWA
PID #: 1810053070540

DATE	BY
07/21/2025	A
REV	DESCRIPTION

DRAWN BY: Joseph T. Paragano, P.E.
CHECKED BY: Kyle M. Hoyt, P.E.
DATE: January 8, 2025
PROJECT #: 24-046
SCALE: 1" = 20'
SHEET TITLE: Paving, Grading, Drainage Plan
SHEET NUMBER:

C.4.2

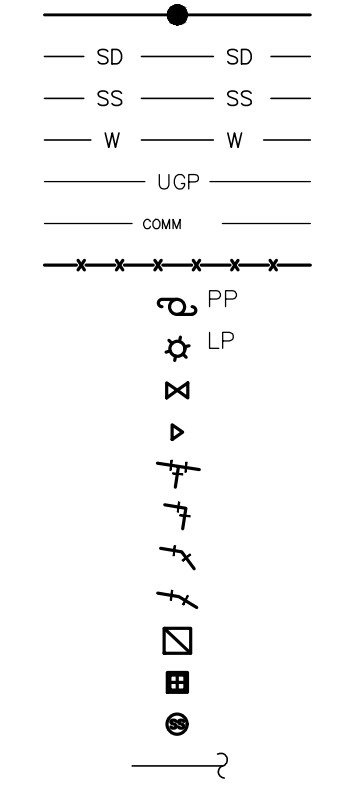


PAVING GRADING AND DRAINAGE NOTES

1. GRADING IN THIS PLAN IS REFLECT TO THE 0.01' OR 0.1', WHERE REQUIRED, CONTRACTOR SHALL ENSURE FINER IN-FIELD GRADE ADJUSTMENTS ARE IMPLEMENTED TO ENSURE POSITIVE DRAINAGE IS MAINTAINED. FLAT SLOPES SHALL NOT BE PERMITTED. COORDINATE WITH ENGINEER IF ANY AREAS IN THE PLAN REQUIRE FURTHER DETAIL FOR INSTALLATION.
2. PRIOR TO GRADING ACTIVITIES IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK INTO SURVEY CONTROL AND VERIFY TOPOGRAPHIC INFORMATION. COORDINATE WITH ENGINEER IF DISCREPANCIES ARE ENCOUNTERED WHICH MAY AFFECT ANTICIPATED EARTHWORK QUANTITIES.
3. CONTRACTOR SHALL PROVIDE ADD ALTERNATE PRICING FOR CONCRETE PAVEMENT WITHIN YARD IN LIEU OF HEAVY-DUTY ASPHALT. COORDINATE WITH CIVIL ENGINEER IF NEEDED.
4. THIS PROJECT WILL HAVE A GEOTECHNICAL REPORT. THE REPORT MAY NOT HAVE BEEN AVAILABLE DURING ORIGINAL DESIGN DRAWING CREATION. CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT ADHERE TO THE REQUIREMENTS OF THE REPORT. COORDINATE WITH CIVIL ENGINEER IF DISCREPANCIES BETWEEN THE REPORT AND DRAWINGS EXIST.
5. ALL STORM DRAINAGE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
6. ALL RCP SHALL BE O-RING CONSTRUCTION.
7. UNLESS OTHERWISE NOTED; ALL STORM DRAINAGE CONSTRUCTION SHALL ADHERE TO THE STANDARDS, SPECIFICATIONS, AND REQUIREMENTS OF THE 2025 EDITION OF SUDAS AND THE CITY OF ANKENY 2025 SUPPLEMENT TO SUDAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE 2025 EDITIONS OF BOTH THE SUDAS AND CITY OF ANKENY SUPPLEMENT TO SUDAS ARE USED.
8. CONTRACTOR TO ADJUST THE RIM ELEVATIONS OF EXISTING STORM WATER AND SANITARY SEWER STRUCTURES WITHIN LIMITS OF CONSTRUCTION AS NEEDED TO ENSURE THAT RIMS OF THE STRUCTURES ARE FLUSH WITH ADJACENT GRADE IN POST DEVELOPMENT CONDITIONS.
9. CONTRACTOR TO PROVIDE CITY AND ENGINEER WITH XYZ SURVEY SHOTS ON ALL ADJUSTED MANHOLES ONCE RIMS HAVE BEEN ESTABLISHED IN THEIR POST CONSTRUCTION CONDITION.

LEGEND

LINE TYPES AND SYMBOLS



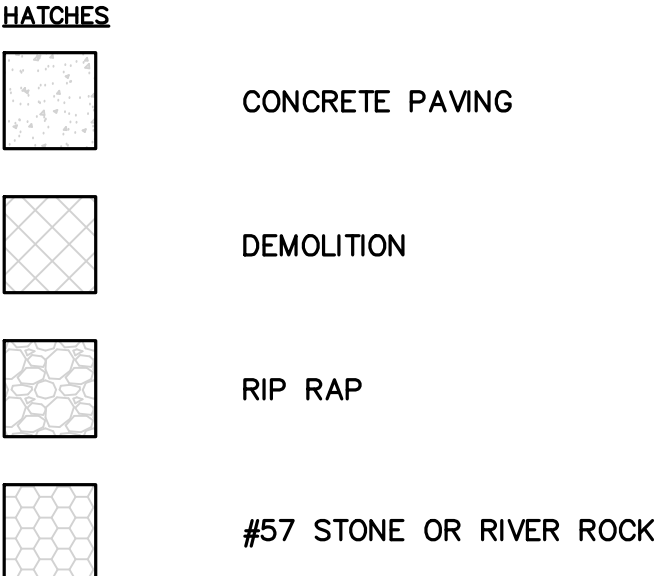
PROPERTY LINE WITH CORNER FOUND
STORM DRAIN LINE
SANITARY SEWER LINE
WATER LINE
UNDERGROUND POWER
COMMUNICATION LINE
FENCE LINE
POWER POLE
LIGHT POLE
GATE VALVE
REDUCER
TEE
90° BEND
45° BEND
22.5° BEND
CURB INLET
GRATE INLET
SANITARY SEWER MANHOLE
UTILITY TERMINI UNKNOWN

ABBREVIATIONS

(E)
(N)
(D)
(T)
CI
GI
DIP
CIP
SSMH
CO
FD
CC
CS
TS

EXISTING
NEW
DEMOLISHED
TEMPORARY
CURB INLET
GRATE INLET
DUCTILE IRON PIPE
CAST IRON PIPE
SANITARY SEWER MANHOLE
CLEAN OUT
FLOOR DRAIN
DUST CONTROL
PERMANENT SEEDING/STABILIZATION
TEMPORARY SEEDING/STABILIZATION

PAVEMENT HATCHING LEGEND

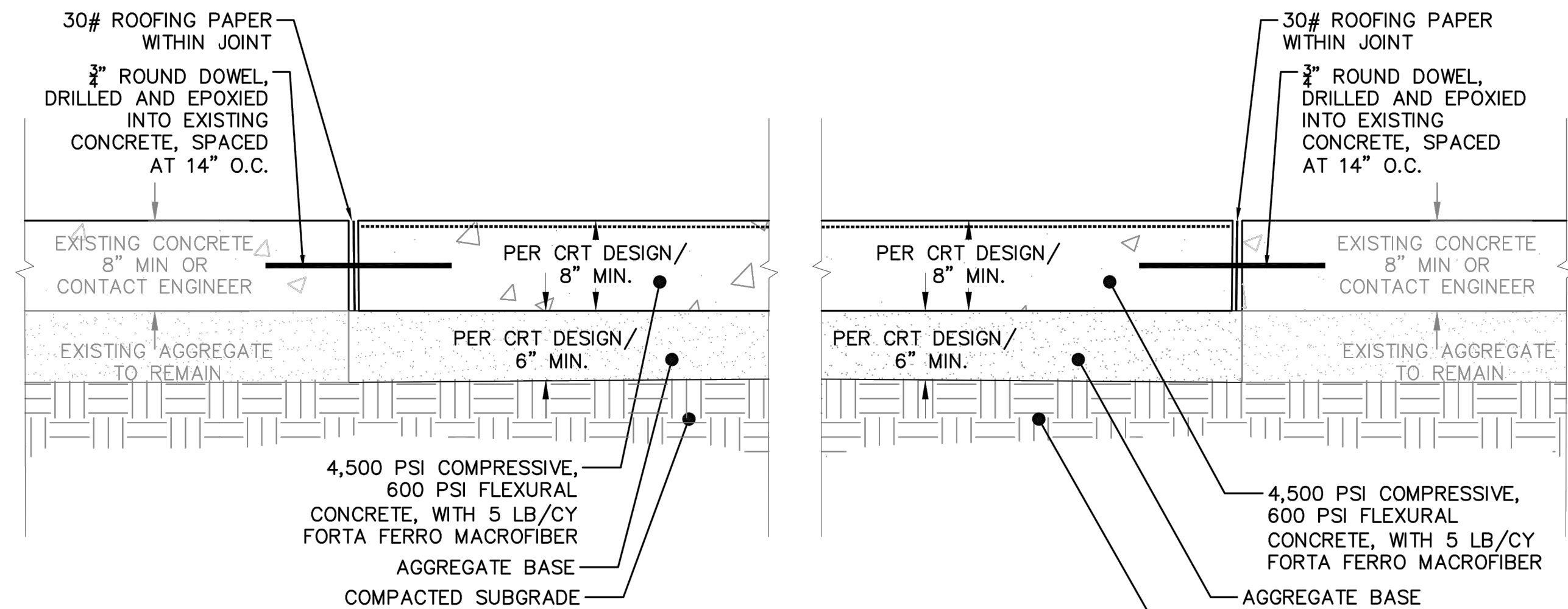


GENERAL PAVING NOTES:

1. CONTRACTOR TO FOLLOW EXISTING EXPANSION JOINTS ALONG PERIMETER OF LIMITS OF DISTURBANCE AS PRACTICAL.
2. CONTRACTOR TO SAWCUT CLEAN LINE WHEN LIMITS OF DISTURBANCE ARE NOT ALIGNED WITH EXISTING JOINTS (TYP).
3. CONTRACTOR TO CONDUCT SITE WALK WITH OWNER AND ENGINEER TO DISCUSS PAVEMENT REPAIR REQUIREMENTS IN ADDITION TO THE LIMITS OF REPAIR SHOWN IN THIS TERMINAL EXPANSION PLAN.

GENERAL CLOSEOUT NOTES:

1. THE POST-CONSTRUCTION VOLUME OF THE EXISTING DETENTION BASIN SHALL BE VERIFIED AND PROVIDED TO THE CITY PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY (CO) BEING ISSUED.



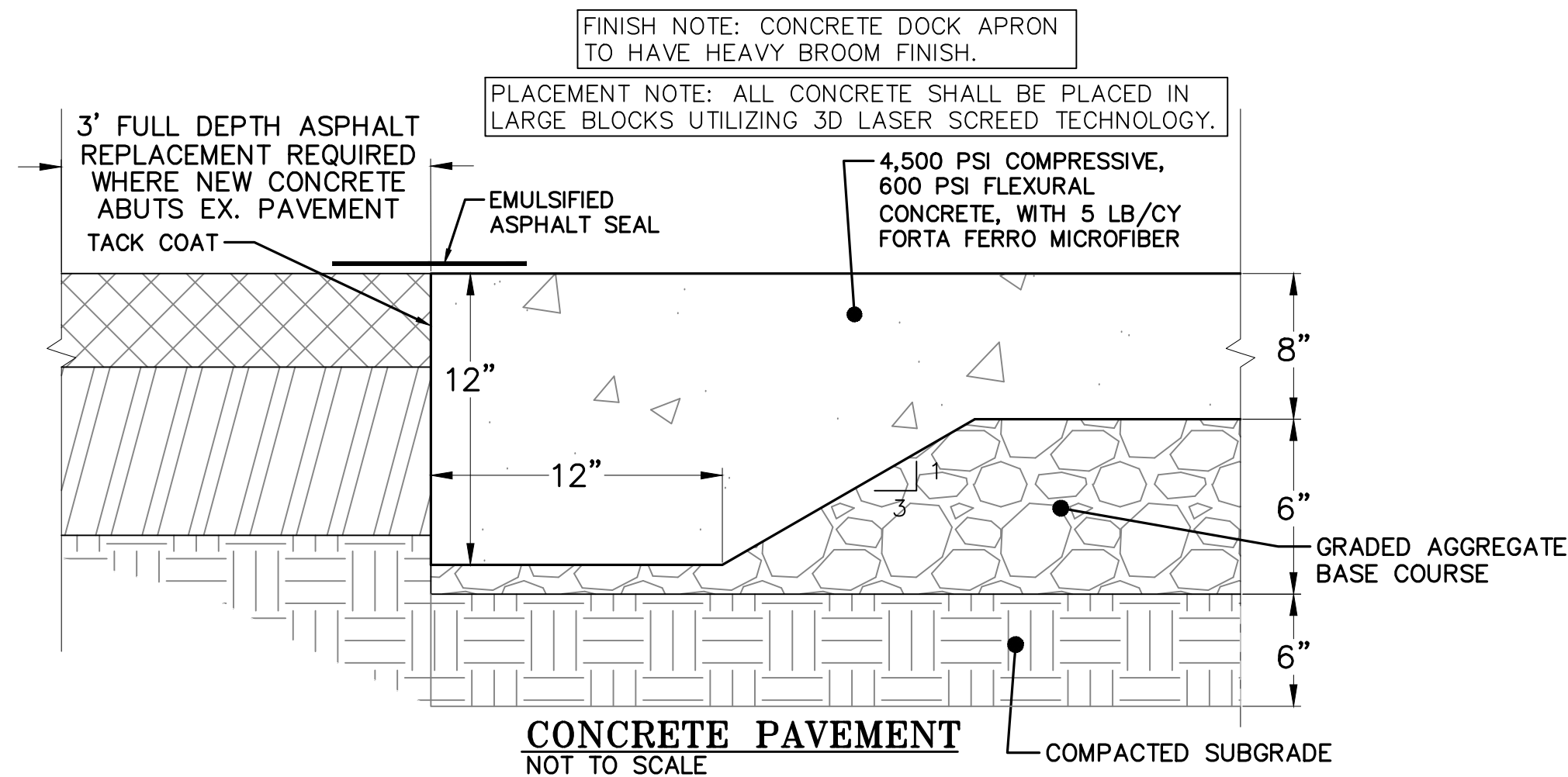
NEW CONCRETE TO EXISTING CONCRETE DETAIL

NOT TO SCALE

PLACEMENT NOTE: ALL CONCRETE SHALL BE PLACED IN LARGE BLOCKS UTILIZING 3D LASER SCREED TECHNOLOGY.

FINISH NOTE: CONCRETE TO HAVE HEAVY BROOM FINISH.

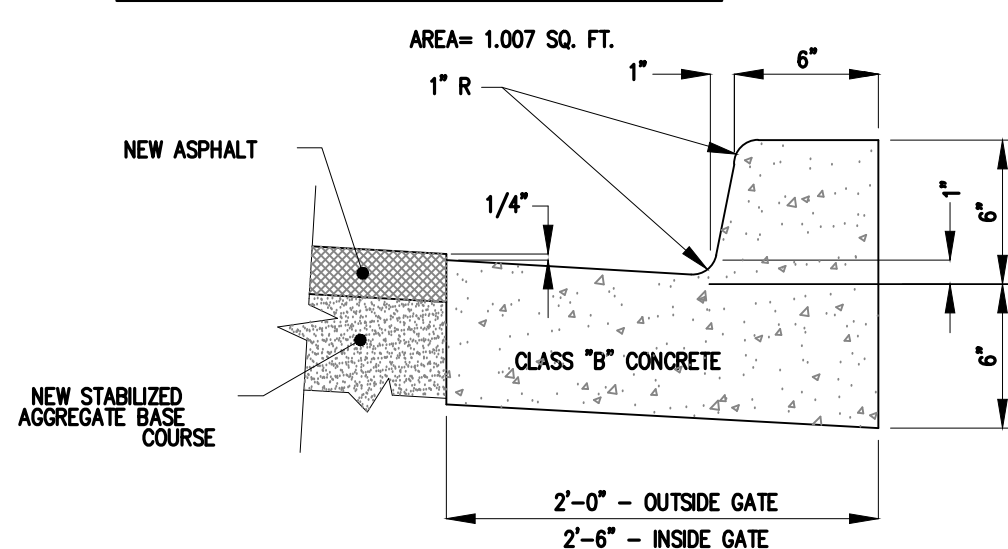
CONTROL JOINT NOTE: IF CONTROL JOINTS ARE SPACED LESS THAN 10' O.C. COORDINATE W/ CIVIL ENGINEER FOR JOIN SPACING PLAN.



CURB NOTES:

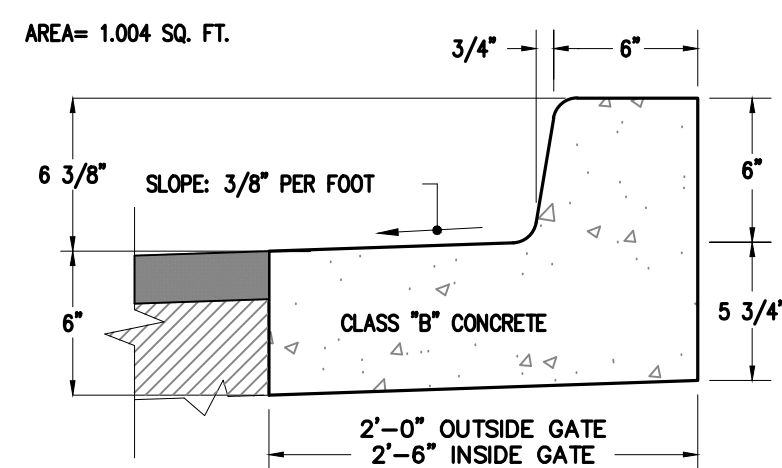
- CONTRACTION JOINTS TO BE PLACED EVERY 10' MIN.
- 1/2\"/>

CURB & GUTTER DETAILS



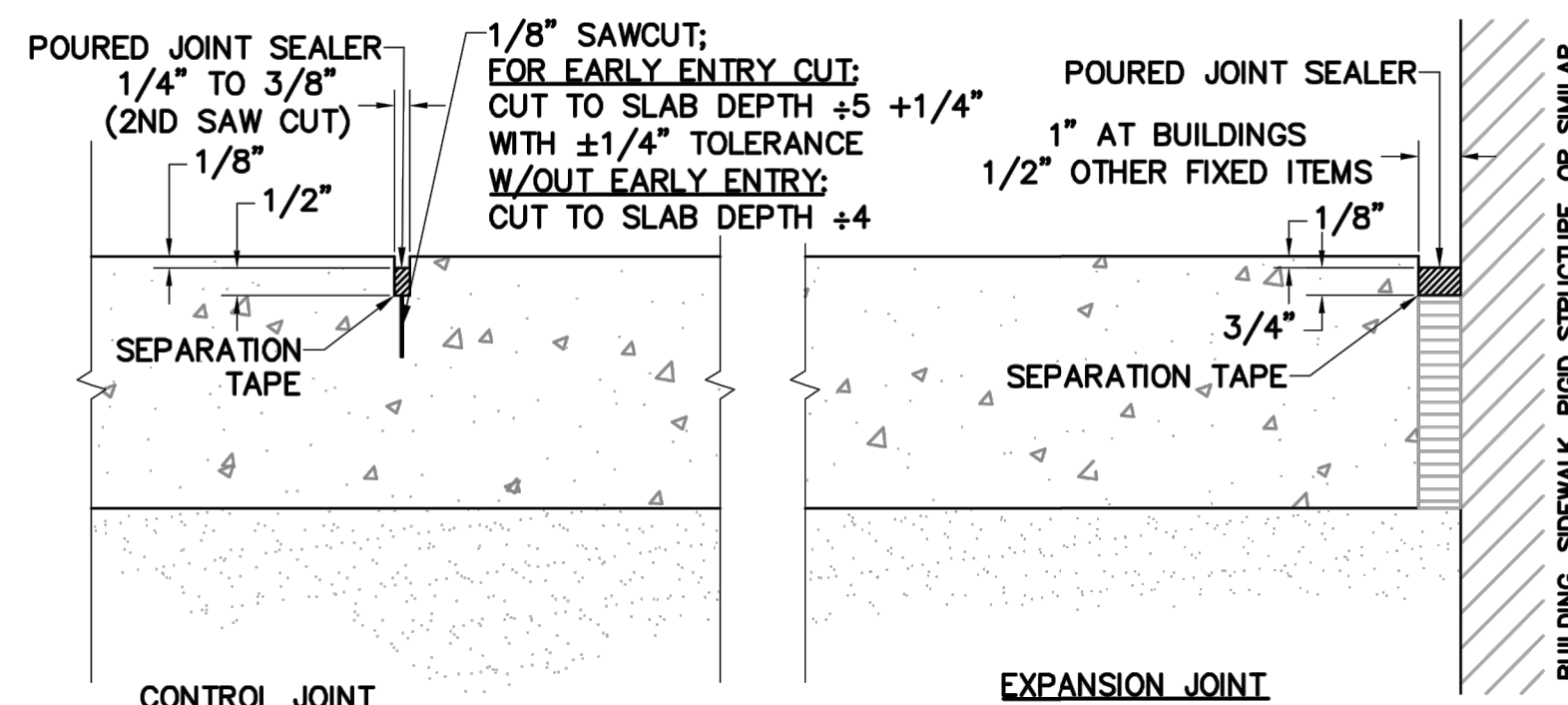
CATCH CURB & GUTTER DETAIL

Not to Scale



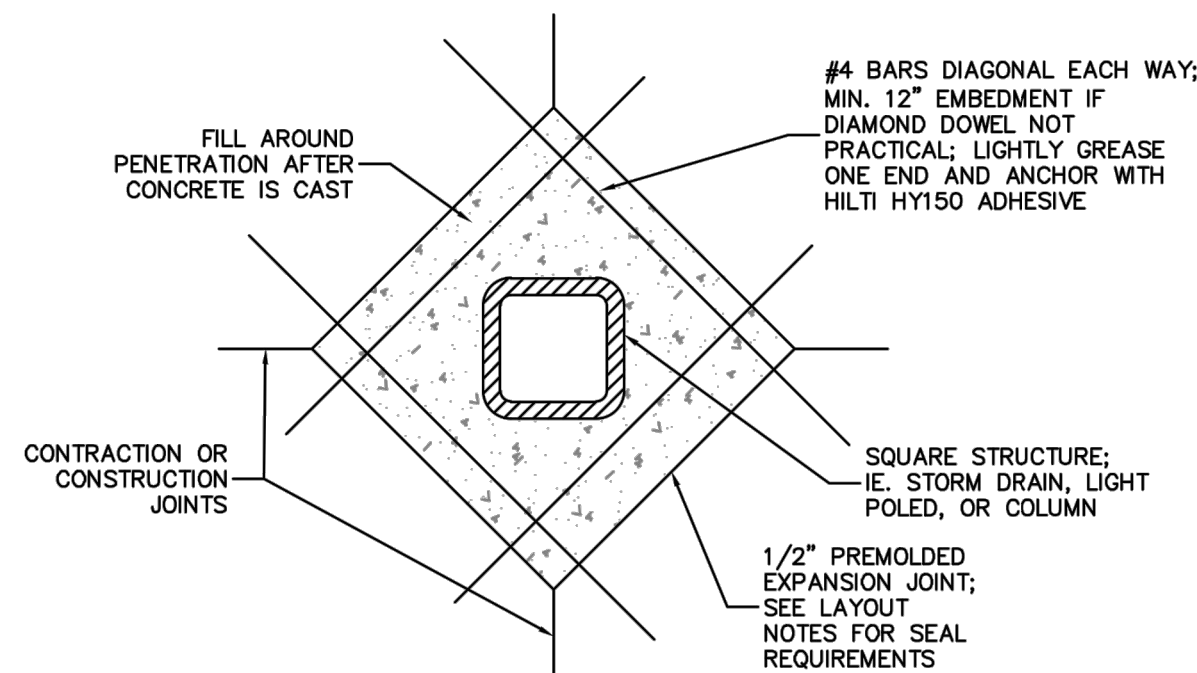
PITCHED CURB & GUTTER DETAIL

NOT TO SCALE



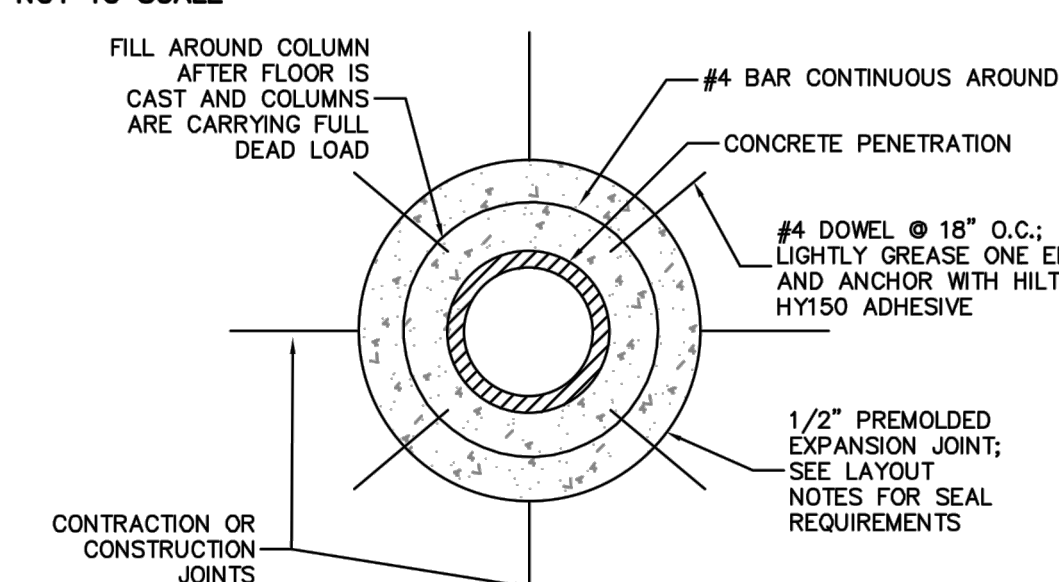
CONCRETE JOINT DETAILS

NOT TO SCALE



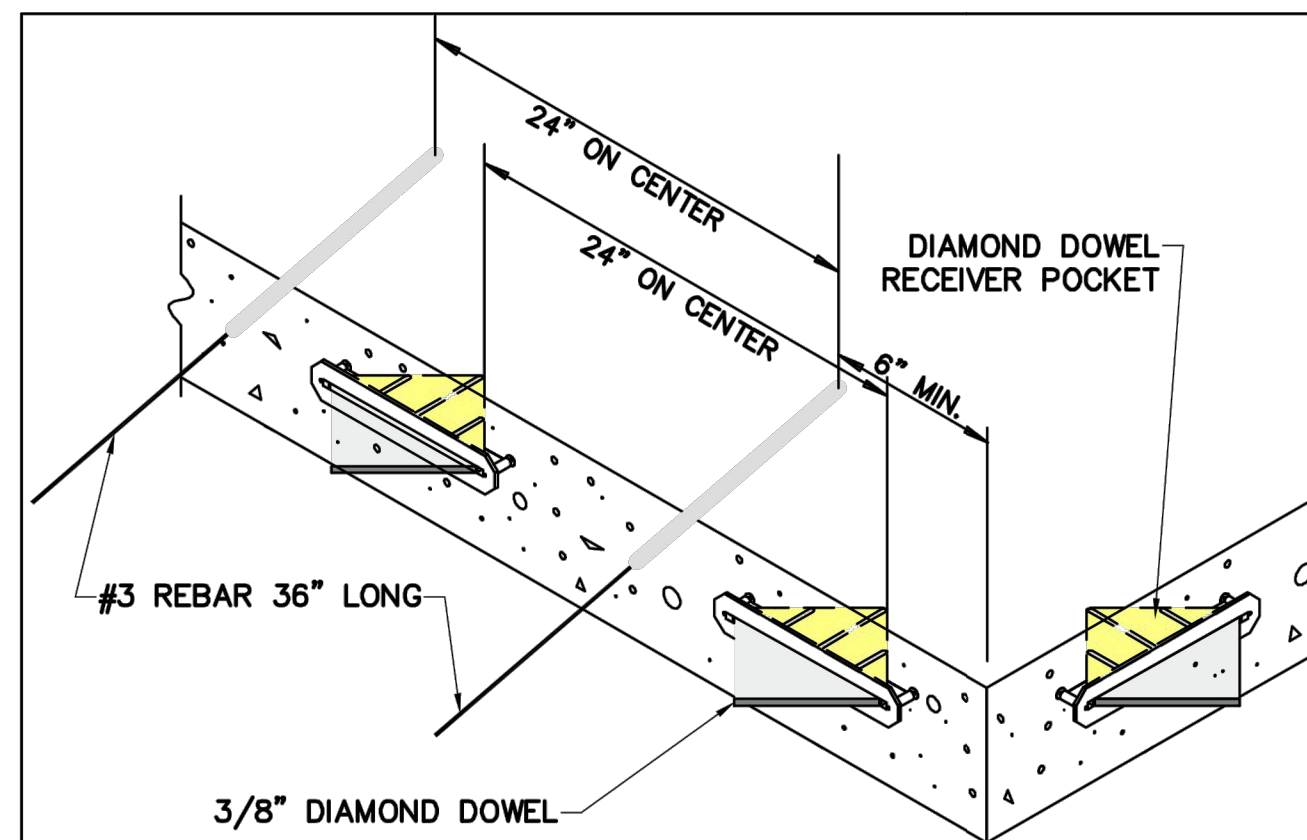
RECTANGULAR CONCRETE PENETRATION

NOT TO SCALE



ROUND CONCRETE PENETRATION

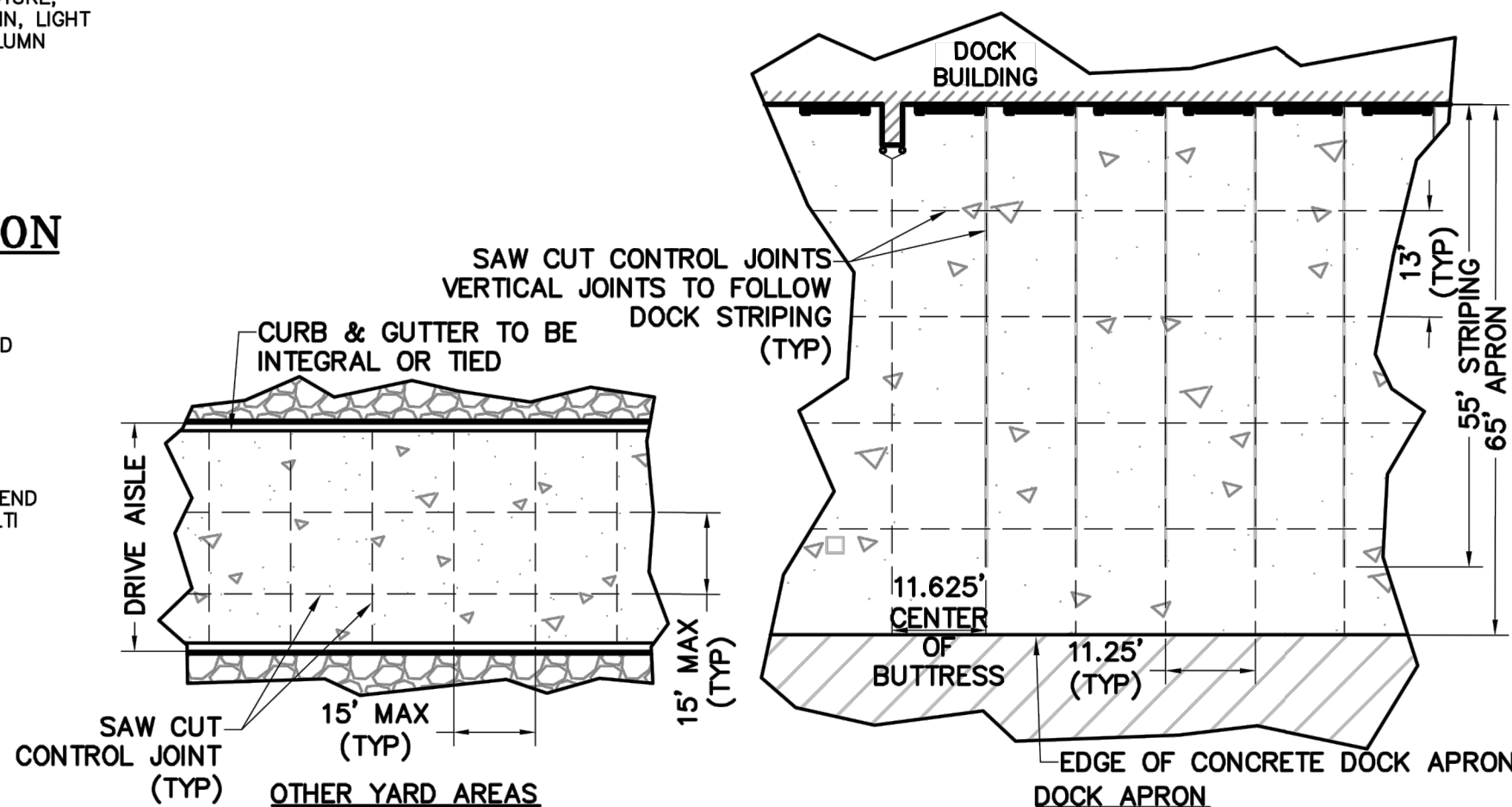
NOT TO SCALE



PAVEMENT CONSTRUCTION JOINT

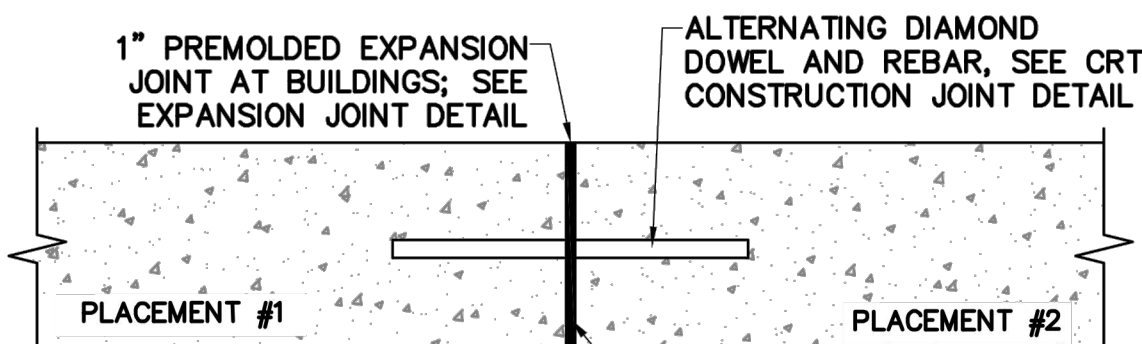
NOTES:

- CONTROL JOINTS TO BE 1/8\"/>
- DOCK APRON CONTROL JOINTS –
 - EXTENDING PERPENDICULAR TO THE BUILDING – SHALL ALIGN WITH DOCK STRIPING AT 11' O.C..
 - PARALLEL TO THE BUILDING – SHALL BE CUT 13' O.C. TO AVOID TRAILER LANDING GEAR.
 - CONTROL JOINTS SHALL BE CUT WITHIN 12 HOURS AND AT THE PANEL MIDPOINTS WHERE POSSIBLE.
 - SEALANT SHALL BE SIKAFLEX-2C NS OR APPROVED EQUAL.
- IN GENERAL PROVIDE CONSTRUCTION/EXPANSION AGAINST BUILDINGS, SIDEWALKS, DRIVEWAY APRONS, BUILDING PADS AND OTHER STRUCTURES. CONSTRUCTION JOINTS MAY BE ELIMINATED DURING LARGER CONTINUOUS POURS IF COORDINATED WITH ENGINEER PRIOR TO INSTALLATION. CONSTRUCTION JOINTS SHALL BE REQUIRED BETWEEN POURS IN ANY CASE.
- DIAMOND DOWELS, SUREBUILT SBTD OR APPROVED EQUAL TO BE PROVIDED AT PAD CONSTRUCTION JOINTS BETWEEN POURS AND AT HALF DEPTH.
- ALL DOWELS SHALL BE SUPPORTED TO MAINTAIN CORRECT ALIGNMENT IF NEEDED.
- SEAL CONCRETE/ASPHALT PAVING JOINT WITH PG 64-22 ASPHALT.
- REFER TO PLAN VIEW FOR LANDING PAD DIMENSIONS.
- ALL CONCRETE PAVEMENT TO BE PLACED IN LARGE BLOCKS UTILIZING 3D LASER SCREED TECHNOLOGY.



JOINT LAYOUT DETAILS

NOT TO SCALE



TYPICAL CONSTRUCTION JOINT

NOT TO SCALE



Old Dominion Freight Line Ankeny Terminal Expansion

6925 SE FOUR MILE DRIVE
ANKENY, IOWA
PID #: 1810053070540

DATE	BY
07/21/2025	JTP
REV	DESCRIPTION
A	ADDRESSING CITY OF ANKENY COMMENTS

DRAWN BY: Joseph T. Paragano, P.E.

CHECKED BY: Kyle M. Hoyt, P.E.

DATE: January 8, 2025

PROJECT #: 24-046

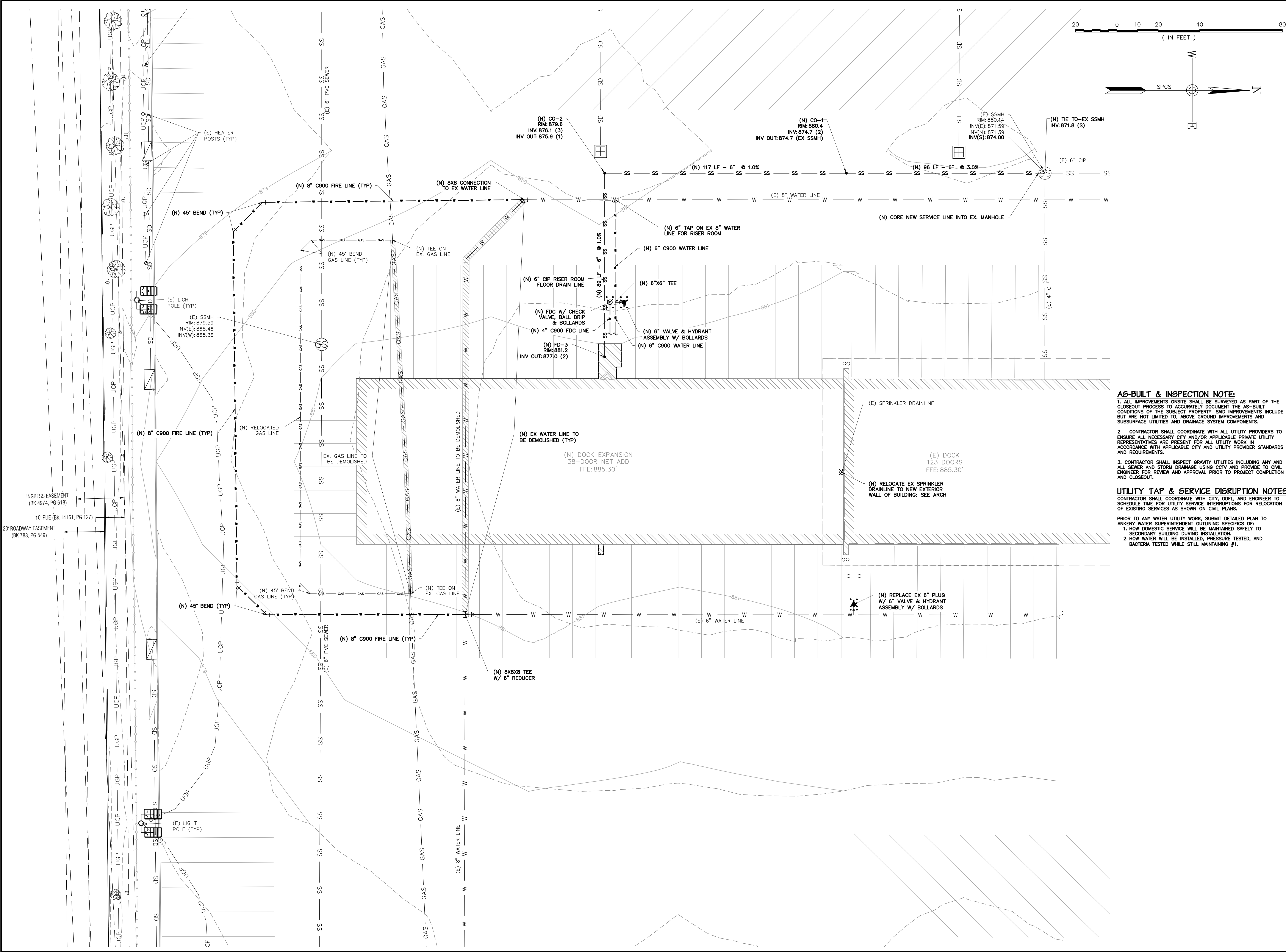
SCALE: As Noted

SHEET TITLE:

Paving, Grading,
Drainage Details

SHEET NUMBER:

C.4.3



AS-BUILT & INSPECTION NOTE:

1. ALL IMPROVEMENTS ONSITE SHALL BE SURVEYED AS PART OF THE CLOSEOUT PROCESS TO ACCURATELY DOCUMENT THE AS-BUILT CONDITIONS OF THE SUBJECT PROPERTY. SAID IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO, ABOVE GROUND IMPROVEMENTS AND SUBSURFACE UTILITIES AND DRAINAGE SYSTEM COMPONENTS.

2. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS TO ENSURE ALL NECESSARY CITY AND/OR APPLICABLE PRIVATE UTILITY REPRESENTATIVES ARE PRESENT FOR ALL UTILITY WORK IN ACCORDANCE WITH APPLICABLE CITY AND UTILITY PROVIDER STANDARDS AND REQUIREMENTS.

3. CONTRACTOR SHALL INSPECT GRAVITY UTILITIES INCLUDING ANY AND ALL SEWER AND STORM DRAINAGE USING CCTV AND PROVIDE TO CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT COMPLETION AND CLOSEOUT.

UTILITY TAP & SERVICE DISRUPTION NOTES:

CONTRACTOR SHALL COORDINATE WITH CITY, ODFL, AND ENGINEER TO SCHEDULE TIME FOR UTILITY SERVICE INTERRUPTIONS FOR RELOCATION OF EXISTING SERVICES AS SHOWN ON CIVIL PLANS.

PRIOR TO ANY WATER UTILITY WORK, SUBMIT DETAILED PLAN TO ANKENY WATER SUPERINTENDENT OUTLINING SPECIFICS OF:

1. HOW DOMESTIC SERVICE WILL BE MAINTAINED SAFELY TO SECONDARY BUILDING DURING INSTALLATION.

2. HOW WATER WILL BE INSTALLED, PRESSURE TESTED, AND BACTERIA TESTED WHILE STILL MAINTAINING #1.

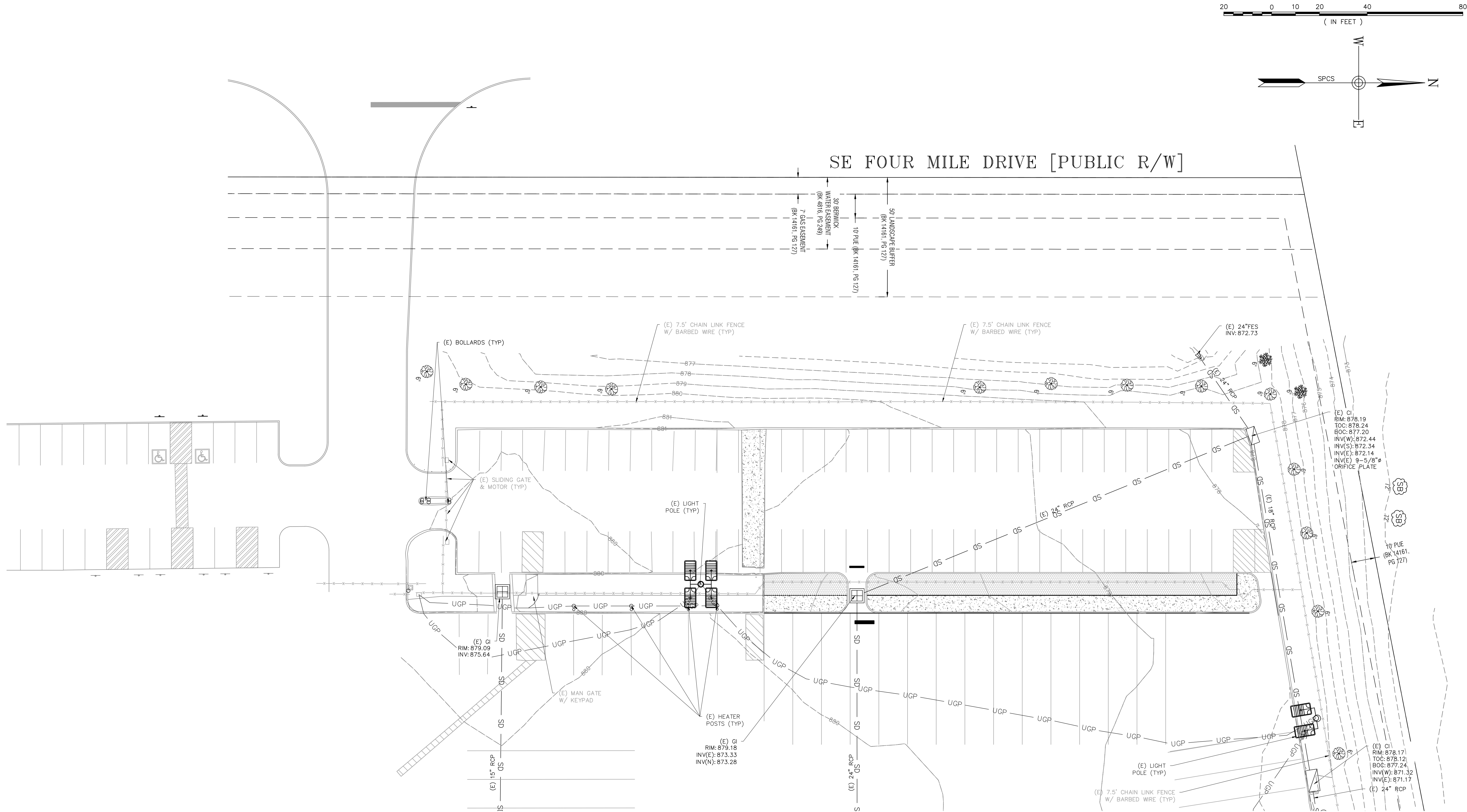


Old Dominion Freight Line
Ankeny Terminal Expansion

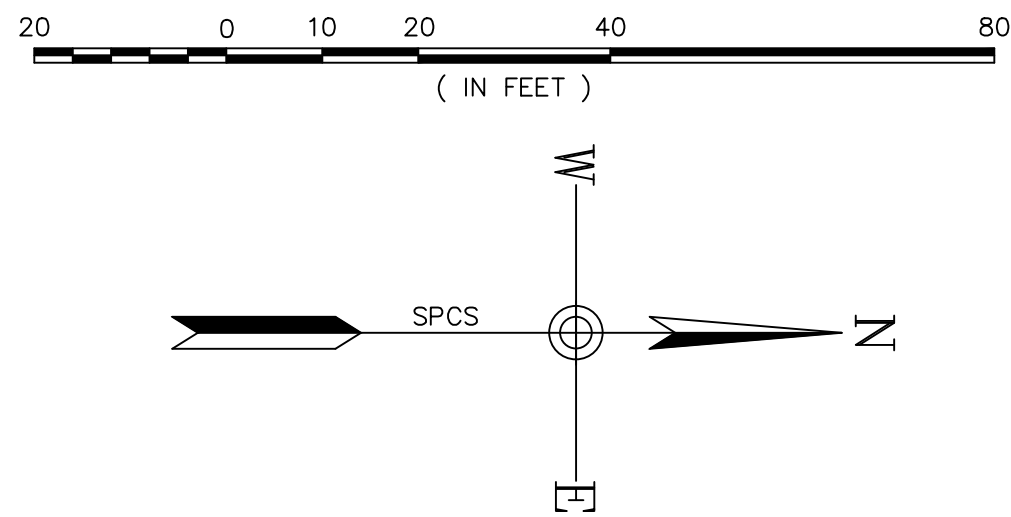
6925 SE FOUR MILE DRIVE
ANKENY, IOWA
PID #: 18100553070540

DRAWINGS FOR:		DATE	BY
		07/2/2025	JTP
REV	DESCRIPTION		
A	ADDRESSING CITY OF ANKENY COMMENTS		

DRAWN BY: Joseph T. Paragano, P.E.
CHECKED BY: Kyle M. Hoyt, P.E.
DATE: January 8, 2025
PROJECT #: 24-046
SCALE: 1" = 20'
SHEET TITLE:
Utilities Plan
SHEET NUMBER:
C.5.1



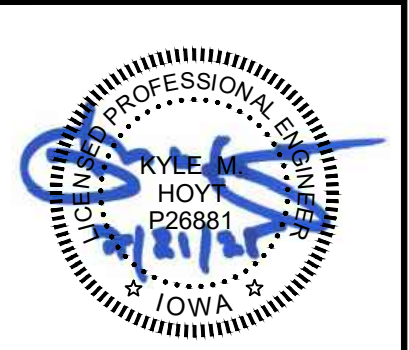
NO UTILITY IMPROVEMENTS
SHOWN ON THIS SHEET;
INCLUDED FOR PLAN
CONTINUITY



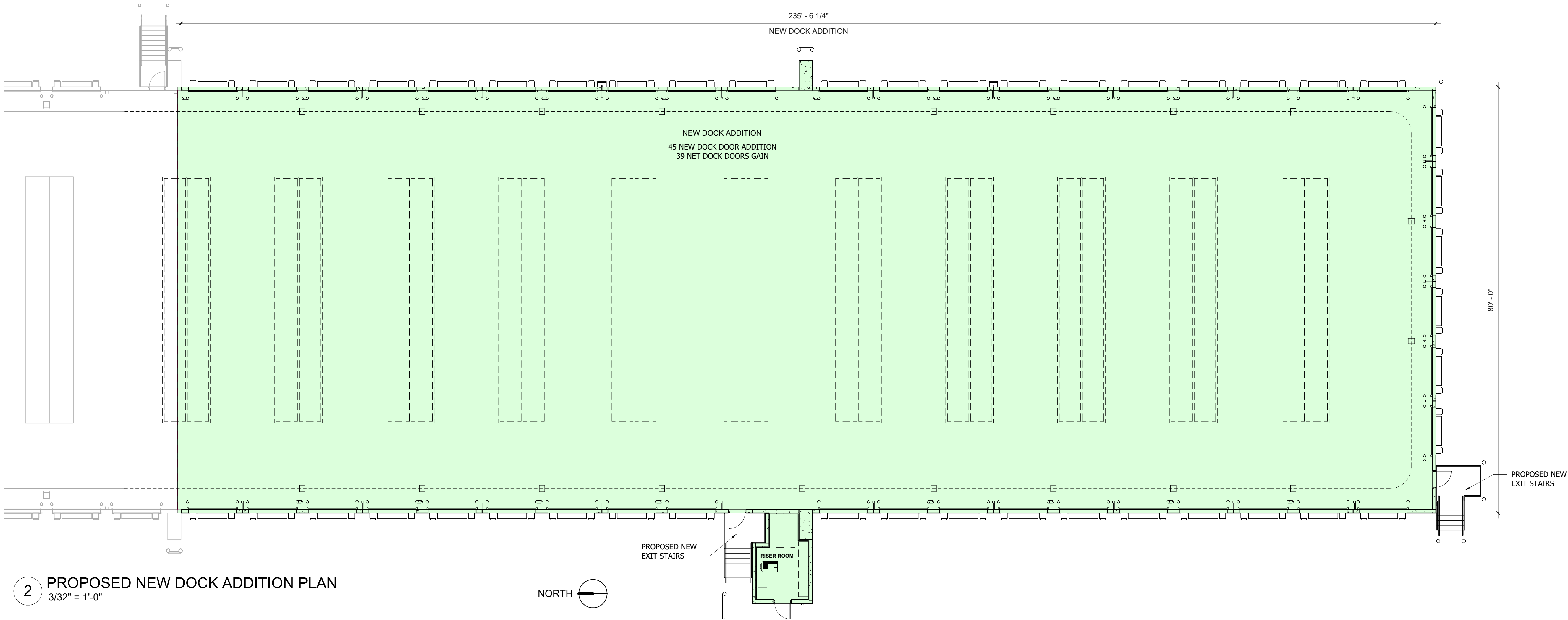
DRAWINGS FOR:
**Old Dominion Freight Line
Ankeny Terminal Expansion**
6925 SE FOUR MILE DRIVE
ANKENY, IOWA
PID #: 1810053070540

REV	DATE	DESCRIPTION	BY
1	07/2/2025	ADDRESSING CITY OF ANKENY COMMENTS	JTP

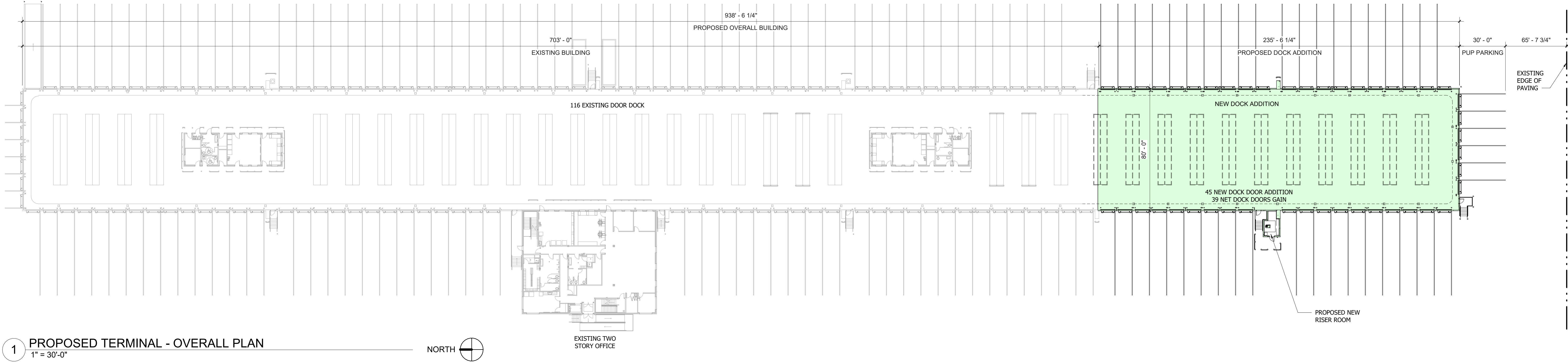
DRAWN BY: Joseph T. Paragano, P.E.
CHECKED BY: Kyle M. Hoyt, P.E.
DATE: January 8, 2025
PROJECT #: 24-046
SCALE: 1" = 20'
SHEET TITLE:
Utilities Plan
SHEET NUMBER:
C.5.2

[illegible]

DRAWN BY:	Joseph T. Paragano, P.E.
CHECKED BY:	Kyle M. Hoyt, P.E.
DATE:	January 8, 2025
PROJECT #:	24-046
SCALE:	As Noted
SHEET TITLE:	Details Sheet
SHEET NUMBER:	



2 PROPOSED NEW DOCK ADDITION PLAN



1 PROPOSED TERMINAL - OVERALL PLAN



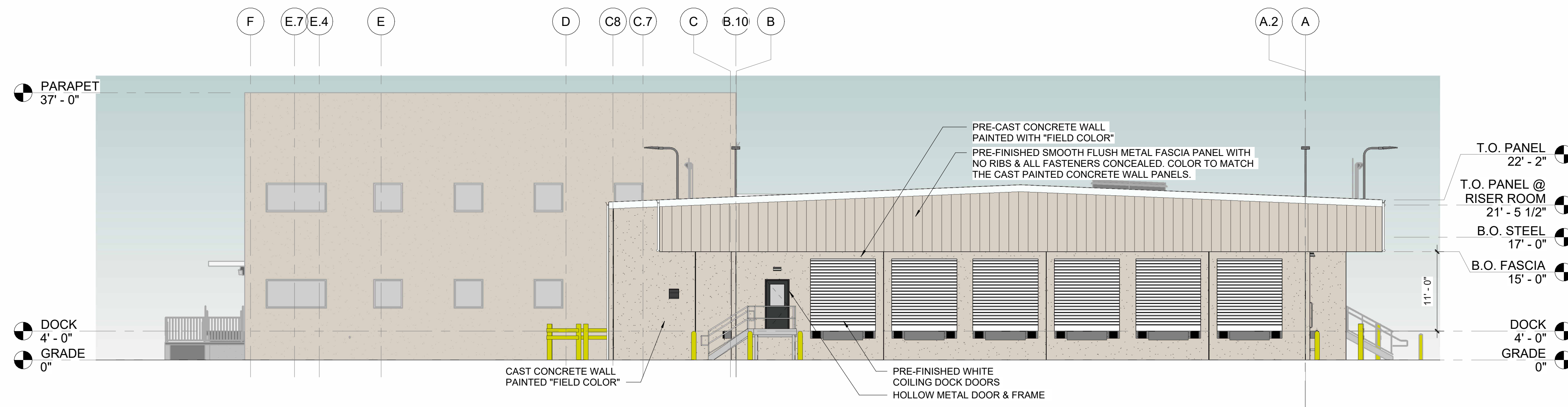
Proposed Terminal Floor Plan ODFL Ankeny, IA

24 x 36 = As indicated
11 x 17 = NO SCALE
02/25/2025

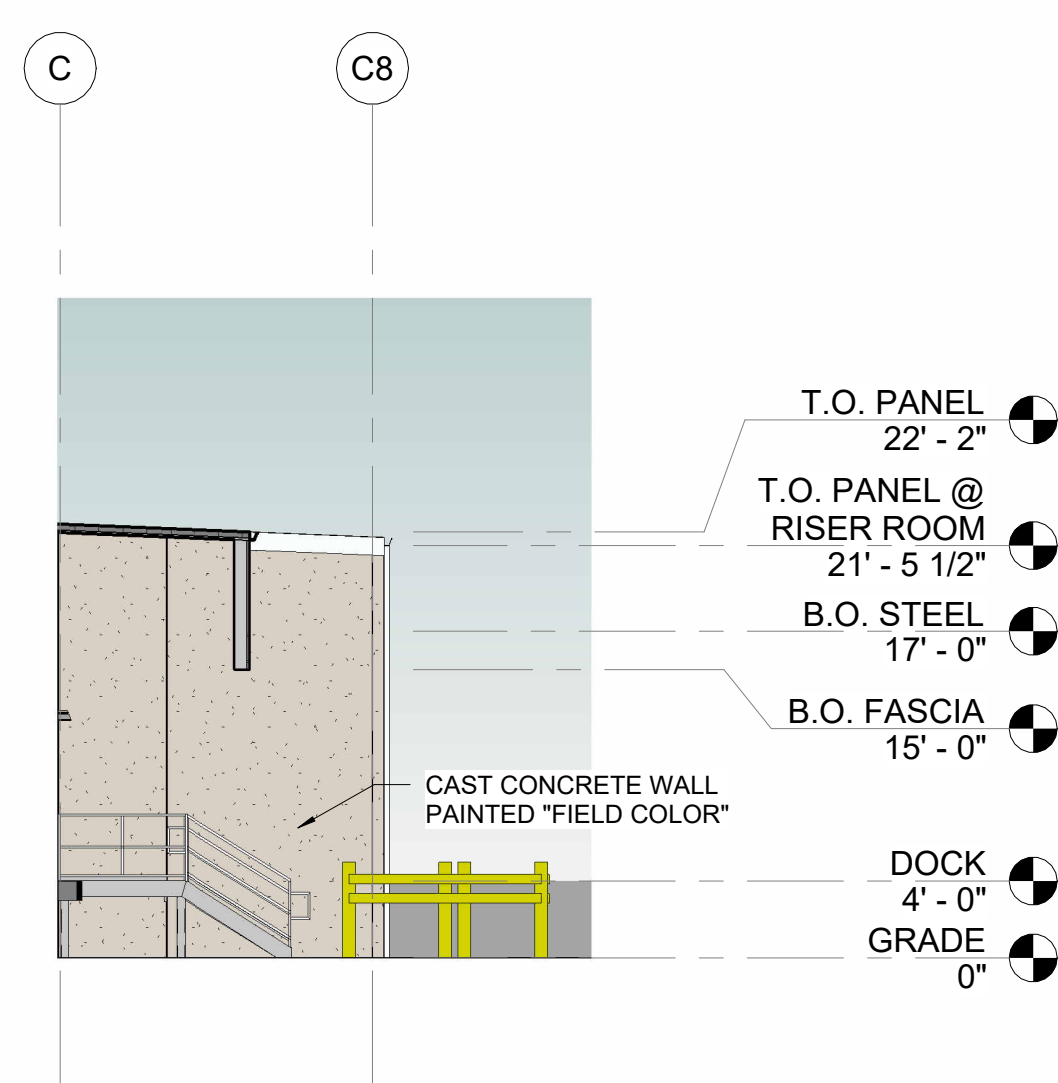
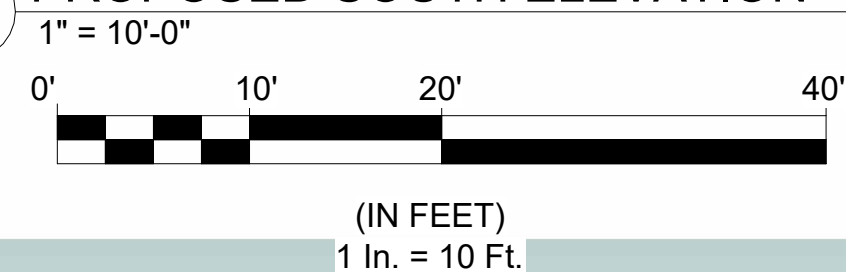
PAINTED WALL FIELD COLOR:	ICI OR EQUAL
	Canvas Cloth
PREFINISHED METAL DOWNSPOUT, GUTTERS, AND TRIM COLOR:	FIRESTONE BUILDING PRODUCTS OR EQUAL
	Bone White
EXTERIOR DOOR COLOR:	SW 6994 Greenblack



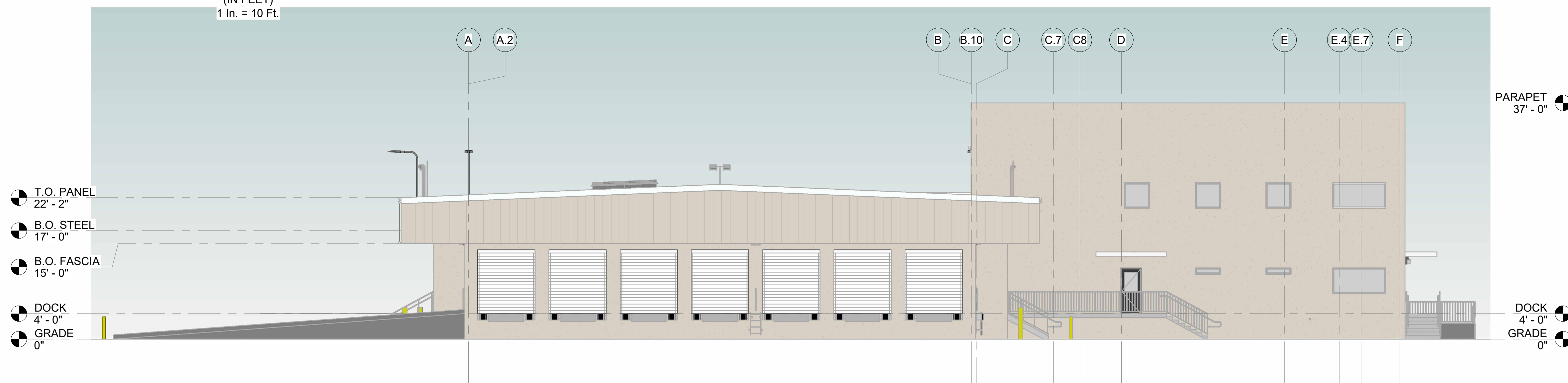
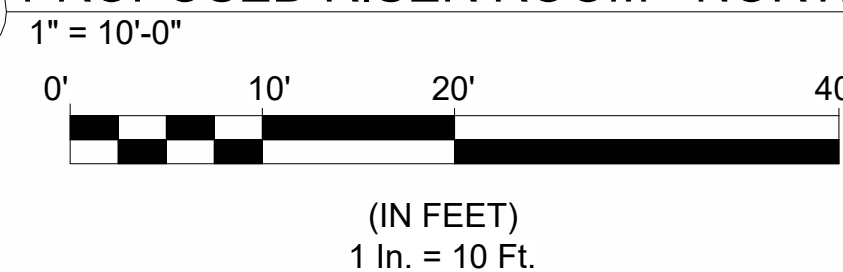
DAVID MOLLENKOPF, ARCHITECT
49 Music Square W-Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDGllc.com



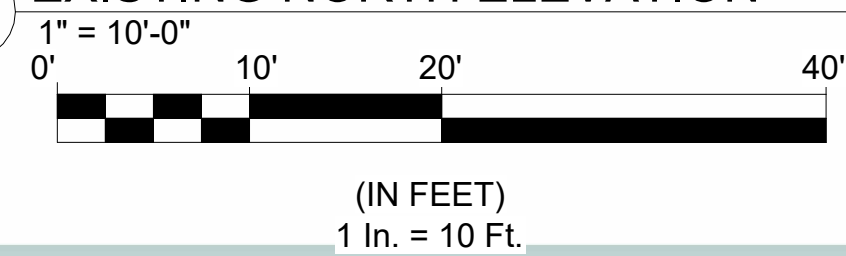
3 PROPOSED SOUTH ELEVATION



4 PROPOSED RISER ROOM - NORTH ELEVATION



2 EXISTING NORTH ELEVATION



1 PROPOSED EXTERIOR RENDERING



Proposed Terminal Elevations

ODFL Ankeny, IA

24 x 36 = 1" = 10'-0"
11 x 17 = NO SCALE
02/25/2025

PAINTED WALL
FIELD COLOR:

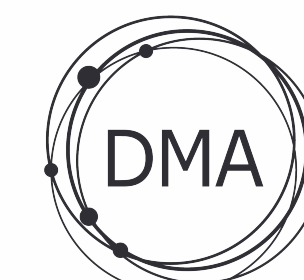
ICI OR EQUAL
Canvas Cloth

PREFINISHED METAL DOWNSPOUT,
GUTTERS, AND TRIM COLOR:

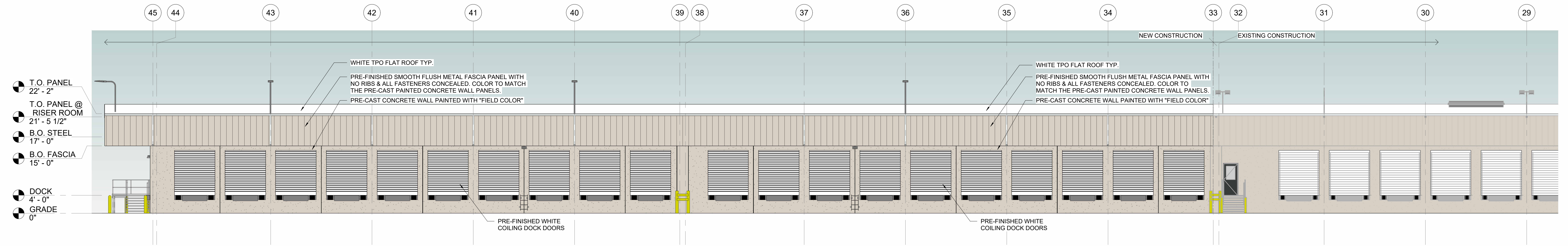
FIRESTONE BUILDING PRODUCTS OR EQUAL
Bone White

EXTERIOR DOOR COLOR:

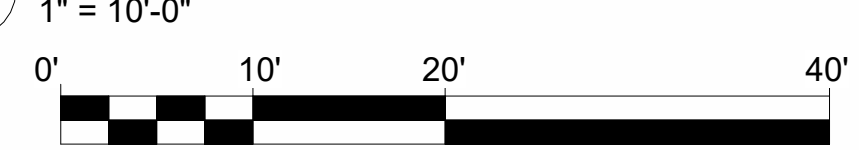
SW 6994
Greenblack



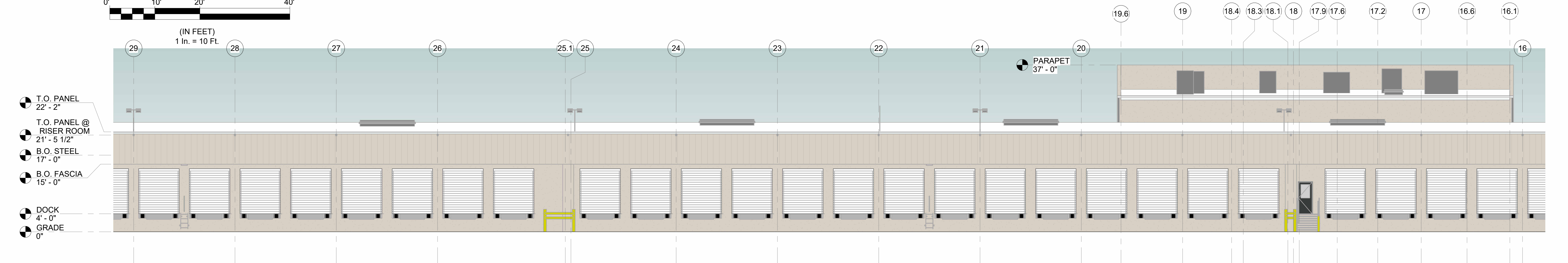
DAVID MOLLENKOPF, ARCHITECT
49 Music Square W-Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDGllc.com



3 PROPOSED EAST ELEVATION



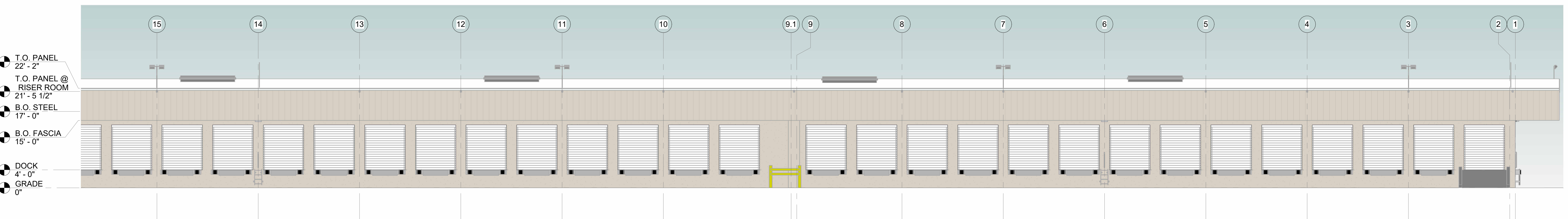
(IN FEET)
1 in. = 10 Ft.



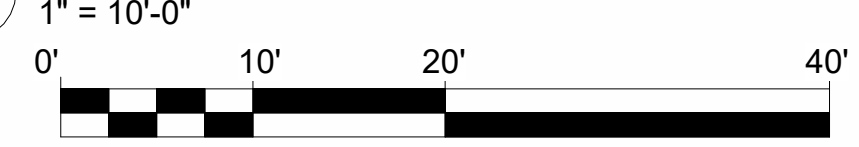
2 EXISTING EAST ELEVATION



(IN FEET)
1 in. = 10 Ft.



1 EXISTING EAST ELEVATION



(IN FEET)
1 in. = 10 Ft.



Proposed Terminal Elevations

ODFL Ankeny, IA

24 x 36 = 1" = 10'-0"

11 x 17 = NO SCALE

02/25/2025

PAINTED WALL
FIELD COLOR:

Canvas Cloth

PREFINISHED METAL DOWNSPOUT,
GUTTERS, AND TRIM COLOR:

Bone White

ICI OR EQUAL

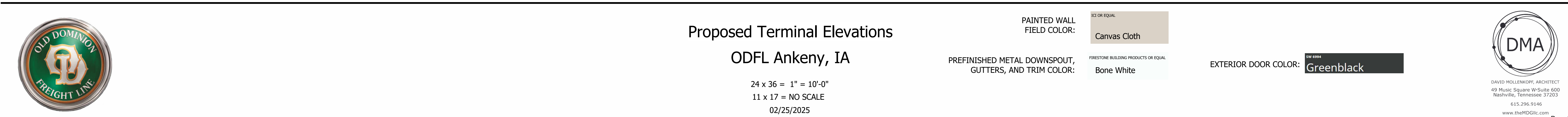
FIRESTONE BUILDING PRODUCTS OR EQUAL

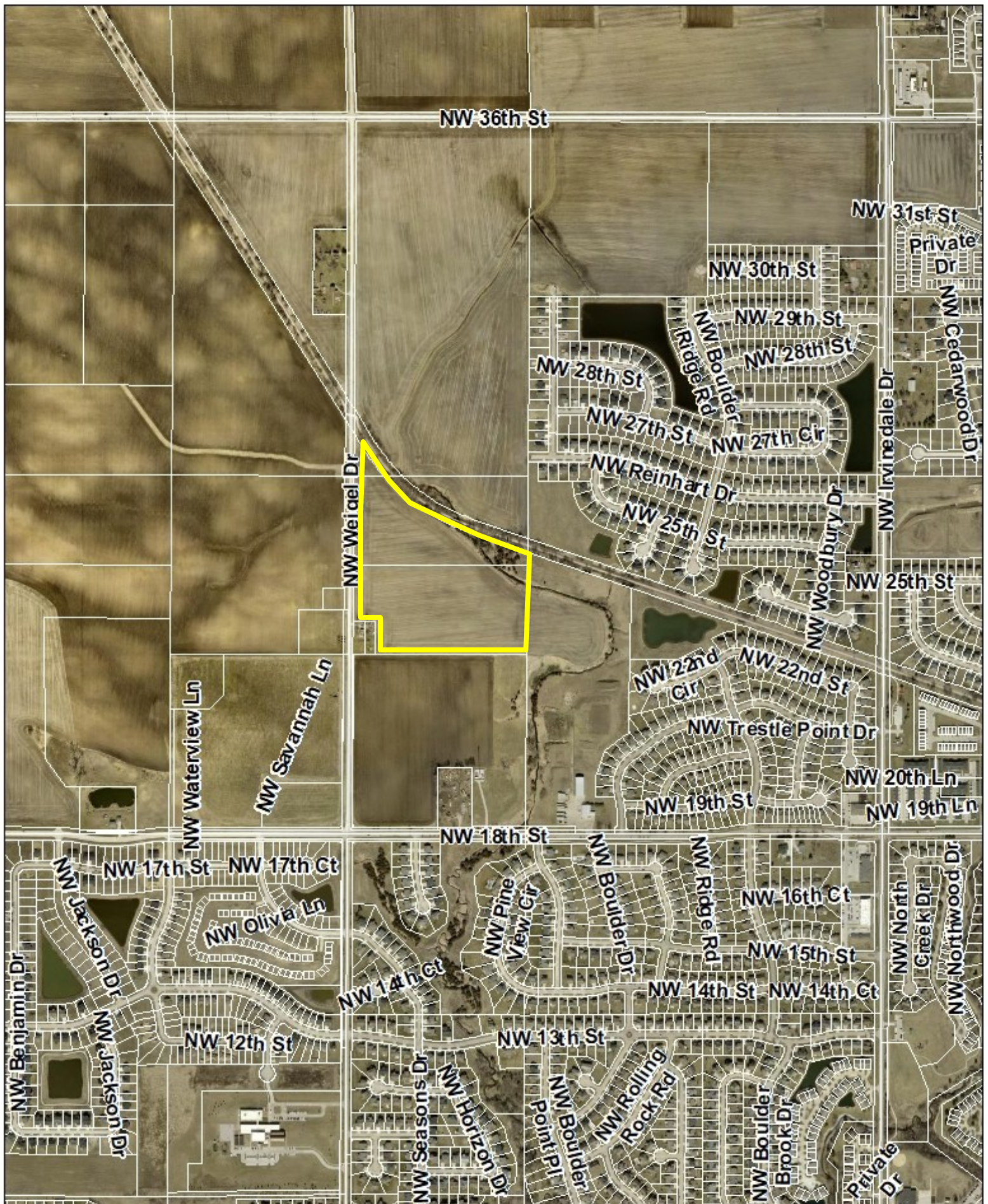
EXTERIOR DOOR COLOR:

Greenblack



DAVID MOLLENKOPF, ARCHITECT
49 Music Square W-Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDGllc.com





Agenda Item: Trestle Ridge Estates Phase 3 – Preliminary Plat
Report Date: July 30, 2025
Prepared By: Laura Hutzell *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Trestle Ridge Estates Phase 3 Preliminary Plat; and accept the public street name NW Trailside Drive.

Project Summary:

Trestle Ridge Estates Phase 3 is a proposed 31.2-acre (+/-) plat in the northwest quadrant of Ankeny, specifically located east of NW Weigel Drive and south of the High Trestle Trail. The project includes the construction of 54-single family residential lots, an outlot sized at 10.68 acres for multi-family residential restricted to 10 units/acre and three outlots for open space/storm water management. Two public streets (NW Trailside Drive, and NW 23rd Street) and multiple private streets within the multi-family portion of the development are proposed. Public sanitary sewer, water main and storm sewer are also proposed. 2.11 acres of parkland is required with this development. Payment in lieu of has been approved by the City's Parks Department and will be required during the final plat process. Payment will reflect the City's recently updated Parkland Dedication Ordinance.

Project Report:

Streets:

The preliminary plat includes the addition of new public streets NW Trailside Drive as well as private streets, NW Tranquil Lane, NW Path Lane, NW Trail Grove Lane, and NW Cadence Lane. The single-family portion of the development will be accessed off of NW Weigel Drive via NW Trailside Drive. NW Trailside Drive then connects at the south end of the development to NW 23rd Street. The preliminary plat shows a temporary turn around at the east end of NW 23rd for utilization during the construction phase. NW 23rd Street turns into NW 23rd Lane as it extends west providing access to the future, multi-family portion of the development. Five-foot sidewalks will be required throughout the development including a 5-foot sidewalk extending north along NW Weigel Drive providing a connection to the High Trestle Trail.

Water: A 16-inch water main exists along NW Weigel Drive. An 8-inch line will be installed along NW Trailside Drive and extended throughout the remainder of the proposed development.

- Sewer: 24-inch storm sewer exists at the northwest corner of the plat boundary along with a 30-inch storm sewer just west of outlot W. These will be extended into the development via 15-inch and 18-inch drainage pipes. There is also a 30-inch sanitary sewer existing along the eastern boundary of the plat, this will be extended through Outlot Z and lots 4-16 of which fence, structures, trees shall not be allowed in the rear of these lots within the sanitary sewer easement.
- Drainage: A drainage study has been submitted with this preliminary plat, which includes utilizing the best available data provided by the 2D-BLE Model from the Army Corps of Engineers. A floodplain development permit will also be required prior to any ground work. The proposed multi-family outlot will be required to provide its own detention in the future. Stormwater for the entire site will be conveyed via storm sewer and overland flowage.
- Park site: The City's Parks Department has agreed to accept payment in lieu of. Total parkland required with this development is 2.11 acres. Payment will reflect the recently approved Parkland Ordinance.

July 11, 2025

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Trestle Ridge Estates Phase 3 Preliminary Plat

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Jerry's Homes, Inc., we respectfully submit herewith the Trestle Ridge Estates Phase 3 Preliminary Plat in request for approval. This property consists of 31.2 acres and is located east of NW Weigel Drive and south of the High Trestle Trail. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the R-3 Multiple Family Residence District with restrictions and the PUD requirements that exist on the property. This project features the construction of 54 single family residential lots, an outlot sized at 10.68 acres for multi-family residential restricted to 10 units/acre and three outlots for open space/stormwater management.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

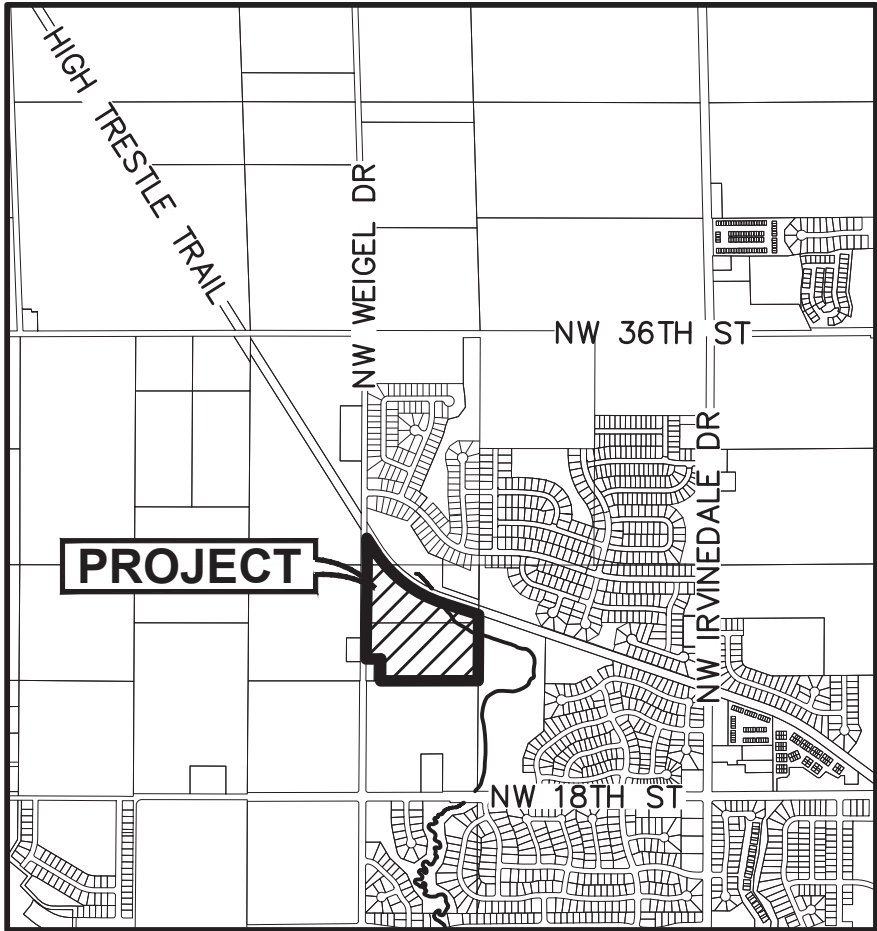
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

VICINITY MAP (NOT TO SCALE)



ANKENY, IOWA

OWNER/DEVELOPER

JERRYS HOMES INC
CONTACT: JENNIFER ELLISON
3900 WESTOWN PKWY STE 100
WEST DES MOINES, IOWA 50266
PH: (515) 727-0356

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400

DATE OF SURVEY

JUNE 4, 2025

ZONING

R-3: MULTIPLE-FAMILY RESIDENCE DISTRICT
RESTRICTED TO 10 UNITS PER ACRE
PLANNED UNIT DEVELOPMENT

PARKLAND DEDICATION

REQUIRED:

10% (MIN. LOT AREA PER UNIT: 8,000 SF TO 24,999 SF)
= 273,690 SF * 0.10 = 27,369 SF
= 0.63 ACRES (LOTS 1-17, 24, 28-35, 43, 48-50)

10% (MIN. LOT AREA PER UNIT: 2,499 SF TO 7,999 SF)
= 178,952 SF * 0.10 = 17,895 SF
= 0.41 ACRES (LOTS 18-23, 25-27, 36-42, 44-47, 51-54)

10% (MIN. LOT AREA PER UNIT: 2,499 SF TO 7,999 SF)
= 465,013 SF * 0.10 = 46,501 SF
= 1.07 ACRES (OUTLOT 'X')
TOTAL = 2.11 ACRES

BULK REGULATIONS

R-3: (OUTLOT 'X')

SETBACKS:

FRONT: 30 FEET

REAR: 35 FEET

SIDE: 15 FEET (1-STORY - 7' MIN)(ONE AND TWO FAMILY DWELLINGS)

17 FEET (> 1-STORY - 8' MIN)(ONE AND TWO FAMILY DWELLINGS)

20 FEET (1-STORY MULTI-FAMILY - 8' MIN)

22 FEET (> 1-STORY & < 3-STORIES MULTI-FAMILY - 9' MIN)

24 FEET (3-STORY UP TO 45 FT MULTI-FAMILY - 10' MIN)

PUD: (LOTS 1-54, OUTLOT 'W', OUTLOT 'Y', & OUTLOT 'Z')

SETBACKS:

FRONT: 25 FEET

REAR: 25 FEET

SIDE: 5 FEET

MINIMUM LOT WIDTH: 50 FEET

MINIMUM TWO FAMILY LOT WIDTH: 75 FEET

MINIMUM LOT AREA: 6,000 SF

NOTE:

- A MINIMUM OF ONE OVERSTORY / ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.
- DETACHED HOMES REQUIRE A MINIMUM OF A TWO-CAR ATTACHED GARAGE.

TRESTLE RIDGE ESTATES PHASE 3

PRELIMINARY PLAT

NOTES

- ALL SIDEWALKS SHALL BE 5' WIDE.
- 27' WIDE STREETS SHALL BE 7" P.C.C. PAVEMENT WITH 6" MODIFIED SUBBASE AND 8" PERFORATED SUBDRAINS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING SIDEWALKS THROUGH ALL OUTLOT R.O.W. FRONTAGE. A 5' SIDEWALK ON THE EAST SIDE OF NW WEIGEL DRIVE FROM NW TRAILSIDE LANE TO HIGH TRESTLE TRAIL TO BE INSTALLED BY DEVELOPER WITH THE PUBLIC IMPROVEMENTS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHENEVER POSSIBLE.
- THE DEVELOPMENT WITHIN OUTLOT 'X' WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
- OUTLOT 'W' AND OUTLOT 'Y' WILL BE USED FOR STORMWATER MANAGEMENT PURPOSES AND WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- OUTLOT 'Z' IS OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS SHALL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.
- FEMA FLOODPLAIN: PANEL # 19153C0045F & 19153C0185F
- EFFECTIVE DATE: 02/01/2019 LETTER OF MAP REVISION DATE: 05/06/2022
- PROPOSED UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND SUBJECT TO MODIFICATION WITH THE SUBMITTAL OF PUBLIC IMPROVEMENT CONSTRUCTION DRAWINGS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHTS ALONG PUBLIC STREETS INCLUDING NW WEIGEL DRIVE.
- LOT 1 WILL NOT BE ALLOWED A DRIVEWAY ACCESS TO NW WEIGEL DRIVE. THE DRIVEWAY FOR LOT 1 SHALL BE AS FAR EAST OF NW WEIGEL DRIVE AS POSSIBLE.
- FENCES/STRUCTURES/TREES SHALL NOT BE ALLOWED IN THE REAR OF LOTS 4-16 WITHIN THE EXISTING SANITARY SEWER EASEMENT.

PLAT DESCRIPTION

THE EAST HALF OF THE NORTHWEST QUARTER, LYING SOUTHWEST OF THE FORMER RAILROAD RIGHT OF WAY AND
AND
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH OF THE FORMER RAILROAD RIGHT OF WAY AND
AND
EXCLUDING THE SOUTH 250 FEET OF THE WEST 200 FEET, THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, LYING SOUTH OF THE FORMER RAILROAD RIGHT OF WAY AND
ALL IN SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 31.19 ACRES (1,358,530 SQUARE FEET).
SAID PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

FEATURES

PROPOSED

GROUND SURFACE CONTOUR

TYPE SW-501 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

DETECTABLE WARNING PANEL

SANITARY SEWER WITH SIZE

STORM SEWER

WATERMAIN WITH SIZE

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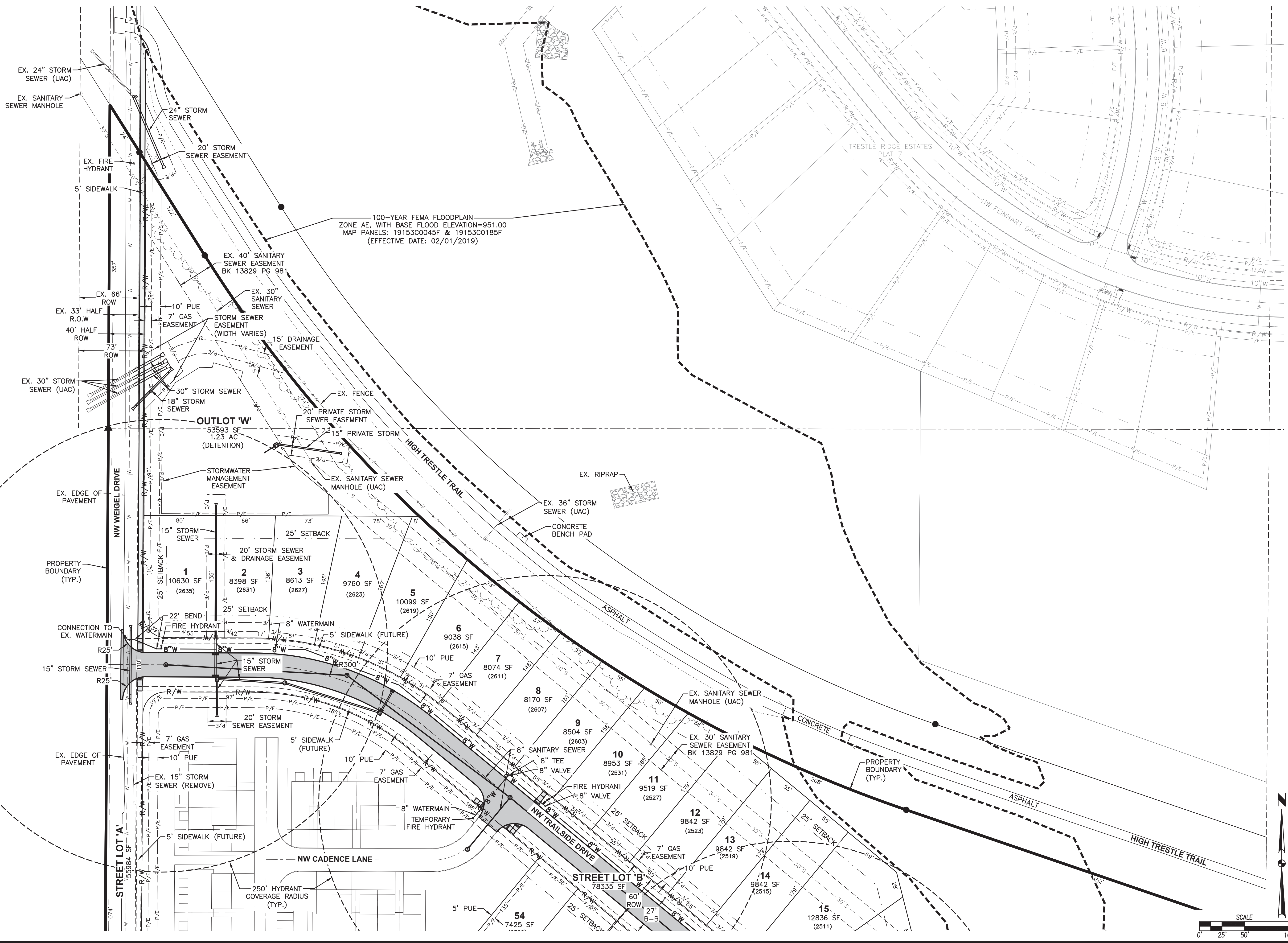
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REVISIONS	
DATE	DESCRIPTION
07/29/2025	FOURTH SUBMITTAL
07/25/2025	THIRD SUBMITTAL
07/11/2025	SECOND SUBMITTAL
06/20/2025	FIRST SUBMITTAL

ENGINEER: EKO	ENGINEER: GH	EI: MAE
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400		

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

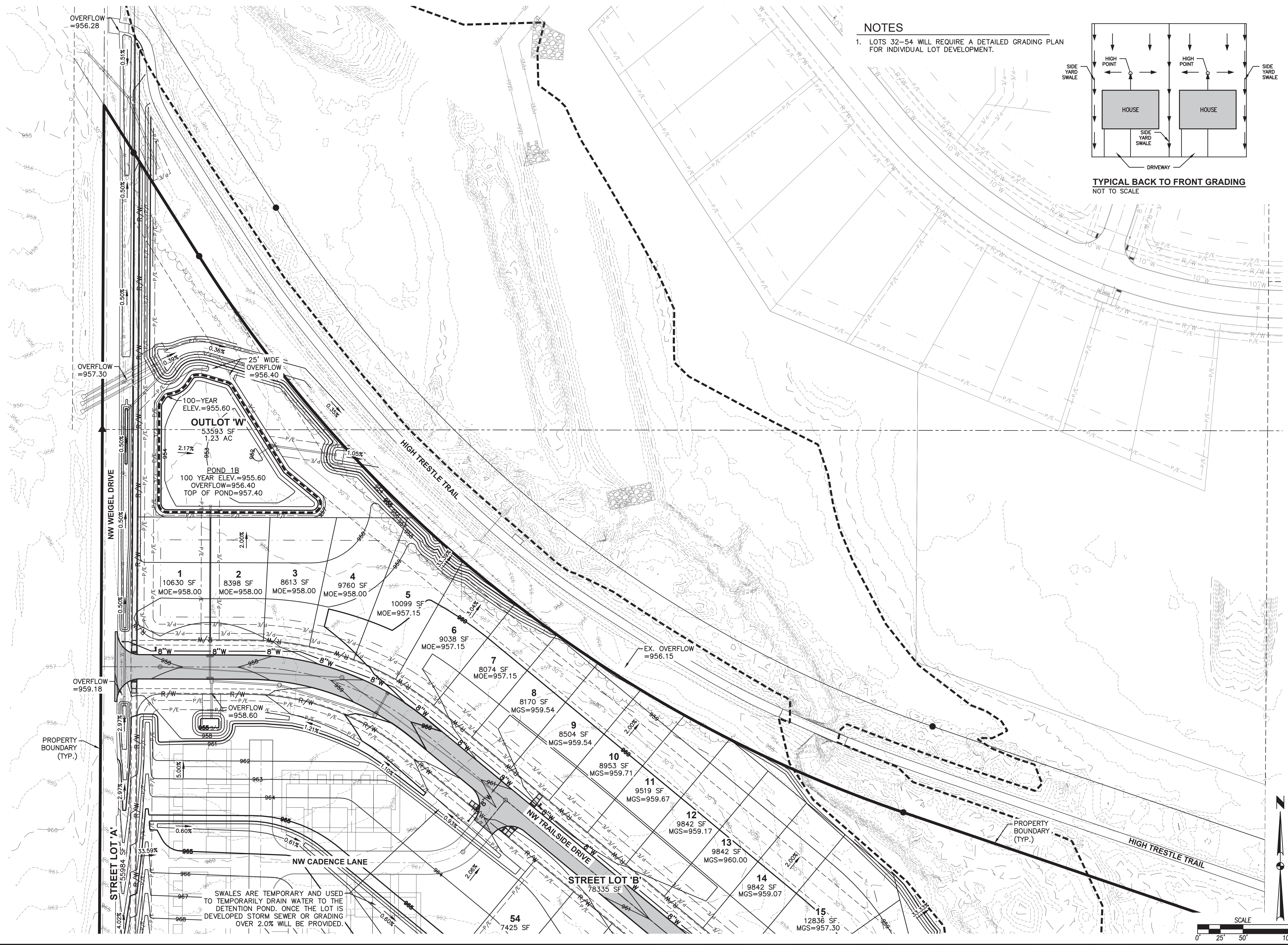
2 TRESTLE RIDGE ESTATES PHASE 3

PRELIMINARY PLAT

2505.409

5





DATE	
07/29/2025	FOURTH SUBMITTAL
07/25/2025	THIRD SUBMITTAL
07/11/2025	SECOND SUBMITTAL
06/20/2025	FIRST SUBMITTAL

REVISIONS	
DATE	DESCRIPTION

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

ENGINEER: EKO ENGINEER: GH EI: MAE

2505.409

4 TRESTLE RIDGE ESTATES PHASE 3
PRELIMINARY PLAT

5

2505.409

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

EA





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 5, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

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. August 4, 2025 City Council Report
2. Tentative Agenda items for Tuesday, August 19, 2025
3. July 2025 Building Permits Report
4. Commissioner's Reports

ATTACHMENTS

1. July 2025 Building Permit Report

**City of Ankeny
Building Permit Report**

Month of July 2025

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	July-25		July-24		1/1/2025-7/31/2025		1/1/2024-7/31/2024		7/1/2025-7/31/2025	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	22	\$9,057,012	22	\$8,818,433	184	\$72,562,451	270	\$102,830,658	22	\$9,057,012
New Single Family Attached/Duplex	10	\$2,808,042	6	\$1,667,370	243	\$62,781,626	82	\$21,305,173	10	\$2,808,042
New Multi - Family	0	\$0	0	\$0	7	\$69,848,877	3	\$1,614,766	0	\$0
Total New Residential Permits	32	\$11,865,054	28	\$10,485,803	434	\$205,192,954	355	\$125,750,597	32	\$11,865,054
Additions/Alterations/Other (1)	79	\$511,871	81	\$1,002,611	473	\$22,457,959	441	\$5,228,325	79	\$511,871
Total New Dwelling Units	32		28		1017		362		32	
NON-RESIDENTIAL										
New Commercial	1	\$1,500,000	3	\$3,515,000	15	\$56,995,033	8	\$14,180,080	1	\$1,500,000
COM Additions/Alterations/Other	5	\$562,000	11	\$3,148,894	45	\$17,391,648	63	\$34,898,375	5	\$562,000
New Church	0	\$0	0	\$0	1	\$300,000	0	\$0	0	\$0
CHR Additions/Alterations/Other	1	\$95,000	0	\$0	3	\$3,635,950	2	\$81,748	1	\$95,000
New School	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SCH Additions/Alterations/Other	1	\$268,000	0	\$0	3	\$826,490	2	\$3,612,000	1	\$268,000
Total Non Residential Permits	8	\$2,425,000	14	\$6,663,894	67	\$79,149,121	75	\$52,772,203	8	\$2,425,000
MISC PERMITS (2)	91	\$91,740	80	\$145,059	573	\$1,425,404	511	\$907,644	91	\$91,740
TOTALS	210	\$14,893,665	203	\$18,297,367	1547	\$308,225,438	1382	\$184,658,769	210	\$14,893,665

(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

The City Of Ankeny
Building Permit Report (Monthly)
Date xlRange from July 2025

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	7/1/2025	\$526,804	25-3969-NEW	1904 NE 19th St	Redwood Builders	Redwood Builders
Single Family Detached	New Building	7/7/2025	\$556,748	25-3602-NEW	3801 SE 30th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	7/7/2025	\$471,073	25-3603-NEW	3805 SE 30th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	7/10/2025	\$553,614	25-4059-NEW	2410 NW 29th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	7/16/2025	\$628,958	25-3998-NEW	3208 NE Avery Dr	Dreamscape Homebuilders	Dreamscape Homebuilders
Single Family Detached	New Building	7/17/2025	\$359,484	25-4241-NEW	5707 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/17/2025	\$330,478	25-4243-NEW	5708 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/17/2025	\$349,716	25-4246-NEW	5712 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/21/2025	\$418,081	25-3521-NEW	6203 NE Oak Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	7/21/2025	\$264,816	25-4190-NEW	4204 NW 17th Ct	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	7/21/2025	\$310,912	25-4192-NEW	1663 NW Savannah Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	7/21/2025	\$264,656	25-4191-NEW	1652 NW Savannah Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	7/22/2025	\$343,268	25-4136-NEW	4216 NE 5th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	7/23/2025	\$332,132	25-4224-NEW	415 NE Crossing Oaks Dr	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	7/25/2025	\$364,280	25-4450-NEW	4305 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/25/2025	\$416,141	25-4449-NEW	4306 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/25/2025	\$366,840	25-4448-NEW	4310 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/25/2025	\$391,701	25-4447-NEW	4314 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/25/2025	\$415,401	25-4446-NEW	4318 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/28/2025	\$463,707	25-4062-NEW	3308 SE Bannister Dr	Vander Kamp Homebuilders	Vander Kamp Framing LLC
Single Family Detached	New Building	7/28/2025	\$477,185	25-4061-NEW	3306 SE Bannister Dr	Vander Kamp Homebuilders	Vander Kamp Framing LLC
Single Family Detached	New Building	7/29/2025	\$451,018	25-4438-NEW	2205 NE 19th St	Redwood Builders	Redwood Builders
Single Family Attached	New Building	7/2/2025	\$277,895	25-3116-NEW	4346 NE Spear Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	7/2/2025	\$277,895	25-3115-NEW	4342 NE Spear Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	7/2/2025	\$277,895	25-3114-NEW	4338 NE Spear Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	7/2/2025	\$277,895	25-3113-NEW	4334 NE Spear Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	7/2/2025	\$277,895	25-3112-NEW	4330 NE Spear Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	7/2/2025	\$277,895	25-3110-NEW	4326 NE Spear Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	7/22/2025	\$285,168	25-4234-NEW	1320 NE Country Meadow Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	7/22/2025	\$285,168	25-4235-NEW	1324 NE Country Meadow Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	7/22/2025	\$285,168	25-4238-NEW	1328 NE Country Meadow Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	7/22/2025	\$285,168	25-4239-NEW	1332 NE Country Meadow Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Addition	7/11/2025	\$20,874	25-3176-ADD	3608 NW 13th St	Central Iowa Contractor Services	Central Iowa Contractor Services
Single Family Detached	Building Addition	7/15/2025	\$35,523	25-4236-ADD	1316 NE 49th St	3 Sons Construction	3 Sons Construction
Single Family Detached	Building Addition	7/17/2025	\$29,617	25-3965-ADD	5707 NE Hillcrest Dr	Cory Construction LLC	Cory Construction LLC
Single Family Detached	Building Addition	7/24/2025	\$38,045	25-4377-ADD	1919 NW Prairie Lakes Ct	Heath Woods	Heath Woods
Single Family Detached	Building Addition	7/25/2025	\$24,637	25-2985-ADD	801 NW 22nd St	Midwest Construction	Midwest Construction
Single Family Attached	Building Alteration	7/25/2025	\$18,270	25-4393-ALT	4413 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Building Alteration	7/1/2025	\$32,508	25-4018-ALT	1011 NW Jackson Dr	Happe Homes	Happe Homes
Single Family Detached	Building Alteration	7/1/2025	\$3,000	25-3999-ALT	813 SE Chaparal Dr	Toby Hughes	Toby Hughes
Single Family Detached	Building Alteration	7/1/2025	\$3,622	25-3027-ALT	513 SW Kenworthy Dr	Zachary Jameson	Zachary Jameson

Single Family Detached	Building Alteration	7/2/2025	\$24,381	25-4010-ALT	2512 NW Linwood Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	Building Alteration	7/2/2025	\$500	25-4050-ALT	2822 SW Homestead Cir	Colin Downing	Read Plumbing LLC.
Single Family Detached	Building Alteration	7/3/2025	\$15,750	25-4014-ALT	1306 NE 56th St	The HQ Handyman	The HQ Handyman
Single Family Detached	Building Alteration	7/8/2025	\$17,640	25-4125-ALT	409 SW 15th St	Ultimate Construction Services	Ultimate Construction Services
Single Family Detached	Building Alteration	7/9/2025	\$3,000	25-4153-ALT	701 NE 9th St	Toby Hughes	Toby Hughes
Single Family Detached	Building Alteration	7/9/2025	\$7,800	25-4182-ALT	314 NE Bel-Aire Rd	DLR Construction	DLR Construction
Single Family Detached	Building Alteration	7/9/2025	\$3,408	25-3537-ALT	2710 NW Park Ln	Eden and Gray Design Build	Eden and Gray Design Build
Single Family Detached	Building Alteration	7/16/2025	\$15,057	25-4313-ALT	1664 NW Savannah Dr	Elite Construction	Elite Construction
Single Family Detached	Building Alteration	7/23/2025	\$9,576	25-4326-ALT	5517 NE Seneca Dr	Central Iowa Contractor Services	Central Iowa Contractor Services
Single Family Detached	Building Alteration	7/24/2025	\$22,050	25-4269-ALT	420 NE 58th St	Vishal Patel	A-1 Basement Finishing
Single Family Detached	Building Alteration	7/25/2025	\$22,082	25-4380-ALT	1211 NW Jackson Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Building Alteration	7/25/2025	\$29,452	25-4374-ALT	4507 NW 13th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Solar	7/11/2025	\$15,080	25-4045-SOL	1603 NE Shiloh Ct	One Source Solar	One Source Solar
Single Family Detached	Gazebo	7/18/2025	\$3,360	25-4376-GAZ	5005 NW 7th St	Michael O Linn	Michael O Linn
Single Family Detached	Porch	7/23/2025	\$7,232	25-4270-PRCH	306 NW Mills Dr	Greer Home Services	Greer Home Services
Single Family Detached	Shed	7/3/2025	\$4,320	25-4104-SHD	1410 SW Kenworthy Dr	Mark R Ernst	Tuff Shed
Single Family Detached	Shed	7/5/2025	\$2,600	25-4044-SHD	2710 NW Reinhart Dr	James Watson	James Watson
Single Family Detached	Shed	7/8/2025	\$2,240	25-4159-SHD	3901 NE Bellagio Cir	Sean Monahan	Sean Monahan
Single Family Detached	Shed	7/9/2025	\$10,560	25-4117-SHD	2706 NW 3rd St	James Suedmeier	James Suedmeier
Single Family Detached	Shed	7/11/2025	\$3,200	25-4220-SHD	2518 NW Greenwood St	Andrew Johnson	Tuff Shed
Single Family Detached	Shed	7/14/2025	\$2,880	25-4176-SHD	1411 NE Williamsburg Dr	Andrew L Moses	Andrew L Moses
Single Family Detached	Shed	7/18/2025	\$2,400	25-4349-SHD	4207 SW Walnut St	Donnell Vance	Donnell Vance
Single Family Detached	Shed	7/23/2025	\$1,600	25-4399-SHD	2301 NW Abilene Rd	Natasha Daniels	Natasha Daniels
Single Family Detached	Shed	7/24/2025	\$2,400	25-3271-SHD	2805 SW Tradition Cir	Josh King	Josh King
Single Family Detached	Shed	7/25/2025	\$3,840	25-4452-SHD	402 NW Skyline Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	7/31/2025	\$2,400	25-4517-SHD	1809 NW 10th St	Gervais Deb	Tuff Shed (Home Depot)
Single Family Detached	Spa/Hot Tub	7/8/2025	\$0	25-3995-SPA	1012 SE Chaparal Dr	RTCFC LLC	JJ Remodeling & Construction LLC
Single Family Detached	Swimming Pool	7/1/2025	\$0	25-4017-POOL	305 NE 9th St	Tony Petersmith	Tony Petersmith
Single Family Detached	Swimming Pool	7/3/2025	\$0	25-4105-POOL	3153 NW 27th Cir	Renae Epp	Renae Epp
Single Family Detached	Swimming Pool	7/9/2025	\$0	25-4165-POOL	2706 NW 3rd St	juarez landclearing & excavating	Juarez Excavating LLC
Single Family Detached	Swimming Pool	7/18/2025	\$0	25-3293-POOL	802 NW School St	Randall D Weisheit	Randall D Weisheit
Single Family Detached	Swimming Pool	7/18/2025	\$0	25-3550-POOL	3805 SW Westview Dr	Ben Gray	Ben Gray
Single Family Detached	Swimming Pool	7/29/2025	\$0	25-2167-POOL	2018 SE Oliver Ct	Heartland Pool and Spa	Heartland Pool and Spa
Multi-Family	Deck	7/1/2025	\$720	25-3931-DECK	201 NE 12th Street Pl Apt 9	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Multi-Family	Deck	7/1/2025	\$720	25-3932-DECK	201 NE 12th Street Pl Apt 10	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Multi-Family	Deck	7/1/2025	\$720	25-3934-DECK	201 NE 12th Street Pl Apt 11	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Multi-Family	Deck	7/1/2025	\$720	25-3935-DECK	201 NE 12th Street Pl Apt 12	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Multi-Family	Deck	7/1/2025	\$720	25-3936-DECK	201 NE 12th Street Pl Apt 13	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Multi-Family	Deck	7/1/2025	\$720	25-3937-DECK	201 NE 12th Street Pl Apt 14	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Multi-Family	Deck	7/1/2025	\$720	25-3938-DECK	201 NE 12th Street Pl Apt 15	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Multi-Family	Deck	7/1/2025	\$720	25-3939-DECK	201 NE 12th Street Pl Apt 16	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Multi-Family	Deck	7/1/2025	\$720	25-3940-DECK	201 NE 12th Street Pl Apt 17	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Multi-Family	Deck	7/1/2025	\$720	25-3941-DECK	201 NE 12th Street Pl Apt 18	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Multi-Family	Deck	7/1/2025	\$720	25-3942-DECK	201 NE 12th Street Pl Apt 19	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC

Multi-Family	Deck	7/1/2025	\$720	25-3943-DECK	201 NE 12th Street Pl Apt 20	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Multi-Family	Deck	7/1/2025	\$720	25-3944-DECK	201 NE 12th Street Pl Apt 21	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Multi-Family	Deck	7/1/2025	\$720	25-3945-DECK	201 NE 12th Street Pl Apt 22	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Multi-Family	Deck	7/1/2025	\$720	25-3946-DECK	201 NE 12th Street Pl Apt 23	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Multi-Family	Deck	7/1/2025	\$720	25-3947-DECK	201 NE 12th Street Pl Apt 24	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Single Family Attached	Deck	7/1/2025	\$1,560	25-4032-DECK	832 SW Springfield Dr	Higher Ground DSM	Higher Ground DSM
Single Family Detached	Deck	7/1/2025	\$1,728	25-4048-DECK	3821 SW Stonehaven Ln	Kathy Robinson	DC Handyman LLC
Single Family Detached	Deck	7/2/2025	\$7,728	25-3037-DECK	105 SW Oakmont Dr	Custom Decks LLC	Custom Decks, LLC
Single Family Detached	Deck	7/2/2025	\$1,728	25-4007-DECK	2707 NW 27th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	Deck	7/2/2025	\$2,112	25-4013-DECK	2711 NW 27th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	Deck	7/2/2025	\$3,960	25-4073-DECK	3606 NW 2nd Pl	Iowa Home Exteriors LLC	Iowa Home Exteriors LLC
Single Family Detached	Deck	7/7/2025	\$2,268	25-4043-DECK	3210 NE 4th Ln	Mathiasen Building Company	Mathiasen Building Company
Single Family Detached	Deck	7/8/2025	\$2,508	25-4069-DECK	3221 NE 4th Ln	Grace Fox	Grace Fox
Single Family Detached	Deck	7/8/2025	\$2,424	25-4072-DECK	718 NE Michael Ct	Breeanna Tallakson	Breeanna Tallakson
Single Family Detached	Deck	7/10/2025	\$2,688	25-4177-DECK	3307 NW 27th St	Executive Interiors	Executive Interiors
Single Family Detached	Deck	7/14/2025	\$6,000	25-4201-DECK	2403 NW Rockcrest Ct	Des Moines Deck, LLC	Des Moines Deck, LLC
Single Family Detached	Deck	7/14/2025	\$3,456	25-4221-DECK	504 NW Applewood St	Ashley L Vulgamott	Ashley L Vulgamott
Single Family Detached	Deck	7/17/2025	\$3,240	25-4343-DECK	2518 NW Greenwood St	Deck & Drive Solutions	Deck and Drive Solutions
Single Family Detached	Deck	7/18/2025	\$1,680	25-2956-DECK	406 SE Willow Run Ln	Mark Rinehart	Mark Rinehart
Single Family Detached	Deck	7/18/2025	\$1,920	25-3328-DECK	1214 NE 47th St	Performance Builders	Performance Builders
Single Family Detached	Deck	7/24/2025	\$1,200	25-4040-DECK	2004 SW Reunion Cir	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	7/24/2025	\$3,264	25-4378-DECK	1919 NW Prairie Lakes Ct	Heath Woods	Heath Woods
Single Family Detached	Deck	7/25/2025	\$3,072	25-4382-DECK	3902 NW 14th Ct	Iowa Home Doc, LLC	Iowa Home Doc, LLC
Single Family Detached	Deck	7/30/2025	\$3,456	25-4455-DECK	615 NE 47th St	Covington Construction	Covington Construction
Single Family Detached	Deck	7/30/2025	\$1,728	25-4491-DECK	4312 NE Michael Ct	Better Builders	Better Builders
Single Family Detached	Deck	7/31/2025	\$1,728	25-4526-DECK	414 NW State St	Punky Properties LLC	Punky Properties LLC
Office	New Building	7/15/2025	\$1,500,000	25-2950-NEW	1930 SW Magazine Rd	DRA Properties	DRA Properties LLC
Other	Building Addition	7/3/2025	\$35,000	25-1866-ADD	3105 SW State St	Triad Associates Inc	Triad Associates Inc
Other	Building Addition	7/3/2025	\$35,000	25-1870-ADD	210 SE Magazine Rd	Triad Associates Inc	Triad Associates Inc
Mixed Use	Building Alteration	7/15/2025	\$2,000	25-4184-ALT	1630 S Ankeny Blvd Ste 116	accurate commercial	accurate commercial
Other	Building Alteration	7/30/2025	\$290,000	25-4110-ALT	1407 SW Ordinance Rd	Matt Shields	Matt Shields
Retail	Building Alteration	7/15/2025	\$200,000	25-3971-ALT	1205 SE 16th Ct Ste 125	Mark Hadaway	Ball Team
Church	Building Alteration	7/30/2025	\$95,000	25-4304-ALT	520 NW 36th St	Mike Dean	Lutheran Church Of Hope
School	Building Alteration	7/1/2025	\$268,000	25-3892-ALT	1010 NW Prairie Ridge Dr	Matt Drewis	Excel Mechanical Company Inc
Single Family Detached	Fence/Wall	7/1/2025	\$0	25-2264-FNCE	3308 SW Olde Ivy Cir	Jerilyn Johnson	Jerilyn Johnson
Single Family Detached	Fence/Wall	7/1/2025	\$0	25-4015-FNCE	4708 NE Hayes Dr	Precision Fencing	Precision Fencing
Single Family Detached	Fence/Wall	7/1/2025	\$0	25-4034-FNCE	502 NE 21st St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/1/2025	\$0	25-4052-FNCE	5501 NE Seneca Dr	Zachary Begley	Zachary Begley
Single Family Detached	Fence/Wall	7/2/2025	\$0	25-4068-FNCE	3221 NE 4th Ln	Grace Fox	Grace Fox
Single Family Detached	Fence/Wall	7/3/2025	\$0	25-4096-FNCE	1409 NW Benjamin Dr	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	7/7/2025	\$0	25-4103-FNCE	709 SE 3rd St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	7/7/2025	\$0	25-4121-FNCE	1405 NW Benjamin Dr	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	7/8/2025	\$0	25-4134-FNCE	5512 NE Sienna Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co

Single Family Detached	Fence/Wall	7/8/2025	\$0 25-4137-FNCE	2809 SW Tradition Cir	Cade Hemesath	Cade Hemesath
Single Family Detached	Fence/Wall	7/8/2025	\$0 25-4150-FNCE	4104 NE 8th St	Jonah Sperry	Sperry One stop Construction
Single Family Detached	Fence/Wall	7/9/2025	\$0 25-4157-FNCE	5013 NE Trilein Dr	Superior Fence & Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	7/9/2025	\$0 25-4166-FNCE	1911 SE Justice ST	Yulisa Vazquez	Yulisa Vazquez
Single Family Detached	Fence/Wall	7/11/2025	\$0 25-4198-FNCE	1011 NW Jackson Dr	Kammie Happe	Kammie Happe
Single Family Detached	Fence/Wall	7/14/2025	\$0 25-4222-FNCE	221 SE Willow Run Ln	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	7/14/2025	\$0 25-4233-FNCE	110 SW 32nd Ct	Post to Post Fence LLC	Post to Post Fence LLC
Single Family Detached	Fence/Wall	7/15/2025	\$0 25-4169-FNCE	4204 NE 16th St	Ashley Owen	Justus Fencing
Single Family Attached	Fence/Wall	7/15/2025	\$0 25-4211-FNCE	1012 SE Chaparal Dr	RTCFC LLC	RTCFC LLC
Single Family Detached	Fence/Wall	7/15/2025	\$0 25-4251-FNCE	806 NE Meadow Landing Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/15/2025	\$0 25-4260-FNCE	2711 NW Cedarwood Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	7/15/2025	\$0 25-4262-FNCE	600 NW Linden St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	7/16/2025	\$0 25-3780-FNCE	1513 SW Westview Dr	Spencer Elliot	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	7/16/2025	\$0 25-3782-FNCE	515 SW Magazine Rd	Spencer Elliot	Platinum Fence Company LLC
Duplex	Fence/Wall	7/16/2025	\$0 25-4290-FNCE	4522 NW 17th St	Rylux Fence Company	Rylux Fence Company
Duplex	Fence/Wall	7/16/2025	\$0 25-4294-FNCE	4518 NW 17th St	Rylux Fence Company	Rylux Fence Company
Duplex	Fence/Wall	7/16/2025	\$0 25-4295-FNCE	4514 NW 17th St	Rylux Fence Company	Rylux Fence Company
Duplex	Fence/Wall	7/16/2025	\$0 25-4296-FNCE	4510 NW 17th St	Rylux Fence Company	Rylux Fence Company
Duplex	Fence/Wall	7/16/2025	\$0 25-4298-FNCE	4506 NW 17th St	Rylux Fence Company	Rylux Fence Company
Duplex	Fence/Wall	7/16/2025	\$0 25-4299-FNCE	4502 NW 17th St	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	7/16/2025	\$0 25-4315-FNCE	2715 NW Greenwood St	Spencer Elliot	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	7/17/2025	\$0 25-4321-FNCE	610 SW 40th St	Post to Post Fence LLC	Post to Post Fence LLC
Single Family Detached	Fence/Wall	7/17/2025	\$0 25-4322-FNCE	3112 SW Townpark Dr	Mark Magnusson	Mark Magnusson
Single Family Detached	Fence/Wall	7/18/2025	\$0 25-3174-FNCE	313 SW 16th St	Great Barrier Fence Co	Great Barrier Fence Co
Single Family Detached	Fence/Wall	7/18/2025	\$0 25-3175-FNCE	3406 SW Applewood St	Great Barrier Fence Co	Great Barrier Fence Co
Duplex	Fence/Wall	7/18/2025	\$0 25-3341-FNCE	1141 NE 56th St	Clanton Creek Fence	Clanton Creek Fence and Gate
Single Family Detached	Fence/Wall	7/18/2025	\$0 25-3342-FNCE	2711 NW Northpark Dr	Clanton Creek Fence	Clanton Creek Fence and Gate
Single Family Detached	Fence/Wall	7/18/2025	\$0 25-4354-FNCE	1313 NE 49th St	Drew Heberer	Drew Heberer
Single Family Detached	Fence/Wall	7/21/2025	\$0 25-4381-FNCE	3515 NE 12th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	7/22/2025	\$0 25-4135-FNCE	2709 NW 40th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	7/22/2025	\$0 25-4413-FNCE	2903 NW Beechwood Ct	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	7/22/2025	\$0 25-4416-FNCE	402 SW 17th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	7/25/2025	\$0 25-2923-FNCE	1504 NW Boulder Ridge Ln	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	7/25/2025	\$0 25-3265-FNCE	5717 NE Sherman Ct	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	7/25/2025	\$0 25-3365-FNCE	2821 SW Tradition Cir	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	7/25/2025	\$0 25-3875-FNCE	2202 NW Maple St	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	7/25/2025	\$0 25-4471-FNCE	4224 SW Camden Ridge Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	7/25/2025	\$0 25-4472-FNCE	2301 NW Abilene Rd	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	7/28/2025	\$0 25-4498-FNCE	5006 NE Rio Dr	Superior Fence & Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	7/28/2025	\$0 25-4501-FNCE	118 SW 32nd Ct	Rachel Norgaard	Rachel Norgaard
Single Family Detached	Fence/Wall	7/29/2025	\$0 25-4470-FNCE	4113 NW Northwood Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	7/29/2025	\$0 25-4493-FNCE	1212 NW Watercrest Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/29/2025	\$0 25-4494-FNCE	1602 NE Hillside Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/29/2025	\$0 25-4505-FNCE	314 SW 30th St	Superior Fence & Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	7/30/2025	\$0 25-4557-FNCE	2511 NW Linwood Ct	Superior Fence & Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	7/30/2025	\$0 25-4571-FNCE	525 NE Stoneridge Dr	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	7/31/2025	\$0 25-4578-FNCE	2809 NW Linwood Ct	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	7/31/2025	\$0 25-4579-FNCE	510 NE 58th St	American Fence Company	American Fence Co

Single Family Detached	Fence/Wall	7/31/2025	\$0 25-4591-FNCE	3115 SW 24th Ct	Central Iowa Fencing	Central Iowa Fencing
Office	Sign	7/7/2025	\$1,446 25-2830-SIGNP	1535 SW Market St Ste 200	Lashier Graphics & Signs	Lashier Graphics & Signs
Office	Sign	7/7/2025	\$4,133 25-2889-SIGNP	1535 SW Market St Ste 200	Lashier Graphics & Signs	Lashier Graphics & Signs
Office	Sign	7/7/2025	\$4,133 25-2890-SIGNP	1535 SW Market St Ste 200	Lashier Graphics & Signs	Lashier Graphics & Signs
Office	Sign	7/7/2025	\$4,133 25-2891-SIGNP	1535 SW Market St Ste 200	Lashier Graphics & Signs	Lashier Graphics & Signs
Office	Sign	7/7/2025	\$3,200 25-3216-SIGNP	1605 SE Delaware Ave Ste B	Fastsigns of Clive	Visual Concepts, Inc DBA FastSigns
Retail	Sign	7/10/2025	\$5,000 25-4033-SIGNP	502 N Ankeny Blvd Ste 9	Fastsigns of Clive	Fastsigns
Retail	Sign	7/17/2025	\$250 25-3908-SIGNP	1932 SW 3rd St	Chesnut Signs	Chesnut Signs
Office	Sign	7/22/2025	\$24,250 25-4346-SIGNP	1430 SW Tradition Dr	Latitude Signage + Design	Latitude Signage + Design
Office	Sign	7/22/2025	\$16,648 25-4369-SIGNP	1430 SW Tradition Dr	Latitude Signage + Design	Latitude Signage + Design
Office	Sign	7/22/2025	\$8,127 25-4375-SIGNP	1430 SW Tradition Dr	Latitude Signage + Design	Latitude Signage + Design
Mixed Use	Sign	7/22/2025	\$925 25-4384-SIGNP	124 SE Shurfine Dr	Iowa Sign Company	Iowa Sign Company
Single Family Detached	Sign	7/22/2025	\$1,700 25-4397-SIGNP	423 S Ankeny Blvd	Iowa Sign Company	Iowa Sign Company
Single Family Detached	Sign	7/22/2025	\$1,700 25-4398-SIGNP	423 S Ankeny Blvd	Iowa Sign Company	Iowa Sign Company
Office	Sign	7/25/2025	\$10,120 25-4131-SIGNP	1535 SW Market St Ste 301	Signarama Urbandale	Signarama Urbandale
Office	Sign	7/30/2025	\$5,975 25-4232-SIGNP	2506 SW Vintage Pkwy	Lisa Hanrahan	Iowa Sign Company
Retail	Temporary Sign	7/1/2025	\$0 25-3315-SIGNT	3875 SE Delaware Ave	Big Bang Fury Fireworks	Big Bang Fury Fireworks
Church	Temporary Sign	7/17/2025	\$0 25-4237-SIGNT	510 E 1st St	Thomas Primmer	Thomas Primmer
Retail	Temporary Sign	7/24/2025	\$0 25-3891-SIGNT	117 N Ankeny Blvd	Beauty Nails & Lashes LLC	Beauty Nails & Lashes LLC
Other	Canopy/Tent	7/1/2025	\$0 25-2757-TENT	1500 SW Main St	Diane Weber	Diane Weber
Retail	Canopy/Tent	7/1/2025	\$0 25-3312-TENT	3875 SE Delaware Ave	Big Bang Fury Fireworks	Big Bang Fury Fireworks
Retail	Canopy/Tent	7/14/2025	\$0 25-4240-TENT	2510 SW State St	Hy-Vee - Jason Beal	Hy-Vee - Jason Beal
Single Family Detached	Drive Approach	7/11/2025	\$0 25-4218-RSTRM	701 NE 8th St	Aj concrete	Aj concrete
Single Family Detached	Drive Approach	7/16/2025	\$0 25-4323-RSTRM	1106 NW Cedarwood Dr	professional contracting services	professional contracting services
Single Family Detached	Drive Approach	7/17/2025	\$0 25-4327-RSTRM	1202 NE Trilein Dr	Solis Concrete	Solis Jose
Single Family Detached	Drive Approach	7/29/2025	\$0 25-4530-RSTRM	601 NW Nickolas Dr	Enrique Lopez	Enrique Lopez
Single Family Detached	Drive Approach	7/30/2025	\$0 25-4566-RSTRM	3405 NW Boulder Brook Pl	Patrick Oreilly	Patrick Oreilly
Single Family Detached	Drive Approach	7/30/2025	\$0 25-4568-RSTRM	614 SE 4th St	Lupe Colin	Lupe Colin
Single Family Detached	Sidewalk	7/1/2025	\$0 25-4051-RSWRP	5021 NE Jan Rose Pkwy	HS Concrete Inc	HS Concrete Inc
Single Family Detached	Sidewalk	7/2/2025	\$0 25-4070-RSWRP	1304 NW Benjamin Dr	Mansion Concrete	Mansion Concrete
Single Family Detached	Sidewalk	7/7/2025	\$0 25-4124-RSWRP	1301 SW 3rd St	Hill & Culp Concrete	Hill & Culp Concrete
Single Family Detached	Sidewalk	7/15/2025	\$0 25-4274-RSWRP	1106 NW Cedarwood Dr	The HomeLife Brothers	The Homelife Brothers
Office	Sidewalk	7/23/2025	\$0 25-4422-RSWRP	1605 N Ankeny Blvd	Keeling Properties	Keeling Properties
Retail	Sidewalk	7/25/2025	\$0 25-4483-RSWRP	505 SW 3rd St	Iowa Contracting Inc	Iowa Contracting Inc



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 5, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

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

